

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, February 14, 2022 at 5:30 P.M.** in the City Hall **Council Chambers**, Chippewa Falls, Wisconsin. Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

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

1. Approve the minutes of the February 7, 2022 Plan Commission Meeting. *(Attachment)*
2. Consider request from Jim Rooney for a Planned Development Conditional Use Permit for Park West II. *(Attachment)*
3. Consider request for a Plat from Jim Rooney, prepared by Real Land Surveying for Park West II in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 1 T28N, R9W, City of Chippewa Falls. Make recommendation to the Common Council. *(Attachment)*
4. Adjournment

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

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

CERTIFICATION

I hereby certify that a copy of this agenda was placed in the Chippewa Herald mail box, 1st Floor, City Hall and also posted on the City Hall Bulletin Board on Thursday, February 10, 2022 at 1:00 P.M. by Mary Bowe.

Date Filed: January 28th, 2022

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: 17 Single Family Lots, (12) Twin-Homes (24 lots), (10) 8-plex Units (80 units) and (10) 12-Plex Units (120 units), (2) Multi-Family 24 Units (48 units). Total Unit Count = 289

Size: Each Single-Family and twin-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 Each 24-unit Multi-Family will have 9,200+/- sqft livable space per floor with detached 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 and twin-home. We anticipate 2 adults and 0.5 children per Townhome and Multi-Family Unit. Total Residents = 763 of which 185 are children

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

Building plans:

Existing buildings: 7 townhome buildings currently under construction

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 and MF-3
Proposed SF-D, MF-2 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: 17 Single-Family, 12 Twin-Homes (10) 8-Unit Townhomes & (10) 12-Unit Townhomes (2) 24-Unit Multi-Family

Planting & Landscaping:

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

Timetable: Phase I began in the Spring/Summer of 2021 with the construction of a portion of the Townhomes (mixture of 8 and 12-unit buildings). The timetable for the Single-Family, Twin-Homes, and future Townhomes phases will be based on demand. It is anticipated that the single

Screening: Screening will be placed around the perimeter of the site in the west (Hwy 53).

Fences: N/A

Earth Bank: Along Hwy 53

Planting: Along Hwy 53, 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 second private drive off of CTH N (W Elm 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. The Multi-family will have surface parking with 79 stalls with 24 garage stalls for a total of 103 spots.

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 townhome development.

Rock beds: N/A

Detention pond: There will be two (3) 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
- 24 unit multi-family elevations & building footprint
- Examples of single-family homes & twin-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
jimr@rooneypropertieswi.com

Petitioner:

Sean P. Bohan, P.E.
1360 International Drive
Eau Claire, WI 54701
715-552-0330
sbohan@aec.engineering

Signature: _____

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 and revised in 2021 from 30 Single-Family lots and 200 Townhomes (230 units total) to 17 Single-Family lots, 12 Twin-Homes, and 248 Multi-Family (289 units total). Note that there will be an additional 5.13-acres added to this PD that was previously DOT right-of-way.

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, Phase 4 single-family and two-family lots, and the addition of the Park West Townhomes in 2021 (under construction). 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 twinhomes and apartments 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 addition of 5.13-acres (193.57-acres), the increase in twinhome units (24), and the addition of (2) 24-unit apartments (48 units total).

PD Density:

The total area within Parcel 6 is now 51.33 acres. The density under the current PD is 4.98 units per acre; the density under the proposed PD would be 5.63 units per acre.

	Original PD	1 st Revision PD	Current PD 2021	Proposed PD	Difference from Current PD
Total Area of Site	188.4362 ac	188.4362 ac	188.4362 ac	193.5662 ac	+5.13-acres
Total Number of Home Sites	536	529	550	609	+59 (+73 from Original PD)
Number of SF Lots	168	165	153	140	-13 (-28 from Original PD)
Number of Two-Family Buildings	51 (102 Units)	57 (114 Units)	57 (114 Units)	69 (138 Units)	+24 units (+36 from Original PD)
Number of Apartment Homes	120	120	0	48	+48 (-72 from Original PD)
Number of Bayhomes	78	62	15	15	0 (-63 from Original PD)
Number of Townhomes	68	68	268	268	0 (+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 with trails and park amenities such as tot lots and sports courts. It should also be known that the developer is also proposing a club house with Parcel 6.

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 apartments and Twinhomes inventory that is necessary while also providing for Single-family and Townhome lots in the Willow Creek neighborhood. The numbers below are all based on the Current PD.

- The total number of home sites in the Willow Creek Neighborhood will be increased by 59.
- The total number of Single-Family lots decreased by 13.
- The total number of Two-Family units increased by 24.
- The total amount of Apartment units increased by 48
- The total number of Bayhome lots remained the same.
- The total amount of Townhomes remained the same.

VICINITY MAP/LEGAL DESCRIPTION

Map

Printed 01/31/2022

Scale = 1:381'



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.



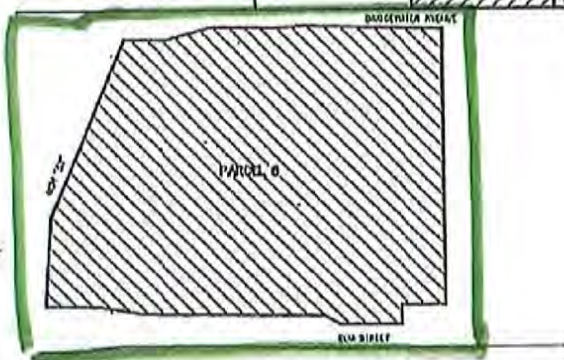
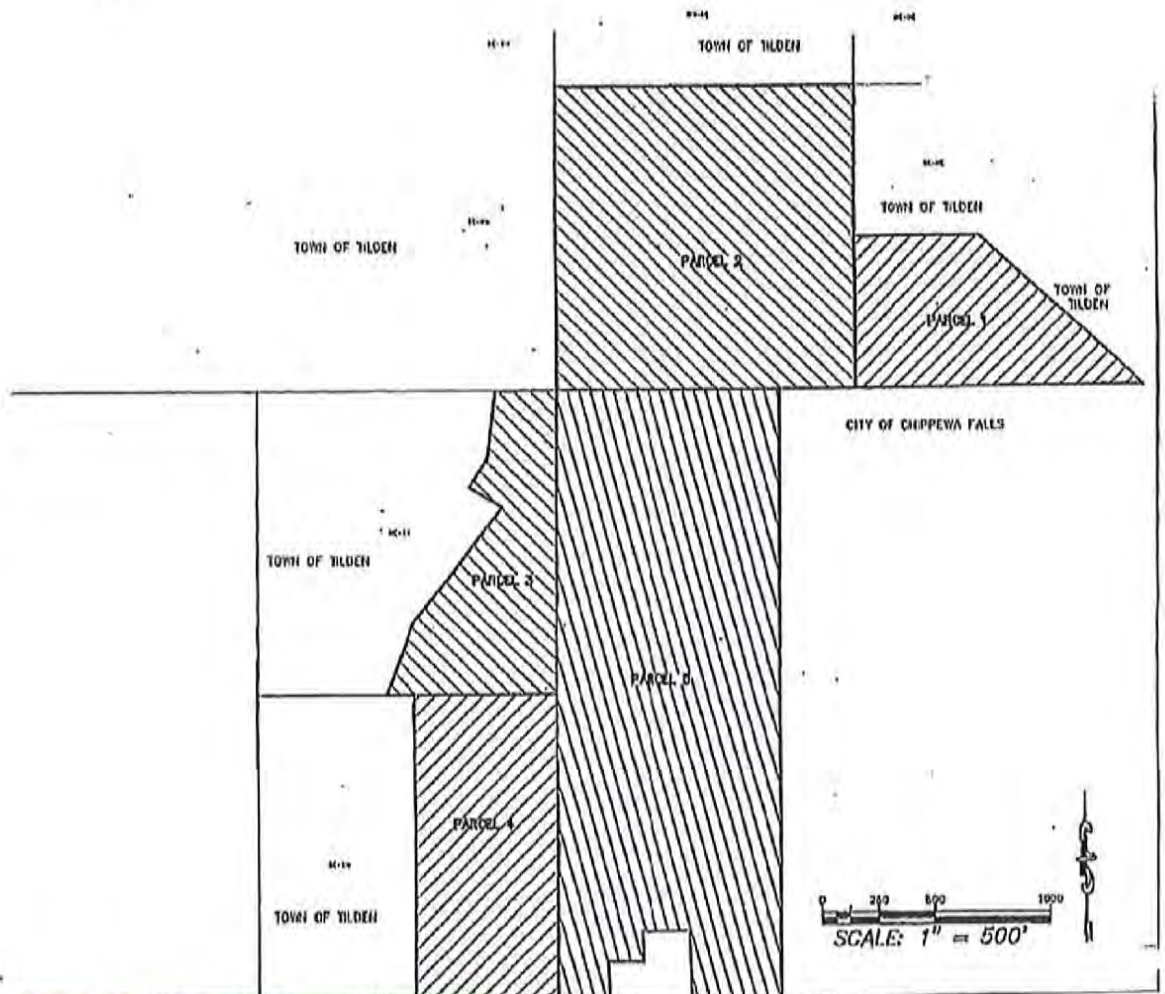
Map

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 #07-05

RECEIVED
 MAR 5 2007
 PUBLIC WORKS DIRECTOR
 CHIPPEWA FALLS, WI

Parcel 5:

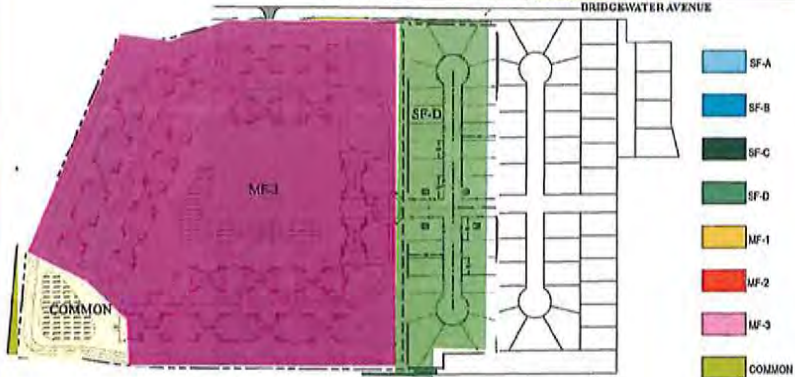
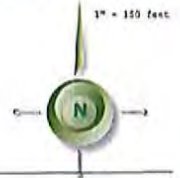
A PARCEL OF LAND IN THE NW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ AND THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$, SECTION 36, T36N, R9W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE N00°38'51"E ALONG THE NORTH-SOUTH QUARTER LINE, A DISTANCE OF 2636.80 FEET TO THE NORTHWEST CORNER OF THE SE $\frac{1}{4}$ OF SAID SECTION; THENCE N89°38'24"E ALONG THE NORTH LINE OF SAID SE $\frac{1}{4}$, 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 FEET; 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 SE $\frac{1}{4}$ A DISTANCE OF 224.84 FEET TO THE POINT OF BEGINNING.

Parcel 6:

A PARCEL OF LAND LOCATED IN THE NW $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ AND NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$; 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

Willow Creek PD Zoning Map With Park West Townhomes Revisions



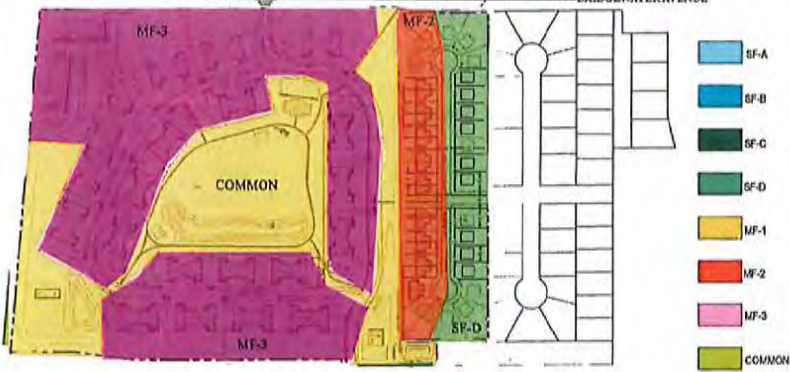
Developer: Westwood Land Company, LLC

13167 County OO
Chippewa Falls, WI 54729

Rick Harrison Site Design
Studio



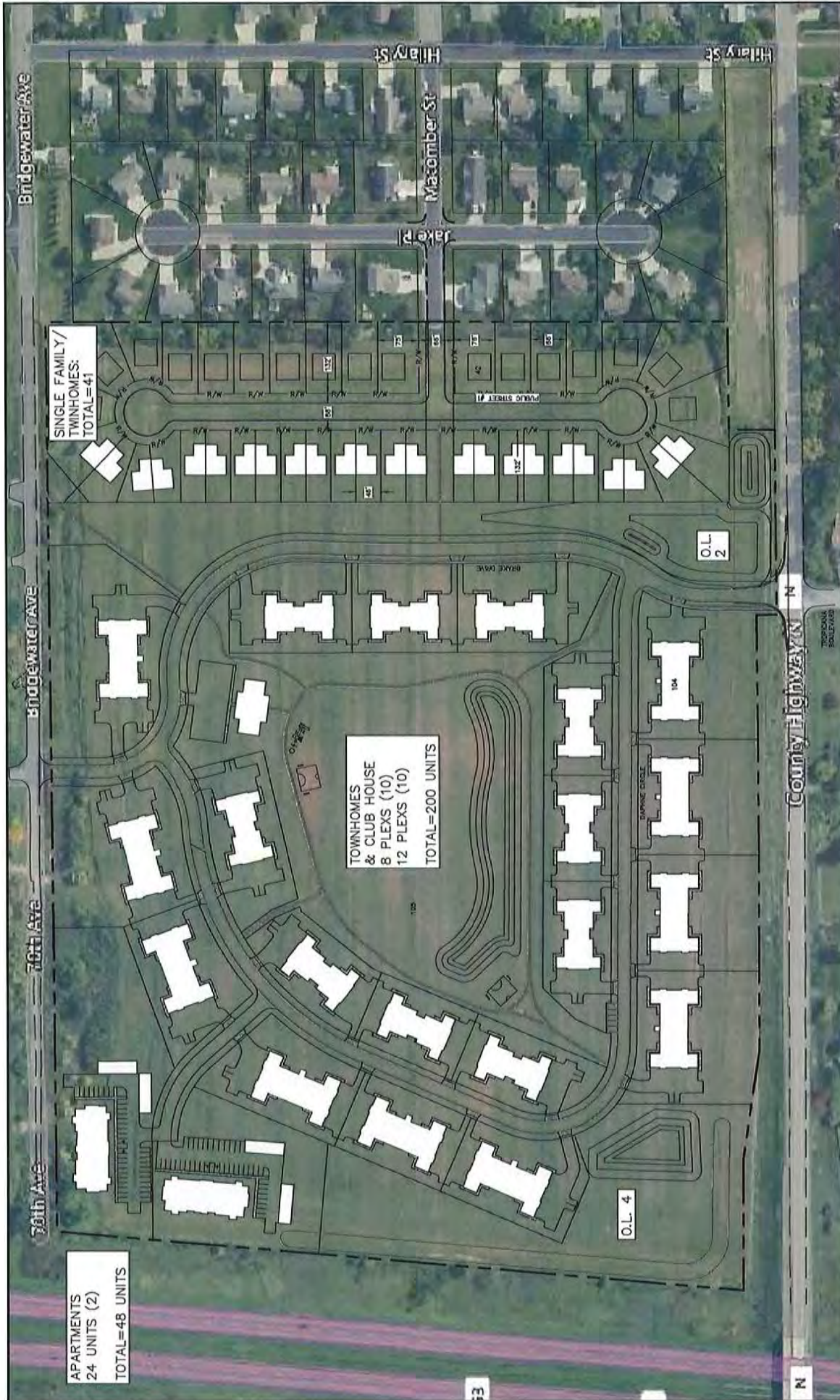
Willow Creek PD Zoning Map With Park West Townhomes Revisions



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



SITE PLAN

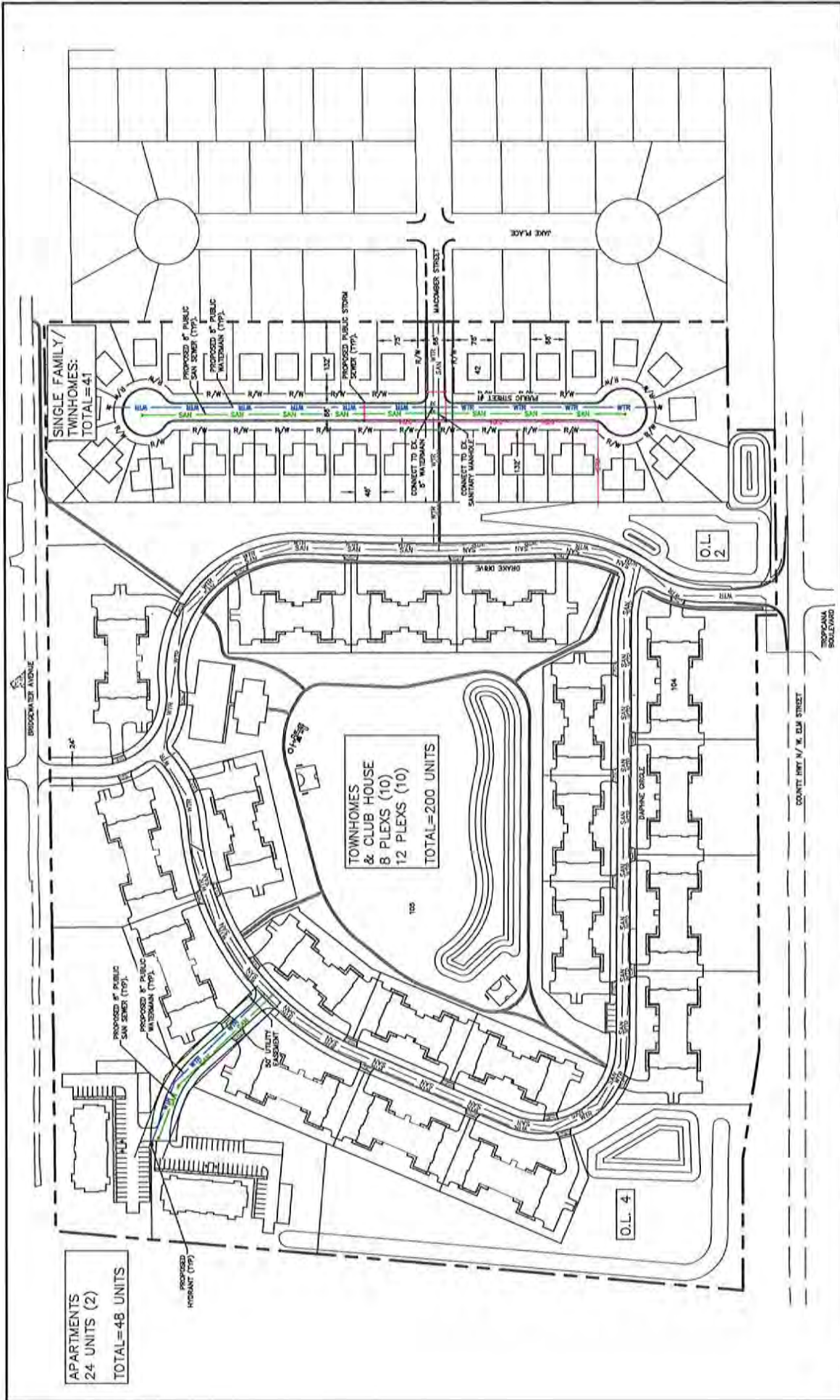


SINGLE FAMILY/
TWINHOMES:
TOTAL=41

TOWNHOMES
& CLUB HOUSE
8 PLEXES (10)
12 PLEXES (10)
TOTAL=200 UNITS

APARTMENTS
24 UNITS (2)
TOTAL=48 UNITS

NO.	DATE	REVISIONS	DRAFTED BY	DESIGNED BY	CHECKED BY	PRCL NO. 21020		ADVANCED ENGINEERING CONCEPTS 1590 ELM CLARK, W 24701 MADISON, WI 53704 PHONE: 608-833-4000 COPYRIGHT 2022, REC. LLC.	SITE PLAN	PARK WEST II ROONEY/CAM MADISON STREET CUPPERVA FALLS, WI	SNC NAME 21020 P01	DATE 01/2022	1
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APARTMENTS
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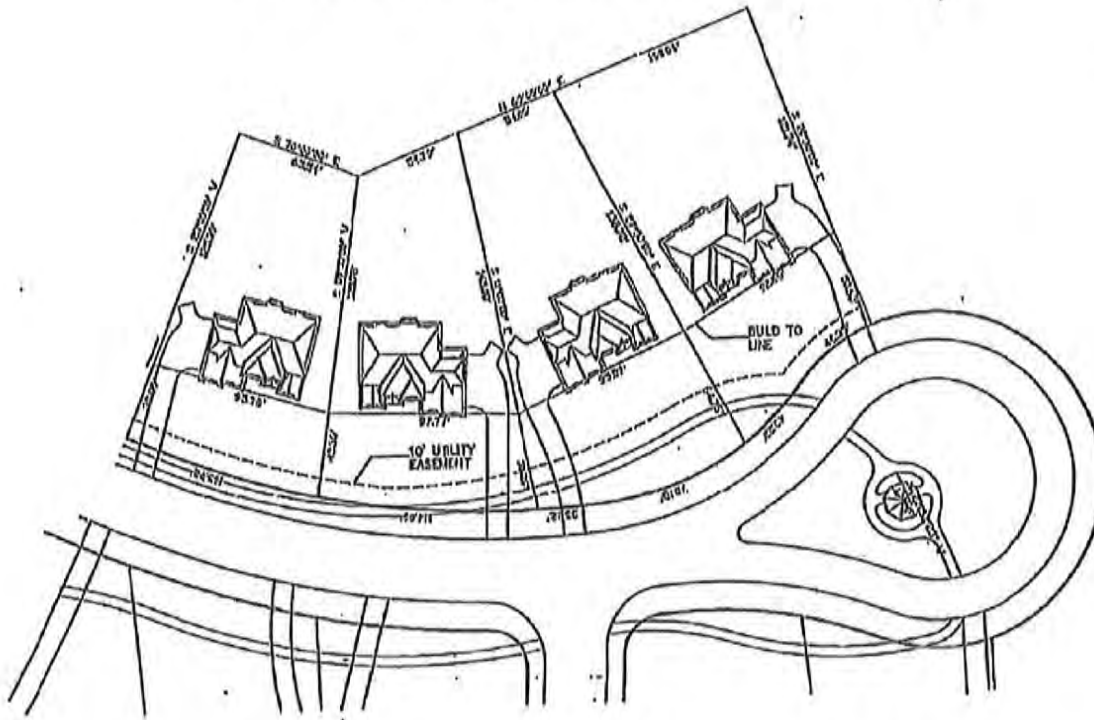
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TWINHOMES:
TOTAL=41

NO.	DATE	REVISIONS	DRAWN BY	CHECKED BY	PRJ. NO. 21000		ADVANCED ENGINEERING CONCEPTS 1350 ELM CLARK, W. CHICAGO INDIANAPOLIS, IN 46204 COPYRIGHT 2022, AEC, LLC.	SITE PLAN W/ UTILITY CONCEPT	PARK WEST II ROONEY/CHAM MARKET STREET CROPPONA FALLS, IN	SHEET NO. 1
										SHEET NAME 21000.P01

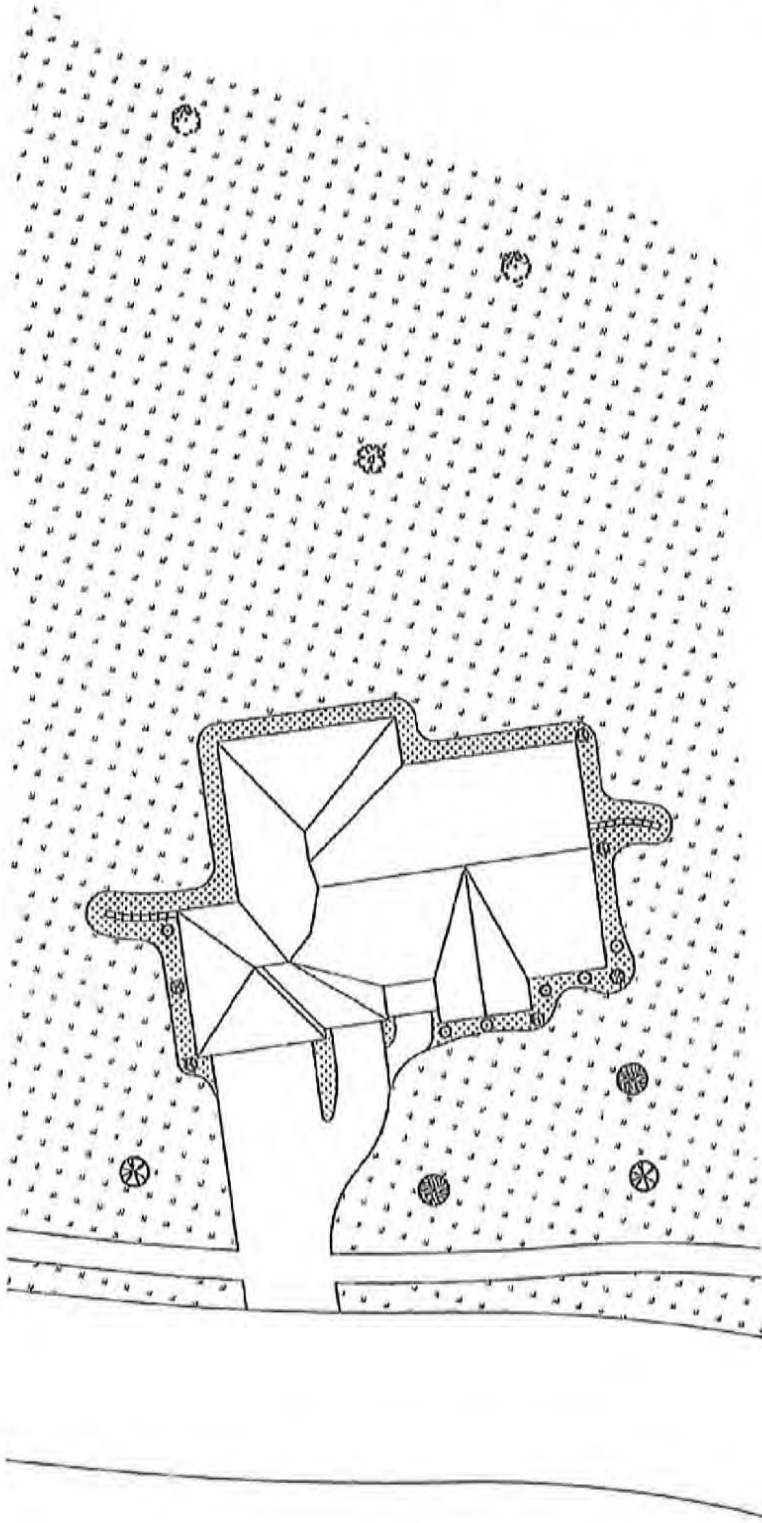
SINGLE-FAMILY












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	

