

CHIPPEWA COUNTY**BOARD OF ADJUSTMENT****REGULAR MEETING****SEPTEMBER 23, 2021****CHIPPEWA COUNTY COURTHOUSE, RM 003****2:30 PM****1. CALL TO ORDER****2. ROLL CALL**

Attendee Name	Organization	Title	Status	Arrived
Jeff Bennesch	Chippewa County	Citizen Rep (Chair)	Present	
Doug Matthews	Chippewa County	Citizen Rep	Excused	
Roger McFarlane	Chippewa County	Vice Chair	Present	
Julie Geissler	Chippewa County	Citizen Rep	Present	
Larry Marquardt	Chippewa County	Citizen Rep	Present	
Carolyn Kaiser	Chippewa County	Citizen Rep - Alternate	Excused	
Dale Shipman	Chippewa County	Citizen Rep - Alternate	Present	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Chair Bennesch requested that the minutes be changed to reflect his request to show that there was a voice vote on "The Discussion on 2020-0003 Popple & Thompson Variance Request" at the July 22, 2021 4:30 PM meeting.

Motion to approve the minutes with the correction as requested.

NOTE: After the meeting, Clary reviewed the request for the minutes to reflect only the mover and seconder and then the voice vote. However, per section 3-01 of the BOA By-Laws, section 70-35(e)(4) of the Zoning Ordinance and section 55-13(e)(4) of the Shoreland Ordinance require the minutes to reflect the vote of each BOA Member.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Roger McFarlane, Vice Chair
SECONDER:	Larry Marquardt, Citizen Rep
AYES:	Bennesch, McFarlane, Geissler, Marquardt, Shipman

1. Approve the Agenda

2. Approve the Minutes

Board of Adjustment - Regular Meeting - Jul 22, 2021 2:30 PM

Board of Adjustment - Regular Meeting - Jul 22, 2021 4:30 PM

Board of Adjustment

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 003

September 23, 2021
2:30 PM

5. BUSINESS ITEMS

1. 2020-0003 Popple & Thompson Variance Request

Attorney Manydeeds handed out a copy of the Judgement from the July 29, 2021 hearing, which was filed today (September 23, 2021). Attorney Manydeeds informed the BOA the Popple's will most likely appeal the decision, which will need to occur within 20 days of the filing.

A general discussion occurred regarding the BOA's desire to have legal representation. Clary indicated that he had reached out to Attorney Robert Ferg regarding the BOA's request. Motion to postpone until the October 21, 2021 meeting.

RESULT:	POSTPONE [UNANIMOUS]	Next: 10/21/2021 3:00 PM
MOVER:	Roger McFarlane, Vice Chair	
SECONDER:	Julie Geissler, Citizen Rep	
AYES:	Bennesch, McFarlane, Geissler, Marquardt, Shipman	

2. 2021-0004 WDNR Ranger Station - Variance Request - Town of Anson - Tony Roder

Mark Erickson, Everyday Surveying and Engineering, was present and introduced the petition and exhibits to the Board of Adjustment. Motion to approve the variance as requested. General discussion regarding the turning radius' of the proposed vehicles, the ability to just widen one of the driveways, the ability to have just one driveway, the daily use of the driveway, the location of the building on the property in regards to limiting factors such as the wetland complex and the stormwater facilities.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Marquardt, Citizen Rep
SECONDER:	Dale Shipman, Citizen Rep - Alternate
AYES:	Bennesch, McFarlane, Geissler, Marquardt, Shipman

6. AGENDA ITEMS FOR FUTURE CONSIDERATION

None, except for the Popple/Thompson Variance request.

7. ADJOURN

Motion to adjourn.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Julie Geissler, Citizen Rep
SECONDER:	Roger McFarlane, Vice Chair
AYES:	Bennesch, McFarlane, Geissler, Marquardt, Shipman

CHIPPEWA COUNTY

BOARD OF ADJUSTMENT

REGULAR MEETING

JULY 22, 2021

CHIPPEWA COUNTY COURTHOUSE, RM 119Q

2:30 PM

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Jeff Bennesch	Chippewa County	Citizen Rep (Chair)	Present	
Doug Matthews	Chippewa County	Citizen Rep	Present	
Roger McFarlane	Chippewa County	Vice Chair	Present	
Julie Geissler	Chippewa County	Citizen Rep	Present	
Larry Marquardt	Chippewa County	Citizen Rep	Present	
Carolyn Kaiser	Chippewa County	Citizen Rep - Alternate	Excused	
Dale Shipman	Chippewa County	Citizen Rep - Alternate	Excused	

3. BUSINESS ITEMS

1. Election of Board of Adjustment Chair & Vice-Chair

Motion made by McFarlane, 2nd by Matthews to nominate Jeff Bennesch as BOA Chair. A motion was made by Marquardt and 2nd by McFarlane to close nominations and cast a unanimous ballot for Bennesch. With all committee members in favor, the motion passed.

Motion made by Matthews, 2nd by Marquardt to nominate Roger McFarlane as BOA Vice Chair. A motion was made by Marquardt and 2nd by Geissler to close nominations and cast a unanimous ballot for McFarlane. With all committee members in favor, the motion passed.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Roger McFarlane, Vice Chair
SECONDER:	Doug Matthews, Citizen Rep
AYES:	Bennesch, Matthews, McFarlane, Geissler, Marquardt

2. Site Inspection: 19941 County Highway X - Town of Lafayette

The BOA left the courthouse at 2:37 PM and arrived back to the courthouse at 3:47 PM.

RESULT:	REPORT GIVEN
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3. Site Inspection: 10894 161st Street - Town of Anson

The BOA left the courthouse at 2:37 PM and arrived back to the courthouse at 3:47 PM.

RESULT:	REPORT GIVEN
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4. ADJOURN

Board of Adjustment

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 119Q

July 22, 2021
2:30 PM

Motion to Adjourn.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Roger McFarlane, Vice Chair
SECONDER:	Julie Geissler, Citizen Rep
AYES:	Bennesch, Matthews, McFarlane, Geissler, Marquardt

Minutes Acceptance: Minutes of Jul 22, 2021 2:30 PM (Consent Agenda)

CHIPPEWA COUNTY**BOARD OF ADJUSTMENT****REGULAR MEETING****JULY 22, 2021****CHIPPEWA COUNTY COURTHOUSE, RM 302****4:30 PM****1. CALL TO ORDER****2. ROLL CALL**

Attendee Name	Organization	Title	Status	Arrived
Jeff Bennesch	Chippewa County	Citizen Rep (Chair)	Present	
Doug Matthews	Chippewa County	Citizen Rep	Present	
Roger McFarlane	Chippewa County	Vice Chair	Present	
Julie Geissler	Chippewa County	Citizen Rep	Present	
Larry Marquardt	Chippewa County	Citizen Rep	Present	
Carolyn Kaiser	Chippewa County	Citizen Rep - Alternate	Present	
Dale Shipman	Chippewa County	Citizen Rep - Alternate	Present	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None

4. CONSENT AGENDA

Motion to approve the consent agenda.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Doug Matthews, Citizen Rep
SECONDER:	Larry Marquardt, Citizen Rep
AYES:	Bennesch, Matthews, McFarlane, Geissler, Marquardt

1. Approve the Agenda

2. Approve the Minutes

Board of Adjustment - Regular Meeting - Jun 24, 2021 1:00 PM

3. Schedule Next Meeting Date - August 19, 2021 @ 1:00PM

5. BUSINESS ITEMS**1. Discussion on 2020-0003 Popple & Thompson Variance Request**

Bennesch spoke regarding the Ziegler, Edward court case as it pertains to this petition. Atty. Raihle Jr. made a request that if the meeting be postponed or rescheduled, that the next hearing be made for September as he wouldn't be in the area in August and therefore would be unable to attend the hearing,

Motion by Bennesch to renew and postpone this variance until the September BOA hearing. Geissler seconded the motion. A voice vote occurred and the motion was unanimous.

Minutes Acceptance: Minutes of Jul 22, 2021 4:30 PM (Consent Agenda)

Board of Adjustment

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

July 22, 2021
4:30 PM

RESULT:	POSTPONE [UNANIMOUS]	Next: 9/23/2021 2:30 PM
MOVER:	Jeff Bennesch, Citizen Rep (Chair)	
SECONDER:	Julie Geissler, Citizen Rep	
AYES:	Bennesch, Matthews, McFarlane, Geissler, Marquardt	

2. 2021-0002 Bethard - Variance Request - Town of Anson - Tony Roder

Ron Mikesell, neighbor to the property owner, spoke regarding the insurance industries definition of a structure. Mr. Mikesell did not believe this gazebo was a gazebo or even a structure under insurance industry standards.

Roder spoke and explained the structure definition based on State Statutes and the Chippewa County Shoreland Ordinance. This structure was a structure, by definition in the statutes and ordinance. A general discussion occurred regarding the current location and alternate locations on the property. Additional discussions occurred regarding the accuracy of the north lot line on the County GIS web mapping site and actual occupation lines on-site.

Motion by Matthews to DENY the variance request. McFarlane seconded the motion. Matthews stated that he did not believe there was any unique limitations that prevented placement of this structure in another location on the property where setbacks couldn't be met. Matthews also stated that both this lot and the lot to the north are usable as they currently exist and this structure is accessory to the principal use of the property. With all members voting to deny the variance request, the motion to deny the request was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Doug Matthews, Citizen Rep
SECONDER:	Roger McFarlane, Vice Chair
AYES:	Bennesch, Matthews, McFarlane, Geissler, Marquardt

3. 2021-0003 Schultz - Variance Request - Town of Lafayette - Tony Roder

Mr Schulz explained the high nitrate drinking water issues he was experiencing at the property and his work with the WI DNR to correct or improve the problem. The solution identified was treatment and that this 8'x 16' building addition was necessary to house the additional treatment equipment. A general discussion occurred regarding the current location, alternate locations, septic location, and ability to purchase additional property.

Motion by Marquardt to approve the variance request with conditions A-C of the County staff report. McFarlane seconded the motion. Marquardt stated that he believed there were unique limitations that prevented placement of this structure in another location on the property. Even if an alternate location was identified, there would be no guarantee as to the volume or water quality of water from a new well. With all members voting to approve the variance request, the motion to approve the request was unanimous.

Minutes Acceptance: Minutes of Jul 22, 2021 4:30 PM (Consent Agenda)

Board of Adjustment

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

July 22, 2021
4:30 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Larry Marquardt, Citizen Rep
SECONDER:	Roger McFarlane, Vice Chair
AYES:	Bennesch, Matthews, McFarlane, Geissler, Marquardt

6. AGENDA ITEMS FOR FUTURE CONSIDERATION

A general discussion occurred and the BOA requested an on-site inspection prior to the next hearing for the Popple-Thompson variance request. The BOA also requested outside legal counsel on this variance matter.

7. ADJOURN

Motion to Adjourn.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Roger McFarlane, Vice Chair
SECONDER:	Julie Geissler, Citizen Rep
AYES:	Bennesch, Matthews, McFarlane, Geissler, Marquardt

Minutes Acceptance: Minutes of Jul 22, 2021 4:30 PM (Consent Agenda)

Manydeeds Law, S.C.
Attorneys at Law
1119 Regis Court, Suite 110
Eau Claire, WI 54701

Telephone: (534) 444-3118
Facsimile: (534) 444-3121

Edmund Manydeeds III
John Manydeeds

July 13, 2021

VIA EMAIL Dclary@co.chippewa.wi.us

Board of Adjustment
c/o Director Douglas Clary
711 N. Bridge Street
Chippewa Falls, WI 54729

**RE: Thompsons/Popples Variance Request
Appeal # 2020-0003**

Board Members,

My name is John E. Manydeeds and I have been representing Robert & Mary Popple during the variance request number 2020-0003. I am writing this letter for the July 22, 2021 meeting when this variance issue will be reopened for discussion.

I did want to explain some matters to help guide the Board as it relates to Robert & Mary Popple's interests in the property and how the variance application was able to be filed.

In 1993, Robert and Mary Popple gifted the land in question to their cousin, Melvin Popple. Attached to this letter is a copy of the Warranty Deed which was part of the variance paperwork you were originally provided with. Robert and Mary Popple's only requirement of Melvin Popple for the transaction was that if he ever sold his property or when he passed away, he was supposed to give the land back to them. This was incorporated in the deed which states:

Grantee [Melvin Popple] agrees that if the property is ever sold or when grantee dies, Grantors [the Popples] will be given the first option to buy the property at an amount equal to the cost of the improvements plus acquisition costs.

The language from the 1993 deed was reused in the Designation of TOD Beneficiary Form that was signed by Melvin Popple on December 21, 2017 and recorded the same day by the Register of Deeds. I have attached a copy of that form as well to this letter.

This language about the first option to buy grants a contractual ownership interest in the property to the Popples. The Wisconsin Supreme Court has issued decisions related to these options and has stated:

An option to purchase when consideration is given therefor is a continuing promise by the landowner to sell real estate to another at a specified price and within a specified period of time. The distinguishing feature of an option is that it does not bind the purchaser to purchase or exercise the option.

Clear View Estates, Inc. v. Veitch, 67 Wis. 2d 372, 377, 227 N.W.2d 84, 87 (1975).

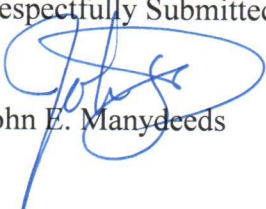
Melvin Popple took ownership over the land in 1993 and in consideration for that land, he agreed to give it back to the Popples if he ever decided to sell the land or upon his death. This continuing promise to the Popples survives through the TOD Beneficiary form that Melvin Popple signed transferring the land to the Thompsons. The language is included in both the 1993 Warranty Deed and the 2017 TOD Beneficiary Form.

Judge James M. Isaacson signed an Order on May 24, 2021 stating that the First Option to Buy Language in the Recorded Deed is binding upon the parties. This was in the Order that I provided at the previous meeting. I am attaching that Order to this letter for your review.

The Thompsons are contractually obligated to allow the Popples to get their land back at the contractual amount if they want the land back. The Popples do want the land back which gives them the ability to request the variance.

I will be attending the meeting on June 22. If you have any questions, please feel free to contact me or let me know at the meeting.

Respectfully Submitted,


John E. Manydeeds

DOCUMENT NO.

523072

STATE BAR OF WISCONSIN FORM 1—1982
WARRANTY DEED

INDEXED

THIS SPACE RESERVED FOR RECORDING DATA

This Deed, made between
Robert Popple and Mary Popple

and Melvin L. Popple

Grantor,

Grantee,

Witnesseth, That the said Grantor, for a valuable consideration

conveys to Grantee the following described real estate in Chippewa
County, State of Wisconsin:A strip of land in Government Lot 5 on Popple Lake
in Section 25, Township 30 North, Range 8 West
further described as follows:Commencing at the Southeast corner of said Lot 5 on
the shore of Popple Lake; thence proceeding 54 feet more or less to an iron stake
in the ground being the point of beginning; thence North 120 feet along the lake
shore; thence Westerly 10 rods; thence Southerly 120 feet; thence Easterly 10 rods
to the point of beginning.It being intended to convey a strip of land 120 feet wide extending back 10 rods
such strip being immediately adjacent to and North of the property currently owned
by Melvin L. Popple as recorded in Volume 541 of Records, Page 257.Grantee agrees that if property is ever sold or when grantee dies, Grantors will be
given the first option to buy the property at an amount equal to the cost of the
improvements plus acquisition costs.TRANSFER
FEE

\$ 21.00

This is not homestead property.
(is) (is not)

Together with all and singular the hereditaments and appurtenances thereunto belonging;

And Grantors

warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except
easements, restrictions and reservations of record, if any, and zoning ordinances
and regulations

and will warrant and defend the same.

Dated this 19th day of October, 1993

Robert Popple (SEAL)

* Robert Popple

(SEAL)

Mary Popple (SEAL)

* Mary Popple

(SEAL)

AUTHENTICATION

Signature(s) of Robert Popple and
Mary Popple
authenticated this 19th day of October, 1993* Charles G. Norseng,
TITLE: MEMBER STATE BAR OF WISCONSIN(If not,
authorized by § 706.06, Wis. Stats.)

State Bar # 1013752

THIS INSTRUMENT WAS DRAFTED BY

Charles G. Norseng, Attorney
P. O. Box 370
Chippewa Falls, WI 54729(Signatures may be authenticated or acknowledged. Both
are not necessary.)

ACKNOWLEDGMENT

STATE OF WISCONSIN

ss.

County.

Personally came before me this day of
19 the above namedto me known to be the person who executed the
foregoing instrument and acknowledge the same.Notary Public County, Wis.
My Commission is permanent. (If not, state expiration
date: 19)

*Names of persons signing in any capacity should be typed or printed below their signatures.

WARRANTY DEED

STATE BAR OF WISCONSIN

Wisconsin Legal Blank Co. Inc.

EXHIBIT 1

Packet Pg. 10

Attachment: Manydeeds Letter to the Board of Adjustment 071321 (6499 : Reconsideration of Popple & Thompson Variance Motion)

USE BLACK INK

State Bar of Wisconsin Form 9-2009
DESIGNATION OF TOD BENEFICIARY
 Under Wis. Stat. 705.15

Document Name

THIS DESIGNATION is made by MELVIN L. POPPLE(collectively, "Owner") of the following described real estate located in CHIPPEWA County, State of Wisconsin (the "Property") (attach Exhibit A if more space is needed):See Attached Legal Descriptions

Owner transfers the Property without probate upon death of the sole owner, or upon the last to die of multiple owners, to the following TOD beneficiary, without warranties:

Select A or B:

☒ A. ROGER L. THOMPSON, SHEILA R. THOMPSON

Insert name of beneficiary, whether one or more. This revokes all previous TOD beneficiary designations.

☐ B. The sole purpose of this instrument is to revoke all previous TOD beneficiary designations.

Document Number being Revoked: _____

Beneficiary Name(s) being Revoked: _____

This Designation is effective only upon the recording of this instrument.

This transaction is Fee Exempt under Wis. Stat. 77.25(10m), and exempt from the filing of a transfer return under Wis. Stat. 77.21(1). The transfer contemplated by this instrument may be subject to encumbrances, liens, and other matters created by or affecting Owner, including claims in Owner's estate.

Dated 12-21-2017Melvin L. Popple* Melvin L. Popple

Print/Type Name

*

Print/Type Name

AUTHENTICATION

Signature(s) _____

Authenticated on _____

*

Print/Type Name

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, _____)

Authorized by Wis. Stat. 706.

THIS INSTRUMENT DRAFTED BY:

Roger L. Thompson

8 1 5 7 9 4 9

Tx:4135585

874435**RECORDED ON****12/21/2017****2:12 PM****MARGE L. GEISSLER****REGISTER OF DEEDS****REC FEE: 30.00****FEE EXEMPT: 10M****CHIPPEWA COUNTY, WI****PAGES: 2** **COPY**

Recording Area - DO NOT WRITE IN THIS AREA

Name and Return Address

Roger L. Thompson
227 Oak Hollow Dr.
Chippewa Falls, WI 54729See Attached

Parcel Identification Number

This IS NOT homestead property.
(is) (is not)

*

Print/Type Name

*

Print/Type Name

ACKNOWLEDGMENT

STATE OF WISCONSIN

Chippewa COUNTYPersonally came before me on 12/21/2017
the above-named Melvin L. Poppleto me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.Lisa A. Meier* Lisa A. Meier

Print/Type Name

Notary Public, State of Wisconsin

My Commission ☐ is permanent ☒ expires: 2/7/2020

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

DESIGNATION OF TOD BENEFICIARY

STATE BAR OF WISCONSIN

FORM NO. 9-2009

A strip of land in Government Lots 4 and 5 on Popple Lake in Section 25, Township 30 North, Range 8 West, further described as follows: Beginning on the line between Government Lots 4 and 5 at its intersection with the lake shore and marked by an iron pipe in the ground; thence Northerly along the lake shore 54 feet more or less, to an iron stake in the ground; thence Westerly 10 rods more or less to a large stone near a pine tree and marked by an iron pipe in the ground; thence Southerly 76 feet more or less, to an iron stake in the ground; thence Easterly 10 rods more or less to the shore of Popple Lake and marked by an iron stake in the ground; thence Northerly along the lake shore 22 feet, to the point of beginning.

23008 - 2523 - 50040925

A strip of land in Government Lot 5 on Popple Lake in Section 25, Township 30 North, Range 8 West further described as follows:

Commencing at the Southeast corner of said Lot 5 on the shore of Popple Lake; thence proceeding 54 feet more or less to an iron stake in the ground being the point of beginning; thence North 120 feet along the lake shore; thence Westerly 10 rods; thence Southerly 120 feet; thence Easterly 10 rods to the point of beginning.

It being intended to convey a strip of land 120 feet wide extending back 10 rods such strip being immediately adjacent to and North of the property currently owned by Melvin L. Popple as recorded in Volume 541 of Records, Page 257.

Grantee agrees that if property is ever sold or when grantee dies, Grantors will be given the first option to buy the property at an amount equal to the cost of the improvements plus acquisition costs.

23008 - 2523 - 50040925

The North Half (N-1/2) of the Northeast Quarter (NE-1/4), and the East 66 feet of the Southwest Quarter (SW-1/4) of the Northeast Quarter (NE-1/4), in Section Twenty-six (26), Township Thirty (30) North, of Range Eight (8) West.

23008-2611-000000000

23008-2612-000000000

EXHIBIT 2
Page 2 of 2

FILED

05-24-2021

Clerk of Circuit Court

Chippewa County, WI

2020CV000274

DATE SIGNED: May 24, 2021

Electronically signed by Judge James M Isaacson
Circuit Court Judge

STATE OF WISCONSIN
CIRCUIT COURT
CHIPPEWA COUNTY

ROGER L. THOMPSON
SHEILA R. THOMPSON

Plaintiffs,

v.

ROBERT POPPLE
MARY POPPLE

Defendants.

Case No. 20 CV 274

Case Code: 30701-Declaratory

Judgment

ORDER

A hearing was held in this matter on May 13, 2021. At that time plaintiffs appeared in person with their attorney David Raihle and defendants appeared in person with their attorney John Manydeeds.

After hearing arguments on the matter, the Court issued an Order as follows:

- 1) The First Option to Buy Language in the Recorded Deed is binding upon the parties.
- 2) Plaintiffs' motion for summary judgment is denied.
- 3) The matter is remanded back to the Board of Adjustment for a determination on the

Variance Application.

- 4) The Court abstains from making a determination on the valuation of the transfer.

Raihle Law Office, S.C.
Attorneys at Law

5.1.b

David H. Raihle, Jr.

*99 East Grand Avenue
Chippewa Falls, Wisconsin 54729*

July 14, 2021

VIA EMAIL Dclary@co.chippewa.wi.us

Board of Adjustment
c/o Director Douglas Clary
711 N. Bridge Street
Chippewa Falls, WI 54729

Re: Thompson/Popple Variance Request

Board Members,

I am Attorney David H. Raihle, Jr., and I represent Roger and Sheila Thompson regarding the above-mentioned variance request. I was informed this morning that this matter has been placed, once again, on the agenda for the Board of Adjustment meeting on July 22, 2021 at 4:30pm.

This matter has already been discussed and defeated 0 to 5 at the June 24, 2021 meeting. I believe it is important to remember that this variance request has not been applied for by Mr. and Mrs. Thompson, and in fact, they strongly disagree with any variance being granted for the reasons I will set forth in this letter.

Melvin Popple owned a piece of property, where his home was located, adjacent to Robert and Mary Popple's land. He was granted a portion of Robert and Mary's land in order to allow for a garage to be built. Robert and Mary were well aware of the purposes for this transfer. These two pieces of property were then blended into one tax parcel.

Upon his passing, Roger and Sheila Thompson inherited Melvin's land to include his home, garage, and all other improvements. Now, the Popples have requested a variance in order to obtain that small portion of land back. Unfortunately, splitting this tax parcel, as requested by the Popples, will result in two lots, of which both will violate Wisconsin Statute § 236.45(2)(3). The consequence of subdividing this property will result in two non-conforming lots and will create an undue hardship for the Thompsons. Wisconsin Statute clearly prohibits a division of any lots such that it would create a non-conforming lot.

Section 70-63 and Section 55-41 of the Chippewa County Zoning Statutes clearly spells out the required lot sizes and setbacks required. Both of these Statutes would be violated if this variance were to be granted.

Attachment: Raihle_Lt to Board of Adjustment 2021-07-14 (6499 : Reconsideration of Popple & Thompson Variance Motion)

Raihle Law Office, S.C.

Attorneys at Law

David H. Raihle, Jr.

*99 East Grand Avenue
Chippewa Falls, Wisconsin 54729*

Section 70-63 requires a minimum of 1.5 acres (65,340 sq feet) and 150 feet of frontage. Section 55-41 governs division of land within the shoreline district. Section 55-41 indicates any division of lots require a minimum of 20,000 square feet and 100 feet of width.

Under the proposed division, the Thompson's lot would be reduced to 12,122 square feet with only 76 feet of frontage, making it non-compliant with Section 70-63 within the agricultural district. It would also be a violation of shoreland zoning.

The Thompson's property would be severely impacted by this variance. Their existing lot leaves little to no room for any new garage to be built, causing it to lose significant value. The Court outlined that zoning ordinances and subdivision requirements serve a number of purposes. "They are designed to control the division of land and to assure that such development therein are designed to accommodate the needs of the occupants of the subdivision." State of Wisconsin ex rel. Anderson v. Town of Newbold 2019 WI App 59, 389 Wis. 2d, 309, 935 N.W.2d 856 (2021).

This subdivision would not accommodate the needs of either the Popples nor the Thompsons as both lots would not conform to the necessary lot size required to either build a garage on the Thompson's lot, nor would it allow for a home to be built on the subdivided piece.

As outlined in Attorney Manydeeds letter dated July 13, 2021, on May 24, 2021, Judge James Isaacson did sign an Order. This Order stated many things to include, "The matter is remanded back to the Board of Adjustment for a determination on the Variance Application." This Order does not grant a variance, nor does it require the Board to grant such variance. It simply returns the decision to the Board for consideration.

The Thompsons strongly object to this variance and request the Board maintain their decision to defeat as was decided on June 24, 2021 at the previous meeting.

If you have any questions, feel free to contact my office, or address any concerns at the meeting on July 22, 2021 at 4:30pm.

Respectfully,



David H. Raihle, Jr.

Raihle Law Office, S.C.
Attorneys at Law

5.1.c

David H. Raihle, Jr.

*99 East Grand Avenue
Chippewa Falls, Wisconsin 54729*

September 22, 2021

VIA EMAIL Dclary@co.chippewa.wi.us

Board of Adjustment
c/o Director Douglas Clary
711 N. Bridge Street
Chippewa Falls, WI 54729

Re: Thompson/Popple Variance Request

Board Members,

I am Attorney David H. Raihle, Jr., and I represent Roger and Sheila Thompson regarding the above-mentioned variance request. I was informed that this matter has been placed, once again, on the agenda for the Board of Adjustment meeting on September 23, 2021 at 2:30pm.

This matter has already been discussed and defeated 0 to 5 at the June 24, 2021 meeting. I believe it is important to remember that this variance request has not been applied for by Mr. and Mrs. Thompson, and in fact, they strongly disagree with any variance being granted for the reasons I will set forth in this letter.

Melvin Popple owned a piece of property, where his home was located, adjacent to Robert and Mary Popple's land. He was granted a portion of Robert and Mary's land in order to allow for a garage to be built. Robert and Mary were well aware of the purposes for this transfer. These two pieces of property were then blended into one tax parcel.

Upon his passing, Roger and Sheila Thompson inherited Melvin's land to include his home, garage, and all other improvements. Now, the Popple's have requested a variance in order to obtain that small portion of land back. Unfortunately, splitting this tax parcel, as requested by the Popples, will result in two lots, of which both will violate Wisconsin Statute § 236.45(2)(3). The consequence of subdividing this property will result in two non-conforming lots and will create an undue hardship for the Thompsons. Wisconsin Statute clearly prohibits a division of any lots such that it would create a non-conforming lot.

Section 70-63 and Section 55-41 of the Chippewa County Zoning Statutes clearly spells out the required lot sizes and setbacks required. Both of these Statutes would be violated if this variance were to be granted.

Attachment: Raihle_Lt to Board of Adjustment 2021-09-21 (6499 : Reconsideration of Popple & Thompson Variance Motion)

Section 70-63 requires a minimum of 1.5 acres (65,340 sq feet) and 150 feet of frontage. Section 55-41 governs division of land within the shoreline district. Section 55-41 indicates any division of lots require a minimum of 20,000 square feet and 100 feet of width.

Under the proposed division, the Thompson's lot would be reduced to 12,122 square feet with only 76 feet of frontage, making it non-compliant with Section 70-63 within the agricultural district. It would also be a violation of shoreland zoning.

The Thompson's property would be severely impacted by this variance. Their existing lot leaves little to no room for any new garage to be built, causing it to lose significant value. The Court outlined that zoning ordinances and subdivision requirements serve a number of purposes. "They are designed to control the division of land and to assure that such development therein are designed to accommodate the needs of the occupants of the subdivision." *State of Wisconsin ex rel. Anderson v. Town of Newbold* 2019 WI App 59, 389 Wis. 2d, 309, 935 N.W.2d 856 (2021).

This subdivision would not accommodate the needs of either the Popples nor the Thompsons as both lots would not conform to the necessary lot size required to either build a garage on the Thompson's lot, nor would it allow for a home to be built on the subdivided piece.

As outlined in Attorney Manydeeds letter dated July 13, 2021, on May 24, 2021, Judge James Isaacson did sign an Order. This Order stated many things to include, "The matter is remanded back to the Board of Adjustment for a determination on the Variance Application." This Order does not grant a variance, nor does it require the Board to grant such variance. It simply returns the decision to the Board for consideration.

Attorney Manydeeds has also indicated in his letter that the Popples intend to exercise their "First Option", however, since the writing of this letter, Judge Isaacson has deemed the value of the improvements to be worth \$33,000.00 and the Popples have made it quite clear that they, in fact, do not intend to exercise their "First Option" right, making this variance a moot point.

The Thompsons strongly object to this variance and request the Board maintain their decision to defeat as was decided on June 24, 2021 at the previous meeting.

If you have any questions, please feel free to contact me at my office as I will be unable to attend the meeting on Thursday, September 23, 2021.

Raihle Law Office, S.C.

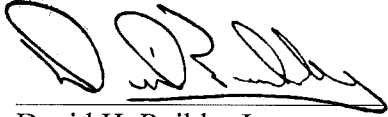
5.1.c

Attorneys at Law

David H. Raihle, Jr.

*99 East Grand Avenue
Chippewa Falls, Wisconsin 54729*

Respectfully,



David H. Raihle, Jr.

Attachment: Raihle_Lt to Board of Adjustment 2021-09-21 (6499 : Reconsideration of Popple & Thompson Variance Motion)

Manydeeds Law, S.C.
Attorneys at Law
1119 Regis Court, Suite 110
Eau Claire, WI 54701

Telephone: (534) 444-3118
Facsimile: (534) 444-3121

Edmund Manydeeds III
John Manydeeds

September 22, 2021

VIA EMAIL Dclary@co.chippewa.wi.us

Board of Adjustment
c/o Director Douglas Clary
711 N. Bridge Street
Chippewa Falls, WI 54729

**RE: Thompsons/Popples Variance Request
Appeal # 2020-0003**

Board Members,

My name is John E. Manydeeds and I have been representing Robert & Mary Popple during the variance request number 2020-0003. I am writing this letter for the September 22, 2021 meeting when this variance issue will be reopened for discussion.

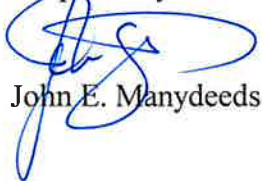
I have received a copy of the letter from the Thompsons. The Popples are invoking their First Option to Buy rights on this property; they have not waived that right. We had a hearing in front of the Court at the end of July and are still waiting on the Court to sign the Order.

The Popples' intention is to file an appeal on the court matter and for that they require a Final Court Order. As soon as is reasonable after the Court signs the Order, the Popples intend to put in their Notice of Appeal.

The Popples ask that this matter be continued to the October Board Meeting so that the Court has time to sign the Order and we can then provide the Board more information on the appeal.

I will be attending the meeting on September 22. If you have any questions, please feel free to contact me or let me know at the meeting.

Respectfully Submitted,



John E. Manydeeds



STATEMENT OF EXPLANATION

5.2

2021-0004 WDNR RANGER STATION - VARIANCE REQUEST - TOWN OF ANSON - TONY RODER

A VARIANCE is a relaxation of a dimensional standard in a land use ordinance (e.g., setbacks, lot area, height, etc.). The Board of Adjustment (BOA), after a public hearing, decides whether a variance is to be granted or denied. It is a quasi-judicial body because it functions almost like a court. The BOA's main objective is not to compromise ordinance provisions, but to apply legal criteria provided in State Supreme Court Decisions, State Laws and the County Ordinances to a specific development request, which does not meet the minimum ordinance requirements. Variances are meant to be an infrequent remedy where an ordinance imposes a unique and substantial burden on a property.

VARIANCE: To exceed the number of driveways within 600' on a county highway in the Agricultural District in accordance with section 70-109(e)(1)(b) of the Chippewa County Zoning Ordinance. Parcel number 23007-2932-74529001, which is located in the NW ¼ of the SW ¼, Section 29, Township 30 North, Range 07 West. Town of Anson. Physical Address: 20150 County Highway S

CHIPPEWA COUNTY DEPARTMENT OF PLANNING & ZONING

• 711 North Bridge Street, Chippewa Falls, WI 54729 • Phone: 715.726.7940 • Fax: 715.726.4596 • www.co.chippewa.wi.us •

2021 Variance Application



A **VARIANCE** is a relaxation of a dimensional standard in a land use ordinance (e.g., setbacks, lot area, height, etc.). The Board of Adjustment (BOA), after a public hearing, decides whether a variance is to be granted or denied. It is a quasi-judicial body because it functions almost like a court. The BOA's main objective is not to compromise ordinance provisions, but to apply legal criteria provided in State Supreme Court Decisions, State Laws and the County Ordinances to a specific development request, which does not meet the minimum ordinance requirements. Variances are meant to be an infrequent remedy where an ordinance imposes a unique and substantial burden on a property.

Once a completed application is received, the Chippewa County Department of Planning & Zoning will prepare and publish in the Chippewa Herald a public hearing notice of your variance request. The public hearing notice will include the location and time of the required public hearing before the BOA. In addition, your neighbors and any applicable state agency(s) will also be notified. At the hearing, any party may appear in person or may be represented by an agent or attorney to present information to the BOA in opposition or support of your request.

SECTION I: Owner Information			SECTION II: Agent/Contractor Information		
Name: STATE OF WISCONSIN			Name: EVERYDAY SURVEYING + ENGINEERING		
Mailing Address: 101 S. WEBSTER STREET			Mailing Address: 1818 BRACKETT AVE.		
City: MADISON	State: WI	Zip: 53707	City: EAU CLAIRE	State: WI	Zip: 54701
Telephone: 715-286-2640			Telephone: 715-831-0654		
Email Address:			Email Address: mark@esellc.co		
SECTION III: Parcel Information					
Town of: TOWN OF ANSON			Property Address: 20150 COUNTY HWY S		
Parcel Number: 23007-2932-74529001			City: JIM FALLS	State: WI	Zip: 54748
Zoning District(s): AG					

GENERAL DIRECTIONS:

- Complete** the attached Application form and the required six (6) parts:

☒ Part 1: Board of Adjustment Schedule - 2021	☒ Part 4: Construction and/or Plot Plans Required
☒ Part 2: General Questions/Alternatives	☒ Part 5: Applicant Acknowledgements
☒ Part 3: Three Step Test Criteria for Variance	☒ Part 6: Application Completeness Statement
- Submit** the application, all required information and a **\$650.00** public hearing fee by the deadline listed in Part 1 of the application to the Chippewa County Department of Planning & Zoning, Room 009, 711 N. Bridge Street, Chippewa Falls, Wisconsin 54729.
- Make arrangements** to attend or have a representative attend the public hearing, so that the request can be presented and questions answered.

FOR DEPARTMENT OF PLANNING & ZONING STAFF USE:		
Receipt Number: 18412	Appeal Number: 2021-0004	Public Hearing Date: 8-19-21

Chippewa County – 2021 Variance Application

PART 3: Three-Step Test Criteria for Variance

Please use a separate 8.5" x 11" sheet of paper to address the questions as presented below. To qualify for a variance, you must meet the three (3) following requirements:

Step One: Unnecessary Hardship

Strict application of an ordinance requirement such as a setback, the required road frontage, the height of a structure, the bulk or density required, will result in unnecessary hardship. Wisconsin case law explains that unnecessary hardship is present where, in the absence of a variance, compliance with the ordinance would prevent the owner from using the property for a permitted use or would render conformity with such restrictions unnecessarily burdensome. If a parcel as a whole, but not necessarily each portion of the parcel provides for a permitted use then the test is not met and a variance cannot be granted. An applicant may not claim hardship because of conditions which are self-imposed or created by a prior owner (for example, splitting a lot to create two substandard lots or starting construction without the proper permits and then claiming hardship). Courts have also determined that loss of profit or financial hardship does not, by themselves, justify a variance.

In your opinion, is unnecessary hardship present on this property?

☒ YES. Please describe the unnecessary hardship present on this property and why it is unnecessarily burdensome for you to comply with the regulations.

☐ NO. A variance cannot be granted.

Step Two: Hardship due to unique physical limitations of the property

The hardship is due to unique physical limitations of the property, i.e. compliance with the ordinance is prevented by limitations of the property (steep slopes, wetlands, etc.) that are not generally shared by other properties. The circumstances of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances or lack of objections from neighbors do not provide a basis for granting a variance. Minor property limitations that prevent ordinance compliance and are common to a number of properties should be addressed by amendment of the ordinance.

Do unique physical characteristics of your property prevent compliance with the ordinance?

☒ YES. What are the unique physical limitations of your property? Please show the boundaries of these features on the site map(s) and describe the alternatives that you considered.

☐ NO. A variance cannot be granted.

Step Three: No harm to public interests

A variance may not be granted which results in harm to public interests. In applying this test, the BOA must consider impacts of the proposal and the cumulative impacts of similar projects on the interests of the neighbors, the entire community and the general public. These interests are listed as objectives in the purpose statement of the ordinance and may include:

- Public health, safety and welfare
- Water quality
- Fish and Wildlife Habitat
- Natural scenic beauty
- Minimization of property damages
- Provision of efficient public facilities and utilities
- Achievement of eventual compliance for non-conforming uses, structures and lots
- Any other public interest issues

Does your request harm the public interest?

☐ YES. A variance cannot be granted.

☒ NO. Please explain why this request does not cause harm to the public interest.

IF VARIANCE IS NOT GRANTED, FIRE RESPONSE TIME WILL SLOWED DOWN.

Chippewa County – 2021 Variance Application

Part 4: Construction and/or Plot Plans:

The plot and construction plans are the most important piece of information pertaining to your request. An accurate diagram showing the relationship of your existing buildings and the proposed activities that you are requesting the variance for is an essential piece of information that the BOA needs in order to reach a decision. In some cases it is not required that you submit professional quality plans, but if you cannot accurately and clearly illustrate your proposal, it is recommended that you obtain assistance in preparing your plot plan.

REQUIRED INFORMATION:

- ☒ A Map of Survey showing all of the following:
- ☒ Dimensions, location(s) and setback(s) of existing and proposed structures and/or additions.
 - ☒ Location of roadways and easements on the property
 - ☒ Location of well(s) and sanitary system(s)
- ☒ An accurate building diagram
- ☒ Anticipated project start date **IN CONSTRUCTION**

ADDITIONAL INFORMATION, if Applicable and requested by the Planning & Zoning Department and/or BOA:

- ☒ Vegetation removal proposed
- ☒ Contour lines (1-2 ft. intervals)
- ☐ Ordinary high water mark **N/A**
- ☒ Floodplain & wetland boundaries
- ☒ Location and extent of filling, grading and/or excavation
- ☒ Location and type of storm water and erosion control measures
- ☒ Any other construction related to your request

Part 5: Applicant Acknowledgement/Signature

- I certify that the information I have provided in this application is true, accurate and complete.
- I understand that the BOA's review of this application is a quasi-judicial proceeding.
- I or a representative will have an opportunity to present to the BOA information in favor of this request.
- I have the authority to allow the staff of the Department of Planning & Zoning and BOA Committee member's access to the property to conduct necessary inspections related to my request.
- I understand that I cannot speak to any member of the BOA about this application, except at the public hearing.
- I understand that I cannot direct any written communication about this application to a member of the BOA unless I also file a copy with the Department of Planning & Zoning and direct additional copies to each person who has registered an interest in this application.
- I also understand that if I or my representative fails to appear in front of the BOA during the designated public hearing, as listed below, or my failure to observe the above mentioned rules, my request may be **DENIED**.

Signed: Mark E. Erickson **MARK E. ERICKSON** Date: 06-22-21
Owner/Agent **(AGENT)**

Part 6: Application Completeness Statement

The Chippewa County Department of Planning & Zoning recommends that the owner/agent for the requested variance submit the information at least **one week** prior to the deadline. Once an application is submitted, the staff will review it to determine if information is missing and/or not submitted by the application deadline. If it is determined that the application is not complete, I understand the application will be either returned to me or placed in "holding" until all requested information is submitted.

By missing the required deadline I understand that this might delay my hearing by one or more months.

Signed: Mark E. Erickson **MARK E. ERICKSON** Date: 06-22-21
Owner/Agent **(AGENT)**

Everyday Surveying and Engineering, LLC

Civil Engineering • Land Surveying



DNR Ranger Station **Town of Anson** *Development - Narrative*

Site Information:

The property is located in the Town of Anson just east of Jim Falls on County Trunk "S" approximately 400 feet east of 198th Street and west of 205th Street along the north side of the roadway. This property is approximately five (5) acres in size and the proposed improvements will encompass approximately 2.7 acres nearest the southeast corner of the property. On the northwestern limits of the property there is an existing wetland area. The property generally slopes from the southeast down to the northwest with a quasi-plateau area nearest the southeast limits. The site was soil tested for locating the septic drainage system and identified one location that would best suit the proposed operations near the middle-west portions, near the south line.

This is the location of the proposed DNR Ranger Station that will be replacing the station currently in Cornell while providing a much-needed updates and improvements for them to carry out their duties, provide adequate equipment storage, and enhance the operational flow.

Project Details:

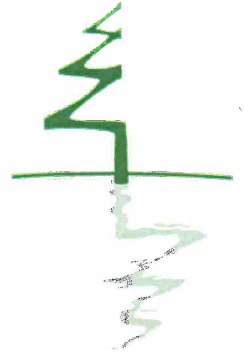
This site will have an approximate 9,600 square foot building that will serve as a Game Warden (Law Enforcement Officers) and a Ranger Headquarter. Back in February 2016 the DNR did present a similar proposed project site for the Chippewa County Planning & Development Committee to review the potential site's improvements and usage prior to any design work being performed on the property. This Committee voted **unanimously** to support this project by a statement "Acknowledgement of the Future Land Use as a Conditional Use".

Then on July 9th, 2020 the Town of Anson's Town Board had a meeting and discussed the formal Conditional Use Permit for this project site's improvements as presented today.

Next, the Conditional Use Permit was heard at Chippewa County's Planning and Development Committee meeting on July 23rd, 2020. The Conditional Use Permit was approved unanimously by this committee.

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The building will be generally used by these DNR two branches of service. The eastern portions of the building will be predominately Fire Response / Rescue Vehicle storage within five (5) bays. The western 36 feet will be office-like space supporting these types of operations.

The location of the building was chosen based on the following: analyzing multiple layouts, studying of the site's operational needs, and existing site constraints.

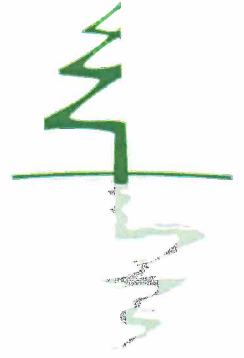
The existing site constraints and the criteria for locating the site's improvement as shown, more or less dictated how the site would lay out. The available location(s) of the septic system, not disturbing the wetland area, plus the safety and ease to access County Trunk "S" all were big drivers that controlled the final building location on the site.

This site will support approximately 1 to 3 Game Wardens, 2 to 4 Rangers on a full-time basis. The building will also allow for some seasonal workers to use the building as a command post. This property is not anticipated to be a large or high-volume traffic generator. The daily 2 to 7 full-time personal will most likely enter the site in the morning hours and exit the site during normal day end times. Traffic generated by Fire Responses / Rescues does not happen on a time schedule for entering or exiting the site. This type of traffic produced from the site would be purely on a random and infrequent basis.

Along with this narrative, we have attached exhibits titled "Truck Pattern" showing the expected turning maneuvers of vehicles entering and more crucially exiting the site to attend to a rescues or responses. This will assist in showing how detailed and thought out the site design was taken, to ensure and accommodate the most efficient and effective manner of vehicles maneuvering on the site. Plus, it identifies how sensitive the proposed driveway locations are physically positioned to achieve this site's end goal: Safety, Ease and Timeliness of vehicle movements.

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Civil Engineering • Land Surveying



The operations related to Fire Response will use larger types of vehicles. These vehicles will range in size from larger trucks with trailers and tanker vehicles that will need easy access from the garage (bays) to the leave the parking area on the southern limits of the building in a safe, smooth, and timely manner. By locating the two (2) newly proposed driveways for this project as shown, this allows the site to function at is best.

Request for Variance:

This project is requesting a variance to the allowed number of driveway access locations within a prescribed distance along a roadway corridor. In Chippewa County Code Section 70-109 (e) (1) (b) it states: "Access driveway to Class B highways shall have a separation distance between each other of at least 75 feet, but no more than three (3) access points, including public and private streets, may be located within 600 feet of each other. The access drive cannot be located within the visual triangle of the intersecting roads".

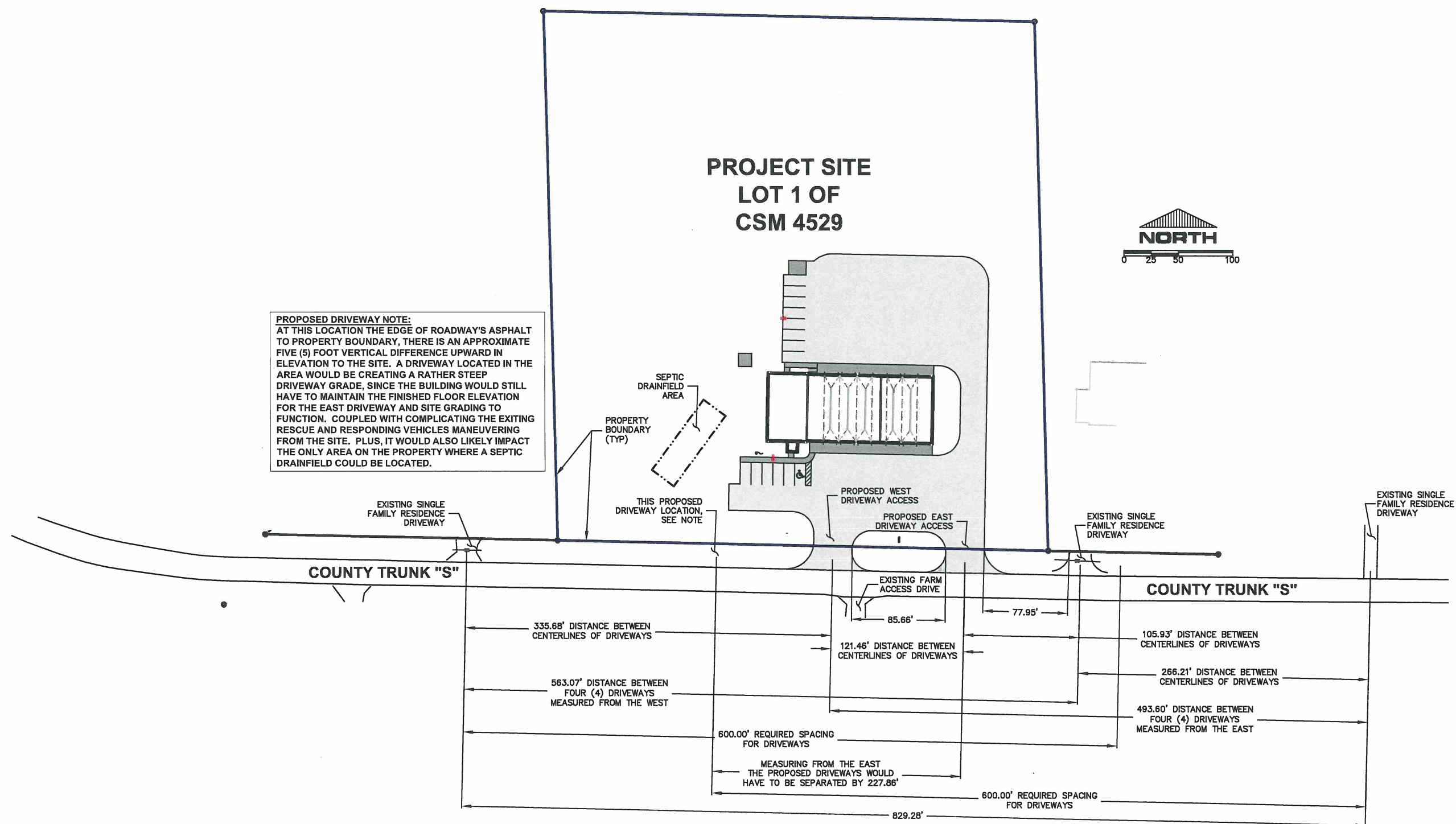
This project site based on previously mentioned existing site constraints and the proposed functional operations will produce the situation that has more than three (3) driveway access points within 600 feet. As a matter of fact, there will be four (4) driveway access points along the north side of the roadway within a stretch of approximately 493 linear feet, as measured from east, with respect to the centerline of access points. Or 563 linear feet, as measured from the west, with respect to the centerline of access points.

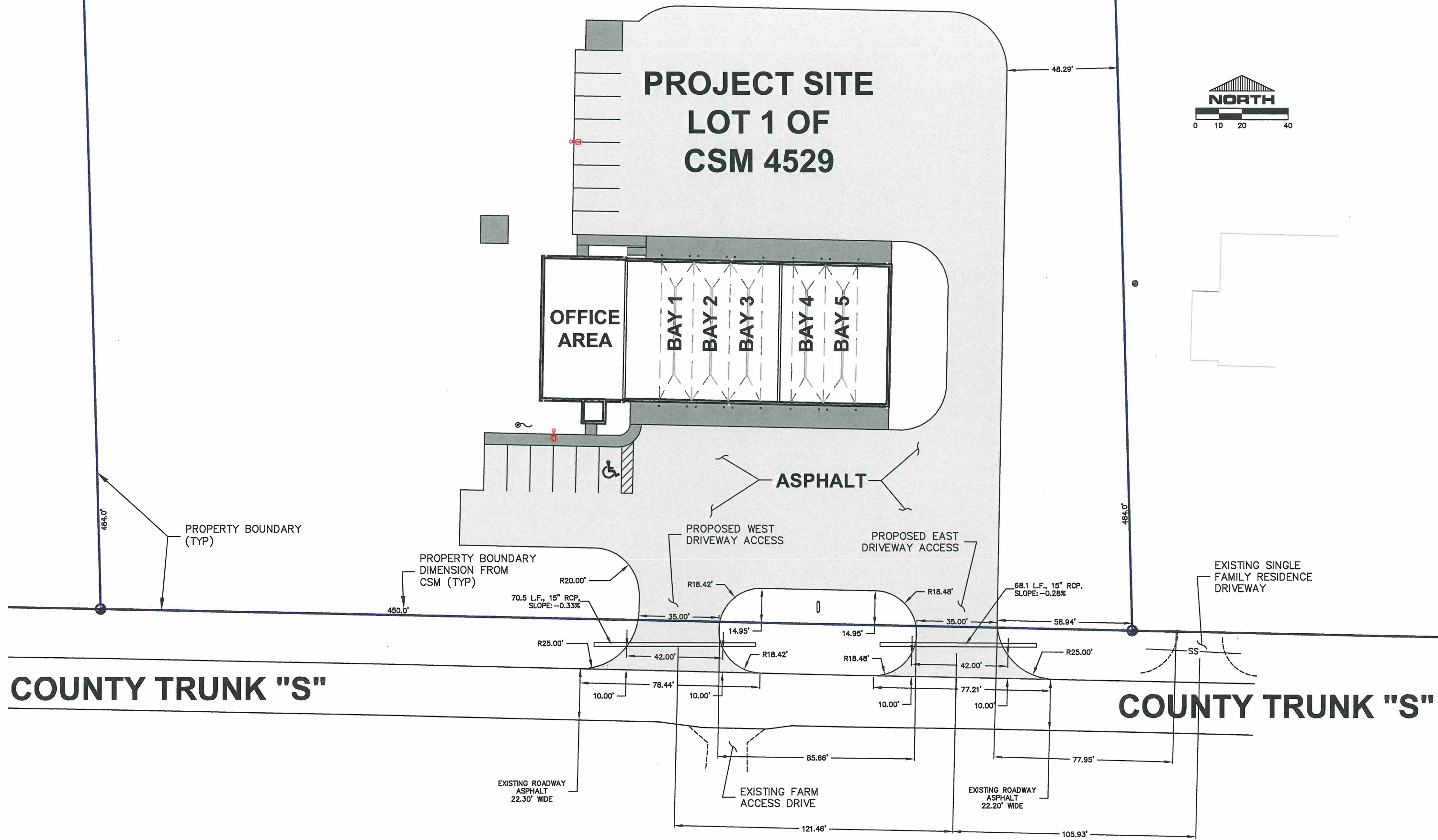
The nature of the site and operations we feel strongly that these two (2) proposed driveways do not adversely impact the adjacent roadway's function or safety, the site does not impact traffic with regards to normal operations as in volume of traffic generated by this site, and is a positive for Community to provide safe, easy, and timely for the Rescue and / or Response Vehicles present at this site.

This project site kindly requests your approval of this Variance, allowing more than four (4) driveway access points within 600 linear feet of road.

JOB NO:	19151
DWG NAME:	BASIN
DATE:	07-22-21
APPROVED:	VV-VV-VV
CHK BY:	MAE
SRM:	







EVERYDAY SURVEYING & ENGINEERING
1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH: (715) 841-0654 • EMAIL: INFO@ES&E.CO

DR BY:	SRM	JOB NO:	19151
CHK BY:	MAE	DWG NAME:	DESIGN
DATE:		APPRO:	

JIM FALLS - FIRE RESPONSE RANGER STATION
EXHIBIT OF DIMENSIONS
TOWN OF ANCON, CLIFFORD COUNTY, WI
Attachment: 2021-0004 DNR Ranger Station - Variance Application Diagrams (6589 : 2021-0004 WDNR Ranger Station)

SHEET NO:
TRO



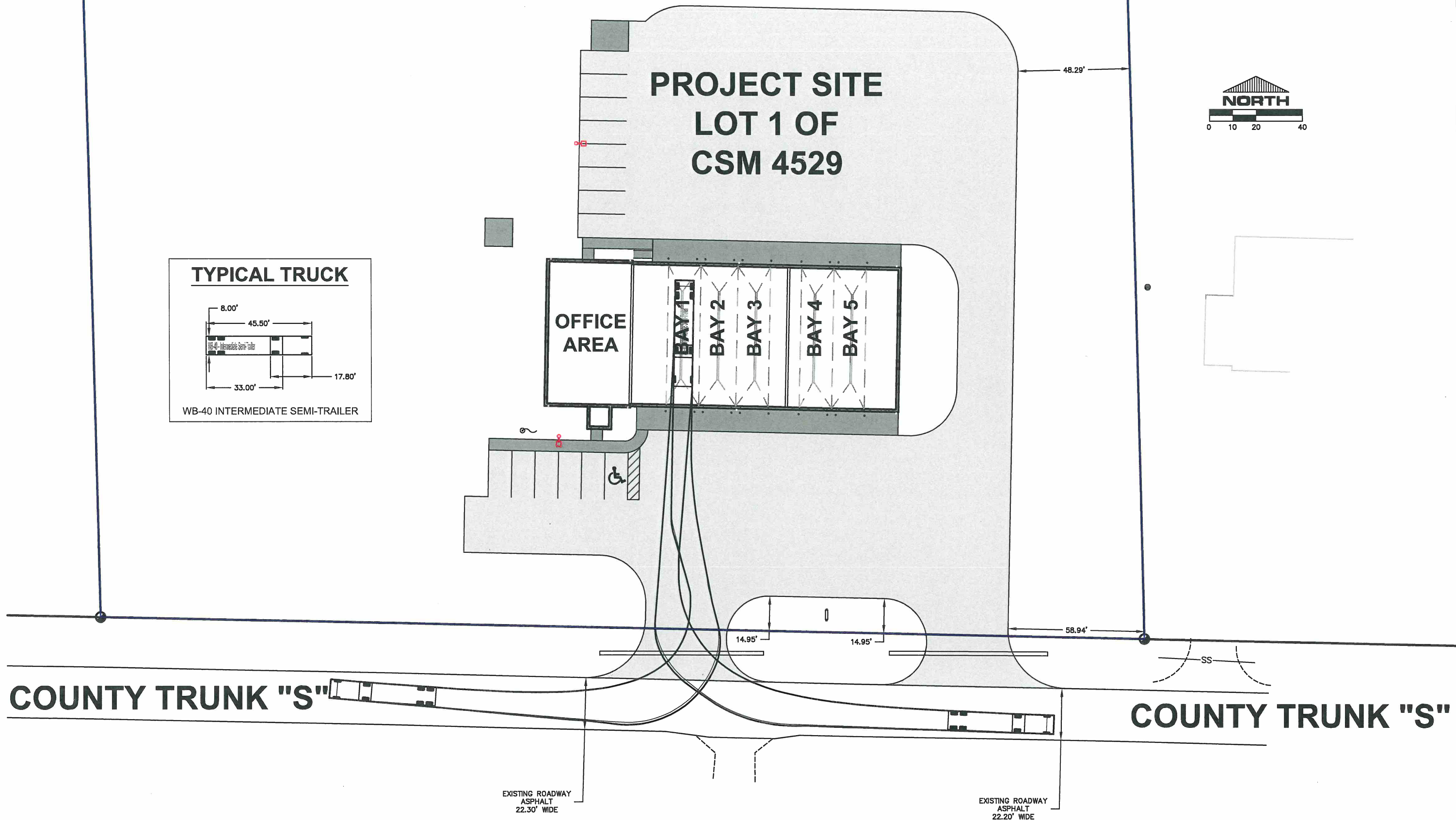
EVERYDAY SURVEYING & ENGINEERING
1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

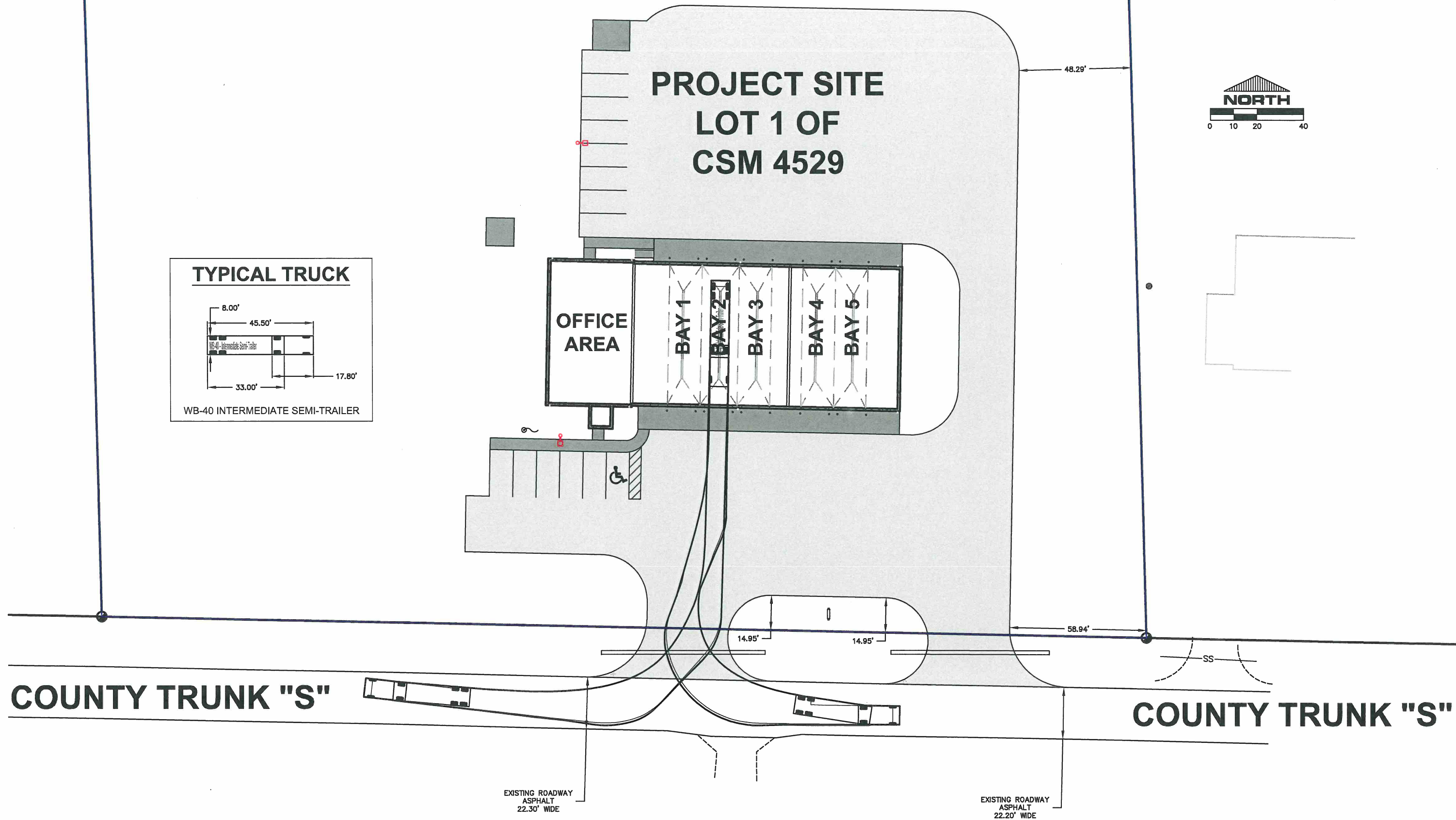
JOB NO:	19151
DWG NAME:	DESIGN
APPROV:	W W W W
DR BY:	SRM
CHK BY:	MAE
DATE:	W W W W

JIM FALLS - FIRE RESPONSE RANGER STATION
TRUCK PATTERN - TRUCK IN BAY 1
TOWN OF ANSON CHIPPewa COUNTY WI

Attachment: 2021-0004 DNR Ranger Station - Variance Application Diagrams (6589 : 2021-0004 WDNR Ranger Station)

SHEET NO:
TR1





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1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH: (715) 841-0654 • EMAIL: INFO@ESE.ED

JOB NO:	19151
DWG NAME:	BASIN
DATE:	...

JIM FALLS - FIRE RESPONSE RANGER STATION
TRUCK PATTERN - TRUCK IN BAY 2
TOWN OF ANCON, CLIFFORD COUNTY, WI

SHEET NO:
TR2

Attachment: 2021-0004 DNR Ranger Station - Variance Application Diagrams (6589 : 2021-0004 WDNR Ranger Station)



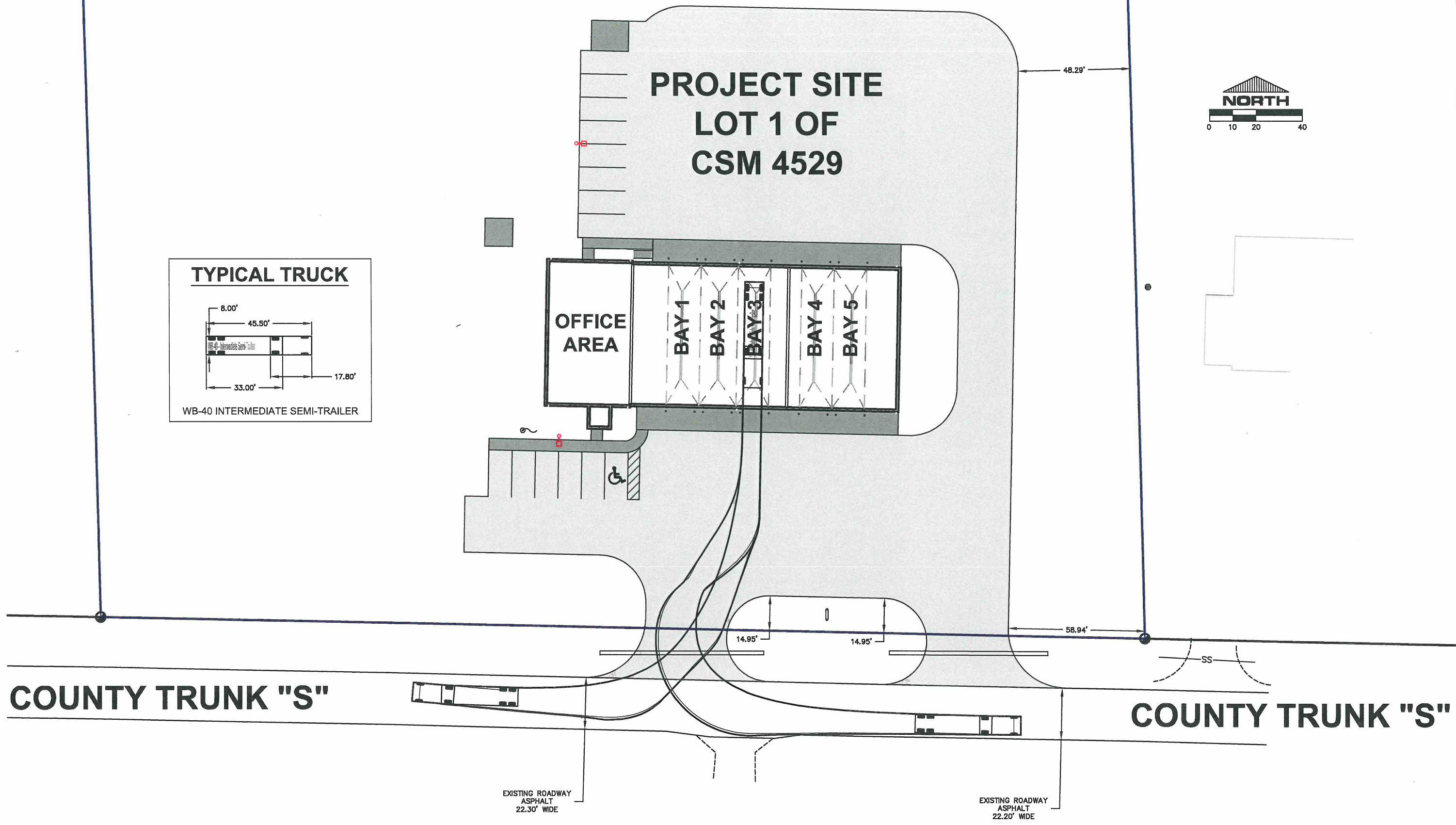
EVERYDAY SURVEYING & ENGINEERING
1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

JOB NO:	19151
DWG NAME:	BASIN
DATE:	~ ~ ~ ~
DR BY:	SRM
CHK BY:	MAE

JIM FALLS - FIRE RESPONSE RANGER STATION
TRUCK PATTERN - TRUCK IN BAY 3
TOWN OF ANSON CHIDDEWA COUNTY WI

SHEET NO:
TR3

Attachment: 2021-0004 DNR Ranger Station - Variance Application Diagrams (6589 : 2021-0004 WDNR Ranger Station)





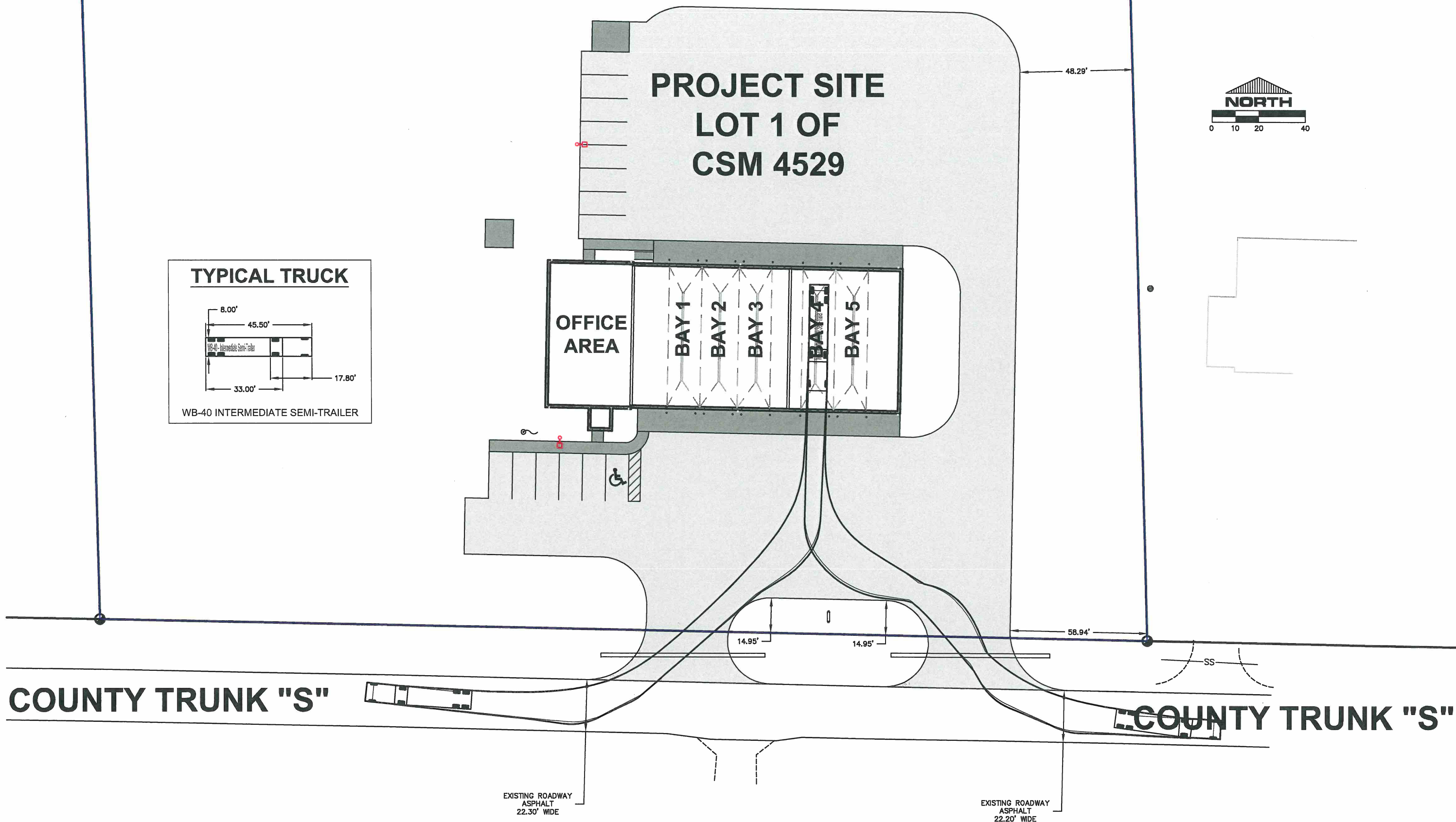
EVERYDAY SURVEYING & ENGINEERING
1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

JOB NO:	19151
DWG NAME:	BASIN
DATE:	11/11/2021
DR BY:	SRM
CHK BY:	MAE
APPROV:	

JIM FALLS - FIRE RESPONSE RANGER STATION
TRUCK PATTERN - TRUCK IN BAY 4
TOWN OF ANSON, CLIFFDEWEA COUNTY, WI

SHEET NO:
TR4

Attachment: 2021-0004 DNR Ranger Station - Variance Application Diagrams (6589 : 2021-0004 WDNR Ranger Station)





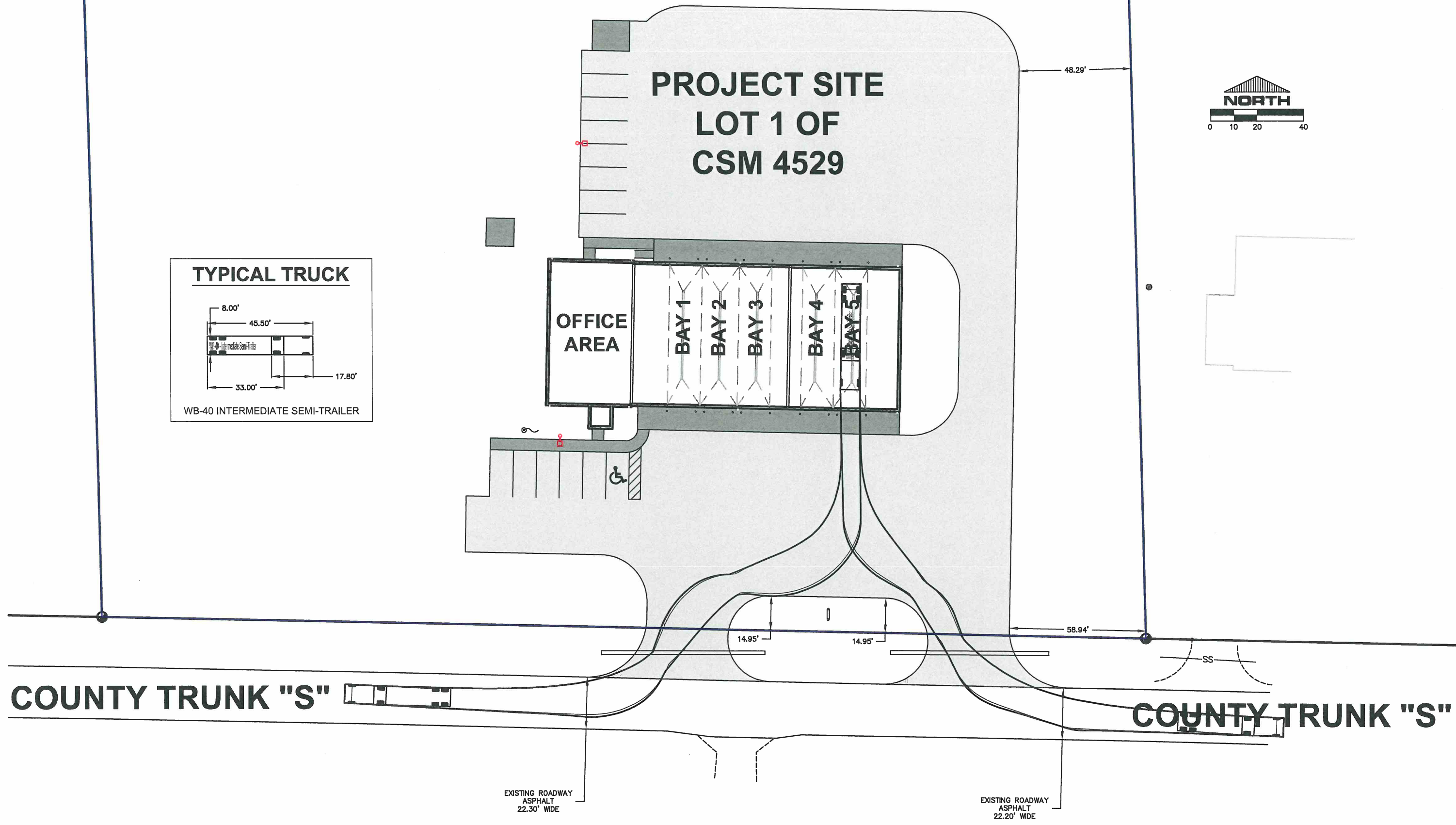
EVERYDAY SURVEYING & ENGINEERING
1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH: (715) 891-0654 • FAX: (715) 891-0654 • EMAIL: INFO@ES&E.CO

DR BY:	SRM	JOB NO:	19151
CHK BY:	MAE	DWG NAME:	BASIN
DATE:		APPROVED:	

JIM FALLS - FIRE RESPONSE RANGER STATION
TRUCK PATTERN - TRUCK IN BAY 5
TOWN OF ANCON, CLIFFORD COUNTY, WI

SHEET NO:
TR5

Attachment: 2021-0004 DNR Ranger Station - Variance Application Diagrams (6589 : 2021-0004 WDNR Ranger Station)





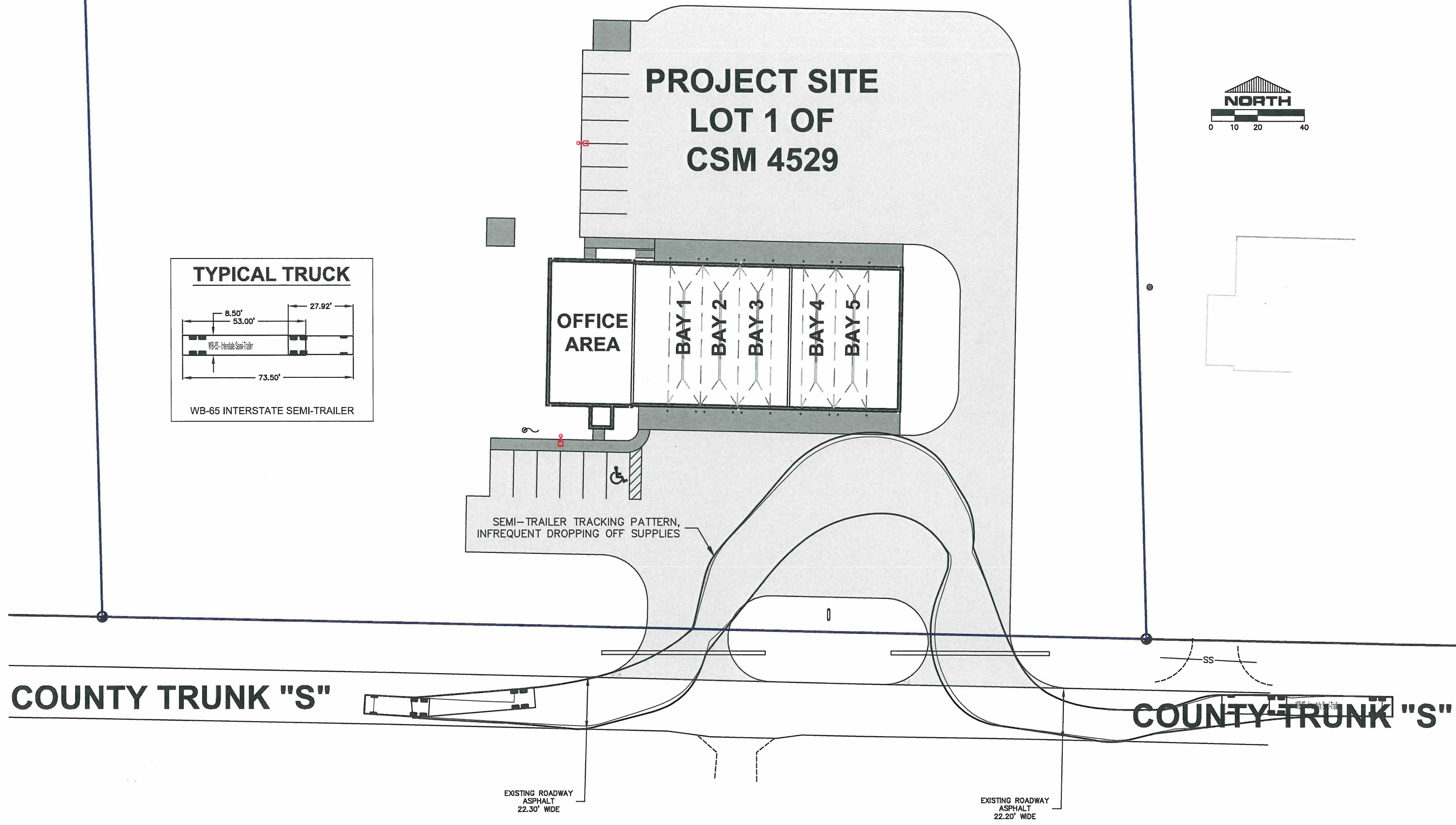
EVERYDAY SURVEYING & ENGINEERING
1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH: (715) 831-0654 • FAX: (715) 831-0654 • EMAIL: INFO@ES&E.CO

DR BY:	SRM	JOB NO:	19151
CHK BY:	MAE	DWG NAME:	BASIN
DATE:		APPROVED:	

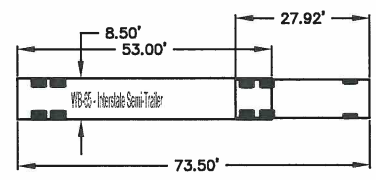
JIM FALLS - FIRE RESPONSE RANGER STATION
TRUCK PATTERN - SEMI-TRAILER EXHIBIT
TOWN OF ANCON, CLADDOUMA COUNTY, WI

SHEET NO:
TR6

Attachment: 2021-0004 DNR Ranger Station - Variance Application Diagrams (6589 : 2021-0004 WDNR Ranger Station)



TYPICAL TRUCK



WB-65 INTERSTATE SEMI-TRAILER

SEMI-TRAILER TRACKING PATTERN,
INFREQUENT DROPPING OFF SUPPLIES

EXISTING ROADWAY
ASPHALT
22.30' WIDE

EXISTING ROADWAY
ASPHALT
22.20' WIDE

COUNTY TRUNK "S"

COUNTY TRUNK "S"

**PROJECT SITE
LOT 1 OF
CSM 4529**

OFFICE
AREA

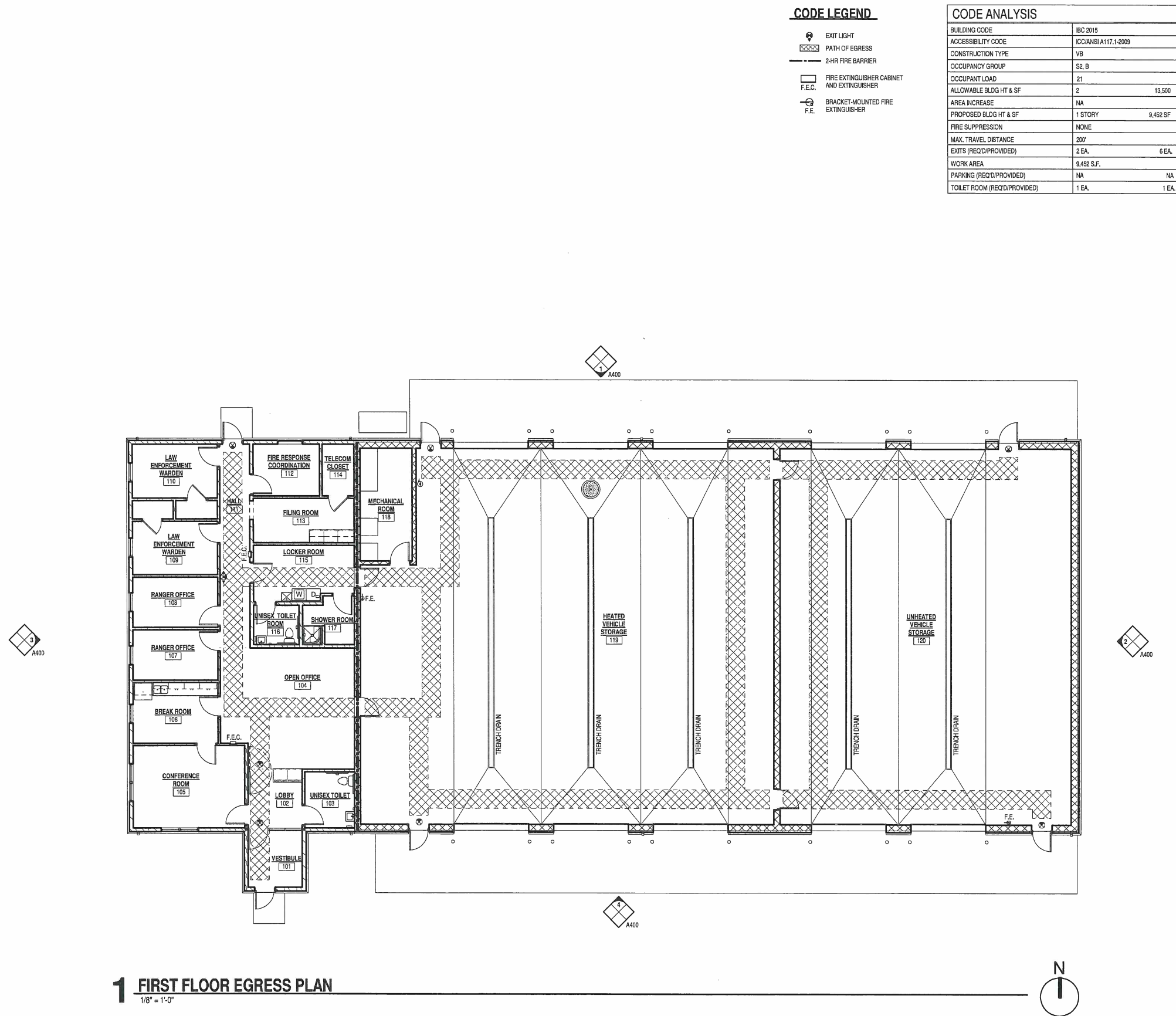
BAY 1

BAY 2

BAY 3

BAY 4

BAY 5



1 FIRST FLOOR EGRESS PLAN

CODE ANALYSIS		
BUILDING CODE	IBC 2015	
ACCESSIBILITY CODE	ICC/ANSI A117.1-2009	
CONSTRUCTION TYPE	VB	
OCCUPANCY GROUP	S2, B	
OCCUPANT LOAD	21	
ALLOWABLE BLDG HT & SF	2	13,500
AREA INCREASE	NA	
PROPOSED BLDG HT & SF	1 STORY	9,452 SF
FIRE SUPPRESSION	NONE	
MAX. TRAVEL DISTANCE	200'	
EXITS (REQ'D/PROVIDED)	2 EA.	6 EA.
WORK AREA	9,452 S.F.	
PARKING (REQ'D/PROVIDED)	NA	NA
TOILET ROOM (REQ'D/PROVIDED)	1 EA.	1 EA.

[illegible]

LEGEND

OVERHEAD LINES
STORM PIPE
MAJOR EXISTING CONTOUR
MINOR EXISTING CONTOUR
FENCE LINE DEMO
TREE LINE
TREE LINE DEMO
TOP OF SLOPE
TOE OF SLOPE
CENTERLINE
CONSTRUCTION FENCE

OH
SS
-900-
-901-
X
Wavy line
Blue wavy line
- - -
- - -
- - -
Yellow dashed line

EXISTING ASPHALT HATCH
EXISTING GRAVEL HATCH
SOIL TEST LOCATIONS

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State of Wisconsin
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Division of State Facilities

Agency/Institution:
DEPARTMENT OF NATURAL RESOURCES
CORNELL, WISCONSIN

FIRE REPOSE RANGER STATION REPLACEMENT
CORNELL STATION
DEPARTMENT OF NATURAL RESOURCES
TOWN OF ANSON, WISCONSIN

Sheet Title:
EXISTING CONDITIONS AND
DEMOLISH PLAN

Revisions:

NO.	DATE	DESCRIPTION
BD	12/04/2021	BID DOCUMENTS

Graphic Scale
0 10 20 30

DFD Number
1903H

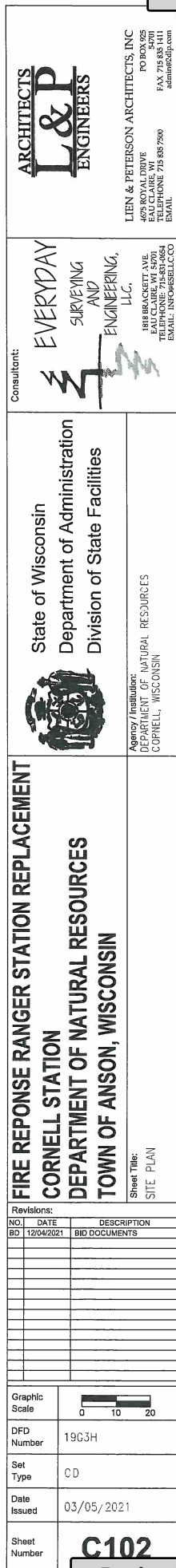
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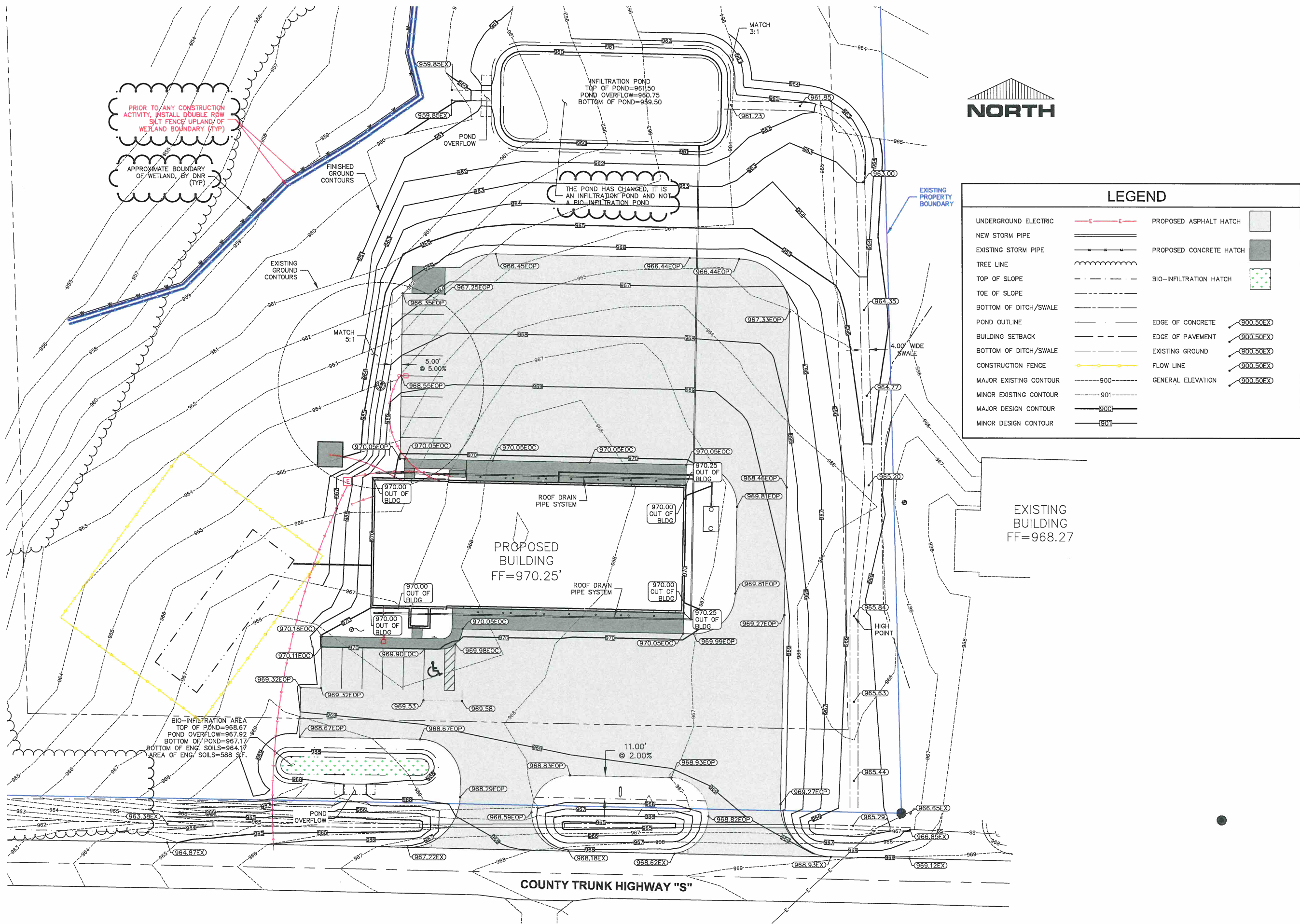
Date Issued
03/05/2021

Sheet Number
C404

Attachment: 2021-0004 DNR Ranger Station - Variance Application Construction Plans (6589 : 2021-0004 WDNR Ranger Station)

Packet Pg. 40





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FIRE REPOSE RANGER STATION REPLACEMENT
CORNELL STATION
DEPARTMENT OF NATURAL RESOURCES
TOWN OF ANSON, WISCONSIN

Sheet Title:
GRADING PLAN - OVERVIEW

Revisions:

NO.	DATE	DESCRIPTION
01	12/04/2021	BID DOCUMENTS

Graphic Scale: 0 10 20

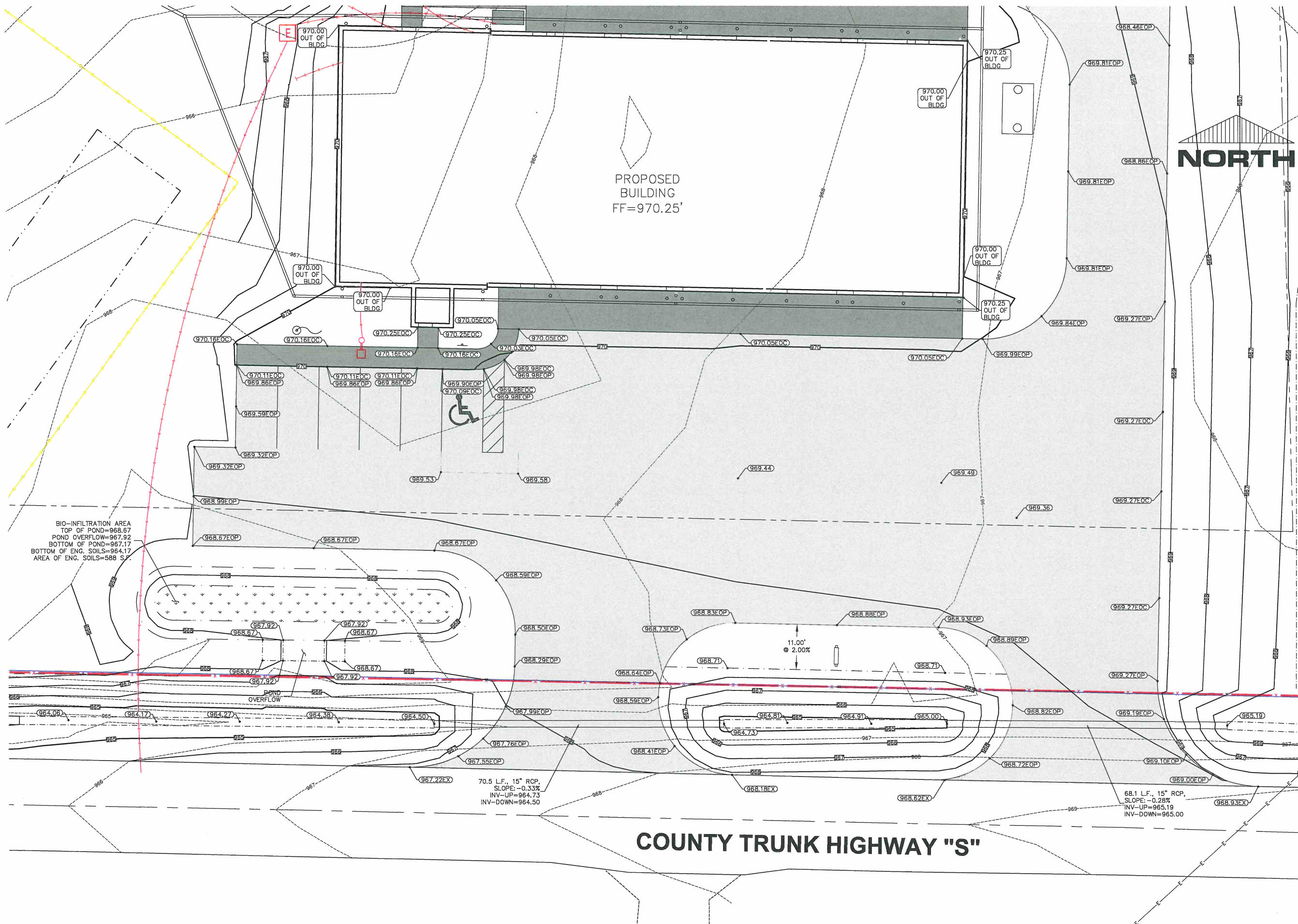
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Sheet Number: **C103**

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CORNELL, WISCONSIN

FIRE REPOSE RANGER STATION REPLACEMENT

CORNELL STATION

DEPARTMENT OF NATURAL RESOURCES

TOWN OF ANSON, WISCONSIN

Sheet Title:

GRADING DETAIL - SOUTH

Revisions:

NO.	DATE	DESCRIPTION
BD	12/04/2021	BID DOCUMENTS

Graphic Scale

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DFD Number

1903H

Set Type

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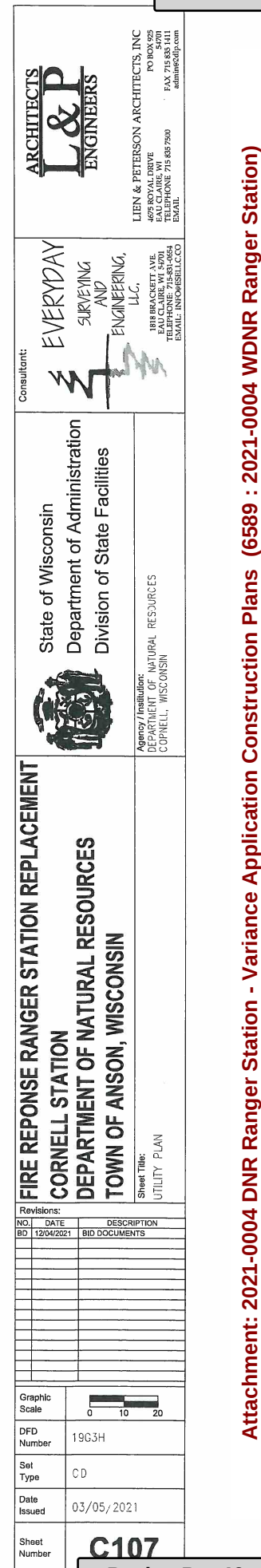
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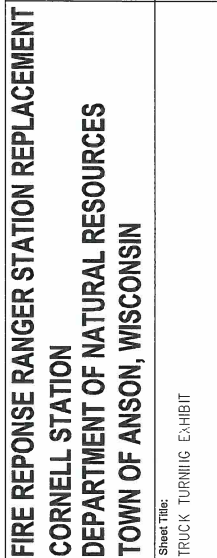
03/05/2021

Sheet Number

C104







Graphic Scale	
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Date Issued	03/05/2021
Sheet Number	C108



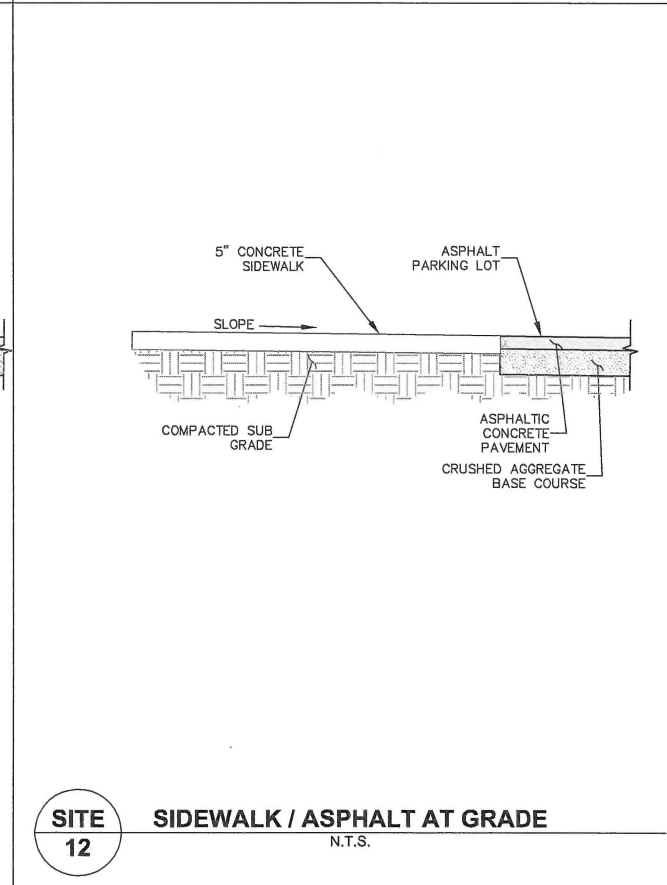
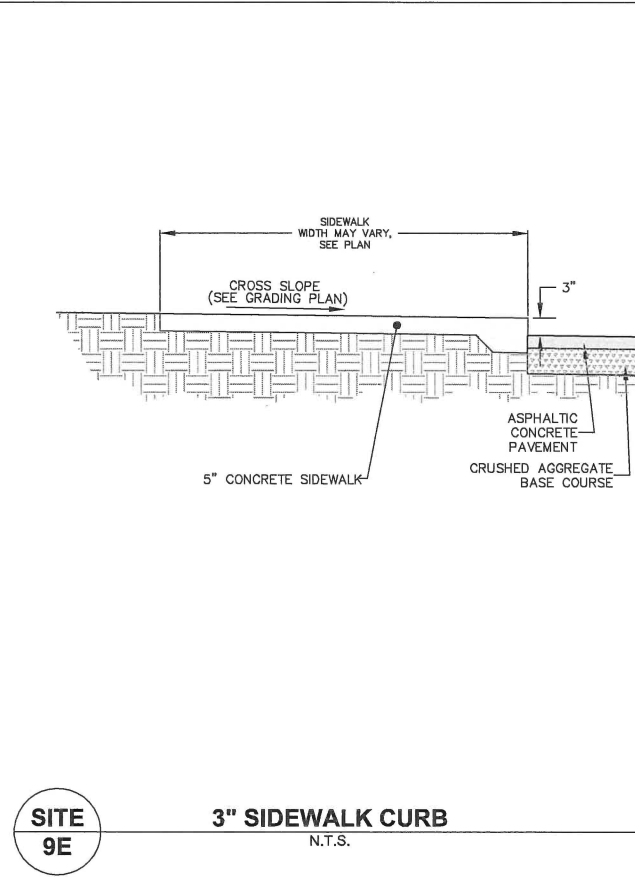
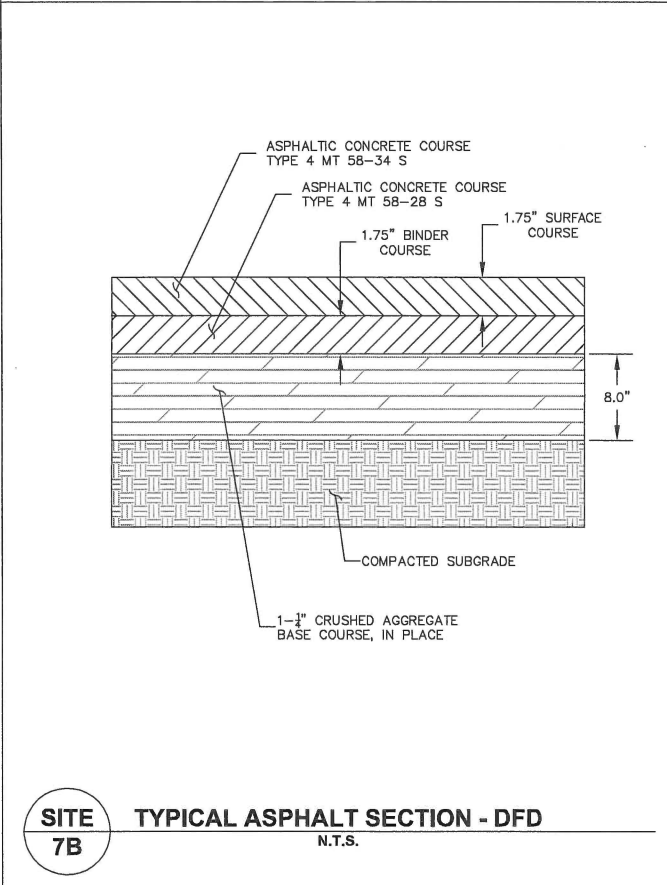
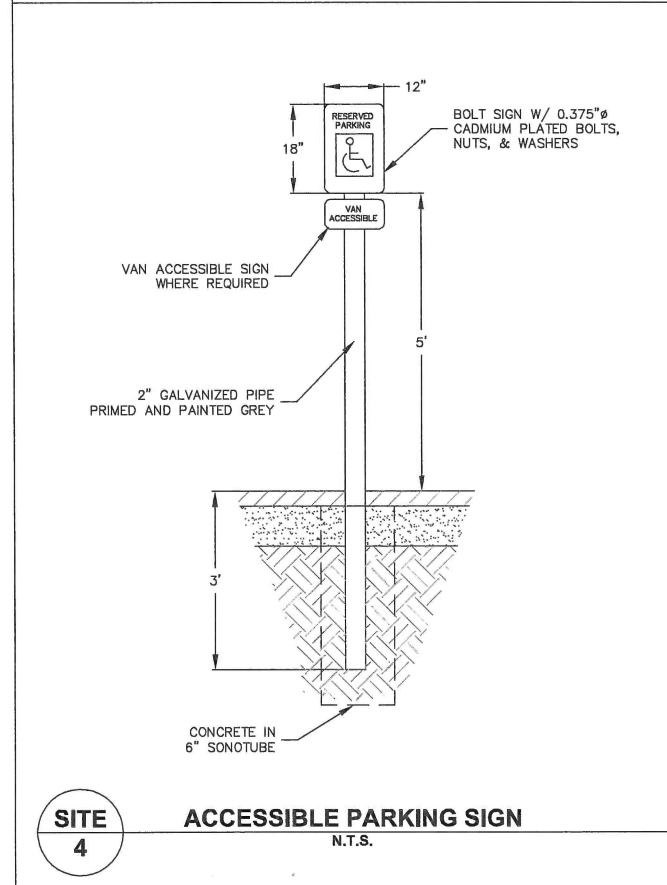
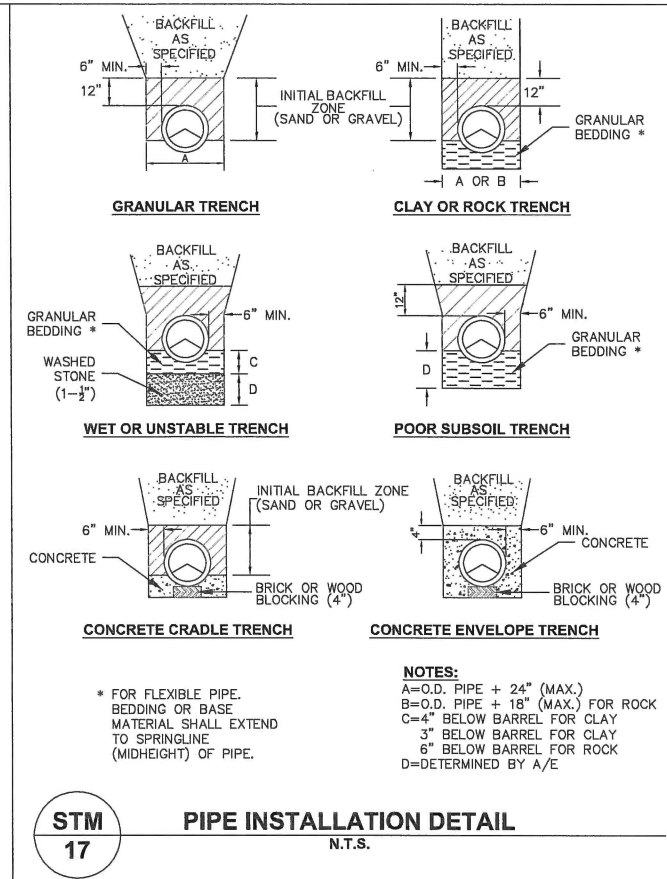
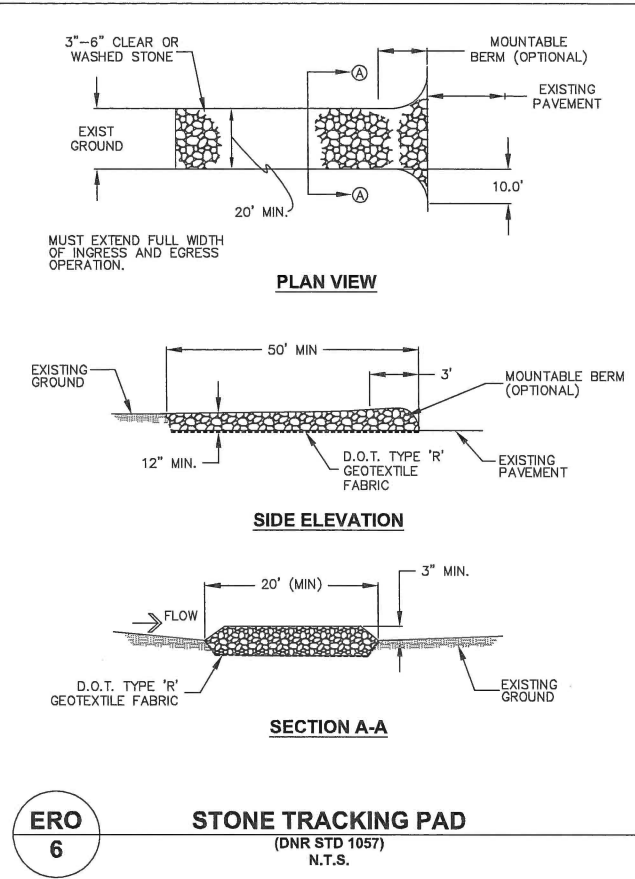
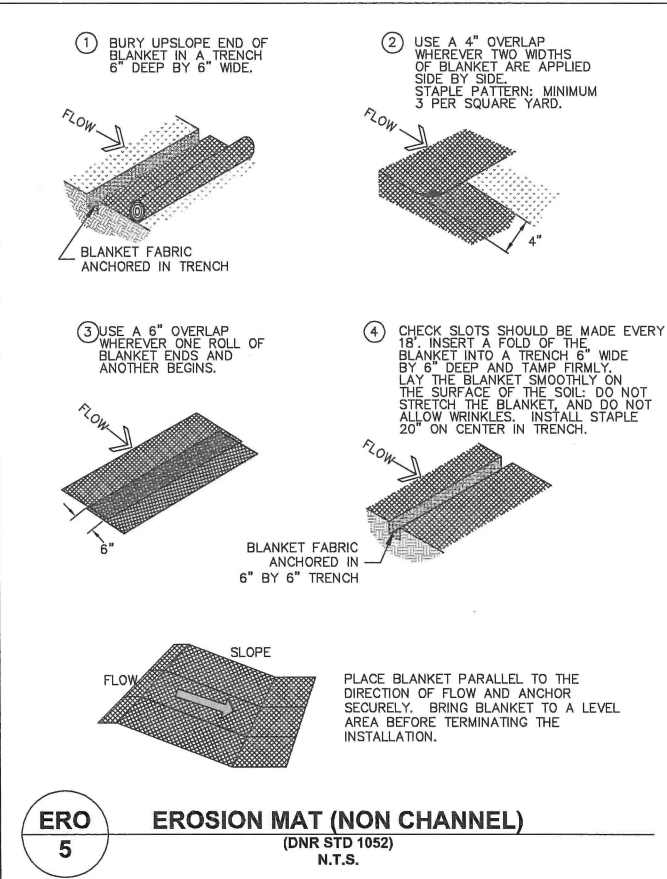
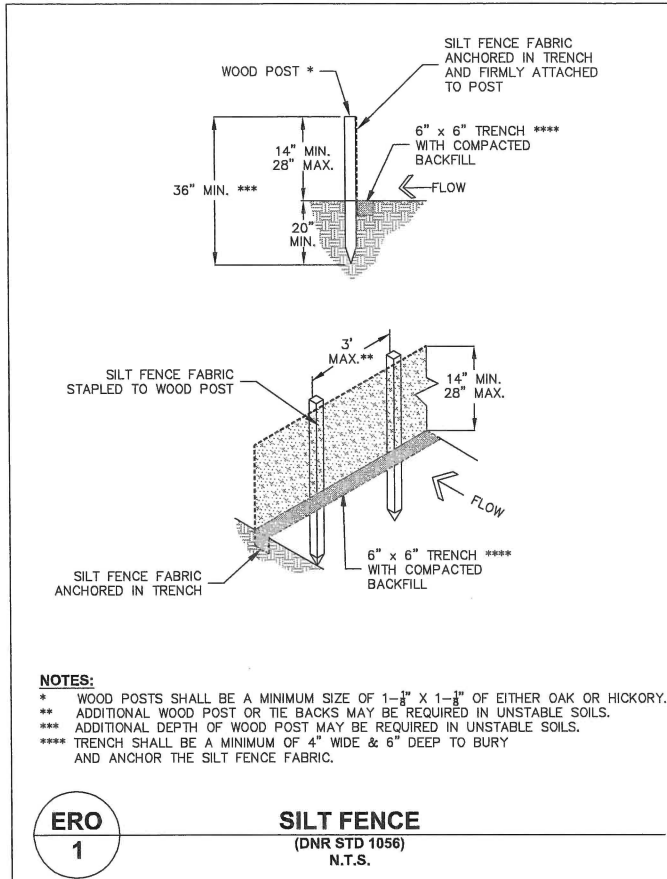
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BD 12/04/2021 BID DOCUMENTS

Graphic Scale: 1/10" = 1' TO SCALE
DFD Number: 1963H
Set Type: CD
Date Issued: 03/05/2021
Sheet Number: **C500**

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CONSTRUCTION DETAILS

FIRE REPONSE RANGER STATION REPLACEMENT
CORNELL STATION
DEPARTMENT OF NATURAL RESOURCES
TOWN OF ANSON, WISCONSIN



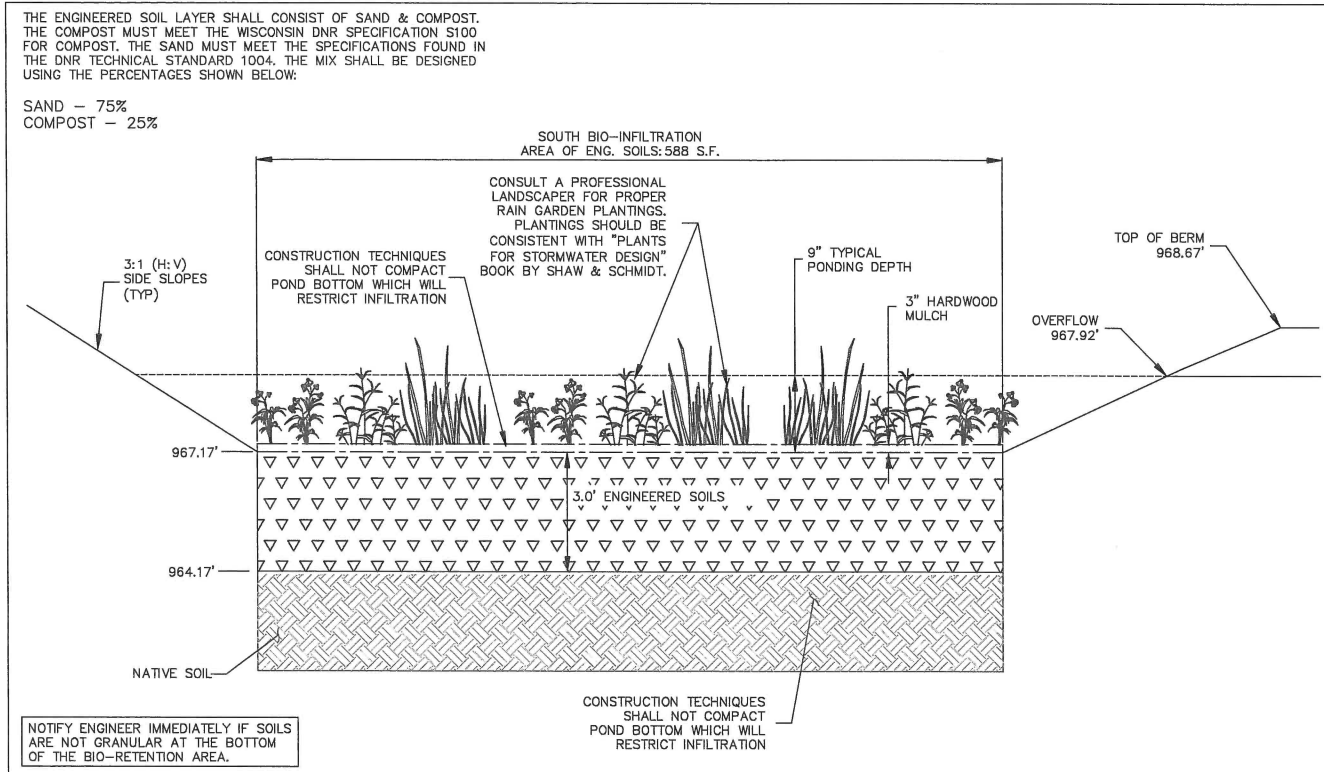
**FIRE RESPONSE RANGER STATION REPLACEMENT
CORNELL STATION
DEPARTMENT OF NATURAL RESOURCES
TOWN OF ANSON, WISCONSIN**

Sheet Title:
CONSTRUCTION DETAILS

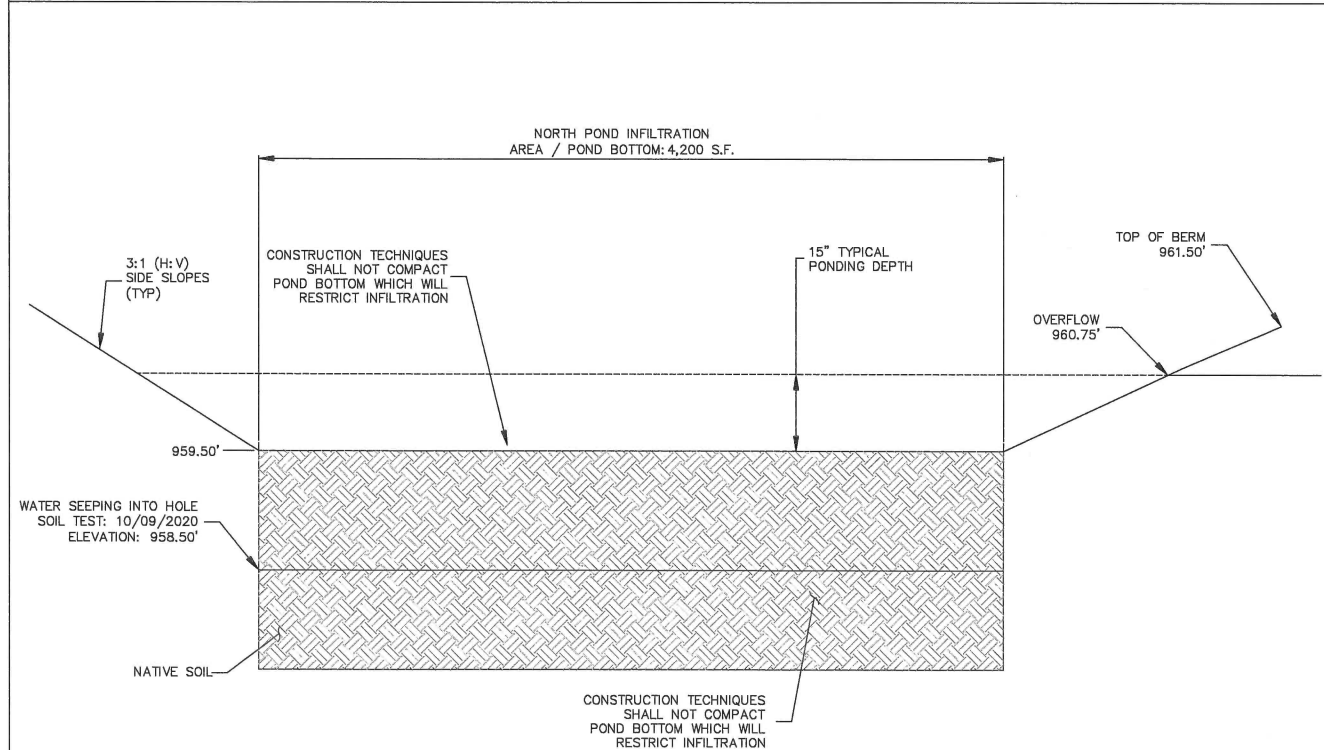
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SOUTH BIO-INFILTRATION AREA
(N.T.S.)



NORTH POND CROSS SECTION
(N.T.S.)

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Department of Administration
Division of State Facilities


Agency / Institution:
DEPARTMENT OF NATURAL RESOURCES
CORIELL, WISCONSIN

**FIRE RESPONSE RANGER STATION REPLACEMENT
CORNELL STATION
DEPARTMENT OF NATURAL RESOURCES
TOWN OF ANSON, WISCONSIN**

Sheet Title:
CONSTRUCTION DETAILS

Revisions:

NO.	DATE	DESCRIPTION
BD	12/04/2021	BID DOCUMENTS

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DFD Number

19G3H

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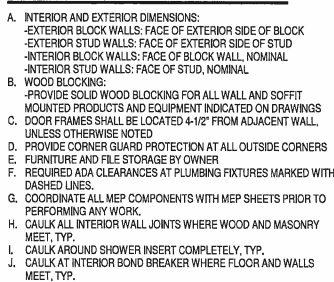
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Date Issued

03/05/2021

Sheet Number

C501





ROOM NAME 101	ROOM TAG		WOOD FRAMED WALL
RM# 1	DOOR TAG		CMU FRAMED WALL
 A.401	ELEVATION TAG		FIRE EXTINGUISHER CABINET AND EXTINGUISHER
 SIM A101	SECTION TAG		BRACKET-MOUNTED FIRE EXTINGUISHER
 W4	WINDOW TAG		F.D. FLOOR DRAIN
 11	WALL TAG	A.F.F.	ABOVE FINISHED FLOOR
	ELEVATION DATUM		
Name Elevation	EXIT LIGHT		

- A. INTERIOR AND EXTERIOR DIMENSIONS:
 - EXTERIOR BLOCK WALLS: FACE OF EXTERIOR SIDE OF BLOCK
 - EXTERIOR STUO WALLS: FACE OF EXTERIOR SIDE OF STUO
 - INTERIOR BLOCK WALLS: FACE OF BLOCK WALL, NOMINAL
 - INTERIOR STUO WALLS: FACE OF STUO, NOMINAL
- B. WOOD BLOCKING:
 - PROVIDE SOLID WOOD BLOCKING FOR ALL WALL AND SOFFIT
 - MOUNTED PRODUCTS AND EQUIPMENT INDICATED ON DRAWINGS
 - DOOR FRAME SHALL BE LOCATED 4-1/2" FROM ADJACENT WALL
 - UNLESS OTHERWISE NOTED
- C. PROVIDE CORNER GUARD PROTECTION AT ALL OUTSIDE CORNERS
- D. FURNITURE AND FILE STORAGE BY OWNER
- E. REQUIRED AIR CLEARANCES AT PLUMBING FIXTURES MARKED WITH DASHED LINES
- F. COORDINATE ALL MECH COMPONENTS WITH MECH SHEETS PRIOR TO PERFORMING ANY WORK
- H. CALL OUT ALL INTERIOR WALL JOINTS WHERE WOOD AND MASONRY MEET, TYP.
- I. CALL OUT AROUND SHOWER INSERT COMPLETELY, TYP.
- J. CALL AT INTERIOR DOOR BREAKER WHERE FLOOR AND WALLS

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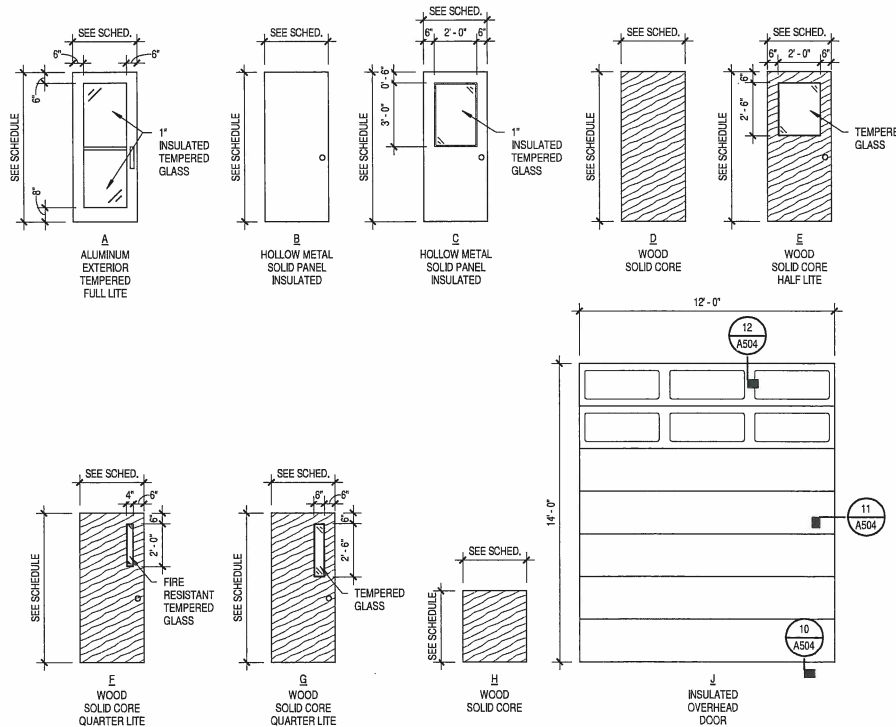
DOOR SCHEDULE											
NO.	DOOR				FRAME				FIRE RATING	HARDWARE	NOTES
	TYPE	WIDTH	HEIGHT	THICKNESS	TYPE	HEAD	JAMB	SILL			
101.1	A	3'-0"	7'-0"		1	3/A504	2/A504	1/A504		GROUP 1	7
101.2	A	3'-0"	7'-0"		2	11/A503	10/A503	9/A503		GROUP 8	
102.1	H	3'-7 1/2"	6'-4"	0'-2"	6	-	-	-		GROUP 6	
103.1	D	3'-0"	7'-0"	0'-1 3/4"	5	8/A503	4/A503	-		GROUP 3	2
105.1	E	3'-0"	7'-0"	0'-1 3/4"	5	8/A503	4/A503	-		GROUP 4	
105.2	D	3'-0"	7'-0"	0'-1 3/4"	5	8/A503	4/A503	-		GROUP 4	
106.1	E	3'-0"	7'-0"	0'-1 3/4"	5	8/A503	4/A503	-		GROUP 4	
107.1	G	3'-0"	7'-0"	0'-1 3/4"	5	8/A503	4/A503	-		GROUP 5	
108.1	G	3'-0"	7'-0"	0'-1 3/4"	5	8/A503	4/A503	-		GROUP 5	
109.1	G	3'-0"	7'-0"	0'-1 3/4"	5	8/A503	4/A503	-		GROUP 4	
109.2	D	3'-0"	7'-0"	0'-1 3/4"	5	8/A503	4/A503	-		GROUP 7	6
110.1	G	3'-0"	7'-0"	0'-1 3/4"	5	8/A503	4/A503	-		GROUP 5	
110.2	D	3'-0"	7'-0"	0'-1 3/4"	5	8/A503	4/A503	-		GROUP 7	6
111.1	C	3'-0"	7'-0"	0'-1 3/4"	4	6/A504	5/A504	4/A504		GROUP 2	5
112.1	G	3'-0"	7'-0"	0'-1 3/4"	5	8/A503	4/A503	-		GROUP 5	
113.1	-	3'-0"	7'-0"		-	-	-	-		-	4
114.1	D	3'-0"	7'-0"	0'-1 3/4"	5	8/A503	4/A503	-		GROUP 7	1, 6
115.1	D	3'-0"	7'-0"	0'-1 3/4"	5	8/A503	4/A503	-		GROUP 2	1
116.1	D	3'-0"	7'-0"	0'-1 3/4"	5	8/A503	4/A503	-		GROUP 2	2
117.1	D	3'-0"	7'-0"	0'-1 3/4"	5	8/A503	4/A503	-		GROUP 2	2
118.1	B	3'-0"	7'-0"	0'-1 3/4"	4	3/A503	2/A503	1/A503		GROUP 7	
118.1	F	3'-0"	7'-0"	0'-1 3/4"	3	7/A503	6/A503	5/A503	90 MIN.	GROUP 3	
118.2	C	3'-0"	7'-0"	0'-1 3/4"	4	9/A504	8/A504	7/A504		GROUP 2	
119.3	J	12'-0"	14'-0"	0'-1 1/2"	-	12/A504	11/A504	10/A504		-	3
119.4	J	12'-0"	14'-0"	0'-1 1/2"	-	12/A504	11/A504	10/A504		-	3
119.5	J	12'-0"	14'-0"	0'-1 1/2"	-	12/A504	11/A504	10/A504		-	3
119.6	J	12'-0"	14'-0"	0'-1 1/2"	-	12/A504	11/A504	10/A504		-	3
119.7	J	12'-0"	14'-0"	0'-1 1/2"	-	12/A504	11/A504	10/A504		-	3
119.8	J	12'-0"	14'-0"	0'-1 1/2"	-	12/A504	11/A504	10/A504		-	3
119.9	C	3'-0"	7'-0"	0'-1 3/4"	4	9/A504	8/A504	7/A504		GROUP 2	5
119.10	F	3'-0"	7'-0"	0'-1 3/4"	3	7/A503	6/A503	5/A503	90 MIN.	GROUP 3	
120.1	B	3'-0"	7'-0"	0'-1 3/4"	4	7/A503	6/A503	5/A503		GROUP 2	
120.2	B	3'-0"	7'-0"	0'-1 3/4"	4	7/A503	6/A503	5/A503		GROUP 2	
120.4	J	12'-0"	14'-0"	0'-1 1/2"	-	12/A504	11/A504	10/A504		-	3
120.5	J	12'-0"	14'-0"	0'-1 1/2"	-	12/A504	11/A504	10/A504		-	3
120.6	B	3'-0"	7'-0"	0'-1 3/4"	4	9/A504	8/A504	7/A504		GROUP 2	
120.7	B	3'-0"	7'-0"	0'-1 3/4"	4	9/A504	8/A504	7/A504		GROUP 2	
120.8	J	12'-0"	14'-0"	0'-1 1/2"	-	12/A504	11/A504	10/A504		-	3
120.9	J	12'-0"	14'-0"	0'-1 1/2"	-	12/A504	11/A504	10/A504		-	3

KEYED DOOR SCHEDULE NOTES:

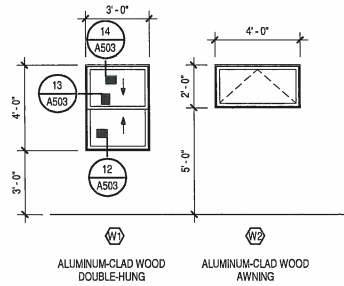
1. PROVIDE 1'-0" x 2'-0" DOOR GRILLE PER MECHANICAL
2. 1/2" DOOR UNDERCUT
3. INSTALL AUTOMATIC ELECTRIC SENSOR EDGE ON BOTTOM SECTION
4. GPDW FINISHED OPENING
5. INSTALL CARD READER ACCESS
6. CENTER DOOR BETWEEN CLOSET WALLS
7. NO CARD READER ACCESS

WINDOW SCHEDULE							
MARK	WIDTH	HEIGHT	SILL HEIGHT	DETAIL			NOTES
				HEAD	JAMB	SILL	
W1	3' - 0"	4' - 0"	3' - 0"	14/A503	13/A503	12/A503	
W2	4' - 0"	2' - 0"	5' - 0"				

2 DOOR TYPES



4 WINDOW TYPES



DOOR HARDWARE GROUPS:

- GROUP 1 - EXT. SGL. ENTRANCE (ALUMINUM)**
 1 CONTINUOUS GEARED STAINLESS STEEL HINGE
 1 CLOSER
 1 ENTRY FUNCTION LEVER HANDLE LOCKSET W/ CARD READER (WHERE SCHEDULED)
 WEATHER STRIPPING AT JAMBS AND HEAD OF DOOR
 1 SWEEP
 1 THRESHOLD
- GROUP 2 - EXT. SGL. ENTRANCE (HOLLOW METAL)**
 1 1/2" PAIR STAINLESS STEEL BALL BEARING HINGES
 1 DOOR CLOSER
 1 ENTRY FUNCTION LEVER HANDLE LOCKSET W/ SECURITY COMBINATION BUTTON LOCK
 (PROVIDE CARD READER WHERE NOTED)
 WEATHER STRIPPING AT JAMBS AND HEAD OF DOOR
 1 SWEEP
 1 THRESHOLD
 1 KICKPLATE, 8" HIGH x 2" LESS THAN DOOR WIDTH

- GROUP 3 - INT. SGL. PRIVACY
1 PRIVACY LOCKSET
3 HINGES
1 DOOR CLOSER
1 WALL BUMPER

- GROUP 4-INT. SGL. PASSAGE**
1 LEVER HANDLE PASSAGE LOCKSET
3 HINGES
1 DOOR CLOSER

- GROUP 5 - INT. SGL. OFFICE
1 LEVER HANDLE OFFICE LOCKSET
3 HINGES
1 DOOR CLOSER
3 DOOR SILENCERS
1 DOOR CLOSER

- GROUP 6 - INT. SGL. GATE AT COUNTER
1 PAIR STAINLESS STEEL BALL BEARING HINGES (SELF CLOSING)
1 LEVER HANDLE PASSAGE FUNCTION LOCKSET

- GROUP 7 - INT. SGL. STORAGE**
1 PAIR STAINLESS STEEL BALL
1 LEVER HANDLE STORAGE FURN
1 DOOR CLOSER
1 WALL BUMPER

- GROUP 8 - INT. SGL. ALUMINUM ENTRY
1 PAIR STAINLESS STEEL BALL BEARING HINGES
1 LEVER HANDLE PASSAGE FUNCTION LOCKSET W/ CARD READER
1 DOOR CLOSER
1 WALL BUMPER

ROOM FINISH SCHEDULE

NO.	NAME	FLOOR FINISH	BASE FINISH	WALL FINISH				CEILING FINISH	KEYED NOTES
				NORTH	EAST	SOUTH	WEST		
101	VESTIBULE	CPT-1	VINYL	GPDW / PNT	GPDW / PNT	GPDW / PNT	GPDW / PNT	S.R. GPDW / PNT	-
102	LOBBY	CPT-1	VINYL	N/A	GPDW / PNT	GPDW / PNT	GPDW / PNT	S.R. GPDW / PNT	-
103	UNISEX TOILET	C.T.	C.T.	W.R. GPDW / PNT	W.R. GPDW / PNT / C.T.	W.R. GPDW / PNT	W.R. GPDW / PNT	ACT	-
104	OPEN OFFICE	EPOXY / CPT-2	VINYL	GPDW / PNT	GPDW / PNT	GPDW / PNT	GPDW / PNT	S.R. GPDW / PNT	-
105	CONFERENCE ROOM	CPT-2	VINYL	GPDW / PNT	GPDW / PNT	GPDW / PNT	GPDW / PNT	S.R. GPDW / PNT	-
106	BREAK ROOM	CPT-2	VINYL	GPDW / PNT	GPDW / PNT	GPDW / PNT	GPDW / PNT	S.R. GPDW / PNT	-
107	RANGER OFFICE	CPT-2	VINYL	GPDW / PNT	GPDW / PNT	GPDW / PNT	GPDW / PNT	S.R. GPDW / PNT	-
108	RANGER OFFICE	CPT-2	VINYL	GPDW / PNT	GPDW / PNT	GPDW / PNT	GPDW / PNT	S.R. GPDW / PNT	-
109	LAW ENFORCEMENT WARDEN	CPT-2	VINYL	GPDW / PNT	GPDW / PNT	GPDW / PNT	GPDW / PNT	S.R. GPDW / PNT	-
110	LAW ENFORCEMENT WARDEN	CPT-2	VINYL	GPDW / PNT	GPDW / PNT	GPDW / PNT	GPDW / PNT	S.R. GPDW / PNT	-
111	HALL	EPOXY	VINYL	GPDW / PNT	GPDW / PNT	GPDW / PNT	GPDW / PNT	S.R. GPDW / PNT	-
112	FIRE RESPONSE COORDINATION	CPT-2	VINYL	GPDW / PNT	GPDW / PNT	GPDW / PNT	GPDW / PNT	S.R. GPDW / PNT	-
113	FILING ROOM	CPT-2	VINYL	GPDW / PNT	GPDW / PNT	GPDW / PNT	GPDW / PNT	S.R. GPDW / PNT	-
114	TELECOM CLOSET	CPT-2	VINYL	GPDW / PNT	GPDW / PNT	GPDW / PNT	GPDW / PNT	S.R. GPDW / PNT	-
115	LOCKER ROOM	CPT-2	VINYL	GPDW / PNT	GPDW / PNT	GPDW / PNT	GPDW / PNT	S.R. GPDW / PNT	-
116	UNISEX TOILET ROOM	C.T.	C.T.	W.R. GPDW / PNT	W.R. GPDW / PNT / C.T.	W.R. GPDW / PNT	W.R. GPDW / PNT	ACT	-
117	SHOWER ROOM	C.T.	C.T.	W.R. GPDW / PNT	W.R. GPDW / CMU / PNT	W.R. GPDW / PNT	W.R. GPDW / PNT	ACT	-
118	MECHANICAL ROOM	CONC.	N/A	CMU / PNT	CMU / PNT	CMU / PNT	CMU / PNT	EXP. STR.	1
119	HEATED VEHICLE STORAGE	CONC.	N/A	CMU / PNT	CMU / PNT	CMU / PNT	CMU / PNT	S.R. GPDW / PNT	-
120	UNHEATED VEHICLE STORAGE	CONC.	N/A	CMU / PNT	CMU / PNT	CMU / PNT	CMU / PNT	S.R. GPDW / PNT	-

ROOM FINISH SCHEDULE ABBREVIATIONS

- | | |
|-----------|--|
| ACT | VINYL-WRAPPED TEGULAR ACOUSTIC CEILING TILE AND SUSPENDED CEILING GRID |
| CMU | CONCRETE MASONRY UNIT |
| CONC. | SEALED CONCRETE |
| CTF-1 | WALK-OFF CARPET TILE |
| CTF-2 | CARPET TILE |
| C.T. | CERAMIC TILE |
| EPOXY | 1/8" EPOXY FLOOR COAT |
| EXP. STR. | EXPOSED STRUCTURE |
| GPDW | 5/8" GYPSUM DRYWALL |
| LVT | GLUE-DOWN LUXURY VINYL TILE |
| N/A | NOT APPLICABLE |
| PAINT | PAINT |
| S.R. GPDW | 5/8" SAG RESISTANT GYPSUM DRYWALL |
| VINYL | 4" VINYL BASE |
| W.R. GPDW | 5/8" WATER RESISTANT GYPSUM DRYWALL |

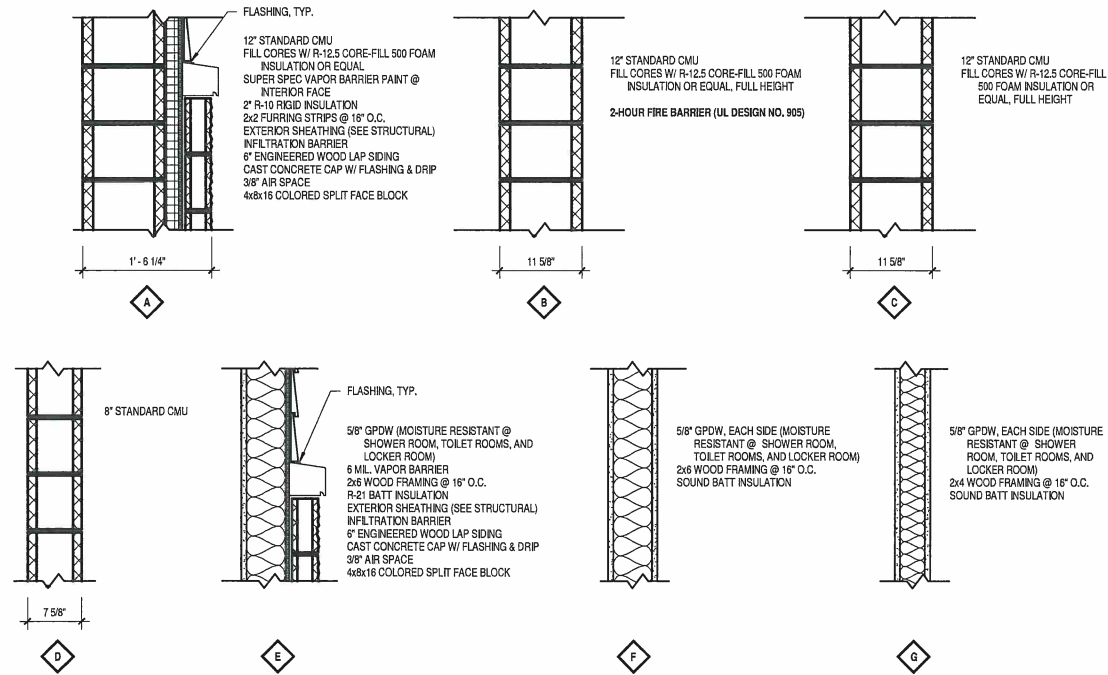
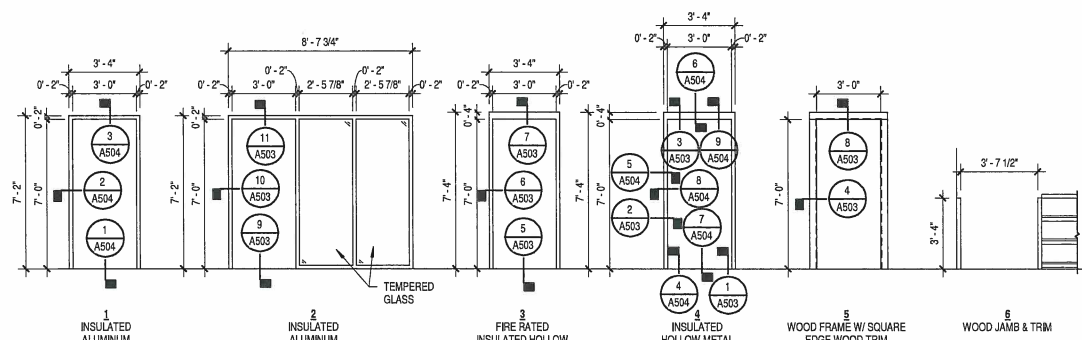
GENERAL ROOM FINISH SCHEDULE NOTES

- C. SECURED STORAGE CLOSETS THROUGHOUT TO HAVE SIMILAR FINISHES TO THAT OF THE ADJACENT SPACE THROUGH WHICH THE CLOSET IS ACCESSED.

KEYED ROOM FINISH SCHEDULE NOTES

1. NO PAINT FINISH REQUIRED

3 FRAME TYPES



1 WALL TYPES

FIRE RESPONSE RANGER STATION REPLACEMENT

CORNELL STATION

DEPARTMENT OF NATURAL RESOURCES

TOWN OF ANSON, WISCONSIN

Sheet Title:

Agency / Institution: JEWEL MOUNTAIN MOUNTAIN RESOURCES CO. OF ANSON MOUNTAIN

State of Wisconsin

Department of Administration
Division of State Facilities

ARCHITECTS
L & P
ENGINEERS

LIEN & PETERSON ARCHITECTS, INC.

4675 ROYAL DRIVE
EAU CLAIRE, WI
TELEPHONE 715 835 7500

A302

Packet Pg. 53

NOTE:
ALL ITEMS LISTED WITHIN THE F.F.E. LIST BELOW ARE TO BE OWNER PROVIDED, UNLESS OTHERWISE NOTED
ANY NECESSARY HOOK-UPS FOR ALL EQUIPMENT, PRESENT OR FUTURE, SHALL BE PROVIDED IN THE SCOPE OF WORK OF THIS PROJECT.

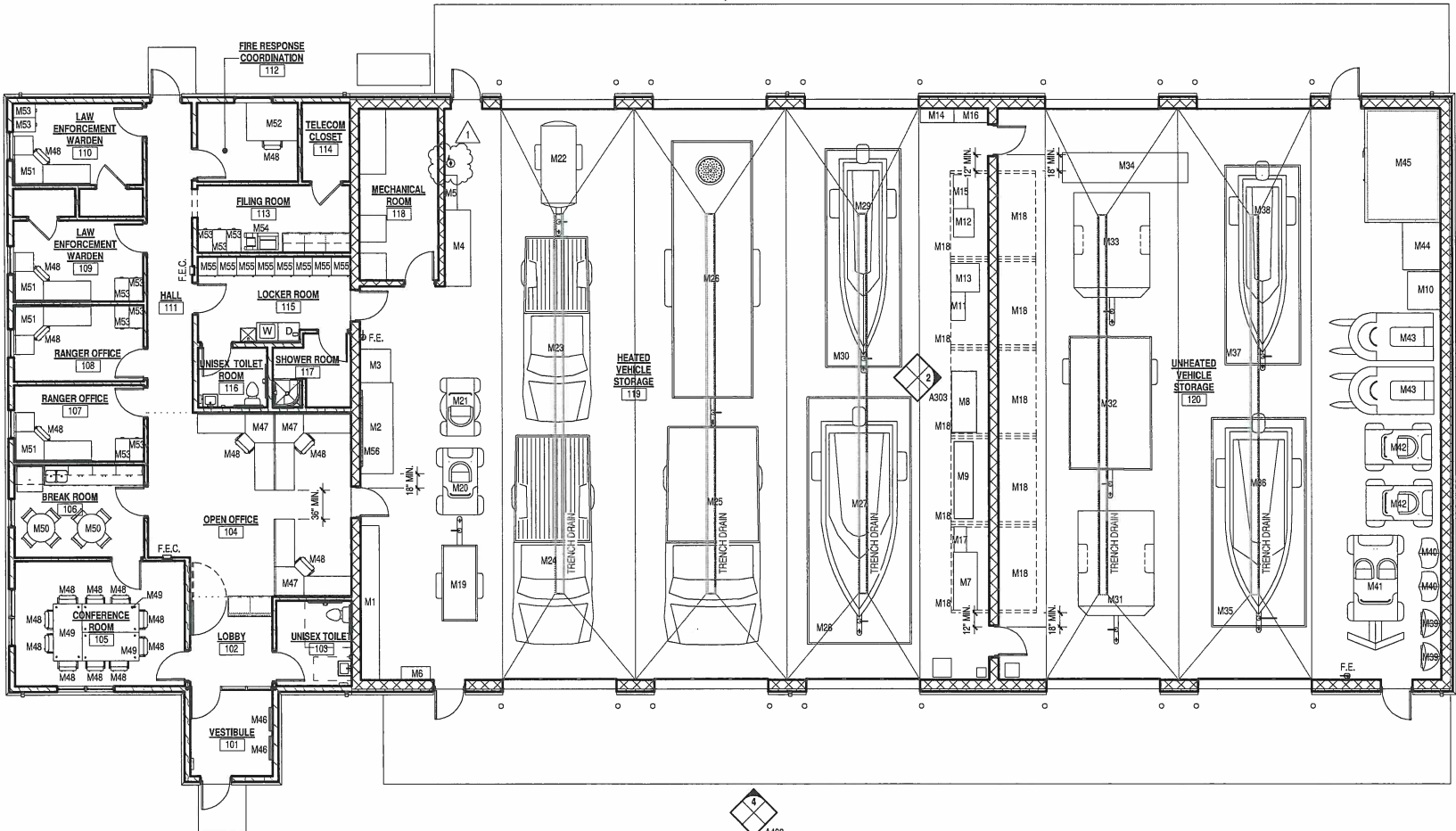
F.F.E. LIST

MARK	EQUIPMENT	INSTALLED BY
M1	ICP STATION	OWNER
M2	9'-7" x 3'-6" x 3'-1" SHOP BENCH WITH DRAWERS	OWNER
M3	3'-6" x 3'-3" x 3'-0" YELLOW PUMP BENCH	OWNER
M4	8'-0" x 2'-9" x 2'-9" DRILL PRESS BENCH	OWNER
M5	3'-8" x 1'-4" x 6'-1" WOOD BLACK SHELVING UNIT	OWNER
M6	3'-1" x 1'-5" x 4'-1" BACK CAN PARTS CABINET	OWNER
M7	6'-1" x 2'-6" x 3'-0" WOOD GREEN FIRE TOOL RACK	OWNER
M8	6'-5" x 2'-7" x 5'-0" GREEN WORK BENCH	OWNER
M9	8'-1" x 2'-0" x 6'-1" WOOD GREEN SHELVING UNIT	OWNER
M10	3'-6" x 4'-0" SHELVING UNIT	OWNER
M11	3'-0" x 1'-6" x 8'-6" METAL STORAGE CABINET	OWNER
M12	3'-0" x 2'-2" x 8'-6" METAL STORAGE CABINET	OWNER
M13	3'-0" x 3'-0" x 5'-6" FUEL COMBUSTIBLE CABINET	OWNER
M14	3'-7" x 2'-1" x 5'-5" PAINT CABINET	OWNER
M15	3'-7" x 2'-1" x 5'-5" CHEMICAL PESTICIDE CABINET	OWNER
M16	3'-7" x 2'-1" x 5'-5" GAS/OIL CABINET	OWNER
M17	2'-8" x 1'-4" x 6'-1" WOOD BLACK SHELVING UNIT	OWNER
M18	9'-3" x 4'-0" x 16'-0" PALLET RACKING	OWNER
M19	11'-0" x 5'-0" UTV TRAILER	OWNER
M20	UTV	OWNER
M21	8'-1" x 4'-8" RIDING LAWN MOWER	OWNER
M22	12'-0" x 5'-0" PUMP TRAILER	OWNER
M23	TYPE 8 ENGINE	OWNER
M24	TYPE 6 ENGINE	OWNER
M25	TYPE 4 ENGINE	OWNER
M26	TYPE 4 TRAILER W/ DOZER	OWNER
M27	LARGE BOAT	OWNER
M28	26'-0" x 11'-0" BOAT TRAILER	OWNER
M29	LARGE BOAT	OWNER
M30	23'-0" x 8'-0" BOAT TRAILER	OWNER
M31	14'-0" x 8'-0" ATV TRAILER	OWNER
M32	17'-0" x 10'-0" TRAILER	OWNER
M33	13'-0" x 8'-0" SNOWMOBILE TRAILER	OWNER
M34	13'-3" x 3'-2" HOSE TRAILER	OWNER
M35	22'-0" x 10'-0" BOAT TRAILER	OWNER
M36	LARGE BOAT	OWNER
M37	21'-0" x 8'-0" BOAT TRAILER	OWNER
M38	LARGE BOAT	OWNER
M39	KAYAK	OWNER
M40	20'-0" x 3'-0" CANOE	OWNER
M41	11'-7" x 6'-0" x 6'-3" JOHN DEERE GATOR	OWNER
M42	7'-0" x 5'-0" ATV	OWNER
M43	11'-0" x 5'-0" SNOWMOBILE	OWNER
M44	4'-0" x 5'-0" CHEST FREEZER	OWNER
M45	12'-0" x 8'-0" WALK-IN FREEZER	OWNER
M46	BROCHURE HOLDER	G.C.
M47	CUBICAL WORK STATION	OWNER
M48	OFFICE CHAIR	OWNER
M49	CONFERENCE ROOM TABLE	OWNER
M50	36" TABLE W/ CHAIRS	OWNER
M51	OFFICE WORK STATION	OWNER
M52	5'-8" x 4'-0" x 2'-7" WOOD DESK	OWNER
M53	FILE CABINET	OWNER
M54	PRINTER/FAX MACHINE	OWNER
M55	2'-0" x 2'-0" x 6'-0" LOCKER	G.C.
M56	8'-0" x 4'-3" WALL-MOUNTED PEG BOARD	OWNER



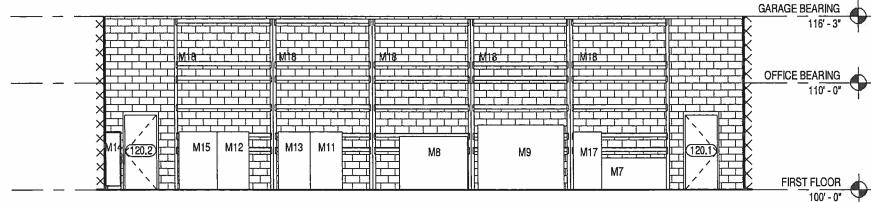
1 FIRST FLOOR FFE PLAN

1/8" = 1'-0"



2 119 HEATED VEHICLE STORAGE - EAST

1/8" = 1'-0"



FIRE RESPONSE RANGER STATION REPLACEMENT

CORNELL STATION
DEPARTMENT OF NATURAL RESOURCES
TOWN OF ANSON, WISCONSIN



State of Wisconsin
Department of Administration
Division of State Facilities

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4605 ROYAL DRIVE
EAU CLAIRE, WI 54601
TELEPHONE 715 835 7500
EMAIL admin@ljp.com

Sheet Title:
FIRST FLOOR FFE PLAN

Revisions:	
NO.	DESCRIPTION
BD	12/04/2021 BID DOCUMENTS
1	01/14/2021 ADDENDUM NO. 1

Graphic Scale	0' 2' 4' 8' 12'
DFD Number	1303-1
Set Type	CD
Date Issued	03/05/2021
Sheet Number	A303



BUILDING SECTIONS

A500
Packet P





NORTH

**FIRE REPOSE RANGER STATION REPLACEMENT
CORNELL STATION
DEPARTMENT OF NATURAL RESOURCES
TOWN OF ANSON, WISCONSIN**

Sheet Title: TELECOMMUNICATIONS AND DOOR SECURITY
VEHICLE STORAGE FLOOR PLAN

 State of Wisconsin Department of Administration Division of Facilities Development	DEPARTMENT OF NATURAL RESOURCES TOWN OF ANSON, WISCONSIN
---	---

Consultant:

01048

**PRISM
DESIGN**

ELECTRICAL
CONSULTANTS INC.

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Phone: 717.777.8883
design@prismdesign-electrical.com

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SECTION ONE: To Be Filled Out By Property Owner

SECTION TWO: To Be Filled Out By Municipal Official

SECTION THREE: To Be Filled Out By Addressing Coordinator or Representative

Highway Department	Addressing Coordinator	Planning & Zoning Department	Municipality

CHIPPEWA COUNTY 911 UNIFORM ADDRESS/DRIVEWAY AUTHORITY FORM

SECTION ONE: To Be Filled Out By Property Owner

Parcel Number 2 3 0 0 7 - 2 9 3 2 - 7 4 5 2 9 0 0 1		Town/Village Town of Anson	
Name & Current Address of Property Owner State of Wisconsin - Department of Natural Resources 101 S. Webster St Madison, WI 53707		New Driveway Access ☐ Class A - State Highway: \$ 70.00 Please attach a copy of the approved state permit (DT-1504). ☒ Class B - County Trunk: \$ 120.00 CTH S ☐ Class C - Town/Village: \$ 70.00	
Daytime Contact Number: (715) 286 - 2640			
Proposed Land Use (Please Check Only One): ☐ Single Family ☐ Two-Family ☐ Multi-Family ☒ Other: Fire Station ☐ Commercial ☐ Industrial ☐ Agricultural Field Access		County Highway Additional Access ☐ Class B - County Trunk: \$ 50.00 (Ag Field Access) Payable to County Hwy Depart. ☐ New Private or Public Road Access to a County Highway. \$ 300.00 Payable to County Hwy Depart.	
Property Owner's Signature Required (Please see back for General Requirements)			
By signing below, I acknowledge and understand the following statements: 1. If the site has not been clearly marked by the time of the inspection, a re-inspection fee of \$50.00 will be assessed prior to the issuance of the 911/Address. 2. The center of the proposed driveway has been <u>CLEARLY</u> marked with <u>LATH & PAINT</u> on <u>03-04-2021</u> (Type of Material) (Date) 3. I have read and understand the above information as well as the GENERAL REQUIREMENTS as shown on page 2 of this application.			
Signature of Property Owner: <u>Andrew Jorenson</u>		Date: <u>9/8/2020</u>	

SECTION TWO: To Be Filled Out By Municipal Official

Approved Location/Restrictions/Comments: <u>- No fee due to 13.48(13) Wis. State Statutes.</u> <u>- Hwy Approved via email dated 04/12/2021 to Doug Cary.</u>	
Municipal Official: _____	Date: _____

SECTION THREE: To Be Filled Out By Addressing Coordinator or Representative

Emergency Response Number/Address # 1: <u>2 0 1 5 0</u>	Emergency Response Number/Address # 2: _____	Highway or Road: <u>COUNTY HWY S</u>
Postal Community: <u>JIM FALLS, WI</u>		Zip Code: <u>54748</u>
Assigned By: <u>Randy Bann</u> 911 Addressing Coordinator/Representative		Date: <u>4/27/2021</u>
The above uniform address will be the resident's mailing address and emergency address. The address will be added to the county map and database for dispatch and routing of Emergency Services. The assigned emergency response number will be installed by the 911 Addressing Coordinator or representative. For questions, please call (715) 726-7930. ESZ: 616		

Highway Department

Addressing Coordinator

Planning & Zoning Department

Municipality

ON MAP ✓

Map

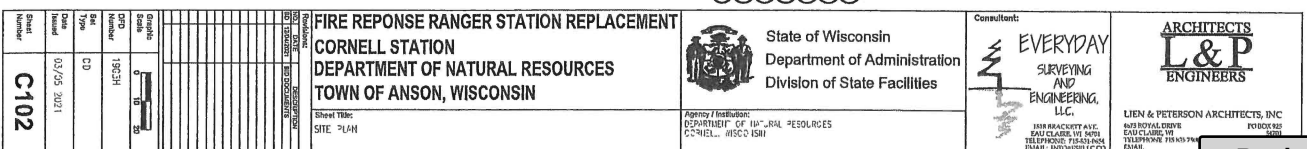
Printed 04/27/2021

Scale = 1:103'



Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices

Attachment: 2021-0004 DNR Ranger Station - Variance Application Driveway App (6589 : 2021-0004 WDNR Ranger Station)



Doug Clary

From: Fred Anderson
Sent: Monday, April 12, 2021 8:15 AM
To: Mark Erickson
Cc: Doug Clary; Joseph Simon
Subject: 9G3H DNR Ranger Jim Falls - Driveway Permit

Importance: High

Mark,
 Please consider this your approved permit for construction site access and work in right-of-way for the EASTERN DRIVEWAY ONLY on CTH S.

No work is to continue on the western access until further notice. If you need an address for this site please work with Doug. Otherwise, I will wait for your justification *and* variance request before I review the permit for the full site access.

Thank you.

Fred M. Anderson, PE
 Project Manager
 Chippewa County Highway Department
 (715) 738-2610 Office

The courthouse is open to the public and for the safety of visitors and employees, cloth face coverings are required until further notice. **Visitors are encouraged to call ahead to schedule an appointment or conduct business online or use the drop box located outside of Door #1.** As a proactive and responsible measure to COVID-19, we encourage the community to continue practicing safety measures including physical distancing, covering your coughs and sneezes, wash your hands often with soap and water for 20 seconds, avoid touching your face and stay home if you have cold or flu like symptoms. You may experience some delays in communication and we appreciate your patience and support during this time.

From: Mark Erickson <mark@esellc.co>
Sent: Friday, April 9, 2021 8:13 AM
To: Fred Anderson <fanderson@co.chippewa.wi.us>
Subject: [EXTERNAL] 19G3H DNR Ranger Jim Falls - Driveway Permit
Importance: High

***** [CAUTION - EXTERNAL EMAIL] DO NOT reply, click links, or open attachments unless you have verified the sender and know the content is safe *****
 Good Day Fred,

RE: 19G3H DNR Ranger Jim Falls - Driveway Permit

Please let me know if you have any questions, comments, or concerns.

Thank You
 & Take Care,

mark a. erickson, p.e.
 principal engineer

Attachment: 2021-0004 DNR Ranger Station - Variance Application Driveway App (6589 : 2021-0004 WDNR Ranger Station)