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NOTICE TO COMMITTEES

PLANNING COMMISSION

Mayor Vruwink, Chairperson
Aldersperson Ferkey, Vice-Chair
Joe Terry, Secretary
Fran Eron
Shane Burkart
Tim Birkhauser
Lee Thao

AGENDA ITEM RECIPIENTS

Sue Schill, City Attorney
Andy Dumke, Northpointe Development

The City of Wisconsin Rapids Planning Commission will meet at **4:00 p.m. on Monday, December 5, 2016**, in the 1st Floor Conference Room at City Hall, 444 West Grand Avenue.

AGENDA

1. Approval of the reports from the November 7, 2016 and November 21, 2016 Planning Commission meetings.
2. Maps and plats received.
 - a. **County Plat of Oak Creek Subdivision.** The applicant is requesting extraterritorial approval of an 11 Lot Residential Subdivision. The subject property is located on the west side of 40th Street South, just south of Airport Avenue in the Town of Grand Rapids (Parcel 07-00782A and 07-00787A).
 - b. **Other Maps and Plats**
3. **Public Hearing on PLAN-16-1025; Northpointe Development Corporation.** The applicant is requesting a Planned Unit Development to allow a multiple family development within the R-2, One-family and Two-family Residential District. The subject property is located at the southwest corner of 25th Avenue South and Alton Street (Parcel 34-03625).
4. **Action on PLAN-16-1025; Northpointe Development Corporation.** A Planned Unit Development to allow a multiple family development within the R-2, One-family and Two-family Residential District.
5. Adjourn.

PLEASE NOTE: If given 72 hours of notice, efforts will be made by the city clerk's office to accommodate the needs of disabled individuals through sign language interpreters and other auxiliary aids.

PLEASE TAKE FURTHER NOTICE that members of the Wisconsin Rapids Common Council who are not members of the Planning Commission may attend this meeting to gather information about a subject over which they have decision-making responsibility. Therefore, further notice is given that the above meeting may constitute a meeting of the Common Council and must be noticed as such, although the Common Council will not take any formal action at this meeting.

REPORT OF THE PLANNING COMMISSION

Date of Meeting: November 7, 2016

Report #2

Reported to Council: November 15, 2016

The Planning Commission met at 4:00 p.m. on October 17, 2016 in the first floor conference room of City Hall. Members present included Mayor Vruwink, Shane Burkhart, Joe Terry, Fran Eron, Lee Thao, and Alderperson Todd Ferkey. Members absent was Tim Birkhauser. Others in attendance included Adam Tegen, Joe Bachman of the Wisconsin Rapids City Times, Mike Zurfluh, and John Steiner.

Meeting called to order at 4:00 p.m.

1. Approval of the reports from the October 3, 2016 and October 17, 2016 Planning Commission meetings.

Motion by Ferkey, second by Eron, to approve the reports from the October 3, 2016 and October 17, 2016 meetings. Motion carried (6-0).

2. Maps and plats received.
 - a. Other Maps and Plats

No other maps and plats received

3. Public Hearing on PLAN-16-0900; EdwardLawrence LLC. The applicant is requesting a rezoning from the B-4, Central Area Mixed Use District to B-2, General Commercial District. The subject property is located at 711 Dale Street (Parcel 34-08022).

Public hearing called to order at 4:02

Mike Zurfluh spoke in favor of the request so that the neighborhood has consistent zoning and for allowable signage.

John Steiner spoke in opposition regarding questions about the zoning process and concerns regarding general site aesthetic and sign sizes if the request is approved and would like limitations on sign sizing, and safety if the request is approved.

Public hearing closed at 4:07 pm

4. Action on PLAN-16-0900; EdwardLawrence LLC. Rezoning from B-4, Central Area Mixed Use District to B-2, General Commercial District.

A question was asked by Mayor Vruwink asking why the request is being made, and Mike Zurfluh explained the reason is primarily because of the sign sizes allowed for the proposed zoning fits his business needs.

A question was asked by Joe Terry asking about zoning consistency within the immediate corridor. All properties along the expressway are currently zoned B-2 in the immediate corridor adjacent to 8th Street or the Expressway.

Motion by Ferkey, second by Eron, to approve PLAN-16-0900; EdwardLawrence LLC to rezone parcel number 34-08022 from B-4, Central Area Mixed Use District to B-2, General Commercial District. Motion carried (6-0).

5. Adjourn.

Motion by Thao, second by Burkhart, to adjourn at 4:20 pm. Motion carried (6-0).

Mayor Vruwink, Chairperson
Joe Terry, Secretary

REPORT OF THE PLANNING COMMISSION

Date of Meeting: November 21, 2016

Report #1

Reported to Council: December 20, 2016

The Planning Commission met at 4:00 p.m. on November 21, 2016 in the first floor conference room of City Hall. Members present included, Shane Burkhart, Joe Terry, Lee Thao, and Alderperson Todd Ferkey. Members absent were Mayor Vruwink, Fran Eron, and Tim Birkhauser. Others in attendance included Adam Tegen, and Tim Schwecke of Civitek.

Meeting called to order at 4:04 p.m.

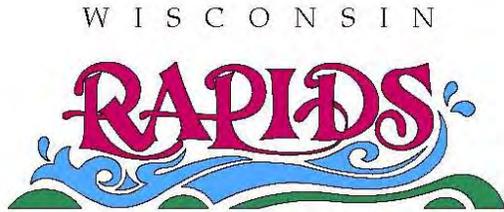
1. Update and Discussion on the Zoning Rewrite Project with CiviTek,

Proposed zoning updates included a brief review of proposed nonconformity language and an extensive discussion surrounding the land use matrix.

2. Adjourn.

Motion by Thao, second by Ferkey, to adjourn at 5:32 pm. Motion carried (4-0).

Mayor Vruwink, Chairperson
Joe Terry, Secretary



STAFF REPORT

PLAN-16-1025; NORTHPOINTE DEVELOPMENT CORPORATION

DECEMBER 1, 2016

REQUEST AND BACKGROUND:

Northpointe Development Corporation, on behalf of the City of Wisconsin Rapids, is requesting a Planned Unit Development to allow the construction of a 68 unit apartment development within the R-2, Single-family and Two-family District. The subject property is located on the southwest corner of 25th Avenue South and Alton Street (Parcel 34-03625) within the City of Wisconsin Rapids.

The subject property has been owned by the City for some time and was once considered as a future site for the Centralia Center. After that project was moved to the former Walmart site in downtown, the subject property has remained vacant. In 2014, the property was identified for potential sale and development by the City Council. The applicant is proposing to purchase the property from the City and develop the parcel with a multi-family project. The first phase is proposed to consist of 40 townhome style units, with a future phase of 28 additional units. The units would be located in two-story buildings with attached garages and two to three bedrooms ranging in size from 1,200 to 1,350 square feet. Access would be provided off of 25th Avenue South with a private drive and utilities being established to service the buildings. The units are proposed to be located on the interior of the property with existing and newly established vegetation around the periphery. See the attached plans and letter of intent for more information.

SUBJECT PROPERTY AND ADJACENT PROPERTY ZONINGS:

Subject Property: R-2; One-family and Two-family Residential

Adjacent Properties:

North: B-2, General Commercial District and R-2, One-family and Two-family Residential District

South: R-2, One-family and Two-family Residential District

East: R-2, One-family and Two-family Residential and R-1, One-family Residential District

West: A-1, Agricultural District

SUBJECT PROPERTY AND ADJACENT PROPERTY USES:

Subject Property: Vacant

Adjacent Properties:

North: Commercial and Residential

South: Large Lot Residential and Vacant

East: Vacant

West: Large Lot Residential

COMPREHENSIVE PLAN RECOMMENDATIONS AND TREND OF DEVELOPMENT:

The subject property is shown as “Parks and Open Space” and “Agricultural/Forest” on the Comprehensive Plan. The Parks and Open Space land use category identifies areas recommended for open space and recreation. This would include parks and other recreational facilities. It also identifies area recommended for preservation and protection such as floodplains, DNR wetlands, steep slopes, and open water. The Agricultural/Forest land use category identifies areas recommended for agricultural uses such as crop farming or wooded areas.

The majority of development within the general area of the request has been large lot residential with the commercial corridor of West Grand Avenue (STH 13) to the north developing as an auto oriented business district. The purpose and intent of a Planned Unit Development is to allow development in areas where additional control and flexibility are necessary. As a result, often times PUD’s are not completely consistent with the Comprehensive Plan but may make sense for uses outside the typical zoning. The PUD process allows the City to review the project and customize the zoning district to accommodate the request while ensuring a level of quality that helps to integrate the development with the surrounding land uses. The recently completed Wisconsin Rapids Housing Study and Needs Assessment identified a need for additional and modern housing. The type of housing proposed in this development fits in well with the recommendations of that study. Due to the location south of West Grand Avenue and north of established single family residential areas the subject property accommodates a multi-family use well.

OTHER DEPARTMENT COMMENTS:

After a request for comments to the other City departments, the following comments or concerns were provided:

1. Fire protection. It was recommended the private drive be designed to accommodate the aerial truck in case of fire. They also recommended providing a private water main loop to ensure proper water pressure and quantity.
2. Pedestrian Safety and Access. It was recommended that required sidewalks be installed along 25th Avenue South as part of the development. Sidewalks would also be required if/when Alton and 27th Avenue South are constructed.
3. Building and Site Design. It was recommended that the exterior materials on the building not utilize vinyl siding. Instead relying on masonry materials. Landscaping should also be implemented to provide screening from adjacent properties and of garbage and utility areas. Signage should be high quality and appropriate for a residential development.

PLANNED UNIT DEVELOPMENT CONSIDERATIONS:

1. INTENT AND NEED FOR EXCEPTION TO ESTABLISHED ZONING

Currently the property is zoned R-2, One-family and Two-Family Residential. The R-2 District does not allow for residential units above a

two-family. An alternative method to establish the requested development would be to rezone the property to the R-3, Multiple-family Residential district. However, granting R-3 zoning would allow any multi-family development that meets the requirements of the district to be established without the control provided by the Planned Unit Development process. This would likely result in a much higher density project – 116 units would be permitted – and one with a higher impact on the surrounding area.

2. USE OR USES AND SUITABILITY THERETO

Currently the subject property and others properties within the area are undeveloped. In consideration of this, the proposed development looks to obtain a reasonable density of units on-site while still looking to preserve the majority of the wooded and natural areas that are located on-site. If the property were to remain zoned R-2 without a Planned Unit Development it could accommodate 20 to 30 homes.

3. BUILDING DIMENSIONS, LOCATIONS, ORIENTATION, AND APPEARANCES

The subject property is 8 acres and has never been subdivided. The last proposed use on the property was the Centralia Center which eventually ended up occupying the former downtown Walmart. As a result, the property has sat vacant and platting has never been completed. The proposed 68 units would be spread through 6 buildings on site. The buildings would range from 8 to 14 units each. The proposed buildings are two-story townhouse style units with attached one-stall garages. The units will have fiber cement board siding with masonry accents. Similar buildings have been constructed in other communities in Wisconsin including Nicolet Townhomes in the City of De Pere. The proposed 68 units would be a mix of two and three bedroom units. As proposed, the buildings will be laid out to front on a newly established private drive that will enter and exit from 25th Avenue South. Where possible, the existing wooded areas along 25th Avenue South and the south property line will be maintained. Additional parking for the units and visitors will be provided on site.

4. LAND COVERAGE, SITE DEVELOPMENT, OPEN SPACES, WATERSHED

Within the R-2 district, the maximum building lot coverage allowed is 30%. The proposed layout would be around 21%. The additional hard surfaced areas would cover approximately 13%. The amount of land that would be disturbed is over an acre, which means that the development is subject to the DNR's and City's storm water regulations. The intent at this time is to capture the run-off from the site in one newly created storm water pond. If the project is approved, final engineering will be completed to determine the final solution to meeting the storm water requirements. A large portion of the property will be set aside to remain in the wooded and wetland states that currently exist on site.

5. TRAFFIC, TRANSIT, AND PARKING PROVISIONS

If the subject property was developed with single-family and two-family homes it is likely that a reduced number of units would be established. However, it should be noted that the proposed development will be accessed off of 25th Avenue South which is designated as a collector street. When the

street was constructed it was designed to accommodate additional traffic. The inclusion of attached one-car garages for each unit as well as the additional on-site parking spaces meets the parking requirements for this type of development.

6. UTILITY AND MUNICIPAL SERVICE DEMANDS OR CHANGES

Properly sized water and sewer lines exist within the right-of-way of 25th Avenue South. It is recommended that an internal water and sewer system be installed and be connected to the existing City system. To maintain adequate water pressure, the water system is intended to loop along the private drive and reconnect to the City system. Although the proposed density is higher than what is permitted under the R-2 district; staff has stated they feel the proposed development will not pose an undue burden on the public safety services of the City.

7. CONSERVATION OF BUILDING AND LAND VALUE FOR ADJACENT AND NEIGHBORHOOD PROPERTIES

The adjacent properties that are not vacant contain large lot residential uses at this time. In recognition of the existing development pattern, the proposal looks to front the units on a private drive pushing them to the north and west away from the neighboring homes. The existing wooded areas are to be maintained to provide a natural buffer between the development and the surrounding properties. The proposed style of units reflects a two story townhouse style that remains on a more residential scale than a traditional 3 or 4 story apartment building.

8. EXPANSION OR EXTENSION ALLOWANCES, POSSIBLE FUTURE REUSES

The initial phase of the project is proposed at 40 units with building lot coverage of less than 20%. The second phase would potentially increase the units to 68 while still having less than the 30% allowable building lot coverage. If approved, the maximum number of units will be set at 68 and it is recommended that a restrictive covenant be required to be placed upon the undeveloped portions of the property to ensure that it remains as open space and no further development is permitted. No re-use of the property for other than residential uses is expected.

9. COMPENSATING AESTHETIC, LANDSCAPE AND SAFETY FACTORS

The current ordinances of the City do not require landscaping within any residential districts. However, the developer is proposing a level of landscaping consistent with the most restrictive district in the City, the B-5 district. In addition, the areas along the property lines will be maintained to provide a vegetative buffer that runs around the periphery of the property.

10. CONTINUATION OR REVERSION PROVISIONS

If the project does not commence construction within 12 months of approval by the City Council the approval becomes null and void and the property will revert back to the base R-2 zoning.

ZONING EXCEPTIONS:

The applicant is requesting three (3) exceptions from the requirements of the R-2 District.

1. To allow up to six (6) multi-family residential buildings on one parcel, as a permitted use within the R-2 District.
2. To allow multi-family residential buildings containing between eight (8) and fourteen (14) units, for a total of 68 units, as a permitted use within the R-2 District.
3. To allow a clubhouse for the use of residents, as a permitted use within the R-2 district.

SUMMARY:

The subject property is currently zoned R-2, Single-family and Two-family Residential. The surrounding neighborhood ranges from large lot single-family to the commercial corridor of West Grand Avenue as well as containing large areas of vacant land. The proposed 68 unit multi-family development is designed to minimize the visual and physical impact on the surrounding neighborhood. The proposed density of units is higher than what is permissible under the existing R-2 zoning but less than an equivalent R-3 zoning.

RECOMMENDATION AND CONDITIONS OF APPROVAL:

Based upon the review of this request, staff would recommend approval of **PLAN-16-1025**, subject to the following conditions:

1. The subject property shall be developed in substantial conformance with the site and building plans submitted by Excel Engineering dated November 10, 2016.
2. Landscaping shown for each building on the landscape plan, by Excel Engineering dated November 10, 2016, shall be installed prior to the issuance of an occupancy permit for each building on-site. Additional landscaping shall be provided to further screen the dumpster areas and maintain a visual screen along the southern property line. Where possible, existing vegetation shall be preserved.
3. The maximum number of residential units permitted on site shall be 68. No one building shall exceed fourteen (14) units.
4. A restrictive covenant setting aside the wooded areas along 25th Avenue South and the wetland areas located in the northwest corner of the property shall be submitted to City Staff for review and approval. The covenant shall be recorded, after being approved by City staff, prior to the issuance of a building permit on the property.
5. Trash enclosures of similar building materials to the primary buildings shall be constructed to contain all dumpsters on site.
6. Sidewalks shall be installed along 25th Avenue South at the time of development of the subject property. Sidewalks along Alton Street and 27th Avenue South shall be installed at the time of the construction of the public streets.
7. The private access drive shall be designed to accommodate necessary fire department equipment with a minimum turning radius of 53 feet.
8. Water and sewer services shall connect to private mains installed at the developer's expense. Fire hydrants shall be installed as required by the Fire

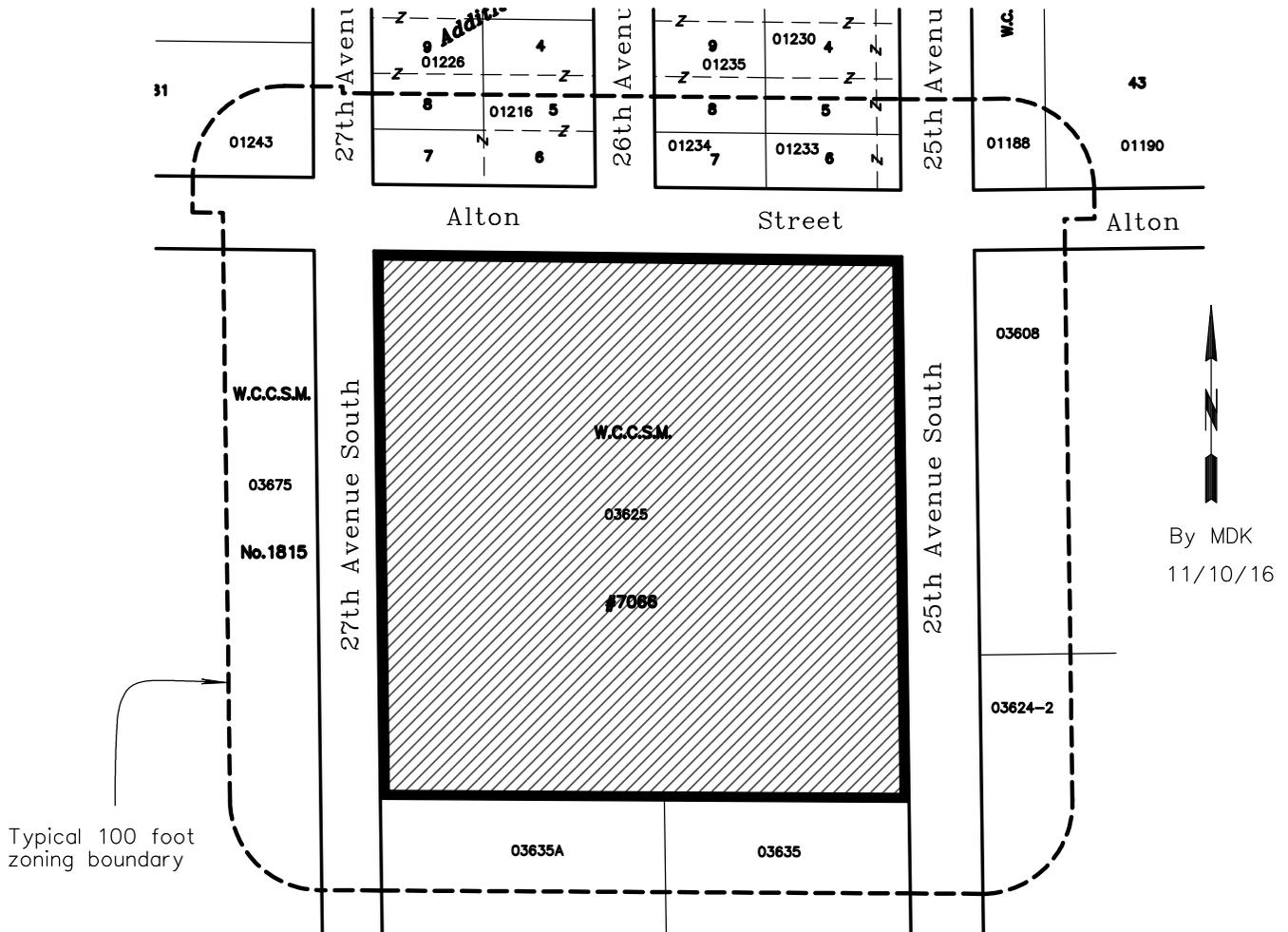
- Department.
9. The exterior siding materials of the buildings shall be fiber cement board or other masonry/stone materials. Use of different materials and/or colors shall be utilized to visually highlight the individual units.
 10. Signs for the development shall be monument style, not exceed 30 square feet, and of materials designed to complement the buildings.
 11. The zoning exceptions granted through this Planned Unit Development are limited to:
 - a. Up to six (6) multi-family residential buildings are permitted on the subject parcel as a permitted use.
 - b. Multi-family residential buildings containing between eight (8) and fourteen (14) units, for a total of 68 units, are permitted on the subject parcel as a permitted use.
 - c. A clubhouse for the use of residents is permitted on the subject parcel as a permitted use.
 12. Compliance with all other applicable codes and ordinances.

ATTACHMENTS:

1. Exhibit Map by City Staff.
2. Zoning Map by City Staff.
3. Future Land Use Map by City Staff.
4. Letter of Intent, by Applicant, dated November 9, 2016.
5. Site, Landscaping and Example Building Plans, by Excel Engineering, dated November 10, 2016.

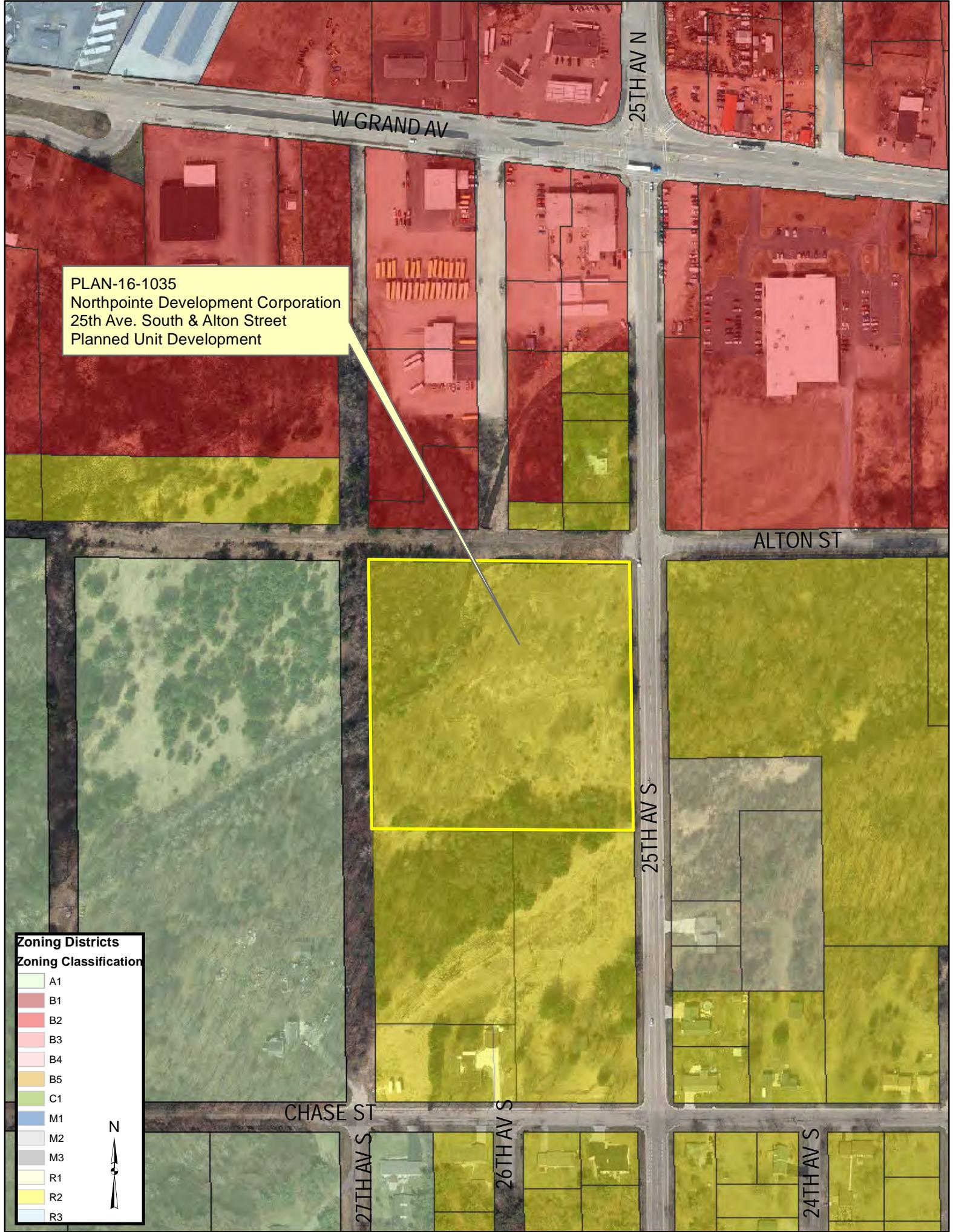
PLAN UNIT DEVELOPMENT EXHIBIT MAP

A request by Northpointe Development Corporation for a Plan Unit Development within the R-2, One-Family and Two-Family Residential District to allow a multi-family townhouse development with driveways, parking, site landscaping, utilities and stormwater facilities, for the property located at the southwest corner of 25th Avenue South and Alton Street, being Parcel 34-03625, said parcel is owned by the City of Wisconsin Rapids.



OWNERSHIP/ADDRESS WITHIN LEGAL OBJECTION BOUNDARY

PARCEL #	OWNERSHIP/ADDRESS
34-01188	SPARHAWK THOMAS/SHIRLEY TRUST, 421 25TH AVE N, WISCONSIN RAPIDS WI 54495
34-01190	CRANBERRIES LIMITED INC, 2321 W GRAND AVE, WISCONSIN RAPIDS WI 54495
34-01230	HEIN JOHN W AND D DOVE, PO BOX 305, WISC RAPIDS WI 54495-0305
34-01233	HEIN JOHN W, PO BOX 305, WISC RAPIDS WI 54495-0305
34-01234	DOVE DORAJEAN C, PO BOX 305, WISC RAPIDS WI 54495-0305
34-01235	LAMERS A & K PROPERTIES LLP, 2407 S POINT RD, GREEN BAY WI 54313-5433
34-01216	LAMERS A & K PROPERTIES LLP, 2407 S POINT RD, GREEN BAY WI 54313-5433
34-01226	LAMERS A & K PROPERTIES LLP, 2407 S POINT RD, GREEN BAY WI 54313-5433
34-01243	LAMERS A & K PROPERTIES LLP, 2407 S POINT RD, GREEN BAY WI 54313-5433
34-03608	WINN VERA G C/O SCOTT WINN, 960 WESTERN RUN RD, HUNT VALLY MD 21030
34-03625	CITY OF WISCONSIN RAPIDS, 444 W GRAND AVE, WISCONSIN RAPIDS WI 54495
34-03675	PROBANDT ROY F & MARY E, 2710 CHASE ST, WISCONSIN RAPIDS WI 54495
34-03624-2	HOKAMP JOHN AND ROSEMARY, 421 25TH AVE S, WISCONSIN RAPIDS WI 54495
34-03635	CLARK JERRY A & LAURA M, 2611 CHASE ST, WISCONSIN RAPIDS WI 54495
34-03635A	SHALINSKE TRAVIS & JENNIFER M, 2610 CHASE ST, WISCONSIN RAPIDS WI 54495

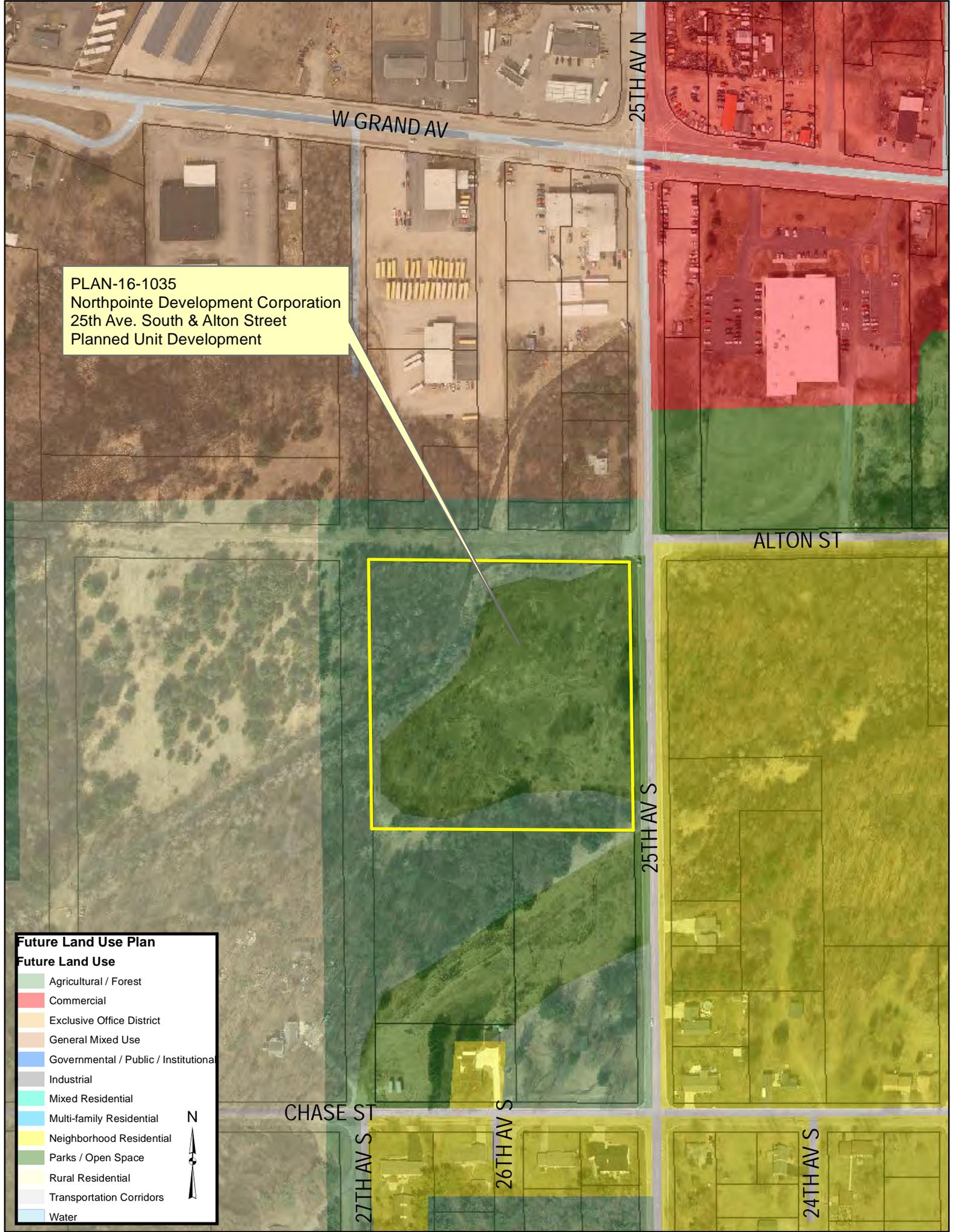


PLAN-16-1035
Northpointe Development Corporation
25th Ave. South & Alton Street
Planned Unit Development

Zoning Districts
Zoning Classification

	A1
	B1
	B2
	B3
	B4
	B5
	C1
	M1
	M2
	M3
	R1
	R2
	R3

N



PLAN-16-1035
 Northpointe Development Corporation
 25th Ave. South & Alton Street
 Planned Unit Development

Future Land Use Plan
Future Land Use

- Agricultural / Forest
- Commercial
- Exclusive Office District
- General Mixed Use
- Governmental / Public / Institutional
- Industrial
- Mixed Residential
- Multi-family Residential
- Neighborhood Residential
- Parks / Open Space
- Rural Residential
- Transportation Corridors
- Water

N

W GRAND AV

25TH AV N

ALTON ST

25TH AV S

CHASE ST

26TH AV S

27TH AV S

24TH AV S



420 S. Koeller Street, Suite 230
Oshkosh, WI 54902
(920) 303-9404
Fax: (920) 303-9444

November 9, 2016

Council Members
City of Wisconsin Rapids
444 West Grand Avenue
Wisconsin Rapids, WI 54495-2780

**RE: Letter of Intent
Wisconsin Rapids Townhomes
25th Avenue South**

Dear Council Members:

We are pleased to provide you with the following information regarding our proposed Wisconsin Rapids Townhome development in Wisconsin Rapids.

Property Location

The property that is the subject of this proposed development is located on the southwest corner of the intersection of Alton Street and 25th Avenue South. The currently vacant eight (8) acre parcel contains a wooded area in the northwest corner of the property that is separated from the rest of the property by Romanski Ditch; that part of the parcel located south and east of Romanski Ditch has a rather dense wooded buffer along the south property line with trees and intermittent open areas throughout the rest of the parcel. All development is proposed to occur on that part of the parcel that is located south and east of Romanski Ditch.

Development Description

The development will be completed in two phases. Phase One will consist of 40 townhomes in 4 buildings including a community building with on-site office, community room and fitness center. Construction will begin in October 2017 and be completed in phases with final completion in July 2018. Phase Two will have 28 townhomes in 2 buildings. Construction of Phase Two will begin shortly after stabilization of Phase One and will take 9 months to complete construction.

The townhomes will have two bedrooms of 1,200 square feet and three bedrooms of 1,350 square feet. Each townhome will have individual entrances and attached garages. The

buildings will be wood framed on slab. Amenities include: two full bathrooms, central air conditioning, individual forced air heat, in-unit washer/dryer, stainless steel appliances, granite countertops, and ceiling fans. Residents are responsible for gas and electricity and owner pays for water and sewer. The exterior will consist of brick veneer, cement board siding, and asphalt shingled roof. Please refer to the architectural floor plans and building elevations included with the application submittal; note that the plans are from a past development project but are representative of the townhomes that are proposed for the Wisconsin Rapids Townhome development. Phase One parking will consist of 40 attached garage stalls, 40 driveway stalls and 40 general surface parking stalls. Phase Two parking will consist of 28 attached garage stalls, 28 driveway stalls, and 7 surface stalls. The grounds will be distinctively landscaped. All efforts will be made to preserve the existing trees.

The site design elements of the proposed townhome development are based upon and in compliance with the standards found in the City of Wisconsin Rapids Municipal Code for the R-3 (Multiple Family Residential) District and the parking and access standards found in Section 11.06 of the City's municipal code. There are no landscaping standards contained in the City's municipal code for residential districts; at the recommendation of the City, the landscape plan is based on the landscape standards contained in the municipal code for the B-5 District.

The property will have an on-site manager and maintenance person. Potential tenants must meet rigorous standards set by Northpointe which include criminal background check, credit check, job verification, and previous landlord history.



Nicolet Townhomes, De Pere

Northpointe Development Corporation

Northpointe Development Corporation is a real estate development company founded by Cal Schultz and Andy Dumke for the purpose of bringing revitalization and development to various neighborhoods in Wisconsin. Northpointe envisions vibrant communities that strengthen neighborhoods, enhance livelihoods, respond to the environment, and connect people and places. The company's mission is fulfilled by conducting business in an open, honest, and transparent manner, and accepting responsibility for our individual and collective actions with a long-term view to real estate ownership.

Northpointe has developed new construction family and senior apartment housing, historic rehabilitation, and commercial properties throughout Wisconsin in excess of \$100 million. The company has received numerous awards including the 2013 Top Projects Award in Milwaukee, 2015 National Historic Preservation Award, and was the 2014 runner-up for the prestigious J. Timothy Anderson National Award for Excellence.

Sincerely,

Callan L. Schultz

Callan L. Schultz

SITE INFORMATION:

PROPERTY AREA: AREA = 349,785 S.F. (8.03 ACRES).
EXISTING ZONING: R-3 RESIDENTIAL
PROPOSED ZONING: PUD PLANNED UNIT DEVELOPMENT
PROPOSED USE: MULTI-FAMILY TOWN HOME DEVELOPMENT
SETBACKS: BUILDING: STREET = 25'
SIDE = 15'
REAR = 15'
PAVEMENT: FRONT = 5'
SIDE = 5'
REAR = 5'

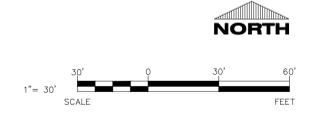
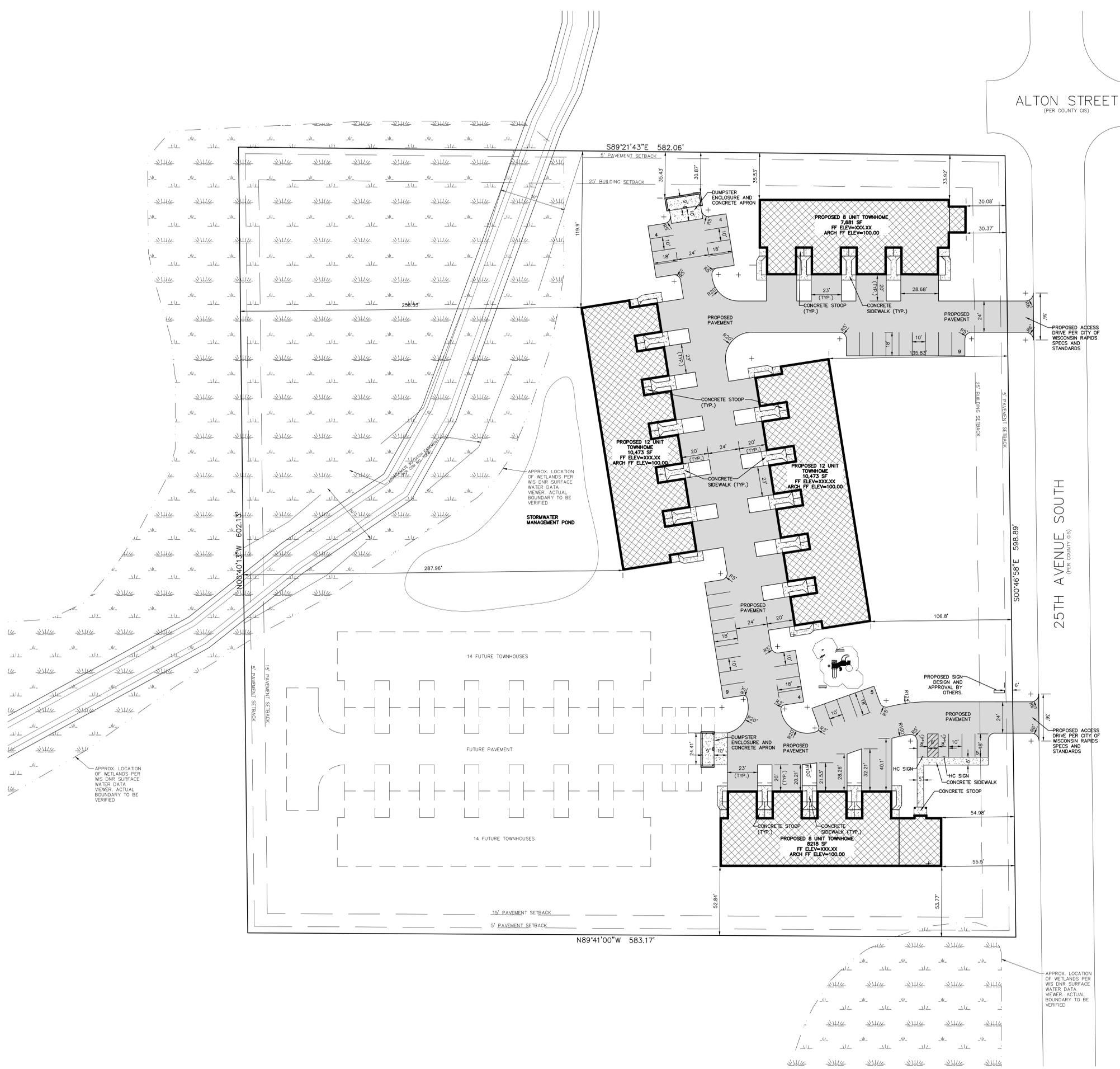
PROPOSED BUILDING HEIGHT: 29' (MAX. HEIGHT ALLOWED: 40')

PARKING REQUIRED: 1.5 SPACES PER 1 DWELLING UNIT (60 SPACES REQ.)
PARKING PROVIDED: 40 INTERIOR GARAGE SPACES
40 EXTERIOR GARAGE SPACES
40 EXTERIOR SURFACE SPACES (2 H.C. ACCESSIBLE)
TOTAL: 120 SPACES

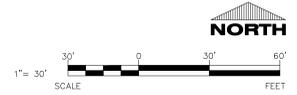
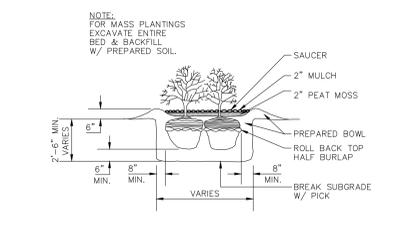
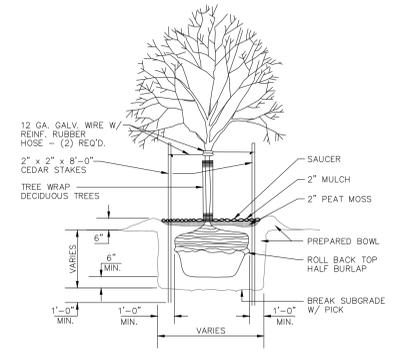
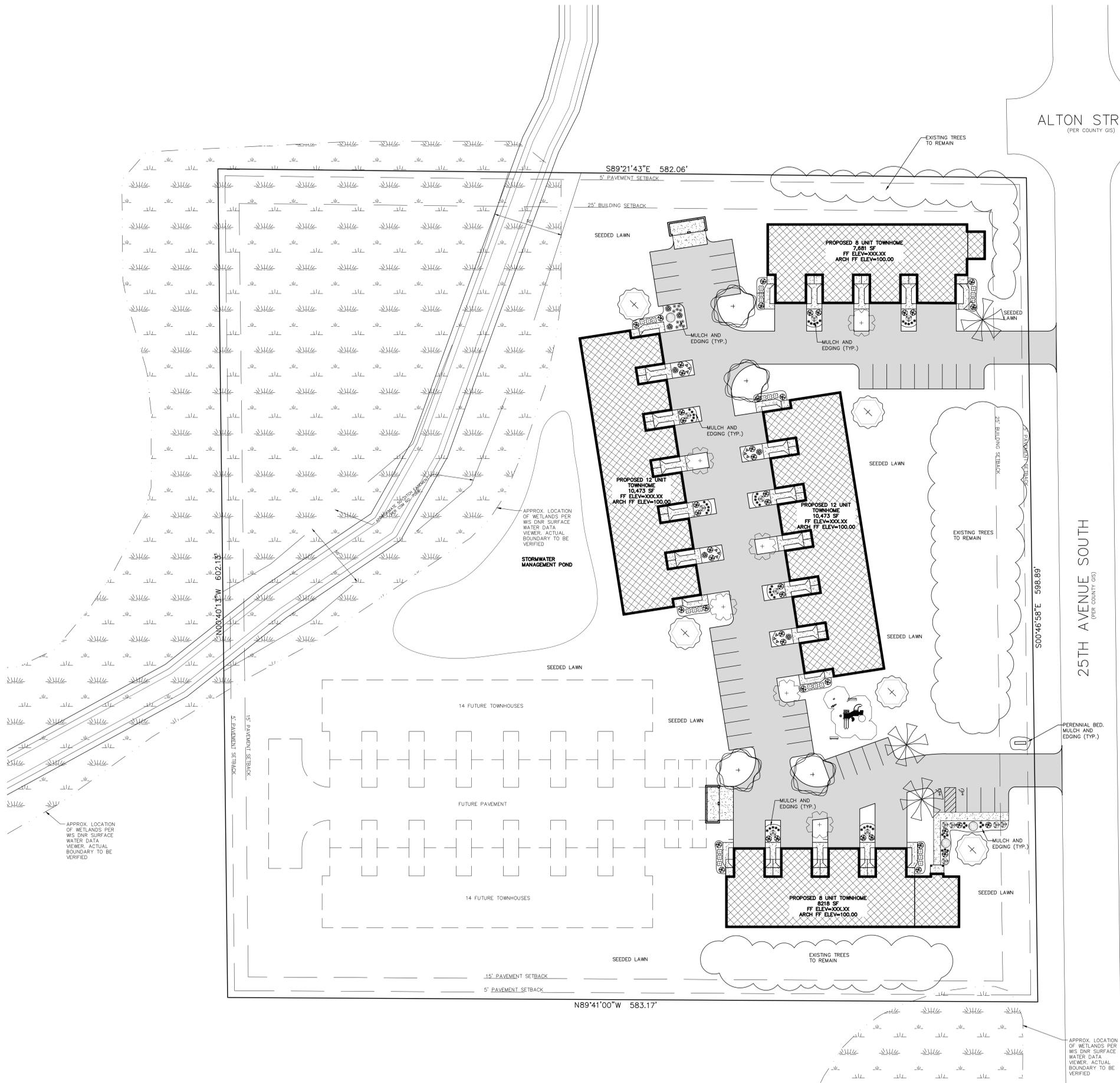
UNITS	
(40)	PROPOSED TOWNHOUSE UNITS
(28)	FUTURE TOWNHOUSE UNITS
(68)	TOTAL UNITS W/ FUTURE
PARKING	
(40)	PROPOSED DRIVEWAY PARKING
(40)	PROPOSED GARAGE PARKING
(40)	PROPOSED SURFACE PARKING
(120)	TOTAL PARKING
(28)	FUTURE DRIVEWAY PARKING
(28)	FUTURE GARAGE PARKING
(7)	FUTURE SURFACE PARKING
(183)	TOTAL PARKING W/ FUTURE

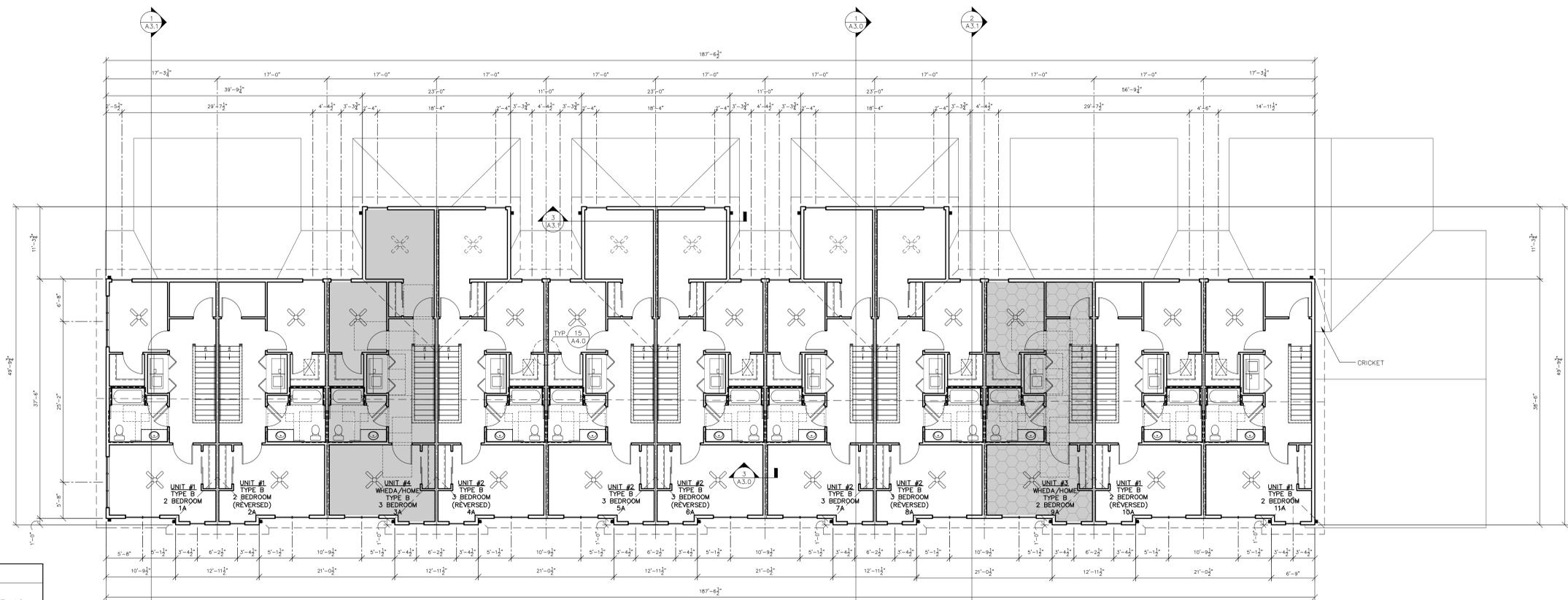
EXISTING SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	8.03	349,785	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.00	0	0.0%
TOTAL IMPERVIOUS	0.00	0	0.0%
LANDSCAPE/ OPEN SPACE	8.03	349,785	100.0%
PROPOSED SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	8.03	349,785	
BUILDING FLOOR AREA	1.69	73,668	21.1%
PAVEMENT (ASP. & CONC.)	1.04	45,451	13.0%
TOTAL IMPERVIOUS	2.73	119,119	34.1%
LANDSCAPE/ OPEN SPACE	5.30	230,666	65.9%

NOTE: PROPOSED BUILDINGS TO BE SPRINKLED.



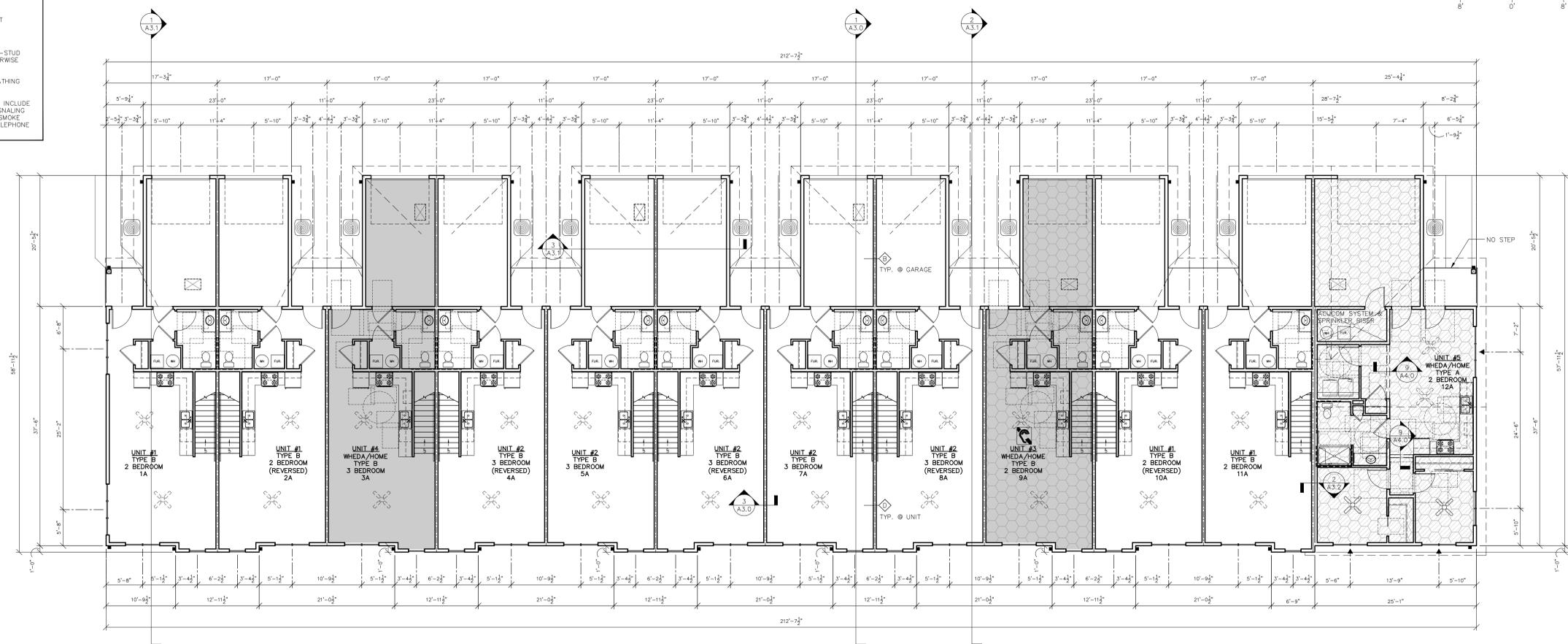
LANDSCAPING NOTES				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS TREES				
⊙	Sugar Maple	Acer saccharum	3"	4
⊙	Flowering Crabapple (Spring Snow)	Malus x hybrid (Spring Snow)	2"	6
⊙	Redmond Linden	Tilia americana	2"	3
EVERGREEN TREES				
⊙	Colorado Blue Spruce	Picea pungens	4"	5
DECIDUOUS SHRUBS				
⊙	Barberry Golden	Berberis thunbergii aurea	24"	7
⊙	Weigela Carnival	Weigela Florida 'carnival'	24"	13
⊙	Arrowwood Viburnum	Viburnum dentatum	30"-36"	3
⊙	Anthony Waterer Spirea	Spiraea x bumalda 'Anthony Water'	15"-18"	24
EVERGREEN SHRUBS				
⊙	Taunton Yew	Tauntonii	24"	44
PERENNIALS				
*	Hostas	Hostas 'Royal Standard'	1 gal pot	52
*	Blue Autumn Aster	Aster 'blue autumn'	1 gal pot	12
*	Oriental Lily - Friso	Lilium	1 gal pot	10



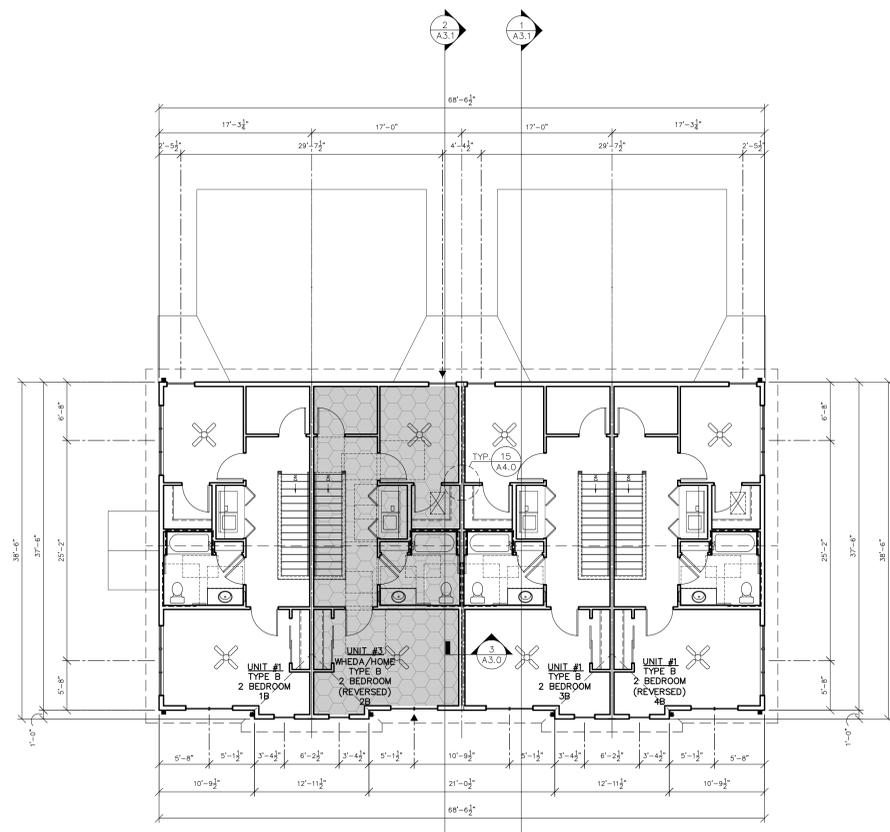


**BUILDING A – 12 UNIT
SECOND FLOOR PLAN**
SCALE: 1/8" = 1'-0"
NORTH

- FLOOR PLAN NOTES:**
- INDICATES 1-HOUR RATED WALLS, U.L. DESIGN NO. U309 - SEE SHEET A4.0
 - INDICATES 2-HOUR RATED WALLS, U.L. DESIGN NO. U301 - SEE SHEET A4.0
 - INDICATES WHEDA TYPE 'A' UNIT
 - INDICATES WHEDA TYPE 'B' UNIT
 - INDICATES 'HOME' UNIT
 - INDICATES DOWNSPOUT
 - INDICATES ACCESSIBLE WINDOW LOCATION
 - A/C UNIT
 - HEARING / VISUALLY IMPAIRED UNIT
 - KNOX BOX
- ALL INTERIOR DIMS. ARE FROM FACE-OF-STUD TO FACE-OF-STUD UNLESS NOTED OTHERWISE
 - ALL EXTERIOR DIMS. ARE FROM FACE-OF-SHEATHING TO FACE-OF-SHEATHING UNLESS NOTED OTHERWISE
 - HEARING / VISUALLY IMPAIRED UNITS TO INCLUDE THE FOLLOWING AUDIBLE AND VISIBLE SIGNALING DEVICES PER ANSI SECTION 1008: UNIT SMOKE DETECTION, UNIT DOORBELL AND UNIT TELEPHONE



**BUILDING A – 12 UNIT
FIRST FLOOR PLAN**
SCALE: 1/8" = 1'-0"
NORTH



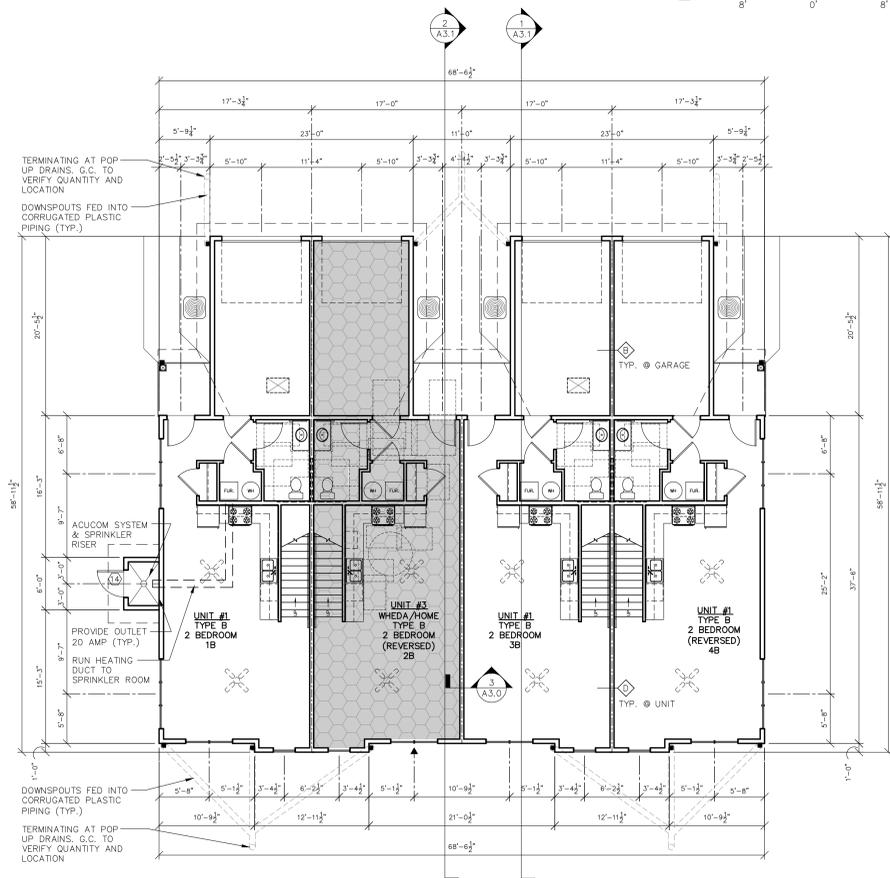
**BUILDING B - 4 UNIT
 SECOND FLOOR PLAN**

SCALE: 1/8" = 1'-0"



FLOOR PLAN NOTES:

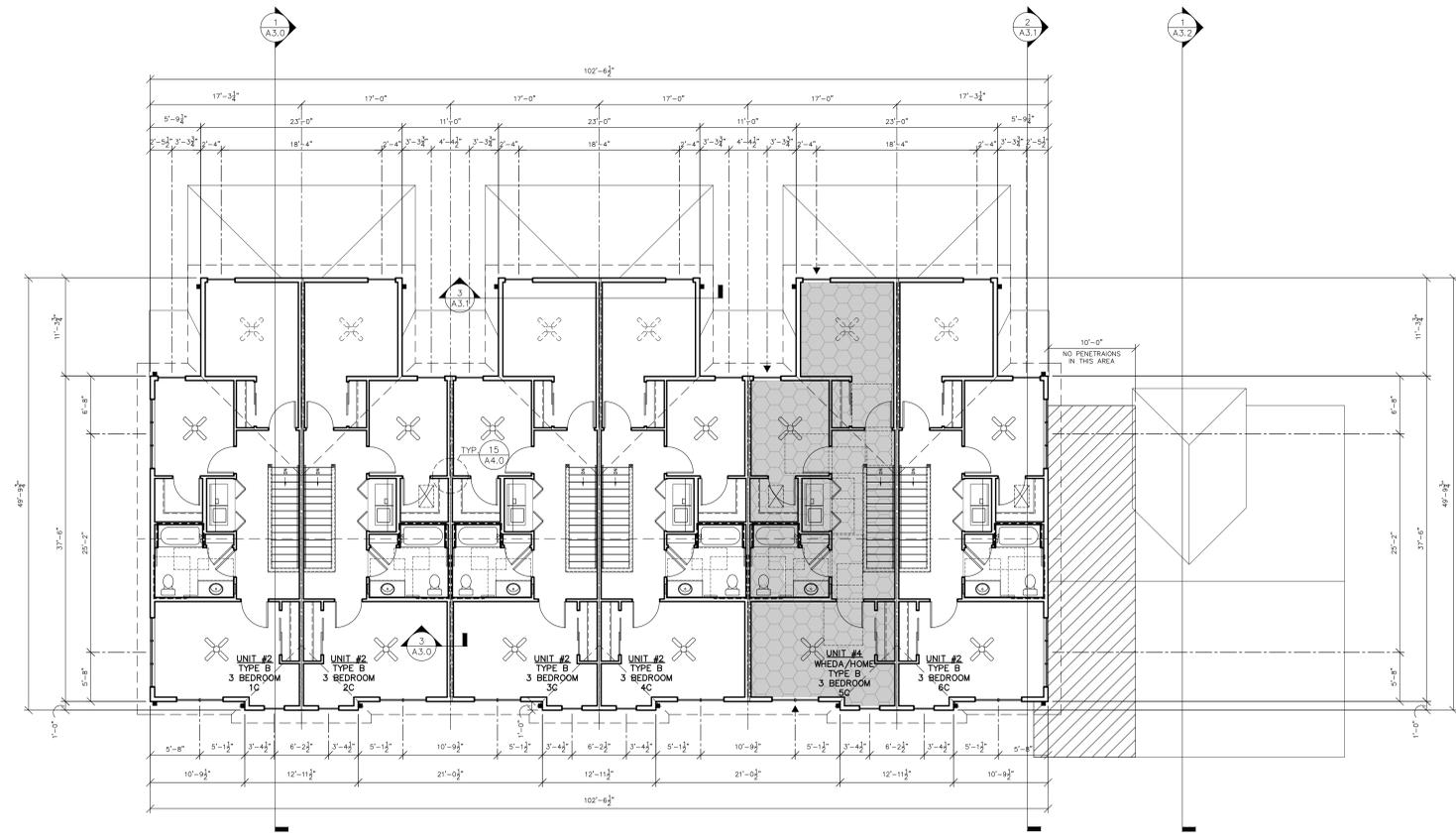
- INDICATES 1-HOUR RATED WALLS, U.L. DESIGN NO. U309 - SEE SHEET A4.0
 - INDICATES 2-HOUR RATED WALLS, U.L. DESIGN NO. U301 - SEE SHEET A4.0
 - INDICATES WHEDA TYPE 'A' UNIT
 - INDICATES WHEDA TYPE 'B' UNIT
 - INDICATES 'HOME' UNIT
 - INDICATES DOWNSPOT
 - INDICATES ACCESSIBLE WINDOW LOCATION
 - A/C UNIT
 - HEARING / VISUALLY IMPAIRED UNIT
 - KNOX BOX
- ALL INTERIOR DIMS. ARE FROM FACE-OF-STUD TO FACE-OF-STUD UNLESS NOTED OTHERWISE
 - ALL EXTERIOR DIMS. ARE FROM FACE-OF-SHEATHING TO FACE-OF-SHEATHING UNLESS NOTED OTHERWISE
 - HEARING / VISUALLY IMPAIRED UNITS TO INCLUDE THE FOLLOWING AUDIBLE AND VISIBLE SIGNALING DEVICES PER ANSI SECTION 1008: UNIT SMOKE DETECTION, UNIT DOORBELL AND UNIT TELEPHONE



**BUILDING B - 4 UNIT
 FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"



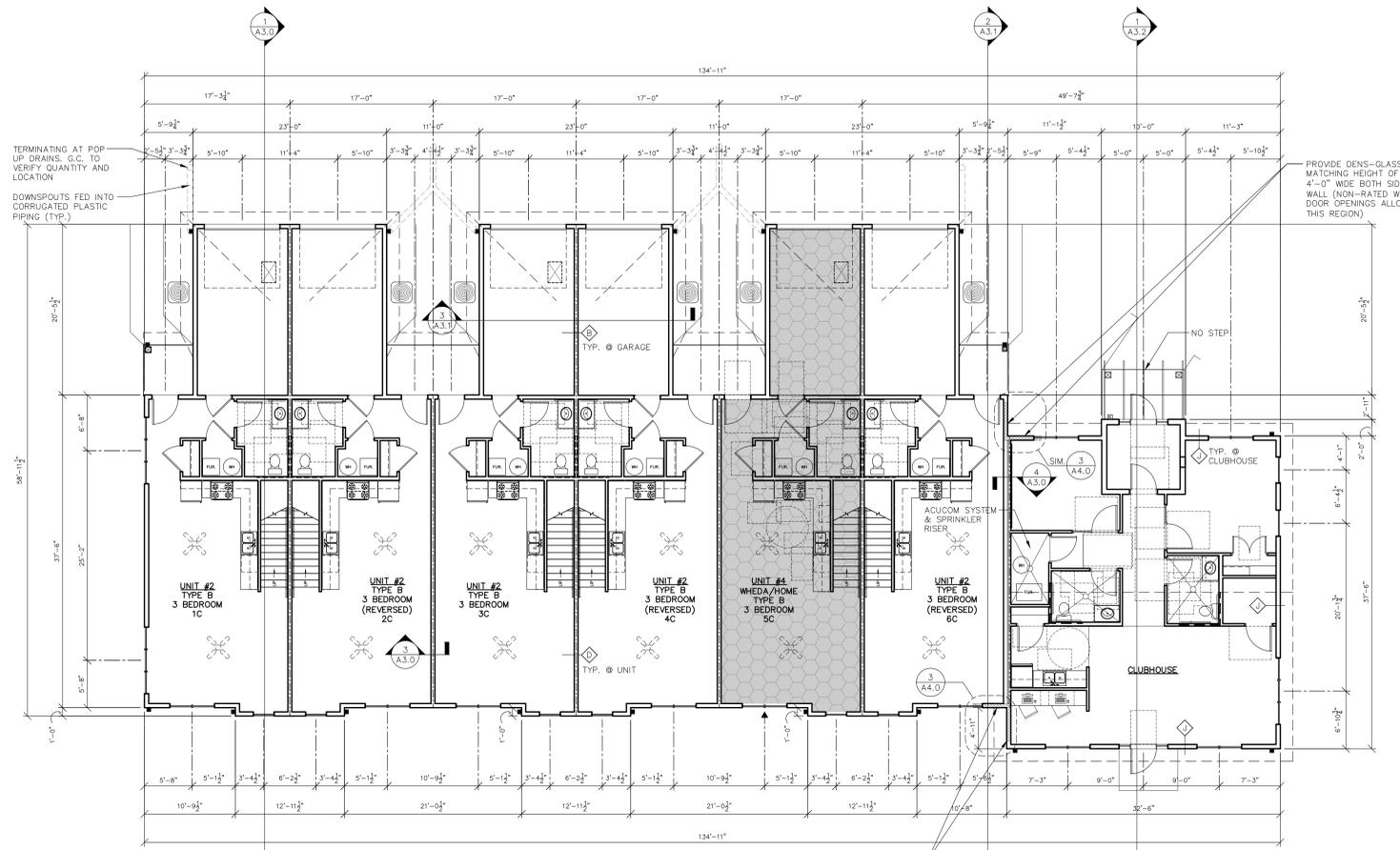


BUILDING C - 6 UNIT SECOND FLOOR PLAN



SCALE: 1/8" = 1'-0"
 8' 0' 8' 16'

- FLOOR PLAN NOTES:**
- INDICATES 1-HOUR RATED WALLS, U.L. DESIGN NO. U309 - SEE SHEET A4.0
 - INDICATES 2-HOUR RATED WALLS, U.L. DESIGN NO. U301 - SEE SHEET A4.0
 - INDICATES WHEDA TYPE 'A' UNIT
 - INDICATES WHEDA TYPE 'B' UNIT
 - INDICATES 'HOME' UNIT
 - INDICATES DOWNSPOUT
 - INDICATES ACCESSIBLE WINDOW LOCATION
 - A/C UNIT
 - HEARING / VISUALLY IMPAIRED UNIT
 - KNOX BOX
- ALL INTERIOR DIMS. ARE FROM FACE-OF-STUD TO FACE-OF-STUD UNLESS NOTED OTHERWISE.
 - ALL EXTERIOR DIMS. ARE FROM FACE-OF-SHEATHING TO FACE-OF-SHEATHING UNLESS NOTED OTHERWISE.
 - HEARING / VISUALLY IMPAIRED UNITS TO INCLUDE THE FOLLOWING AUDIBLE AND VISIBLE SIGNALING DEVICES PER ANSI SECTION 1005: UNIT SMOKE DETECTION, UNIT DOORBELL AND UNIT TELEPHONE

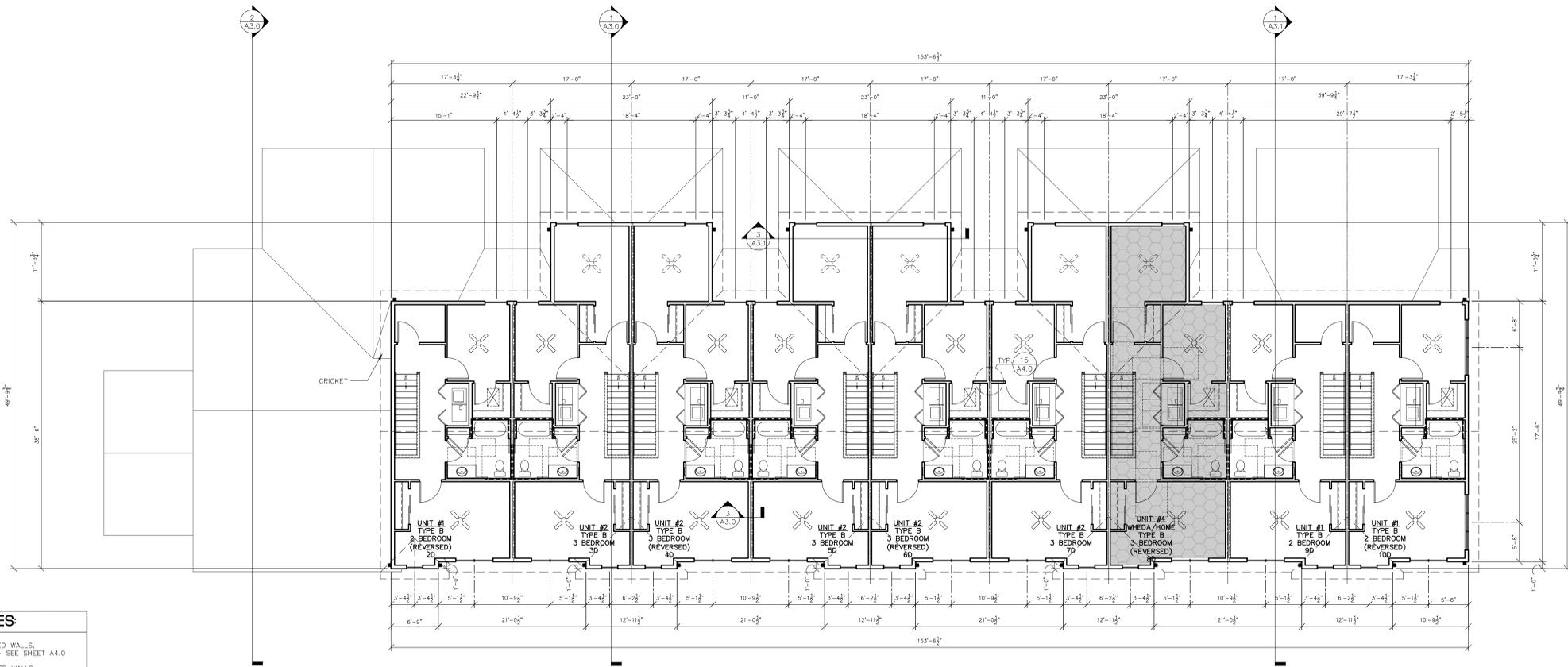


BUILDING C - 6 UNIT FIRST FLOOR PLAN



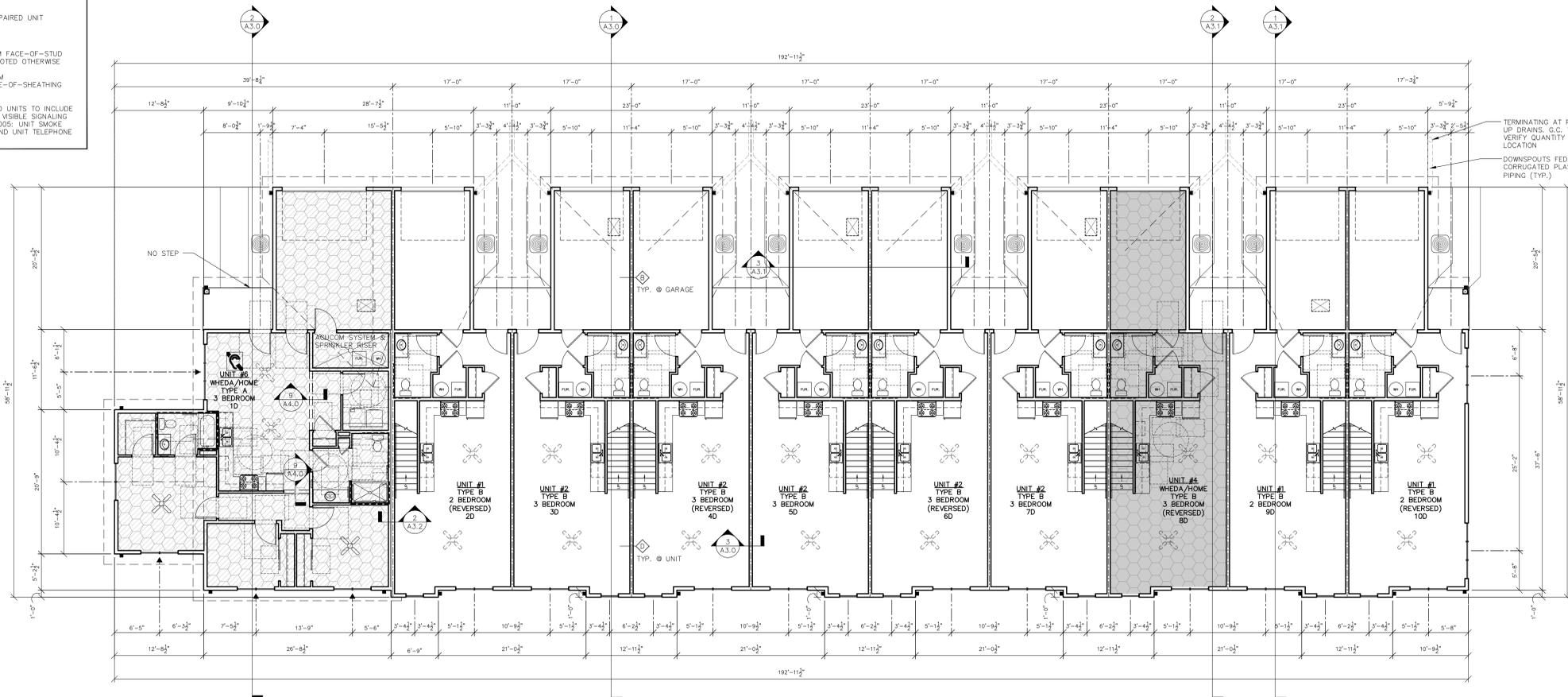
SCALE: 1/8" = 1'-0"
 8' 0' 8' 16'

PROVIDE DENS-GLASS SHEATHING MATCHING HEIGHT OF FIRE WALL, 4'-0" WIDE BOTH SIDES OF FIRE WALL (NON-RATED WINDOW & DOOR OPENINGS ALLOWED IN THIS REGION)



- FLOOR PLAN NOTES:**
- INDICATES 1-HOUR RATED WALLS, U.L. DESIGN NO. U309 - SEE SHEET A4.0
 - INDICATES 2-HOUR RATED WALLS, U.L. DESIGN NO. U301 - SEE SHEET A4.0
 - INDICATES WHEDA TYPE 'A' UNIT
 - INDICATES WHEDA TYPE 'B' UNIT
 - INDICATES 'HOME' UNIT
 - INDICATES DOWNSPOUT
 - INDICATES ACCESSIBLE WINDOW LOCATION
 - A/C UNIT
 - HEARING / VISUALLY IMPAIRED UNIT
 - KNOX BOX
- ALL INTERIOR DIMS. ARE FROM FACE-OF-STUD TO FACE-OF-STUD UNLESS NOTED OTHERWISE
 - ALL EXTERIOR DIMS. ARE FROM FACE-OF-SHEATHING TO FACE-OF-SHEATHING UNLESS NOTED OTHERWISE
 - HEARING / VISUALLY IMPAIRED UNITS TO INCLUDE THE FOLLOWING AUDIBLE AND VISIBLE SIGNALING DEVICES PER ANSI SECTION 1008: UNIT SMOKE DETECTION, UNIT DOORBELL AND UNIT TELEPHONE

BUILDING D - 10 UNIT SECOND FLOOR PLAN



BUILDING D - 10 UNIT FIRST FLOOR PLAN



PROFESSIONAL SEAL

PRELIMINARY DATES
 NOV. 10, 2016

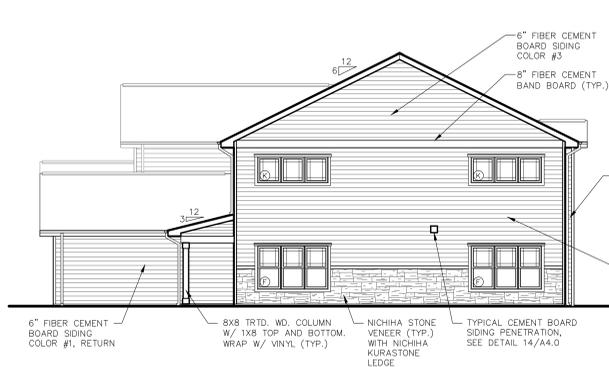
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SHEET INFORMATION
 BUILDING D - FIRST & SECOND FLOOR PLAN
 SHEET NUMBER

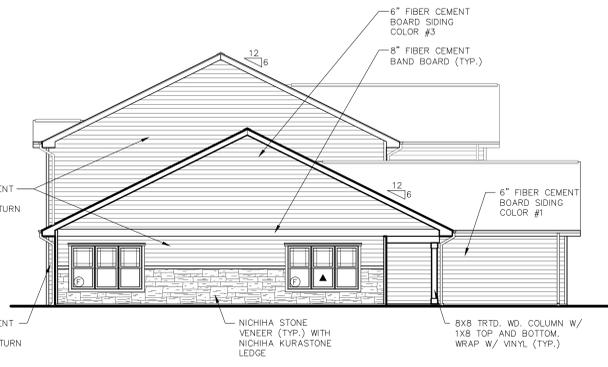
A1.1D



12 UNIT FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



12 UNIT LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

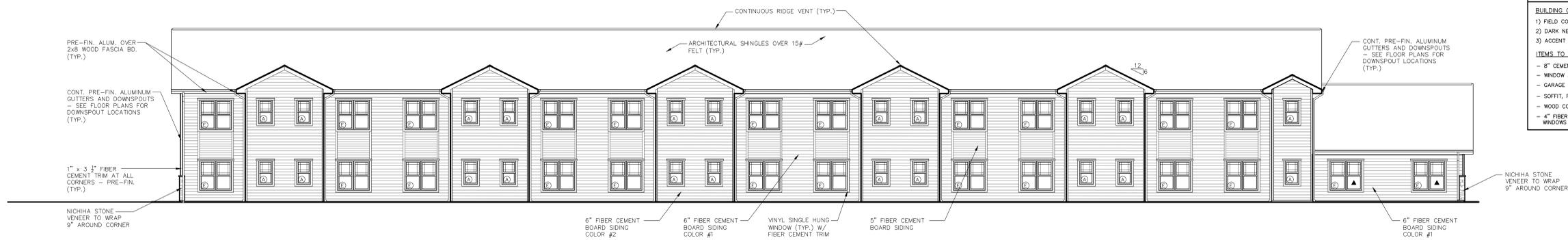


12 UNIT RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE -- TYP. APARTMENT			
SYM.	MATL.	DESCRIPTION	NOM. UNIT SIZE W.x.H.
(A)	VINYL	VINYL SINGLE HUNG WINDOW	2'-4" X 4'-0"
(B)	VINYL	VINYL SINGLE HUNG WINDOW	3'-2" X 4'-4"
(C)	VINYL	VINYL SINGLE HUNG WINDOW	3'-2" X 5'-0"
(D)	VINYL	(2) MULLED VINYL SLIDER WINDOW	5'-4" X 3'-0"
(E)	VINYL	(2) MULLED VINYL SINGLE HUNG WINDOWS	5'-4" X 5'-0"
(F)	VINYL	(3) MULLED VINYL SINGLE HUNG WINDOWS	8'-0" X 5'-0"
(J)	VINYL	(3) MULLED VINYL SINGLE HUNG WINDOWS	8'-0" X 6'-0"
(K)	VINYL	(3) MULLED VINYL SINGLE HUNG WINDOWS	8'-0" X 3'-0"
(L)	VINYL	(2) MULLED VINYL SINGLE HUNG WINDOW	5'-4" X 6'-0"
(M)	VINYL	VINYL SINGLE HUNG WINDOW	3'-2" X 6'-0"

- ENERGY STAR WINDOWS
- WINDOWS TO HAVE GRILLES BETWEEN GLAZING
- PER IRC 2406.4.6 SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"
- WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY IRC CHAPTER 24.
- ▲ - ACCESSIBLE WINDOW - OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS MAXIMUM.
- CONTRACTOR TO VERIFY WITH WINDOW MANUFACTURER IF ACCESSIBLE WINDOW CAN BE MULLED TO ADJACENT NON-ACCESSIBLE WINDOW. IF NON-ACCESSIBLE WINDOW AND ACCESSIBLE WINDOW ARE ABLE TO BE MULLED TOGETHER, THEN ONE ACCESSIBLE WINDOW MAY BE PROVIDED PER LOCATION. OTHERWISE, ALL MULLED WINDOWS AT ACCESSIBLE WINDOW LOCATION MUST BE ACCESSIBLE STYLE.

COLOR CHART	
BUILDING COLORS	
1)	FIELD COLOR (LIGHT NEUTRAL)
2)	DARK NEUTRAL
3)	ACCENT COLOR
ITEMS TO BE WHITE	
-	8" CEMENT BAND BOARD
-	WINDOW AND DOOR TRIM
-	GARAGE DOORS
-	SOFFIT, FASCIA & GUTTERS
-	WOOD COLUMN
-	4" FIBER CEMENT SIDING BETWEEN WINDOWS ON BAKE SIDES OF BUILDINGS



12 UNIT REAR ELEVATION
 SCALE: 1/8" = 1'-0"

PROPOSED NEW DEVELOPMENT FOR:
NORTHPOINTE- WISCONSIN RAPIDS
 ALTON STREET • WISCONSIN RAPIDS, WI 54495

PROFESSIONAL SEAL

PRELIMINARY DATES
 NOV. 10, 2016

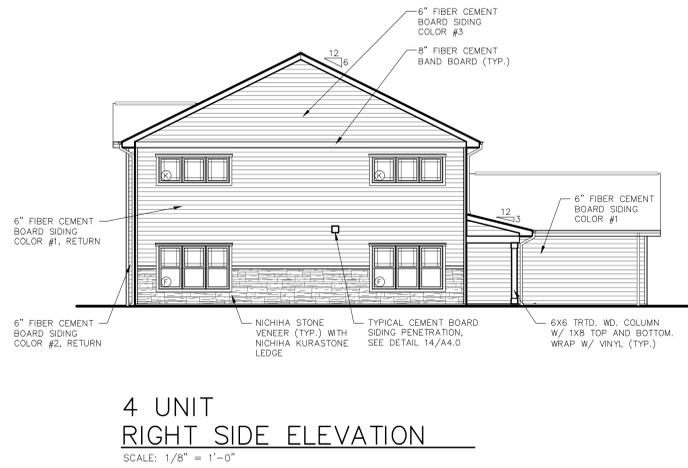
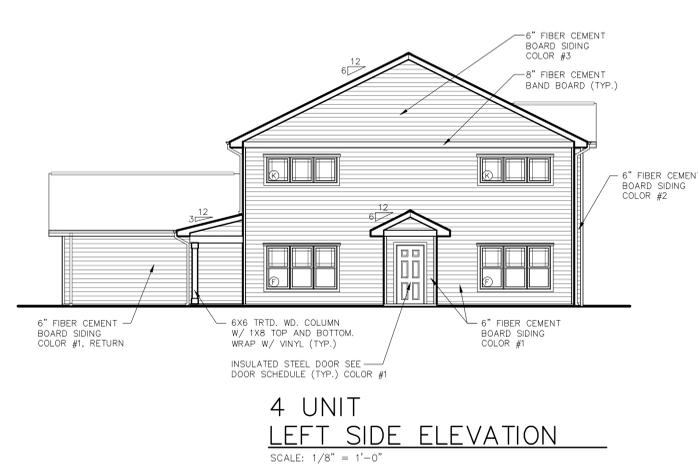
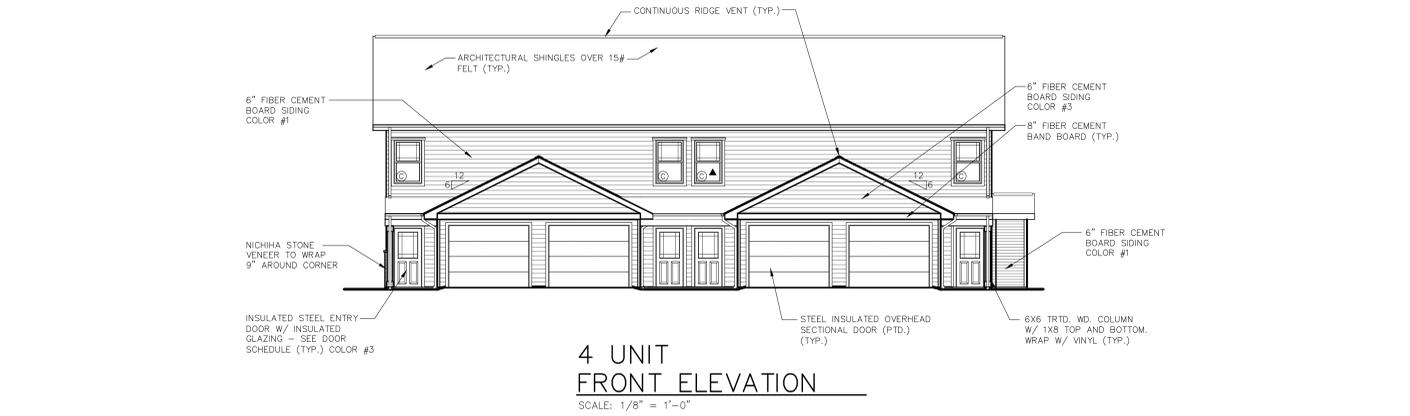
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SHEET INFORMATION

BUILDING A - ELEVATIONS

SHEET NUMBER

A2.0A



WINDOW SCHEDULE -- TYP. APARTMENT

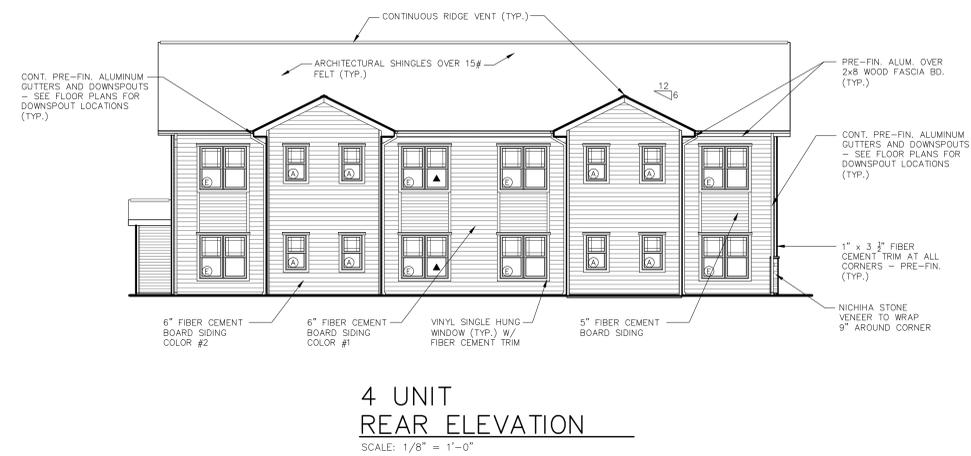
SYM.	MATL.	DESCRIPTION	NOM. UNIT SIZE WxH.
(A)	VINYL	VINYL SINGLE HUNG WINDOW	2'-4" X 4'-0"
(B)	VINYL	VINYL SINGLE HUNG WINDOW	3'-2" X 4'-4"
(C)	VINYL	VINYL SINGLE HUNG WINDOW	3'-2" X 5'-0"
(D)	VINYL	(2) MULLED VINYL SLIDER WINDOW	5'-4" X 3'-0"
(E)	VINYL	(2) MULLED VINYL SINGLE HUNG WINDOWS	5'-4" X 5'-0"
(F)	VINYL	(3) MULLED VINYL SINGLE HUNG WINDOWS	8'-0" X 5'-0"
(J)	VINYL	(3) MULLED VINYL SINGLE HUNG WINDOWS	8'-0" X 6'-0"
(K)	VINYL	(3) MULLED VINYL SINGLE HUNG WINDOWS	8'-0" X 3'-0"
(L)	VINYL	(2) MULLED VINYL SINGLE HUNG WINDOW	5'-4" X 6'-0"
(M)	VINYL	VINYL SINGLE HUNG WINDOW	3'-2" X 6'-0"

- ENERGY STAR WINDOWS
- WINDOWS TO HAVE GRILLES BETWEEN GLAZING
- PER IRC 2406.4.6 SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"
- WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY IBC CHAPTER 24.
- ▲ - ACCESSIBLE WINDOW - OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS MAXIMUM.
- CONTRACTOR TO VERIFY WITH WINDOW MANUFACTURER IF ACCESSIBLE WINDOW CAN BE MULLED TO ADJACENT NON-ACCESSIBLE WINDOW. IF NON-ACCESSIBLE WINDOW AND ACCESSIBLE WINDOW ARE ABLE TO BE MULLED TOGETHER, THEN ONE ACCESSIBLE WINDOW MAY BE PROVIDED PER LOCATION. OTHERWISE, ALL MULLED WINDOWS AT ACCESSIBLE WINDOW LOCATION MUST BE ACCESSIBLE STYLE.

COLOR CHART

BUILDING COLORS
1) FIELD COLOR (LIGHT NEUTRAL)
2) DARK NEUTRAL
3) ACCENT COLOR

ITEMS TO BE WHITE
- 8" CEMENT BAND BOARD
- WINDOW AND DOOR TRIM
- GARAGE DOORS
- SOFFIT, FASCIA & GUTTERS
- WOOD COLUMN
- 4" FIBER CEMENT SIDING BETWEEN WINDOWS ON BAMB SIDES OF BUILDINGS



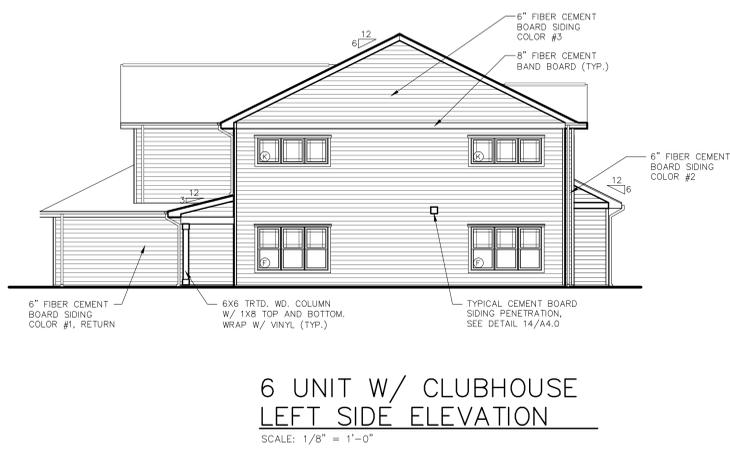
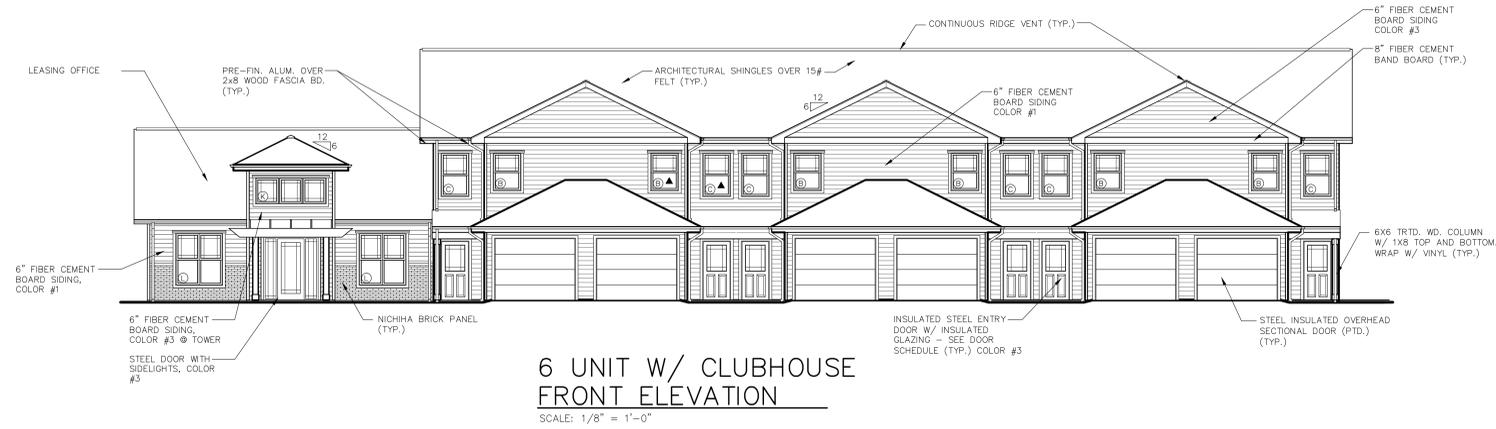
PROFESSIONAL SEAL

PRELIMINARY DATES
 NOV. 10, 2016

NOT FOR CONSTRUCTION

SHEET INFORMATION
 BUILDING B - ELEVATIONS

SHEET NUMBER
A2.0B



WINDOW SCHEDULE -- TYP. APARTMENT

SYM.	MATL.	DESCRIPTION	NOM. UNIT SIZE W.x.H.
(A)	VINYL	VINYL SINGLE HUNG WINDOW	2'-4" X 4'-0"
(B)	VINYL	VINYL SINGLE HUNG WINDOW	3'-2" X 4'-4"
(C)	VINYL	VINYL SINGLE HUNG WINDOW	3'-2" X 5'-0"
(D)	VINYL	(2) MULLED VINYL SLIDER WINDOW	5'-4" X 3'-0"
(E)	VINYL	(2) MULLED VINYL SINGLE HUNG WINDOWS	5'-4" X 5'-0"
(F)	VINYL	(3) MULLED VINYL SINGLE HUNG WINDOWS	8'-0" X 5'-0"
(J)	VINYL	(3) MULLED VINYL SINGLE HUNG WINDOWS	8'-0" X 6'-0"
(K)	VINYL	(3) MULLED VINYL SINGLE HUNG WINDOWS	8'-0" X 3'-0"
(L)	VINYL	(2) MULLED VINYL SINGLE HUNG WINDOW	5'-4" X 6'-0"
(M)	VINYL	VINYL SINGLE HUNG WINDOW	3'-2" X 6'-0"

- ENERGY STAR WINDOWS
- WINDOWS TO HAVE GRILLES BETWEEN GLAZING
- PER IRC 2406.4.6 SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"
- WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY IRC CHAPTER 24.
- ▲ - ACCESSIBLE WINDOW - OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5.0 POUNDS MAXIMUM.
- CONTRACTOR TO VERIFY WITH WINDOW MANUFACTURER IF ACCESSIBLE WINDOW CAN BE MULLED TO ADJACENT NON-ACCESSIBLE WINDOW. IF NON-ACCESSIBLE WINDOW AND ACCESSIBLE WINDOW ARE ABLE TO BE MULLED TOGETHER, THEN ONE ACCESSIBLE WINDOW MAY BE PROVIDED PER LOCATION. OTHERWISE, ALL MULLED WINDOWS AT ACCESSIBLE WINDOW LOCATION MUST BE ACCESSIBLE STYLE.

COLOR CHART

BUILDING COLORS	
1)	FIELD COLOR (LIGHT NEUTRAL)
2)	DARK NEUTRAL
3)	ACCENT COLOR
ITEMS TO BE WHITE	
-	8" CEMENT BAND BOARD
-	WINDOW AND DOOR TRIM
-	GARAGE DOORS
-	SOFFIT, FASCIA & GUTTERS
-	WOOD COLUMN
-	4" FIBER CEMENT SIDING BETWEEN WINDOWS ON BAMB SIDES OF BUILDINGS

PROPOSED NEW DEVELOPMENT FOR:
NORTHPOINTE- WISCONSIN RAPIDS
 ALTON STREET • WISCONSIN RAPIDS, WI 54495

PROFESSIONAL SEAL

PRELIMINARY DATES
 NOV. 10, 2016

NOT FOR CONSTRUCTION

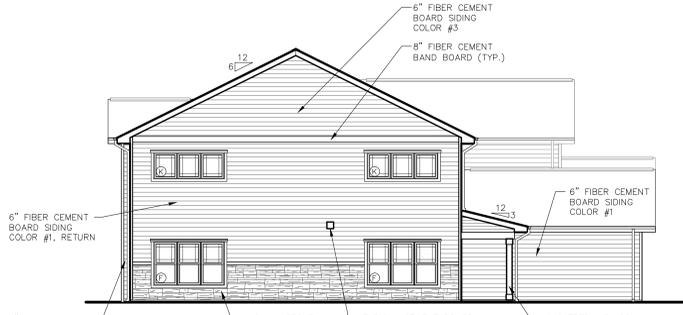
SHEET INFORMATION
 BUILDING C - ELEVATIONS
 SHEET NUMBER
A2.0C



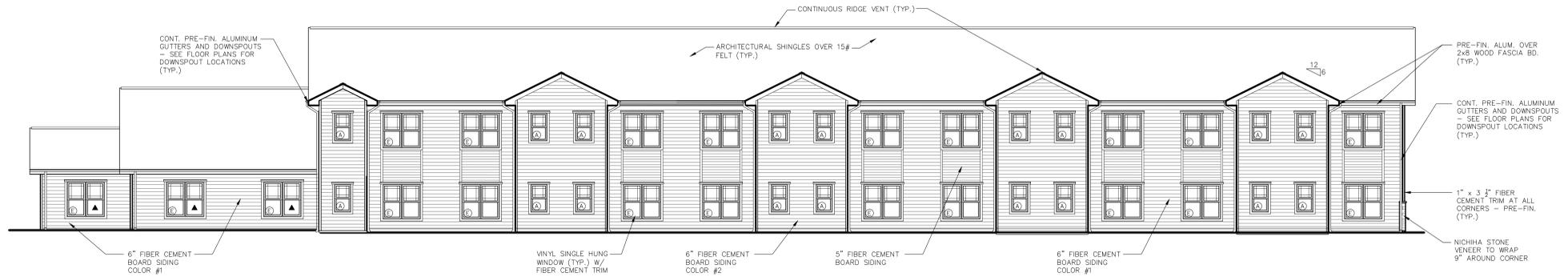
10 UNIT FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



10 UNIT LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



10 UNIT RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"



10 UNIT REAR ELEVATION
 SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE -- TYP. APARTMENT

SYM.	MATL.	DESCRIPTION	NOM. UNIT SIZE W.X.H.
(A)	VINYL	VINYL SINGLE HUNG WINDOW	2'-4" X 4'-0"
(B)	VINYL	VINYL SINGLE HUNG WINDOW	3'-2" X 4'-4"
(C)	VINYL	VINYL SINGLE HUNG WINDOW	3'-2" X 5'-0"
(D)	VINYL	(2) MULLED VINYL SLIDER WINDOW	5'-4" X 3'-0"
(E)	VINYL	(2) MULLED VINYL SINGLE HUNG WINDOWS	5'-4" X 5'-0"
(F)	VINYL	(3) MULLED VINYL SINGLE HUNG WINDOWS	8'-0" X 5'-0"
(J)	VINYL	(3) MULLED VINYL SINGLE HUNG WINDOWS	8'-0" X 6'-0"
(K)	VINYL	(3) MULLED VINYL SINGLE HUNG WINDOWS	8'-0" X 3'-0"
(L)	VINYL	(2) MULLED VINYL SINGLE HUNG WINDOW	5'-4" X 6'-0"
(M)	VINYL	VINYL SINGLE HUNG WINDOW	3'-2" X 6'-0"

- ENERGY STAR WINDOWS
- WINDOWS TO HAVE GRILLES BETWEEN GLAZING
- PER IRC 2406.4.6 SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"
- WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY IRC CHAPTER 24.
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COLOR CHART

BUILDING COLORS

- 1) FIELD COLOR (LIGHT NEUTRAL)
- 2) DARK NEUTRAL
- 3) ACCENT COLOR

ITEMS TO BE WHITE

- 8" CEMENT BAND BOARD
- WINDOW AND DOOR TRIM
- GARAGE DOORS
- SOFFIT, FASCIA & GUTTERS
- WOOD COLUMN
- 4" FIBER CEMENT SIDING BETWEEN WINDOWS ON BAC SIDES OF BUILDINGS

PROPOSED NEW DEVELOPMENT FOR:
NORTHPOINTE- WISCONSIN RAPIDS
 ALTON STREET • WISCONSIN RAPIDS, WI 54495

PROFESSIONAL SEAL

PRELIMINARY DATES
 NOV. 10, 2016

NOT FOR CONSTRUCTION

SHEET INFORMATION
 BUILDING D - ELEVATIONS
 SHEET NUMBER

A2.0D