

## 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, January 11, 2021 at 6:30 P.M.** in the City Hall **Council Chambers**, Chippewa Falls, Wisconsin. The Mayor and Plan Commission members may not be physically present at the meeting but may attend remotely. The meeting may be viewed via livestream at the [www.chippewafalls-wi.gov](http://www.chippewafalls-wi.gov) live stream link. **The meeting will be conducted via Webex. The meeting number is 177 605 7314 and the Meeting Password is Chippewa1. To participate by phone, please call 1 415 655 0002.** 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 December 7, 2020 Plan Commission Meeting. *(Attachment)*
2. Consider application and petition of Chippewa Off Roads Bike Association (CORBA) for addition of biking/hiking trails in the conservancy district of Riverside Industrial Park on City owned property west of STH #178 and south of the Chippewa River. *(Attachment)*
3. Consider Special Use Permit application from Hope Village. Make recommendation to the Common Council. *(Attachment)*
4. Conduct a public hearing for Hope Village for a Planned Development Conditional Use Permit Resolution No. 2021-01 on Lot 1 (City parcel number 4523), Lot 3 (City parcel number 4523.5) and Lot 4 (City parcel number 4523.75) of Certified Survey Map 729 in Volume 2, Page 266, Document #464476 to create a planned development including 10 tiny houses to shelter homeless, 28 low income rental units which include 5 one bedroom duplexes and three multi-family buildings containing six two bedroom units and converting an existing orthopedic surgery office into a community center. *(Attachment)*
5. Consider Planned Development Conditional Use Permit Resolution No. 2021-01 on Lot 1 (City parcel number 4523), Lot 3 (City parcel number 4523.5) and Lot 4 (City parcel number 4523.75) of Certified Survey Map 729 in Volume 2, Page 266, Document #464476 to create a planned development including 10 tiny houses to shelter homeless, 28 low income rental units which include 5 one bedroom duplexes and three multi-family buildings containing six two bedroom units and converting an existing orthopedic surgery office into a community center. *(Attachment)*.
6. Consider application and petition from Sean Bohan on behalf of Jim Rooney for for a Planned Development Conditional Use Permit for another phase of Development in The Willow Creek Subdivision. *(Attachment)*
7. 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.

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, DECEMBER 7, 2020– 6:30 PM**

The Plan Commission met remotely via Webex on Monday, December 7, 2020 at 6:30 P.M. The meeting was live streamed from the council room in City Hall. Attending remotely were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Also attending remotely were City Planner Brad Hentschel, City Inspector Paul Lasiewicz, Alderperson Paul Nadreau, Alderperson Jason Hiess, Chippewa County Highway Commissioner Brian Kelly, Mark Erickson of Everyday Engineering, Greg Granlund, and representing Hope Village were board members Chris Maslonkowski, Jessica Olson-Bue, Heather Martell, Vice-President Ken Froelich, Secretary Ruth Rosenow and President Mike Cohoon.

1. **Motion** by Smith, seconded by Tzanakis to approve the minutes of the November 9, 2020 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. Chris Maslonkowski presented the attached petition from Hope Village to rezone Lot 3 (City parcel number 4523.5) and Lot 4 (City parcel number 4523.75) of Certified Survey Map 729 in Volume 2, Page 266, Document #464476 from C-4 Highway Commercial District to R-3-8 Multi-Family 8-Plex. She also gave background of the Hope Village tiny house past success and presented the request for a Planned Development Conditional Use Permit that would allow ten tiny houses to be moved from existing locations on church properties, renovation of an existing dental office into a community center and construction of five low rent duplexes and three low rent six-unit multi-plexes. Director of Public Works Rubenzer stated that City Planner Hentschel, City Inspector Lasiewicz and himself had reviewed the application and concluded that since all previous tiny house approvals were made with a special use permit process with a public hearing and vote of the City Council, that the Hope Village request should also follow the Special Use Permit process. City Planner Hentschel outlined a Planned Development Conditional Use Permit process where the Plan Commission would consider the initial proposed schedule set forth by Hope Village. The PD CUP would include the schedule of;
  - 1) Reconstruction of the dental office into a community center (12/31/2021).
  - 2) Moving ten tiny houses from church properties to the Hope Village (12/31/2022).
  - 3) Construction and occupation of five one-bedroom duplexes (12/31/2024).
  - 4) Construction and occupation of one six unit two-bedroom multi-plex (12/31/2028).
  - 5) Construction and occupation of a second six unit two-bedroom multi-plex (12/31/2030).
  - 6) Construction and occupation of a third six unit two-bedroom multi-plex (12/31/2032).

At completion of the community center, a special use permit would govern the completion of the tiny houses, duplexes and six-plexes. Hope Village has an offer to purchase that expires in early February, 2021 and is concerned that the schedule suggested by Planner Hentschel can't be met. Ms. Maslonkowski stated that permits for the entire Hope Village project need approval prior to Hope Village being able to embark



on a planned approximate 5.5 million dollar capital campaign. Director of Public Works Rubenzer stated that the PD CUP public hearing and permit could be considered at the January 11, 2021 Plan Commission meeting, the rezoning public hearing and ordinance at the January 5, 2021 Council meeting and the special use public hearing at the February 2, 2021 Council meeting. Commissioner Smith stated he had heard density concerns and stated while he supported the project, the process couldn't be short circuited due to a ninety day offer to purchase deadline.

**Motion** by Misfeldt, seconded by Hubbard to recommend the Common Council conduct a public hearing to consider the petition from Hope Village to rezone Lot 3 (City parcel number 4523.5) and Lot 4 (City parcel number 4523.75) of Certified Survey Map 729 in Volume 2, Page 266, Document #464476 from C-4 Highway Commercial District to R-3-8 Multi-Family 8-Plex. Said public hearing to be scheduled after receipt of fees and proper notification of adjacent property owners. **All present voting aye. Motion carried.**

**Motion** by Rubenzer, seconded by Varga that the Plan Commission schedule a public hearing to consider a petition from Hope Village for a Conditional Use Permit on Lot 1 (City parcel number 4523), Lot 3 (City parcel number 4523.5) and Lot 4 (City parcel number 4523.75) of Certified Survey Map 729 in Volume 2, Page 266, Document #464476 to create a planned development including ten tiny houses to shelter homeless and twenty-eight low income rental units including five one-bedroom duplexes and three six unit two-bedroom multi-family buildings. The existing dental office is proposed for conversion to a community center. Said public hearing to be scheduled contingent on;

- 1) Receipt of advertising and review fees.
- 2) Proper notification of adjacent property owners.
- 3) A condition of the Planned Development Conditional Use Permit will be to

obtain a Special Use Permit from the City Council.

**All present voting aye. Motion carried**


3. The Plan Commission considered the attached Certified Survey Map of existing CSM 5252 and part of Lot 1, Riverside Industrial Park, submitted by Chippewa Surveying on behalf of Tom Rebischke. Director of Public Works Rubenzer noted that abbreviations must be detailed in the "key" of the Certified Survey Map and a second page supplied.

**Motion** by Rubenzer, seconded by Hubbard to recommend the Common Council approve the attached Certified Survey Map of existing CSM 5252 and part of Lot 1, Riverside Industrial Park, submitted by Chippewa Surveying on behalf of Tom Rebischke contingent on:

- 1) Abbreviations explained.
- 2) Second page submitted.
- 3) Receipt of \$100 CSM review fee.
- 4) Any necessary stormwater plan.

**All present voting aye. Motion carried**

- 4 **Motion** by Varga, seconded by Cihasky to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:42 P.M.

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

Date Filed: 12-21-2020

Fee Paid: \$25.00 Date: 12-21-2020 TR# 62555

Fee Paid: \_\_\_\_\_ Date: \_\_\_\_\_ TR# \_\_\_\_\_

### PETITION FOR A SPECIAL USE PERMIT

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the City Council of the City of Chippewa Falls, Wisconsin, for a Special Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.48, for the following described property:

Address of Property: 1825 Kennedy Rd, Chippewa Falls, WI, Lots 3 and 4 do not have an address

Lot: 1, 3 & 4 Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Or Legal Description: NE SE SEC. 32 NW SW SEC. 33 LOTS 1, 3 AND 4 OF THE CERT SUR MAP #729 IN V2 P266 DOC #464476

Property is zoned Highway Commercial

Home/Business Address: Hope Village-Tiny Housing Alternatives, Inc., 4140 126<sup>th</sup> St., Chippewa Falls, WI 54729

Phone Number: (715) 210-5405

Purpose for which this Permit is being requested: Hope Village plans to create a planned development that would provide a variety of housing including 10 Tiny Houses used to shelter homeless households and 28 units of low income rental housing. The rental housing will be five (5) one bedroom duplex units that are handicapped accessible, and three (3) multifamily building that will each contain six (6) two bedroom units. We will convert the existing dental office to a community center with a shared community room and kitchen, bathrooms with showers, laundry facilities, office space and a meeting room. The development will expand the existing building to include a workshop to be used for employment training and hobbies for the residents, a Re-Store, a pavilion, playground greenhouse, and an outside garden space.

Existing use of property within 300' of subject property:(List or Attach Map)  
Light industrial, General Commercial, Residential, Public Institution, Government and



Manufacturing

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

We are developing land that has been vacant and are renovating a building that has been vacant and for sale for two years. We have been managing Tiny Houses for four years and have not had a problem with neighbors or the community. We work closely with the Chippewa Falls Police Department for screening and support. We will have staff on site for management a generous portion of the day and week. We collaborate with many community agencies in our programing and have over 70 active volunteers. We are increasing the resources for residents of the county who are struggling especially during the covid pandemic. The community center has been a much-needed resource for homeless households in our County. We are developing much needed low income housing for households struggling to afford their housing.

Operational plans of the proposed use:

Hours of Operation: 6:00 am to 10:00 pm

Days of Operation: Sunday through Saturday

Number of Employees: 1 1  
Part-Time Full-Time

Capacity:

Number of Units: We propose to locate 10 Tiny Houses on concrete slabs, five twin homes with 1 bedrooms (10 units) and three multifamily six plexes (18 units)

Size: The Tiny Homes will be 8'X16' or 8'X20'. Each duplex will be 34' deep by 32' wide and will have two one bedroom units. The six plex buildings will be 45' deep and 54' wide, three story and will have six two bedroom units.

Number of Children/Residents: The one bedroom units will most likely be single adults or couples. It is possible a single parent with one child might be considered for occupancy. The two bedroom units will most likely be one or two adults with one or two children (2-4 people)

Ages: Ages will vary greatly from infants to elderly

Other: The duplexes will be handicapped accessible and first story units of the six plexes will be "visitable".

Building plans:

Existing buildings: One vacant dental office which will be renovated to a community center.

Proposed buildings: The development of these properties will be done in phases as follows:

Phase 1: Completed by 12/31/22: Conversion of the dental office into a Community Center, installing a driveway and sidewalks throughout the two vacant lots, installing concrete pads for the 10 Tiny Houses, installing the infrastructure (water/sewer and utilities) for access for future rental units.

Phase 2: Completed 12/31/24: Construction of duplexes homes.

Phase 3: Completed 12/31/26: Construction of one six-plex building, addition to the community center, pavilion and green house.

Phase 4: Completed 12/31/28: Construction of one six-plex building and a playground.

Phase 5: Completed 12/31/30: Construction of one six-plex building.

Use of part of building: NA

Proposed Additions: There will be no additions in the first phase of the Development Plan to the existing building.

Future Additions: In a later phase of development this building will have an addition to the remodeled Community Center that will include a Re-Store and a workshop. The Re-Store will be a retail store used as a source of revenue and also as an employment training site. The workshop will be used for training in woodworking and welding and also available for Tiny House guests or tenants to use for hobby work.

Change in Use: The existing building's use will be changed from a dental office to a community center, retail store and employment training center.

Outside Appearance: The outside appearance of the existing building will remain the same and the addition will match the existing appearance as well.

Number of Buildings: There will be 21 buildings. The existing building with the above-mentioned addition, 10 Tiny Houses, 5 duplexes, 3 multi-family buildings, a green house and a pavilion.

Planting & Landscaping:

Type: This project will meet or exceed all of the City's standards and requirement for the site's plantings and landscape.

Timetable: Planting and landscaping will occur with the phases of development as mentioned above.

Screening:

Type: This site proposes to install a screening fence along the norther edge of the existing parcel known as Lot 3 of CSM 729. This is where there will be a differentiation in zoning and land usage. The project will meet or exceed all of the City's standards and requirements for the site's fencing.

Fences: A privacy fence will be installed as stated above.

Type: Low maintenance fencing that will provide privacy.

Height: Per City standards and requirements

Location: As stated above.

Earth Bank

No earth berm/bank shown or needed. The screening fence will serve as separation.

Planting: \_\_\_\_\_

Maintenance: \_\_\_\_\_

Other: \_\_\_\_\_

Lights: The site's lighting plan has not been fully developed yet. This project will meet or exceed all of the City's standards and requirements for the site's lighting.

Number of  
Lights: \_\_\_\_\_

—

Location: \_\_\_\_\_

Hours: \_\_\_\_\_

Type: \_\_\_\_\_

—

Signs:

Type: There will be two signs identifying the site as Hope Village and when the Re-Store is completed a sign identifying it.

Lighted: Signs will have lights attached on top to shine on the signs.

Size: 8' wide by 6' high

Location: Along Kennedy Road in front of the existing building.

Setbacks: As required by city codes.

Drives:

Number of: One driveway.

Location: The driveway runs from the cul-du-sac through the property to the existing parking lot adjacent to the existing building.

Width: The driveway will be 22' wide with 5' sidewalks on either side.

Parking:

Number of Stalls: There will be 41 stalls, two of those handicapped parking.

Location of Stalls: There will be 21 parking stalls in a lot adjacent to the community center and the other 20 will be scattered among the Tiny Houses, twin homes and apartment buildings.

Setbacks: \_\_\_\_\_

Surfacing: : The surface of parking will be asphalt.

Screening: There will be no screening for the parking stalls

Drainage: We do not anticipate drainage issues. This project will meet or exceed all of the City's standards and requirements for the site's lighting.

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Owners/Addresses

Hope Village, Tiny Housing Alternatives, Inc.  
Michael Cohoon, President

513 W. Vine St., Chippewa Falls, WI 54729

Phone #: 715-210-5405

Email: cohoonms@yahoo.com

Signature: \_\_\_\_\_

Hope Village, Tiny Housing Alternatives, Inc.

Petitioners/Addresses

Hope Village, Tiny Housing Alternatives, Inc.  
Ken Froelich, Vice President

22940 County Hwy X, Cadott, WI 54727

Phone #: 715-577-5423

Email: froelich1335@gmail.com

Signature: \_\_\_\_\_

Hope Village, Tiny Housing Alternatives, Inc.

Ruth Rosenow, Secretary  
508 Squires St., Chippewa Falls, WI 84729  
Phone #:715-723-8280  
Email: rrosenow@charter.net

Signature: \_\_\_\_\_

Carla Ingalls, Treasurer  
11582 161<sup>st</sup> St., Chippewa Falls, WI 54729  
Phone #:715-382-4757  
Email: cjingalls@charter.net

Signature: \_\_\_\_\_

~~Retention~~

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: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Owner(s)/Address(es):

JAWS, LLC

Drew Millington

788 Oakleaf Way Altoona, WI

Phone #: 715-834-8414

Email: dsmillington@omsaec.com

Signature: 

Petitioner(s)/Address(es):

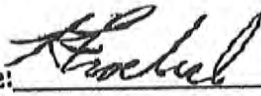
Hope Village, Tiny Housing Alternatives, Inc.

Ken Froelich, Vice President

22940 County Hwy X, Cadott, WI 54727

Phone #: 715-577-5423

Email: froelich1335@gmail.com

Signature: 

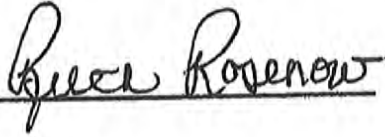
Hope Village, Tiny Housing Alternatives, Inc.

Ruth Rosenow, Secretary

508 Squires St., Chippewa Falls, WI 54729

Phone #: 715-723-8280

Email: rrrosenow@charter.net

Signature: 


Hope Village, Tiny Housing Alternatives, Inc.

Carla Ingalls, Treasurer

11582 161st St., Chippewa Falls, WI 54729

Phone #: 715-382-4757

Email: cjngalls@charter.net

Signature: 

# 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: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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: \_\_\_\_\_



# Hope Village Land and Density Calculations













Lot 1 (Acres)	Lot 3 (Acres)	Lot 4 (Acres)	Total Area (Acres)	Total Area (S.F.)
0.5	0.9	0.9	2.3	100,188

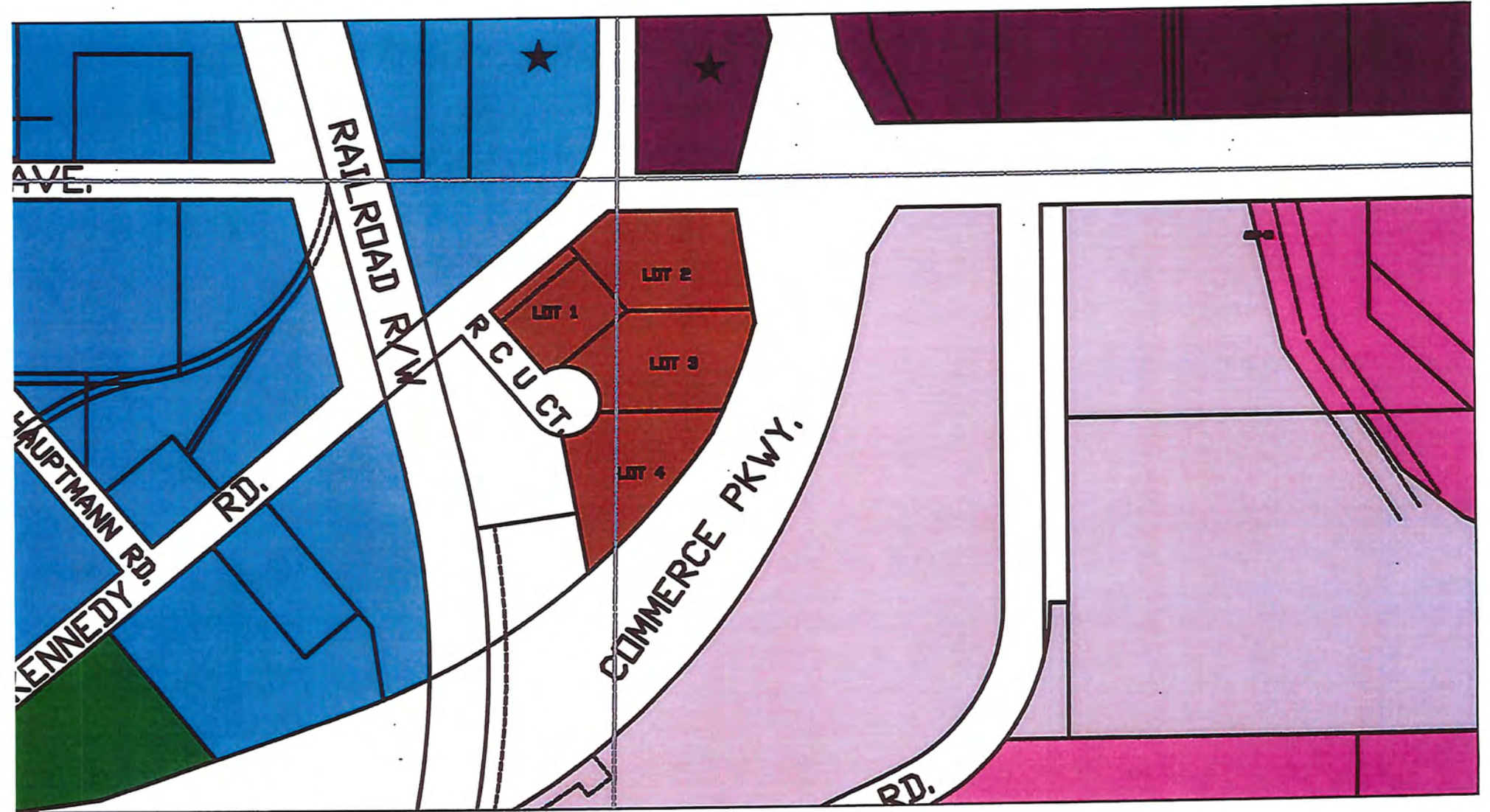
Type of Building	Number of Buildings	Number of Units per Building	Units per Building Type
Tiny Homes	10	1	10
Duplex	5	2	10
6 Unit	3	6	18
			38

Lots Involved	Density	Units	Area / Units (S.F.)
Lots 1, 3 & 4	Total Land with All Residential Units	38.00	2,636.54
Lots 3 & 4	Residential Lands with All Residential Units	38.00	2,063.38
Lots 3 & 4	Residential Lands with Permanent Structures	28.00	2,800.30

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

\* C.U.P., S.U.P OR PD



## General Development Plan: Hope Village- Tiny House Alternatives

**Background:** Hope Village is a 501(c)(3) non-profit, created in 2016 after the only homeless shelter in Chippewa County closed in 2014. Today, Hope Village has a 13-person board with over 70 active volunteers dedicated to providing shelter for homeless households in nine Tiny Houses. These Tiny Houses are currently hosted on five Chippewa County Community Church properties. Over the past 4+ years, Hope Village has provided over 7094 nights of shelter to over 64 individuals and families. This represents a \$540,000.00 savings in motel vouchers.

**PD Framework:** The Hope Village Planned Development objectives are to provide short and longer term housing alternatives and services to people experiencing homelessness in Chippewa County. The proposed Kennedy Street-Commerce Parkway parcel includes RCU Court and a commercial complex with three businesses. Based on the proposed Planned Development, the proposed land use will not interfere with the development of surrounding properties. The design plan is not detrimental to, nor will it endanger the neighborhood health, safety, comfort, or general welfare. The proposed land use offers safe lighting, managed noise, minimal outdoor storage, ample parking, and green space.

### Planning and Development Objectives include:

1. Conversion/renovation of an existing dental office building to serve as a Community Center. The Community Center includes three bathrooms with showers, one bathroom, a shared kitchen, a gathering space room, two office spaces, a conference room, and laundry facility. An additional 3000 sq.ft. extension to the Community Center includes a Resale-Store and Workshop. \*
  2. Incorporating the 2 acre (Re-Zone request) property adjacent to the Community Center with a one-directional driveway, ten concrete pads for use as Tiny Houses foundations, electrical hook-ups and sidewalks. \*
  3. Incorporating the 2 acres (Re-Zone request) property adjacent to the Community Center with Water/Sewer laterals, electricity, phone and cable infrastructure. \*
  4. The construction of:
    - Five duplexes with one bedroom, handicapped accessible, low-moderate income (LMI) rental units. (10 total units)\*
    - Three multi-family (three story) buildings with six-one and two-bedroom, handicapped accessible, LMI rental units in each building (#18 total units).\*
  5. A Community garden area, greenhouse, a covered pavilion and a playground for guests and tenants will provide areas to socialize, exercise and support a healthy lifestyle. \*
- \* (Please see the attached Preliminary drawings which include a map of the project area, including its relationship to surrounding properties and key features).

### Funding. The Hope Village "Business Plan" identifies eight sources of revenue:

1. In partnership with the City of Chippewa, Hope Village has submitted an "Intent to Apply" State of WI COVID-19 Community Development Block Grant (CDBG). With pending State of WI COVID Community Development Block Grant (CDBG) approval given prior to 12/18/20, The City of Chippewa Falls will submit a "FINAL CDBG Application" seeking \$864,394 in the Hope Village Community funding.
2. Hope Village will continue to seek grants and foundation funding to include the United Way of the Greater Chippewa Valley 2022- 3 year cycle.
3. Hope Village will apply for certification from the State of Wisconsin as a Community Housing Development Organization (CHDO). Certification will allow Hope Village to apply for the development and construction of five-one bedroom, handicapped accessible, low-moderate-income duplex's and three multi-family (three story) one and two-bedroom, handicapped accessible, low-moderate-income apartment buildings. Once constructed, our rental properties will provide revenue to support on-going operations and staffing.
4. Hope Village is working with the Community Foundation of Chippewa County to establish a Hope Village Endowment Fund. Interest from this fund will provide ongoing operational support.
5. Hope Village receives monthly funds collected from material donations sold at the local "Sold 4 U" auction site. "Sold 4 U" will continue as a funding source.



6. We plan to expand “slightly used” operations at Hope Village. We will launch a “Hope Village Resale-Store” shop on the Hope Village Community Center property. Sales revenue will provide ongoing operational support.
7. Hope Village will launch a “Capital Campaign” to support the infrastructure funding necessary to build Hope Village.
8. Hope Village has been the benefactor of several special events in the Community. We plan to identify one annual signature event to increase “Homelessness” community awareness.

**Regulations:** Hope Village will comply with all necessary licensing and regulations associated with the proposed land use. In addition, Hope Village will conform to all applicable codes, permits and ordinances; utilization of commonly accepted principles of good site planning consistent with this comprehensive plan.

**Multi year Sustainability:** The overarching goal of Hope Village is to address the needs of Homelessness in Chippewa County. This action plan includes supporting homeless individuals and families in developing a plan to obtain financial stability, access to health care and secure permanent housing. This Planned Development will offer Hope Village as a model for other counties and municipalities in the State of Wisconsin.

#### **Diagram Key**

*Permanent Structures:* Existing Dental Office, Future Building Addition (Re-Sale Store), three-six Plex’s, #10 Tiny Homes and five Duplexes.

*Non-permanent Structures:* Playground, Garden Space, Greenhouse, Pavilion-Picnic Tables.

*Parking:* #51 spaces, Lot Lines, Setbacks, Driveway, Screen Fence and Sidewalks.

#### **Planned Development: Hope Village would like to proactively address #4 questions.**

1. Is there published research to support a Planned Development which focuses on homelessness?
2. How will Hope Village manage the proposed rental units?
3. What are the Planned Development timelines?
4. List the Hope Village Board of Directors and governing body?

##### **#1. Planned Development Research:**

The WI Interagency Council on Homelessness strategic plan includes: “A Wisconsin where homelessness is rare, brief, and non-recurring as an achievable goal that we must all strive towards.” The Hope Village Planned Development is based on case management and a continuum of care which transitions individuals from homelessness to permanent affordable independent housing. This Hope Village Planned Development, based on National and State data, will realize a reduction in the homeless population in Chippewa County.

- [https://doa.wi.gov/Documents/A%20Hand%20and%20a%20Home\\_WICH%20Statewide%20Plan.pdf](https://doa.wi.gov/Documents/A%20Hand%20and%20a%20Home_WICH%20Statewide%20Plan.pdf)
- <https://static1.squarespace.com/static/54ca7491e4b000c4d5583d9c/t/5f6e26a0ff215d7c804f8e03/1601054371028/2019+State+of+Homelessness+in+Wisconsin+Report+v2.pdf>
- <https://archive.curbed.com/maps/tiny-houses-for-the-homeless-villages>
- [https://files.hudexchange.info/reports/published/CoC\\_PopSub\\_NatTerrDC\\_2019.pdf](https://files.hudexchange.info/reports/published/CoC_PopSub_NatTerrDC_2019.pdf)

##### **2. Hope Village Management and Oversight:**

Hope Village business plan included paid staff (#1 FT, #1 PT) that will coordinate lease-ups and maintenance for all rental units. This process mirrors the current contracted Navigator structure used with the Tiny Homes. The Hope Village “screening” process for duplex and 6-Plex buildings developed through the CHDO, must include a minimum of one 30% County Median Income (CMI) unit and 20% of the units must be restricted for persons who initially are at or below 50% CMI. The balance of units must be available to households at less than or equal to 60% CMI. These restrictions will need to be in place for a 20-year affordability period. These same requirements would apply to the duplexes.

3. Hope Village Timeline:

Date	Activity
12/31/21	Interior construction completed of Community Center, construction of the 10th tiny house completed.
12/31/22	Exterior infrastructure complete, #10 Tiny Houses moved to Hope Village
12/31/24	#5 Duplex's completed including parking stalls
12/31/26	One 6-Plex completed including parking stalls, Pavilion, Greenhouse, Garden Space and Playground.
12/31/28	One 6-Plex completed including parking stalls
12/31/30	One 6-Plex completed including parking stalls.
12/31/32	Addition to Community Center Completed: Re-Sale Store and Workshop.

4. Hope Village Board:

Mike Cohoon (President), Ken Froelich (Vice President), Carla Ingalls (Treasurer), Ruth Rosenow (Secretary), Chris Maslonkowski, Gayle Klitzke, Tiffany Woghan, Nicole Evans Estenson, Laura Baalrud, Gail Prock, Jessica Oleson-Bue, Heather Martell, Chris Brooke.

## Site Plan Design: Hope Village- Tiny House Alternatives

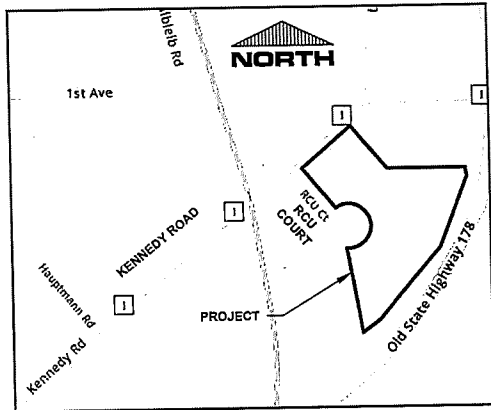
**Site Layout:** The 38 residential units will be accessed by a 22-foot wide private driveway which connects to the south end of RCU Court and the existing asphalt parking lot adjacent to the future community center. The asphalt driveway will have 5-foot wide concrete sidewalks along both sides for pedestrian traffic. A 5-foot wide concrete sidewalk will meander through the center of the site to shorten the travel distance from the southern end of the site to the community center. Parking stalls will be staggered along the driveway route to allow renters to park near their residences. All stalls are 18 feet long by 9 feet wide. The existing parking lot will have 21 stalls after site modifications occur. The site will have 30 new parking stalls for a total of 51 parking stalls for residents and visitors. Two ADA parking stalls will be near the community center.

**Water and Sanitary Sewer Utilities:** The five duplexes and the three 6-plexes will be served by public water main and sanitary sewer. A connection to the existing 6-inch water main within RCU Court will be looped through the site to avoid a dead-end water main extension. The duplexes will have a 1-inch water service to serve each building while the 6-plexes will have a 2-inch water service to serve each building. The duplexes and 6-plexes will have a 4-inch PVC sanitary sewer service to serve each building. The 10-foot by 20-foot Tiny Houses will not be served by sanitary sewer or water.

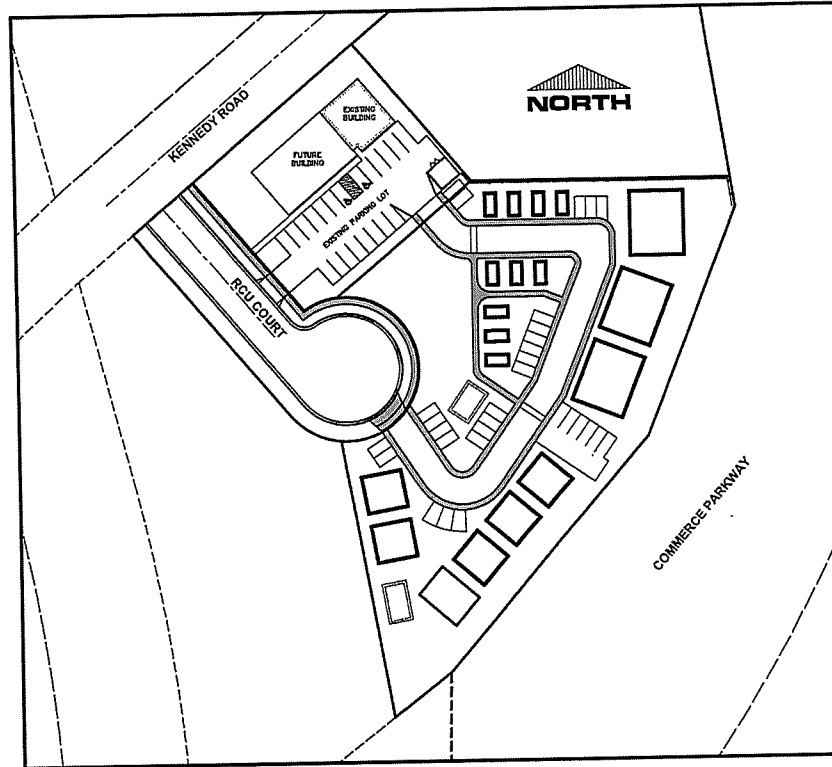
**Drainage and Storm Water Management:** Storm water runoff on the entire site will be conveyed by swales rather than storm sewer pipe. A combination of water quality swales and bio-retention areas along the perimeter of the site and the interior of the site will serve to detain and treat storm water runoff prior to the runoff discharging offsite.

# HOPE VILLAGE

## NON-PROFIT RESIDENTIAL HOUSING PLANNED DEVELOPMENT CITY OF CHIPPEWA FALLS, WI



**VICINITY MAP**  
(N.T.S.)



**PROJECT SITE**  
RCU COURT, CHIPPEWA FALLS, WI  
(N.T.S.)

**OWNER:**  
HOPE VILLAGE  
C/O LANDMARK CHRISTIAN CHURCH  
ATTN: MIKE COHOON, PRESIDENT  
4140 - 126TH STREET  
CHIPPEWA FALLS, WI 54729  
EMAIL: COHOONMS@YAHOO.COM

**ENGINEER:**  
EVERYDAY SURVEYING AND ENGINEERING, LLC.  
MR. MARK ERICKSON, P.E.  
1818 BRACKETT AVENUE  
EAU CLAIRE, WI 54701  
EMAIL: MARK@ESELLC.CO  
PHONE: 715-831-0654

**SHEET INDEX:**

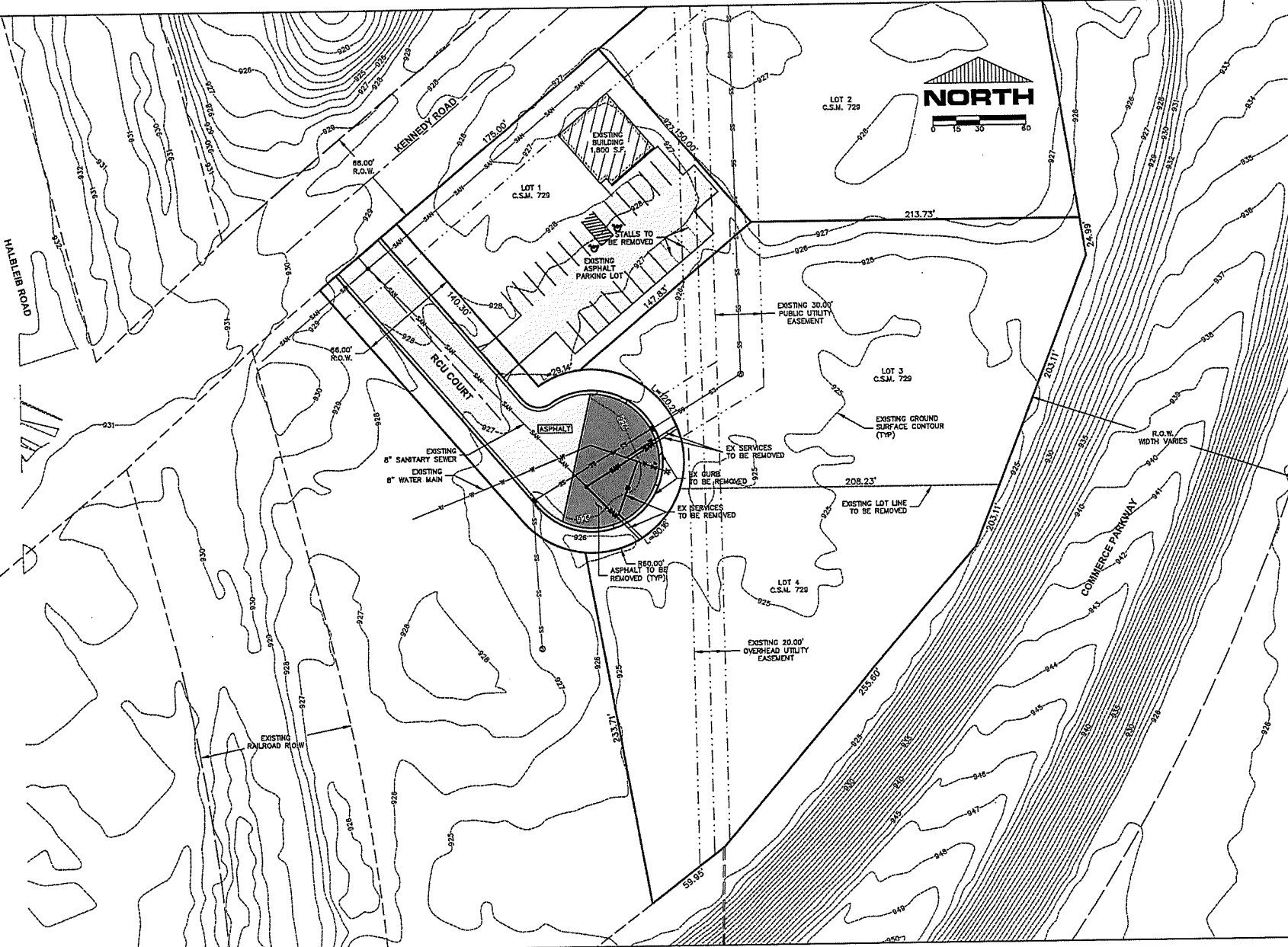
- C100 TITLE SHEET
- C101 EXISTING CONDITIONS AND DEMO PLAN
- C102 SITE AND PLAN
- C103 GRADING PLAN
- C104 EROSION CONTROL
- C105 UTILITY PLAN
- C106 LANDSCAPE PLAN
- C500 CONSTRUCTION DETAILS
- C501 CONSTRUCTION DETAILS
- A301 REMODELING EXISTING BUILDING
- A302 PRELIMINARY PHASE 2 RE-SALE ADDITION
- A303 PRELIMINARY 6-UNIT BUILDINGS
- A304 PRELIMINARY DUPLEX BUILDINGS



ESE PROJECT #: 20112  
DATE: 11-30-20

EVERYDAY SURVEYING & ENGINEERING

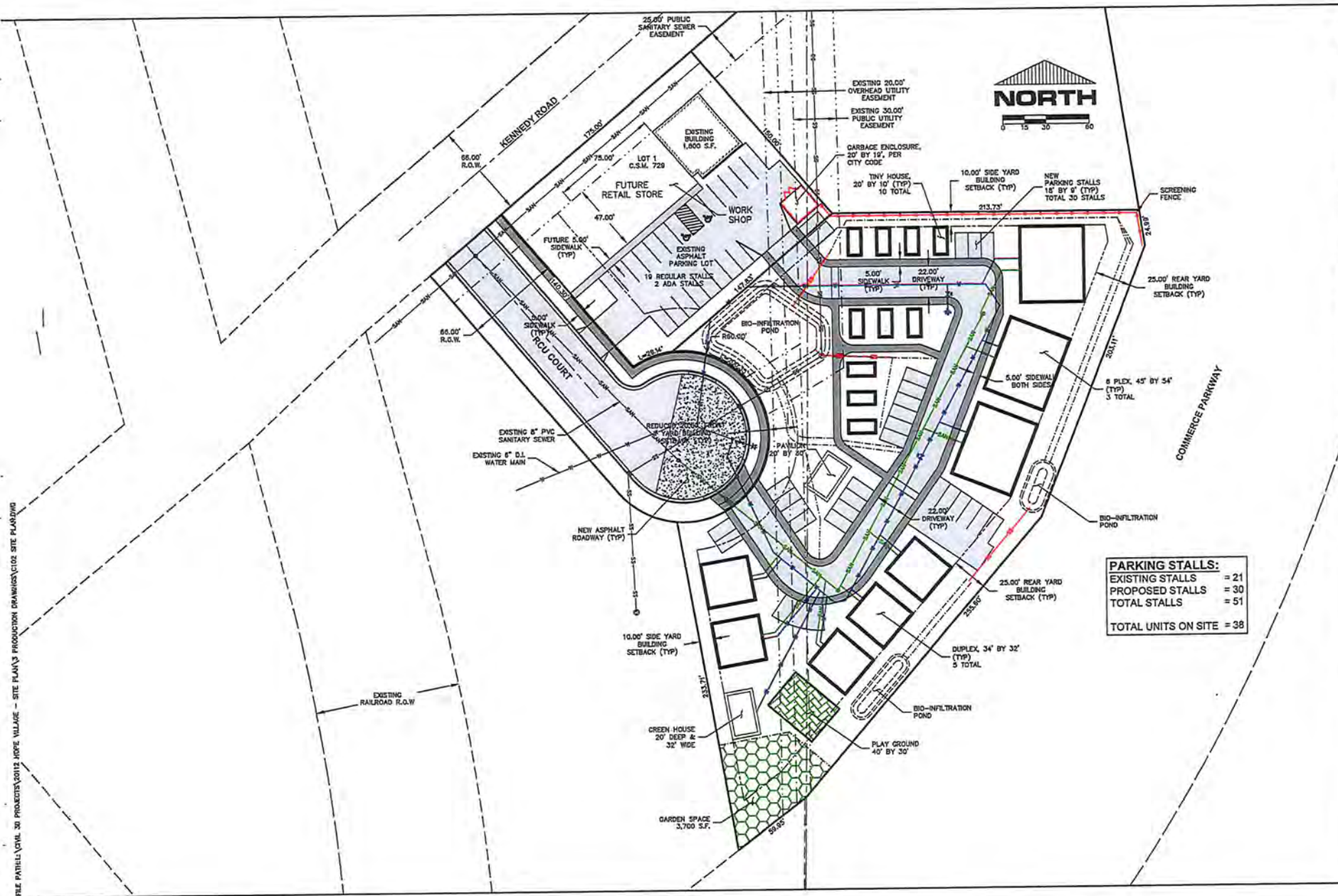
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		EVERYDAY SURVEYING & ENGINEERING	
		180 PROBERT AVENUE • FAUCUSSE, WI 54701 PH: (715) 259-0894 • FAX: (715) 259-0890	
DATE:	11-30-20	DATE:	11-30-20
BY:	MAE	DATE:	11-30-20
CHK BY:	MAE	DATE:	11-30-20
APP BY:	MAE	DATE:	11-30-20
DISK NO:	2012	DATE:	11-30-20
PROJECT:	HOPE VILLAGE	DATE:	11-30-20
DESCRIPTION:	EXISTING CONDITIONS AND DEMO PLAN	DATE:	11-30-20
LOCATION:	CITY OF CHIPPEWA FALLS, WI	DATE:	11-30-20
SCALE:	C101	DATE:	11-30-20



FILE: PATRICK\CVL\_30 PROJECTS\2012 HOPE VILLAGE - SITE PLAN\3 PRODUCTION DRAWINGS\C102 SITE PLANNING



<b>PARKING STALLS:</b>	
EXISTING STALLS	= 21
PROPOSED STALLS	= 30
<b>TOTAL STALLS</b>	<b>= 51</b>
<b>TOTAL UNITS ON SITE = 38</b>	

**EVERYDAY SURVEYING & ENGINEERING**  
 1800 BRACKETT AVENUE - FAULCON, WI 54703  
 PH: (715) 891-0654 • EMAIL: INFO@ESE.CO

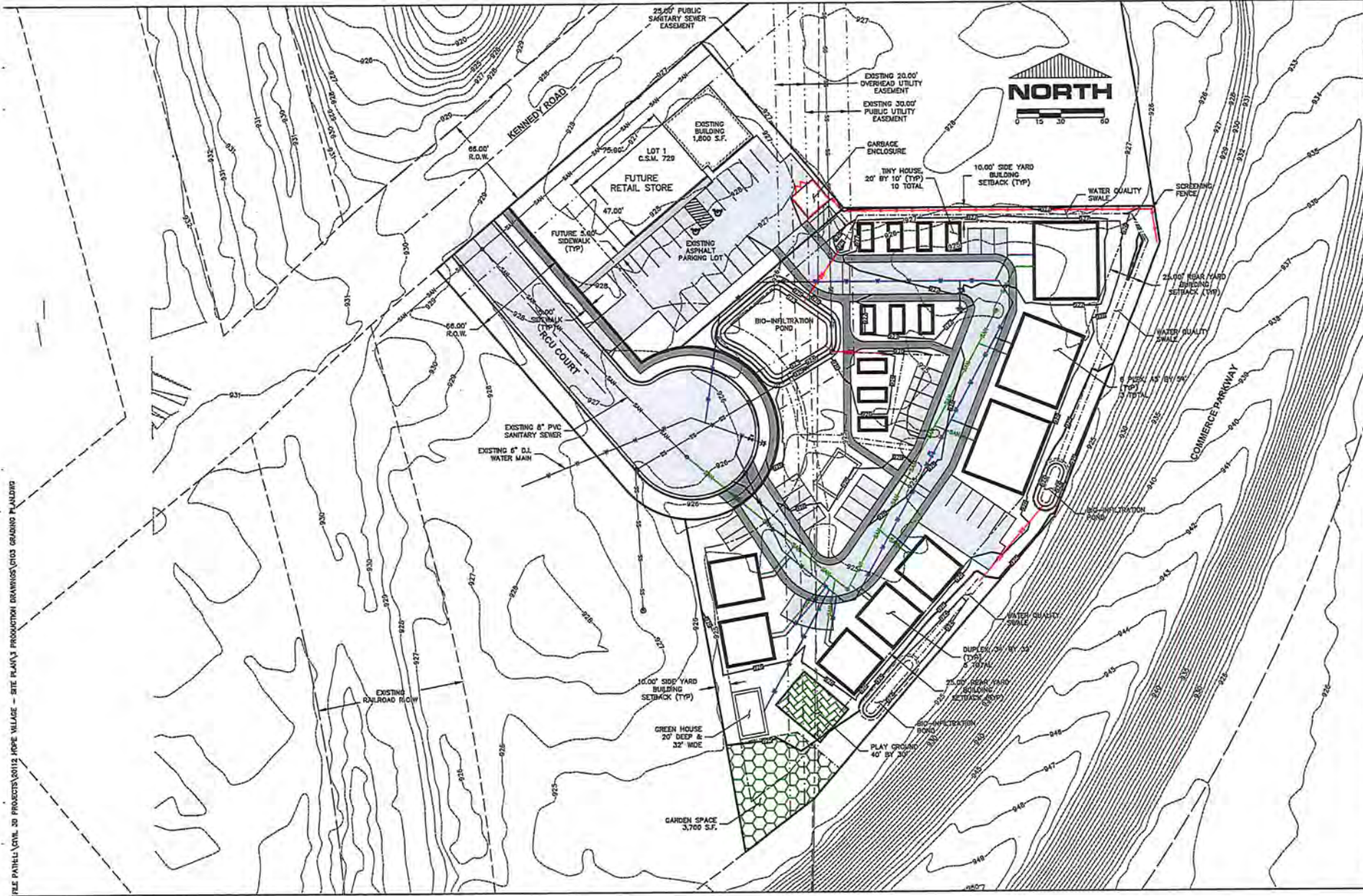
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BY	JAE
CHECKED BY	JAE
APP'D	XX-XX-XX
DATE	11-30-20

**HOPE VILLAGE  
SITE PLAN  
CITY OF CHIPPEWA FALLS, WI**

SHEET NO.  
**C102**



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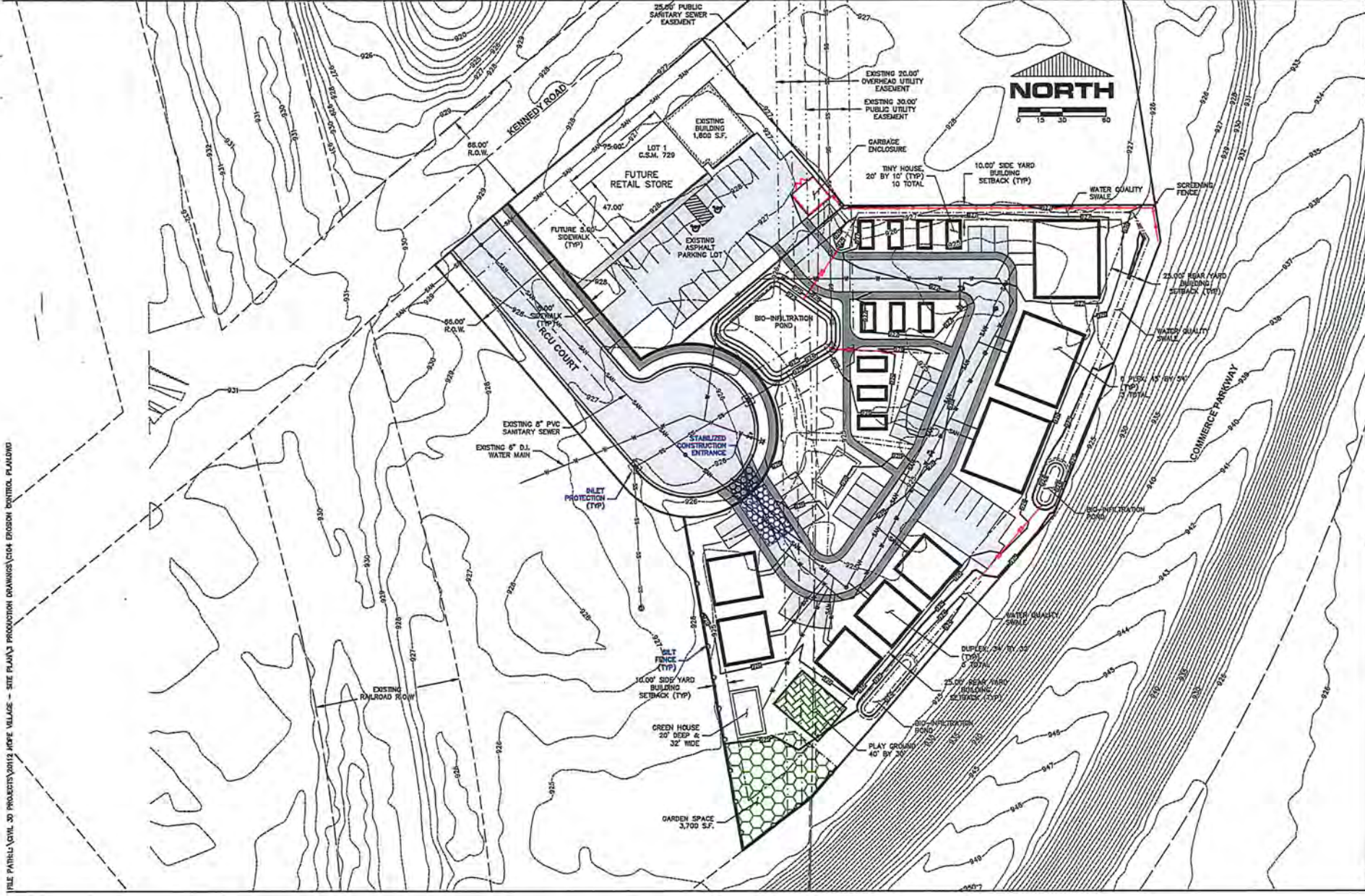
**EVERYDAY SURVEYING & ENGINEERING**  
 1218 BRACKET AVENUE - FOND DU LAC, WI 54703  
 PH: (715) 681-0654 - EMAIL: INFO@ESD.CO

DATE: 11-30-20	CHK BY: MAE	JOB NO: 11-30-20	JOB TITLE: GRADING
DATE: 11-30-20	CHK BY: MAE	JOB NO: 11-30-20	JOB TITLE: GRADING

PROJECT NO: C103



FILE PATH: \\C:\V\13 HOPE VILLAGE - SITE PLANS\PRODUCTION DRAWINGS\C104 EROSION CONTROL PLAN.DWG



**HOPE VILLAGE  
EROSION CONTROL PLAN  
CITY OF CHIPPEWA FALLS, WI**

DATE	CHK BY	APP NO.	DATE	CHK BY	APP NO.
11-30-20	MAE	11-30-20	11-30-20	MAE	11-30-20
PROJECT NO. 20112			DRAWING NO. XX-XX-XX		
PROJECT NAME HOPE VILLAGE			DRAWING TITLE EROSION CONTROL PLAN		

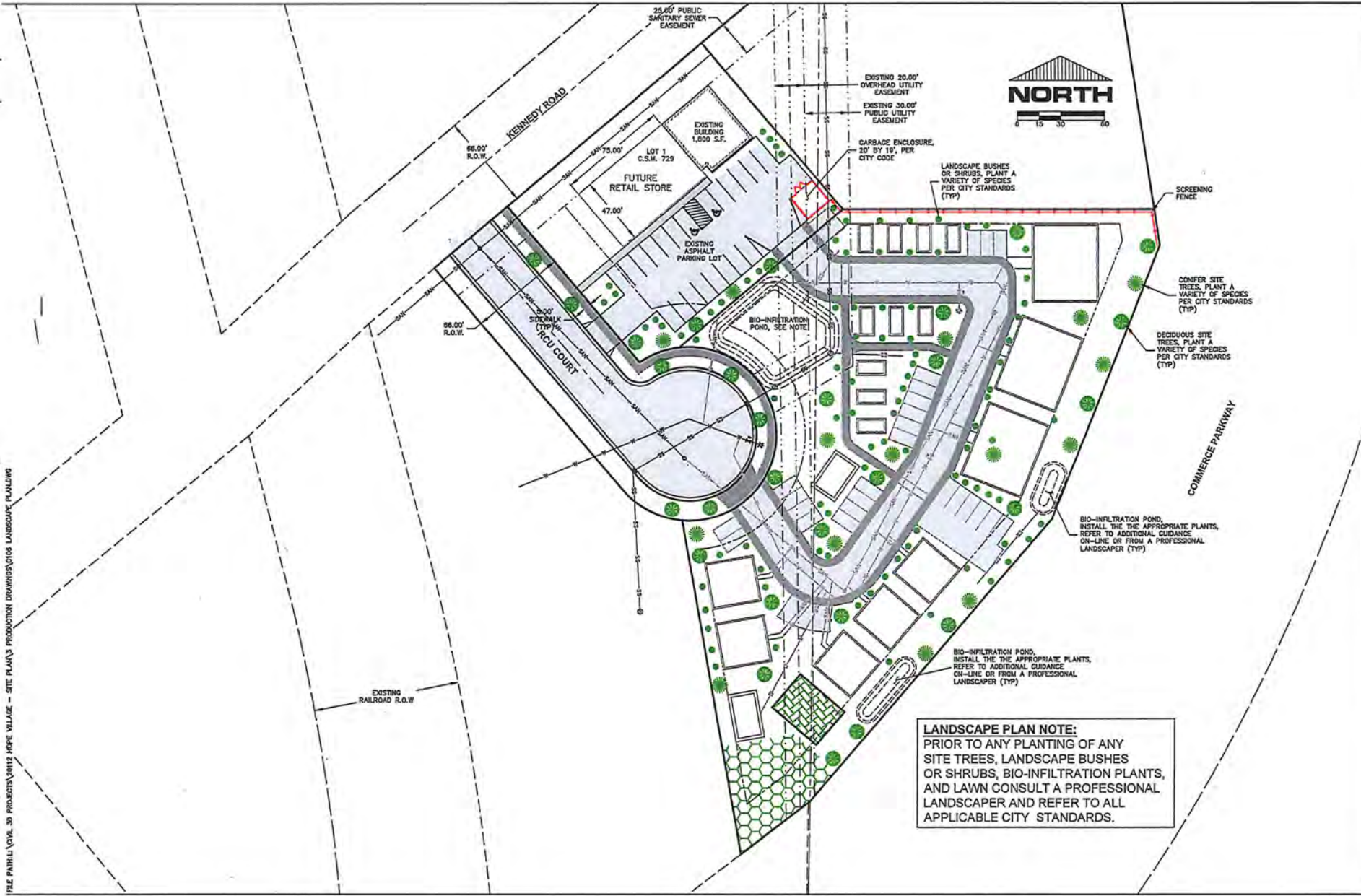
**EVERYDAY SURVEYING & ENGINEERING**  
 1818 BRACKET AVENUE • ENCLAVE, WI 54703  
 PH: (715) 85-0554 • EMAIL: INFO@ESD.CO

PLAN NO. C104






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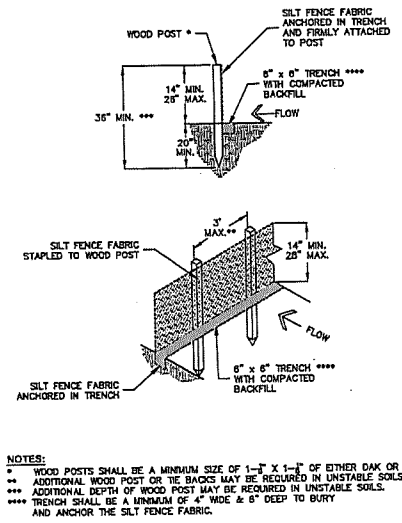
**LANDSCAPE PLAN NOTE:**  
 PRIOR TO ANY PLANTING OF ANY SITE TREES, LANDSCAPE BUSHES OR SHRUBS, BIO-INFILTRATION PLANTS, AND LAWN CONSULT A PROFESSIONAL LANDSCAPER AND REFER TO ALL APPLICABLE CITY STANDARDS.

  
**EVERYDAY SURVEYING & ENGINEERING**  
 103 BROCKETT AVENUE • ENOCLAKE, WI 54703  
 PH. (715) 281-0554 • EMAIL: INFO@ESE.CO

DATE	2011.12	DRAWN BY	DJK
DATE	2011.12	CHECKED BY	MAE
DATE	2011.12	SCALE	AS SHOWN
DATE	2011.12	PROJECT NO.	11-30-20
DATE	2011.12	REV.	01-XX-XX

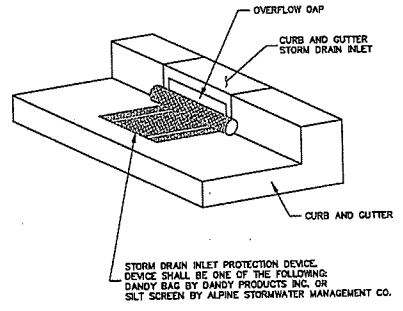
**HOPE VILLAGE**  
**LANDSCAPE PLAN**  
**CITY OF CHIPPEWA FALLS, WI**

DAILY NO.  
**C106**

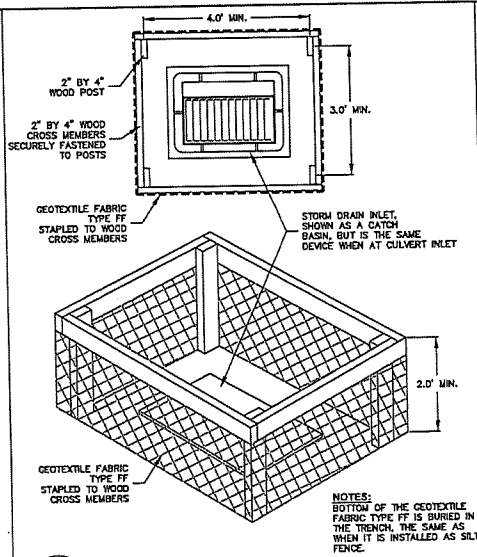


NOTES:  
\* WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/2" X 1-1/2" OF EITHER OAK OR HICKORY.  
\*\* ADDITIONAL WOOD POST OR TIC BACKS MAY BE REQUIRED IN UNSTABLE SOILS.  
\*\*\* ADDITIONAL DEPTH OF WOOD POST MAY BE REQUIRED IN UNSTABLE SOILS.  
\*\*\*\* TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE SILT FENCE FABRIC.

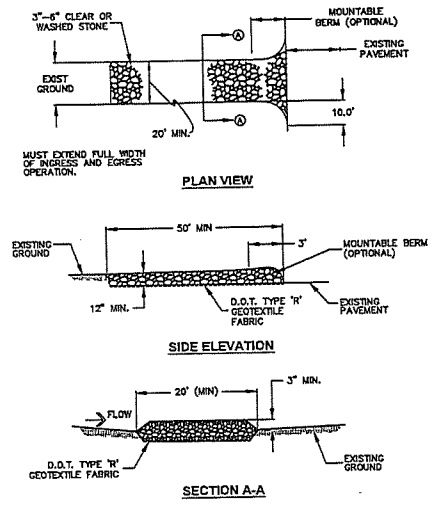
**ERO 1** **SILT FENCE**  
(DNR STD 1058)  
N.T.S.



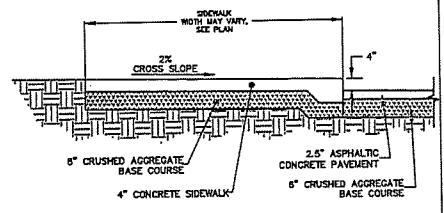
**ERO 3** **STORM DRAIN INLET PROTECTION**  
(DNR STD 1080)  
N.T.S.



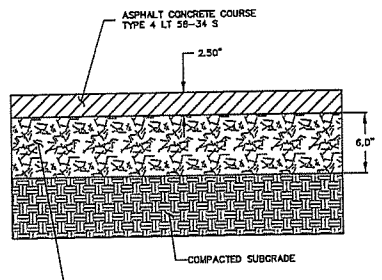
**ERO 4** **STORM DRAIN INLET PROTECTION**  
(DNR STD 1080)  
N.T.S.



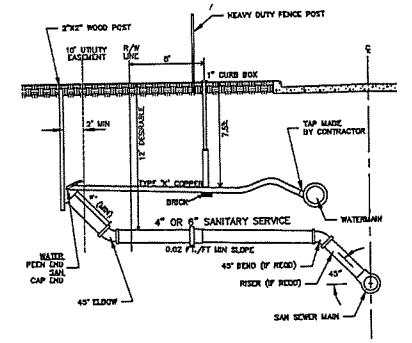
**ERO 6** **STONE TRACKING PAD**  
(DNR STD 1057)  
N.T.S.



**SITE 9B** **4" SIDEWALK CURB**  
N.T.S.



**SITE 6** **PARKING LOT TYPICAL ASPHALT SECTION**  
N.T.S.



NOTE:  
TAP WATER MAIN ON 45° WITH PIPE  
SANITARY SERVICE TO BE INSTALLED AT A MINIMUM GRADE OF 1/4" PER FOOT UNLESS OTHERWISE DIRECTED BY THE ENGINEER.  
MINIMUM SEPARATION BETWEEN SERVICES SHALL BE 12" VERTICAL AND 18" HORIZONTAL  
SERVICES SHALL BE EXTENDED A MINIMUM OF 2' BEYOND THE UTILITY EASEMENT.

**WAT 7** **WATER AND SEWER SERVICE DETAIL**  
N.T.S.



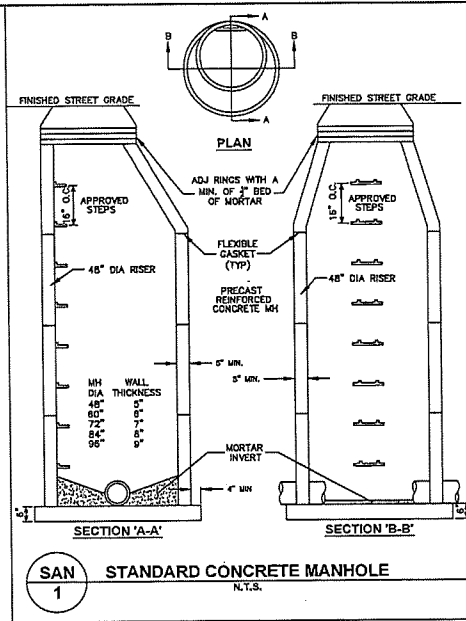
**EVERYDAY SURVEYING & ENGINEERING**  
1820 BUCKLEY AVENUE • PAU CLARE, WI 54701  
PH: (715) 859-0694 • EMAIL: INFO@ESE.CO

DATE	2012
BY	DKK
CHECKED BY	MAE
DATE	11-30-20
APP'D	
DATE	XX-XX-XX

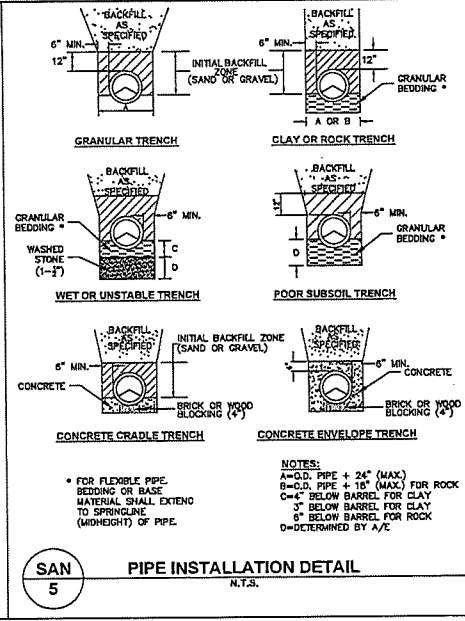
**HOPE VILLAGE**  
**CONSTRUCTION DETAILS**  
**CITY OF CHIPPEWA FALLS, WI**

SHEET NO. **C500**






**SAN 1** STANDARD CONCRETE MANHOLE  
N.T.S.



**SAN 5** PIPE INSTALLATION DETAIL  
N.T.S.

NOTES:  
 A=O.D. PIPE + 24" (MAX)  
 B=O.D. PIPE + 18" (MAX) FOR ROCK  
 C=4" BELOW BARREL FOR CLAY  
 3" BELOW BARREL FOR CLAY  
 D=DETERMINED BY A/C



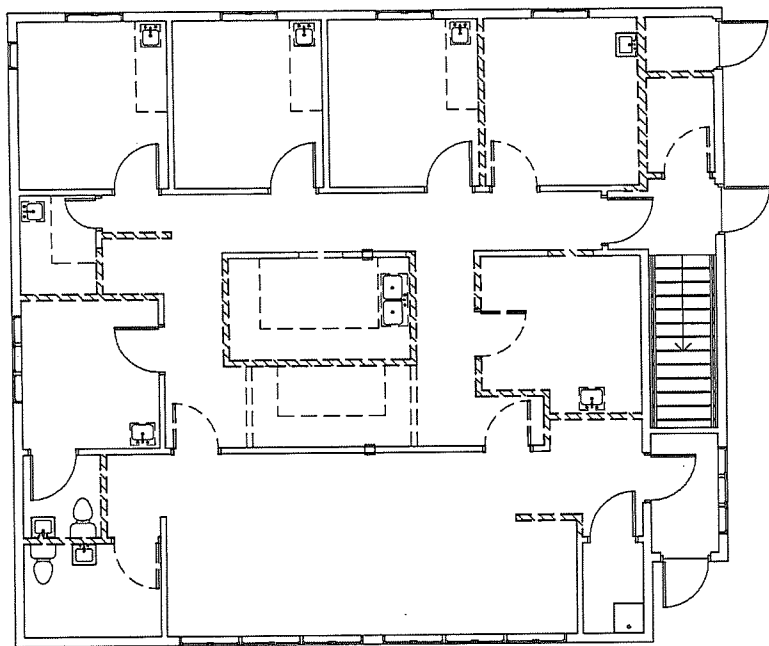
**EVERYDAY SURVEYING & ENGINEERING**  
 1820 BRACKETT HARBOR, PHILADELPHIA, PA 19104  
 P.O. BOX 1141, PHILADELPHIA, PA 19107  
 TEL: (717) 631-0854 • FAX: (717) 631-0854

---

<b>DATE</b>	2012	<b>DATE</b>	11-30-20	<b>DATE</b>	XX-XX-XX
<b>DRN</b>	DRK	<b>CHK BY</b>	MAE	<b>DATE</b>	

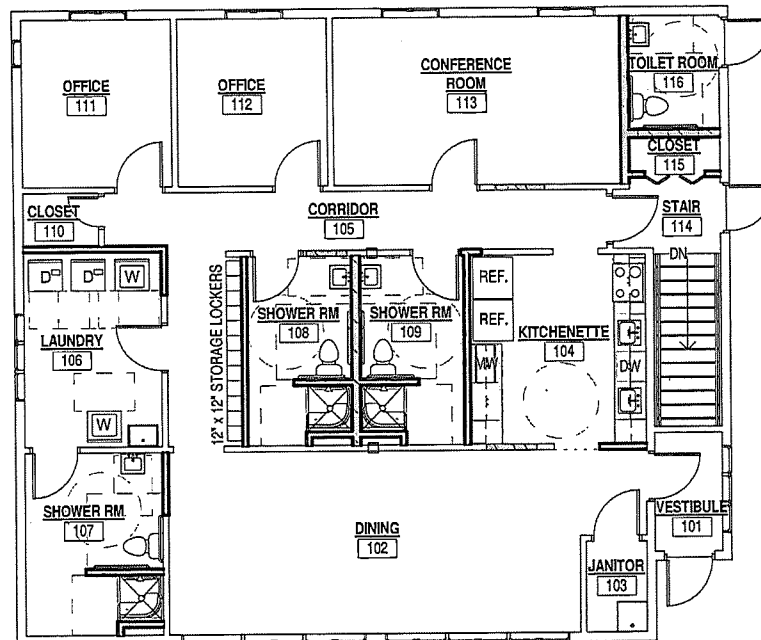
**HOPE VILLAGE  
CONSTRUCTION DETAILS  
CITY OF CHIPPEWA FALLS, WI**

**SHEET NO:**  
C501



## 2 FIRST FLOOR DEMOLITION

1/8" = 1'-0"



## 1 FIRST FLOOR PROPOSED

1/8" = 1'-0"



ARCHITECTS  
**L & P**  
ENGINEERS

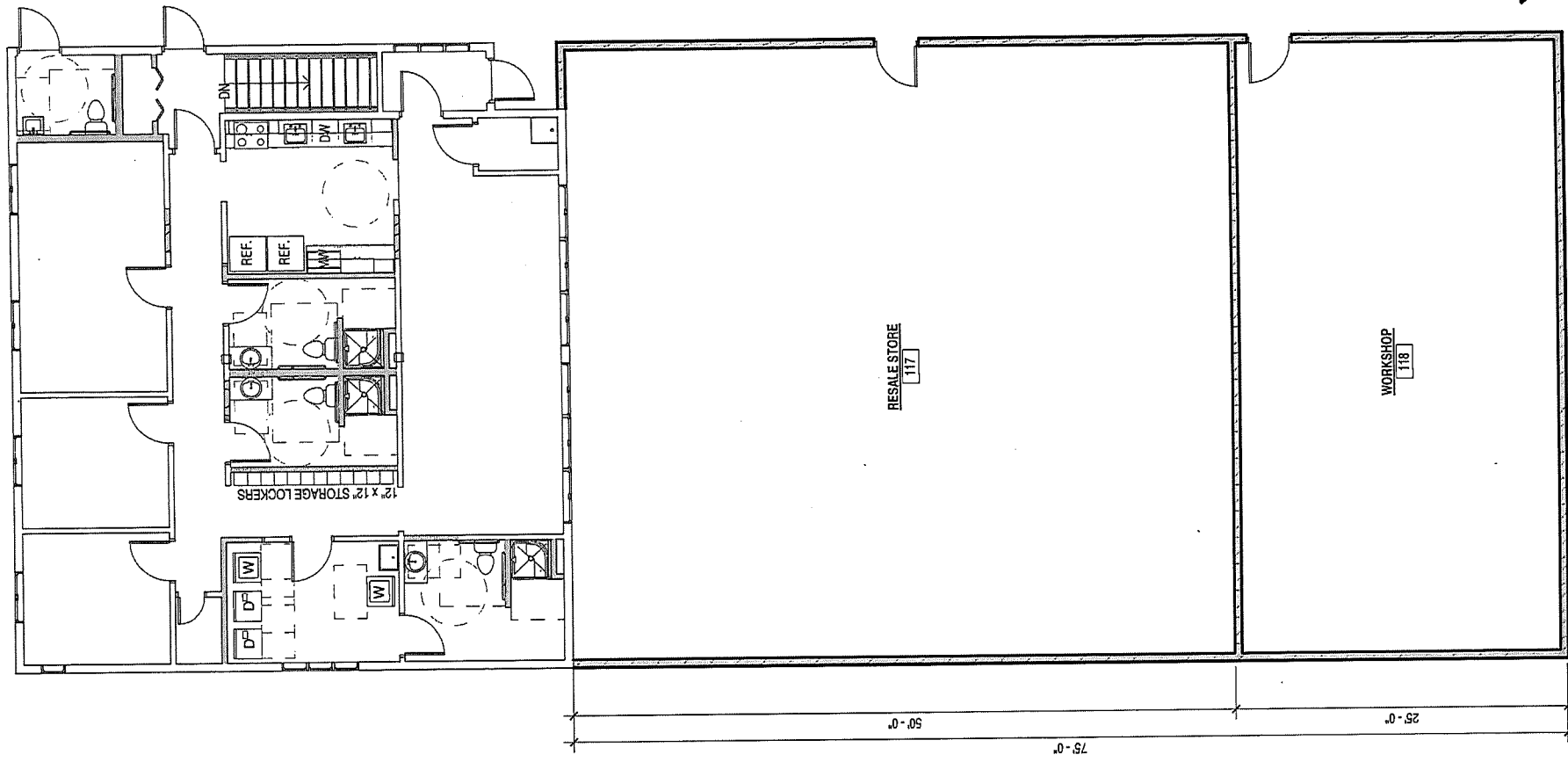
LIEN & PETERSON  
ARCHITECTS, INC.  
4673 ROYAL DRIVE  
EAU CLAIRE, WI  
54703  
715-835-7500  
ad@lmp2dtp.com

HOPE VILLAGE  
165 KENNEDY ROAD  
CHEPPEVA FALLS, WI 54729

NOVEMBER 6, 2020

A301

L&P PROJECT #:



**1 FIRST FLOOR PROPOSED PHASE TWO**

1/8" = 1'-0"

ARCHITECTS  
**L & P**  
ENGINEERS

LIEN & PETERSON  
ARCHITECTS, INC  
465 ROYAL DRIVE  
EAU CLAIRE, WI  
TELEPHONE  
EMAIL

PO BOX 925  
51701  
715-835-7500  
slin@l&p.com

HOPE VILLAGE

1825 KENNEDY ROAD  
CHIPPEWA FALLS, WI 54729

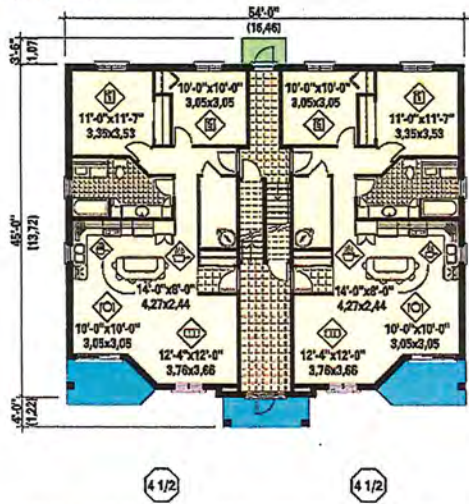
NOVEMBER 16, 2020

A302

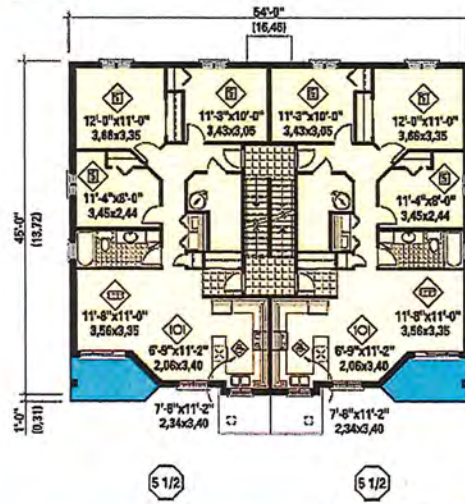
2dip PROJECT # 20072

Floor Plans

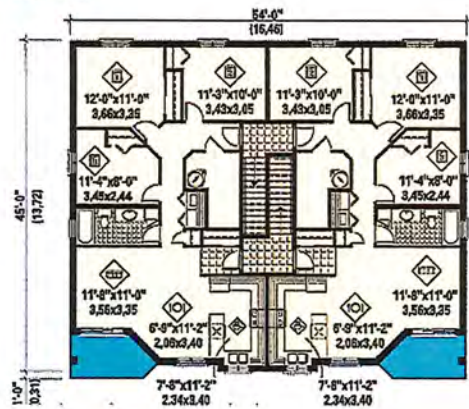
Main Level



2nd Floor



3rd Floor



6-Unit House Plan with Open Floor Plan



**6,930**  
Heated S.F.



**6**  
Units



**54' 0"**  
Width



**45' 0"**  
Depth

ARCHITECTS  
**L&P**  
 ENGINEERS

LIEN & PETERSON  
 ARCHITECTS, INC.

4673 ROYAL DRIVE  
 EAU CLAIRE, WI 54601  
 TELEPHONE 715-835-7500  
 EMAIL admin@l2p.com

HOPE VILLAGE

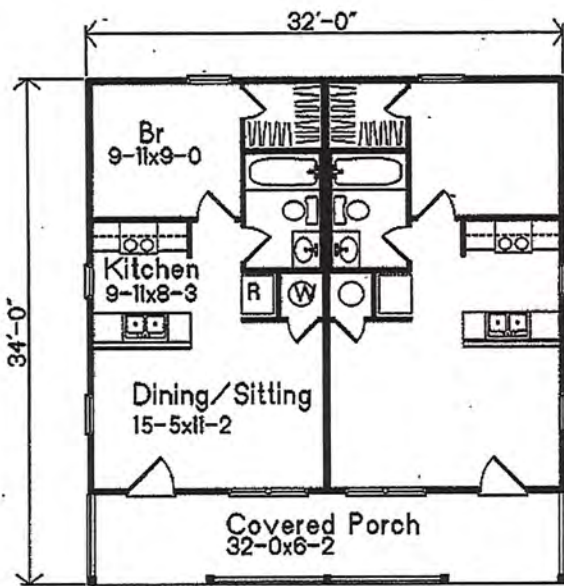
1825 KENNEDY ROAD  
 CHIPPEWA FALLS, WI 54729

NOVEMBER 30, 2020

**A303**

L&P PROJECT #: Z2002





ARCHITECTS  
**L&P**  
ENGINEERS

LIEN & PETERSON  
ARCHITECTS, INC

4675 ROYAL DRIVE  
EAU CLAIRE, WI 54701  
715-832-7200  
admin@l2p.com

EMAIL

HOPE VILLAGE

1825 KENNEDY ROAD  
CHIPPEWA FALLS, WI 54729

NOVEMBER 30, 2020

A304

L&P PROJECT #: Z2020

**CITY OF CHIPPEWA FALLS PLAN COMMISSION PLANNED UNIT DEVELOPMENT  
CONDITIONAL USE PERMIT RESOLUTION  
NO. 2021-01  
CHIPPEWA FALLS, WISCONSIN**

**WHEREAS**, at its February 21, 2017 meeting the Chippewa Falls Common Council conducted a public hearing and granted Special Use Permit Resolution No. 2017-01 allowing two tiny homes on Trinity United Methodist Church property at 201 West Central Street in a C-3 Central Business District; and

**WHEREAS**, at its October 17, 2017 meeting the Chippewa Falls Common Council conducted a public hearing and approved Special Use Permit Resolution No. 2017-16 to allow two tiny homes on Chippewa Valley Bible Church property at 531 East South Avenue in a P-1 Public Zoning District; and

**WHEREAS**, at its September 7, 2018 meeting the Chippewa Falls Common Council conducted a public hearing and approved Special Use Permit Resolution No. 2018-11 to allow two tiny homes on Our Savior's Lutheran Church property at 1300 Mansfield Street in a P-1 Public Zoning District; and

**WHEREAS**, at its October 15, 2019 meeting the Chippewa Falls Common Council conducted a public hearing and approved Special Use Permit Resolution No. 2019-14 to allow two tiny homes on Notre Dame Catholic Church property at 117 Allen Street in a P-1 Public Zoning District; and

**WHEREAS**, as of December 29, 2020 there hasn't been any registered complaints or police calls about the tiny homes located at the aforementioned four church locations; and

**WHEREAS**, at its December 7, 2020 meeting, the Chippewa Falls Plan Commission received a petition from Hope Village for a Planned Development Conditional Use Permit to create a planned development including the conversion of the existing dental office to a community center and ten tiny houses to shelter homeless and twenty-eight low income rental units including five one-bedroom duplexes and three six unit two-bedroom multi-family buildings on Lot 1 (City parcel #4523), Lot 3 (City parcel #4523.5) and Lot 4 (City parcel #4523.75) of Certified Survey Map 729 in Volume #2, Page #266, Document #464476, Chippewa Falls, WI; and

**WHEREAS**, the said lots are currently zoned C-4 Highway Commercial; and

**WHEREAS**, Hope Village has requested lots 3 and 4 be rezoned to R-3-8 Multi-Family 8-Plex Residential District; and



**WHEREAS**, the Plan Commission conducted a public hearing on this request on Monday, January 11, 2021, after publication of a Class 2 legal notice and mailing of said notice to adjacent property owners, as required by Chapter 17.47 (5) of the Code of Ordinances of the City of Chippewa Falls, Wisconsin and hearing all comments and concerns.

**THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN** that, pursuant to Chapters 17.27.5(7)(f) and 17.47 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, a Planned Unit Development Conditional Use Permit be and is hereby issued to create a planned development including the conversion of the existing dental office to a community center and ten tiny houses to shelter homeless and twenty-eight low income rental units including five one-bedroom duplexes and three six unit two-bedroom multi-family buildings on Lot 1 (City parcel #4523), Lot #3 (City parcel #4523.5) and Lot #4 (City parcel #4523.75) of Certified Survey Map 729 in Volume #2, Page #266, Document #464476, Chippewa Falls, WI, under the following conditions:

- a) Hope Village converts the existing dental office on Lot #1, (City parcel #4523) into a Community Center with a shared community room, kitchen, bathroom with showers, laundry facilities, office space and meeting room by December 31, 2022 with future addition of a retail store and workshop.
- b) Hope Village locates ten tiny homes on concrete slabs on Lot #3, (City parcel #4523.50) by December 31, 2022.
- c) Site water and sewer infrastructure and driveways are constructed on a parallel time schedule by December 31, 2022.
- d) Construction of five one-bedroom duplex homes, (ten total living units) by December 31, 2024.
- e) Construction of one six-plex building, an addition to the community center, a pavilion and green house by December 31, 2026.
- f) Construction of a second six-plex building and playground by December 31, 2028.
- g) Construction of a third six-plex building by December 31, 2030.
- h) Community Center shall be staffed from 6:00 AM to 10:00 PM, Sunday through Saturday.
- i) Hope Village shall employ one full-time employee and one part-time employee.
- j) That a storm water management plan be submitted and approved as per City of Chippewa Falls Municipal Code.
- k) The attached General/Final Development Plan, typical photos, elevations, floor plans and zoning map become part of Planned Development Conditional Use Permit Resolution No. 2021-01 and are available for inspection in the City of Chippewa Falls Engineering and Inspection offices.
- l) A screening/privacy fence be constructed along the north edge of Lot #1.
- m) Two three feet by six feet lighted sign be constructed.
- n) Landscaping and plantings according to the City of Chippewa Falls Municipal Code.
- o) Construction of forty-one parking spaces including two handicap spaces, all on a hard surface parking area.
- p) No unlicensed vehicles or garbage will be stored on site.
- q) The existing screening process as attached will be used for tiny home occupants.
- r) The project density shall be one unit per 2,800 square feet or less dense than.
- s) Subject to approval of a Special Use Permit by the Chippewa Falls Common Council.

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

MOTION: \_\_\_\_\_

SECONDED: \_\_\_\_\_

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on January 11, 2021, by a vote of \_\_\_\_\_ ayes, \_\_\_\_\_ nays and \_\_\_\_\_ abstentions.

\_\_\_\_\_  
Richard J. Rubenzer, PE, Secretary  
Plan Commission

## General Development Plan: Hope Village- Tiny House Alternatives

**Background:** Hope Village is a 501(c)(3) non-profit, created in 2016 after the only homeless shelter in Chippewa County closed in 2014. Today, Hope Village has a 13-person board with over 70 active volunteers dedicated to providing shelter for homeless households in nine Tiny Houses. These Tiny Houses are currently hosted on five Chippewa County Community Church properties. Over the past 4+ years, Hope Village has provided over 7094 nights of shelter to over 64 individuals and families. This represents a \$540,000.00 savings in motel vouchers.

**PD Framework:** The Hope Village Planned Development objectives are to provide short and longer term housing alternatives and services to people experiencing homelessness in Chippewa County. The proposed Kennedy Street-Commerce Parkway parcel includes RCU Court and a commercial complex with three businesses. Based on the proposed Planned Development, the proposed land use will not interfere with the development of surrounding properties. The design plan is not detrimental to, nor will it endanger the neighborhood health, safety, comfort, or general welfare. The proposed land use offers safe lighting, managed noise, minimal outdoor storage, ample parking, and green space.

### Planning and Development Objectives include:

1. Conversion/renovation of an existing dental office building to serve as a Community Center. The Community Center includes three bathrooms with showers, one bathroom, a shared kitchen, a gathering space room, two office spaces, a conference room, and laundry facility. An additional 3000 sq.ft. extension to the Community Center includes a Resale-Store and Workshop. \*
2. Incorporating the 2 acre (Re-Zone request) property adjacent to the Community Center with a one-directional driveway, ten concrete pads for use as Tiny Houses foundations, electrical hook-ups and sidewalks. \*
3. Incorporating the 2 acres (Re-Zone request) property adjacent to the Community Center with Water/Sewer laterals, electricity, phone and cable infrastructure. \*
4. The construction of:
  - Five duplexes with one bedroom, handicapped accessible, low-moderate income (LMI) rental units. (10 total units)\*
  - Three multi-family (three story) buildings with six-one and two-bedroom, handicapped accessible, LMI rental units in each building (#18 total units).\*
5. A Community garden area, greenhouse, a covered pavilion and a playground for guests and tenants will provide areas to socialize, exercise and support a healthy lifestyle. \*  
\* (Please see the attached Preliminary drawings which include a map of the project area, including its relationship to surrounding properties and key features).

### Funding. The Hope Village "Business Plan" identifies eight sources of revenue:

1. In partnership with the City of Chippewa, Hope Village has submitted an "Intent to Apply" State of WI COVID-19 Community Development Block Grant (CDBG). With pending State of WI COVID Community Development Block Grant (CDBG) approval given prior to 12/18/20, The City of Chippewa Falls will submit a "FINAL CDBG Application" seeking \$864,394 in the Hope Village Community funding.
2. Hope Village will continue to seek grants and foundation funding to include the United Way of the Greater Chippewa Valley 2022- 3 year cycle.
3. Hope Village will apply for certification from the State of Wisconsin as a Community Housing Development Organization (CHDO). Certification will allow Hope Village to apply for the development and construction of five-one bedroom, handicapped accessible, low-moderate-income duplex's and three multi-family (three story) one and two-bedroom, handicapped accessible, low-moderate-income apartment buildings. Once constructed, our rental properties will provide revenue to support on-going operations and staffing.
4. Hope Village is working with the Community Foundation of Chippewa County to establish a Hope Village Endowment Fund. Interest from this fund will provide ongoing operational support.
5. Hope Village receives monthly funds collected from material donations sold at the local "Sold 4 U" auction site. "Sold 4 U" will continue as a funding source.

6. We plan to expand “slightly used” operations at Hope Village. We will launch a “Hope Village Resale-Store” shop on the Hope Village Community Center property. Sales revenue will provide ongoing operational support.
7. Hope Village will launch a “Capital Campaign” to support the infrastructure funding necessary to build Hope Village.
8. Hope Village has been the benefactor of several special events in the Community. We plan to identify one annual signature event to increase “Homelessness” community awareness.

**Regulations:** Hope Village will comply with all necessary licensing and regulations associated with the proposed land use. In addition, Hope Village will conform to all applicable codes, permits and ordinances; utilization of commonly accepted principles of good site planning consistent with this comprehensive plan.

**Multi year Sustainability:** The overarching goal of Hope Village is to address the needs of Homelessness in Chippewa County. This action plan includes supporting homeless individuals and families in developing a plan to obtain financial stability, access to health care and secure permanent housing. This Planned Development will offer Hope Village as a model for other counties and municipalities in the State of Wisconsin.

#### **Diagram Key**

*Permanent Structures:* Existing Dental Office, Future Building Addition (Re-Sale Store), three-six Plex’s, #10 Tiny Homes and five Duplexes.

*Non-permanent Structures:* Playground, Garden Space, Greenhouse, Pavilion-Picnic Tables.

*Parking:* #51 spaces, Lot Lines, Setbacks, Driveway, Screen Fence and Sidewalks.

#### **Planned Development: Hope Village would like to proactively address #4 questions.**

1. Is there published research to support a Planned Development which focuses on homelessness?
2. How will Hope Village manage the proposed rental units?
3. What are the Planned Development timelines?
4. List the Hope Village Board of Directors and governing body?

#### **#1. Planned Development Research:**

The WI Interagency Council on Homelessness strategic plan includes: “A Wisconsin where homelessness is rare, brief, and non-recurring as an achievable goal that we must all strive towards.” The Hope Village Planned Development is based on case management and a continuum of care which transitions individuals from homelessness to permanent affordable independent housing. This Hope Village Planned Development, based on National and State data, will realize a reduction in the homeless population in Chippewa County.

- [https://doa.wi.gov/Documents/A%20Hand%20and%20a%20Home\\_WICH%20Statewide%20Plan.pdf](https://doa.wi.gov/Documents/A%20Hand%20and%20a%20Home_WICH%20Statewide%20Plan.pdf)
- <https://static1.squarespace.com/static/54ca7491e4b000c4d5583d9c/t/5f6e26a0ff215d7c804f8e03/1601054371028/2019+State+of+Homelessness+in+Wisconsin+Report+v2.pdf>
- <https://archive.curbed.com/maps/tiny-houses-for-the-homeless-villages>
- [https://files.hudexchange.info/reports/published/CoC\\_PopSub\\_NatlTerrDC\\_2019.pdf](https://files.hudexchange.info/reports/published/CoC_PopSub_NatlTerrDC_2019.pdf)

#### **2. Hope Village Management and Oversight:**

Hope Village business plan included paid staff (#1 FT, #1 PT) that will coordinate lease-ups and maintenance for all rental units. This process mirrors the current contracted Navigator structure used with the Tiny Homes. The Hope Village “screening” process for duplex and 6-Plex buildings developed through the CHDO, must include a minimum of one 30% County Median Income (CMI) unit and 20% of the units must be restricted for persons who initially are at or below 50% CMI. The balance of units must be available to households at less than or equal to 60% CMI. These restrictions will need to be in place for a 20-year affordability period. These same requirements would apply to the duplexes.

### 3. Hope Village Timeline:

Date	Activity
12/31/21	Interior construction completed of Community Center, construction of the 10th tiny house completed.
12/31/22	Exterior infrastructure complete, #10 Tiny Houses moved to Hope Village
12/31/24	#5 Duplex's completed including parking stalls
12/31/26	One 6-Plex completed including parking stalls, Pavilion, Greenhouse, Garden Space and Playground.
12/31/28	One 6-Plex completed including parking stalls
12/31/30	One 6-Plex completed including parking stalls.
12/31/32	Addition to Community Center Completed: Re-Sale Store and Workshop.

### 4. Hope Village Board:

Mike Cohoon (President), Ken Froelich (Vice President), Carla Ingalls (Treasurer), Ruth Rosenow (Secretary), Chris Maslonkowski, Gayle Klitzke, Tiffany Woghan, Nicole Evans Estenson, Laura Baalrud, Gail Prock, Jessica Oleson-Bue, Heather Martell, Chris Brooke.

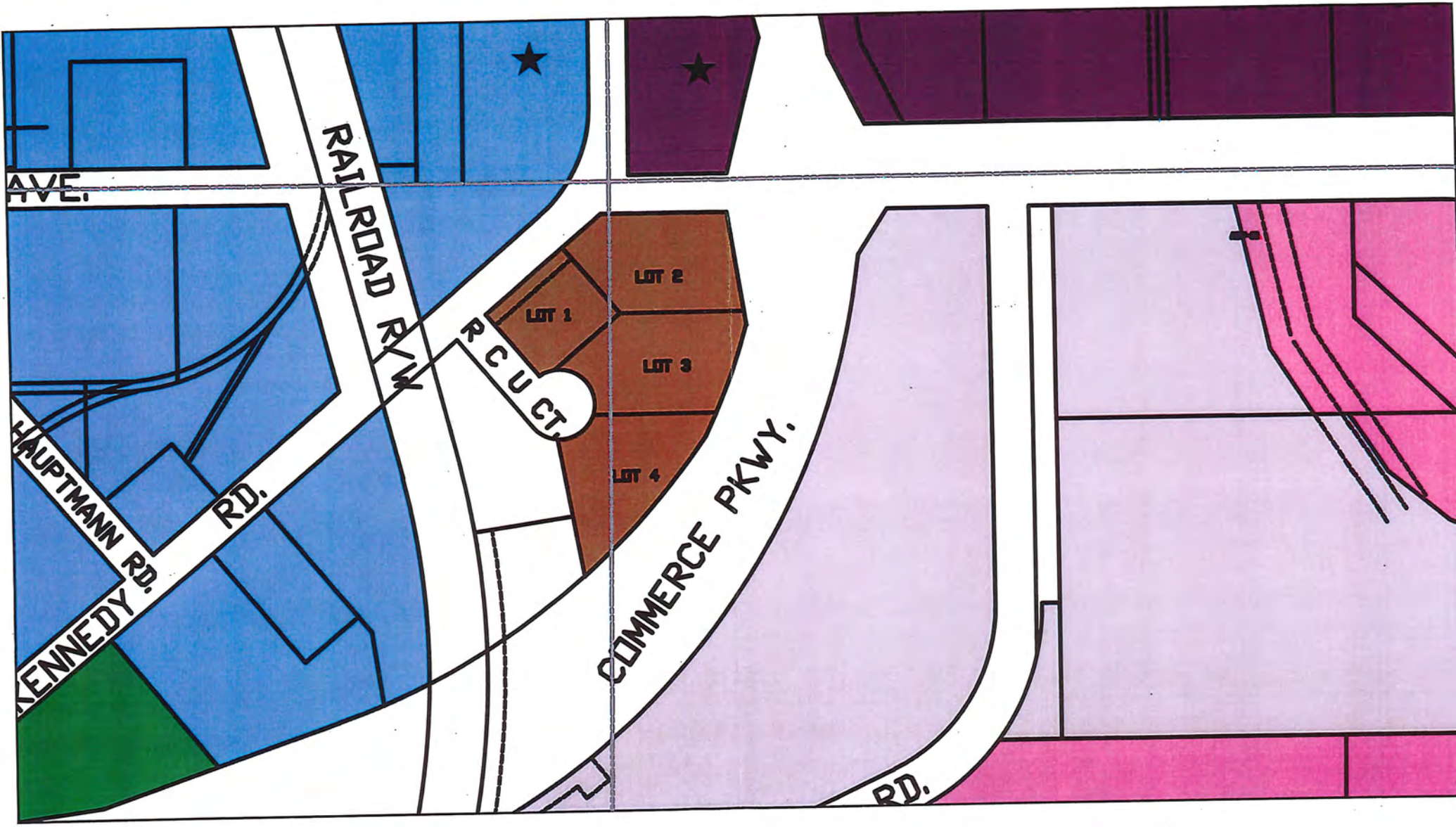
## Site Plan Design: Hope Village- Tiny House Alternatives

**Site Layout:** The 38 residential units will be accessed by a 22-foot wide private driveway which connects to the south end of RCU Court and the existing asphalt parking lot adjacent to the future community center. The asphalt driveway will have 5-foot wide concrete sidewalks along both sides for pedestrian traffic. A 5-foot wide concrete sidewalk will meander through the center of the site to shorten the travel distance from the southern end of the site to the community center. Parking stalls will be staggered along the driveway route to allow renters to park near their residences. All stalls are 18 feet long by 9 feet wide. The existing parking lot will have 21 stalls after site modifications occur. The site will have 30 new parking stalls for a total of 51 parking stalls for residents and visitors. Two ADA parking stalls will be near the community center.

**Water and Sanitary Sewer Utilities:** The five duplexes and the three 6-plexes will be served by public water main and sanitary sewer. A connection to the existing 6-inch water main within RCU Court will be looped through the site to avoid a dead-end water main extension. The duplexes will have a 1-inch water service to serve each building while the 6-plexes will have a 2-inch water service to serve each building. The duplexes and 6-plexes will have a 4-inch PVC sanitary sewer service to serve each building. The 10-foot by 20-foot Tiny Houses will not be served by sanitary sewer or water.

**Drainage and Storm Water Management:** Storm water runoff on the entire site will be conveyed by swales rather than storm sewer pipe. A combination of water quality swales and bio-retention areas along the perimeter of the site and the interior of the site will serve to detain and treat storm water runoff prior to the runoff discharging offsite.





AVE.






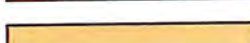








RAILROAD R/W









HAUPTMANN RD.  
KENNEDY RD.

51  
52  
53  
54  
R C U CT

COMMERCE PKWY.

RD.

-  C-1 NEIGHBORHOOD SHOPPING
-  C-2 GENERAL COMMERCIAL
-  C-3 CENTRAL BUSINESS
-  C-4 HIGHWAY COMMERCIAL
-  TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT
-  R-1A SINGLE FAMILY
-  R-1B SINGLE FAMILY
-  R-1C SINGLE FAMILY
-  R-2 TWO FAMILY
-  R-3-4 MULTI-FAMILY 4-PLEX
-  R-3-8 MULTI-FAMILY 8-PLEX
-  R-3A MULTI-FAMILY
-  R-3B MULTI-FAMILY
-  R-3-M MULTIPLE FAMILY RESIDENCE

-  I-1 LIMITED INDUSTRIAL
-  I-2 LIGHT INDUSTRIAL
-  I-3 HEAVY INDUSTRIAL
-  O-1 OFFICE
-  O-2 OFFICE & INSTITUTIONAL
-  P-1 PUBLIC
-  CN CONSERVANCY
-  A-1 AGRICULTURE

★ C.U.P., S.U.P OR PD

# Hope Village Land and Density Calculations

Lot 1 (Acres)	Lot 3 (Acres)	Lot 4 (Acres)	Total Area (Acres)	Total Area (S.F.)
0.5	0.9	0.9	2.3	100,188

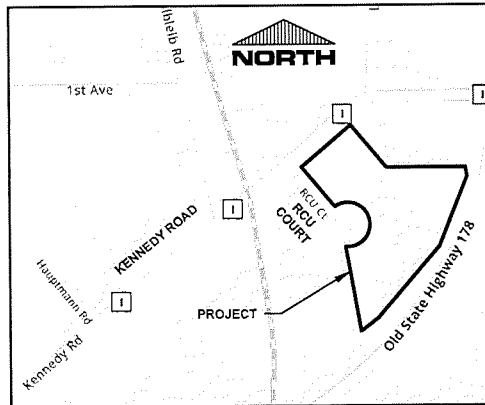
Type of Building	Number of Buildings	Number of Units per Building	Units per Building Type
Tiny Homes	10	1	10
Duplex	5	2	10
6 Unit	3	6	18
			38

Lots Involved	Density	Units	Area / Units (S.F.)
Lots 1, 3 & 4	Total Land with All Residential Units	38.00	2,636.54
Lots 3 & 4	Residential Lands with All Residential Units	38.00	2,063.38
Lots 3 & 4	Residential Lands with Permanent Structures	28.00	2,800.30

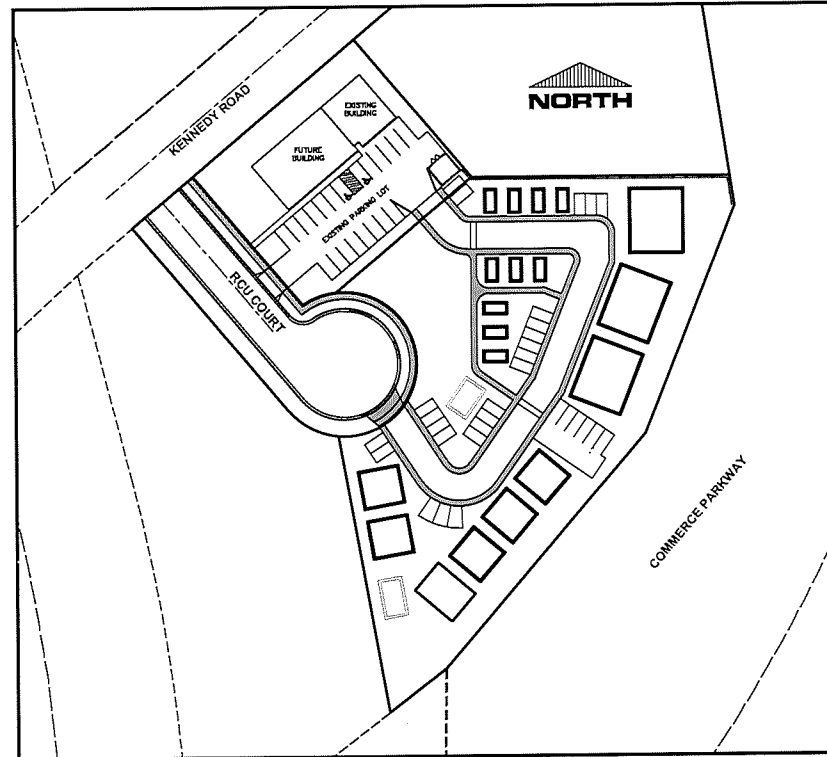
# HOPE VILLAGE

## NON-PROFIT RESIDENTIAL HOUSING PLANNED DEVELOPMENT CITY OF CHIPPEWA FALLS, WI



### VICINITY MAP

(N.T.S.)



### PROJECT SITE

RCU COURT, CHIPPEWA FALLS, WI

(N.T.S.)

**OWNER:**  
HOPE VILLAGE  
C/O LANDMARK CHRISTIAN CHURCH  
ATTN: MIKE COHOON, PRESIDENT  
4140 - 126TH STREET  
CHIPPEWA FALLS, WI 54729  
EMAIL: COHOONMS@YAHOO.COM

**ENGINEER:**  
EVERYDAY SURVEYING AND ENGINEERING, LLC.  
MR. MARK ERICKSON, P.E.  
1818 BRACKETT AVENUE  
EAU CLAIRE, WI 54701  
EMAIL: MARK@ESELLC.CO  
PHONE: 715-831-0654

#### SHEET INDEX:

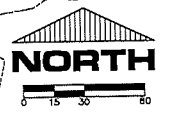
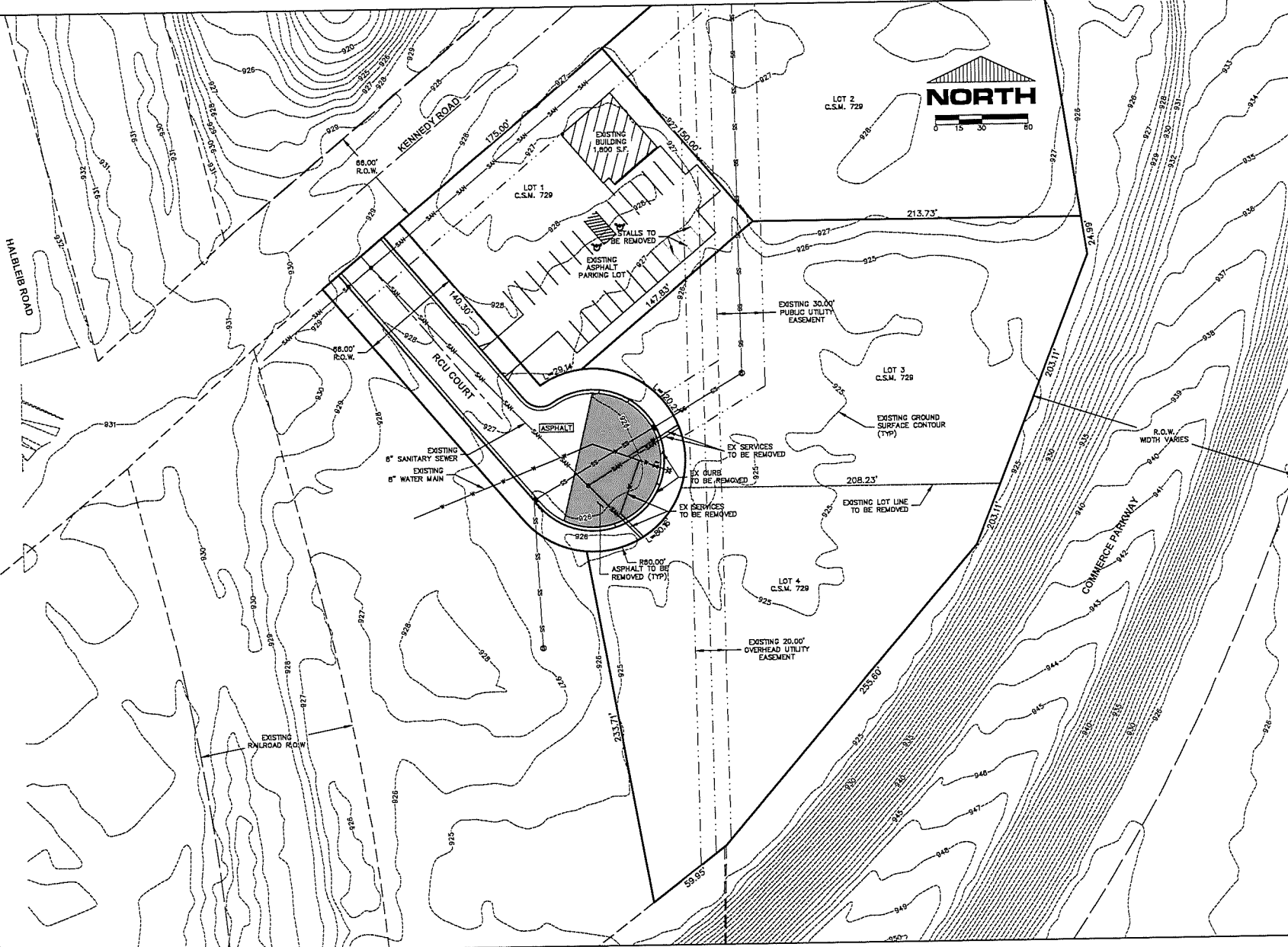
- C100 TITLE SHEET
- C101 EXISTING CONDITIONS AND DEMO PLAN
- C102 SITE AND PLAN
- C103 GRADING PLAN
- C104 EROSION CONTROL
- C105 UTILITY PLAN
- C106 LANDSCAPE PLAN
- C500 CONSTRUCTION DETAILS
- C501 CONSTRUCTION DETAILS
- A301 REMODELING EXISTING BUILDING
- A302 PRELIMINARY PHASE 2 RE-SALE ADDITION
- A303 PRELIMINARY 6-UNIT BUILDINGS
- A304 PRELIMINARY DUPLEX BUILDINGS

EVERYDAY SURVEYING & ENGINEERING

ESE PROJECT #: 20112  
DATE: 11-30-20

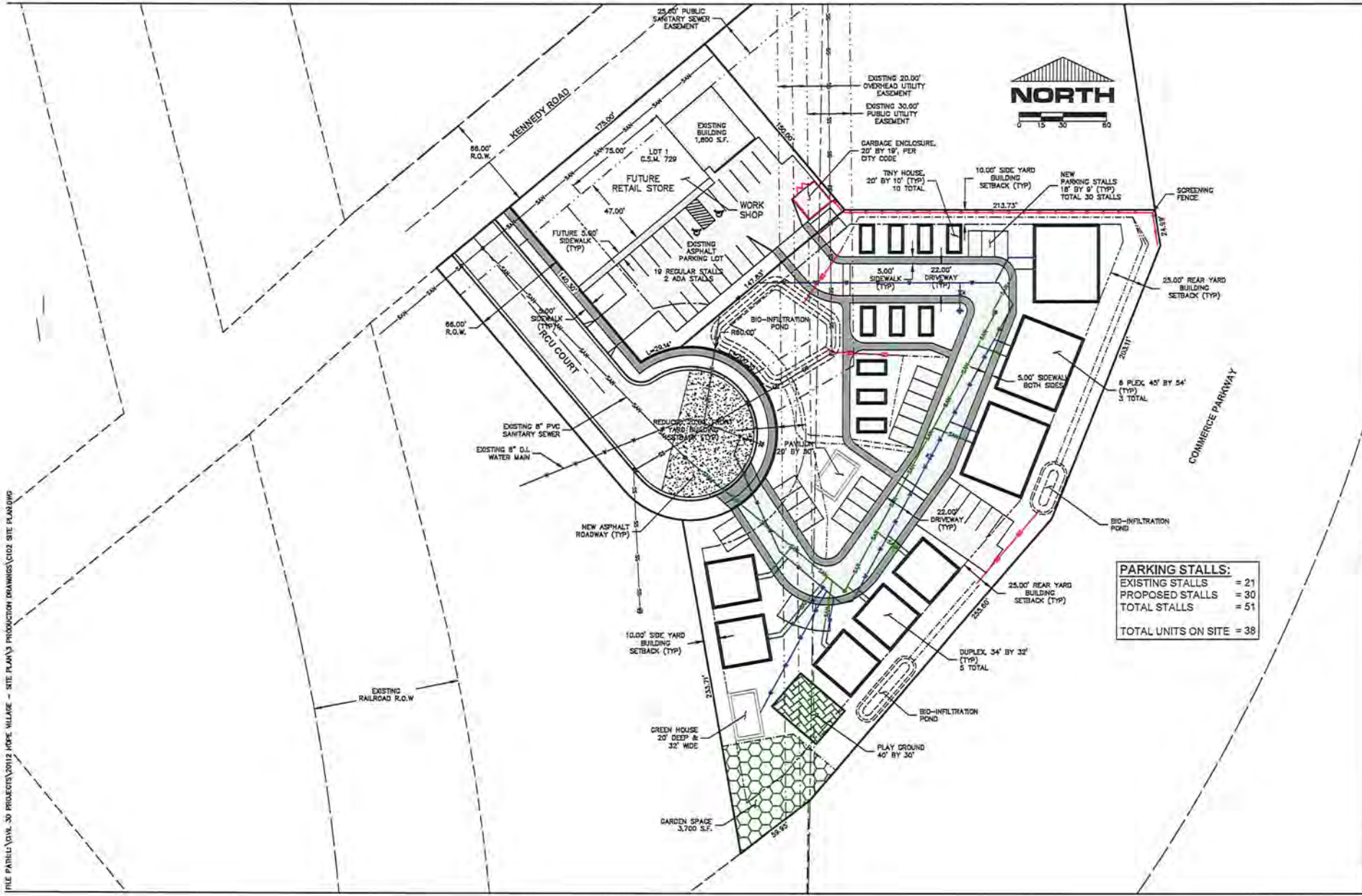


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		EVERYDAY SURVEYING & ENGINEERING	
		16167 CASTLE AVENUE • FOND DU LAC, WI 54601 P.O. BOX 591 • CHIPPewa FALLS, WI 54926	
DATE: 11-30-20	BY: DHE	DATE: 11-30-20	BY: DHE
SCALE: AS SHOWN	SCALE: AS SHOWN	SCALE: AS SHOWN	SCALE: AS SHOWN
HOPE VILLAGE EXISTING CONDITIONS AND DEMO PLAN CITY OF CHIPPEWA FALLS, WI		SHEET NO. <b>C101</b>	

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PARKING STALLS:	
EXISTING STALLS	= 21
PROPOSED STALLS	= 30
<b>TOTAL STALLS</b>	<b>= 51</b>
<b>TOTAL UNITS ON SITE = 38</b>	

**EVERYDAY SURVEYING & ENGINEERING**  
 1800 W. COLT AVENUE • FAUCONRE, WI 54970  
 PH: (920) 851-0614 • FAX: (920) 851-0650

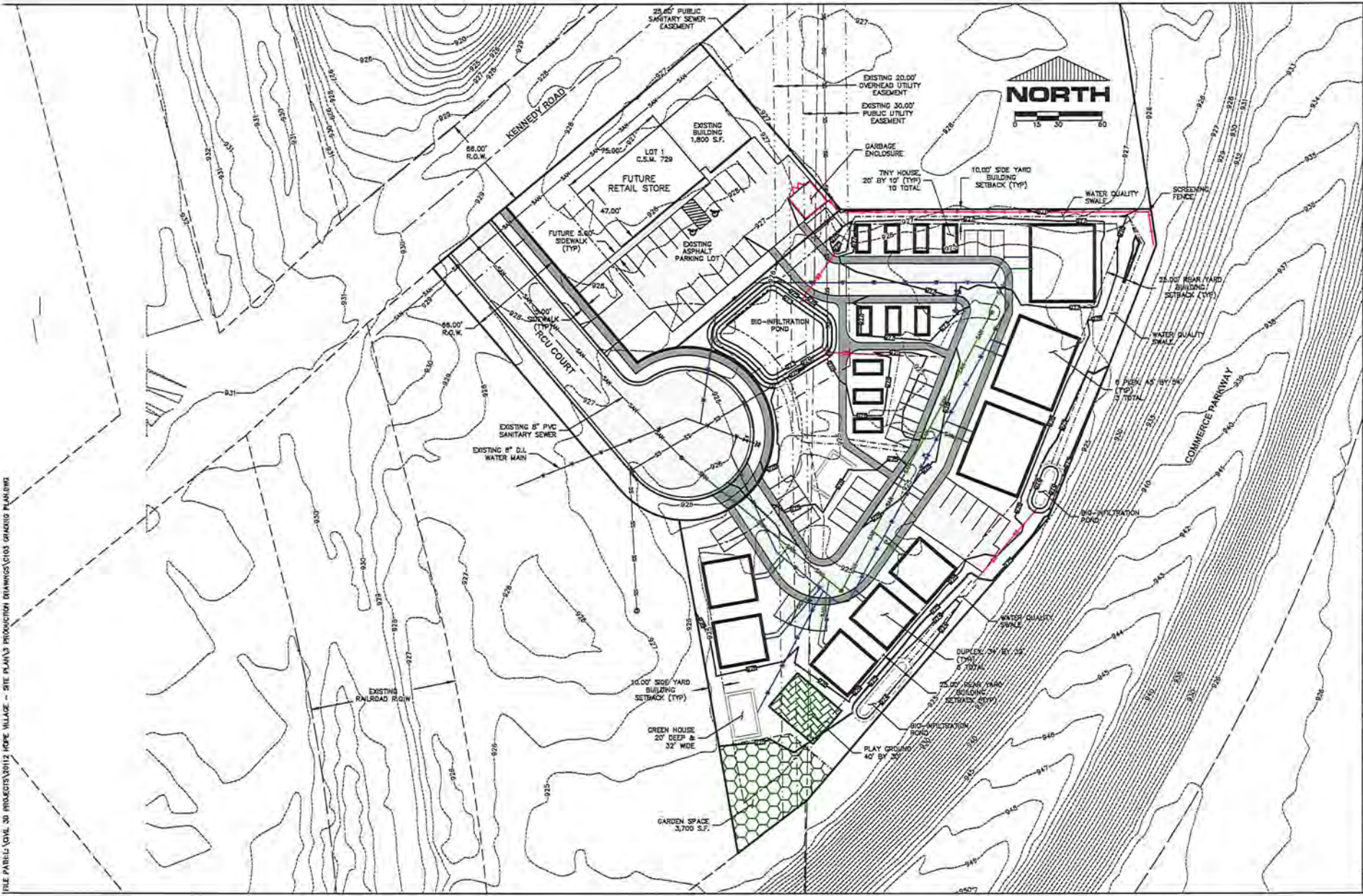
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DATE	11-30-20
PROJECT	HOPE VILLAGE
DATE	11-30-20
SCALE	AS SHOWN
DATE	11-30-20
SCALE	AS SHOWN


**HOPE VILLAGE  
SITE PLAN  
CITY OF CHIPPEWA FALLS, WI**

C102



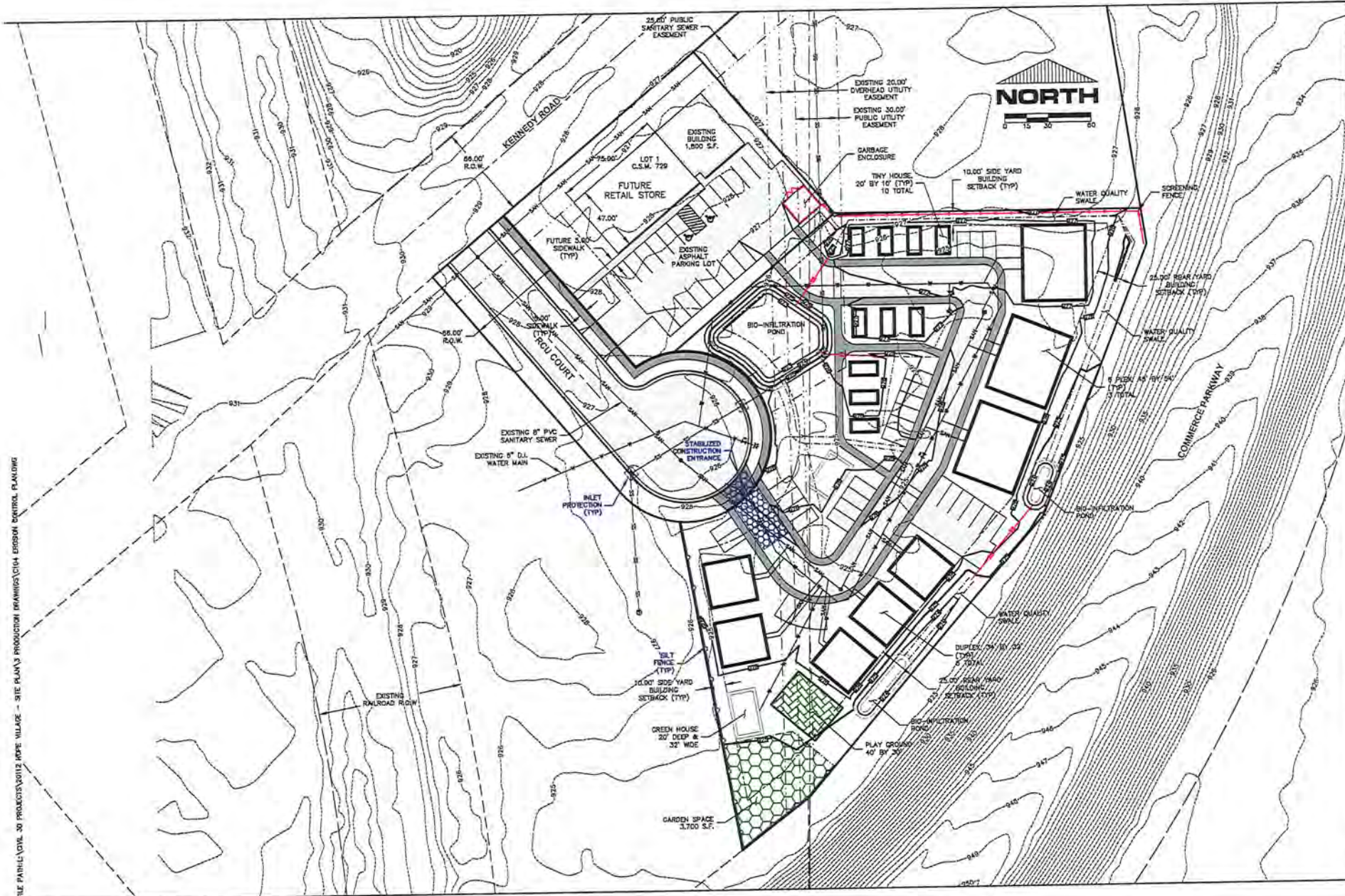
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<b>EVERYDAY SURVEYING &amp; ENGINEERING</b> 1000 W. WISCONSIN AVENUE • SUITE 100 • WISCONSIN FALLS, WI 54981 PH: (920) 251-0077 • FAX: (920) 251-0078	
DATE: 11-30-20 DRAWN BY: JAE CHECKED BY: JAE	PROJECT NO.: 2012 SHEET NO.: GRADING OF: XX-XX-XX
<b>HOPE VILLAGE</b> <b>GRADING PLAN</b> <b>CITY OF CHIPPEWA FALLS, WI</b>	
SHEET NO. <b>C103</b>	



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**EVERYDAY SURVEYING & ENGINEERING**  
 1100 WEST WISSE • CHIPPewa FALLS, WI 54741  
 PH: (715) 594-0244 • FAX: (715) 594-0240

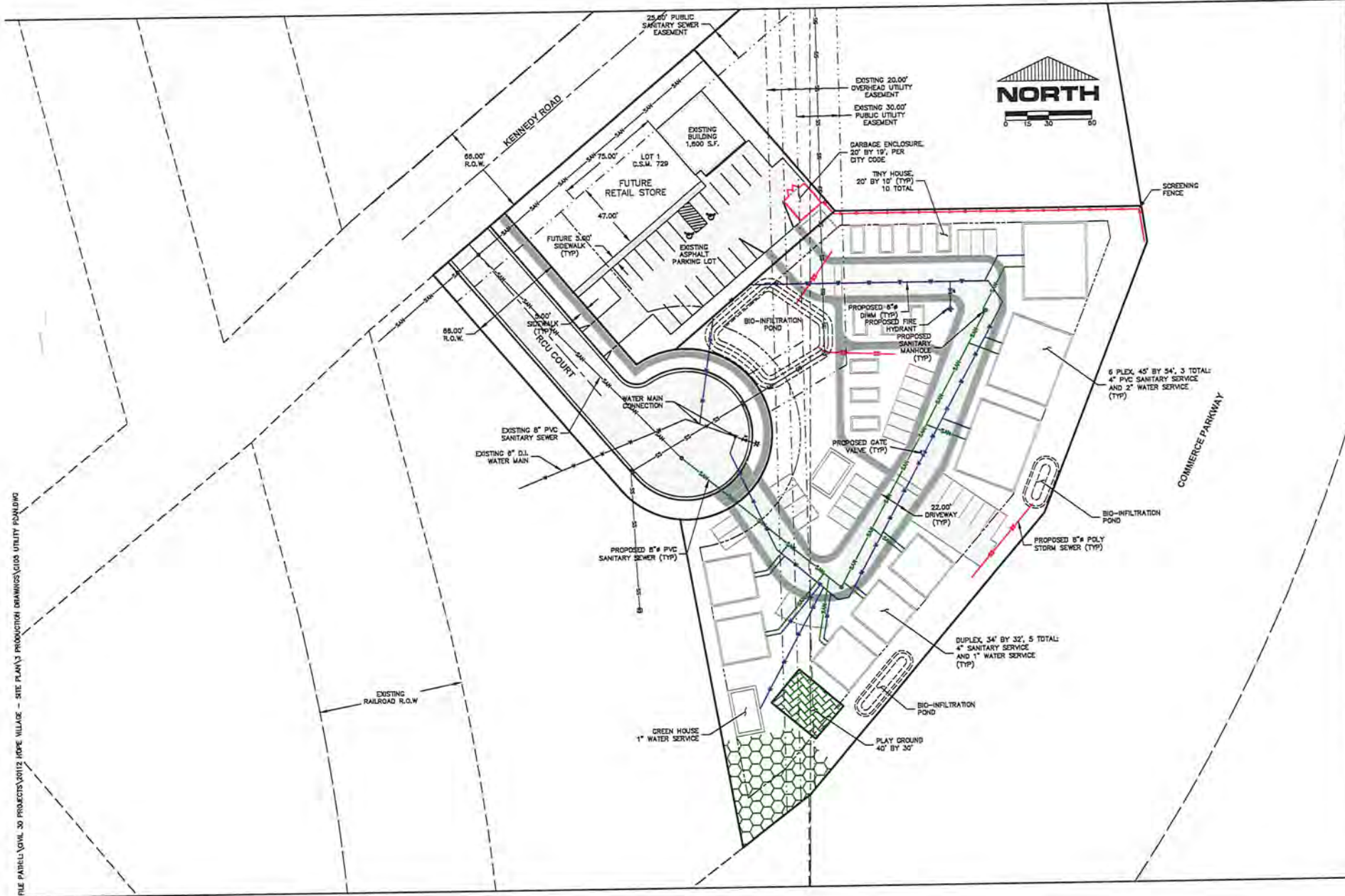
JOB NO.	20112
DATE	11-30-20
BY	MAE
CHECKED BY	MAE
APP'D	XX-XX-XX

**HOPE VILLAGE**  
**EROSION CONTROL PLAN**  
 CITY OF CHIPPEWA FALLS, WI

SHEET NO.  
**C104**



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**EVERYDAY SURVEYING & ENGINEERING**  
 10100 WISCONSIN AVENUE • SUITE 200 • WISCONSIN FALLS, WI 54989  
 TEL: (715) 831-0341 • FAX: (715) 831-0342

DATE	2012
BY	DHK
CHECKED BY	MAE
DATE	11-30-20
PROJECT	XX-XX-XX

HOPE VILLAGE  
 UTILITY PLAN  
 CITY OF CHIPPEWA FALLS, WI

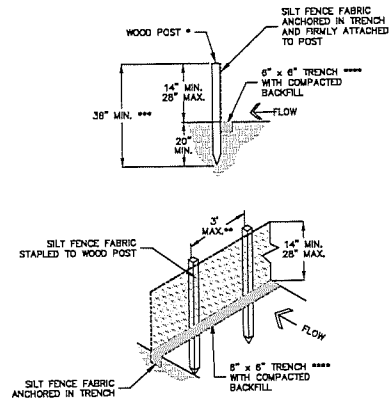
C105

FILE PATH: \\G:\\_30 PROJECTS\2012 HOPE VILLAGE - SITE PLAN\3 PRODUCTION DRAWINGS\03 LANDSCAPE PLAN.DWG



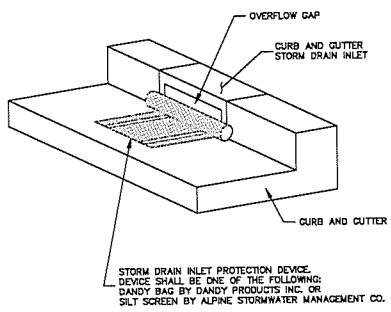
**LANDSCAPE PLAN NOTE:**  
 PRIOR TO ANY PLANTING OF ANY SITE TREES, LANDSCAPE BUSHES OR SHRUBS, BIO-INFILTRATION PLANTS, AND LAWN CONSULT A PROFESSIONAL LANDSCAPER AND REFER TO ALL APPLICABLE CITY STANDARDS.

<b>EVERYDAY SURVEYING &amp; ENGINEERING</b> 1260 HWY 50 WEST AVENUE • EAU CLAIRE, WI 54601 P.O. BOX 801 C66-1 • EAU CLAIRE, WISCONSIN	
DATE: 11-30-20 DRAWN BY: MAE CHECKED BY: DHC DATE: 11-30-20	JOB NO.: 2012 DRAWING: SITE PROJECT: XX-XX-XX
HOPE VILLAGE LANDSCAPE PLAN CITY OF CHIPPEWA FALLS, WI	
SHEET NO.: C106	

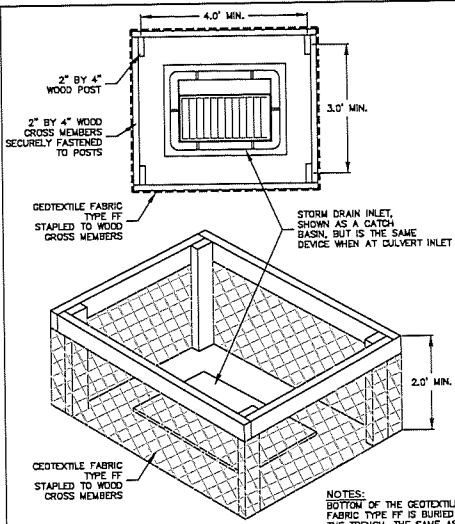


**NOTES:**  
 \* WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/2" X 1-1/2" OF EITHER OAK OR HICKORY.  
 \*\* ADDITIONAL WOOD POST OR THE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.  
 \*\*\* ADDITIONAL DEPTH OF WOOD POST MAY BE REQUIRED IN UNSTABLE SOILS.  
 \*\*\*\* TRENCH SHALL BE A MINIMUM OF 4" WIDE & 8" DEEP TO BURY AND ANCHOR THE SILT FENCE FABRIC.

**ERO 1** **SILT FENCE**  
 (DNR STD 1056)  
 N.T.S.

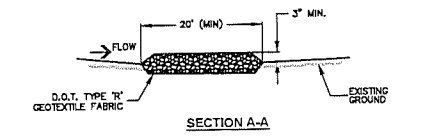
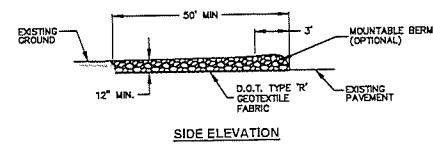
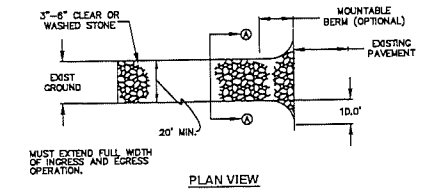


**ERO 3** **STORM DRAIN INLET PROTECTION**  
 (DNR STD 1060)  
 N.T.S.

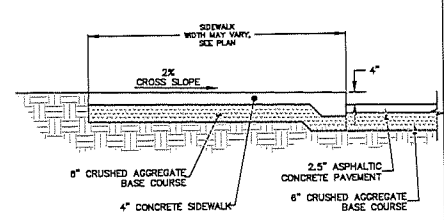


**NOTES:**  
 BOTTOM OF THE GEOTEXTILE FABRIC TYPE FF IS BURIED IN THE TRENCH, THE SAME AS WHEN IT IS INSTALLED AS SILT FENCE.

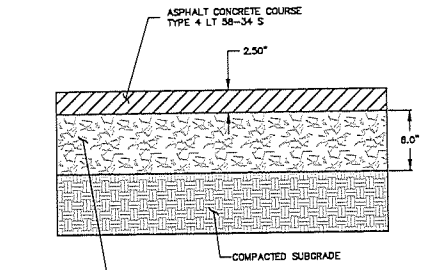
**ERO 4** **STORM DRAIN INLET PROTECTION**  
 (DNR STD 1060)  
 N.T.S.



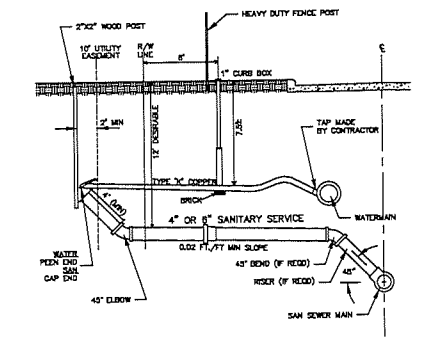
**ERO 6** **STONE TRACKING PAD**  
 (DNR STD 1057)  
 N.T.S.



**SITE 9B** **4\"/>
 N.T.S.**



**SITE 6** **PARKING LOT TYPICAL ASPHALT SECTION**  
 N.T.S.



**NOTE:**  
 TAP WATER MAIN ON 45° WITH PIPE. SANITARY SERVICE TO BE INSTALLED AT A MINIMUM GRADE OF 1/4\"/>

**WAT 7** **WATER AND SEWER SERVICE DETAIL**  
 N.T.S.

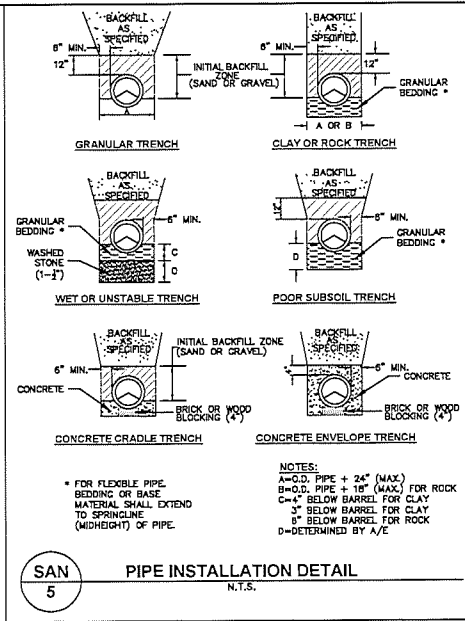
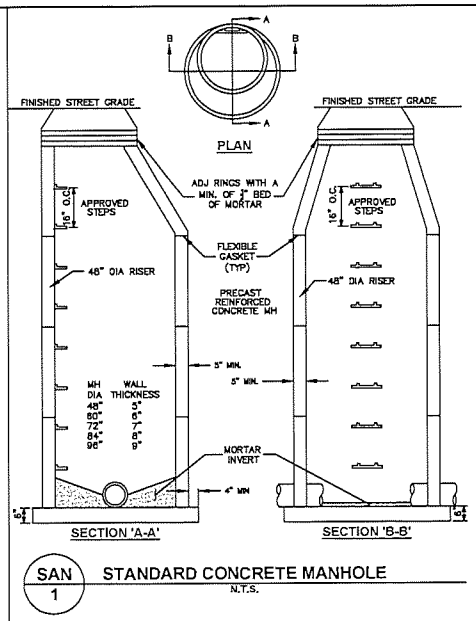
**EVERYDAY SURVEYING & ENGINEERING**

1818 ROCKFORD AVENUE • FISH KILL, WI 53123  
 PH: (715) 234-0341 • FAX: (715) 234-0340

DNR NO.	2012	DATE	11-30-20
DNR NAME	SITE	APPRO.	XX-XX-XX

**HOPE VILLAGE CONSTRUCTION DETAILS**  
 CITY OF CHIPPEWA FALLS, WI

SHEET NO. **C500**

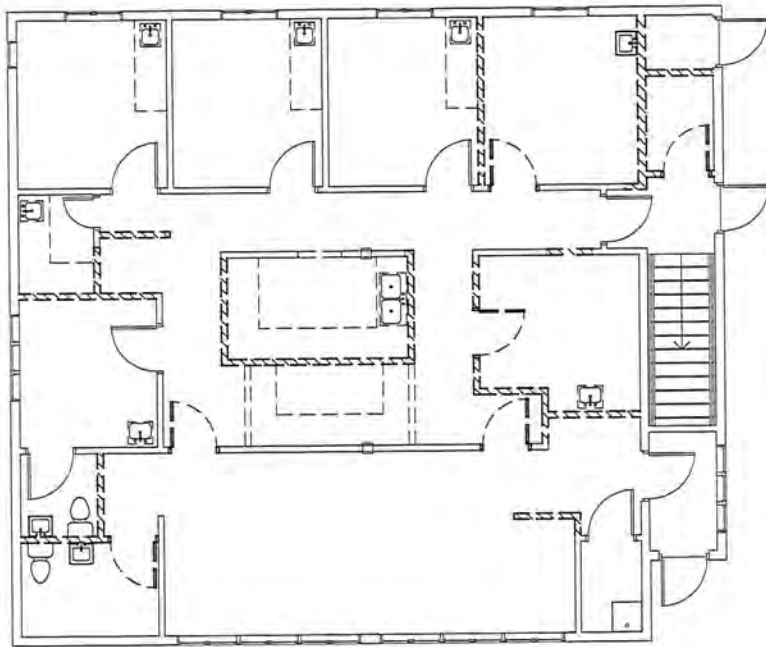


**EVERYDAY SURVEYING & ENGINEERING**  
1816 BRONKHORST AVENUE • BROOKFIELD, WI 53101  
PH (715) 841-0041 • FAX (715) 841-0050

DATE	11-30-20
BY	DHK
CHECK BY	MAE
DATE	11-30-20
PROJECT	HOPE VILLAGE CONSTRUCTION DETAILS
SHEET NO.	C501

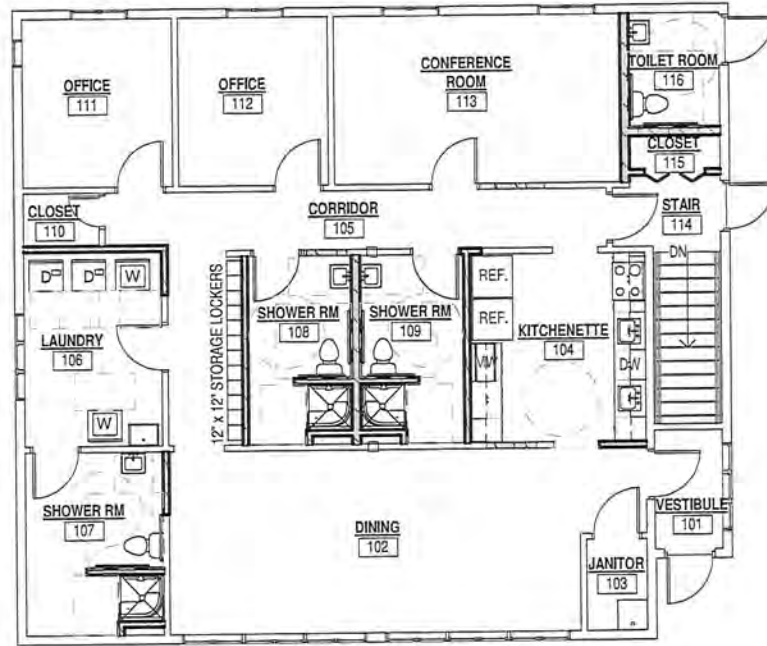
HOPE VILLAGE  
CONSTRUCTION DETAILS  
CITY OF CHIPPEWA FALLS, WI





## 2 FIRST FLOOR DEMOLITION

1/8" = 1'-0"



## 1 FIRST FLOOR PROPOSED

1/8" = 1'-0"



LIEN & PETERSON  
ARCHITECTS, INC  
4675 ROYAL DRIVE  
54701  
715-831-7500  
ADMIN@L&P.COM

**L&P**  
ARCHITECTS  
ENGINEERS

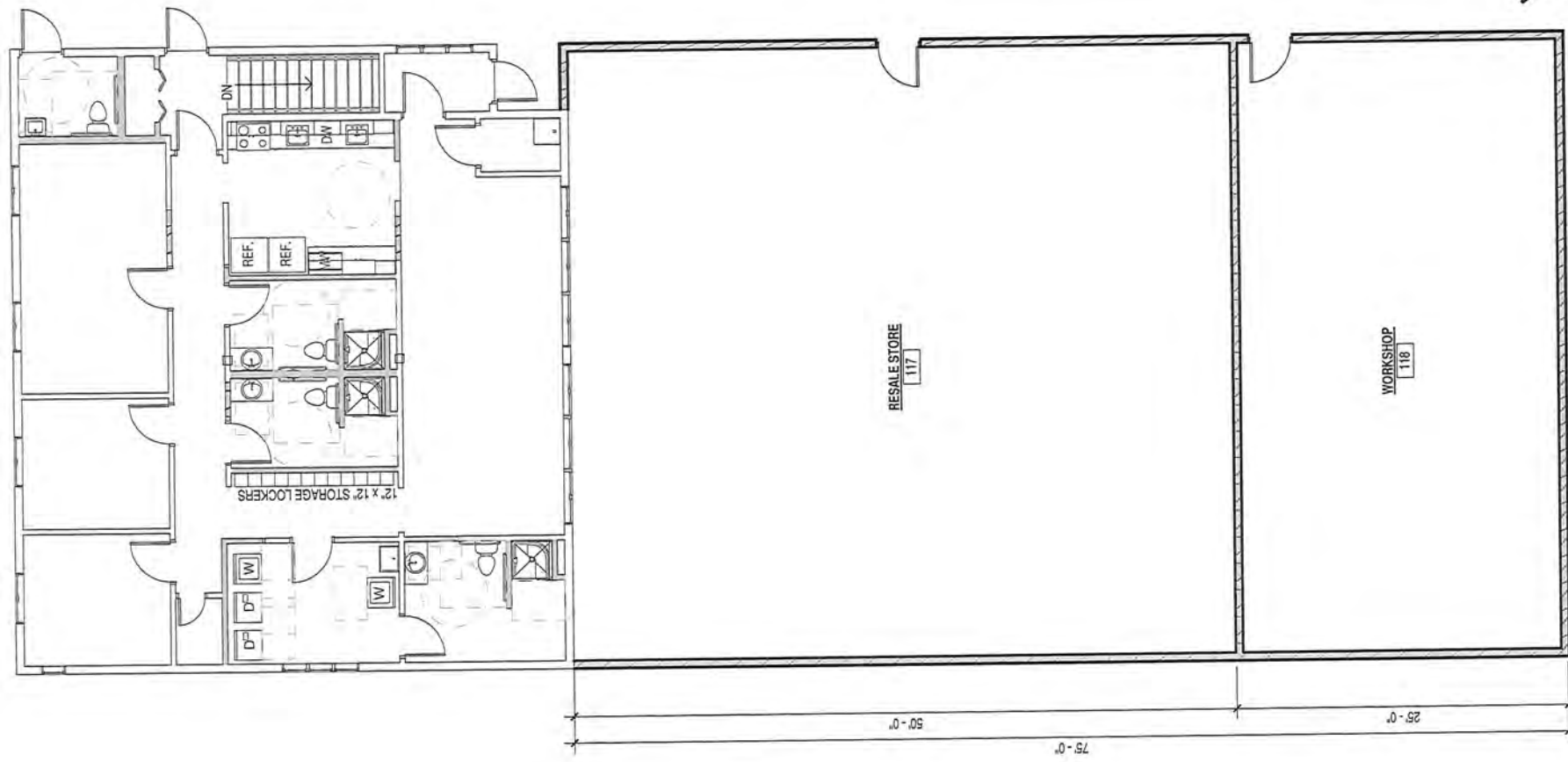
HOPE VILLAGE  
1825 KENNEDY ROAD  
CHIPPEWA FALLS, WI 54729

NOVEMBER 6, 2020

A301

L&P PROJECT #:





**1** FIRST FLOOR PROPOSED PHASE TWO

1/8" = 1'-0"

**ARCHITECTS**  
**L&P**  
**ENGINEERS**

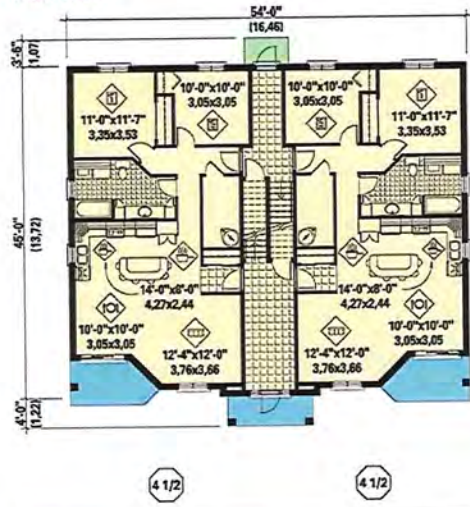
**LIEN & PETERSON**  
**ARCHITECTS, INC**  
 4875 ROYAL DRIVE  
 EAU CLAIRE, WI 54601  
 TELEPHONE 715-835-7500  
 EMAIL admin@ldp.com

HOPE VILLAGE  
 1825 KENNEDY ROAD  
 CHIPPEWA FALLS, WI 54729

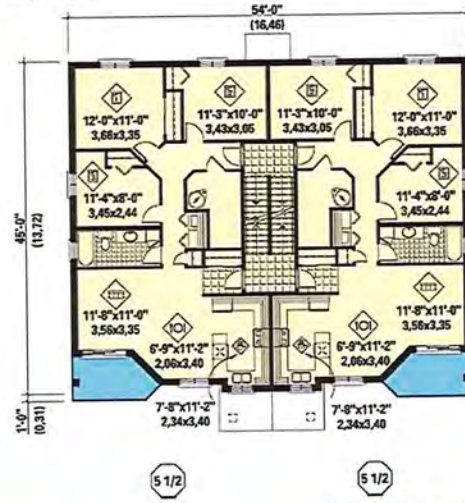
NOVEMBER 16, 2020  
**A302**  
 2dip-PROJECT #28072

Floor Plans

Main Level

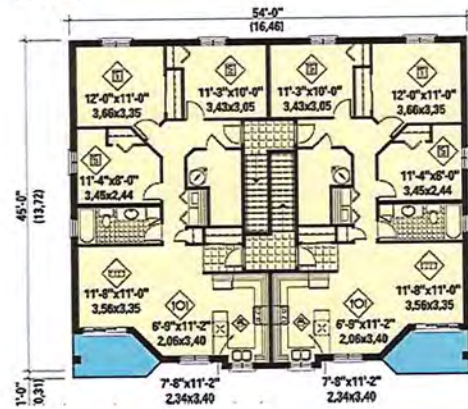


2nd Floor



6-Unit House Plan with Open Floor Plan

3rd Floor



**6,930**  
Heated S.F.



**6**  
Units



**54' 0"**  
Width



**45' 0"**  
Depth

**ARCHITECTS**  
**L&P**  
**ENGINEERS**

**LIEN & PETERSON**  
**ARCHITECTS, INC.**  
4670 WISCONSIN DRIVE  
EAU CLAIRE, WI  
TELEPHONE 715.835.2500  
EMAIL admin@l&p.com

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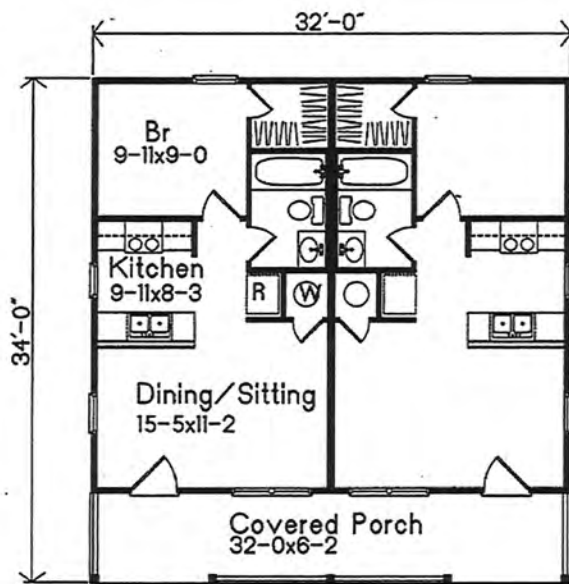
HOPE VILLAGE  
1825 KENNEDY ROAD  
CHIPPEWA FALLS, WI 54729

NOVEMBER 30, 2020

**A303**

L&P PROJECT #Z2002





ARCHITECTS  
**L&P**  
ENGINEERS

LIEN & PETERSON  
ARCHITECTS, INC.  
103 HUN 725  
4670 HAYMAK DRIVE  
EAU CLAIRE, WI  
715.835.7500  
admin@l2dgp.com

TELEPHONE  
EMAIL

HOPE VILLAGE  
183 KENNEDY ROAD  
CHIPPEVA FALLS, WI 54729

NOVEMBER 30, 2020

A304

L&P PROJECT #: 22002

# 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.

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.

**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 \_\_\_\_\_

<i>In compliance with Wisconsin Statutes, which require special permission to release otherwise privileged information, please release treatment records pertaining to:</i>
_____ 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: \_\_\_\_\_

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.



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: January 4<sup>th</sup>, 2021

Fee Paid: \_\_\_\_\_ Date: \_\_\_\_\_ TR#: \_\_\_\_\_

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 17.47, for the following described property:

Address of Property: Willow Creek Development

Lot#: \_\_\_\_\_ Block#: \_\_\_\_\_ Subdivision: Willow Creek Parcel# \_\_\_\_\_

Legal Description: Portions of the NW-1/4 of the NW-1/4 and the NE-1/4 of the NW-1/4 of Sec 1, Twn28N, R09W

Zoning classification of property: Planned Development (PD)

Purpose for which this Permit is being requested: See Narrative

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

North: Bridgewater Ave; Single Family and Agricultural

South: CTH N, Single Family

East: Single Family

West: Hwy 53

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:

See Narrative

Operational plans of the proposed use: This project is a Residential Development

Hours of Operation: N/A

Days of Operation: N/A

Number of Employees: N/A N/A  
Part-time Full-time

**Capacity:**

**Number of Units:** 30 Single Family Lots, (10) 8-plex Units (80 units) and (10) 12-Plex Units (120 units). Total Unit Count = 230

**Size:** Each Single-Family home will be between 1,200 sqft and 2,000 sqft. main level

Each 8-Unit Townhome will have 9,700+/- sqft. livable space with 3,700+/- sqft garage space

Each 12-Unit Townhome will have 14,200+/- sqft of livable space with 4,700+/- sqft of garage space

**Number of Residents/Children:** We anticipate that the number of residents will vary within each unit types. We anticipate an average of 2 adults and 1.5 children per Single-Family home. We anticipate 2 adults and 0.5 children per Townhome Unit.

Total Residents = 605 of which 145 are children

**Ages:** Ages within this planned development will vary with retirees to families with children

**Building plans:**

**Existing buildings:** No buildings currently exist on the site

**Proposed buildings:** Building examples are attached

**Use of part of building:** Residential

**Proposed additions:** N/A

**Future additions:** N/A

**Change in use:** Existing SF-D, MF-1 (Bayhomes) and MF-3  
Proposed SF-D and MF-3

**Outside appearance:** The exterior façade and finish materials will be consistent with the current buildings within the Willow Creek neighborhood and the surrounding community

**Number of buildings:** 30 Single-Family, (10) 8-Unit Townhomes & (10) 12-Unit Townhomes

**Planting & Landscaping:**

**Type:** The landscaping will be consistent with the current development, seeded/sodded yards, edging, plantings, etc

**Timetable:** Phase I will begin in the Spring/Summer of 2001 with the construction of a portion of the Townhomes (mixture of 8 and 12-unit buildings). The time-table for the Single-Family and future Townhomes phases will be based on demand.

**Screening:** Screening will be placed around the perimeter of the site in the west (Hwy 53) and in the south (CTH N).

**Fences:** N/A

**Earth Bank:** Along Hwy 53 and CTH N

**Planting:** Along Hwy 53 and CTH N, evergreen plantings would be placed on top of berm

**Lights:** Exterior street lighting will meet the City of Chippewa Falls requirements and specifications

**Signs:** All street sign types, sizes, and locations will meet City and State requirements.

**Drives:** Access into the single-family development will be via the extension of Macomber St. with new City Street north and south that mirror Jake Place. Access into the multi-family development will come from a private drive off Bridgewater Avenue and a private drive from the extension of Macomber Street.

**Width:** The extension of Macomber will match the existing road cross section which appears to be 36-feet F-F with curb & gutter

The north south streets accessing the single-family lots will 32-feet F-F with full curb & gutter

The private road accessing the multi-family development will be 24-feet F-F with curb & gutter

#### **Parking:**

**Number of stalls:** Each Townhome building will have a 2-car garage along with 2-parking spots in front of the garage. There will also be 30-40 parking stalls scattered throughout the Townhome development for guest parking. The single-family development will have off-street parking (garages and driveways). There will be street parking for guests.

**Location of stalls:** Townhomes will have parking scattered throughout the development. Single-family will have parking on the streets

**Setbacks:** N/A

**Surfacing:** Bituminous Asphalt

**Screening:** There will be shrubs placed around the guest parking stalls within the Townhome development

#### **Drainage:**

**Storm sewer:** There will be storm sewer located within both the public and private streets that will collect and convey runoff to the stormwater facilities located within the multi-family development.

**Rock beds:** N/A

**Detention pond:** There will be two (2) stormwater facilities located within the multi-family development. These facilities will treat, detain, and infiltrate runoff per WIDNR and the City of Chippewa Falls standards.

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

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

-Townhome elevations & building footprint

-Townhome renderings

-Examples of single-family homes

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

Owner:

Jim Rooney  
13167 County Wy OO  
Chippewa Falls, WI 54729  
715-830-7830  
[jrooney@enrecsolutions.com](mailto:jrooney@enrecsolutions.com)

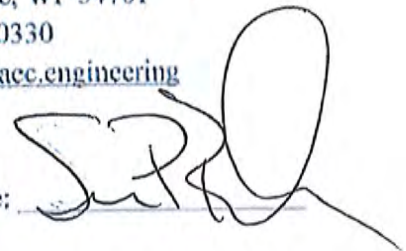
Signature: \_\_\_\_\_



Petitioner:

Sean P. Bohan, P.E.  
1360 International Drive  
Eau Claire, WI 54701  
715-552-0330  
[sbohan@acc.engineering](mailto:sbohan@acc.engineering)

Signature: \_\_\_\_\_





# **Parcel 6 of Willow Creek (Park West Townhomes) Conditional Use Narrative**

## **General Description:**

This Conditional-Use request consists of changing Parcel 6 in the Willow Creek Planned Development (PD) approved in 2007 from 42 Single-Family lots, 47 Bayhome lots and 120 multi-family (209 units total) to 30 Single-Family lots and 200 Multi-Family (230 units total).

## **Purpose:**

The Willow Creek Neighborhood has seen growth/development over the past 8 years with the addition of the Phase 2 townhomes, Phase 3 two-family lots, and Phase 4 single-family and two-family lots. From 2011-2014 Phase 2 of the development constructed 15 townhome buildings. Over the past 6-years these buildings have remained occupied with waiting lists during many of the months. Modifying Parcel 6 to provide additional 8 to 12-unit townhomes will provide the inventory that is necessary for this area. It should be noted that this project will be completed in Phases to not open to many units and thus exceed the demand.

The largest modification to the existing PD will be the removal of the 47 Bayhome units. As seen and discussed with the CUP in Willow Creek 4, the owner-occupied units have been with the single-family and two-family lots. Phase 1 of the Willow Creek development provided 15 Bayhome lots approximately 13-years ago of which only 7 have sold. In addition to the Bayhomes, there will be a reduction of 12 single-family lots within Parcel 6.

## **PD Density:**

The total area within Parcel 6 is 46.2 acres. The total density within Parcel 6 in the Current PD is 4.52 units per acre; the density under the proposed PD would be 4.98 units per acre

	Original PD	Current PD	Proposed PD	Difference from Current PD
<b>Total Area of Site</b>	188.4362 ac	188.4362 ac	188.4362 ac	No Change
<b>Total Number of Home Sites</b>	536	529	550	+21 (+14 from Original PD)
<b>Number of SF Lots</b>	168	165	153	-12 (-15 from Original PD)
<b>Number of Two-Family Buildings</b>	51 (102 Units)	57 (114 Units)	57 (114 Units)	No Change (+12 from Original PD)
<b>Number of Apartment Homes</b>	120	120	0	-120 (-120 from Original PD)
<b>Number of Bayhomes</b>	78	62	15	-47 (-63 from Original PD)
<b>Number of Townhomes</b>	68	68	268	+200 (+200 from Original PD)

### **Parks & Common Open Space:**

The parks and common open space within the current Willow Creek PD will stay virtually unchanged with the modifications within Parcel 6. There are ponds, parks, trails, a basketball court, fountains, and a playground within the parks and open space. Currently there is 49.7 acres of parks/common space within the approved PD. The modifications within Parcel 6 will incorporate both a wet pond and infiltration basin in addition to open space and trails around the stormwater facilities.

### **Civil Engineering Design:**

The civil engineering design for the project will follow the City of Chippewa Falls and the State of Wisconsin design criteria. All required permits will be obtained through the state and city. Design plans incorporating proper drainage, street design, street signage, and street lighting will be submitted to the City of Chippewa Falls for approval.

### **Summary:**

The modifications within Parcel 6 will provide additional townhome inventory that is necessary while also providing for Single-family lots in the Willow Creek neighborhood.

- The total number of home sites in the Willow Creek Neighborhood will be increased by 14.
- The total number of Single-Family lots will be decreased by 12.
- The total number of Bayhome lots will be decreased by 47. The Bayhome concept is very slow moving in the Chippewa Valley.
- Total number of Apartment Homes will be decreased by 120.
- The total amount of Townhomes will be increased by 200.

**VICINITY MAP/LLEGAL DESCRIPTION**



# Map



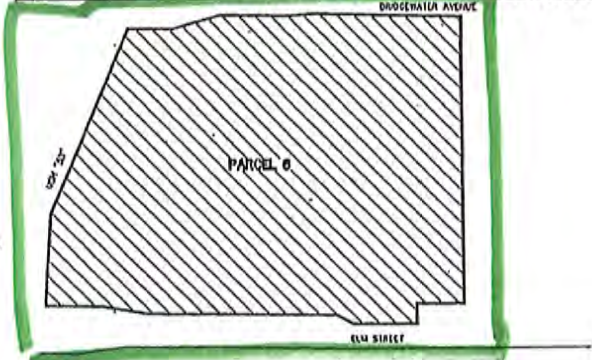
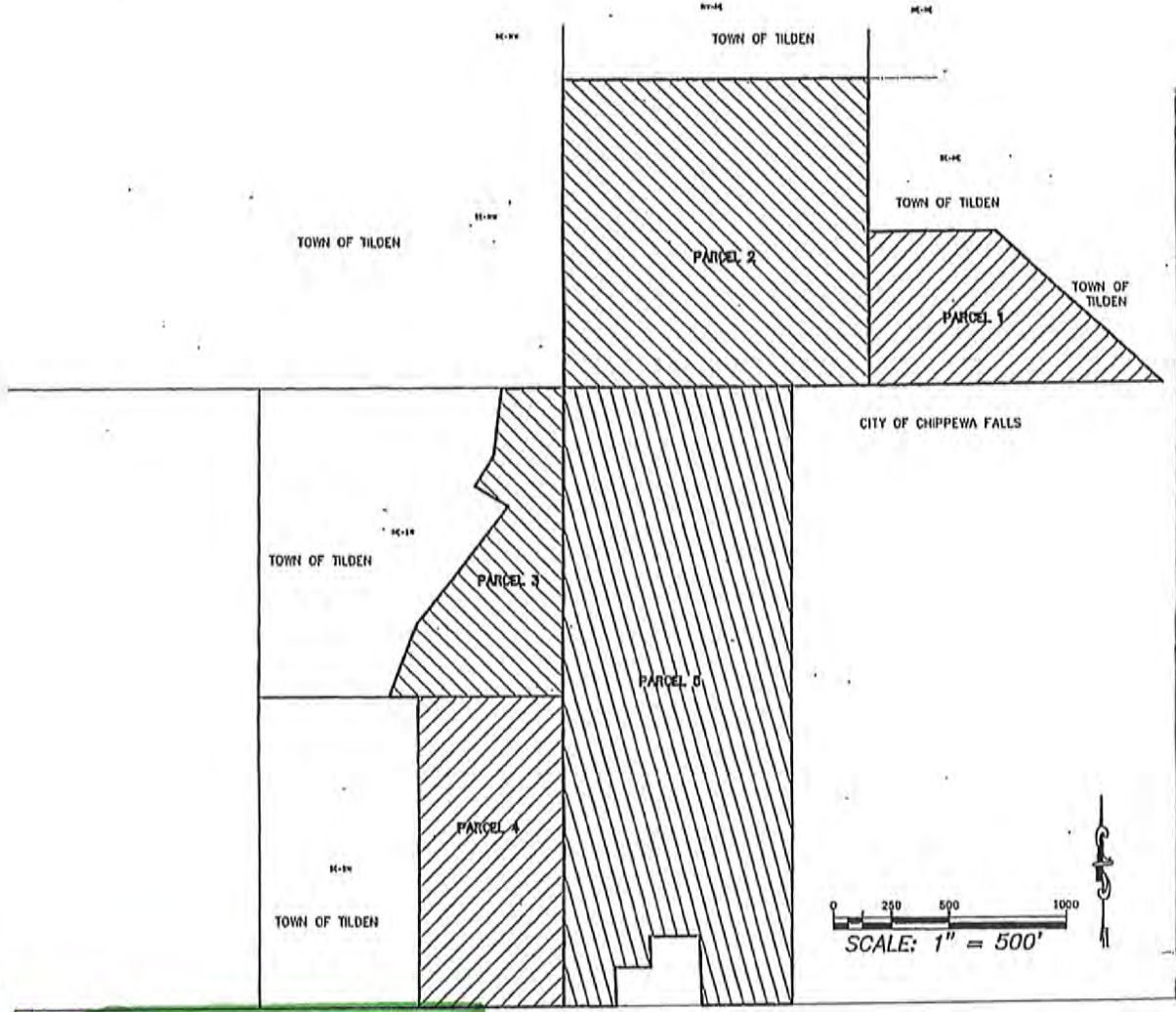
Printed 12/30/2020

Scale = 1:436'



**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.





C.U.P. Resolution #07-03

**RECEIVED**  
 MAR 5 2007  
 PUBLIC WORKS DIRECTOR  
 CHIPPEWA FALLS, WI



Parcel 5:

A PARCEL OF LAND IN THE NW¼ OF THE SE¼ AND THE SW¼ OF THE SE¼, SECTION 36, T36N, R9W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE N00°38'51"E ALONG THE NORTH-SOUTH QUARTER LINE, A DISTANCE OF 2636.80 FEET TO THE NORTHWEST CORNER OF THE SE¼ OF SAID SECTION; THENCE N89°38'24"E ALONG THE NORTH LINE OF SAID SE¼, A DISTANCE OF 990.15 FEET; THENCE S00°38'51"W PARALLEL WITH SAID QUARTER LINE, A DISTANCE OF 2634.62 FEET TO THE SOUTH LINE OF SAID SECTION QUARTER; THENCE S°89'30"50W ALONG THE SOUTH LINE OF SAID SECTION QUARTER, A DISTANCE OF 394.24 FEET; THENCE N01°17'50"W, A DISTANCE OF 296.21 FEET; THENCE S89°30'50"W, A DISTANCE OF 215.80 FEET; THENCE S01°17'50"E, A DISTANCE OF 131.38 FBET; THENCE S89°30'50W, A DISTANCE OF 155.31 FEET; THENCE S01°17'50"E, A DISTANCE OF 164.83 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE S89°30'50"W, ALONG THE SOUTH LINE OF SAID SE¼ A DISTANCE OF 224.84 FBET TO THE POINT OF BEGINNING.

Parcel 6:

A PARCEL OF LAND LOCATED IN THE NW¼ OF THE NW¼ AND NE¼ OF THE NW¼; SECTION 1, T28N, R9W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION; THENCE S.89°29'36"W., ALONG THE NORTH LINE OF SAID SECTION, 496.57 FEET; THENCE S.00°00'20"W. 81.80 FEET TO THE SOUTH LINE OF BRIDGEWATER AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING S.00°00'20"W. 1206.08 FEET; THENCE S.89°35'23"W. 198.01 FEET; THENCE S.00°01'49"W. 85.36 FEET TO THE NORTH LINE OF ELM STREET; THENCE S.89°37'49"W., ALONG SAID NORTH LINE 272.21 FEET; THENCE N.61°56'38"W. 79.96 FEET; THENCE N.89°35'51"W. 795.10 FEET; THENCE N.80°52'01"W. 202.24 FEET; THENCE N.89°23'52"W. 242.11 FEET TO THE EAST LINE OF USH. 53; THENCE N.04°52'36"E., ALONG SAID EAST LINE, 389.75 FEET; THENCE N.23°18'24"E., ALONG SAID EAST LINE, 845.69 FEET TO THE SOUTH LINE OF BRIDGEWATER AVENUE; THENCE S.89°11'03"E., ALONG SAID SOUTH LINE, 189.87 FEET; THENCE N.73°55'23"E. 208.18 FEET; THENCE S.89°37'46"E. 300.32 FEET; THENCE N.84°36'19"E. 100.50 FEET; THENCE S.89°00'37"E. 619.89 FEET TO THE POINT OF BEGINNING.

## PLANNED DEVELOPMENT MAPS

# Current Willow Creek Zoning Map

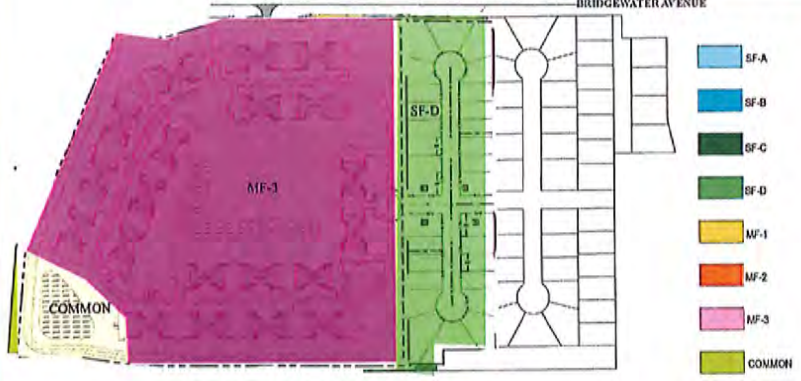


- SF-A
- SF-B
- SF-C
- SF-D
- MF-1
- MF-2
- MF-3
- COMMON





# Willow Creek PD Zoning Map With Park West Townhomes Revisions

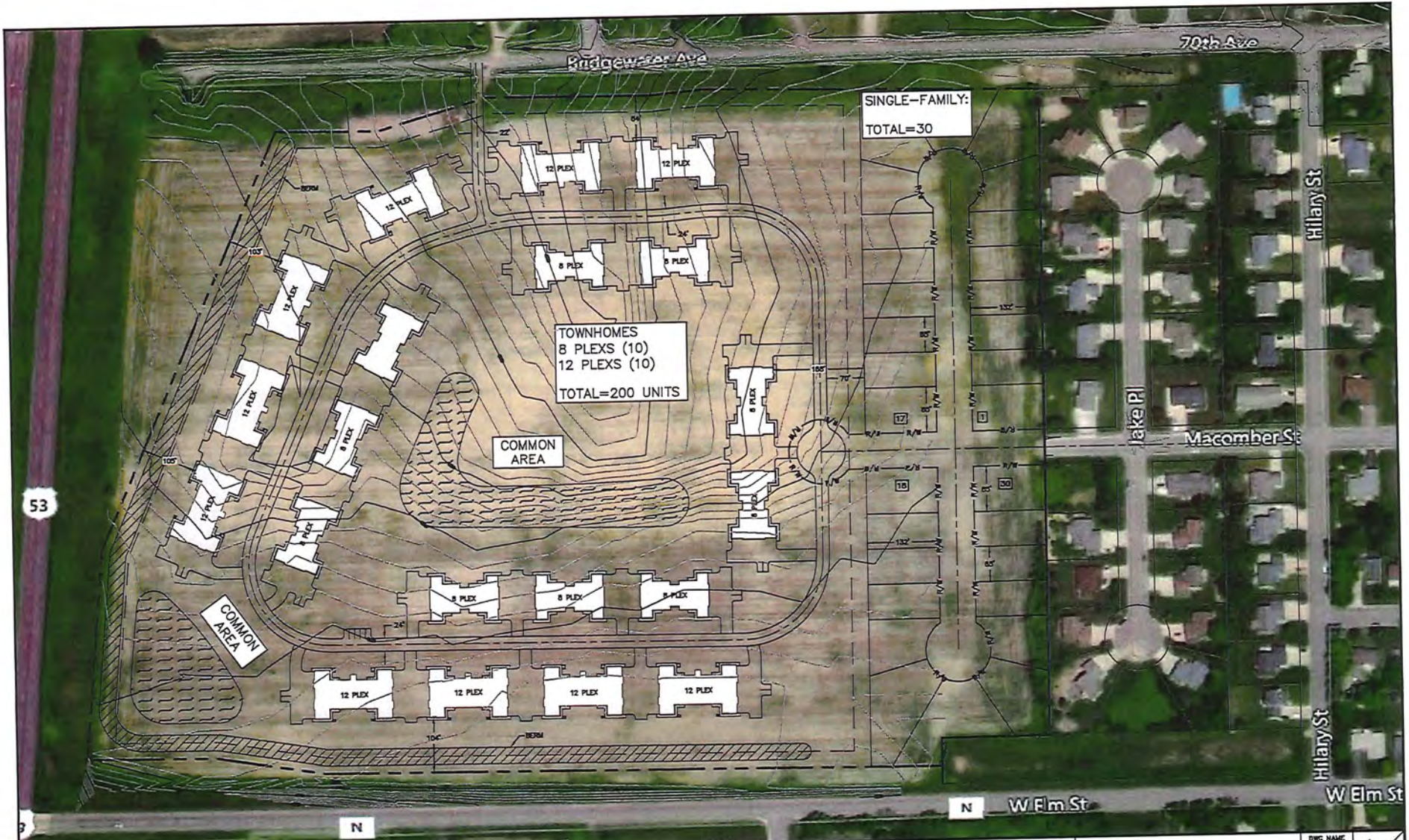


- SF-A
- SF-B
- SF-C
- SF-D
- MF-1
- MF-2
- MF-3
- COMMON



## SITE PLAN





53

NO.	DATE	REVISIONS	DRAWN BY	DESIGN BY	CHECKED

PROJ. NO.  
20408

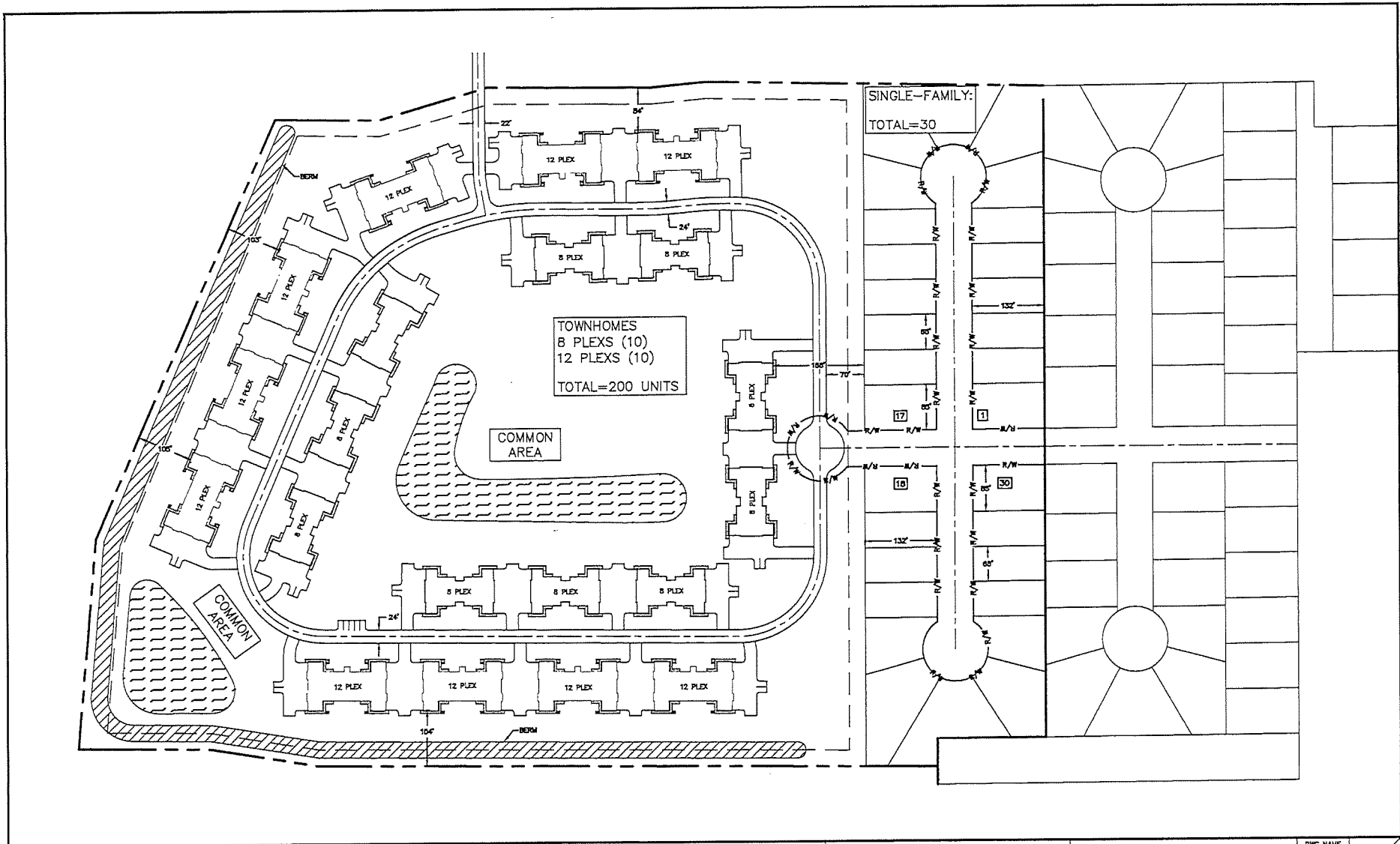


ADVANCED ENGINEERING CONCEPTS  
1300 INTERNATIONAL DR., SUITE #1  
EAU CLAIRE, WI 54701  
PH: 715-832-0330  
Info@aec-engineering.com  
COPYRIGHT 2020 AEC LLC.

SITE PLAN

PARK WEST TOWNHOMES  
ROONEY PROPERTIES LLC  
CHIPPEWA FALLS, WI

DWG NAME 20408_P01 SITE	1
DATE 12/2020	1



NO.	DATE	REVISIONS	DRAWN BY	DESIGN BY	CHECKED

PROJ. NO.  
20408



ADVANCED ENGINEERING CONCEPTS  
1380 INTERNATIONAL DR. SUITE #1  
EAU CLAIRE, WI 54701  
PH: 715-532-0330  
info@aec-engineering.com  
COPYRIGHT 2020 AEC LLC.

SITE PLAN

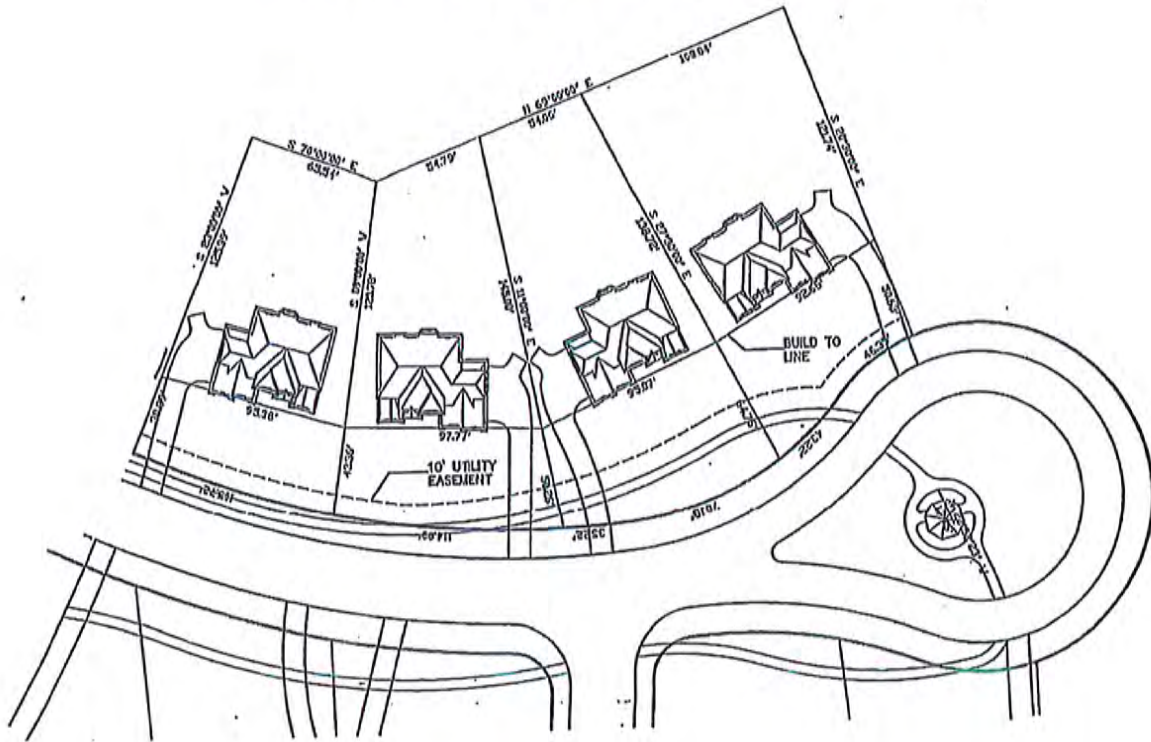
PARK WEST TOWNHOMES  
ROONEY PROPERTIES LLC  
CHIPPEWA FALLS, WI

DWG NAME 20408 PCI SITE	1
DATE 12/2020	1

**SINGLE-FAMILY**



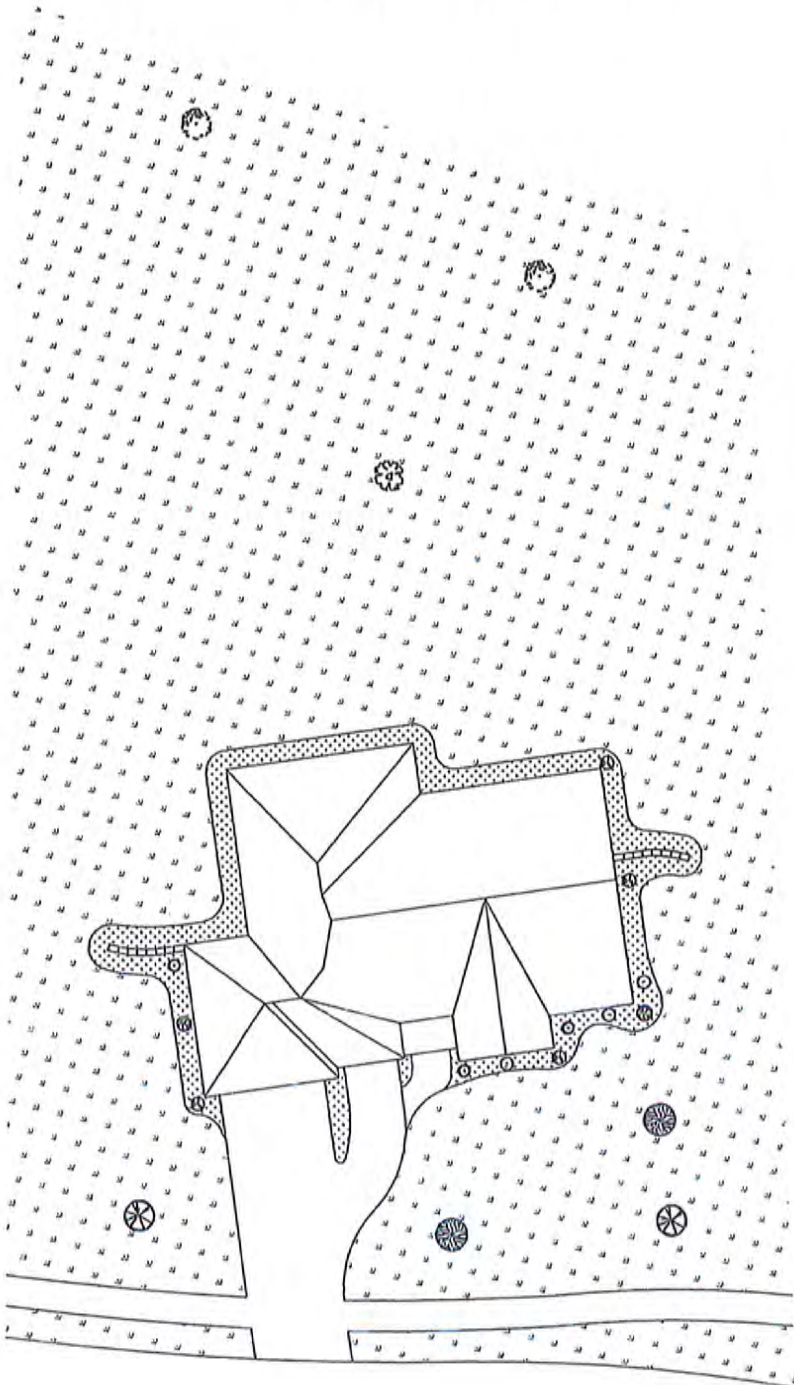
# Willow Creek Single Family Building Standards



Lot Standards	Primary Use
Land Use	Single Family Dwelling
Required Yards:	
Front –	Build To Line
Rear –	30 Feet
Side –	6 Feet
Parking	2 Per Dwelling Unit
Maximum Building Height	35 Feet
Allowed Yard Encroachments	Stairs, Stoops, Bay Windows, Eave Overhangs, Patios, Chimneys, Fireplaces, Driveways, Sidewalks, and Landscaping



## Willow Creek Typical Landscaping Plan



Symbol	Description	Quantity
	Grass	
	Rock Mulch	
	Colorado Spruce	
	Oak Tree	
	Sugar Maple	
	Ash	
	Spirea	
	Hydrangea	
	Dogwood	
	Arborvitae	
	Retaining Wall	

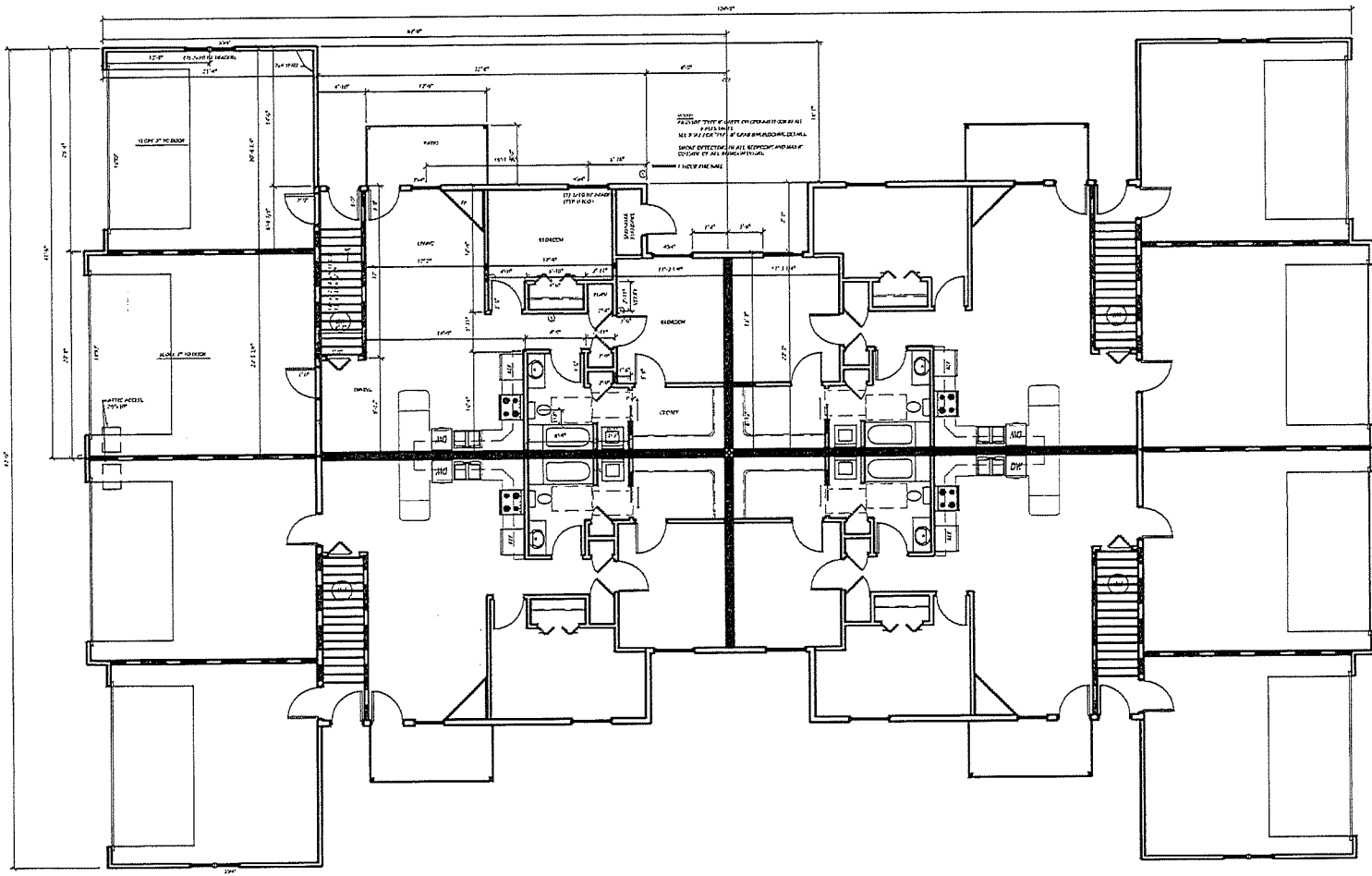






## 8-UNIT TOWNHOME





**FINISHING INFO:**

TOTAL AREA PER BLDG	12,695
GARAGE	2,952
GROUND FLOOR	2,096 (EXCLUDES PATIO)
SECOND FLOOR	1,650
TOTAL BEDROOMS	20
TOTAL UNITS = 2; TOTAL BEDROOMS = 40	

**SHEET INDEX**

A1	FIRST FLOOR PLAN
A2	SECOND FLOOR PLAN & ROOF PLAN
A3	ELEVATIONS

ROBERT D. JOHNSON ARCHITECT  
 5201 STONERWOOD DRIVE  
 WAUCLAIRE, WISCONSIN 54985  
 715.828.6339  
 RDJARCHITECT@GMAIL.COM

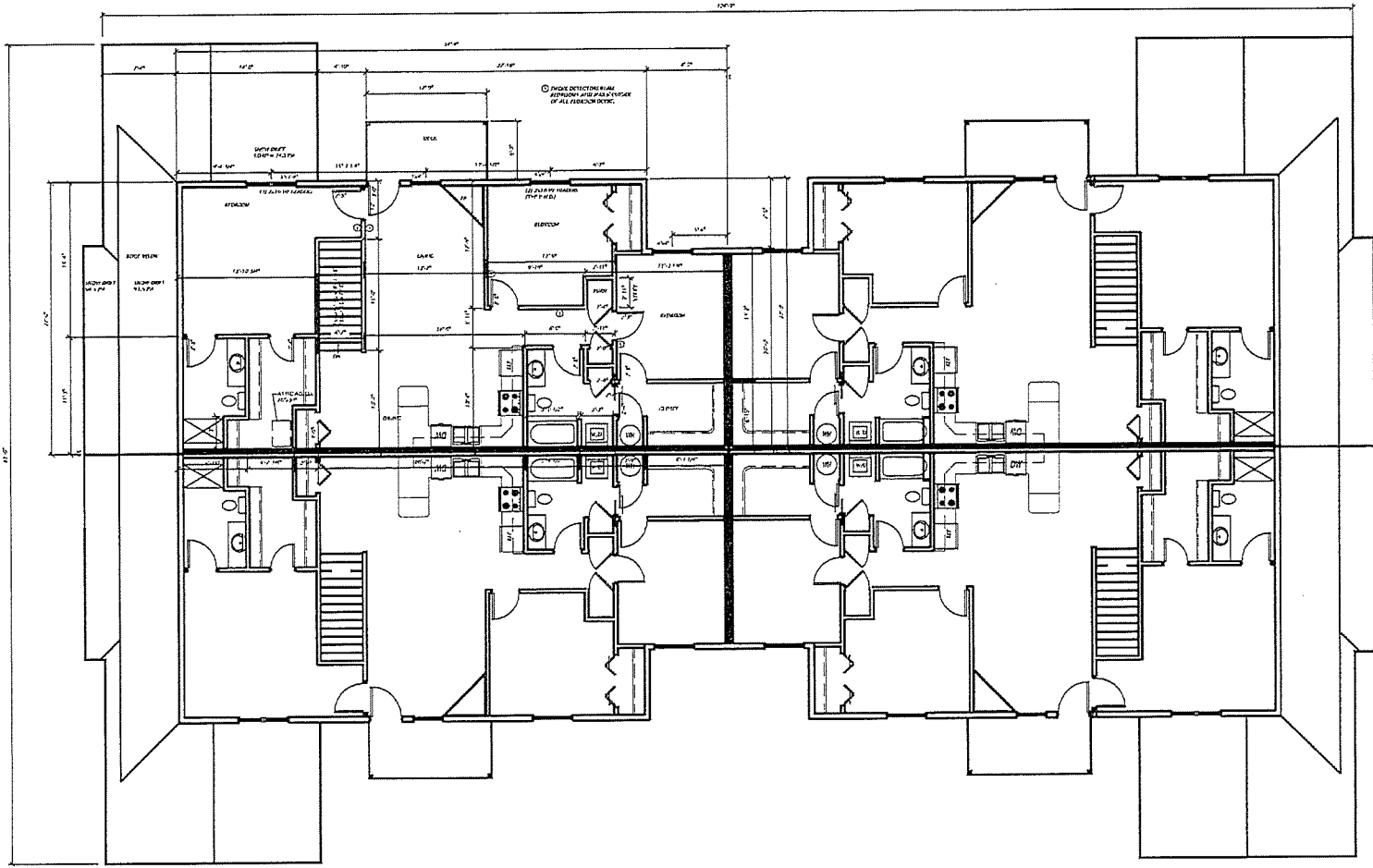
8-PLEX

FIRST FLOOR PLANS

5-21-20

A1

1 OVERALL FIRST FLOOR PLAN  
 3/32" = 1'0"



1 OVERALL SECOND FLOOR PLAN  
3/8" = 1'-0"

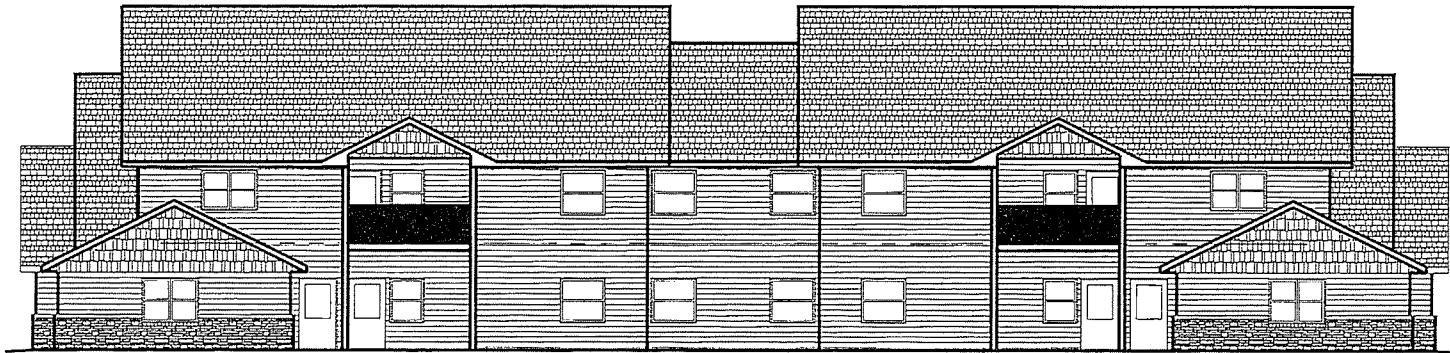
ROBERT D. JOHNSON ARCHITECT  
5201 STONERWOOD DRIVE  
EAU CLAIRE, WISCONSIN 54703  
715.828.8330  
RDJARCHITECT@GMAIL.COM

111.111.111

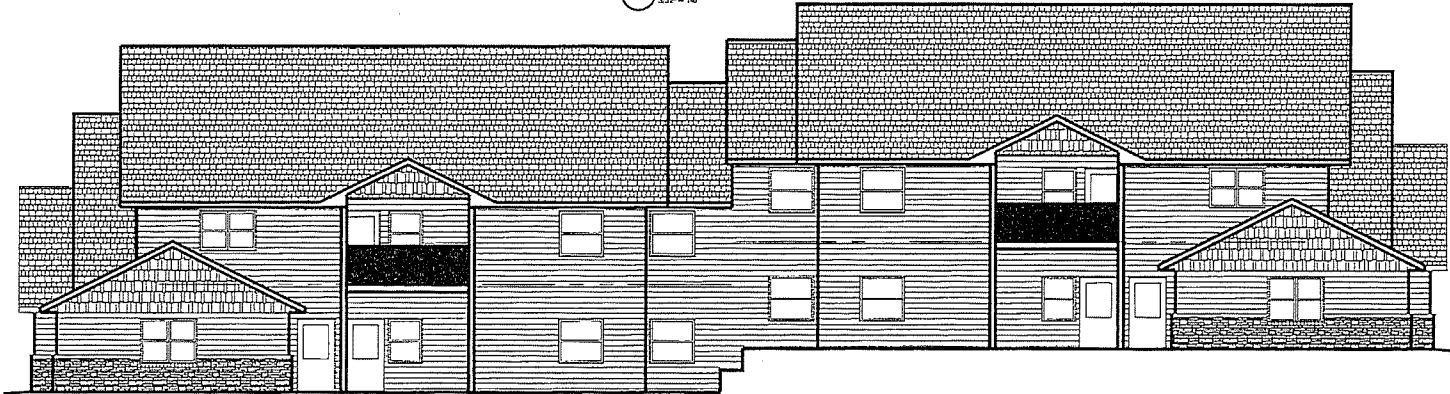
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111.111.111

SECOND FLOOR PLAN

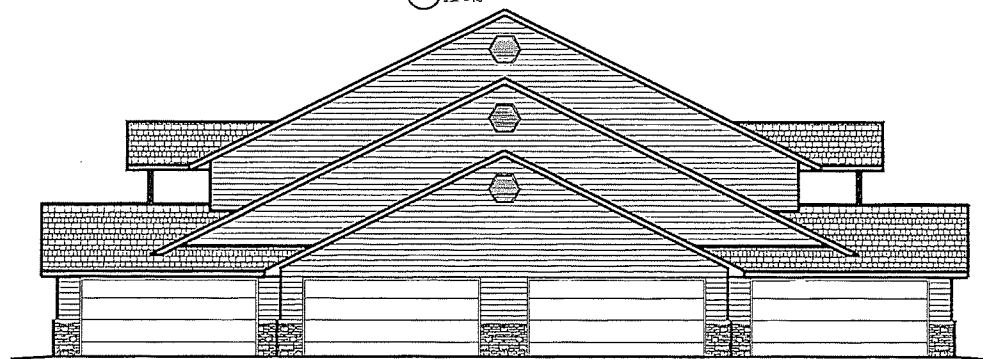
5-21-20  
A2



1 SIDE ELEVATIONS  
3/32" = 1'0"



2 SIDE ELEVATIONS  
3/32" = 1'0"



3 END ELEVATIONS  
3/32" = 1'0"

ROBERT D. JOHNSON ARCHITECT  
5201 STONWOOD DRIVE  
EAU CLAIRE, WISCONSIN 54703  
715.828.8330  
RDJARCHITECT@GMAIL.COM

8-FLEX

ELEVATIONS

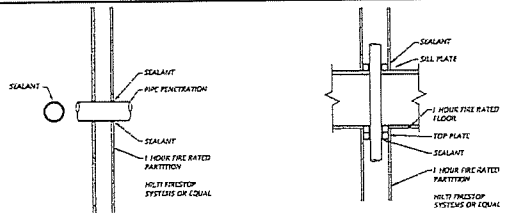
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A3



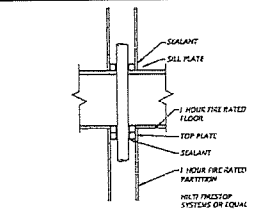




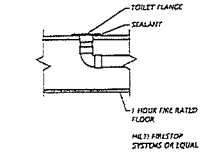
## 12-UNIT TOWNHOME



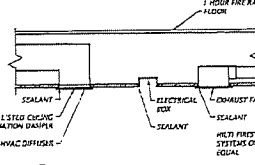
4 PIPE PENETRATION THRU WALL  
1" = 1/2"



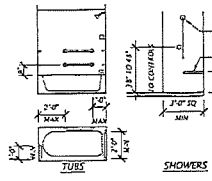
5 PIPE PENETRATION THRU FLOOR  
1" = 1/2"



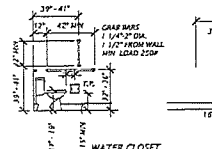
6 DRAIN PIPE PENETRATION  
1" = 1/2"



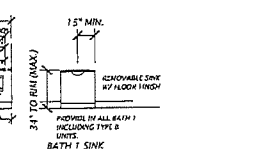
7 CEILING PENETRATION DETAILS  
1" = 1/2"



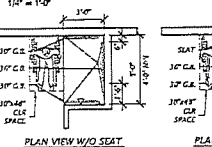
8 ELECTRICAL BOXES  
1" = 1/2"



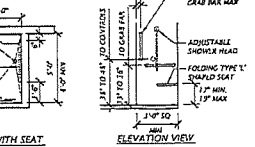
9 WATER CLOSET  
1/4\"/>



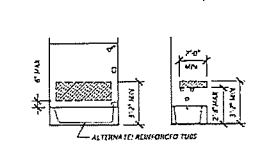
10 BATH T SINK  
1/4\"/>



11 TYPE A UNITS  
1/4\"/>



12 ROLL-IN SHOWER DETAILS  
1/4\"/>



13 GRAB BAR BLOCKING DETAILS  
1/4\"/>

**ROLL-IN SHOWER DETAILS**  
TYPE A UNITS PROVIDED THESE IN PLAN ORIENTATION. NOT TO SCALE. SEE 2007 AND 2009 IBC FOR MORE DETAILS.  
REMOVABLE CABINET WITH FRESH SLOPE ENTRY, MAX 1/2\"/>

**TYPE A UNITS**  
1/4\"/>

**WATER CLOSET**  
1/4\"/>

**BATH T SINK**  
1/4\"/>

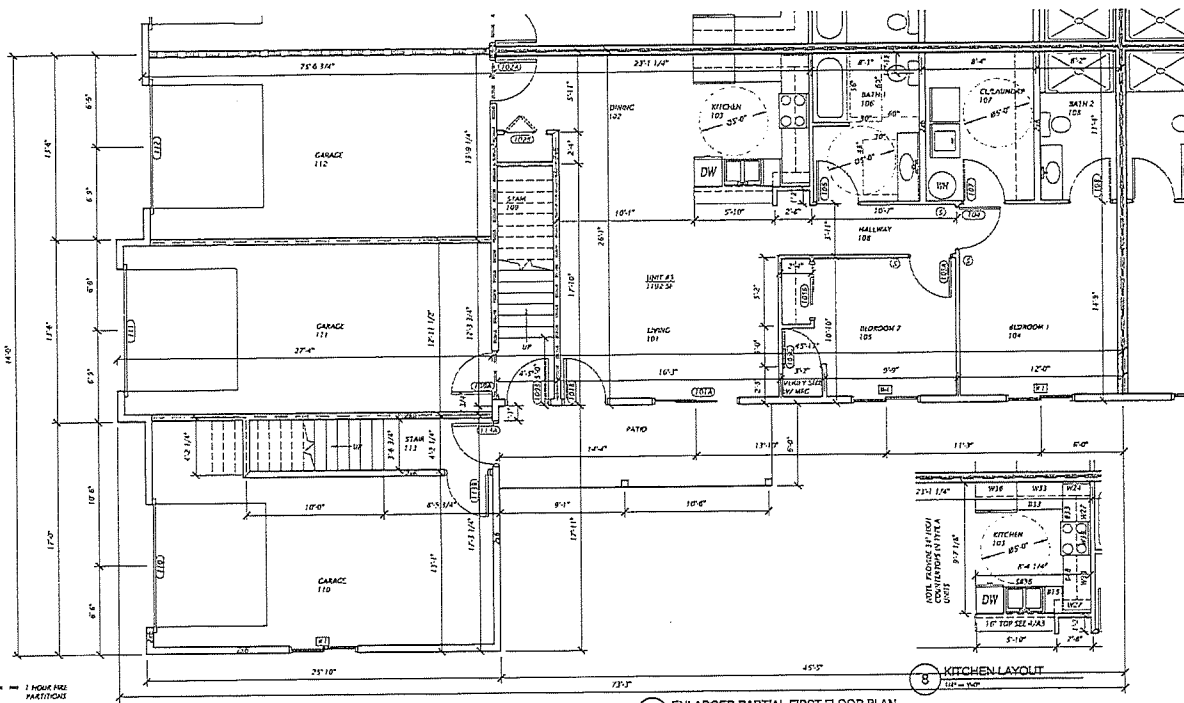
**GRAB BAR BLOCKING DETAILS**  
1/4\"/>

**SHOWERS**  
1/4\"/>

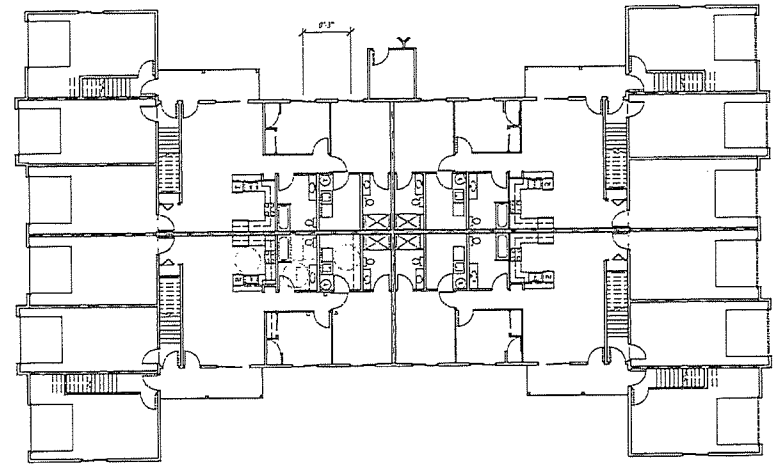
**TOILETS**  
1/4\"/>

**GRAB BAR BLOCKING (250 LB LOAD)**  
1/4\"/>

**ALL BATH ROOMS**



2 ENLARGED PARTIAL FIRST FLOOR PLAN  
1/4\"/>



1 OVERALL FIRST FLOOR PLAN  
1/4\"/>

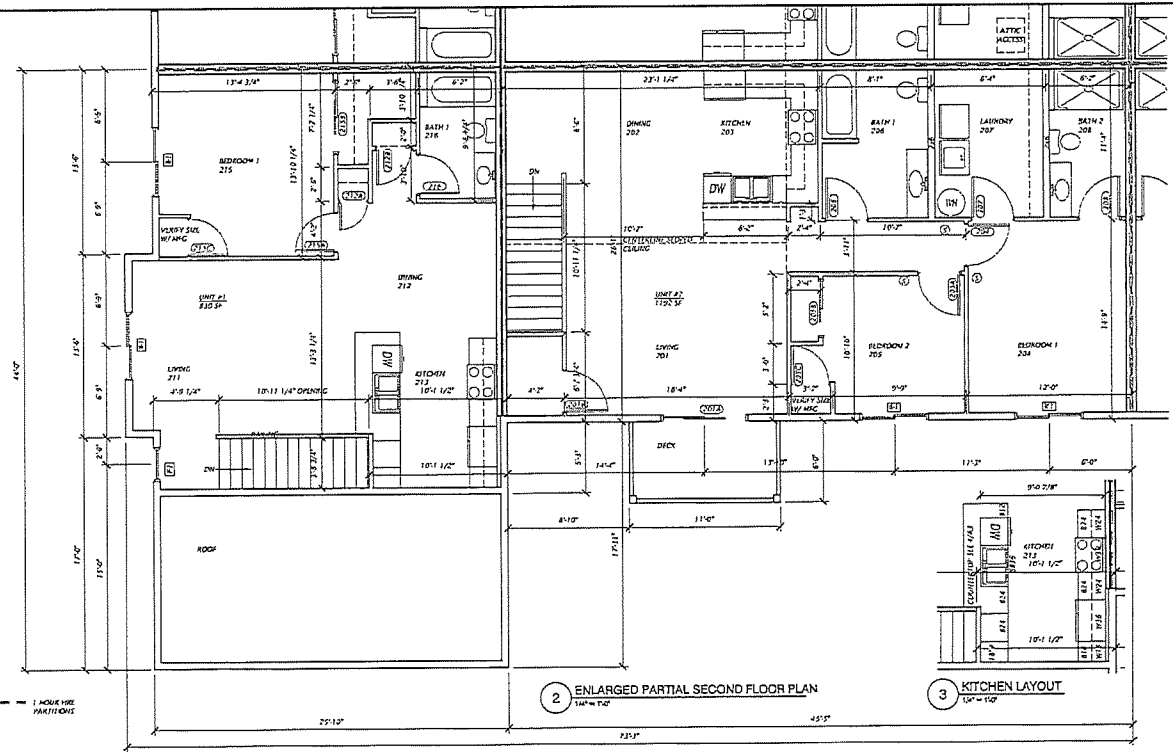
ROBERT D. JOHNSON ARCHITECT  
5201 STONEMAN COURT  
EAST CLAYTON, OHIO 44027  
714.838.8330  
RDJARCHITECT@GMAIL.COM

12-FLEX 20 BEDROOM NFPA-13R

FIRST FLOOR PLANS

7-8-19  
A2

D:\Gardner\Gardner Design\Active Projects\CT16022 March 12 14\1\DOOR SCHEDULE.rvt



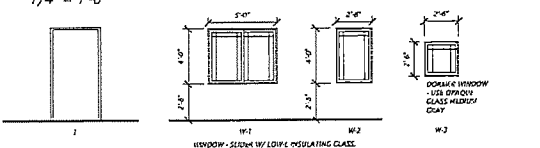
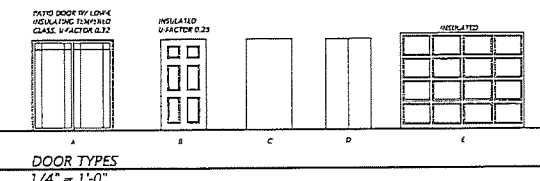
**ROBERT D. JOHNSON ARCHITECT**  
 5201 51<sup>ST</sup> AVENUE  
 EAU CLAIRE, WISCONSIN 54601  
 715.828.8330  
 RDJARCHITECT@GMAIL.COM

Reference: 1512  
 Under the provisions of the  
 Wisconsin State Board of  
 Architectural Regulation  
 and the State Board of  
 Professional Engineers  
 of Wisconsin

**12-FLEX, 20 BEDROOM NFTA-13R**  
 BUILDINGS ???  
 11.00.00 - 11.00

SECOND FLOOR PLANS  
 SCHEDULES

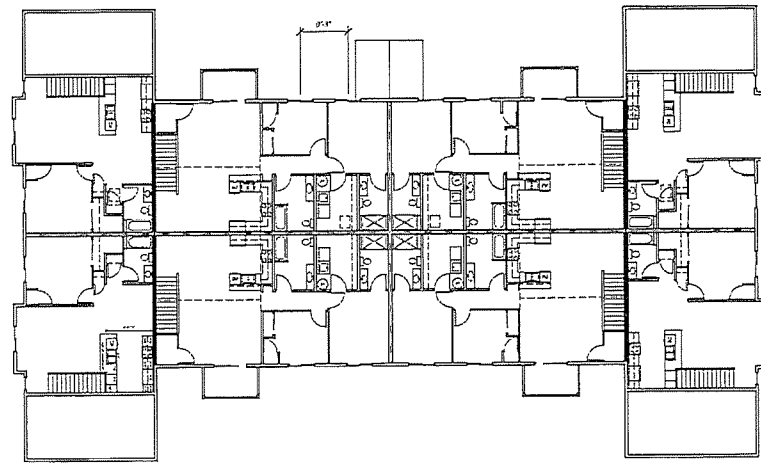
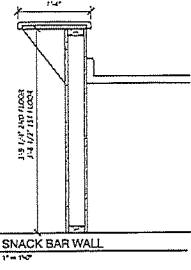
7-9-19  
**A3**



**DOOR TYPES**  
 1/4" = 1'-0"

**WINDOW TYPES**  
 1/4" = 1'-0"

WINDOW - SINGLE W/ LOW-E INSULATING GLASS U-FACTOR 0.37  
 NOTE: LATHES SHALL BE 4" ABOVE FLOOR ON LOWER LEVEL UNITS.  
 WINDOW HALL GUARDS FOR SECOND FLOOR WINDOWS.  
 UNDERLAYS GLASS AND RESINS. PROVIDE ONE EMERGENCY ACCESS IN EACH  
 SLEEPING ROOM. PROVIDE MIN 2.7 SQ FT OPENING, 20" MIN WIDTH & 24" MIN  
 HEIGHT NET OPENING AT 4" MAX TO FINISH FLOOR.  
 MIN 10.5 LB WINDOW OPENING CONTROL DEVICES SHALL BE PROVIDED ON UPPER  
 FLOOR WINDOWS IF THEY ARE LESS THAN 30" ABOVE THE FLOOR AND  
 SHALL COVER WITH ASTM F 2090 TO ALLOW MAX 4" OPENING.

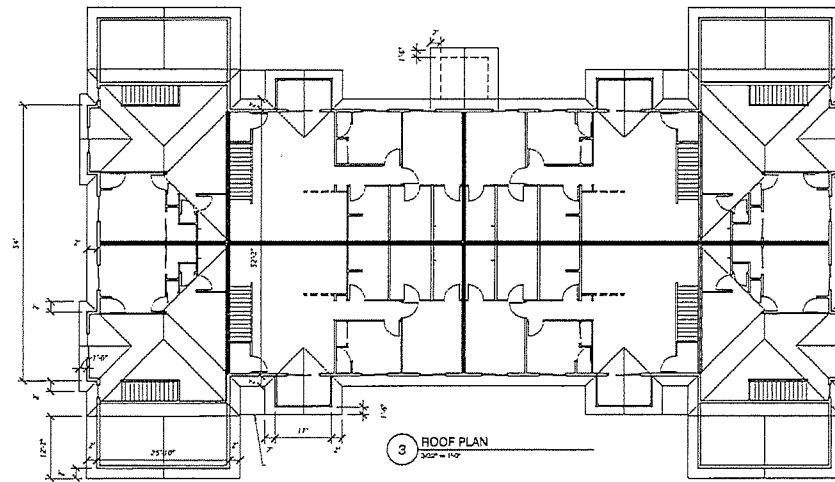


**1 OVERALL SECOND FLOOR PLAN**  
 1/4" = 1'-0"

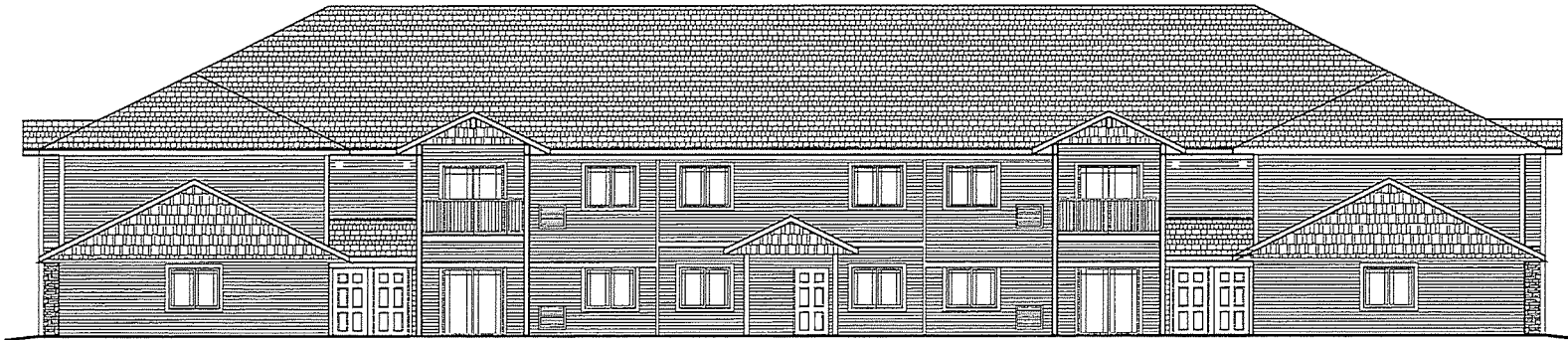
**2 ENLARGED PARTIAL SECOND FLOOR PLAN**  
 1/4" = 1'-0"

**3 KITCHEN LAYOUT**  
 1/4" = 1'-0"

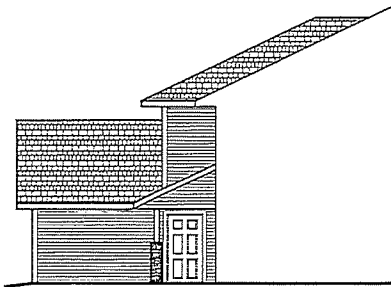
**4 SNACK BAR WALL**  
 1/4" = 1'-0"



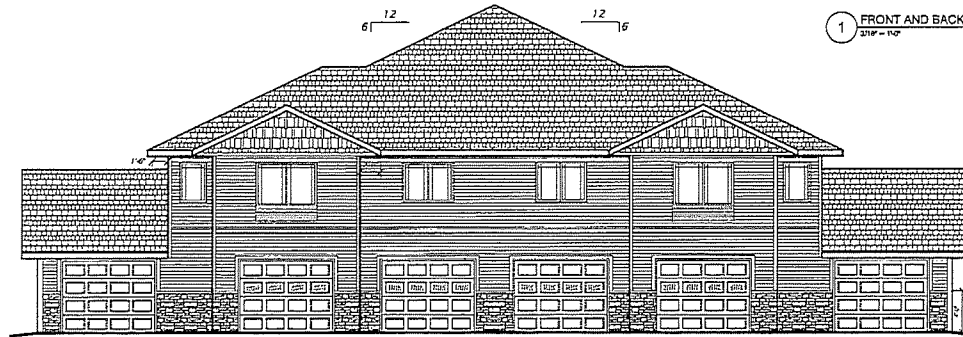
3 ROOF PLAN  
3/16" = 1'-0"



1 FRONT AND BACK ELEVATION  
3/16" = 1'-0"



3 COURTYARD ELEVATION  
3/16" = 1'-0"



2 SIDE ELEVATION  
3/16" = 1'-0"

ROBERT D. JOHNSON ARCHITECT  
2001 STONEWOOD DRIVE  
EAU CLAIRE, WISCONSIN 54703  
715.828.8330  
RDJARCHITECT@GMAIL.COM

State of Wisconsin  
Professional Service  
Registration Board  
Professional Service  
Registration Board  
Professional Service  
Registration Board

12-FLEX, 20 BEDROOM NIPA-13R  
BUILDINGS ???

TYPE 1 ROOF PLAN & ELEVATIONS

2019  
A4



