

NOTICE OF PUBLIC MEETING

CITY OF CHIPPEWA FALLS, WISCONSIN

IN ACCORDANCE with the provisions of Chapter 19, Subchapter IV of the Statutes of the State of Wisconsin, notice is hereby given that a public meeting of the:

Plan Commission XXX

(Reasonable accommodations for participation by individuals with disabilities will be made upon request. Please call 726-2736)

Will be held on **Monday, August 13, 2018 at 6:30 P.M.** in the City Hall **Council Chambers**, Chippewa Falls, Wisconsin. Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

NOTE: If unable to attend the meeting, please notify the Engineering Dept. by calling 726-2736.

1. Approve the minutes of the July 9, 2018 Plan Commission Meeting. *(Attachment)*
2. Consider Special Use Permit from Our Savior's Lutheran Church to construct up to 2 tiny homes at 1300 Mansfield Street. Make recommendation to the Common Council. *(Attachment)*
3. Consider Planned Development Conditional Use Permit application from C&E Lighthouse/C&E Wurzer Builders to construct six 8-plexes on Lot #'s 1-5 and 15-17, Block #4, Timber Terrace 1st Addition located on Dutchman Drive bound by Marrs St. and Terrace St.
4. Adjournment

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE CITY COUNCIL MAY BE PRESENT AT THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THEY HAVE DECISION MAKING RESPONSIBILITY.

Please note that attachments to this agenda may not be final and are subject to change.
This agenda may be amended as it is reviewed.

CERTIFICATION

I hereby certify that a copy of this agenda was placed in the Chippewa Herald mail box, 1st Floor, City Hall and also posted on the City Hall Bulletin Board on Wednesday, August 8, 2018 at 1:30 P.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JULY 9, 2018 – 6:30 PM**

The Plan Commission met in City Hall on Monday, July 9, 2018 at 6:30 P.M. Present were Commissioners Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Dan Varga, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dave Cihasky and Beth Arneberg. Also attending were Steve Frazer, Karren Benson, Samantha Stetzer of the Chippewa Herald, City Planner Brad Hentschel and Allison Short.

1. **Motion** by Tzanakis, seconded by Misfeldt to approve the minutes of the June 11, 2018 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Director of Public Works Rubenzer noted that by city ordinance, Mayor Hoffman is the chairperson of the Plan Commission so no action was required or taken for this agenda item.

3. Steve Frazer appeared to support his petition for a Planned Unit Development Conditional Use Permit to construct four Twin Homes (four units)/two duplexes on Parcel #4011, Lots #16, #17 and #18, Block #1, Zielie's Addition, located at the Southeast corner of Marilyn Street and Wisconsin Street. Director of Public Works Rubenzer noted the three lots are zoned R-1C Single Family Residential and pointed out the surrounding neighborhood is zoned either R-1C Single Family Residential or R-2 Two Family Residential. Mayor Hoffman opened a public hearing to consider PD-CUP Resolution No. 2018-03 allowing Steve Frazer to construct four Twin Homes (four units)/two duplexes on Parcel #4011, Lots #16, #17 and #18, Block #1, Zielie's Addition, located at the Southeast corner of Marilyn Street and Wisconsin Street. No one spoke for or against. Mayor Hoffman closed the public hearing. Commissioner Smith pointed out that a Twin Home maintenance detail had been discussed at the previous Plan Commission meeting and should be included in the resolution. Director of Public Works Rubenzer stated he forgot to include the detail in the PD CUP Resolution attachment but that it could be included.
Motion by Smith, seconded by Hubbard to approve Planned Development Conditional Use Permit Resolution No. 2018-03 (attached), allowing Steve Frazer to construct four Twin Homes (four units)/two duplexes on Parcel #4011, Lots #16, #17 and #18, Block #1, Zielie's Addition, located at the Southeast corner of Marilyn Street and Wisconsin Street contingent upon the addition of the Twin Home provisions detail sheet to the resolution. **All present voting aye. Motion carried.**
Steve Frazer and Karren Benson left the meeting at this point.

4. Allison Short appeared to support her petition (attached) to rezone Parcel #0087, Lot #3 and the SE 64 feet of Lot #6, Block #17, Chippewa Falls Plat, from I-2 Light Industrial to C-3 Central Business District. The Commission reviewed the surrounding zoning districts which include R-3 Multi-Family Residential, I-2 Light Industrial, C-3 Central Business and O-1 Office Districts. A consensus was reached that the C-3 Central

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


Business District would be appropriate for the surrounding neighborhood.

Motion by Misfeldt, seconded by Varga to recommend the Common Council conduct a public hearing to consider rezoning Parcel #0087, Lot #3 and the SE 64 feet of Lot #6, Block #17, Chippewa Falls Plat, from I-2 Light Industrial to C-3 Central Business District. Said public hearing to be scheduled contingent on:

- 1) Receipt of the \$300 administrative and legal advertising fee
- 2) Publication in the Chippewa Herald and proper notification of adjacent property owners.

All present voting aye. Motion carried.

5. **Motion** by Varga, seconded by Misfeldt to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:42 P.M.


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

Date Filed: July 13, 2018

Fee Paid: \$25.00 Date: July 13, 2018 TR#: 56115

Fee Paid: _____ Date: _____ TR#: _____

PETITION FOR A SPECIAL USE PERMIT

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Common Council of the City of Chippewa Falls, Wisconsin, for a Special Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: 1300 Mansfield St., Chippewa Falls, WI 54729

Lot: _____ Block: _____ Subdivision: _____ Parcel# 22809-0113-0601
a

Legal Description: West 300 ft. of the S 1/2 of the SW 1/4 of the NE 1/4

Zoning classification of property: P1 Public

Purpose for which this Permit is being requested: To locate up to 2 tiny homes (licensed as homemade campers) to shelter homeless people on a temporary basis.

Existing use of property within 300 feet of subject property: (List or attach map)

RIB

Recite any facts indicating that the proposed use will not be detrimental to the general public's interest, the purposes of this Chapter and the general area in which it is located:

Tiny homes will be available to shelter people who are homeless.
Each house could house 1 person or a family up to 4 persons
(2 adults, 2 children). Occupants will be screened for criminal
activity. Each household will be assigned a Navigator and a
life coach who they will have daily contact. The church will
provide bathrooms during office hours. There is a portable toilet available
for emergency use in each tiny house. See brochure and agreement for
more details

Operational plans of the proposed use:

Hours of Operation: 24 hours

Days of Operation: 7 days per week

Number of Employees: NA NA

Part-time

Full-time

Capacity:

Number of Units: 2

Size: under 400 sq. ft. Most likely about 100 sq. ft.

Number of Residents/Children: 0-4 per house

Ages: Any

Other: Houses may be vacant for periods of time

Building plans:

Existing buildings: No change

Proposed buildings: Mobile homemade campers licensed by the
WI Dept. of Transportation

Use of part of building: No Change

Proposed additions: None

Future additions: None

Change in use: Temporary shelters

Outside appearance: Parked tiny house on wheels. Wood frame, vinyl or wood siding, metal roof. Possible manufactured camper.

Number of buildings: Up to 2 tiny homes

Planting & Landscaping:

Type: No change

Timetable: _____

Screening:

Type: None

Fences:

Type: None

Height: _____

Location: _____

Earth Bank:

Planting: NA

Maintenance: NA

Other: NA

Lights:

Number of lights: One 75 watt outdoor light by the front door of the Tiny houses.

Location: on front wall near door (porch light)

Hours: As needed

Type: 75 Watt bulb

Signs:

Type: None

Lighted: _____

Size: _____

Location: _____

Setbacks: _____

Drives:

Number of: No Change

Location: _____

Width: _____

Parking:

Number of stalls: No Change

Location of stalls: _____

Setbacks: _____

Surfacing: _____

Screening: _____

Drainage:

Storm sewer: No Change

Rock beds: _____

Detention pond: _____

Retention pond: _____

Submit site plan showing property line, buildings and other structures.

List any additional information being submitted with this permit application: _____

- 1. Map of the area surrounding property
- 2. Map of property showing unit placement
- 2. Copies of participant agreements, brochures describing program
- 4. Questions/Answers from previous S.U.P requests
- 5. Property info from County web portal

IN ORDER FOR THIS PETITION TO BE CONSIDERED, THE OWNER(S) OF THE PROPERTY MUST SIGN BELOW:

Owner(s)/Address(es):

Petitioner(s)/Address(es):

Our Savior's Lutheran Church

Phone #: 715-944-4691

Email: richb.mediator@gmail.com

Signature: Richard B. Mediator 7/10/18

Phone #: _____

Email: _____

Signature: _____

Hope Village

Phone #: 715-726-7935

Email: rosenow@go.chippawa.wi.us

Signature: Ruth Rosenow

Phone #: _____

Email: _____

Signature: _____

Phone #: _____

Email: _____

Signature: _____

Phone #: _____

Email: _____

Signature: _____

Wheaton Zoning Map

Printed 07/03/2018

Scale = 1:169'



Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

cut. 300x100

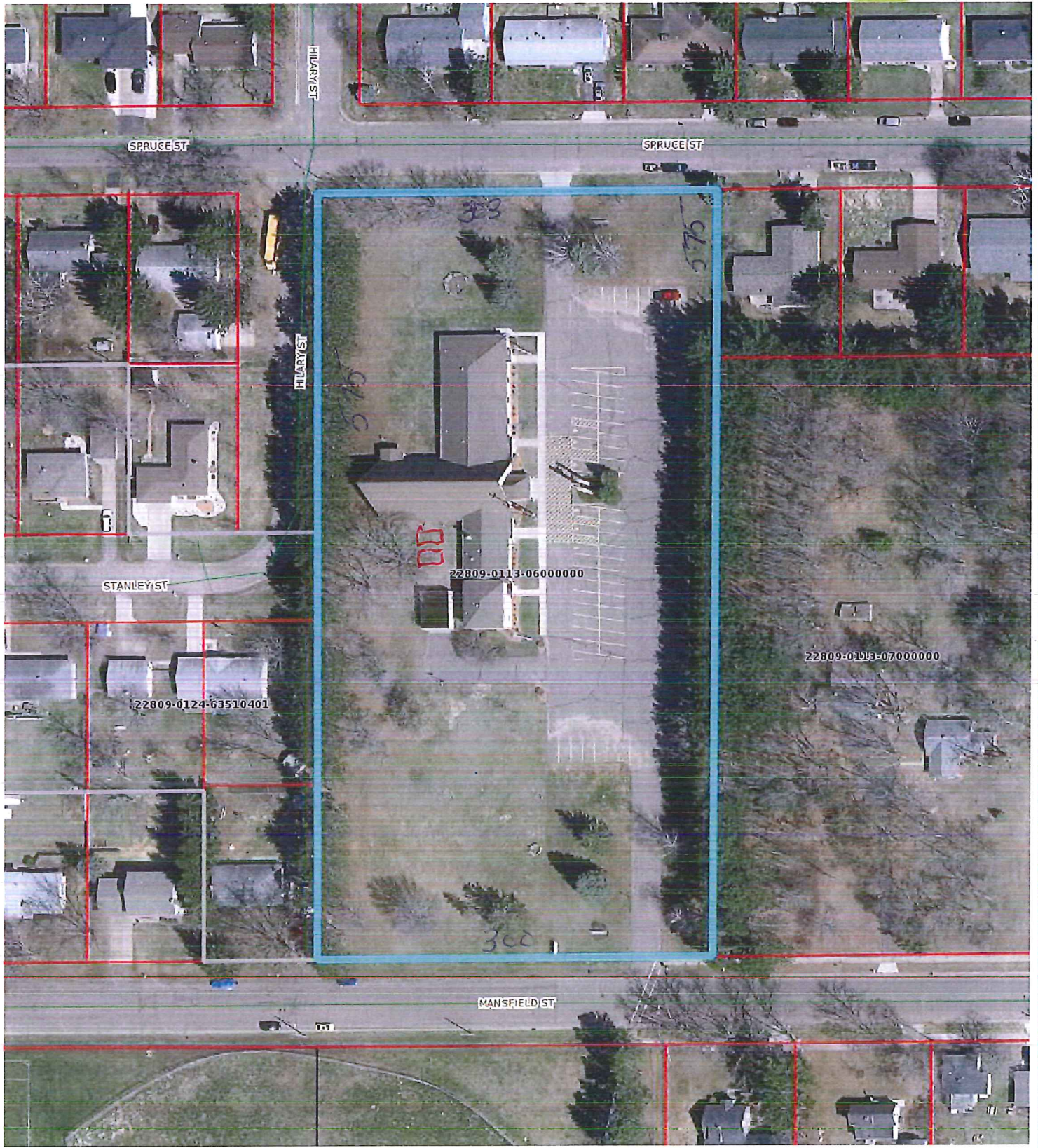
Map

CHIPPEWA COUNTY
Est. 1848



Printed 05/23/2016

Scale = 1:100'



Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

CHIPPEWACOUNTY



(http://www.co.chippewa.wi.us/home)



(http://www.gcssoftware.com)

Chippewa County, WI Web Portal

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2017	Real Estate	22809-0113-06000000	211 - CITY OF CHIPPEWA FALLS		OUR SAVIORS LUTHERN CHURCH OF CHIPPEWA FALLS INC 1300 MANSFIELD ST CHIPPEWA FALLS WI 54729

Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current

Property Summary

Parcel #:	22809-0113-06000000
Alt. Parcel #:	211-4588
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	3.970

Property Addresses

No Property Addresses were found

Owners

Name	Status	Ownership Type	Interest
OUR SAVIORS LUTHERN CHURCH OF CHIPPEWA FALLS INC	CURRENT OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Legal Description

SW NE THE W 300' OF THE S 1/2 EX SPRUCE ST & EX MANSFIELD ST MAP 1-2

Public Land Survey - Property Descriptions

Primary	Section ▲	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type #	Plat
	01	28 N	09 W	SW	NE				METES AND BOUNDS

District

Code ▲	Description	Category
	CHIPPEWA COUNTY	OTHER DISTRICT
	LOCAL	OTHER DISTRICT
	STATE OF WISCONSIN	OTHER DISTRICT
1092	CHIPPEWA FALLS SD	REGULAR SCHOOL
0100	CHIPPEWA VALLEY TECHNICAL	TECHNICAL COLLEGE

- 1) Sanitary facilities maintenance and disposal, and access to potable water supply.
 - a. The sanitary facilities in the tiny house/RV consist of a Porta Potty type toilet like the one you might find in a small RV. The PP has a fresh water tank and a waste tank. The PP is dumped daily by the Stewards. The PP is dumped into a toilet in the host church's building. Potable water is available from the host church. There is a simple gravity fed system for the Stewards to use to wash their hands. Dishes are washed inside the host church's building. Showers will be arranged at the homes of volunteers, at the CV – YMCA. (This is the case for Trinity United Methodist Church)
- 2) Garbage Recyclables and Pickup.
 - a. The host church supplies the garbage and recycling bins, they already do this for other ministries that their congregations are involved in. (This is the case for Trinity United Methodist Church)
- 3) Proper Electrical Systems
 - a. The electrical system is the same system you would find in an RV. The system has a 50 amp rainproof power outlet. 120/240 – It has a 25' ft cord like an RV would have. It has six breakers each one 20 amp. One each for the heater, microwave, fridge, lights and 2 for the wall outlets. (This will be the case for Trinity United Methodist Church – the Outlet will be put in during January)
- 4) A designated person in charge of supervision/maintenance with a contact number in case of complaints/issues.
 - a. Mike Cohoon 715-210-5405. We will have back up from our board. (This is the case for Trinity United Methodist Church)
- 5) Standard operating procedures for placement of residents with in the facilities including the screening, contract, and other required documentation.
 - a. You should have a copy of the intake document and the housing contract; it was sent via email last week.
 - b. Intake also has a 3 prong check for background issues. The CDC Outreach Center here in CF does our initial intake, the CDC is the central intake for all things homeless in Chippewa County. If the CDC staff believe that a person is a good fit for a tiny house then Hope Village will do a separate intake/background check prior to a person being given the keys to a tiny house. The third check is done by local law enforcement, we have met with both the Hallie and Chippewa Falls Police Dept and they are given the license/ID information of each person housed in a tiny house. (This is the method for Trinity United Methodist Church)
- 6) Occupant screening process verification.
 - a. See b. above
- 7) Designated Parking Spaces for tiny homes

- a. Some churches may choose to put the tiny house in their parking lot using up one of their parking spots, others may park the tiny house closer to the building in a grassy area. (Trinity will be placing the house/camper next to the building for the privacy of the Steward)
- 8) No open storage including trailers
- a. The house rules say that all possessions need to be stored inside the house. (This will be the case at Trinity United Methodist Church)
- 9) Who will utilize the tiny homes?
- a. Those that find themselves unsheltered. We are looking at serving those that call Chippewa Falls and Chippewa County their home. Stewards will be those that do not pose a danger to their neighbors. A secure living plan will be put together with them so that they are provided with help in securing the necessary to move to more permanent housing. This could include a secure health, secure employment/funds, and secure housing component.
- 10) Average Length of Stay.
- a. This will be determined case by case. Our contracts are for 7 days at a time. Our first Steward stayed for 70 plus days. The goal is to work with the steward to remove the obstacles to more permanent housing in as timely as manner as possible. This is not meant to be permanent housing.
- 11) Why Churches in the City of Chippewa Falls?
- a. The churches see housing the unsheltered as part of their ministry. As Christians, the members of these churches are familiar with the call to provide for the "least of these". The location of the churches also helps with a transportation issue that exists for the unsheltered. Often unsheltered people either have poor transportation or no transportation. If they do have decent transportation affording fuel is an issue. Providing shelter near to; a grocery store, pharmacy, food programs such as Barnabas Christian Coffee House or Agnes Table (at Trinity), Free Clinic (at First Presbyterian) the Housing Authority (at the Court House), the Career Development Center (on Bridge St) Laundry facilities, and food pantries...is very important to the unsheltered population. Secondly neither the city or any other agency has stepped forward to solve this situation.
- 12) Why do they have wheels?
- a. They can be licensed as RV's this way and then fall under the standards of an RV instead of the uniformed building code – thus making the homes affordable yet safe. This was suggested to us, as an option, by our County Zoning Dept when we met with them in April of 2016.

Steps for intake and screening for Hope Village

1. Applicants must meet for a face to face appointment at the CDC Resource Center
 - a. They complete an application
 - b. A criminal background check is printed and if necessary discussed.
 - i. Violent criminal behaviors
 - ii. Active drug or alcohol charges (3 year history)
 - iii. Apparent use by observation or past contact at the Resource Center
 - c. A request for police records made to Chippewa Falls Police Department
 - d. Consideration for suitability in the available units
 - e. Assessment of their suitability for the program
 - i. Mental capacity (Are they capable of living in a Tiny Home? would they be safe? Will that type of housing meet their needs.)
 - ii. Mental health
 - iii. Medical needs
 - iv. Employment needs
 - v. Transportation needs
 - vi. Are they compatible with the guest in the adjacent house?
 2. Appropriate for Hope Village
 - a. Contact made with Mike Cohoon, President of Hope Village to notify a guest is ready and to agree on the unit assignment.
 - b. Contact made with the life coaches who will meet the guest at the Tiny House for introductions and move in procedures.
 - c. Navigator completes the paperwork for admission with the guest.
 - i. Client Data Sheet
 1. Contact Information
 2. Income sources
 3. Other resources (family, friends, professionals, children, service agencies)
 - ii. Participation Agreement
 3. A meeting to develop the Stable Housing Plan (SHP) is scheduled within 48 hours at the Tiny House (guest, Navigator, Life Coaches)
 4. Second Meeting to review the SHP make amendments as needed. Life Coaches are included
 5. Network friends are introduced and provide support for transportation, housing search, rides for showers; social activities.
- Navigator has contact with the guest weekly to review and update the SHP
 - Life Coaches make at least five contacts each week sometimes more. At least two are face-to-face and three or more are by phone call, text or email.
 - Navigator extends participation one week at a time pending cooperation and progress with SHP and compliance with the Tiny House rules.



Date _____

This agreement is between Hope Village-Tiny Housing Alternatives (here after known as "HOPE Village") and _____ (Hereafter known as "the Guest").
First Name, Middle Initial and Last Name

The Guest understands Tiny Houses is Temporary Housing - the duration of the stay is 7 days or less, (with additional seven day stays available upon approval) as outlined in this agreement as follows:

This agreement contain the expectations that the Guest(s) will need to agree to and follow to stay in a Hope Village Tiny House:

1. The Guest must follow the Stable Housing Plan developed with the Hope Village Navigator.
2. The Guest must maintain daily contact with the Hope Village Navigator while being sheltered.
- 3.
4. The Guest will keep the tiny house clean a presentable.
5. **The Guest will empty the porta-potty daily.** The porta-potty is meant for emergency use only. The Porta-potty can be emptied in the bathroom of the church hosting the Tiny House. Hope staff will show you how to empty and maintain the porta-potty.

There is a zero tolerance policy for any of the four following issues causing your immediate removal:

- No illegal activities may take place on the property.
 - Alcohol is not permitted on the property.
 - Illegal Drugs are not allowed on the property.
 - No guns or other weapons are allowed on the property.
6. The Guest will disclose any police record that they may have. Anyone with an open warrant will need to clear it up before being allowed access to a Hope Village house. The local Police Department will be notified of your occupancy,
 7. The Guest will notify Hope Village of any police contact within 6 hours of said contact.

Additional rules include:

- * No other persons/outside guests allowed in the shelter.
- * Cars must be parked in parking lots and not on the lawns.
- * Smoking is not allowed in the house.
- * No open flames are allowed in the house, this include candles.

**Hope Village reserves the Hope Village reserves the right to enter the unit without notice if there is an immediate or emergency concern for the well-being of the steward or for concerns for the condition of the property. Hope Village also reserves the right to inspect the unit for general issues while attending meetings with guests or with a one hour notice. .

**** Turn off the air conditioning when you are gone** - the unit is small and takes little power to cool. *This saves the host churches money on the power bill they pay for you.*

* All possessions need to be kept inside the house.

* The Guest will lock the door whenever they leave the premises.

You are assigned to Tiny House # __, which is located at: _____

Your HOPE Village Navigator is: _____ Your Life Coach is: _____

Contact Information for Navigator is: _____ Coach: _____

The Guest understands they must follow the rules of this agreement in order to stay in the Tiny House.

Guest _____ Hope Village _____

Date _____

Agreement duration from _____ to _____

IN CASE OF THREATENING WEATHER; If you hear the storm sirens, or a severe storm approaches, vacate the tiny house and move immediately to the alternate site and remain there until the bad weather passes.

**Referral to Hope Village - Tiny Housing Alternatives
Tiny House Shelter**

Date: _____

Referring Agency: _____ By: _____

**I certify the person I am referring to Hope Village is experiencing homelessness.
I am referring the following person to Hope Village - Tiny Housing for Shelter:**

Client Name: _____ DOB: _____

Contact Information: _____
Cell/email/message number

Date of your Service Intake: _____ Services you have provided to date:

This person has been homeless since: _____ Their last permanent address was: _____

How long had they resided there: _____

Reasons/Cause for Homelessness: _____

Income? Yes/No Source: _____ Amount: _____
Employment/U.C./Disability Per Month/Hour/Week

Type of Disability: _____

Additional Information: _____

HOPE VILLAGE - TINY HOUSING ALTERNATIVES
Authorization for Release of Information

Client Name: _____ Date of Birth: _____

I hereby request and authorize: Hope Village - Tiny Housing Alternatives, Inc.
Att: _____ c/o Landmark Christian Church
4040 126th Street Chippewa Falls, WI 54729

_____ To Release To: _____ To Obtain From: _____ To Exchange With:

Agency: _____
Attention/Worker: _____
Address: _____
City, State, Zip Code: _____
Phone Number/Ext.: _____ FAX: _____

The following information from my records:

_____ Verbal Information _____ Social Work Reports _____ Housing Services
_____ Psychological Test/Evaluation _____ Medical/Health Records _____ Agency Reports
_____ Vocational Records/Reports _____ Financial Records/Accounts _____ Other _____

In compliance with Wisconsin Statutes, which require special permission to release otherwise privileged

information, please release treatment records pertaining to:

_____ Mental Health _____ Alcohol Abuse _____ Drug Abuse
_____ Developmental Disabilities _____ Other: _____

The Purpose of Such Disclosure is:

_____ Verify or Determine Eligibility for Services _____ Provide Shelter/Case Management
_____ Other: _____

I hereby release Hope Village - Tiny Housing Alternatives, Inc. from all legal responsibility or liability that may arise from this act. I also understand that a copy of this release will be considered as valid as the original. I understand that I have a right to inspect and receive a copy of the information to be released and a copy of this release form. I further understand that I may revoke this authorization, in writing at any time. Unless revoked, this authorization will remain in effect for one year unless otherwise specified below.

Authorization expires as of _____ (date)

This information has been disclosed to you from records whose confidentiality is protected by Federal Regulations (42CFR part 2) and section 51.30 Wisconsin Statute, which prohibits you from making any further disclosure without the specific consent of the person to whom this pertains.

Signature of Client: _____ Date: _____

Witnessed by: _____ Date: _____

HOPE Village - Tiny Housing Alternatives

Eligibility for Tiny House Shelter

Hope Village Tiny Housing Alternatives specifically serves persons or families who are experiencing homelessness. Hope Village tiny housing is for shelter.

HOPE Village accepts referrals for tiny housing shelter via the CDC Outreach Office in Chippewa Falls (which acts as a central contact point for persons needing shelter, as well as provides a limited number of motel vouchers for shelter).

1- Tiny Housing Shelter is a program serving Chippewa County residents. Persons referred for tiny housing shelter must be residents of Chippewa County for at least 60 days, or have ties to the community (such as having family here or be returning to live here as a result of the homeless event), or already be working a legitimate job within the county that can be verified.

2-Persons referred must be experiencing homelessness- lacking a fixed, regular, nighttime residence.

3. Persons referred will complete an application, meet for an application interview and assessment, and provide proof of identification.

4. All persons applying for tiny housing shelter will undergo a background check for the safety of Hope Village volunteers, and the community hosting the tiny house.

5. Persons applying for tiny housing shelter must demonstrate the following:

a. a willingness to maintain and care for the tiny housing unit.

b. demonstrate a willingness to actively work toward achieving stable housing- such as meeting with Service Navigators, completing employment search or employment workshops, and budget planning.

c. Applicants will be asked to participate in our "Pay It Forward" Model- to be a participant in tiny housing development in whatever capacity they are able, such as: mentoring another, or helping to build or paint a tiny house, volunteering at a fundraiser, or folding brochures, etc. Hope Village believes it is empowering to be an active partner, to be part of the process.

6. Tiny housing shelter may be declined based on criminal history or pending criminal related legal issues or activities. Tiny housing may be declined if the applicant does not demonstrate a willingness to move toward stable housing.

7. Persons approved for tiny housing will sign an initial shelter contract for seven days. Additional contracts will be signed if the guest demonstrates follow through on their stable housing plan, and is working toward achieving their goals.

8. if a person is not approved for tiny housing, the Coordinator will make referrals to other community resources and shelter services.

Date _____ Contact/cell # _____

Email/Other media contact: _____

Name _____
Last Name First Middle Initial

DOB: _____ Social Security Number: _____

Other Members of your household:

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Name: _____ Age: _____ Relationship: _____

Last Address _____

How long did you live there: _____

Do you have a Driver's License? _____

Do you own a vehicle? Type & License Number: _____

How Long have you been without housing: _____

What happened that you lost your housing: _____

Have you experienced homelessness before this? for how long? _____

Do you have any special health care needs: _____

Do you have any current criminal issues/charges pending? circle YES / NO_

List: _____

Have you ever been convicted of a crime/When/What? _____

Are you a veteran? _____ Receive VA Benefits? Yes/NO Amount _____

When did you serve: _____

Are you currently working with a VA Rep/Counselor: _____

VA Contact/Location: _____

What do you feel are your greatest barriers to securing or keeping housing? _____

Are you Disabled: YES / NO Disability: _____
Are You receiving any type of Disability Benefits: Yes/No Amount: _____
Type of Disability: _____
Treatment Plan: _____

Do you have any other type of Income: Source: _____
Amount: _____ Per Week/Bi-weekly/Month: _____

Are you Employed? YES / NO What is your Occupation: _____

Name of Employer: _____
How long have you worked there? _____

How long have you been unemployed: _____
What type of work are you looking for: _____
Are you working with employment agencies or programs: _____

Is there anything else you would like us to know? _____

Emergency Contact Person:
Name: _____
Address: _____
Phone: _____ Relationship: _____

The Information I/We have provided on this application is true and correct to the best of my/our knowledge.

Signature _____ Date _____ Signature _____ Date _____

PICTURE ID REQUIRED FOR COPY, BACKGROUND CHECK PRIOR TO APPROVAL ID Copied

Statistical Information:
Male / Female _____ Senior 62 or + _____ Two-Parent Household _____
____ Single Parent M / F _____ Household w/ Children _____ Adult Couple w/o kids _____
____ Vet _____ Homeless due to D/V _____ Teen Parent (under 21) _____
____ Disabled _____ Gross Month Income _____ Ethnicity: _____

Date Filed: AUGUST 6, 2018

Fee Paid: -\$23.00 Date: 8-6-2018 TR#: 56307

Fee Paid: _____ Date: _____ TR#: _____

PETITION FOR A CONDITIONAL USE PERMIT

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Plan Commission of the City of Chippewa Falls, WI, for a Conditional Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: _____

Lot#: 1-5 + 15-17 Block#: 4 Subdivision: TEMBER TERRANCE 1ST ADD. Parcel# SEE ATTACHED PARCEL MAP

Legal Description: SEE ATTACHED PARCEL MAP + THE EASTERLY 1/2 OF MARDS STREET VACATED RIGHT OF WAY.

Zoning classification of property: _____

Purpose for which this Permit is being requested: PLANNED DEVELOPED (P.D.) CONDITIONAL USE PERMIT (C.U.P.) FOR A CONDOMINIUM PLAT.

SIX (6) - EIGHT (8) PLEX BUILDINGS.

Existing use of property within 300 feet of subject property: (List or attach map)

THE ADJACENT LANDS TO THE EAST, SOUTH + WEST ARE CURRENTLY ZONED R-3-B → MULTI-FAMILY 8-PLEX. WITH THE PROPERTY NORTH OF DUTCHMAN DRIVE BEING ZONED R-3A-MULTI-FAMILY. THERE ARE SEVERAL C.U.P OR P.D. IN THE IMMEDIATE VICINITY OF SAID LANDS.

Recite any facts indicating that the proposed use will not be detrimental to the general public's interest, the purposes of this Chapter and the general area in which it is located:

THIS LAND IS CURRENTLY ZONED FOR R-3-8 AND APPEARS TO BE IN HARMONY WITH THE SURROUNDING AREA.

Operational plans of the proposed use:

Hours of Operation: NOT APPLICABLE → RESIDENTIAL USE ONLY
Days of Operation: N/A
Number of Employees: N/A N/A
Part-time Full-time

Capacity:

Number of Units: 48 2-BEDROOM UNITS
Size: APPROXIMATE BUILDING FOOTPRINT 4,500 S.F.
Number of Residents/Children: UNKNOWN AT THIS TIME
Ages: UNKNOWN
Other: _____

Building plans:

Existing buildings: THERE ARE NO EXISTING BUILDING ON THESE LOTS.
Proposed buildings: SIX (6) BUILDINGS → 8 PLEX
Use of part of building: COMPLETELY RESIDENTIAL
Proposed additions: NONE AT THIS TIME.
Future additions: NONE AT THIS TIME.

Change in use: WE ARE SEEKING A P.D. TO CREATE A CONDO ASSC.
TO BETTER USE THE LANDS. THE INTENDED USE OF MULTIFAMILY
FAMILY USE WILL REMAIN THE SAME
Outside appearance: STILL TO BE DETERMINED BUT WELL DRESSED
UP BUILDINGS ARE EXPECTED.

Number of buildings: SIX (6)

Planting & Landscaping:

Type: STILL TO BE DETERMINED. BUT VEGETATION WILL
COMPLY WITH CITY REGULATION + WILL BE MANAGED
BY A PROFESSIONAL LOCAL LANDSCAPING COMPANY.

Timetable: PLEASE SEE NARRATIVE

Screening:

Type: AS PER CITY REGULATION

Fences: NONE KNOWN AT THIS TIME.

Type: _____

Height: _____

Location: _____

Earth Bank:

Planting: NONE KNOWN AT THIS TIME. N/A

Maintenance: N/A

Other: N/A

Lights:

Number of lights: AN ELECTRICAL ENGINEER WILL BE DEVELOPING AN EXTERIOR LIGHTING PLAN THAT MEET THE CITY'S REGULATIONS

Location: TO BE DETERMINED

Hours: TBD

Type: TBD

Signs:

Type: NONE KNOWN AT THIS TIME

Lighted: _____

Size: _____

Location: _____

Setbacks: _____

Drives:

Number of: THREE (3) DRIVEWAYS ARE PROPOSED

Location: ONE OFF OF DUTCHMAN, ONE OFF OF MARRS, & ONE OFF OF TERRENCE

Width: 24' WIDE DRIVEWAY OPENINGS

Parking:

Number of stalls: 120 TOTAL STALLS PROVIDED

Location of stalls: SEE PLANS FOR MORE DETAIL

Setbacks: SEE PLANS FOR MORE DETAIL

Surfacing: ASPHALT PARKING LOT

Screening: TO BE DETERMINED

Drainage:

Storm sewer: WE WILL CONNECT TO THE EXISTING SYSTEMS ON DUTCHMAN

Rock beds: N/A & MARRS

Detention pond: SEE PLAN FOR MORE DETAIL

Retention pond: NORTH & SOUTH PONDS

Submit site plan showing property line, buildings and other structures.

List any additional information being submitted with this permit application: _____

PLANS INCLUDE:

1) CONCEPTUAL SITE PLAN

2) PRELIMINARY GRADING PLAN

3) PROPOSED UTILITY PLAN

PROJECT NARRATIVE ALSO

IN ORDER FOR THIS PETITION TO BE CONSIDERED, THE OWNER(S) OF THE PROPERTY MUST SIGN BELOW:

Owner(s)/Address(es):

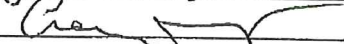
C&E Lighthouse / C&E Wood Builders

1750 Naulie RD

Chippewa Falls WI 54729

Phone #: 715-839-8806

Email: Craigwv22@gmail.com

Signature: 

Petitioner(s)/Address(es):


C&E Lighthouse / C&E Wood Builders

1750 Naulie RD

Chippewa Falls WI 54729

Phone #: 715 839 8806

Email: Craigwv22@gmail.com

Signature: 

Phone #: _____

Email: _____

Signature: _____

Phone #: _____

Email: _____

Signature: _____

Phone #: _____

Email: _____

Signature: _____

Phone #: _____

Email: _____

Signature: _____

C & E Lighthouse Properties - Planned Development Narrative

The Planned Development for the C&E Lighthouse Properties project on Dutchman Drive has an organization structure and is planned as a Condominium Association. There will be shared common space in relation to: green space, driveway access, parking usage and all other common elements of a traditional condominium association. All common space expenses will be shared by each building unit owner. Each building unit will be provided separate utilities and meters.

At this time there will be two (2) owners of the Condominium Association. The Condominium Association Documents are nearly complete and will be finalized after the closing date of the land purchase.

Project financing is currently set up with Winona National Bank for the land purchase with a close date of Monday the 13th of August. The building unit owner's will have specific financing for each of the building units. Financing will also be provided by Winona National Bank in the amount of at least 80% of the appraised building unit/pad value which is estimated at \$800,000 for each building unit.

We are planning to start the first two (2) building units this fall, with the possibility to start on the third (3rd) building unit also this fall. Then the plan is to start the next three (3) building units next summer with the strong possibility of a complete build out done in 2019 or at the latest 2020.

Sincerely,

A handwritten signature in black ink, appearing to read 'Craig Wurzer', with a large, sweeping flourish extending to the right.

Craig Wurzer

C & E Lighthouse Properties

Map



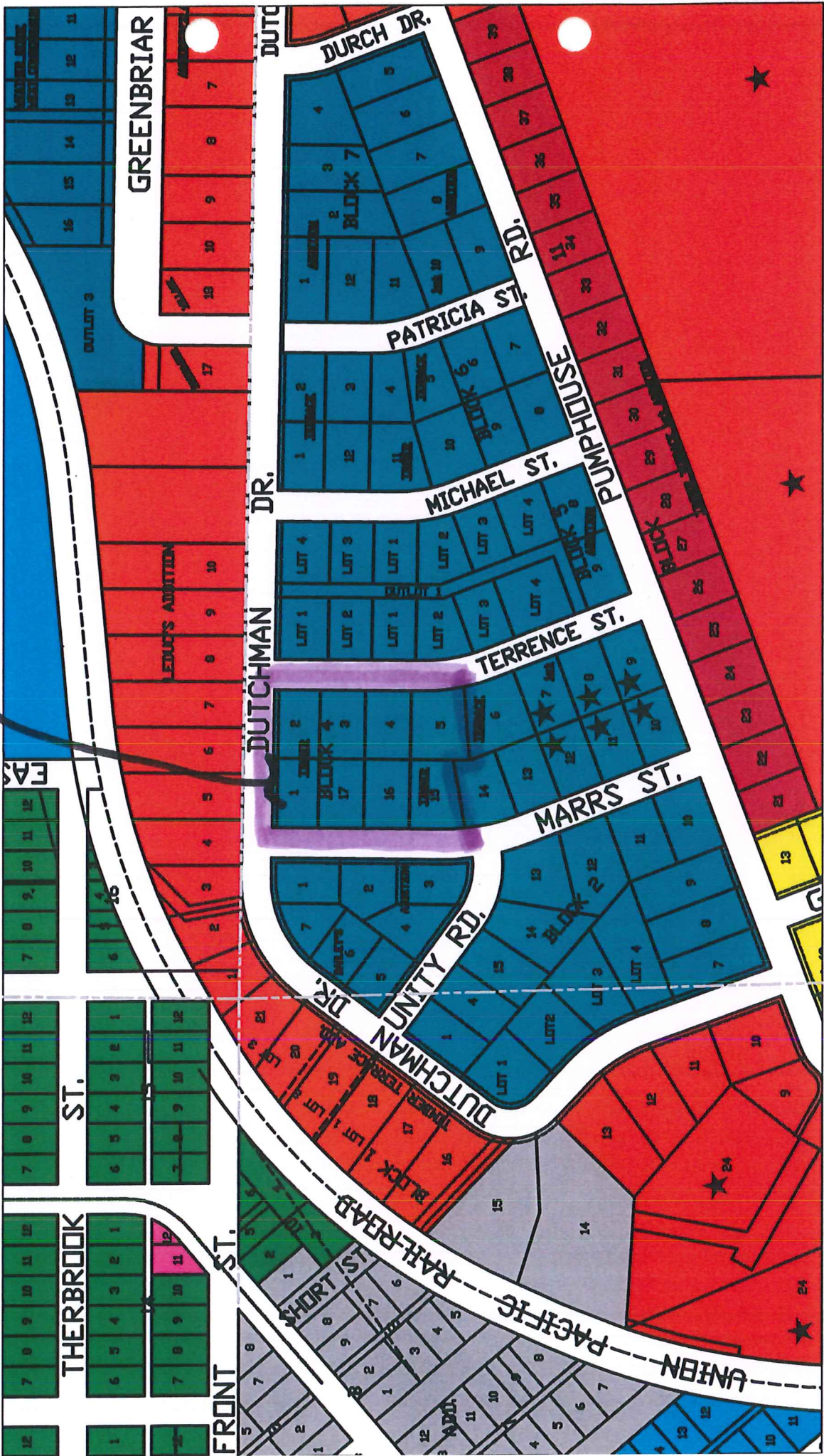
Printed 08/06/2018


















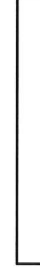




Scale = 1:49'

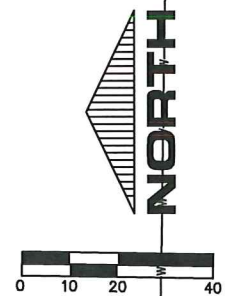


Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

PROJECT SITE



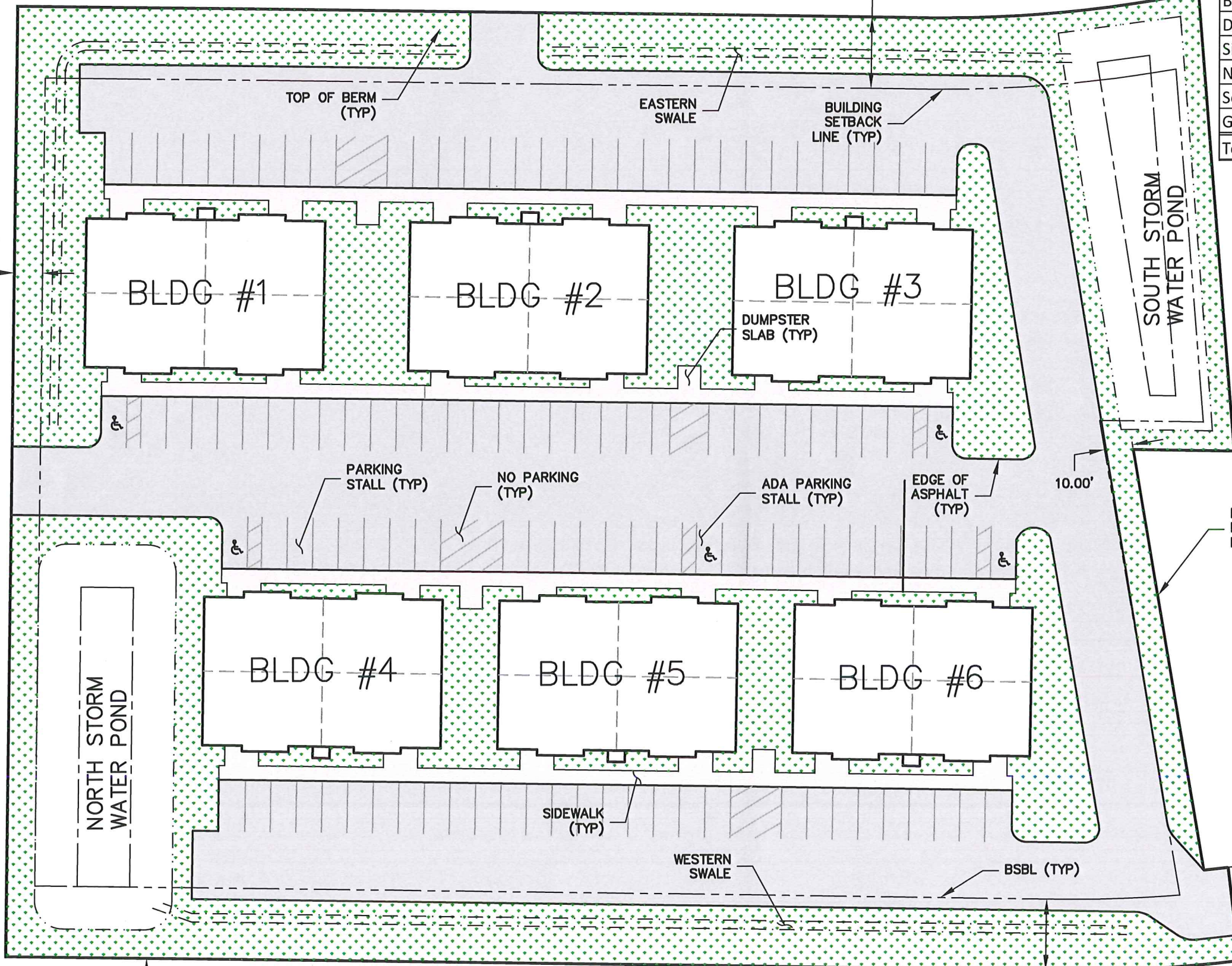
	C-1 NEIGHBORHOOD SHOPPING		I-1 LIMITED INDUSTRIAL
	C-2 GENERAL COMMERCIAL		I-2 LIGHT INDUSTRIAL
	C-3 CENTRAL BUSINESS		I-3 HEAVY INDUSTRIAL
	C-4 HIGHWAY COMMERCIAL		
	TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT		O-1 OFFICE
	R-1A SINGLE FAMILY		O-2 OFFICE & INSTITUTIONAL
	R-1B SINGLE FAMILY		
	R-1C SINGLE FAMILY		P-1 PUBLIC
	R-2 TWO FAMILY		CN CONSERVANCY
	R-3-4 MULTI-FAMILY 4-PLEX		A-1 AGRICULTURE
	R-3-8 MULTI-FAMILY 8-PLEX		
	R-3A MULTI-FAMILY		
	R-3B MULTI-FAMILY		
	R-3-M MULTIPLE FAMILY RESIDENCE		
			C.U.P., S.U.P. OR PD
		★	



TERRENCE STREET

25.00'

DUTCHMAN DRIVE
10.00'



33.00'

MARRS STREET
(TO BE VACATED)

25.00'

33.00'

MARRS STREET

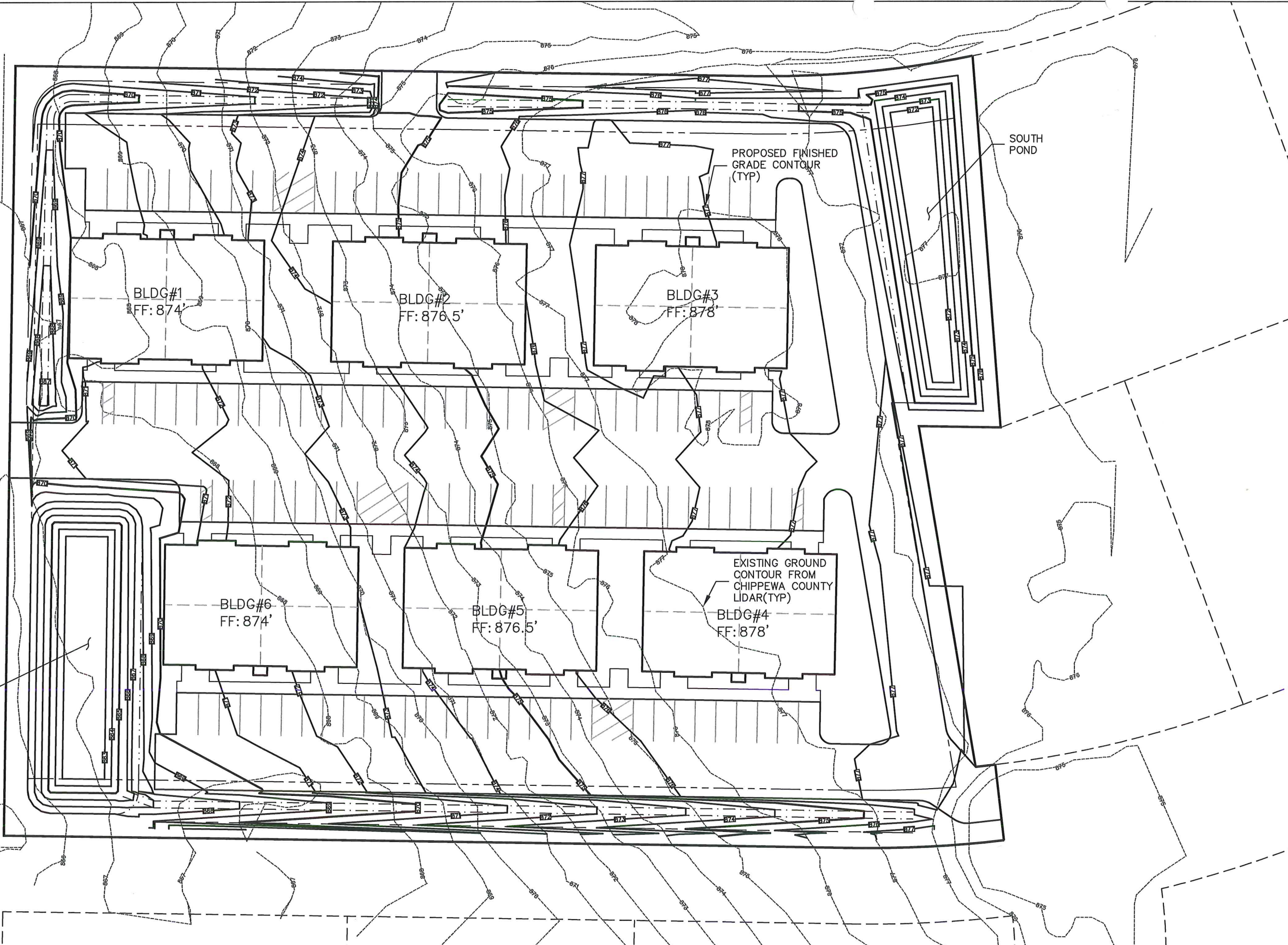
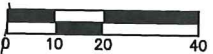
Areas:	Area (S.F.)	Area Acres	Percent of Total Land
Buildings	27,144.00	0.623	19%
Driveway	53,255.71	1.223	38%
Sidewalks & Steps	6,756.00	0.155	5%
North Pond	6,447.18	0.148	5%
South Pond	5,400.04	0.124	4%
Grass	46,906.43	1.077	34%
Total	139,462.18	3.202	100%

PARKING	# STALLS
REGULAR	115
ADA	5
TOTAL	120

EVERYDAY SURVEYING & ENGINEERING
 dba: KRAMER LAND DESIGN
 1818 BRACKETT AVENUE • FALL CLAIKE, WI 54701
 PH: (715) 851-0954 • EMAIL: INFO@KLS.NET

JOB NO: 18100
 DWR NAME: DESIGN 8
 DR BY: SRM
 CHK BY: MAE
 DATE: 07-30-18

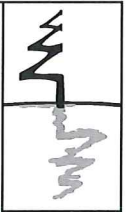
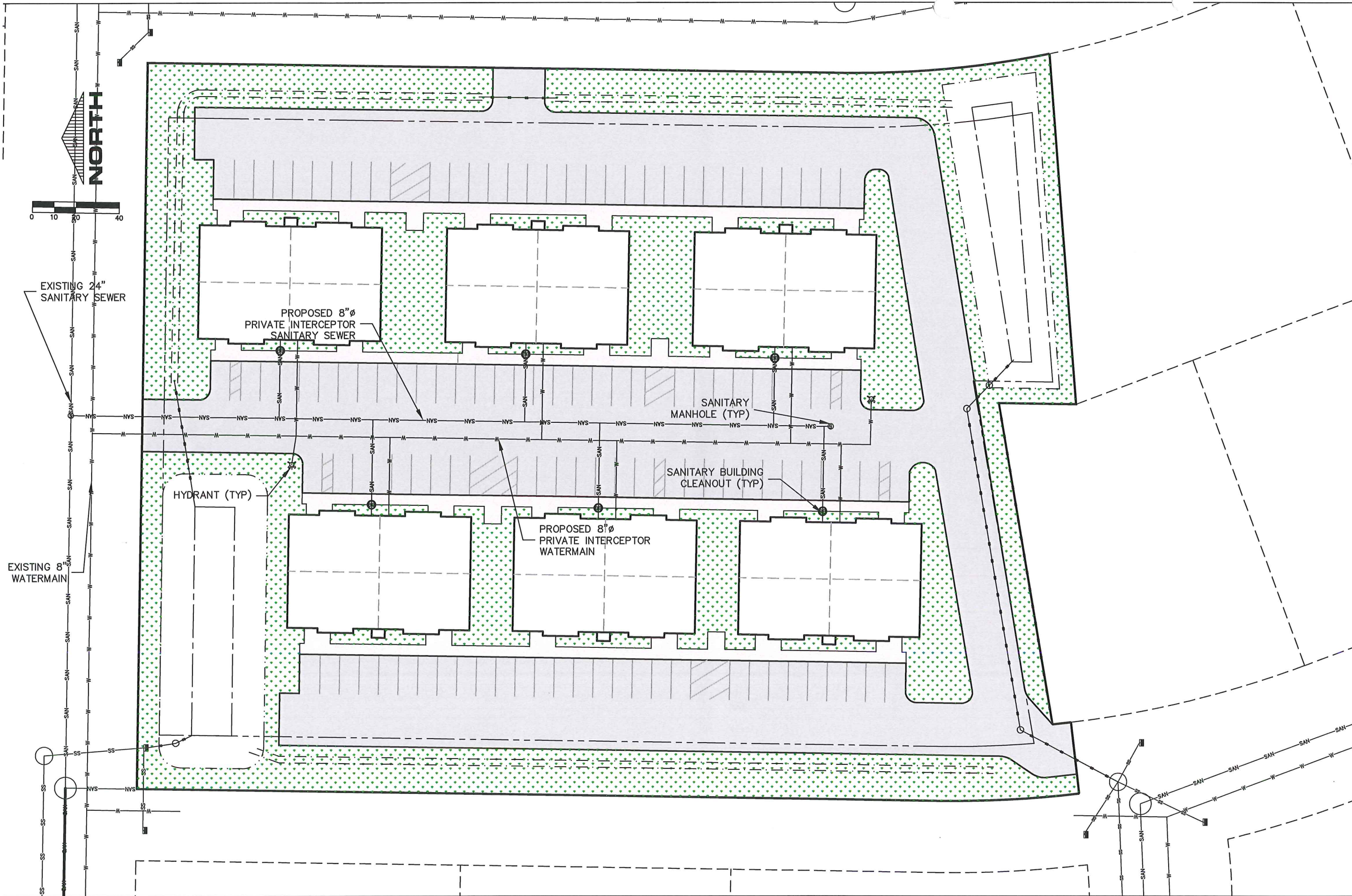
C&E LIGHTHOUSE PROPERTIES
 CONCEPTUAL SITE PLAN
 CITY OF CHIPPEWA FALLS, WI



EVERYDAY SURVEYING & ENGINEERING
dba: KRAMER LAND DESIGN
1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH: (715) 831-0654 • EMAIL: INFO@LPSNET

DR BY:	SRM	JOB NO:	18100
CHK BY:	MAE	DWG NAME:	DESIGN 8
DATE:	07-30-18	APPR:	---/---/---

C&E LIGHTHOUSE PROPERTIES
PRELIMINARY GRADING PLAN
CITY OF CHIPPEWA FALLS, WI



EVERYDAY SURVEYING & ENGINEERING
 dba: KRAMER LAND DESIGN
 1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
 PH: (715) 831-0654 • EMAIL: INFO@EUPSE.NET

JOB NO:	18100
DR BY:	SRM
CHK BY:	MAE
DATE:	07-30-18
DWG NAME:	DESIGN 8
APPR:	---

C&E LIGHTHOUSE PROPERTIES
 PRELIMINARY UTILITY PLAN
 CITY OF CHIPPEWA FALLS, WI