

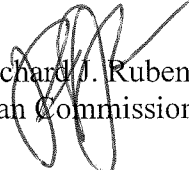
**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MAY 12, 2014 – 6:30 PM**

The Plan Commission met in City Hall on Monday, May 12, 2014 at 6:30 P.M. Present were Commissioners Dave Cihasky, Peter Pohl, Mike Tzanakis, Dan Varga, Beth Arneberg, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent was Commissioner Jerry Smith. Also attending: See attached attendance sheet.

1. **Motion** by Hubbard, seconded by Varga to approve, (with typo correction in motion of item #2), the minutes of the April 7, 2014 Plan Commission meeting. **All present voting aye. MOTION CARRIED.**

2. Kelly Hayes appeared to support her petition, (attached), for a Community Based Residential Facility for elderly and developmentally delayed aged residents over the age of eighteen (18). This is a Special Use Permit in the O-1 office zoning district and is petitioned for parcel number 686 located at #603 Bay Street. Ms. Hayes presented the specific details of the proposal, (attached), for Linden House with the Plan Commission. Commissioner Varga noted that an existing garage had not been razed as listed as a condition of the existing Special Use Permit for the property. Rubenzer stated that since the State of Wisconsin licensed CRBF facilities, employee and building requirements would be set and enforced by the State. Details listed on the petition would be included on the permit. He continued that Inspector Lasiewicz had reviewed the petition and had no concerns about the use. After some additional discussion:
Motion by Hubbard, seconded by Tzanakis to recommend the Common Council conduct a public hearing for a Special Use Permit for a Community Based Residential Facility for elderly and developmentally delayed aged adults over eighteen (18) years old at #603 Bay Street, (parcel #686). Said public hearing to be scheduled upon receipt of the \$300 legal advertising fee and proper notice to adjacent property owners.
All present voting aye. MOTION CARRIED.

3. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. MOTION CARRIED.** The Plan Commission adjourned at 6:48 P.M.


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

PLAN COMMISSION

ATTENDANCE:

May 12, 2014

Name

Representing

Email Phone

Kelly Hoopes

JRHooops@gmail.com

Andy Clay

ajclay333@Aolmail.com
715-579-3497

Mary Clay Santinera, Ex Starting Points 715-579-3674

Mark Fouts

"

Mark@Markbus.com 828-2127

KEVIN FARMER

"

KEVINF@BREVIZOR.COM

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, APRIL 7, 2014 – 6:30 PM**

The Plan Commission met in City Hall on Monday, April 7, 2014 at 6:30 P.M. Present were Commissioners Dave Cihasky, Peter Pohl, Mike Tzanakis, Dan Varga, Beth Arneberg, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent was Commissioner Jerry Smith. Also attending were: Assistant City Engineer Matt Decur, City Planner Jayson Smith, John Scheppeke from Scheppeke Real Estate. Others in attendance are listed on the attached sheet.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the March 10, 2014 Plan Commission meeting. **All present voting aye. MOTION CARRIED.**

2. Secretary Rubenzer provided a brief history of the Willow Creek Planned Development Conditional Use Permit and amendments. He noted that in P.D. C.U.P. R-2012-04, the Plan Commission had compromised the original proposal by allowing six twin homes instead of the thirty-plus requested and maintaining single family housing where Willow Creek abuts the backyards of homes on Brickyard Lane. He asked the Plan Commission to include the overall project density of 2.8 units/acre in the fifth "whereas" of P.D. C.U.P. Resolution #2-14-01. He stated that Attorney Ferg had opined that the City could require owner occupied twin homes through property deed inclusion and as a requirement of the Phase III Developer Agreement. He continued he believed twin homes were two single family homes slid together with a common wall, lot line and without the two normal eight foot side yard setbacks. He also noted that the underlying zoning district prior to the Willow Creek Development was R-1B Single Family Residential with a maximum zoning density of five units per acre as detailed in 17.26(10)(a). Mayor Hoffman opened a public hearing to consider a request from Westwood Land Company to create nine larger lots in place of thirteen small lots around Brooke Court in Phase I of Willow Creek Subdivision. In addition, to replace twenty-two single family lots in Phase II with thirty twin home lots of the Willow Creek Subdivision.
Chris Kranich of 1718 Brickyard Lane stated that three times prior, the Plan Commission had kept single family homes adjacent to the backyards of Brickyard Lane homes when twin homes were requested. He stated that a Planned Development, PD perimeter was required using 17.26(9)(c)(2)(a). Rubenzer noted that using 17.26(9)(c)(2)(b), the Plan Commission had flexibility to deviate from P.D. perimeter requirements if the proposed uses were compatible with existing single family housing. Mr. Kranich stated market trends were better now than in 2008 with interest rates two points lower and more housing starts. He continued that a Final Development Plan could only be revised due to drastic changes in existing conditions. He stated that twin homes would affect his existing home value negatively. He responded to a question about facts that three different realtors had stated the twin homes would result in a lower home value to varying degrees. He compared the project tax base with thirty twin homes versus 22 single family homes and said the City would get \$340,000 less tax base with the twin homes at build out. He said twin homes were multi-family dwellings as per housing code.
Ron Simit of 1745 Brickyard Lane stated he was the developer of Brickyard Lane. He was concerned with increased traffic from Bridgewater Avenue. He stated this was spot zoning. He concluded by saying he and his wife were there first.
Curt Severson of 1734 Brickyard Lane began by stating that he thought the City did a terrible job of snow removal on Terrill Street. He stated that he thought the Developer had to establish economic hardship in order for a variance from an approved Final Plan.

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

Diane Altman of 1726 Brickyard Lane stated there was enough multi-family housing already. She had an issue with anticipated noise and requested having strict construction hours for home building in Willow Creek.

Jim Rooney of 10795 34th Avenue, Chippewa Falls gave a history of the Willow Creek Subdivision. He stated that the property was acquired in 2000 and that the Park West and Hidden Ridge Subdivisions were constructed in 2002-2005. The Willow Creek master planning occurred around 2007 and included 200 multi-family units out of the 500-plus unit total development. No one had opposed the multi-family in that process. He detailed that in spite of negative predictions about the 72 multi-family units approved and rent rates in 2012, twenty-eight multi-family units were completed and rented to date with the remainder of the units expected to be completed by the end of 2014. He stated that the goal for twin homes was to sell them. If he had wanted duplexes he would have requested them. He contrasted the difference in twin homes and duplexes and stated his seventy year old aunts owned an existing twin home in Willow Creek. He continued that twin homes were desirable for elderly housing and generally had low household populations. He stated the Willow Creek Home Owners Association had met recently and didn't mention that there were any problems with the multi-family residents now living in Willow Creek or the proposed twin homes.

Mayor Hoffman closed the public hearing.

The Plan Commission discussed the proposal. Alderperson Hull asked about twin home size. Mr. Rooney responded that units range from 1150sf to 1400sf per unit and the existing twin homes have finished basements. Mr. Rooney responded to a question that financial institutions regard twin homes as single family homes with a simple fee property deed.

Motion by Hubbard, seconded by Varga to approve Planned Development Conditional Use Permit Resolution #2014-01 recreating thirteen single family lots around Brooke Court into nine larger single family lots and recreating twenty-two single family lots along the northerly extension of Timber Trail into thirty twin home lots.

A roll call vote was taken. Voting aye were Hubbard, Varga, Cihasky, Pohl, Tzanakis, Arneberg, Hull, Rubenzer and Hoffman. There weren't any nay votes or abstentions. The permit was approved on a 9-0 vote.

3. The Plan Commission considered the request of John Scheppke to rezone Lot #1 of the Gateway Center Subdivision, (parcel #1703.0230), located at #10-12 Sunshine Circle from C-4 Highway Commercial to R-3A Multi-Family Residential District. Mr. Scheppke stated that WIDOT is vacating the existing commercial building and that it is a difficult location for leasing the building. His intention is to move the existing building to the south and use it as a garage and then construct twelve larger one bedroom apartments onto the existing building at #24 Sunshine Circle. He responded to a question that a typical rent amount was \$525.

Motion by Tzanakis, seconded by Cihasky to recommend the Common Council conduct a public hearing to consider rezoning Parcel #1703.0230, Lot #1, Gateway Center Subdivision located at #10-12 Sunshine Circle from C-4 Highway Commercial to R-3A Multi-Family Residential District. Said hearing to be scheduled upon receipt of the \$300 advertizing and processing fee and the proper notification of adjacent property owners.

All present voting aye. MOTION CARRIED.

4. **Motion** by Hubbard, seconded by Tzanakis to adjourn. **All present voting aye. MOTION CARRIED.** The Plan Commission adjourned at 7:50 P.M.

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

PLAN COMMISSION ATTENDANCE SHEET

DATE: _____

NAME	ADDRESS	COMPANY REPRESENTING	PHONE #	EMAIL
Chris Kramick	1718 Brickyard	Self	83847744	
Adler Kramich	1718 Brickyard Ln	Chris Kramich		
Eric Kramich	1718 Brickyard Ln.	Chris Kramich		
Ron Sweet	1945 Brickyard Ln	Ron Sweet		
Jim Rooney	18795 34th Ave E	Heartland/Hubstward		
Curt Savers	1734 Brickyard	SEER	557-8211	
Tom Swanson	1934 Brickyard		563-7075	
Luke Rooney	10795 34 th Ave	Heartland		
Joe Saltz	15425 47 th Rd Fall Creek	Heartland		
Dave Atmann	1726 Brickyard	SELF	(715) 308-4231	
Frank Lowmy	~ ~	~		

O-07-24

EXISTING

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
TO OPERATE AND MAINTAIN A HOMELESS SHELTER IN THE
RESIDENTIAL HOME LOCATED AT #603 BAY STREET, ON PARCEL #666**

**THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS, WISCONSIN, DO
ORDAIN AS FOLLOWS:**

1. That a request by Starting Points, Inc. for a Special Use Permit was received by the City of Chippewa Falls Plan Commission for consideration and action on September 10, 2007 and has been duly considered.

2. That a Special Use Permit is hereby issued, pursuant to Chapter 17.48 of the Municipal Code of Chippewa Falls, for a homeless shelter to temporarily house individuals and families in Chippewa County. This property is zoned O-1 Office District.

3. That the Special Use Permit is hereby granted and shall be expressly subject to and conditioned upon the following:

- a) The residential home at #603 Bay Street be allowed to be remodeled by Starting Points, Inc., as shown on the attached house plan, in order to provide a homeless shelter for Chippewa County residents.
- b) That the existing garage be razed to provide six (6) parking stalls on site.
- c) That the shelter be allowed to operate 24 hours per day and seven days per week.
- d) That the shelter be allowed to temporarily house an average of twelve (12) residents and a maximum of twenty (20) residents for a period of up to thirty days.
- e) That Starting Points, Inc. make the shelter handicap accessible.
- f) That three outside lights be allowed with the south porch light allowed to be lit until 11:00 P.M.
- g) That the existing wrought iron fence along the south and west property perimeter and the existing wooden fence along the north, south and east property perimeter be allowed to remain in place.
- h) That Starting Points, Inc. provide twenty-four (24) hour per day staffing with at least two salaried staff during the day and at least one salaried staff person during the second and third shifts.
- i) That this permit shall expire upon transfer of ownership of these premises.
- j) That Chapter 17.48 (14), (15) and (16) of the Chippewa Falls Code of Ordinances regarding lapse of permit, automatic termination of permit and revocation of permit shall apply.
- k) Except as specifically provided herein, all regulations of the City Zoning Ordinance shall apply.
- l) That this permit shall become null and void by non-compliance with this permit or related Codes or by application to the Board of Appeals for any Code variance at these premises.

O-07-24

- m) That all changes or modifications to this permit shall be by the Common Council only after review and recommendation by the Plan Commission and after public notice and hearing as required for a Special Use Permit.
- 4. That this Ordinance shall take effect from and after its passage and publication.

Dated this 2nd day of October, 2007.

FIRST READING: _____

Alderman

SECOND READING: _____

APPROVED: _____

Mayor

ATTEST: _____

City Clerk

PUBLISHED: _____

Date Filed: 4-29-14
Fee Paid: \$25.00 Date: 4-29-14 TR#: 42650
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: 603 Bay Street, Chippewa Falls, WI 54729

Lot: 5 Block: 17 Subdivision: Allen's Addition Parcel# 22808-0613-60061705

Legal Description: Allen's Addition, Lot 5, Block 17, Map 6-2 Currently Exempt property.

Zoning classification of property: O-1 Office District

Home/Business Address:

Phone Number: () _____

Purpose for which this Permit is being requested: Property being purchased by Kelly Hayes for the purpose of a Community Based Residential Facility to provide services to elderly and developmentally delayed aged persons.

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

Property north-side: duplex rental and a single family home.

Property east-side: duplex rental and multiple rentals.

Property south-side (across the street: duplex rental and single-family homes abutting.

West side (across street) is commercial, realty offices, 2 rental units and a church. South-west corner is also commercial realty offices.

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:

Property was currently being utilized for a homeless shelter, property will now be used for the purpose of a Community Based Residential Facility with 24-hour staff. Planned exterior improvements.

Operational plans of the proposed use:

Hours of Operation: 24 hours/ 365 days annually

Days of Operation: Open 7 days/weekly

Number of Employees:	<u>2-.5 FTE's</u>	<u>4-FTE's</u>
	Part-time	Full-time

Capacity:

Number of Units: N/A

Size: 6 bedrooms; 5 bedrooms and and bath and a half on second story, 1 bedroom and full bath and an office of first story, full basement with egress. Three fire exits.

Number of Residents/Children: 8 adult residents on average with a maximum of 10 residents. No children.

Ages: Adults over the age of 18 years, with an average age of 55 years or older

Other: _____

Building plans:

Existing buildings: No current plans

Proposed buildings: N/A

Use of part of building: N/A

Proposed additions: N/A

Future additions: N/A

Change in use: Property use changing from a homeless shelter for the purpose of a Community Based Residential Facility.

Outside appearance: South-porch repair and new siding for house.

Number of buildings: 2 buildings; 1 house and 1 garage.

Planting & Landscaping:

Type: N/A

Timetable: _____

Screening:

Type: N/A

Fences: Existing fencing already in place; black wrought-iron & wooden fencing.
Type: _____
Height: _____
Location: _____

Earth Bank: **N/A**

Planting: _____

Maintenance: _____

Other: _____

Lights:

Number of lights: Porch lights only and already existing.

Location: _____

Hours: _____

Type: _____

Signs: **N/A**

Type: _____

Lighted: _____

Size: _____

Location: _____

Setbacks: _____

Drives: **N/A - Existing**

Number of: _____

Location: _____

Width: _____

Parking: **N/A - Existing**

Number of stalls: _____

Location of stalls: _____

Setbacks: _____

Surfacing: _____

Screening: _____

Drainage: **N/A - Existing**

Storm sewer: _____

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: _____

Enclosed please find a Summary of services for Community Based Residential Facility.

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

Owners/Addresses:

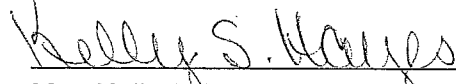
 4/29/14

Mary E. ClaySantineau

on behalf of Starting Points, Inc. -

Harmony House - 603 Bay Street, Chippewa Falls, WI 54729

Petitioners/Addresses:

 4/29/14

Mrs. Kelly S. Hayes

E 7464 910th Avenue, Colfax, WI 54730

715-505-2391
JRKHayes@gmail.com

Linden House

603 Bay Street, Chippewa Falls 54729

Linden House is a community based residential facility, providing long-term residential and support services to an average of 8; with a maximum of 10; elderly and/or developmentally disabled adults.

Linden House will be owned and operated by Kelly S. Hayes. Kelly has management and care provider experience in community based residential facilities. Kelly will provide exterior improvements including porch repair and new siding.

Linden House will provide 24/hour paid staff care and supervision. Services include nutritious meals, basic needs, living skill support, medication management as needed, case/care management and transportation services. Services will be provided by personal care workers, certified nursing assistants and a registered nurse providing oversight. All staff will be vetted with background checks, and appropriate care worker requirements.

Referrals will be provided by The Aging and Disability Resource Center in Chippewa County and the Care-Provider Service; known as Continuous. Residents may be transitioning here from other care facilities, group homes or nursing homes.

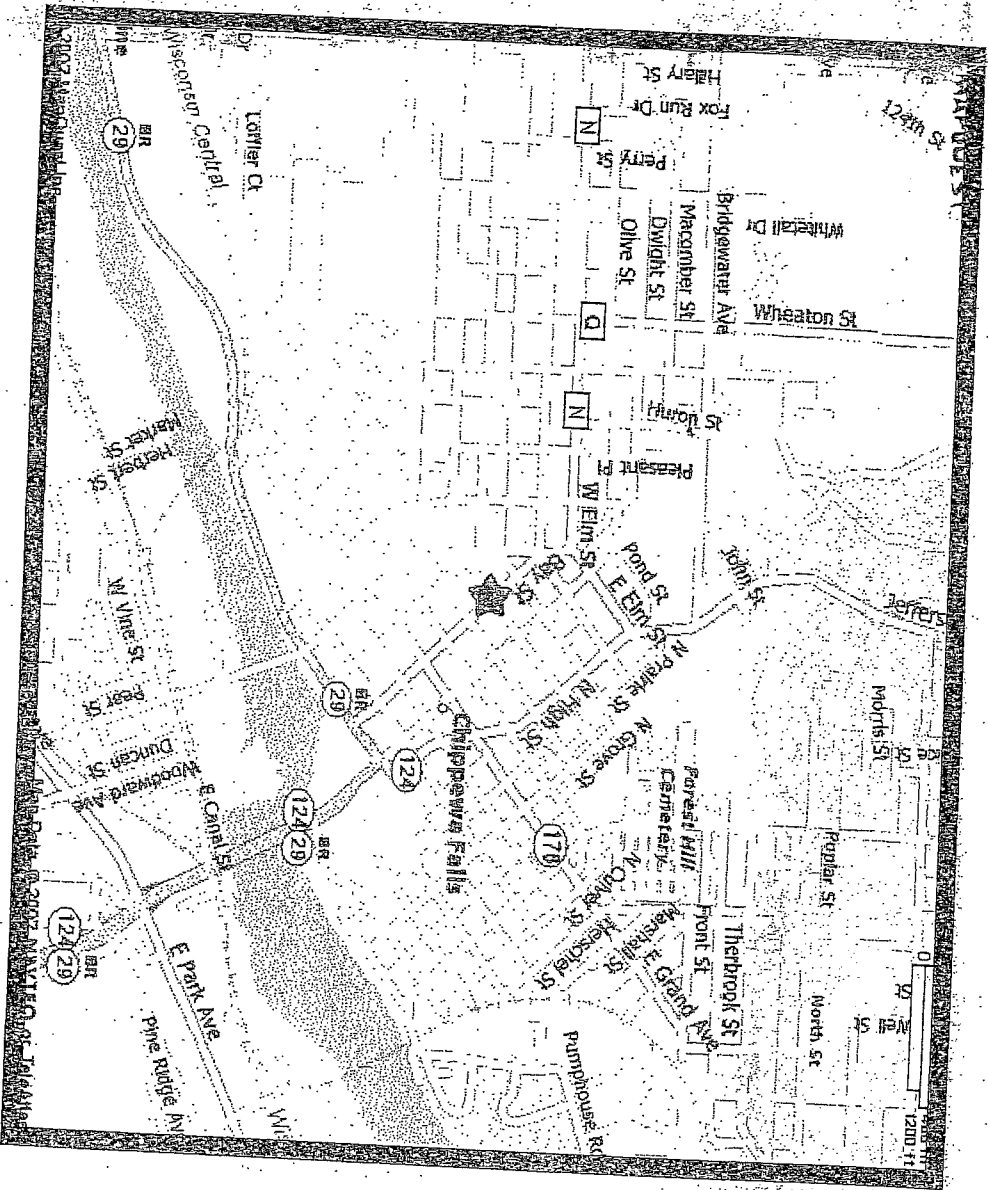
Linden House will work in partnership with medical providers, social workers and other community providers involved in each resident's care.

Linden House will make every effort to contract with local community providers for services such as transportation, pharmacy services, and supplies.

Linden House will provide a comfortable, home-like setting for residents, located in the downtown area close to services, shopping and the park.

Linden House will provide six new job opportunities to Chippewa Falls.

LOCATION



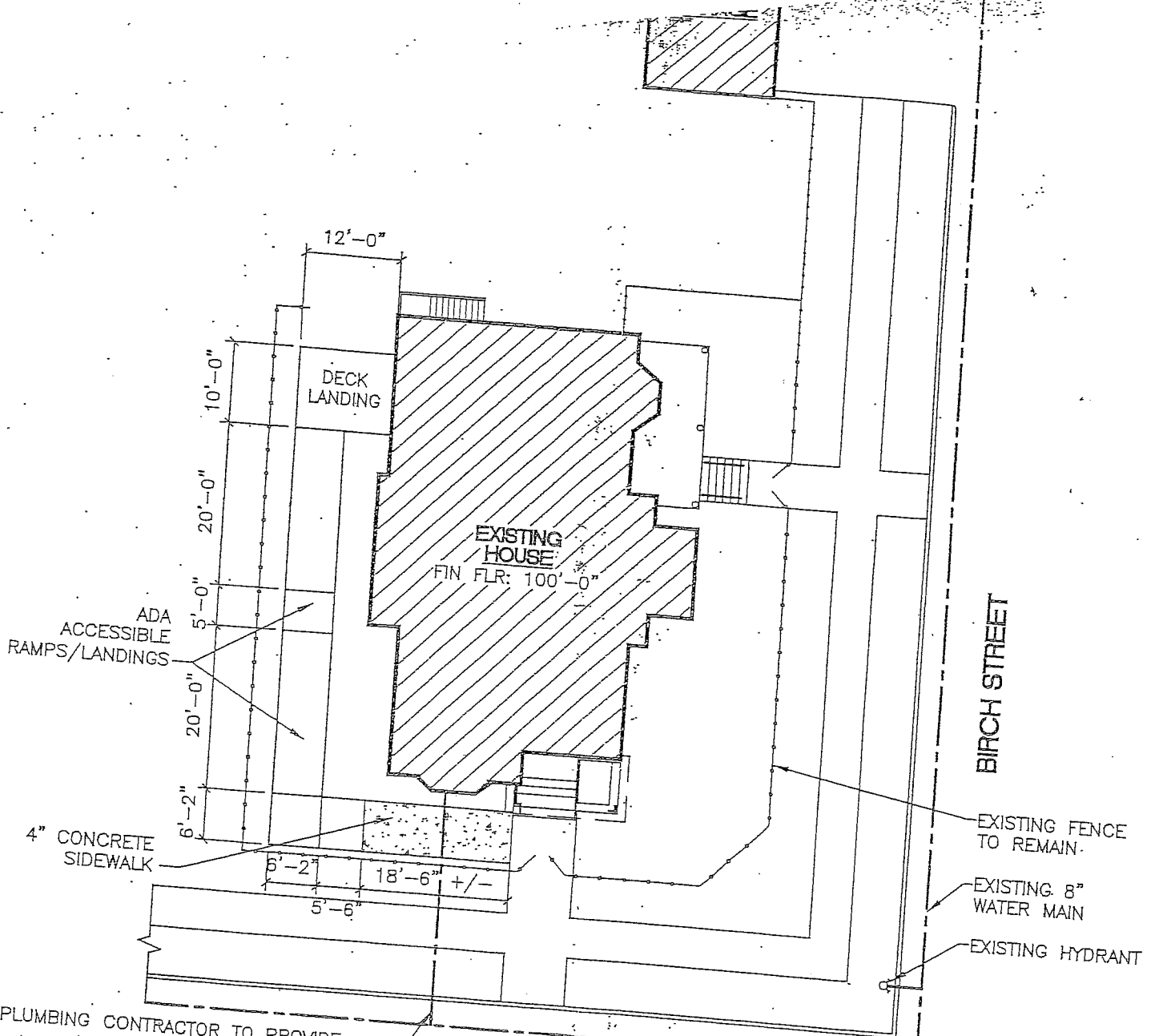
GENERAL SHEET

G001 TITLE

ARCHITECTURAL

- D100 DEMO
- A100 FRMS
- A101 WALL
- A200 EXTE

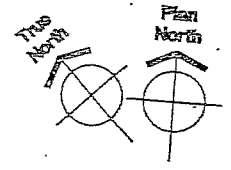
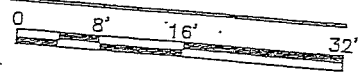
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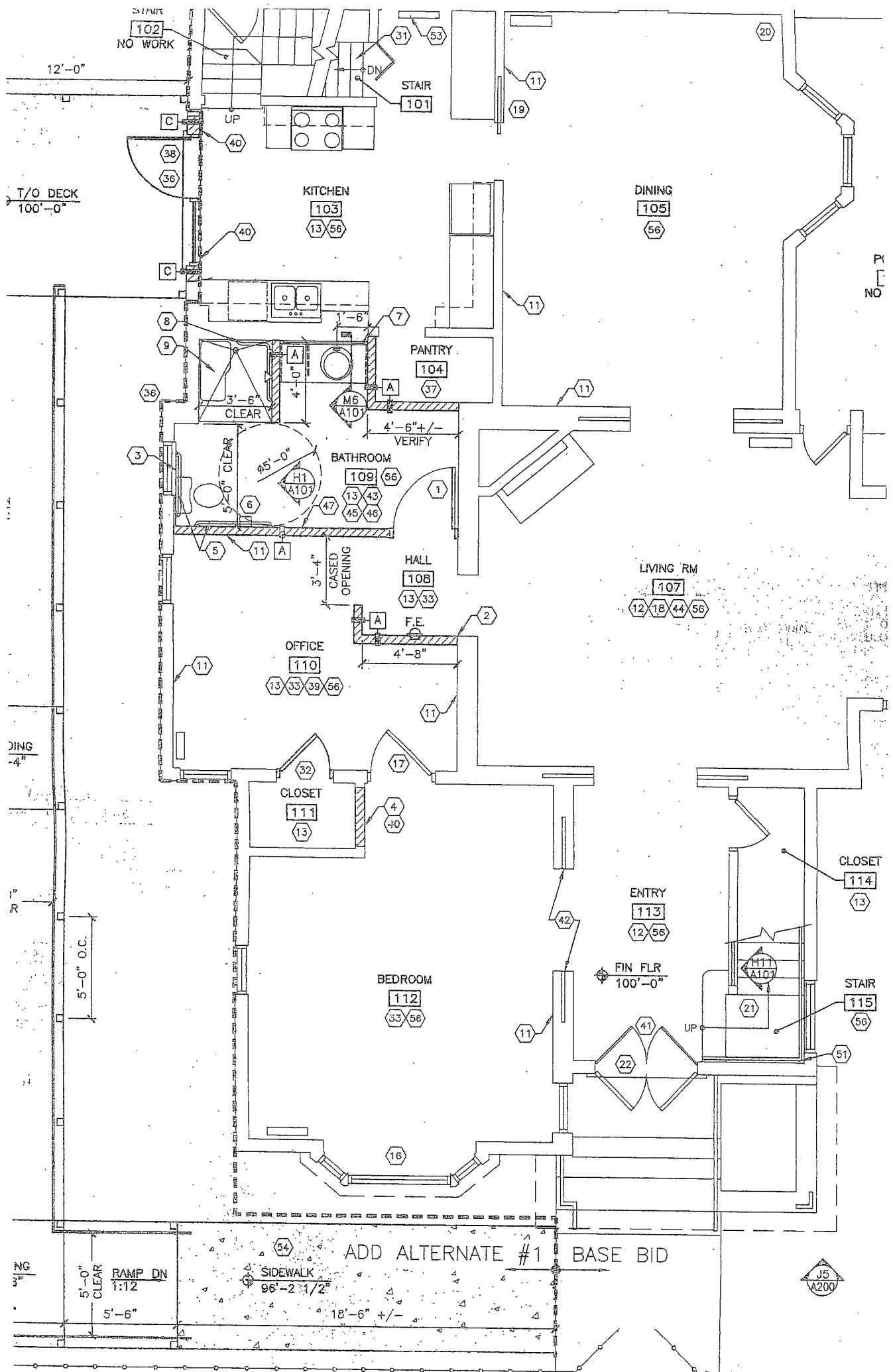


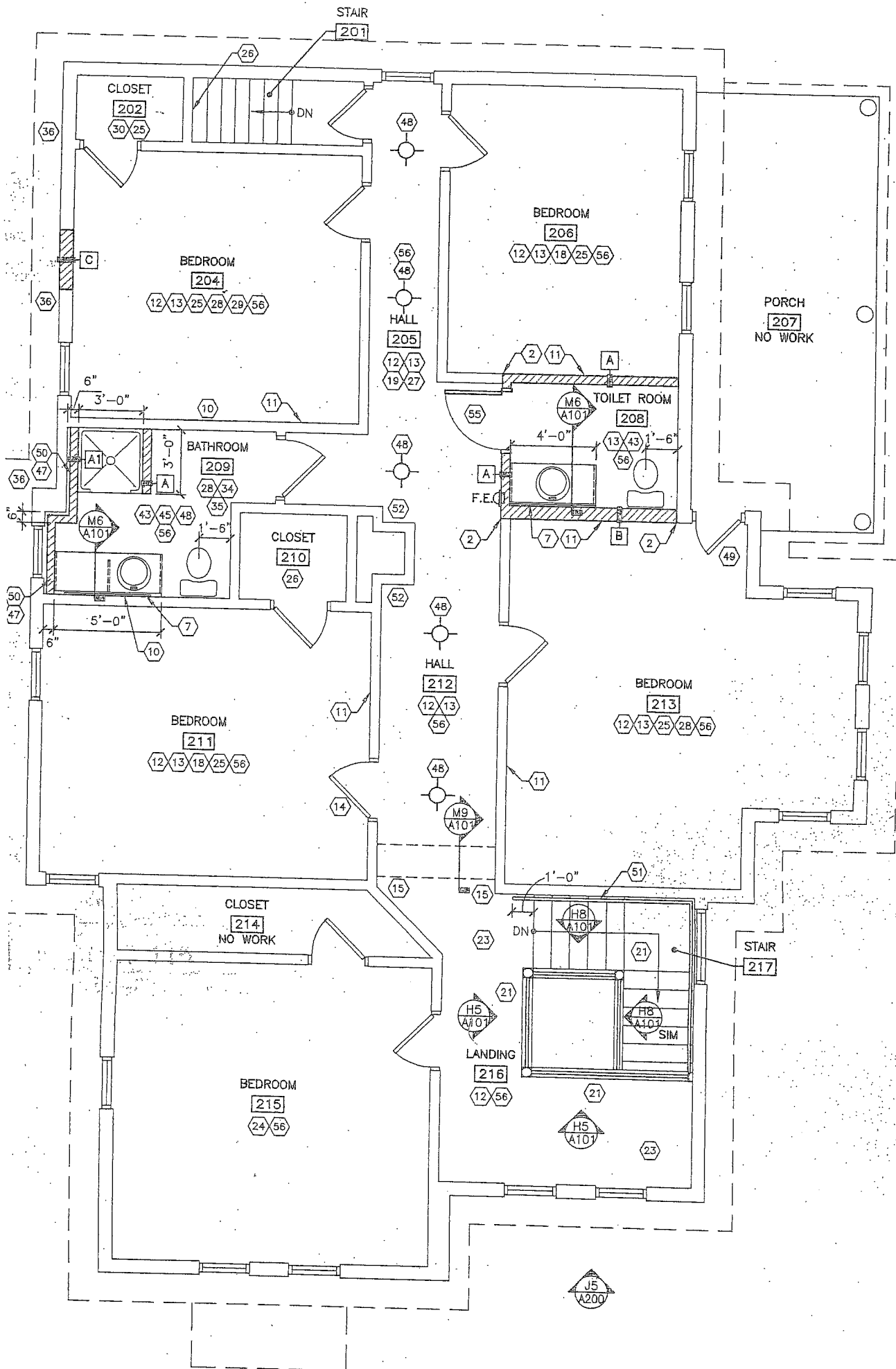
PLUMBING CONTRACTOR TO PROVIDE A COMPLETE NEW 2" WATER SERVICE FROM THE EXISTING WATER MAIN TO BUILDING. COORDINATE WITH THE CITY OF CHIPPEWA FALLS

Additionally
RECEIVED
 BAY STREET
 DEPT OF COMMERCE
 SAFETY AND BUILDINGS
Therik
 RESPONSE

A3 SITE PLAN

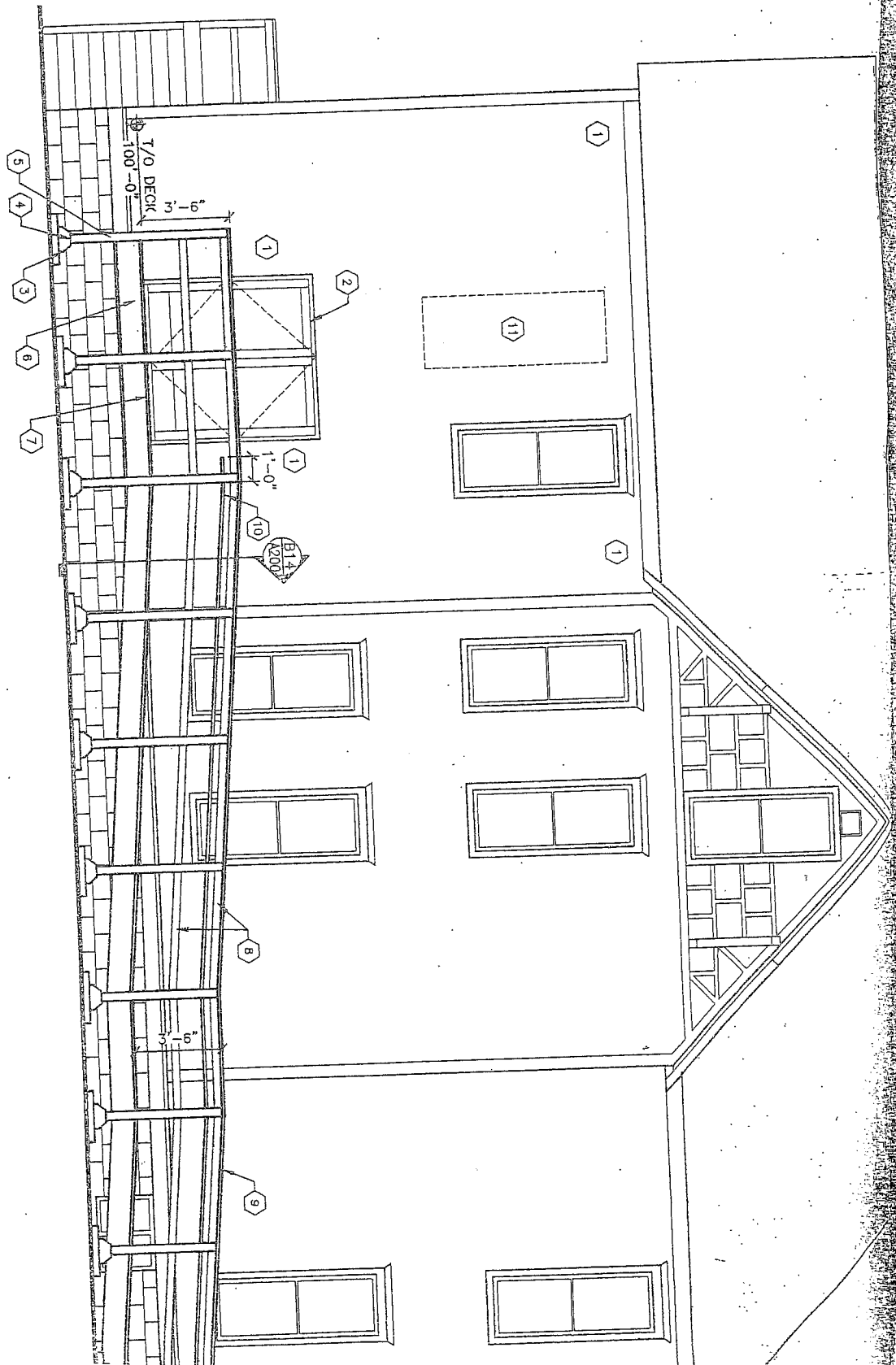






SECOND FLOOR PLAN





B5 EAST ELEVATION

