

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JUNE 13, 2016 – 6:30 PM**

The Plan Commission met in City Hall on Monday, June 13, 2016 at 6:30 P.M. Present were Commissioners Greg Misfeldt, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dave Cihasky, Dennis Doughty and Mike Tzanakis. Also attending were the persons on the attached attendance sheet.

1. **Motion** by Hubbard, seconded by Varga to approve the minutes of the May 9, 2016 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Mayor Hoffman opened a public hearing to consider Conditional Use Permit Resolution No. 2016-02 to construct an additional twenty-four units onto the existing twenty-four unit Community Based Residential Facility on parcel #1580, lots 15 and 16, Flame Addition, located at #421 Frenette Drive. No one appeared on behalf of the petitioner to explain or support the Conditional Use Permit petition. Charlie Connell of #422 Frenette Drive appeared. He was concerned with parking spaces and number of staff levels. He also was concerned that the initial twenty-four unit Community Based Residential Facility (CBRF) had not yet been completed. Secretary Rubenzer explained that the parking requirement for CBRF's was one parking space per three units including employees. Sixteen parking spaces are required and twenty-two are being provided. He continued that the State of Wisconsin regulates and licenses CBRF's and would determine and monitor the number of employees required. Mr. Connell indicated that the condo association didn't have any problems with the proposal but truly wanted to see the building completed. He also asked that the City consider placing no parking along the North curb of Frenette Drive if parking on site were to become a problem. Mayor Hoffman closed the public hearing.
Motion by Hubbard, seconded by Hull to approve Conditional Use Permit Resolution No. 2016-02 to construct an additional twenty-four units onto the existing twenty-four unit Community Based Residential Facility on parcel #1580, lots 15 and 16, Flame Addition, located at #421 Frenette Drive. **All present voting aye. Motion carried.**

3. Mayor Hoffman opened a public hearing to consider Conditional Use Permit No. 2016-03 to remodel and construct an American Disabilities Act (ADA) compliant single unit apartment on the first floor of the building located at #114 N. Bridge St. John Schepke appeared to support and explain the petition. In response to a question, he stated that the existing tenant had moved out of the building and that a majority of the first floor space would remain in a commercial use. No one spoke against the permit. Mayor Hoffman closed the public hearing.
Motion by Smith, seconded by Hubbard to approve Conditional Use Permit No. 2016-03 to remodel and construct an American Disabilities Act (ADA) compliant single unit apartment on the first floor of the building located at #114 N. Bridge St. **All present voting aye. Motion carried.**

Please note, these are draft minutes and may be amended until approved by the Common Council.

4. Max Gehler and Pete Gartman appeared to support the attached preliminary plat of Gehler Estate. Secretary Rubenzer explained that the attached preliminary plat had already been approved by the Chippewa Falls Common Council as a final plat. After discussion;
Motion by Rubenzer, seconded by Hubbard that the attached preliminary plat of Gehler Estate be approved. **All present voting aye. Motion carried.**
5. **Motion** by Hubbard, seconded by Varga that the Common Council approve the attached final plat of Gehler Estate. **All present voting aye. Motion carried.**
6. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:06 P.M.


Richard J. Rubenzer, P.E., Secretary
Plan Commission

PLAN COMMISSION ATTENDANCE SHEET

DATE: _____

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
DAVID E DOWNIE		422 FAZOSTE	715-726-1538	
Unlabeled	Fremette Lakes	306 Fremette Dr #	715-723-6213	
Capital Automation	" "	416 Fremette	715-861-3215	
Paul Lynne	" "	422 Fremette Dr	715-726-1538	
Greg Teisak		1509 S. Fenwick		
Patrick Hall	Greenpoint	440 Broadway St.	715-523-1603	
JOHN S. HOPPE	GreenPoint	440 Broadway St	715-577-6388	

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MAY 9, 2016 – 6:30 PM**

The Plan Commission met in City Hall on Monday, May 9, 2016 at 6:30 P.M. Present were Commissioners Dave Cihasky, Mike Tzanakis Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dennis Doughty and Greg Misfeldt and. Also attending were Tim Swoboda, John Scheppke, Patrick Hull and City Inspector Paul Lasiewicz.

1. **Motion** by Hubbard, seconded by Varga to approve the minutes of the April 11, 2016 Plan Commission meeting. **All present voting aye. Motion carried.**

2. John Scheppke and Patrick Hull appeared to support their petition for a Conditional Use Permit to remodel and reconstruct a handicap accessible single unit apartment on the first floor of the building at #114 North Bridge Street. First floor apartments are listed as conditional uses in the Central Business District. City Inspector Lasiewicz stated he had no issues with the request and noted that the majority of the first floor of the building would remain as commercial space.
Motion by Smith, seconded by Hubbard to conduct a public hearing to consider a Conditional Use Permit for John Scheppke and Patrick Hull to remodel and construct a handicap accessible single unit apartment, (floor plan attached), on the first floor of the building located at #114 N. Bridge Street. Said public hearing to be scheduled upon receipt of the \$300 advertising and processing fee and proper notification of adjacent property owners. **All present voting aye. Motion carried.**

3. The Plan Commission considered the attached plat for the First Addition to Wissota Winds Estates in the Town of Anson. Secretary Rubenzer noted that there were remaining stormwater issues from the initial Wissota Winds Estates construction. It was also noted that the proposed plat and subdivision of property lies within the three mile extraterritorial plat review zone of the City of Chippewa Falls.
Motion by Hubbard, seconded by Tzanakis to recommend the Common Council approve the attached plat of the First Addition to Wissota Winds Estates in the Town of Anson contingent upon:
 1. Receipt of the plat review fee.
 2. Completion and correction of any stormwater plan/build deficiencies from the original Wissota Winds Estates construction.
 3. Completion and submission and approval of a stormwater management plan for the First Addition.**All present voting aye. Motion carried.**

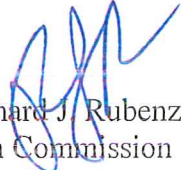
4. Tim Swoboda appeared to support a petition for a Conditional Use Permit to construct an additional twenty-four units onto the existing Community Based Residential Facility, on parcel #1580, lots 15 and 16, Flame Addition, located at #421 Frenette Drive. These lots were rezoned from C-2 General Commercial District to R-3-4 Multi-Family 4-Plex Residential District. Conditional Use Permit No. 2015-03 was approved on April 13, 2015 allowing the former S.E.H. building to become a 24 unit Community Based Residential Facility for advanced aged and disabilities care. Mr. Swoboda indicated all

Please note, these are draft minutes and may be amended until approved by the Common Council.

24 units were presently occupied. The Plan Commission discussed the need for parking and that approximately 24 existing parking spaces would be lost by the proposed addition. Inspector Lasiewicz stated that the building code required one parking space per every three units, meaning sixteen parking spaces would be required for the forty-eight unit complex. Twenty-two total parking spaces would be provided after completion of the proposed addition. Mr. Swoboda stated he also owned the parcel and parking lot to the west of the proposed development but that he planned for a commercial development on that parcel. Mr. Swoboda also indicated that there would be six part-time employees and three full-time employees. Mayor Hoffman stated that the State of Wisconsin would regulate the number of employees.

Motion by Hubbard, seconded by Varga to conduct a public hearing to consider a Conditional Use Permit for CRS Rentals Inc. to construct an additional twenty-four units onto the existing twenty-four unit Community Based Residential Facility, (CBRF), at #421 Frenette Drive, (see attached Conditional Use Permit Resolution No. 2015-03), located on parcel #1580, Lots 15 and 16 of the Flame Addition. The said CBRF to be operated under the license to Serving Hands for Advanced Age and Disabilities Care. Said public hearing to be scheduled upon receipt of the \$300 advertising and processing fee, submission of any required stormwater management plan and proper notification of adjacent property owners. **All present voting aye. Motion carried.**

5. **Motion** by Hubbard, seconded by Tzanakis to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:56 P.M.


Richard J. Rubenzer, P.E., Secretary
Plan Commission

**CITY OF CHIPPEWA FALLS PLAN COMMISSION
CONDITIONAL USE PERMIT RESOLUTION NO. 2016-02 TO
CONSTRUCT AN ADDITIONAL TWENTY-FOUR UNITS ONTO THE
EXISTING TWENTY-FOUR UNIT COMMUNITY BASED RESIDENTIAL
FACILITY ON PARCEL #1580, LOTS 15 AND 16, FLAME ADDITION,
LOCATED AT #421 FRENETTE DRIVE, CHIPPEWA FALLS, WISCONSIN**

WHEREAS, on April 13, 2015, the City of Chippewa Falls Plan Commission approved Conditional Use Permit Resolution No. 2015-03 allowing CRS Rentals to construct a twenty-four unit Community Based Residential Facility on Parcel #1580, Lots 15 and 16, Block 13 of the Flame Addition, located at #421 Frenette Drive to be operated under the license issued to Serving Hands for Advanced Aged and Disabilities Care; and

WHEREAS, at its May 9, 2016 meeting, the Plan Commission heard a request on behalf of CRS Rentals Inc. to construct an additional twenty-four units onto the existing twenty-four unit Community Based Residential Facility on Parcel #1580, Lots 15 and 16, Block 13 of the Flame Addition, located at #421 Frenette Drive; and

WHEREAS, Parcel #1580, Lot #s 15 and 16, Block #13, Flame Addition, located at #421 Frenette Drive is presently zoned R-3-4 Multi-Family 4-Plex Residential District; and

WHEREAS, the Plan Commission has evaluated the said request for a Conditional Use Permit to construct an addition; and

WHEREAS, the Plan Commission conducted a public hearing on this request on Monday, June 13, 2016, after publication of a Class 2 legal notice and mailing of said notice to adjacent property owners, as required by Chapter 17.47 (5) of the Code of Ordinances of the City of Chippewa Falls, Wisconsin and hearing all comments and concerns.


THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN that, pursuant to Chapters 17.23.5 (8) (j) and 17.47 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, a Conditional Use Permit be and is hereby issued to construct an additional twenty-four units onto the existing twenty-four unit Community Based Residential Facility on Parcel #1580, Lots 15 and 16, Flame Addition located at #421 Frenette Drive under the following conditions:

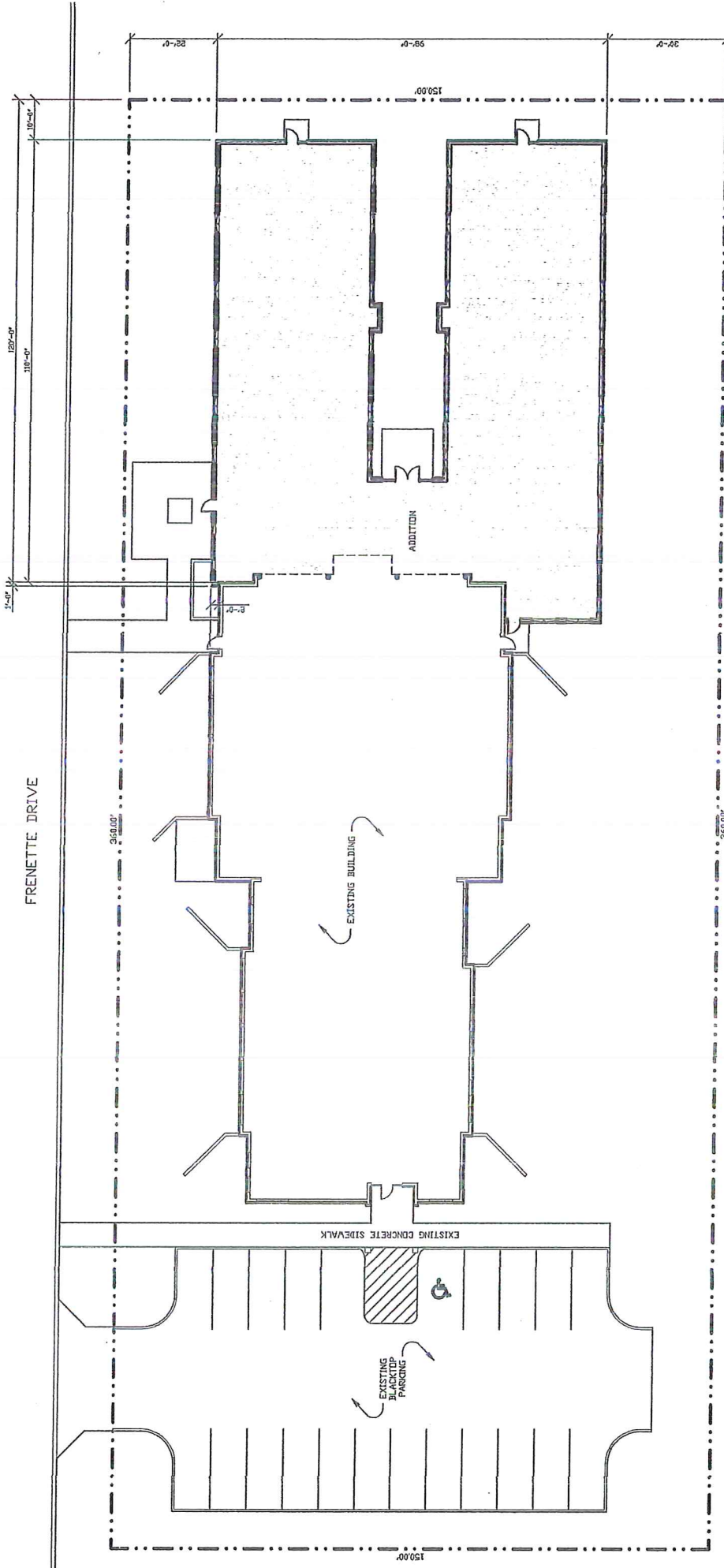
- a) That the existing twenty-four unit Community Based Residential Facility at #421 Frenette Drive be allowed to be reconstructed with an additional twenty-four (24) units according to the attached plans and details.
- b) That the Community Based Residential Facility be in conformance with the attached site plan, building plans and details, and all attachments become part and parcel of this Conditional Use Permit and available for inspection in the offices of the City Inspector and City Engineer.
- c) That the CBRF be operated as provided for in the license issued by the Wisconsin Department of Health Services to Serving Hands for Advanced Age and Disabilities Care.
- d) That this Conditional Use Permit become null and void if a license other than the license issued to Serving Hands for Advanced Age and Disabilities Care at this facility is applied for and issued by the Wisconsin Department of Health Services.
- e) That the CBRF be permitted to operate seven days per week and twenty-four hours per day.
- f) The number of employees, (petitioned for six part-time and three full-time), allowed to be as permitted and licensed by the State of Wisconsin Department of Health Services.
- g) That the number of residents allowed be as permitted and licensed for by the State of Wisconsin Department of Health Services.
- h) That twenty-two hard surfaced off-street parking spaces be provided.
- i) That a storm water management plan be submitted and approved as per City of Chippewa Falls Municipal Code.
- j) Except as specifically provided herein, all regulations of the City Zoning Code shall apply.
- k) That this permit shall become null and void by non-compliance with this permit or related Codes or by application to the Board of Appeals for any Code variance for this facility.
- l) Chapter 17.47 (13) shall apply and this permit shall terminate if the use for which this permit is issued shall cease for a continuous two year period.
- m) Modifications or changes to this permit may be made only by the Plan Commission after an application for amendment has been duly filed and notices and hearing requirements have been complied with.

MOTION: Hubbard

SECONDED: Hull

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on June 13, 2016, by a vote of 8 ayes, 0 nays and 0 abstentions.


Richard J. Rubenzer, PE, Secretary
Plan Commission



FRENETTE DRIVE

BUILDING SQUARE FOOTAGE = 24,148

MAIN LEVEL	
EXISTING	10,287 SQ. FT.
ADDITION	9,362 SQ. FT.
MAIN FLOOR TOTAL	19,649 SQ. FT.
BASEMENT	
EXISTING	4,499 SQ. FT.

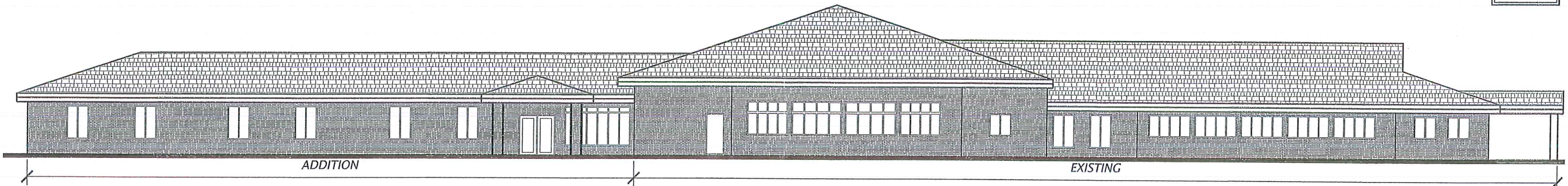
1/8" = 20'-0"
A1 SITE PLAN



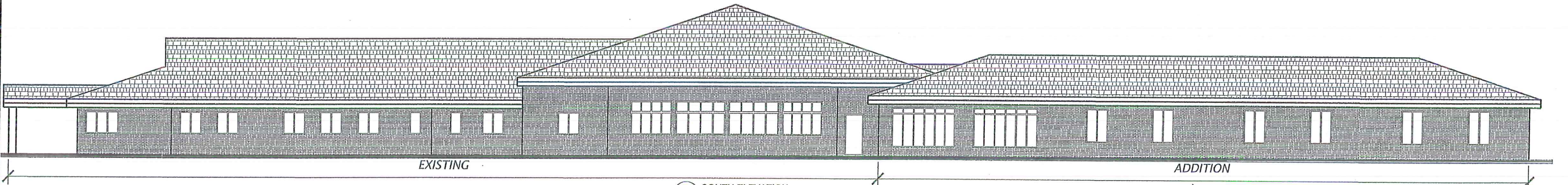
ACCESSIBILITY

- THE BUILDING'S ACCESSIBLE ROUTE, IN COMPLIANCE WITH WISCONSIN STATE CODE, SHALL DISPLAY THE INTERNATIONAL SYMBOL FOR BARRIER FREE ENVIRONMENTS WHICH IDENTIFY ACCESSIBLE ENTRANCES, TOILET FACILITIES, & PARKING STALLS.
- PARKING AND UNLOADING MAX. SLOPE 1:48.
 - ACCESSIBLE ROUTE MAX. SLOPE 1:50 & MIN. 36" WIDE.
 - CURBS MAX. 4" HIGH.
 - PROVIDE 24" CLEARANCE AT LATCH SIDE OF ENTRANCE DOORS, LATCHES 34" TO 48" HIGH.
 - MAX. 1/2" THRESHOLDS.

ROBERT D. JOHNSON ARCHITECT
5201 STONEWOOD DRIVE
EAU CLAIRE, WISCONSIN 54703
715.828.8330



1 NORTH ELEVATION
1/8" = 1'-0"

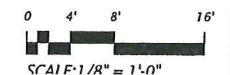


2 SOUTH ELEVATION
1/8" = 1'-0"

CBRF ADDITION
FRENETTE DRIVE
CHIPPEWA FALLS, WI

ELEVATIONS
24x36 PAPER

4-29-16



AI

RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO REMODEL AND CONSTRUCT AN AMERICAN DISABILITIES ACT (ADA) COMPLIANT SINGLE UNIT APARTMENT ON THE FIRST FLOOR OF THE BUILDING LOCATED AT #114 NORTH BRIDGE STREET, CHIPPEWA FALLS, WISCONSIN

WHEREAS, at its May 9, 2016 meeting, the Plan Commission heard a request on behalf of John Schepke and Patrick Hull to remodel and construct an American Disabilities Act (ADA) compliant single unit apartment on the first floor of the building located at #114 North Bridge Street; and

WHEREAS, Parcel #146, part of Lot #'s 10 and 11, Block #21 of the Chippewa Falls Plat is presently zoned Central Business District; and

WHEREAS, the Plan Commission has evaluated the said request for a Conditional Use Permit to remodel and construct an American Disabilities Act compliant first floor single unit apartment; and

WHEREAS, the Plan Commission conducted a public hearing on this request on Monday, June 13, 2016, after publication of a Class 2 legal notice and mailing of said notice to adjacent property owners, as required by Chapter 17.47 (5) of the Code of Ordinances of the City of Chippewa Falls, Wisconsin and hearing all comments and concerns.

THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN that, pursuant to Chapters 17.30(6)(a) and 17.47 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, a Conditional Use Permit be and is hereby issued to remodel and construct a handicap accessible single unit apartment on Parcel #146, part of Lot #'s 10 and 11, Block 21, Chippewa Falls Plat located at #114 North Bridge Street under the following conditions:

- a) That the existing building at #114 North Bridge Street be allowed to be remodeled and reconstructed to provide a handicap accessible first floor single unit apartment.
- b) That the attached site plan, building plans, floor plans and details and all attachments become part and parcel of this Conditional Use Permit and available for inspection in the City Inspector and City Engineer Offices.
- c) That a majority of the first floor space remain in a commercial use.


C.U.P. Resolution No. 2016-03

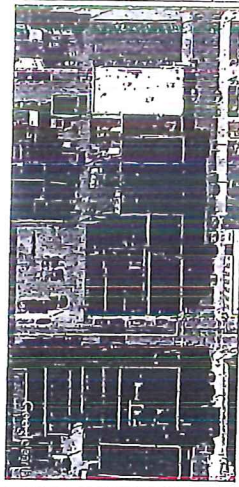
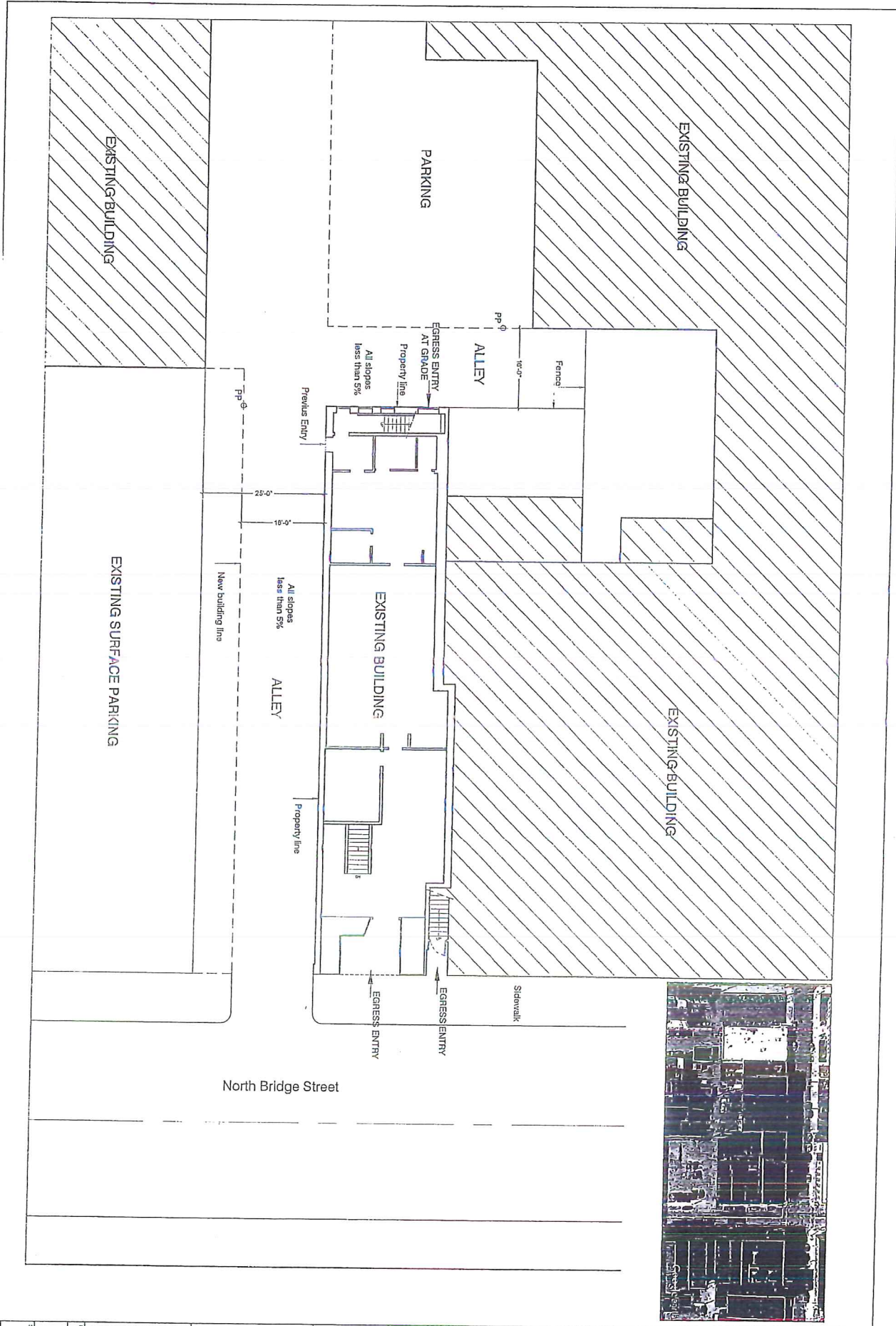
- d) Except as specifically provided herein, all regulations of the City of Chippewa Falls, County of Chippewa, State of Wisconsin and Federal Codes shall apply.
- e) That this permit shall become null and void by non-compliance with this permit or related Codes or by application to the Board of Appeals for any Code variance for this facility.
- f) Chapter 17.47 (13) shall apply and this permit shall terminate if the use for which this permit is issued shall cease for a continuous two year period.
- g) Modifications or changes to this permit may be made only by the Plan Commission after an application for amendment has been duly filed and notices and hearing requirements have been complied with.

MOTION: Smith

SECONDED: Hubbard

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on June 13, 2016, by a vote of 8 ayes, 0 nays and 0 abstentions.


Richard J. Rubenzer, PE, Secretary
Plan Commission



DATE: 03/23/10
 SCALE: AS SHOWN
 SHEET NO.: A0.0

2012 © River City Architecture & Design Inc.
 All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of River City Architecture & Design Inc.

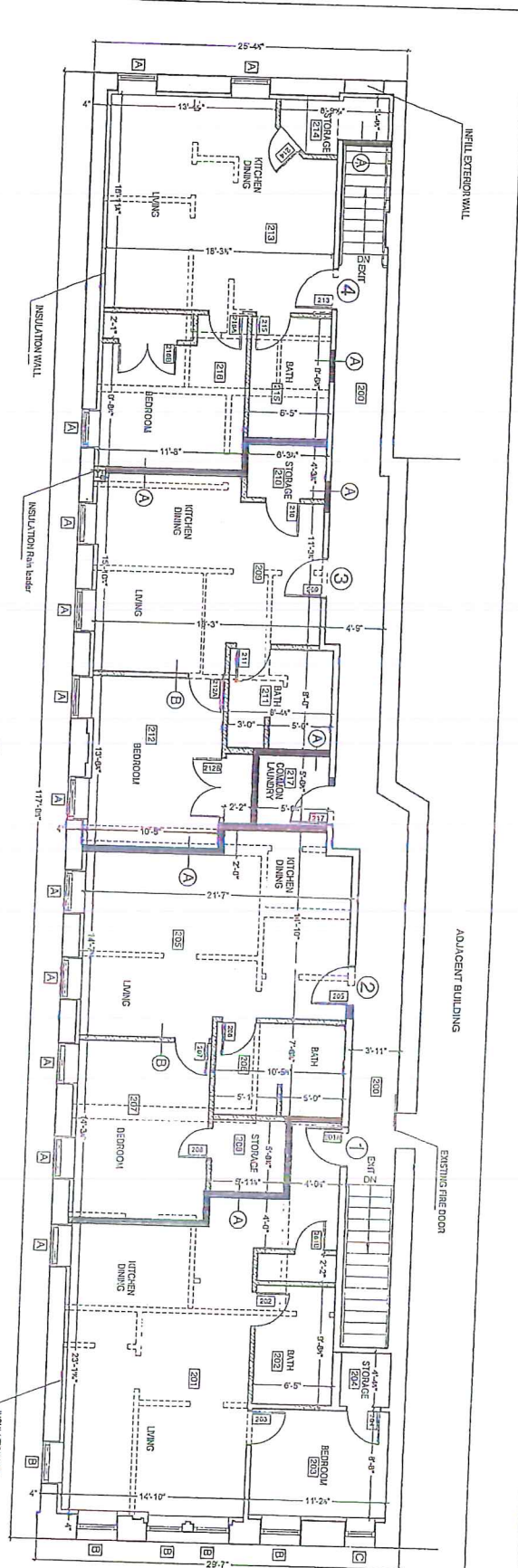
APARTMENTS
 114 N. Bridge Street
 Chippewa Falls, WI

RiverCity
 Architecture & Design
 Eau Claire, WI
 email: info@rcad.net

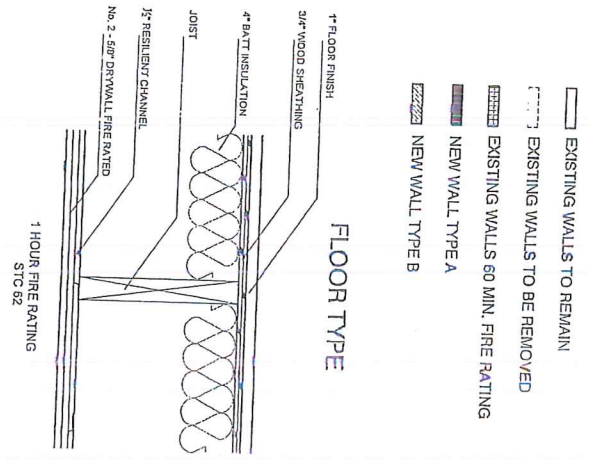
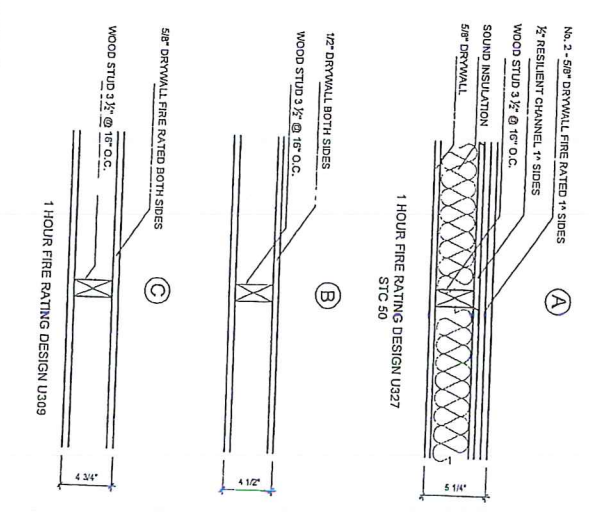
CAULFIELD ARCHITECTURAL DESIGN
 9395 ERIN COURT
 WOODBURY, MINNESOTA 55129
 TEL: 651.497.7885
 email: brucecaulfield@msn.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

DATE: 03/23/10
 PROJECT NO.: 10295-5
 SHEET NO.: A0.0



WALL TYPES



1 SECOND FLOOR - DEMOLITION AND NEW WALL LAYOUT -
SCALE: 1/8" = 1'-0"

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS 60 MIN. FIRE RATING
- NEW WALL TYPE A
- NEW WALL TYPE B

FLOOR TYPE

CODE REVIEW FOR 114 NORTH BRIDGE STREET

OCCUPANCY CLASSIFICATION: GROUP B

OCCUPANT LOAD: SECTION 304

FIRST FLOOR - GROUP B SECTION 310

SECOND FLOOR - GROUP R-2

CONSTRUCTION TYPE: TYPE III B

ALLOWABLE HEIGHT AND AREA: 4 STORIES AND 16,000 SF

ACTUAL HEIGHT AND AREA FOR THIS BUILDING: 2 STORY AND 3,126 GSF

CHAPTER 6

TABLE 503

SEPARATION WALLS:

SECTION 420.2 WALLS SEPARATING UNITS SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 703. 30 MINUTE FIRE RATING FOR A BUILDING WITH FIRE SPRINKLER SYSTEM.

GROUP R-2 WALL ASSEMBLIES: SECTION 420.3 FLOOR ASSEMBLIES SEPARATING OCCUPANCY ACCORDANCE WITH SECTION 711. TABLE 508.4 1 HOUR SEPARATION FOR BUILDING EQUIPPED WITH A FIRE SPRINKLER SYSTEM.

SPRINKLER SYSTEM REQUIREMENTS:

SECTION 909.2.8 AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT A BUILDING WITH GROUP R FIRE AREA.

SECTION 907.2.9 FIRE ALARM SYSTEMS AND SMOKE ALARM SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 711. TABLE 508.4 1 HOUR SEPARATION FOR BUILDING EQUIPPED WITH A FIRE SPRINKLER SYSTEM.

CORRIDOR FIRE RATING: TABLE 101.8.1 30 MINUTE FIRE RATING FOR BUILDING WITH FIRE SPRINKLER SYSTEM.

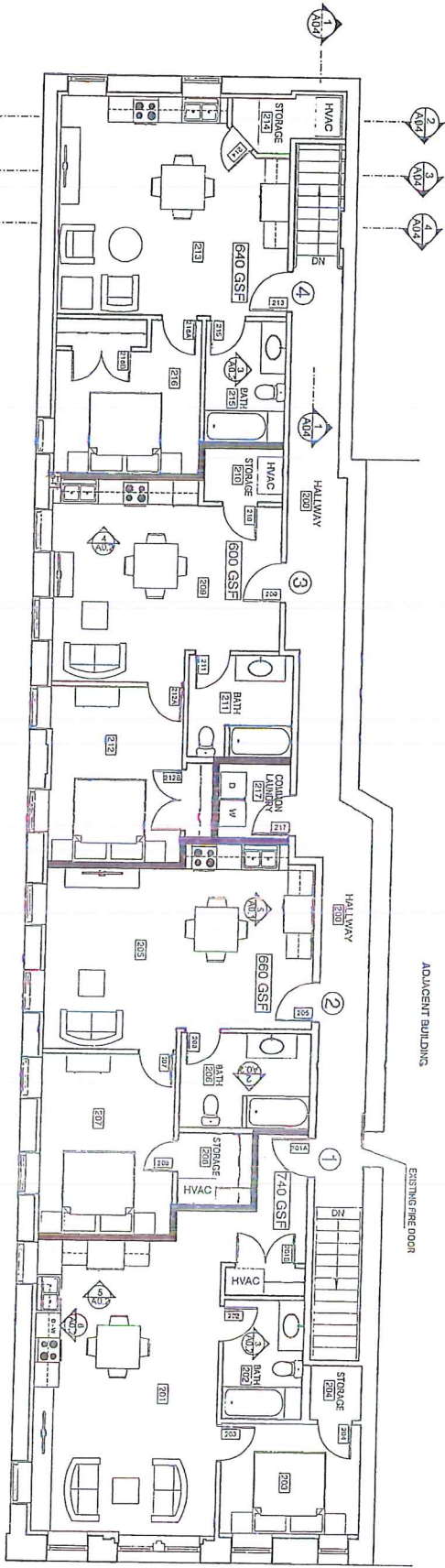
TABLE 101.8.2 MINIMUM WIDTH OF CORRIDOR FOR CAPACITY LESS THAN 50 IS 36".

TABLE 101.4.3 COMMON PATH OF EGRESS TRAVEL FOR R-2 OCCUPANCY.

TABLE 101.6.2 EXIT ACCESS TRAVEL DISTANCE IS 250'.

North Bridge Street

2016 © River City Architects & Design, Inc. All rights reserved. No part of this document may be reproduced without the written permission of the author.	DATE: 03/01/16	REG. NO. 10295-5
	SIGNATURE: [Signature]	DATE: 03/01/16
APARTMENTS 114 N. Bridge Street Chippewa Falls, WI	RiverCity Architecture & Design Eau Claire, WI email: toffolon@rcad.net	CAULFIELD ARCHITECTURAL DESIGN 8398 ERIN COURT WOODBURY, MINNESOTA 55129 TEL: 651.497.7838 email: bcaulfield@caulfield.com
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.	DATE: 03/01/16	



1 SECOND FLOOR - height 10'-0"
 A2.0 SCALE: 1/8" = 1'-0"

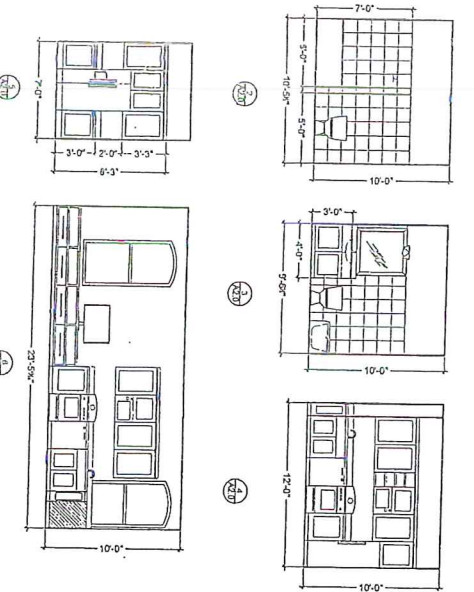
DOOR SCHEDULE

OPENING NUMBER	QTY.	DOOR	WIDTH	HEIGHT	THK.	TYPE	MATERIAL	FINISH	REMARKS
201A	1	3'-0"	7'-0"	1 3/4"		SC W	NAT		20 MINUTES FIRE RATING
202	2	2'-6"	7'-0"	1 3/4"		SC W	NAT		20 MINUTES FIRE RATING
203	1	2'-6"	7'-0"	1 3/4"		SC W	NAT		20 MINUTES FIRE RATING
204	1	2'-6"	7'-0"	1 3/4"		SC W	NAT		20 MINUTES FIRE RATING
205	1	2'-6"	7'-0"	1 3/4"		SC W	NAT		20 MINUTES FIRE RATING
206	1	2'-6"	7'-0"	1 3/4"		SC W	NAT		20 MINUTES FIRE RATING
207	1	2'-6"	7'-0"	1 3/4"		SC W	NAT		20 MINUTES FIRE RATING
208	1	2'-6"	7'-0"	1 3/4"		SC W	NAT		20 MINUTES FIRE RATING
209	1	3'-0"	7'-0"	1 3/4"		SC W	NAT		20 MINUTES FIRE RATING
210	1	2'-6"	7'-0"	1 3/4"		SC W	NAT		20 MINUTES FIRE RATING
211	1	2'-6"	7'-0"	1 3/4"		SC W	NAT		20 MINUTES FIRE RATING
212A	1	2'-6"	7'-0"	1 3/4"		SC W	NAT		20 MINUTES FIRE RATING
212B	2	2'-6"	7'-0"	1 3/4"		SC W	NAT		20 MINUTES FIRE RATING
213	1	3'-0"	7'-0"	1 3/4"		SC W	NAT		20 MINUTES FIRE RATING
214	1	2'-6"	7'-0"	1 3/4"		SC W	NAT		20 MINUTES FIRE RATING
215	1	2'-6"	7'-0"	1 3/4"		SC W	NAT		20 MINUTES FIRE RATING
216A	1	2'-6"	7'-0"	1 3/4"		SC W	NAT		20 MINUTES FIRE RATING
216B	2	2'-6"	7'-0"	1 3/4"		SC W	NAT		20 MINUTES FIRE RATING
217	1	3'-0"	7'-0"	1 3/4"		SC W	NAT		20 MINUTES FIRE RATING
100	1	3'-6"	7'-0"	1 3/4"		SC W	NAT		RELOCATE EXISTING
101	1	3'-0"	7'-0"	1 3/4"		SC W	NAT		RELOCATE EXISTING
102	1	3'-0"	7'-0"	1 3/4"		SC W	NAT		RELOCATE EXISTING
103	1	3'-0"	7'-0"	1 3/4"		SC W	NAT		RELOCATE EXISTING
104	1	3'-0"	7'-0"	1 3/4"		SC W	NAT		RELOCATE EXISTING
105	1	3'-0"	7'-0"	1 3/4"		SC W	NAT		RELOCATE EXISTING
001	1	3'-0"	7'-0"	1 3/4"		SC W	NAT		RELOCATE EXISTING

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	WALLS	CEILING	REMARKS
200	ENTR/HALLWAY	WOOD	GRP BD - PAINT	CEILING	EXISTING FINISHES TO REMAIN
201	KITCHEN/LIVING	VINYL WOOD	GRP BD - PAINT	10'-0"	
202	BEDROOM	TILE	GRP BD - PAINT	10'-0"	
203	BEDROOM	CARPET	GRP BD - PAINT	10'-0"	
204	STORAGE	VINYL WOOD	GRP BD - PAINT	10'-0"	
205	KITCHEN/LIVING	TILE	GRP BD - PAINT	10'-0"	
206	BEDROOM	CARPET	GRP BD - PAINT	10'-0"	
207	STORAGE	VINYL WOOD	GRP BD - PAINT	10'-0"	
208	KITCHEN/LIVING	VINYL WOOD	GRP BD - PAINT	10'-0"	
209	STORAGE	VINYL WOOD	GRP BD - PAINT	10'-0"	
210	BEDROOM	CARPET	GRP BD - PAINT	10'-0"	
211	BEDROOM	TILE	GRP BD - PAINT	10'-0"	
212	BEDROOM	CARPET	GRP BD - PAINT	10'-0"	
213	KITCHEN/LIVING	VINYL WOOD	GRP BD - PAINT	10'-0"	
214	STORAGE	VINYL WOOD	GRP BD - PAINT	10'-0"	
215	BEDROOM	TILE	GRP BD - PAINT	10'-0"	
216	BEDROOM	CARPET	GRP BD - PAINT	10'-0"	
217	LAUNDRY	TILE	GRP BD - PAINT	10'-0"	

AL	Aluminum	GC	Glue	HT	Paint (oil)	SS	Stainless Steel
ADND	Aluminum <td>GC <td>High Temp Wood <td>HT <td>Paint (oil) <td>SS <td>Stainless Steel </td></td></td></td></td></td>	GC <td>High Temp Wood <td>HT <td>Paint (oil) <td>SS <td>Stainless Steel </td></td></td></td></td>	High Temp Wood <td>HT <td>Paint (oil) <td>SS <td>Stainless Steel </td></td></td></td>	HT <td>Paint (oil) <td>SS <td>Stainless Steel </td></td></td>	Paint (oil) <td>SS <td>Stainless Steel </td></td>	SS <td>Stainless Steel </td>	Stainless Steel
BF	Br-Field	HM	High Temp	HT <td>Paint (oil) <td>SS <td>Stainless Steel </td></td></td>	Paint (oil) <td>SS <td>Stainless Steel </td></td>	SS <td>Stainless Steel </td>	Stainless Steel
FF	Federly Finish	LO	Low Temp	HT <td>Paint (oil) <td>SS <td>Stainless Steel </td></td></td>	Paint (oil) <td>SS <td>Stainless Steel </td></td>	SS <td>Stainless Steel </td>	Stainless Steel
TL	Tile	NAT	Natural	ST	Stain	WV	Wood Veneer



NOTES:
 SMOKE ALARMS AND CO2 ALARMS TO BE PROVIDED FOR EACH APARTMENT
 ALL BATHROOMS TO HAVE LIGHTS AND EXHAUST FAN

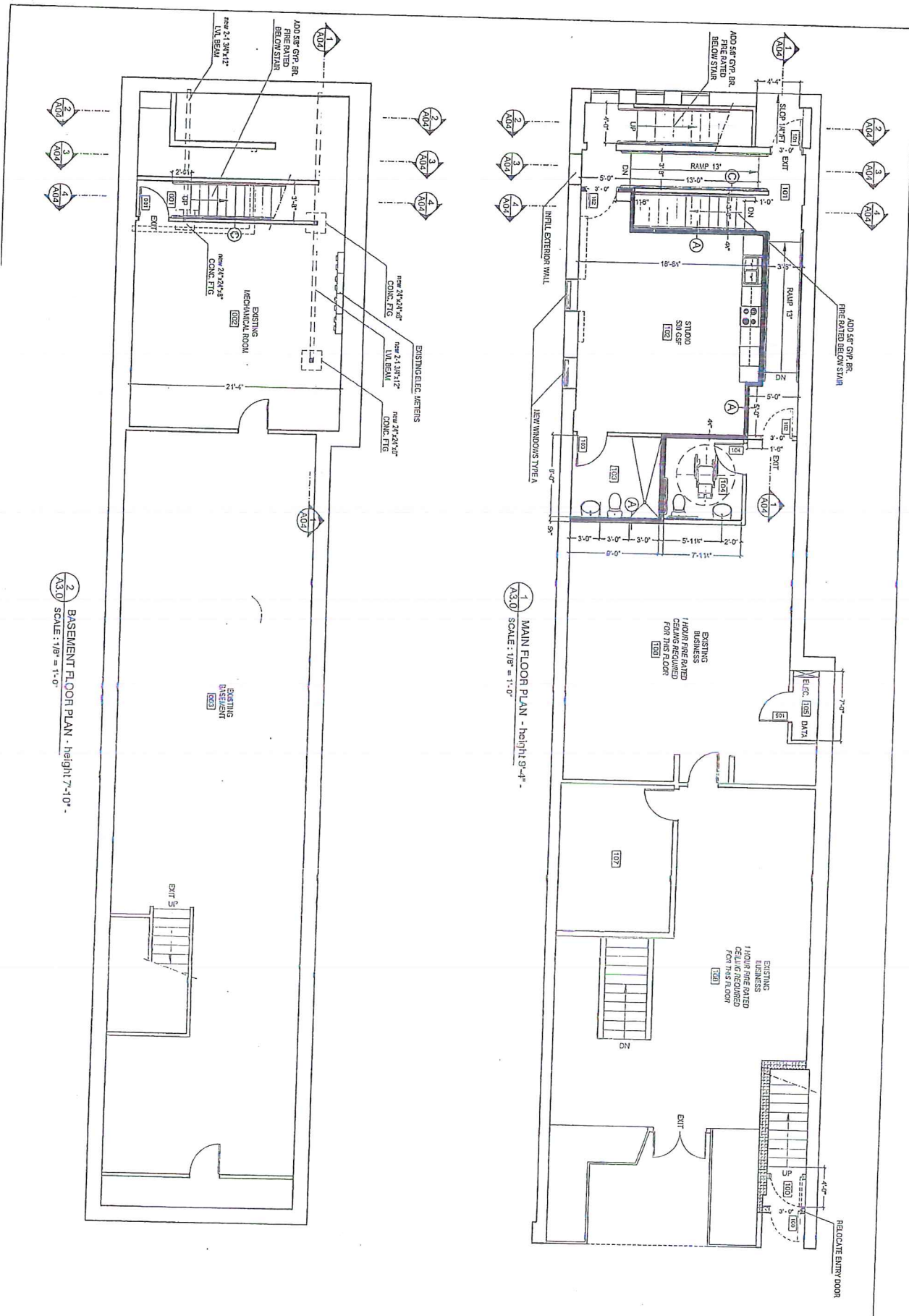
APARTMENTS
 114 N. Bridge Street
 Chippewa Falls, WI

RiverCity
 Architecture & Design
 Eau Claire, WI
 email: tolfalon@att.net

CAULFIELD ARCHITECTURAL DESIGN
 6388 ERIN COURT
 WOODBURY, MINNESOTA 55128
 TEL: 651.407.7685
 email: brucecaulfield@msn.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

DATE	REV. NO. 10285-5
SIGNATURE	
TITLE	



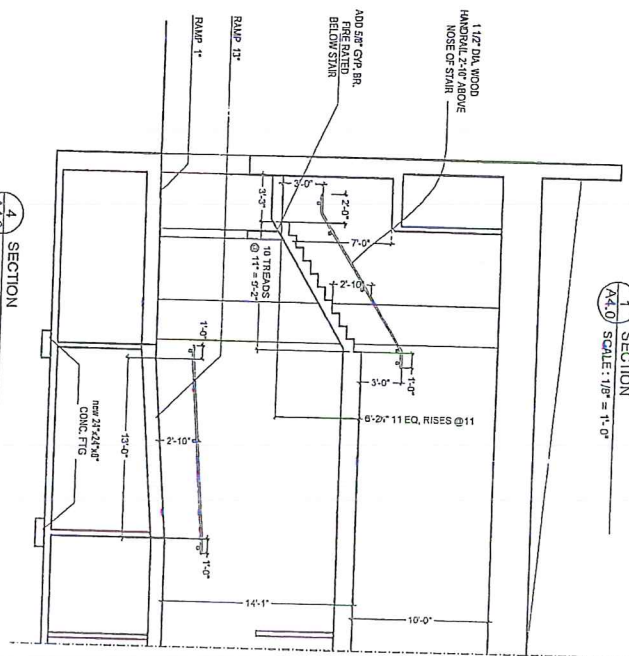
1 MAIN FLOOR PLAN - height 9'-4" -
A3.0 SCALE: 1/8" = 1'-0"

2 BASEMENT FLOOR PLAN - height 7'-10" -
A3.1 SCALE: 1/8" = 1'-0"

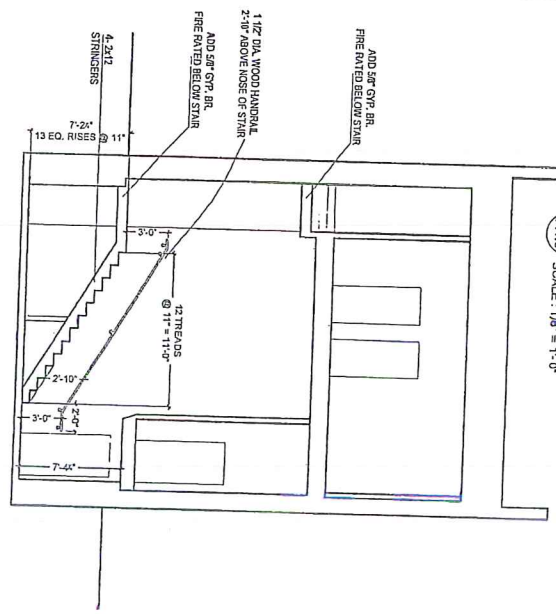
North Bridge Street

2714 E. Iowa City Architects & Design Inc. 825-151-1111 Any violation of the terms of this contract shall be subject to the jurisdiction of the courts of the State of Wisconsin. APPLICABLE PERMITS: Architectural, Electrical, Mechanical, Plumbing, Fire, and Life Safety. Work to be done in full compliance with the applicable codes and regulations.	APARTMENTS 114 N. Bridge Street Chippewa Falls, WI	RiverCity <i>Architecture & Design</i> Eau Claire, WI email: totto@att.net	CAULFIELD ARCHITECTURAL DESIGN 8388 ERIN COURT WOODBURY, MINNESOTA 55129 TEL: 651.497.7655 email: brucecaulfield@msn.com	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.	DATE: REG. NO. 10295-5 SIGNATURE: _____ TITLE: _____ EXPIRES: _____
	2714 E. Iowa City Architects & Design Inc. 825-151-1111 Any violation of the terms of this contract shall be subject to the jurisdiction of the courts of the State of Wisconsin. APPLICABLE PERMITS: Architectural, Electrical, Mechanical, Plumbing, Fire, and Life Safety. Work to be done in full compliance with the applicable codes and regulations.	APARTMENTS 114 N. Bridge Street Chippewa Falls, WI	RiverCity <i>Architecture & Design</i> Eau Claire, WI email: totto@att.net	CAULFIELD ARCHITECTURAL DESIGN 8388 ERIN COURT WOODBURY, MINNESOTA 55129 TEL: 651.497.7655 email: brucecaulfield@msn.com	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

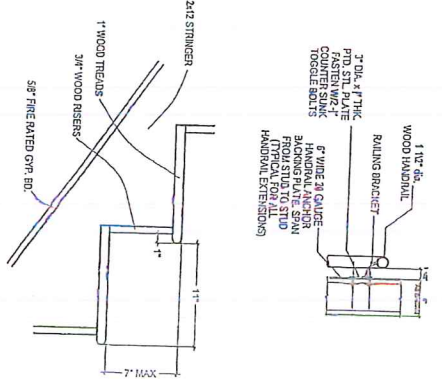
1 SECTION
A4.0 SCALE: 1/8" = 1'-0"



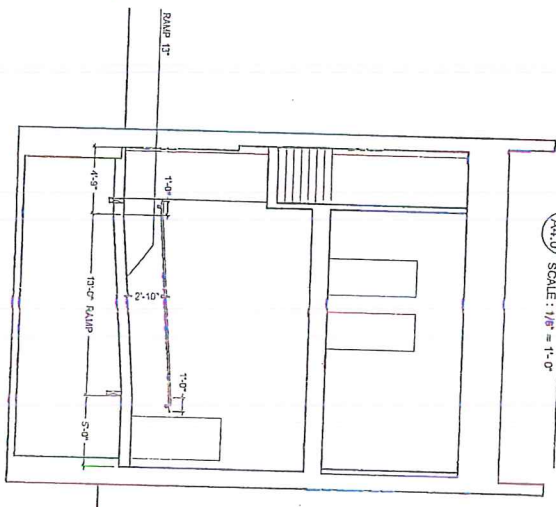
4 SECTION
A4.0 SCALE: 1/8" = 1'-0"



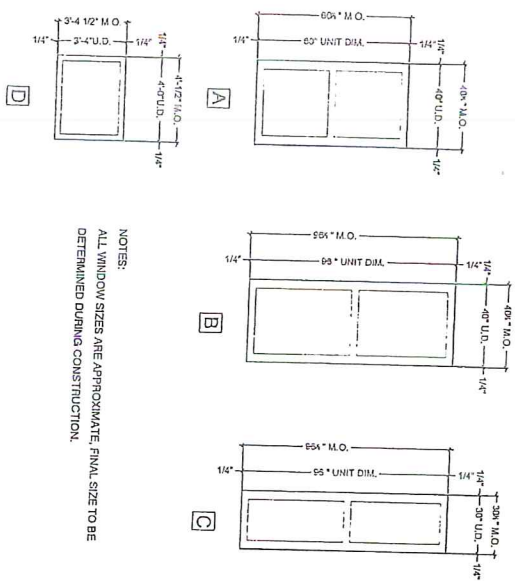
6 HANDRAIL STEPS DETAILS
A4.0



3 SECTION
A4.0 SCALE: 1/8" = 1'-0"

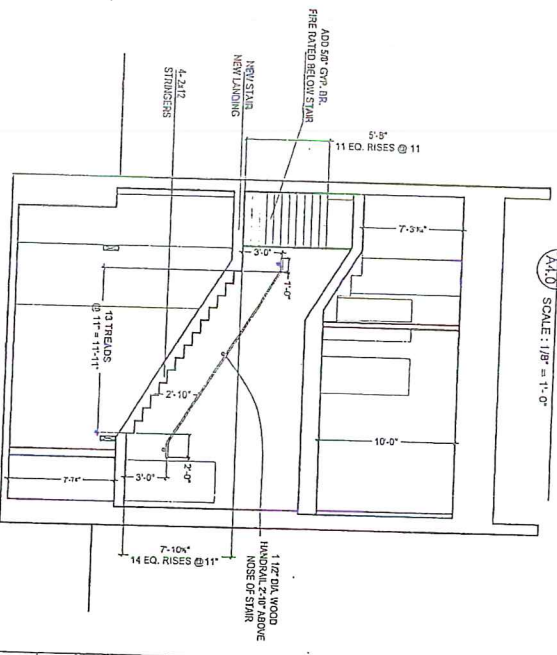


5 WINDOW TYPES
A4.0

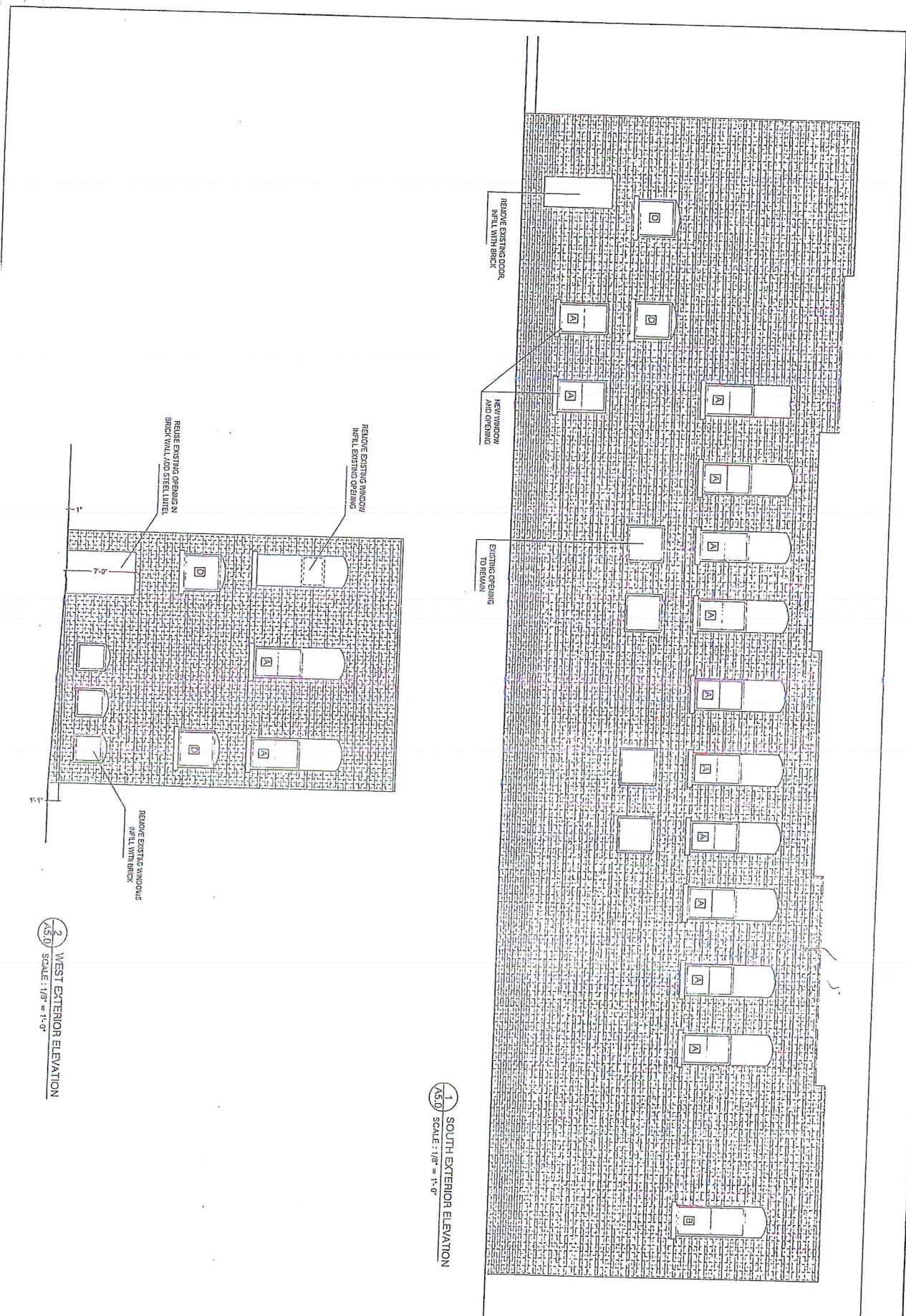


NOTES:
ALL WINDOW SIZES ARE APPROXIMATE. FINAL SIZE TO BE DETERMINED DURING CONSTRUCTION.

2 SECTION
A4.0 SCALE: 1/8" = 1'-0"



<p>A4.0</p>	<p>114 N. Bridge Street Chippewa Falls, WI</p>	<p>RiverCity Architecture & Design Eau Claire, WI email: tofflon@rcd.net</p>	<p>CAULFIELD ARCHITECTURAL DESIGN 8388 ERIN COURT WOODBURY, MINNESOTA 55129 TEL: 651.497.7685 email: brucecaulfield@msn.com</p>	<p>I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.</p>	DATE	FIG. NO. 10295-5
					SIGNATURE	DATE



2 WEST EXTERIOR ELEVATION
 ASLO SCALE: 1/8" = 1'-0"

1 SOUTH EXTERIOR ELEVATION
 ASLO SCALE: 1/8" = 1'-0"

SHEET NO. AS.0	ELEVATION 114 N. BRIDGE STREET CHIPPewa Falls, WI	RiverCity Architecture & Design Eau Claire, WI email: toff@on@a1t.net	CAULFIELD ARCHITECTURAL DESIGN 938 ERIE COURT WOODBURY, MINNESOTA 55129 TEL: 651.497.7685 email: brucecaulfield@men.com	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.	DATE 08-27-11	REG. NO. 10295-5 SIGNATURE DATE MAIL
--------------------------	---	---	--	---	------------------	---

LANDOWNER/SUBDIVIDER:

- MAX GEHLER
12635 50TH AVE
CHIPPEWA FALLS, WISCONSIN 54729

APPROVING AUTHORITIES:

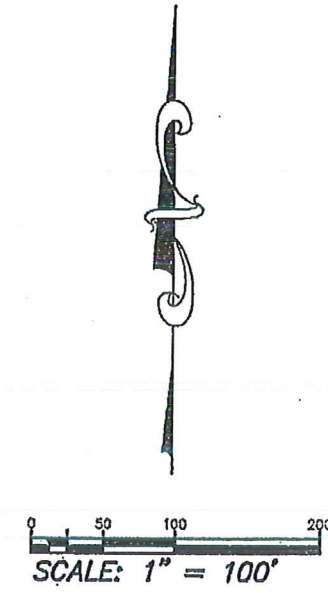
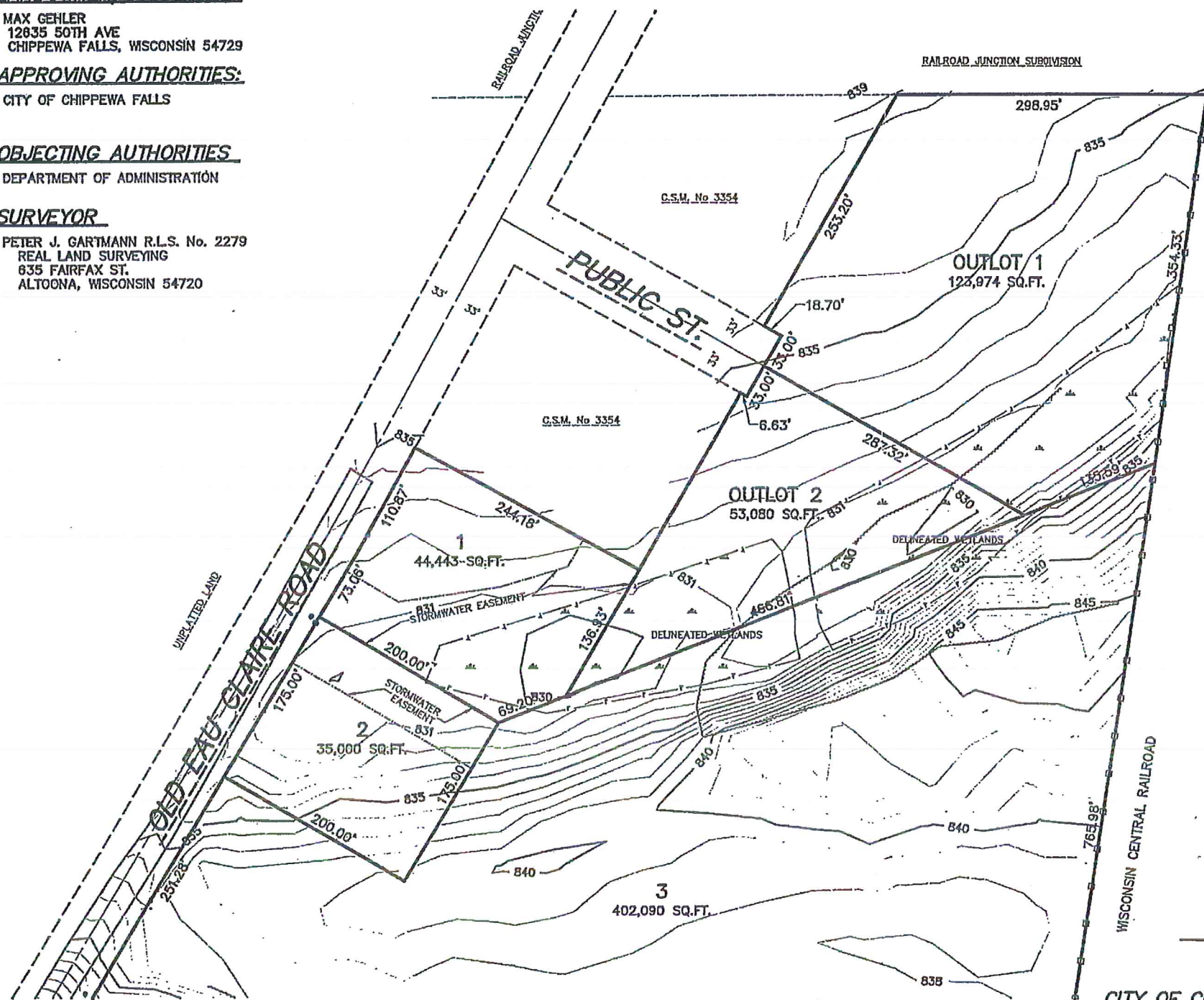
- CITY OF CHIPPEWA FALLS

OBJECTING AUTHORITIES

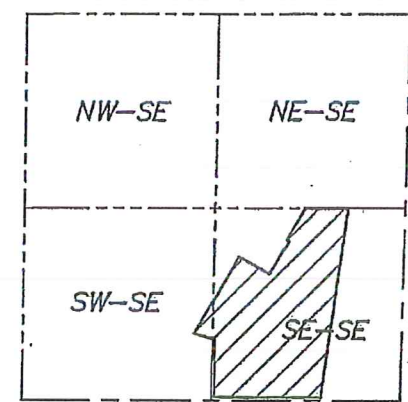
- DEPARTMENT OF ADMINISTRATION

SURVEYOR

- PETER J. GARTMANN R.L.S. No. 2279
REAL LAND SURVEYING
835 FAIRFAX ST.
ALTOONA, WISCONSIN 54720



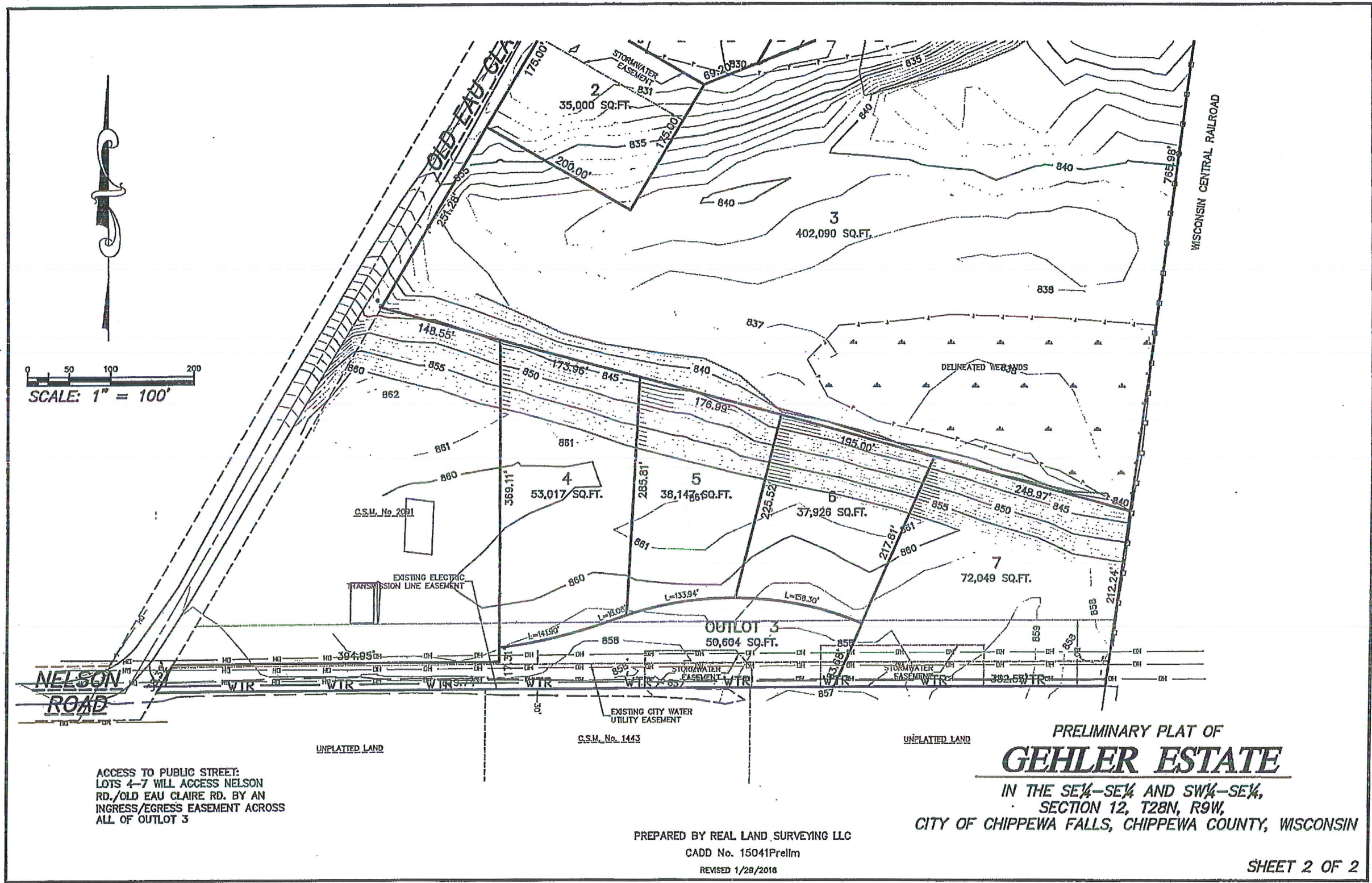
LOCATION SKETCH OF THE SE 1/4 OF SECTION 12



**PRELIMINARY PLAT OF
GEHLER ESTATE**

IN THE SE 1/4-SE 1/4 AND SW 1/4-SE 1/4,
SECTION 12, T28N, R9W,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

PREPARED BY REAL LAND SURVEYING LLC
CADD No. 15041Prelim
REVISED 1/29/2018



SCALE: 1" = 100'

ACCESS TO PUBLIC STREET:
 LOTS 4-7 WILL ACCESS NELSON
 RD./OLD EAU CLAIRE RD. BY AN
 INGRESS/EGRESS EASEMENT ACROSS
 ALL OF OUTLOT 3

PRELIMINARY PLAT OF
GEHLER ESTATE

IN THE SE $\frac{1}{4}$ -SE $\frac{1}{4}$ AND SW $\frac{1}{4}$ -SE $\frac{1}{4}$,
 SECTION 12, T28N, R9W,
 CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

PREPARED BY REAL LAND SURVEYING LLC
 CADD No. 15041Prelm
 REVISED 1/28/2016

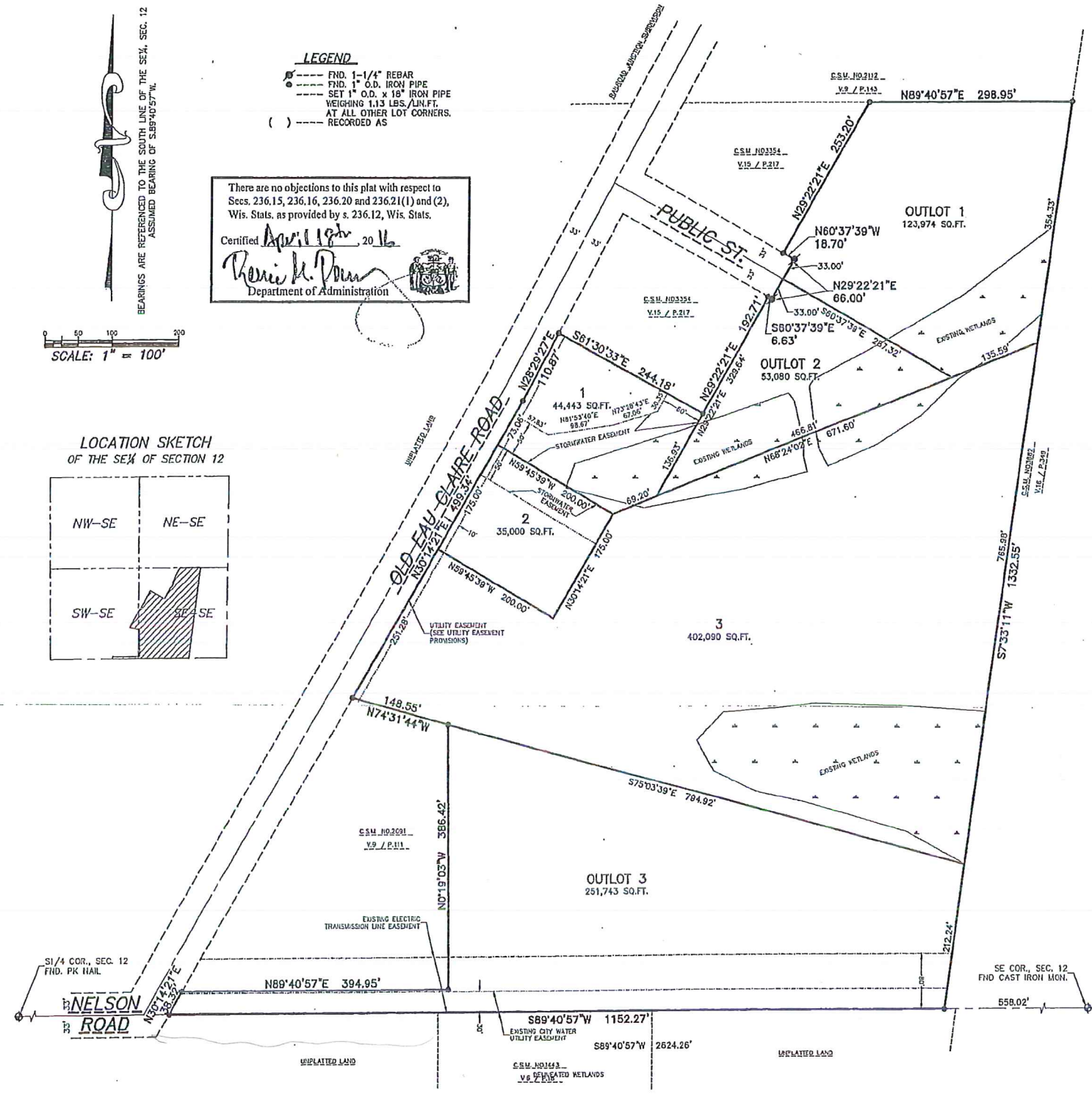
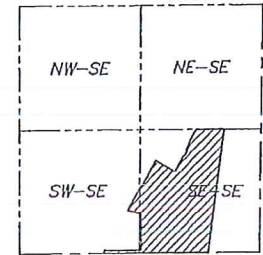
BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE1/4, SEC. 12 ASSUMED BEARING OF S89°40'57"W

LEGEND
 --- FND. 1-1/4" REDAR
 --- FND. 1" O.D. IRON PIPE
 --- SET 1" O.D. x 18" IRON PIPE WEIGHING 1.13 LBS./LIN.FT. AT ALL OTHER LOT CORNERS. RECORDED AS

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
 Certified April 19th 2016
 Kevin M. Dorn
 Department of Administration

SCALE: 1" = 100'

LOCATION SKETCH OF THE SE1/4 OF SECTION 12



SURVEYOR'S CERTIFICATE:
 I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:
 THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF GEHLER ESTATE, LOCATED IN THE SE1/4 OF THE SE1/4 AND SW1/4 OF THE SE1/4, SECTION 12, T28N, R9W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN INCLUDING OUTLOT 1, CERTIFIED SURVEY MAP NO. 2091 RECORDED IN VOLUME 9, PAGE 111 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 • COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION;
 • THENCE S.89°40'57"W, ALONG THE SOUTH LINE OF SAID SECTION, 559.02 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 1 AND THE POINT OF BEGINNING;
 • THENCE CONTINUING S.89°40'57"W, 1152.27 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT;
 • THENCE N.30°14'21"E, 38.32 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT;
 • THENCE N.89°40'57"E, ALONG THE NORTH LINE OF SAID OUTLOT, 394.95 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF SAID CERTIFIED SURVEY MAP NO. 2091;
 • THENCE N.00°19'03"W, 368.42 FEET TO THE NORTHEAST CORNER OF SAID LOT 2;
 • THENCE N.74°31'44"W, 148.55 FEET TO THE NORTHWEST CORNER OF SAID LOT 2 ON THE EASTERLY RIGHT OF WAY LINE OF OLD EAU CLAIRE ROAD;
 • THENCE N.30°14'21"E, ALONG SAID EASTERLY LINE, 489.34 FEET;
 • THENCE N.28°29'27"E, ALONG SAID EASTERLY LINE, 110.87 FEET TO THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP NO. 3354, RECORDED IN VOLUME 15, PAGE 217;
 • THENCE S.61°30'33"E, 244.10 FEET TO THE SOUTHEAST CORNER OF SAID CERTIFIED SURVEY MAP;
 • THENCE N.29°22'21"E, 192.71 FEET TO THE SOUTH LINE OF A PUBLIC ROAD AS SHOWN ON SAID CERTIFIED SURVEY MAP;
 • THENCE S.60°37'39"E, 6.63 FEET TO THE SOUTHEAST CORNER OF SAID PUBLIC STREET;
 • THENCE N.29°22'21"E, 66.00 FEET TO THE NORTHEAST CORNER OF SAID PUBLIC STREET;
 • THENCE N.60°37'39"W, 18.70 FEET TO AN ANGLE POINT IN THE EAST LINE OF SAID CERTIFIED SURVEY MAP;
 • THENCE N.29°22'21"E, 253.20 FEET TO THE NORTHEAST CORNER OF SAID CERTIFIED SURVEY MAP;
 • THENCE N.89°40'57"E, 298.95 FEET TO THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NO. 2112, RECORDED IN VOLUME 9, PAGE 143 ON THE WESTERLY LINE OF CERTIFIED SURVEY MAP NO. 3682, RECORDED IN VOLUME 16, PAGE 349;
 • THENCE S.07°33'11"W, ALONG SAID WESTERLY LINE, 1332.55 FEET TO THE POINT OF BEGINNING.

THAT I HAVE SURVEYED, DIVIDED AND MAPPED SAID PLAT BY THE DIRECTION OF MAX GEHLER.
 THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.
 THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS IN SURVEYING, DIVIDING AND MAPPING THE SAME.

PETER J. GARTMANN, P.L.S. 2279 DATED THIS _____ DAY OF _____, 2016

OWNERS' CERTIFICATE OF DEDICATION:
 AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:
 • CITY OF CHIPPEWA FALLS
 • DEPARTMENT OF ADMINISTRATION
 WITNESS THE HAND AND SEAL OF SAID OWNERS THIS _____ DAY OF _____, 2016.
 IN PRESENCE OF:

MAX O. GEHLER JR. GARY L. GEHLER CAROL J. GEHLER

STATE OF WISCONSIN
 COUNTY OF _____ SS
 PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016, THE ABOVE NAMED MAX O. GEHLER JR., GARY L. GEHLER AND CAROL J. GEHLER TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES: _____
 COMMON COUNCIL RESOLUTION:
 RESOLVED, THAT THE PLAT OF GEHLER ESTATE IN THE CITY OF CHIPPEWA FALLS, IS HEREBY APPROVED BY THE COMMON COUNCIL.

APPROVED: (DATE) _____ AND SIGNED: _____
 I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL, CITY OF CHIPPEWA FALLS.

BRIDGET GIVENS, CITY CLERK

CERTIFICATE OF COUNTY TREASURER:
 STATE OF WISCONSIN
 COUNTY OF CHIPPEWA SS
 I, PATRICIA SCHIMMEL, BEING THE DULY ELECTED, ACTING AND QUALIFIED TREASURER OF THE COUNTY OF CHIPPEWA, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ ON ANY OF THE LANDS INCLUDED IN THE PLAT OF GEHLER ESTATE IN THE CITY OF CHIPPEWA FALLS.
 DATE: _____ SIGNED: _____
 PATRICIA SCHIMMEL, COUNTY TREASURER

CERTIFICATE OF CITY TREASURER:
 STATE OF WISCONSIN
 COUNTY OF CHIPPEWA SS
 I, LYNNE BAUER, BEING THE DULY APPOINTED, ACTING AND QUALIFIED TREASURER OF THE CITY OF CHIPPEWA FALLS, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ ON ANY OF THE LANDS INCLUDED IN THE PLAT OF GEHLER ESTATE IN THE CITY OF CHIPPEWA FALLS.
 DATE: _____ SIGNED: _____
 LYNNE BAUER, CITY TREASURER

UTILITY EASEMENT PROVISIONS:
 AN EASEMENT FOR ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY MAX O. GEHLER JR., GARY L. GEHLER AND CAROL J. GEHLER, GRANTORS TO XCEL ENERGY COMPANY, GRANTEE AT&T, A WISCONSIN CORPORATION, GRANTEE CHARTER COMMUNICATIONS, GRANTEE
 THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, GAS, TELEPHONE AND CABLE TV AND INTERNET FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY OF ALL SUCH PURPOSES. NO FACILITY, PEDESTAL, CABLE OR ANY TYPE OF STRUCTURE SHALL BE INSTALLED CLOSER THAN THREE FEET FROM ANY LOT CORNER. THE GRANTEEES AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLE POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEEES OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND ELECTRIC FACILITIES OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT THE WRITTEN CONSENT OF GRANTEEES.
 THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

GEHLER ESTATE
 IN THE SE1/4-SE1/4 AND SW1/4-SE1/4,
 SECTION 12, T28N, R9W,
 CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
 INCLUDING OUTLOT 1, CSM NO. 2091