

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, FEBRUARY 7, 2022 – 6:30 PM**

The Plan Commission met in City Hall on Monday, February 7, 2022 at 6:30 P.M. Attending were Commissioners Dave Cihasky, Greg Misfeldt, Mike Tzanakis, Dan Varga, Beth Arneberg, Alderperson Jason Hiess, Secretary Rick Rubenzer, P.E., Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Commissioner Dennis Doughty and Jerry Smith were absent. Also attending were Assistant City Engineer Bill McElroy, P.E., City Planner Brad Hentschel, Inspector Paul Lasiewicz and those on the attached attendance sheet.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the January 10, 2022 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered Chippewa Falls Plan Commission Conditional Use Permit Resolution No. 2022-01. A review of Wisconsin Administrative Code Chapter 97(01)(1g) was considered. Director of Public Works Rubenzer stated that the permit had been drafted in accordance with the said Code, City Municipal Code 17(23)(8)(i) and the permit application from the Custer's. It was noted that neighbors who couldn't attend (Dave and Evie Frasch) had expressed concerns about the ambiguity of the "small group gatherings". City Inspector Lasiewicz stated that a bed and breakfast is licensed by the State of Wisconsin under the residential building code and had no concerns with the bed and breakfast. Small group gatherings of non-bed and breakfast patrons would have to be regulated as a business under the commercial building code, meaning accessible house entry, accessible bathrooms, exit signs, paved parking and a separate special use permit. Commissioner Hiess asked if "up" lighting was permitted by city code. Inspector Lasiewicz stated dark sky, non-glare, dawn lighting is required. Discussion followed that small gatherings didn't have a "number" associated with them. The bed and breakfast didn't necessarily require all patrons to stay overnight and could host a gathering for others not staying overnight but with a maximum of twenty participants. Kristina and Kevin Custer addressed the Plan Commission. Owning and operating a bed and breakfast is a twenty-year dream for the Custer's. Kris stated she has a successful cleaning business and her and her husband are longtime Chippewa Falls area residents. The Custer's wanted to maintain the historical integrity of the existing house at 522 Superior Street. Other offers at higher values had been refused. Custer's intend to offer a peaceful, tranquil experience for bed and breakfast patrons but also would like the opportunity to host small gatherings on a periodic basis that would not interfere with the bed and breakfast experience. Kris indicated she had contacted six other bed and breakfasts around the state of Wisconsin and each only had obtained a Conditional Use Permit to conduct their business. Custer's indicated that Frashes had given a positive response to Custer's addressing of their concerns.

Mayor Hoffman opened a public hearing to consider Chippewa Falls Plan Commission Conditional Use Permit Resolution No. 2022-01. Susan Gutknecht spoke on behalf of her parents, David and Patricia Gutknecht, who live at 504 Superior Street. Main concerns were maintaining the historical value and safety of the neighborhood, small gatherings are not clearly defined, increased traffic and parking in neighborhood. Nate Martell of 501 Superior Street stated he works for the City and as a real estate agent, he has known the Custer's for a long time and trusts they will do a great bed and breakfast business and this will be an enhancement for the city. He didn't want to see the home split into multi-family (allowed by the R-2 zoning) and such is happening with other houses around the

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

city with purchases by absentee owners. He didn't object to either the bed and breakfast or the small group gatherings and was in favor of approving the permit. Mayor Hoffman closed the public hearing.

Motion by Hiess, seconded by Hubbard to approve Chippewa Falls Plan Commission Conditional Use Permit Resolution No. 2022-01 allowing Kris and Kevin Custer to live in, own and operate a bed and breakfast at 522 Superior Street, Chippewa Falls, Wisconsin contingent upon striking all references to small group gatherings and changing "up" lighting to "down" (dark sky compliant) lighting in condition "d". **All present voting aye. Motion carried.**

3. Board member Trevor Bohland appeared to support the petition from the Girls and Boys Club of the Greater Chippewa Valley – Chippewa Falls Center for a conditional use permit to operate a boys and girls club in the existing building at 650 Bridgewater Avenue on parcel #22909-3644-07000000. Mr. Bohland stated the Boys and Girls Club had outgrown their existing facility on Grand Avenue and especially the kitchen. The presented site and floor plans allow for expanded programming and can be extended to teens. He outlined the "need" for the boys and girls club. He stated bus parking would occur in the back of the building, doors are electronically locked and secured with a secure "badged" entry. No overnight stay would be permitted and there wouldn't be any additional screening other than the existing vegetative screens around the lot perimeter. **Motion** by Rubenzer, seconded by Hiess to recommend the Plan Commission conduct a public hearing to consider a Conditional Use Permit allowing the Girls and Boys Club of the Greater Chippewa Valley – Chippewa Falls Center to operate a boys and girls club in the existing building at 650 Bridgewater Avenue on parcel #22909-3644-07000000. Said public hearing to be scheduled contingent on receipt of the appropriate \$300 advertising and administrative fee and proper notification of the adjacent property owners. **All present voting aye. Motion carried.**
4. Ken Heitman of U-Haul appeared to support the petition from U-Haul for a special use permit to install UBox storage units in the existing building at 303 E. Prairie View Road. He gave background for U-Hauls request. During two years of Covid, the UBox containers demand exploded. UBox allows for a customer to fill a UBox with items for storage at the customers residence. U-Haul then picks up the UBox and transports it to storage at a U-Haul facility until the customer wishes to access the items. This provides a contactless storage procedure. U-Haul is near capacity at its present facility. Director of Public Works Rubenzer noted that existing outdoor storage units were not built as proposed and approved in the 2017 conditional use permit. Heather Skelton appeared and stated that U-Haul would make the appearance of the storage containers similar to the existing U-Haul facility exterior. **Motion** by Tzanakis, seconded by Hubbard to recommend the Common Council schedule a public hearing to consider granting Amerco Real Estate Company a special use permit for U-Haul to install UBox storage units in the existing building at 303 East Prairie View Road upon receipt of the appropriate \$300 advertising and administrative fee and notification of adjacent property owners. **All present voting aye. Motion carried.**
5. The Plan Commission considered the attached Certified Survey Map on Garden Street between Park Avenue and 500' East of Park Avenue submitted by Professional Land Surveyor Dustin LaBlonde on behalf of CESA 10. Director of Public Works Rubenzer noted that the segment of the certified survey map had once been officially mapped but that it had been removed from the official map in 2010 after public hearing and
Please note, these are draft minutes and may be amended until approved by the Common Council.

determination that it was not needed for city use. He said a water main could be extended in the segment only if needed by CESA 10. Charles Schneider of CESA 10 appeared to say the certified survey map would provide room for future CESA 10 expansion if desired. **Motion** by Hubbard, seconded by Varga to recommend the Common Council approve the attached Certified Survey Map on Garden Street between Park Avenue and 500' East of Park Avenue submitted by Professional Land Surveyor Dustin LaBlonde on behalf of CESA 10 upon receipt of the proper certified survey map fees. **All present voting aye. Motion carried.**

6. The Plan Commission considered the attached Certified Survey Map of Lot 4 and the Northeast 58 feet of Lot 3, Block 37 of the Chippewa Falls Plat submitted by Vreeland Associates Land Surveyors and Engineers on behalf of George Rohmeyer. Director of Public Works Rubenzer noted that revised certified survey maps were at County Surveyor Wenz's office but would be included with the Plan Commission minutes when he received them.

Motion by Rubenzer, seconded by Hubbard to recommend the Common Council approve the attached revised Certified Survey Map of Lot 4 and the Northeast 58 feet of Lot 3, Block 37 of the Chippewa Falls Plat submitted by Vreeland Associates Land Surveyors and Engineers on behalf of George Rohmeyer upon receipt of the appropriate \$300 review fee and revision of the signature block. **All present voting aye. Motion carried.**

7. The Plan Commission considered the attached Certified Survey Map of Lot 2 and a portion of vacated alley in Block 2 of Chippewa Lumber and Boom Company's Addition submitted by Vreeland Associates Land Surveyors and Engineers on behalf of George Rohmeyer.

Motion by Rubenzer, seconded by Hubbard to recommend the Common Council approve the attached revised Certified Survey Map of Lot 2 and a portion of vacated alley in Block 2 of Chippewa Lumber and Boom Company's Addition submitted by Vreeland Associates Land Surveyors and Engineers on behalf of George Rohmeyer. upon receipt of the appropriate \$300 review fee and revision of the signature block. **All present voting aye. Motion carried.**

8. **Motion** by Hubbard, seconded by Cihasky to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:50 P.M.


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

PLAN COMMISSION ATTENDANCE SHEET

DATE: February 07, 2022

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Heather Sutton	U-Haul		815-355-0225	
Ken Hissman	U-Haul		420-396-1719	
JEFF SONES	U-Haul		224-402-0042	
Susan Fithreick	David Fishco Fithreick	504 Superior Street	715-828-1065	
Mason Borthman	Boys + Girls Cars		715-577-1949	
Ash Kaiser	Boys + Girls Club		715-577-8295	AKaiser@ cylubs.org
Maura Hogan	Boys + Girls Club		715-894-7436	muhogan@cylubs.org
Kris Custer	Self	1215 Mansfield St.	715-720-0878	KKcuster@ hotmail.com
Kevin Custer	Self	"	"	"
Harlie Schmeider	Cesa 10		715-308-1401	charlie@cesa10.com
Nate Martell	Self	501 Superior St C/F	715-271-6989	custoisman233@hotmail.com

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JANUARY 10, 2022 – 6:30 PM**


The Plan Commission met in City Hall on Monday, January 10, 2022 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Jason Hiess, Secretary Rick Rubenzer, Vice Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dennis Doughty and Mike Tzanakis. Also attending were City Inspector Paul Lasiewicz and Kevin and Kristina Custer.

1. **Motion** by Hubbard, seconded by Hiess to approve the minutes of the December 13, 2021 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered the attached Special Use Permit petition from U-Haul to use the property at 303 E. Prairie View Road for warehousing. Director of Public Works Rubenzer updated the Plan Commission that City Planner Hentschel and he had met with U-Haul the previous week to discuss the petition. He stated that not enough details had been provided and the request wasn't specific enough. U-Haul did not own the property for which the petition was made. There was an existing Conditional Use Permit for the parcel that needed updating and different U-Haul representatives had stated different things to both Planner Hentschel and Inspector Lasiewicz. Director of Public Works Rubenzer stated that conditions previously approved for the U-Haul property in the existing Conditional Use Permit had not been followed through on by U-Haul. Therefore, U-Haul wished to withdraw the Special Use Permit application at this time until further detail could be provided.
No action was taken.

3. Kevin & Kristina Custer appeared to support their petition for a Conditional Use Permit to own and operate a bed and breakfast and to host small gatherings at 522 Superior Street. Director of Public Works Rubenzer pointed out the conditions set forth in the attached Wisconsin Administrative Code Chapter 97.01 Definitions and enforced by the Department of Agriculture, Trade and Consumer Protection. Kristina Custer stated that it was a twenty year dream of hers to own and operate a bed and breakfast. She stated the health inspector had inspected 522 Superior Street with her. She also stated that she wished to rent out main floor space for small business meetings, bridal showers and rehearsal dinners. She stated that the twelve onsite parking spaces were more than adequate for the bed and breakfast and most small group gatherings. She continued that some on street parking would occur from time to time but no overnight parking would occur on the street. Kristina continued that the bed and breakfast at 522 Superior street would be good for tourism and the city. Commissioner Hiess asked about paving and number of driveways and Inspector Lasiewicz stated that there was no code requirement for paving driveways or regulating the number of driveways. It was pointed out that a bed and breakfast is responsible to pay city room tax.
Motion by Cihasky, seconded by Smith that the Plan Commission conduct a public hearing to consider a Conditional Use Permit for Kevin and Kristina Custer to live at, own and operate a bed and breakfast and host small gatherings at 522 Superior Street. Said public hearing to be scheduled upon receipt of the \$300 advertising and administrative fee, proper notification of adjacent property owner and advertising in the Chippewa Herald. **All present voting aye. Motion carried.**

4. **Motion** by Hubbard, seconded by Misfeldt to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:00 P.M.


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

**CHIPPEWA FALLS PLAN COMMISSION CONDITIONAL USE PERMIT
RESOLUTION NO. 2022-01 ALLOWING KEVIN AND KRISTINA
CUSTER TO LIVE IN, OWN AND OPERATE A BED AND BREAKFAST
AT 522 SUPERIOR STREET, CHIPPEWA FALLS, WISCONSIN**

WHEREAS, at its January 10, 2022 meeting, the Chippewa Falls Plan Commission considered a petition from Kevin and Kristina Custer to live in, own and operate a bed and breakfast in the existing building on parcel 22808-0631-60571201, Carson's Addition, Lots 1, 2 and NE 22' of Lot 3, Block 12 and located at 522 Superior Street; and

WHEREAS, the said 522 Superior Street parcel is presently zoned R-2 Two Family Residential District; and

WHEREAS, a bed and breakfast is listed as a conditional use in Chippewa Falls Municipal Code 17 Zoning, (23) R-2 Two Family Residential District, (8) Conditional Uses, (i) boarding and lodging houses; and

WHEREAS, The Plan Commission evaluated the request in accordance with Wisconsin Administrative Code Chapter 97 Food, Lodging and Recreation (01) Definitions (1g) Bed and Breakfast establishment means any place of lodging that satisfies all of the following:

- a) Provides 8 or fewer rooms for rent to no more than a total of 20 tourists or transients.
- b) Provides no meals other than breakfast and provides the breakfast only to renters of the place.
- c) Is the owners personal residence.
- d) Is occupied by the owner at the time of rental.
- e) Was originally built and occupied as a single-family residence or prior to use as a place of lodging, was converted to use and occupy as a single-family residence; and

WHEREAS, on February 7, 2022, the Plan Commission conducted a public hearing to consider Plan Commission Conditional Use Permit Resolution No. 2022-01 after publication and mailing of all required notices and then heard all concerns and comments.

NOW, THEREFORE BE IT RESOLVED, that the Plan Commission of the City of Chippewa Falls, Wisconsin finds;

1. That the approval of Plan Commission Conditional Use Permit Resolution No. 2022-01 would not be detrimental to the existing surrounding R-2 Two Family Residential neighborhood.
2. A bed and breakfast at 522 Superior Street would be beneficial to Chippewa Falls tourism.

NOW, THEREFORE BE IT FURTHER RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN;

1. That conclusions based on the previous two findings of fact and pursuant to Chippewa Fall Municipal Code 17.23(8)(i) Plan Commission Conditional Use Permit Resolution No. 2022-01 is hereby approved contingent on the following conditions:

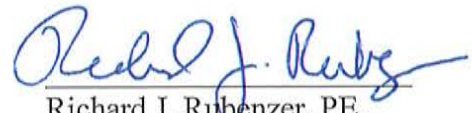
- a. A maximum of eight bedrooms shall be permitted for rent in the Bed and Breakfast operation.
- b. A maximum of twenty guests shall be permitted for the Bed and Breakfast operation.
- c. The existing building at which the Bed and Breakfast establishment is operated shall be owner-occupied.
- d. One 4'x6' sign is permitted which shall not exceed 24 s.f. with Dark Sky compliant lights and located as shown on the attached site plan.
- e. One 6' high wooden fence is permitted as shown on the attached site plan.
- f. No overnight on-street parking will be permitted as part of the bed and breakfast or small gathering operation.
- g. The owner of the bed and breakfast will be responsible for city room taxes.
- h. The four existing security lights are permitted.
- i. The twelve off-street parking spaces will be maintained.
- j. This permit shall be contingent upon the occupant/operator obtaining the proper licenses required by the Wisconsin Administrative Code.
- k. Except as specifically provided herein, all regulations of the City of Chippewa Falls Zoning Code shall apply.
- l. That this permit shall become null and void by non-compliance with this permit or related Codes or by application to the Board of Appeals for any code variance at these premises.
- m. That all changes or modifications to this permit shall be by the Plan Commission only after review and recommendation by the Plan Commission and after public notice and hearing as required for a Conditional Use Permit.
- n. Permit becomes null and void if the house is no longer used as a bed and breakfast.

2. That this Conditional Use Permit Resolution shall take effect from and after its passage and publication.

MOTION: Hicss

SECONDED: Hubbard

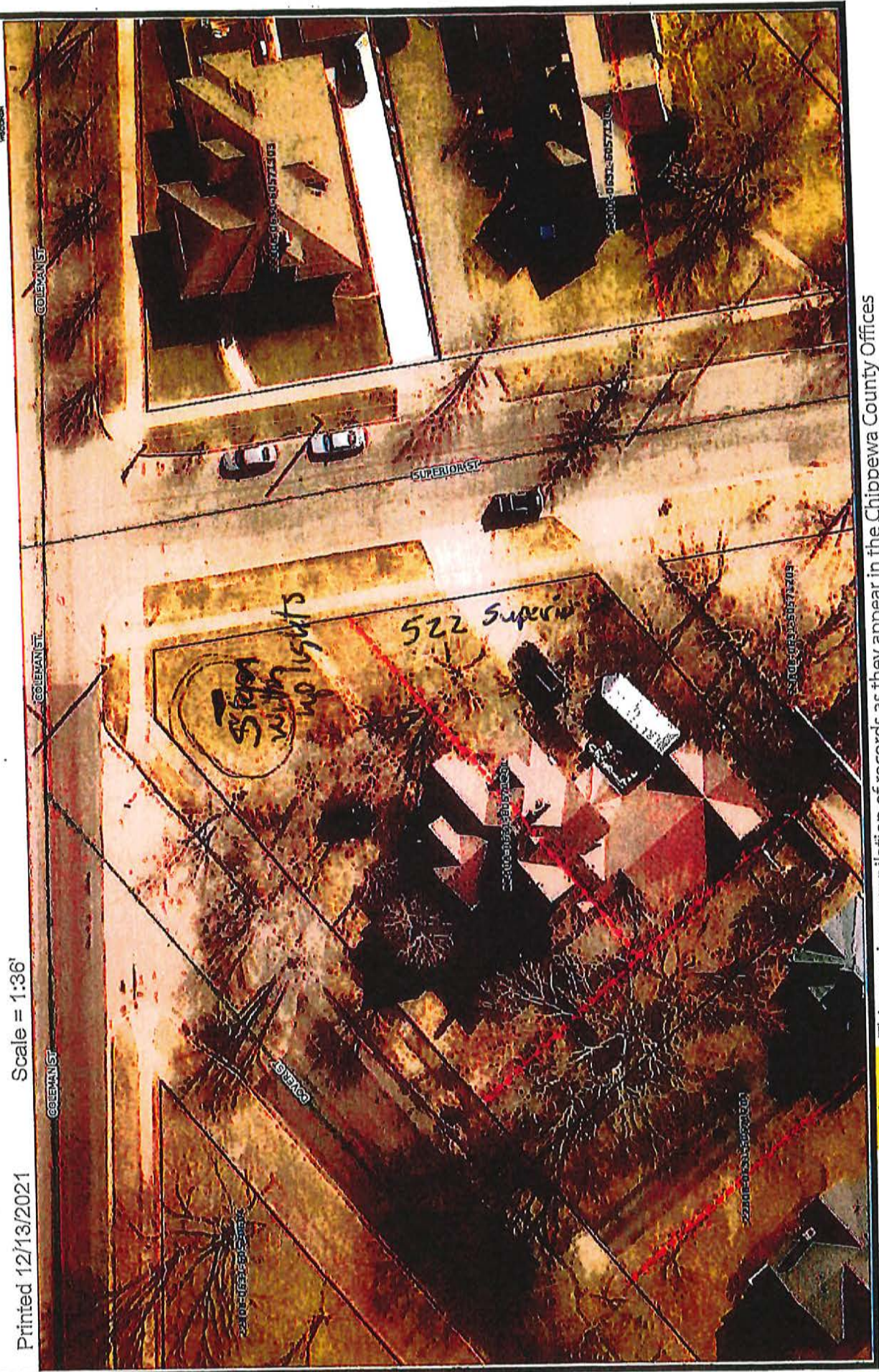
I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on February 7, 2022, by a vote of 9 ayes, 0 nays and 0 abstentions.


Richard J. Rubenzer, PE,
Secretary
Plan Commission

522 Superior St.

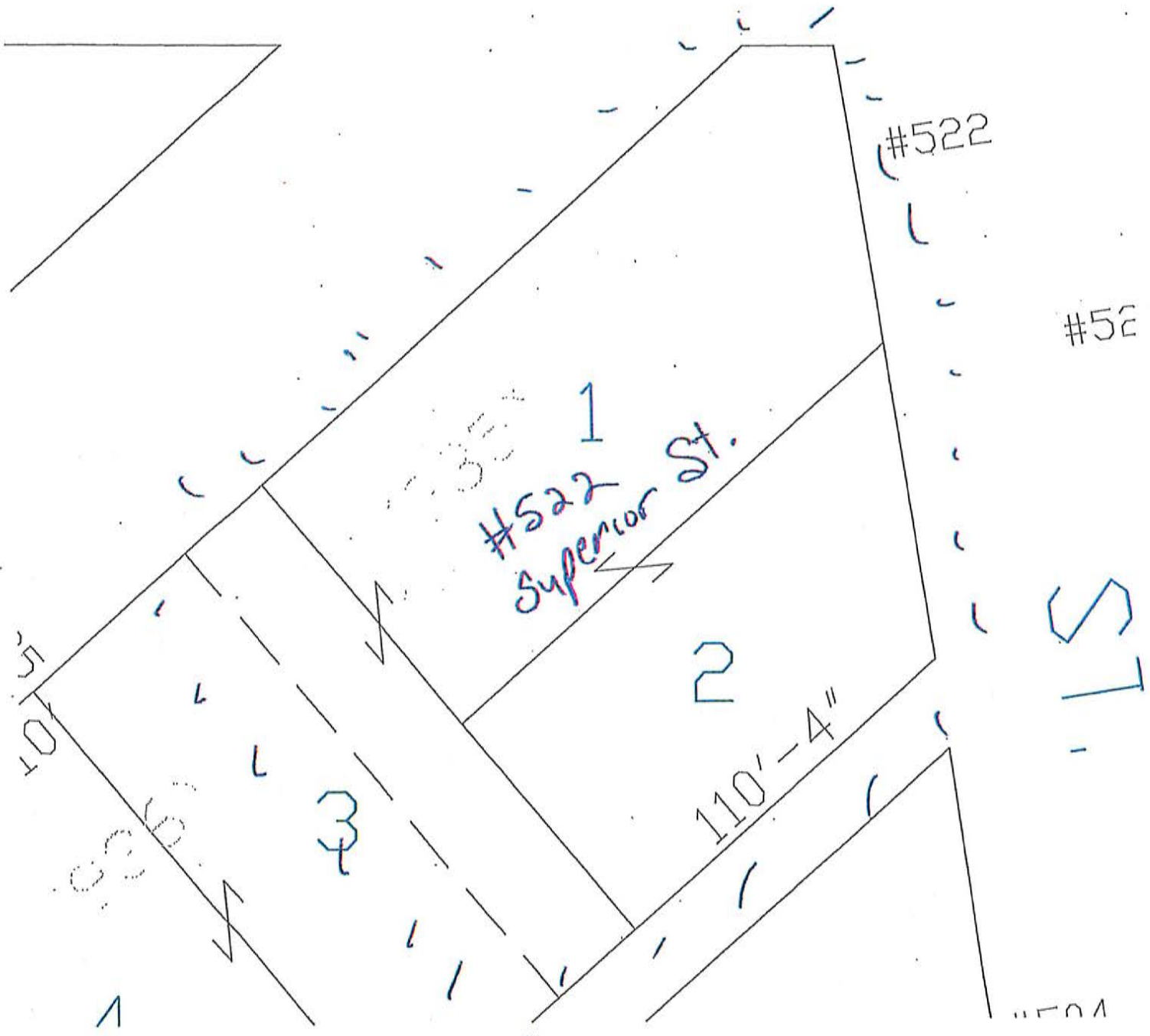
Printed 12/13/2021

Scale = 1:36'

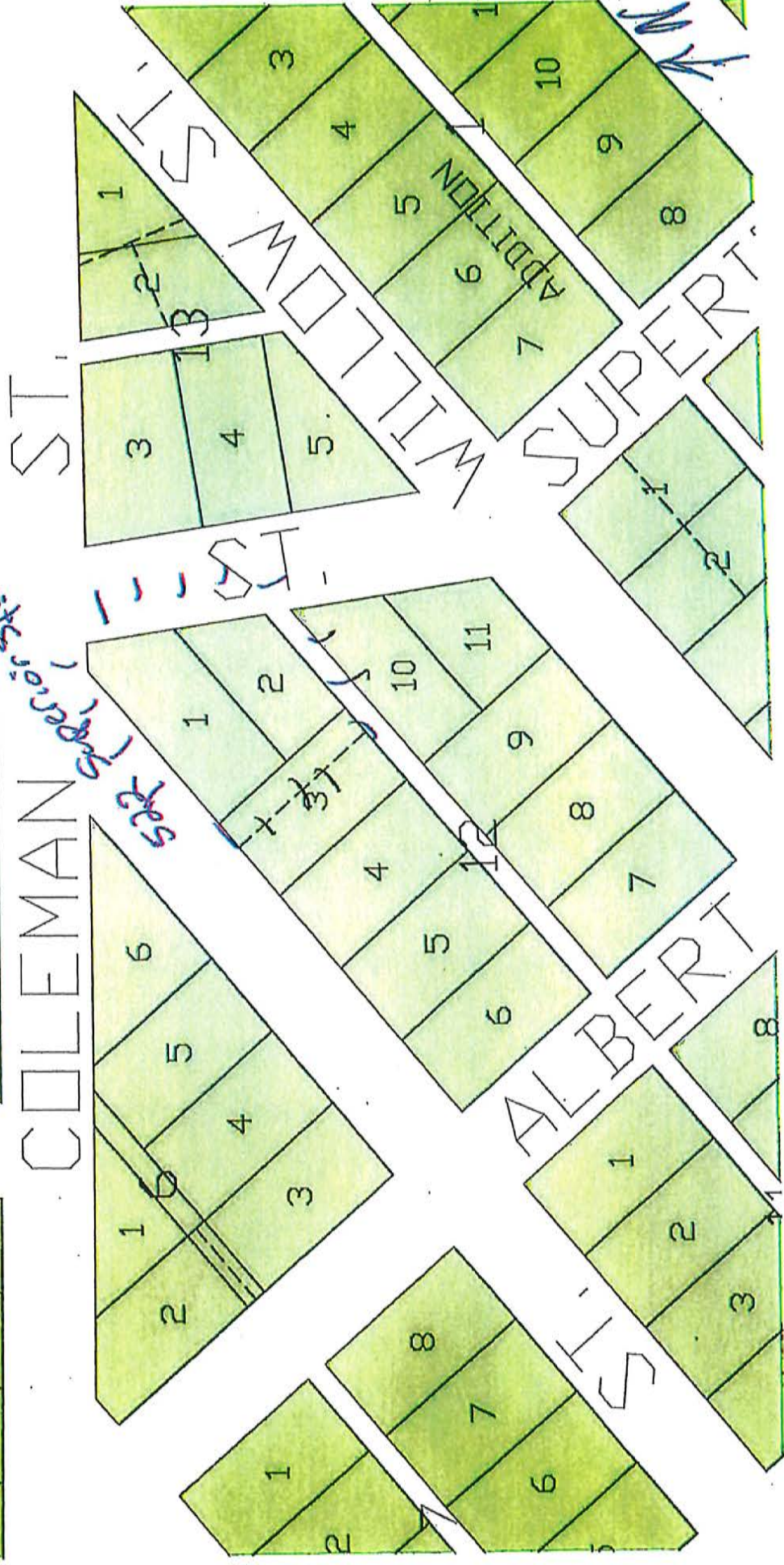
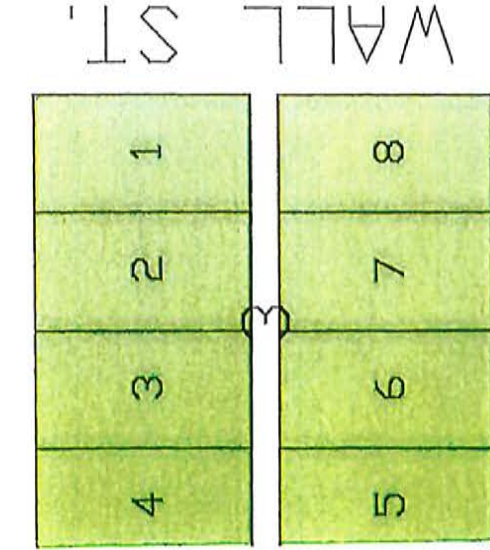
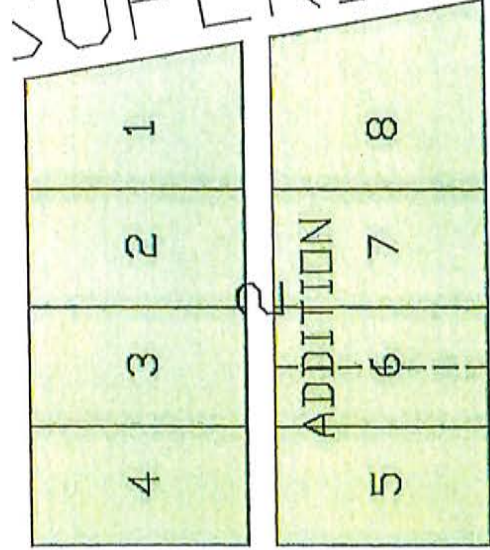
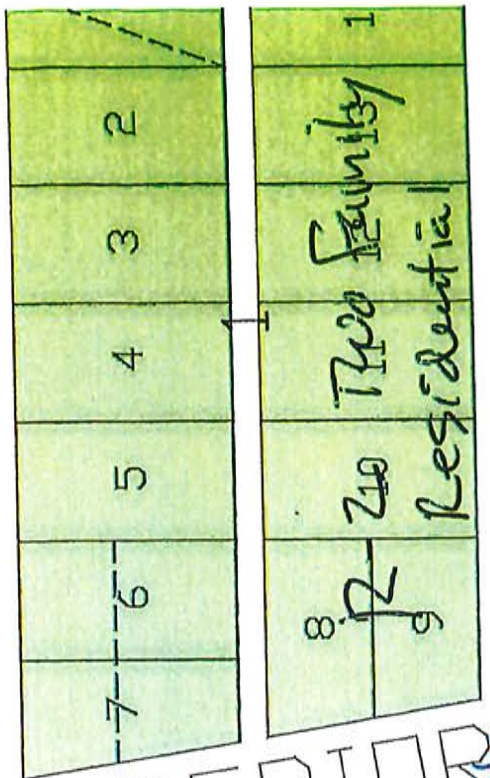


Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

Scale 1" = 30'



Scale 1" = 100'



WILSON ST

COLEMAN ST

SUPERIOR ST

WILSON ST

WILLIAM ST

ALBERT ST



Map

Printed 12/06/2021

Scale = 1:49'



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



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



(http://www.gcssoftware.com)

Chippewa County, WI Web Portal

Tax Year	Prop Type	Parcel Number	Municipality	Property Address	Billing Address
2021	Real Estate	22808-0631-60571201	211 - CITY OF CHIPPEWA FALLS	522 SUPERIOR ST	MATTHEW R & KAYLA L MEIER 522 SUPERIOR ST CHIPPEWA FALLS WI 54729
Tax Year Legend: = owes prior year taxes = not assessed = not taxed Delinquent Current					

Property Summary

Parcel #:	22808-0631-60571201
Alt. Parcel #:	211-0935
Parcel Status:	Current Description
Creation Date:	
Historical Date:	
Acres:	0.000 .73

Property Addresses

Primary	Address
<input checked="" type="checkbox"/>	522 SUPERIOR ST CHIPPEWA FALLS 54729

Owners

Name	Status	Ownership Type	Interest
MEIER, MATTHEW R & KAYLA L	CURRENT OWNER		
BARKLEY, WILLIAM J & SHARON M	FORMER OWNER		

Parent Parcels

No Parent Parcels were found

Child Parcels

No Child Parcels were found

Abbreviated Legal Description

(See recorded documents for a complete legal description)

CARSON'S ADDITION LOTS 1 2 & NE 22' OF LOT 3 BLK 12

Public Land Survey - Property Descriptions

Primary	Section	Town	Range	Qtr 40	Qtr 160	Gov Lot	Block/Condo Bldg	Type	#	Plat
<input checked="" type="checkbox"/>	06	28 N	08 W					LOT	1	CARSON'S ADDITION



DRAWING FUTURE DRIVEWAY & FENCE
W/ LIGHT POSTS AT EACH END.

Scale = 1:24'

Printed 12/06/2021



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

Dear Dave and Evie,

We (the prospective owners of 522 Superior St.) received an email regarding your concerns for the conditional use permit for the property. We would like to tell you a little about ourselves and address your questions as well.

Our names are Kris and Kevin Custer. We are Chippewa Falls natives and currently live on the West Hill near the middle school. We are respected people in the community and are known for our good food, hospitality, and integrity. Kris was a chef at Lucy's deli for many years and currently owns and operates Custer Home Services cleaning. Kevin is an engineer at Advanced Laser. We have 3 grown children. We have had a dream to own a bed and breakfast for about 20 years, and now that our children are grown, we have a chance to make this a reality. We would also like you to know that we are friends of the family of the current owners of 522 Superior St. They love the home and wanted to be assured that it would be well cared for by its new owners.

Our main goal with this property is to preserve the historic value of the home and the historic ambiance of the neighborhood, while sharing it with travelers and families in the community. We do not ever want this beautiful, historic home to be turned into a duplex or multi-family home, which it is currently zoned for. We have worked with the Chippewa Falls City engineering department to draft a conditional use permit for the home and have followed all of the legal avenues toward obtaining the permit.

Our bed and breakfast will have 3-4 bedrooms for rent and there will be on-site parking for each guest overnight. We believe it's important to be a connection for our guests to our wonderful city, to share special places to visit and support our local businesses, the local arts, and local events. In addition, we would like you to know that we intend to create a tranquil, peaceful environment for our guests and also the neighbors around the home. After all, this will be our own personal home as well.

We read in your email that one of your concerns was parking. At the initial city council meeting we addressed some of these concerns and discussed those details. When we were filling out the permit, we were asked to list the maximum number of cars that could potentially park on the property, which was around 12. We don't intend to have that many cars parked on our property in general. However, we would like to have the opportunity to share the main level parlors and dining room with the community by offering space to host an occasional baby shower, bridal shower, small business meeting, etc. The back yard of our home will mainly be preserved for our own personal space. Guests who are staying with us may be able to sit on our private patio out back at times. Your other concern was what is considered a "small gathering." At this time, there isn't an exact number because we will be applying for a state license to own and operate the bed and breakfast, and will be following the legal guidelines set by the state and fire inspection as to how many guests are allowed in our main floor space. We also intend to monitor the size and nature of any gatherings in order to preserve the historical value of the home. Any small gatherings would be scheduled as to not affect our overnight B&B guests, who will be our main focus. Any overnight parking at or around the property will normally be reserved for our own family or our few guests staying at the B&B.

We did make a point to go around to the neighbors we could and introduce ourselves and answer any questions or concerns they had. If you have any other questions, please feel free to contact us. We look forward to meeting you when you return home, and you or your family would always be welcome.

Sincerely,

Kevin and Kristina Custer

Date Filed: 2-1-2022

Fee Paid: 25.⁰⁰ Date: 2-1-2022 TR#: 65161

Fee Paid: 300.⁰⁰ Date: 2-1-2022 TR#: 65161

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: 650 Bridgewater Avenue, Chippewa Falls, WI

Lot#: N/A Block#: N/A Subdivision: N/A Parcel#: 22909-3644-07000000

Legal Description:

A parcel of land located in the Southeast Quarter of the Southeast Quarter of Section 36, Township 29 North, Range 9 West, more particularly described as follows:

Beginning at a point on the North line of Bridgewater Avenue, 33 feet North and 363 feet West of the Southeast corner of said Section 36; thence West 627 feet along the North line of Bridgewater Avenue; thence North parallel with the West line of Wheaton Street, 330 feet; thence East along the North line of Squire Street extended West to a point 363 feet West of the East line of said Section 36; thence South 330 feet to the point of beginning.

Except lands conveyed in Vol. 226 Records, page 536, Vol. 429 Records, page 141 and Vol. 511 Records, page 543.

Zoning classification of property: R-1A – Single Family

Purpose for which this Permit is being requested: The Boys & Girls Clubs of the Greater Chippewa Valley-Chippewa Falls Center is committed to provide high quality youth development programming, experiences, and opportunities that are accessible to all kids. The Club's mission is to inspire youth that needs us most to reach their full potential as productive, caring, and responsible citizens. We accomplish mission by providing a variety of programs in five core areas: sports & recreation, education, the arts, health & wellness and workforce readiness. Our vision is to provide a world-class Club Experience that assures success is within reach of every young person who enters our doors, all members on track to graduate from high school with a plan for the future, demonstrating good character and citizenship, and living a healthy lifestyle. The Clubs are also committed to inclusion by promoting safe, positive, and inclusive environments for all, so that every Club kid, family, volunteer and staff member feels appreciated, valued, understood, and appreciated for who they are.

The Mason Center currently is a nearly 9,000 square foot facility that sits on two-acre parcel with green space, ample parking, and an ample area to construct a proposed 6,600 square foot building addition. The layout of the Masonic Center allows for much more efficient and secure operations that we currently have in our facility at 21 E. Grand Avenue. When complete, the new facility has the capacity to serve up to 200 Club kids, more than tripling the capacity of the current space. The proposed plan includes secured entrances, six large program spaces, a sports and recreation gym, an industrial kitchen with kid cooking labs, and three sets of bathrooms that accommodate Club kids apart from adult staff and volunteers. The largest program space will house the Teen Club with features tailored to attract and serve Club kids grades six and older.

The Club also provides daily snack and dinner during the school year along with breakfast, lunch and two snacks during the summer months and on school breaks.

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

See attached Exhibit "A".

North—R-1A—Single Family

South—R-2—Two Family; R-1B—Single Family

East—R-1A—Single Family; R-1B—Single Family

West—R-1A—Single Family; R-1C—Single Family; and R-3A—Multi-Family

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: The new site for the Club will adequately meet the growing community needs of our youth over the next ten years. It is centrally located near McDonell High School, Chippewa Falls High School, Chippewa Falls Middle School, and Hillcrest Elementary School.

Operational plans of the proposed use:

Hours of Operation: Summer (7:30 a.m. – 6:00 p.m.) and School Year (3:00 p.m. – 7:00 p.m.)

Days of Operation: Monday thru Friday

Number of Employees: 23 4
Part-time Full-time

Capacity:

Number of Units: 1 Building

Size: An existing 9,000 square foot building plus a proposed 6,600 square foot addition

Number of Residents/Children: 200 at maximum capacity per Boys & Girls Club of America guidelines

Ages: Club will serve youth ages 8-18

Other: N/A

Building plans:

Existing buildings: Existing 57' x 80' building

Proposed buildings: N/A

Use of part of building: Renovate existing building to accommodate programing.

Proposed additions: Expansion of 60' x 110' to include 2 program spaces, 2-bathrooms, and recreational center.

Future additions: Potential to add playground area in green space along with chain link fencing for security purposes and child safety

Change in use: The property currently has a Conditional Use Permit per City of Chippewa Falls Code of Ordinances—17.20 R-1A Single-Family Residence District (8) Conditional Uses (c). Private lodges and clubs. The property is currently utilized as a masonic lodge.

Outside appearance: Exterior material for expansion has not been finalized but will be similar appeal and finishes as current structure.

Number of buildings: 1

Planting & Landscaping:

Type: Existing landscaping includes mature trees at perimeter (lot lines). Existing shrubs & plantings will be replaced if damaged during renovation and additional plantings around expansion to be completed.

Timetable: A tentative construction schedule has not been set as subject to capital campaign in which to raise the necessary funding; however upon completion of construction, plantings will be completed unless Mother Nature impedes.

Screening:

Type: Existing tree plantings

Fences: N/A

Type: N/A

Height: N/A

Location: N/A

Earth Bank:

Planting: N/A

Maintenance: N/A

Other: N/A

Lights:

Number of lights: 4 high pressure sodium (HPS) in the upper parking lot existing. Intent to relocate and upgrade lighting upon review and approval of civil plans

Location: 3 HPS on the north end of the upper parking lot and 1 on the south end of the upper parking lot near entry doors.

Hours: Dusk to dawn

Type: High pressure sodium ≈250 watts

Signs:

Type: Replace existing Masonic Lodge sign with monument sign not to exceed 5'H x 10'W

Lighted: Install landscaping ambient lighting

Size: 5'H x 10'W

Location: Replace existing sign and re-install. Current location is 33' off property line—see topo

Setbacks: 33' off property line.

Drives:

Number of: 1 (one)

Location: SW corner of property allowing access to Bridgewater Avenue

Width: ≈ 20 feet

Parking:

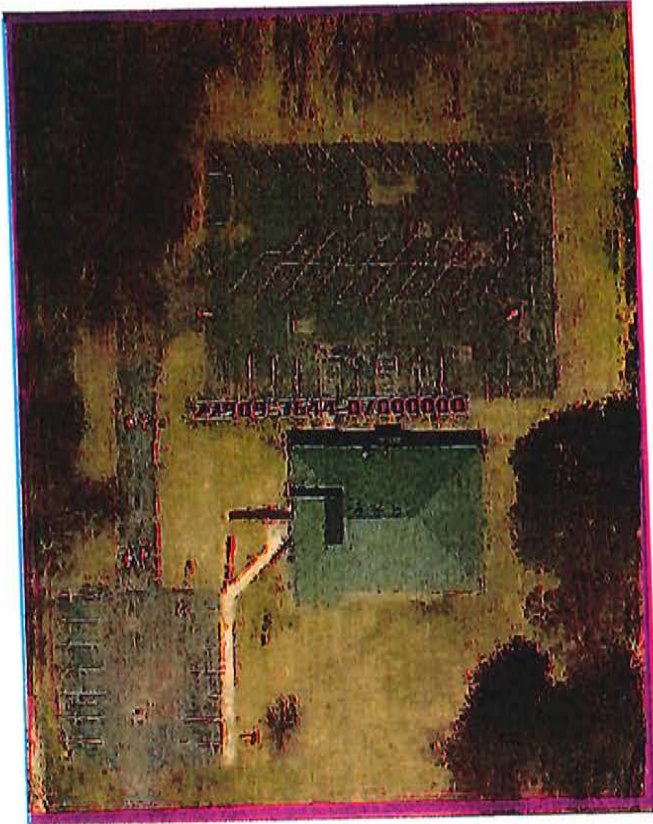
Number of stalls: Currently there is a total of 56 parking stalls. With the proposed 6,600 SF expansion, approximately 30 of the parking stalls in the upper parking area would be eliminated. With facility capacity limit of 200 members and Boys & Girls Club of America child/staff ratio of 15:1 will require 13-14 part time staff plus 4 full time staff. Remaining parking for parent drop off & pick up. We anticipate up to 10 buses doing drop off in the parking lot at max capacity.

Location of stalls: Approximately 14 parking stalls in SW corner and 12 parking stalls north of existing structure. Per City of Chippewa Falls Code of Ordinances 17.41 – Parking Space Requirements, Petitioner requests adherence to Institutions of a Charitable or Philanthropic Nature: 1 space for each employee.

Setbacks: Meets City of Chippewa Falls ordinances

Surfacing: Asphalt with line striping

Screening: N/A--existing



Drainage:

Storm sewer: Per topo completed by RLS, 2 storm inlet drains exist on driveway/parking lot. Additional storm water management should not be required for expansion as roof tops will replace existing asphalt and no additional impervious water will be discharged from site.

Rock beds: N/A

Detention pond: N/A

Retention pond: N/A

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

List any additional information being submitted with this permit application: Please find attached the following:

1. Exhibit "A" – Zoning map for subject property and adjacent landowners
2. Site location
3. Topo map completed by Jeremy Skaw from Real Land Surveying
4. Conceptual drawings provided by Dale Poynter from River Valley Architects

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

Owner(s)/Address(es):

X James R. Fenno

James Fenno, Trustee President

The Trustees of Chippewa Falls Lodge #176 Free and Accepted Mason

P.O. Box 171

Chippewa Falls, WI 54729

Phone #: 715-723-6341

Email: jimfenno@live.com

Petitioner(s)/Address(es):

X T. S. R. O.

Trevor Bohland, Board Member

Boys & Girls Clubs of the Greater Chippewa Valley

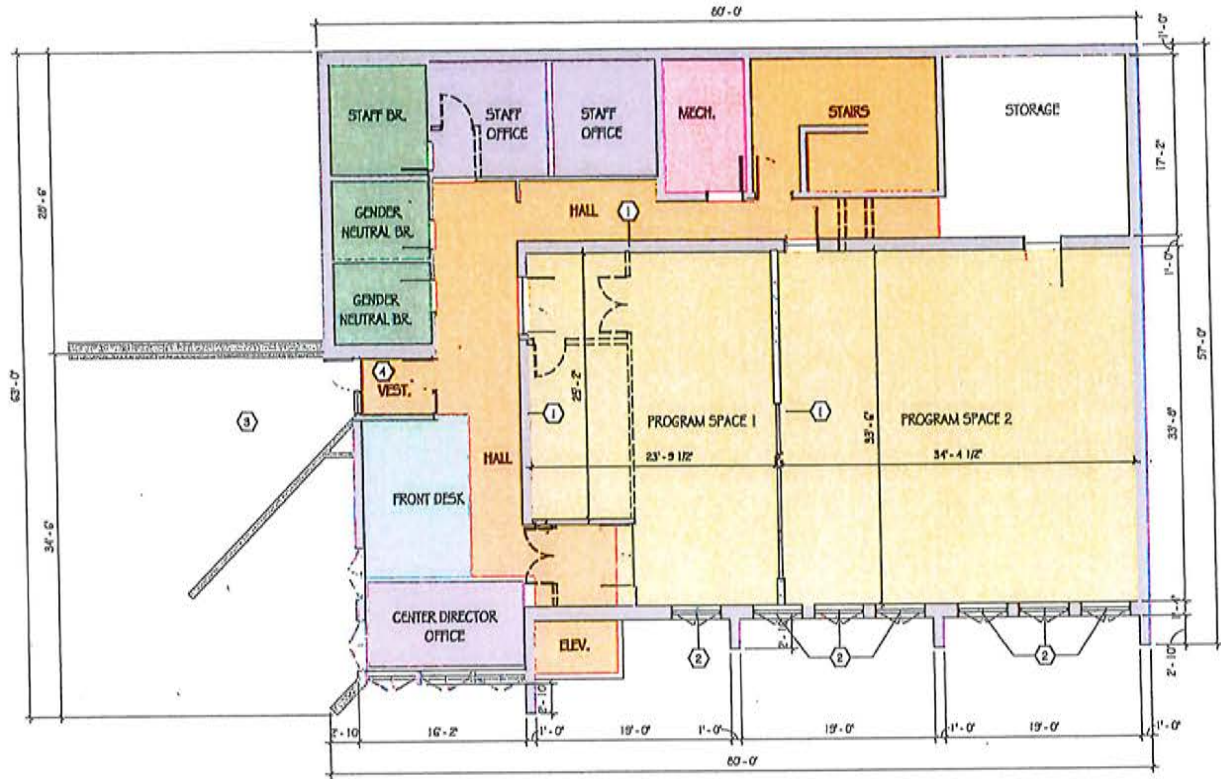
21 E. Grand Avenue

Chippewa Falls, WI 54729

Phone #: 715-552-1818

Email: trevor@eauclairerealty.com

MAIN LEVEL ENTRANCE

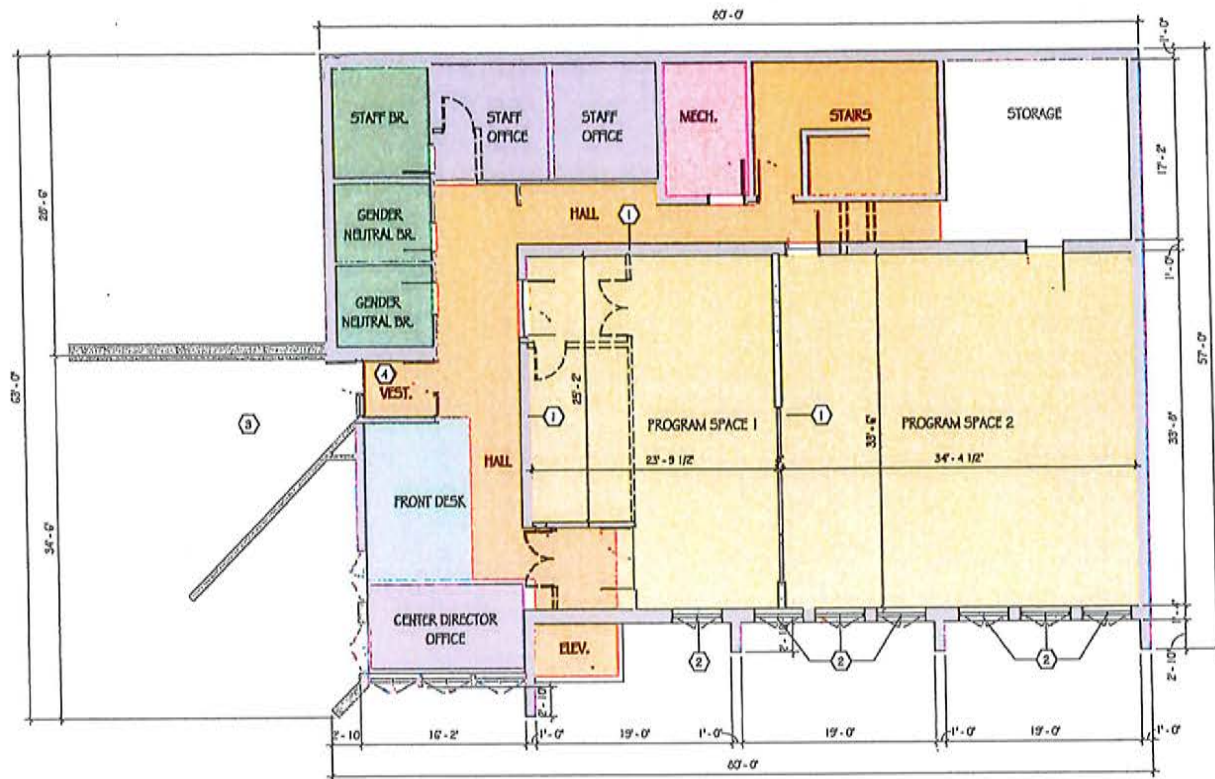


SIMILAR SPACES



BOYS & GIRLS CLUBS
OF THE GREATER CHIPPEWA VALLEY

MAIN LEVEL PROGRAM SPACES

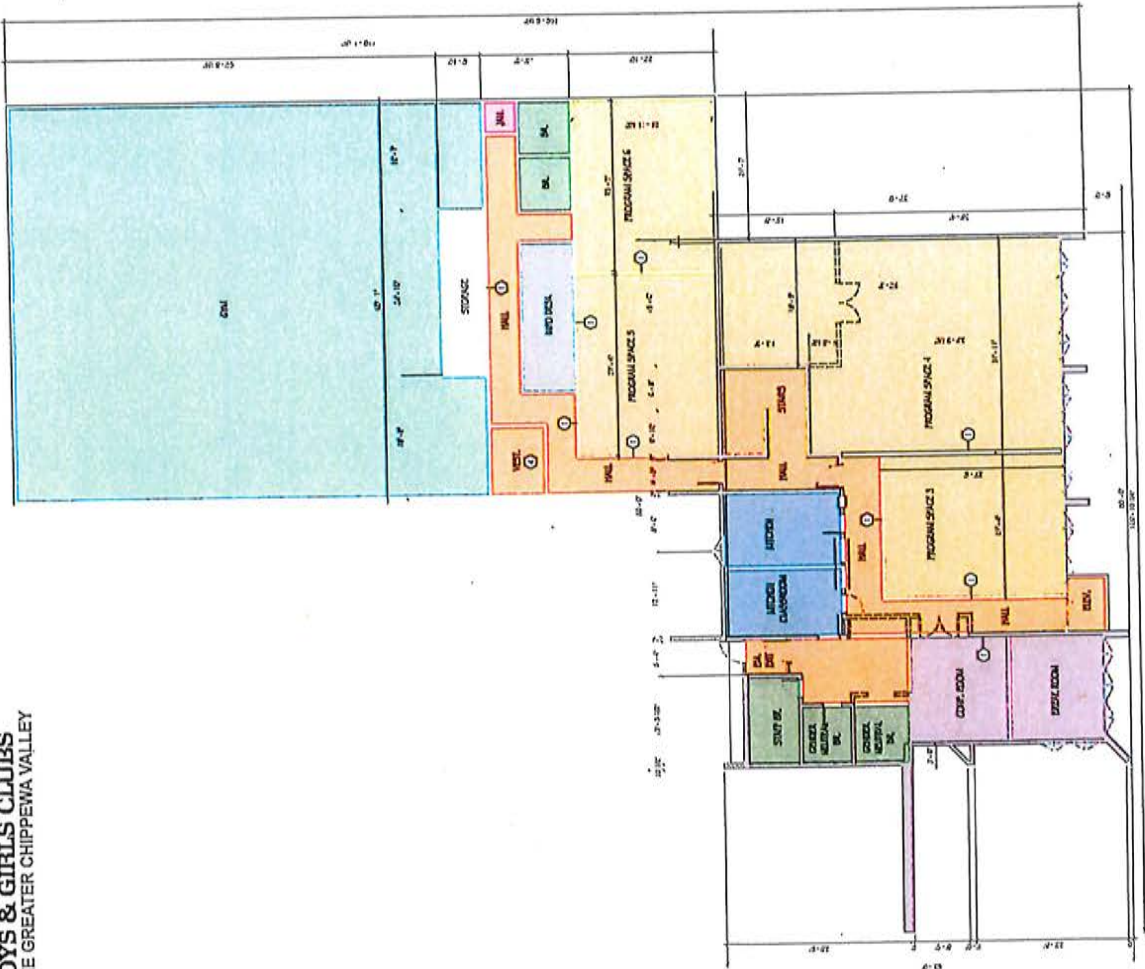


SIMILAR SPACES



BOYS & GIRLS CLUBS
OF THE GREATER CHIPPEWA VALLEY

UPPER LEVEL TEEN CENTER

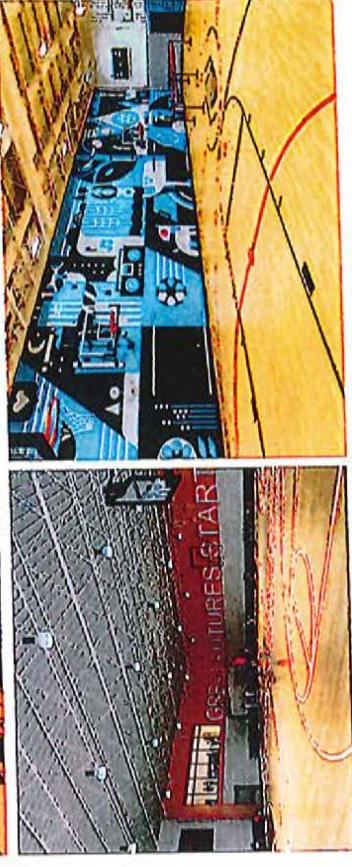
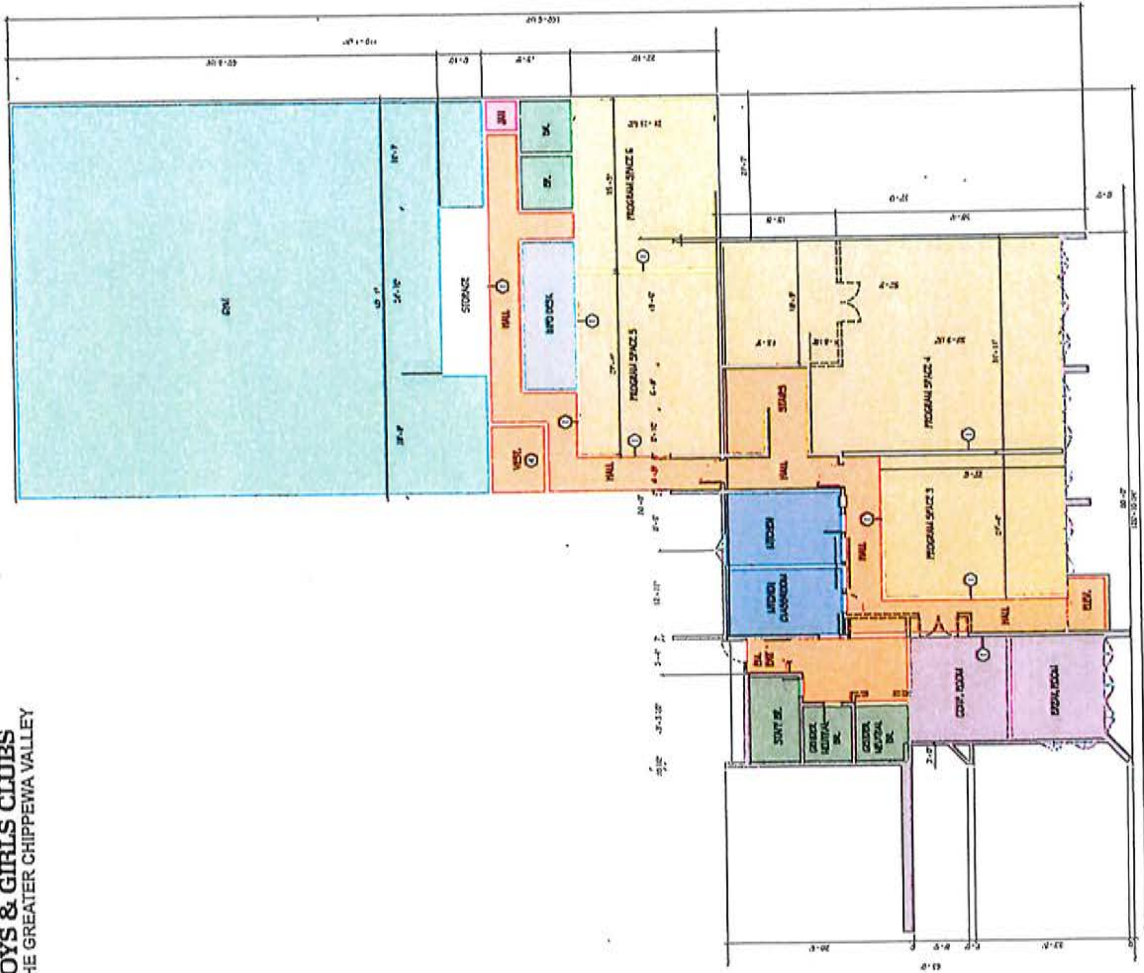


SIMILAR SPACES



BOYS & GIRLS CLUBS
OF THE GREATER CHIPPEWA VALLEY

UPPER LEVEL GYMNASIUM



SIMILAR SPACES

