

## 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, July 10, 2023 at 6:30 P.M.** in the City Hall **Council Chambers**, Chippewa Falls, Wisconsin. Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

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

1. Approve the minutes of the June 12, 2023 Plan Commission Meeting. *(Attachment)*
2. Conduct a Public Hearing to consider Chippewa Falls Plan Commission Planned Development Conditional Use Permit Resolution No. 2023-01 for Chip-Wa Hotel Group LLC to construct a hotel on Lot #1 of Certified Survey Map #5713 and to exceed the maximum principal structure height in a C-2 Commercial Zoning District. *(Attachment)*
3. Consider Chippewa Falls Plan Commission Planned Development Conditional Use Permit Resolution No. 2023-01 for Chip-Wa Hotel Group LLC to construct a hotel on Lot #1 of Certified Survey Map #5713 and to exceed the maximum principal structure height in a C-2 Commercial Zoning District. *(Attachment)*
4. Consider changes to Hope Village screening and intake procedures and replace existing procedures with the attached procedures for Planned Development Conditional Use Permit Resolution No. 2021-01 and Special Use Permit Ordinance No. 2021-01. *(Attachment)*
5. Consider Certified Survey Map submitted by Hiess-Loken and Associates on behalf of Hope Village for all of Lots #3 & 4, CSM #729 and part of the NE ¼ of the SE ¼, Section 32 and the NW ¼, of the SW ¼, Section 33, all in T29N, R8W, in the City of Chippewa Falls, being ±1/94 acres and located west of Commerce Parkway and east of RCU Court. Make recommendation to the Common Council. *(Attachment)*

**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, 1<sup>st</sup> Floor, City Hall and also posted on the City Hall Bulletin Board on Thursday June 29, 2023 at 1:00 P.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, JUNE 12, 2023-6:30PM**

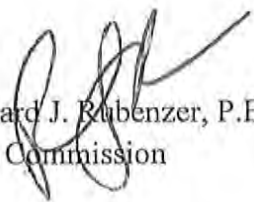
The Plan Commission met in City Hall on Monday, June 12, 2023 at 6:30P.M. Present were Commissioners Greg Misfeldt, Ross Wilson, Dan Varga, Beth Ameberg, Chad Trowbridge, Alderperson Jason Hiess, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dave Cihasky and Mike Tzanakis. Also attending were City Planner Brad Hentschel, City Inspector Paul Lasiewicz, City Engineer Bill McElroy and Riley Wogenese representing the Chip-Wa Hotel Group.

1. **Motion** by Varga, seconded by Hiess to approve the minutes of the May 08, 2023 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. The Plan Commission considered the attached 2 lot Certified Survey Map of 1210 Lowater Road from Hiess-Loken and Associates on behalf of Mark Connell in an I-2 Light Industrial Zoning District. Alderperson Hiess noted that an existing shed near the northwest corner of Lot 1 would be razed.  
**Motion** by Rubenzer, seconded by Hubbard to recommend Common Council approve the attached 2 lot Certified Survey Map of 1210 Lowater Road from Hiess-Loken and Associates on behalf of Mark Connell in an I-2 Light Industrial Zoning District. Said approval conditioned on;
  - 1) receipt of the Certified Survey Map review fees
  - 2) revisions from County Surveyor Sam Wentz
  - 3) recording of the approved Certified Survey Map with signatures and a copy provided to the City of Chippewa Falls Engineering Department.**All present voting aye, except Hiess who recused himself and abstained from the vote. Motion carried.**
  
3. The Plan Commission considered the attached draft Flood Plain Ordinance for the City of Chippewa Falls. Inspector Lasiewicz updated the Plan Commission about the revised Flood Plain Ordinance which was a model ordinance from WDNR. Secretary Rubenzer noted that a couple flood panels had yet to be revised. Clerk Givens will request two notices in the Chippewa Herald for the hearing.  
**Motion** by Rubenzer, seconded by Hubbard to recommend the Common Council schedule a public hearing for July 18, 2023 to hear all concerns and comments about the attached Flood Plain Zoning Ordinance for the City of Chippewa Falls. **All present voting aye, Motion carried.**
  
4. The Plan Commission considered amendments to the City Official Map to remove a corridor of Chippewa Mall Drive from vacated Woodhill Avenue to the Chippewa Crossing Boulevard roundabout and to add a corridor of Chippewa Crossing Boulevard between STH #178 and 160<sup>th</sup> Street. The corridor proposed for removal is on the Toycen Ford property and Chippewa Mall Drive is being constructed in a different location than the corridor proposed for removal.

Secretary Rubenzer will ask Attorney Ferg whether both amendments can be considered with a single public hearing or if each would require a separate set of notices and public hearings.

**Motion** by Hubbard, seconded by Varga to recommend the Common Council schedule one or two public hearings (Attorney Fergs opinion pending) for August 1, 2023 to consider amendments to the City Official Map to remove a corridor of Chippewa Mall Drive from vacated Woodhill Avenue to the Chippewa Crossing Boulevard roundabout and to add a corridor of Chippewa Crossing Boulevard between STH #178 and 160<sup>th</sup> Street **All present voting aye, Motion carried.**

5. Riley Wogenese appeared to support the attached petition for a Planned Development Conditional Use Permit application from Chip-Wa Hotel Group LLC to construct a hotel on Lot #1 of CSM #5713 and exceed the 35' maximum height in a C-2 commercial district. After a short discussion about a sign for Kwik Trip going to Committee #3 to exceed height restrictions. **Motion** by Rubenzer, seconded by Hubbard for the Plan Commission to schedule a public hearing to consider a Planned Development Conditional Use Permit for Chip-Wa Hotel Group LLC to construct a hotel on Lot #1 of CSM #5713 and exceed the 35' maximum height in a C-2 commercial district after receipt of the advertisement fees and proper notification of adjacent property owners. **All present voting aye, Motion carried.**
  
6. The Plan Commission considered the attached Certified Survey Map to subdivide parcel #22808-0612-60062709 and located at 12 East Elm Street submitted by Hiess-Loken and Associates on behalf of Robert and Anneliese Fish. Alderperson Hiess explained that the Fish's would like to separate the residential units from the former Mary Ann's Rootbeer stand dividing lots 9 and 10 into lots 1 and 2 as proposed. After subdivision, proposed lot 2 will either be requested to be rezoned to a C-3 Central Business District or requested for a special use permit for the rootbeer stand.  
**Motion** by Rubenzer, seconded by Varga to recommend the Common Council approve the attached Certified Survey Map to subdivide parcel #22808-0612-60062709 and located at 12 East Elm Street submitted by Hiess-Loken and Associates on behalf of Robert and Anneliese Fish contingent on;
  - 1) revisions from County Surveyor Sam Wentz
  - 2) receipt of the Certified Survey Map review fees
  - 3) returning a copy of the approved signed and recorded Certified Survey Map to the City of Chippewa Falls Engineering Department.**All present voting aye, except Hiess who recused himself and abstained from the vote. Motion carried.**
  
7. **Motion** by Hubbard, seconded by Varga to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:58P.M.

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



**RESOLUTION GRANTING A COMMERCIAL PLANNED DEVELOPMENT  
CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A HOTEL ON LOT #1 OF  
CERTIFIED SURVEY MAP #5713 FOR CHIP-WA HOTEL GROUP LLC AND TO  
EXCEED THE MAXIMUM PRINCIPAL STRUCTURE HEIGHT IN A C-2 COMMERCIAL  
ZONING DISTRICT**

**WHEREAS**, on June 12, 2023, the Plan Commission of the City of Chippewa Falls, Wisconsin, received an application for a Commercial Planned Development Conditional Use Permit on behalf of Chip-Wa Hotel Group LLC to construct a hotel on part of Parcel #22808-0841-7566500, Lot #1 of Certified Survey Map #5713 located in the City of Chippewa Falls; and

**WHEREAS**, the application included a request to exceed the maximum allowable principal structure height for a C-2 Commercial Zoning District in the construction and operation of a hotel; and

**WHEREAS**, the Plan Commission received and evaluated the development proposal in accordance with Municipal Code Section 17.26(7)(a) which directs such evaluation as a Conditional Use Permit under Section 17.47; and

**WHEREAS**, the Plan Commission conducted a public hearing on July 10, 2023 at 6:30 pm to hear all concerns and comments about Commercial Planned Development Conditional Use Permit Resolution No. 2023-01 after proper notification of all adjacent property owners within 150 feet of the parcel and the publishing of a Class II notice for the said public hearing.

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

- 1). That the approval of Commercial Planned Development Conditional Use Permit Resolution No. 2023-01 would enhance the Chippewa Crossing development; and
- 2). The Riverstone Hotel is beneficial to the City of Chippewa Falls Community and area 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 Chapters 17.26 and 17.47 of the Code of Ordinances of the City of Chippewa Falls, that the Commercial Planned Development Conditional Use Permit for Chip-Wa Hotel Group LLC to exceed the maximum principal structure height in a C-2 Commercial Zoning District is hereby approved with the following conditions:

- a) Completion and approval of a Storm Water Management Plan for the development.

**Commercial Planned Development Conditional Use Permit Resolution No. 2023-01**

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- b) The driveway, grading and pavement plan be constructed as shown on the attached plan.
- c) That all building and structure plans be designed, inspected, and stamped or sealed by a Professional Engineer registered and licensed to practice in the State of Wisconsin.
- d) That the building height above the 35' maximum principal structure height for a C-2 Commercial Zoning District be allowed as shown on the attached site plan.
- e) All outside lighting shall be constructed as shown on the attached plans.
- f) 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 (2) year period.
- g) Modifications or changes to this permit may be made only by the Plan Commission after an application for an amendment has been duly filed and notices and hearing requirements have been complied with.
- h) That all Federal, State of Wisconsin, County of Chippewa and City of Chippewa Falls approvals and permits be obtained as necessary.
- i) That the attached plans become part of this Conditional Use Permit and available for inspection in the offices of the City Engineer and the City Inspector.

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

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

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on July 10, 2023 by a vote of \_\_\_\_ ayes, \_\_\_\_ nays, and \_\_\_\_ abstentions.

\_\_\_\_\_  
Bill M. McElroy, Acting Secretary  
Plan Commission

**NOTICE OF PUBLIC HEARING  
PLANNED DEVELOPMENT CONDITIONAL USE PERMIT**

Notice is hereby given that the Plan Commission of the City of Chippewa Falls will conduct a public hearing in the Council Chambers, Municipal Building, 30 West Central Street, Chippewa Falls, Wisconsin, commencing at **6:30 P.M. on Monday, July 10, 2023** regarding:

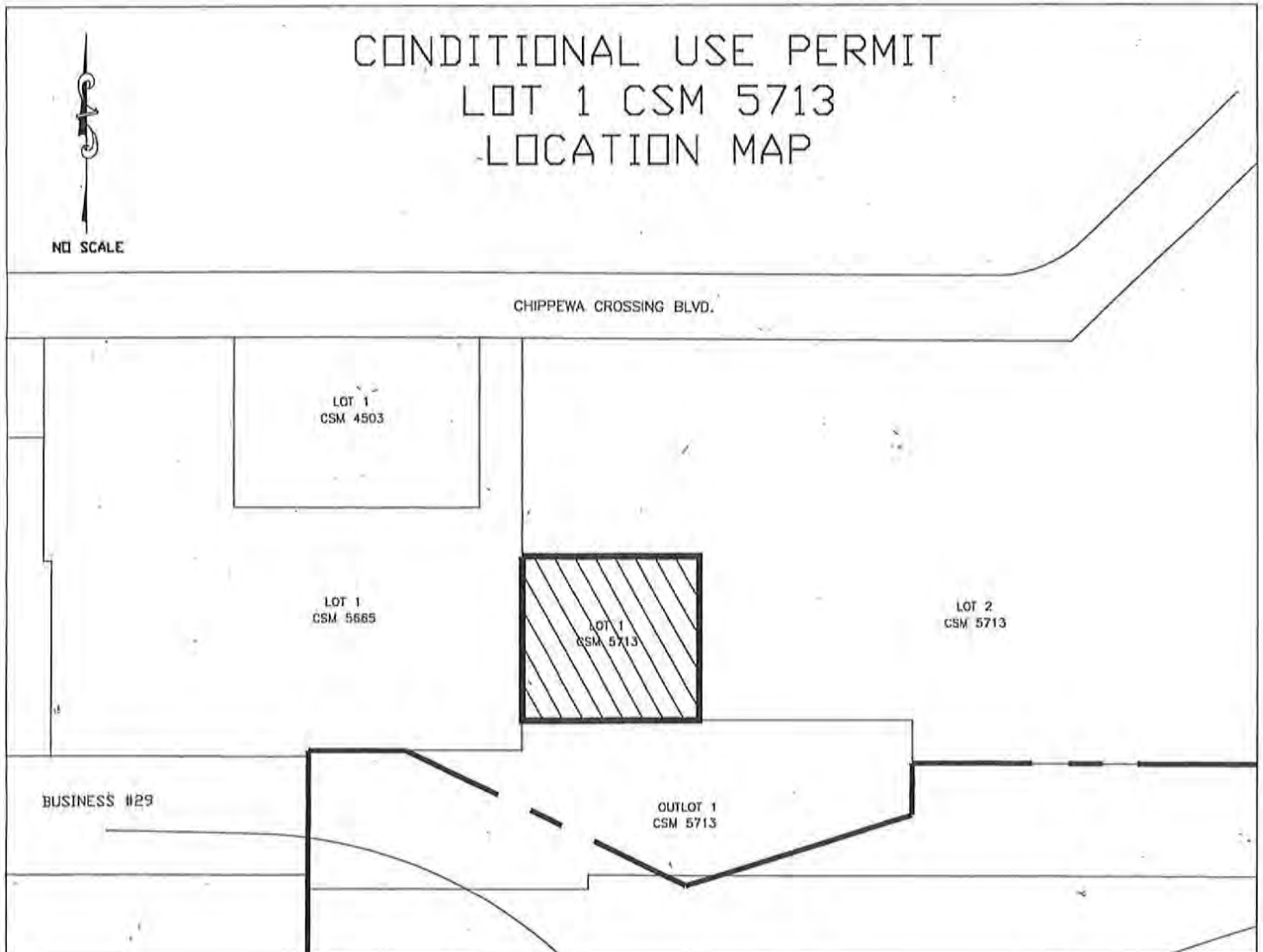
A Planned Development Conditional Use Permit Resolution to allow Chip-Wa Hotel Group LLC to construct a hotel on Lot #1 of Certified Survey Map #5713, on part of Parcel #22808-0841-75665001, and exceed the 35' maximum height in a C-2 Commercial Zoning District, located on Chippewa Crossing Boulevard in the City of Chippewa Falls.

This parcel is currently zoned C-2 Commercial District.

Following the hearing, the Plan Commission will consider adoption of a resolution granting the permit.

A copy of the proposed resolution with the conditions of the proposed permit may be inspected at the office of the City Engineer in the Municipal Building at 30 West Central Street during regular office hours. (8:30 A.M. to 3:30 P.M.)

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



Date Filed: 5-5-2023

Fee Paid: 25.00 Date: 5-5-2023 TR#: 68390

Fee Paid: 300.00 Date: 5-5-2023 TR#: 68390

**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: Chippewa Crossing Blvd

Lot 1 of CSM 5713 Part of 22808-0841-75665001  
Lot#: \_\_\_\_\_ Block#: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel#: \_\_\_\_\_

Legal Description: Lot 1 of CSM No 5713 recorded in the office of the Register of Deeds for Chippewa County, WI, on March 23, 2023 in Volume 28 of Certified Survey Maps, Page 211-215 as Document No. 940007, being a reddivision of Lot 2 of CSM No. 5665, recorded in Volume 28 of CSM's on page 97-104 as Document No. 937905, being part of the NE 1/4 of the SW 1/4, the NW 1/4 of the SW 1/4 and the SE 1/4 of the NW 1/4 of Section 9, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin.

Zoning classification of property: C-2

Purpose for which this Permit is being requested: \_\_\_\_\_

Planned Unit Development approval required for building height of 52' to the tallest parapet, which exceeds the maximum building height standard of 35' in the C-2 district.

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

Proposed project is in the Chippewa Crossing development.



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 requested building height will not harm the public interest and/or adjacent or nearby properties.

Operational plans of the proposed use:

Hours of Operation: 24 hours per day  
Days of Operation: 7 days per week  
Number of Employees: 5-10 Part-time 6 Full-time

Capacity:

Number of Units: 58 hotel rooms  
Size:  
Number of Residents/Children:  
Ages:  
Other:

Building plans:

Existing buildings: NA  
Proposed buildings: Hotel  
Use of part of building: NA  
Proposed additions: NA  
Future additions: NA

Change in use: NA

Outside appearance: See attached elevations

Number of buildings: 1

Planting & Landscaping:

Type: See attached landscaping plan

Timetable: Late 2023

Screening:

Type: NA

Fences: NA

Type: \_\_\_\_\_  
Height: \_\_\_\_\_  
Location: \_\_\_\_\_

Earth Bank:

Planting: NA

Maintenance: NA

Other: NA



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

List any additional information being submitted with this permit application: \_\_\_\_\_

Certified survey map, utility easement, cross-access easement documents for reference.

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

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

Owner(s)/Address(es):

Chip-Wa Hotel Group, LLC

980 American Drive

Neenah, WI 54956

Phone #: 920-237-0233 Ext. 122

Email: kwogernese@slatehg.com

*Kim C. Wogernese*

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

Email: \_\_\_\_\_

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

Email: \_\_\_\_\_

Petitioner(s)/Address(es):

Chip-Wa Hotel Group, LLC

980 American Drive

Neenah, WI 54956

Phone #: 920-237-0233 Ext. 122

Email: kwogernese@slatehg.com

*Kim C. Wogernese*

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

Email: \_\_\_\_\_

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

Email: \_\_\_\_\_

**941073**

**RECORDED ON**  
**05/08/2023 02:48 PM**  
**MELANIE K. MCMANUS**  
**REGISTER OF DEEDS**  
**REC FEE: 30.00**  
**TRANSFER FEE:**  
**FEE EXEMPT:**  
**CHIPPEWA COUNTY, WI**  
**PAGES: 24**

**\*\*The above recording information  
verifies that this document has  
been electronically recorded and  
returned to the submitter.\*\***

Document Number

**CROSS ACCESS EASEMENT**

Name and Return Address:

Thomas E. Reinhart  
P.O. Box 2107  
La Crosse, WI 54602-2107

Part of 22808-0841-75665001 and  
Part of 22808-0841-75665002

Parcel Identification Number (PIN)

## CROSS ACCESS EASEMENT AGREEMENT

**THIS CROSS ACCESS EASEMENT AGREEMENT** ("Agreement"), dated May 3, 2023, by and between Kwik Trip, Inc., a Wisconsin corporation ("Kwik Trip"), Chippewa Crossing Partners, LLC, a Wisconsin limited liability company, SMW Chippewa Falls, LLC, a Wisconsin limited liability company, WW Chippewa Falls, LLC, a Wisconsin limited liability company, and TD Chippewa Falls, LLC, a Wisconsin limited liability company (collectively "Wangard") and the City of Chippewa Falls, a Wisconsin municipal corporation ("City") for the purpose of ingress/egress. Kwik Trip and Wangard are individually referred to herein as a "Party" and collectively referred to herein as the "Parties". The following statements are a material part of this Agreement.

- A. Kwik Trip owns the real estate described on the attached Exhibit A ("Kwik Trip Property");
- B. Wangard owns the real estate described on the attached Exhibit B as Wangard Lot 1 and the real estate described on the attached Exhibit B as Wangard Lot 2 (collectively "Wangard Property");
- C. Kwik Trip is willing to grant Wangard, for the benefit of the Wangard Property, and the City easement rights of ingress and egress over that certain portion of the Kwik Trip Property legally described and shown on the attached Exhibit C ("Kwik Trip Easement Property"), pursuant to the terms and conditions contained in this Agreement; and
- D. Wangard is willing to grant Kwik Trip, for the benefit of the Kwik Trip Property, and the City easement rights of ingress and egress over that certain portion of the Wangard Property legally described and shown on the attached Exhibit D-1 and D-2 ("Wangard Easement Property" and collectively with the Kwik Trip Easement Property, the "Easement Property"), pursuant to the terms and condition contained in this Agreement.

**NOW, THEREFORE**, for valuable consideration, the receipt and sufficiency of which are acknowledged, the following grants, agreements and covenants are made:

### INGRESS AND EGRESS EASEMENT

Kwik Trip grants and conveys to Wangard, for the benefit of the Wangard Property and the Kwik Trip Property, a permanent non-exclusive easement for vehicular and pedestrian ingress and egress to and from the Wangard Property, over, upon and across the Kwik Trip Easement Property by the owner(s) of the Wangard Property, its occupants, employees, agents, guests and invitees (the "Wangard Users"). Such use by the Wangard Users of the Kwik Trip Easement Property shall not unreasonably interfere with Kwik Trip's use and enjoyment of the Kwik Trip Property, including the Kwik Trip Easement Property.

Wangard grants and conveys to Kwik Trip, for the benefit of the Kwik Trip Property and the Wangard Property, a permanent non-exclusive easement for vehicular and pedestrian ingress and egress to and from the Kwik Trip Property, over, upon and across the Wangard Easement Property by the owner(s) of the Kwik Trip Property, its occupants, employees, agents, guests and invitees (the "Kwik Trip Users"). Such use by the Kwik Trip Users of the Wangard Easement Property shall not unreasonably interfere with Wangard's use and enjoyment of the Wangard Property, including the Wangard Easement Property.

Kwik Trip and Wangard grant and convey to the City, for the benefit of the City, a permanent non-exclusive easement for access to the storm pond located within the parcel known as Outlot 1 of CSM 5713 over, upon and across the Kwik Trip Easement Property and the Wangard Easement Property.

### CONSTRUCTION AND MAINTENANCE OF THE EASEMENT PROPERTY

Kwik Trip shall construct an access road six hundred thirty-two feet and six and one-half inches (632' 6 1/2") long and thirty-five feet (35') wide within the Easement Property ("Access Road") as depicted

on the attached Exhibit E, which construction shall include the installation of any lighting to illuminate the Easement Property and any sidewalks required by the Municipality, on or before November 1, 2023. The owner(s) of the Wangard Property shall reimburse Kwik Trip 40% of the actual costs incurred by Kwik Trip in the construction of the Access Road (the "Easement Property Construction Costs"). Within thirty (30) days of the date upon which the owner(s) of the Wangard Property receive (i) an invoice (the "Easement Property Invoice") setting forth the Easement Property Construction Costs and the 40% share thereof allocable to the owner(s) of the Wangard Property and (ii) reasonable supporting documentation of the Easement Property Construction Costs, the owner(s) of the Wangard Property shall pay the Easement Property Invoice. Kwik Trip shall be responsible for the on-going maintenance, repair and replacement of the Access Road and Easement Property and shall pay the costs of such on-going maintenance, repair and replacement, with 40% of the costs of such on-going maintenance, repair and replacement payable by the owner(s) of the Wangard Property within thirty (30) days of delivery of an invoice displaying the 40% share thereof allocable to the Wangard Property and reasonable substantiating documentation for the reimbursable amount being invoiced. Kwik Trip shall be responsible for 60% of the on-going maintenance, repair and replacement of the Access Road and the Easement Property. In the event the Wangard Property is further subdivided, the costs of on-going maintenance, repair and replacement allocable to the owner(s) of the Wangard Property shall be split pro rata based on acreage among the new lots created by the subdivision of the Wangard Property. In the event the Kwik Trip Property is further subdivided, the costs of on-going maintenance, repair and replacement allocable to the owner(s) of the Kwik Trip Property shall be split pro rata based on acreage among the new lots created by the subdivision of the Kwik Trip Property.

#### **INDEMNITY**

Each Party (the "Indemnifying Party") shall indemnify and defend and hold harmless the other Party (the "Indemnified Party"), their officers, agents, invitees and employees (collectively, the "Indemnified Parties") from all liability, suits, actions, claims, costs, damages, and expenses of every kind and description, including court costs and legal fees, for claims of any character, including liability and expenses in connection with the loss of life, personal injury, or damage to property, that are suffered or incurred stemming from any accidents, injuries, loss, or damage of or to any person or property related to or arising from the negligent, intentional or willful acts or omissions of the Indemnifying Party or its affiliates, officers, directors, partners, members, agents, employees, residents, occupants, tenants, invitees, and assigns pertaining to this Agreement, provided, however, that such indemnity shall not apply to the extent such claims, liabilities and expenses result from the negligence or willful misconduct of the Indemnified Party or any of the Indemnified Parties or such indemnity is prohibited by Wisconsin law.

#### **INSURANCE**

Each Party shall maintain commercial public liability insurance with commercially reasonable limits, but in no event less than one Million and 00/100 Dollars (\$1,000,000.00) per occurrence. Each Party shall provide a certificate of insurance evidencing such insurance to the other Party upon request.

#### **WARRANTIES OF TITLE**

Kwik Trip warrants that it has good and indefeasible fee simple title to the Kwik Trip Property; that Kwik Trip has the full right and lawful authority to grant the easement described herein upon the Kwik Trip Easement Property; and that the City, Wangard and its successors, shall and may peaceably have, hold and, along with the Wangard Users, enjoy said easement.

Wangard warrants that it has good and indefeasible fee simple title to the Wangard Property; that Wangard has the full right and lawful authority to grant the easement described herein upon the Wangard Easement Property; and that the City, Kwik Trip and its successors, shall and may peaceably have, hold and, along with the Kwik Trip Users, enjoy said easement.

## **RUNNING OF BENEFITS**

All provisions of this Instrument, including the benefits and burdens, run with the land and are binding upon and inure to the benefit of the heirs, assigns, licensees, invitees, successors, tenants, employees and personal representatives of the owners of their respective properties.

## **LIMITS ON USE**

The Parties and the City shall not make any use of or suffer anything to be done to the Kwik Trip Easement Property and the Wangard Easement Property that: (i) blocks or obstructs access to and from either the Kwik Trip Property or the Wangard Property, or any public right-of-ways; (ii) interferes with the use and enjoyment of the Kwik Trip Easement Property and the Wangard Easement Property by the other Party and/or its agents, contractors, subcontractors, invitees, or employees; (iii) limits the size of the Kwik Trip Easement Property and the Wangard Easement Property; or (iv) is in any manner inconsistent with the purposes of this Agreement.

## **CONSTRUCTION LIENS**

Neither of the Parties shall create, incur, impose, permit, or suffer to exist any lien or other obligation against the other party's property by reason of any improvement or repair made with the Kwik Trip Easement Property or the Wangard Easement Property. At its expense, the lien-creating property owner shall cause to be discharged, within thirty (30) days of filing thereof, any construction lien claim filed against the other property for work claimed to have been done for, or materials claimed to have been furnished to or on behalf of the lien-creating property owner; provided, however, that in the event of a good faith dispute by the lien-creating property owner, the lien-creating property owner shall have the right, in lieu of discharging said lien, to furnish a bond indemnifying the other property owner against loss by reason of such lien.

## **NO PUBLIC DEDICATION**

Nothing contained in this Easement shall, or shall be deemed to, constitute a gift or dedication of any portion of the Kwik Trip Easement Property or the Wangard Easement Property to the general public or for the benefit of the general public or for any public purpose whatsoever except for the access easement granted to the City herein, it being the intention of the parties that this Agreement will be strictly limited to and for the purposes expressed herein.

## **LIABILITY**

The Parties and each of their successors and assigns as fee simple owners of any of the Kwik Trip Property or Wangard Property, respectively, shall cease to have further liability under this Agreement with respect to facts and circumstances first arising after such Party has transferred its fee simple interest in the particular parcel.

## **AMENDMENT OR TERMINATION**

This Easement may be amended or terminated by a document executed by all owners of each parcel affected hereby, or their successors or assigns, as the case may be, and the consent of no other party shall be required. Any such document shall be duly recorded in the office of the Register of Deed of Chippewa County, Wisconsin.

## **DEFAULT AND ENFORCEMENT**

If any Party fails or neglects to perform any obligations required by this Agreement, then any Party impacted by such failure or neglect may deliver written notice demanding compliance. If the defaulting Party fails to comply within thirty (30) days of receiving notice, or if an obligation cannot reasonably be performed within thirty (30) days, fails to commence compliance with the obligation within thirty (30) days



of receiving notice, then the other Party shall have the right to enforce this Agreement by proceedings at law or in equity, and shall be entitled to damages, injunctive relief or any other remedy available at law or in equity. In addition, any non-defaulting Party, at the sole cost and expense of the defaulting Party, may, but shall not be obligated to, undertake the obligations that the defaulting Party has failed to perform, and the defaulting Party shall, within fifteen (15) days of receipt of a written request (including an invoice(s) reasonably detailing the work performed), pay one hundred percent (100%) of any and all costs incurred by said non-defaulting Party. Nothing in this Section shall prevent a defaulting Party from recouping reimbursement as may otherwise be permitted under this Agreement from the other Party (including the non-defaulting Party) for costs paid by the defaulting Party to the non-defaulting Party pursuant to the foregoing sentence. If a lawsuit or other cause of action is brought to enforce this Agreement, the prevailing Party(ies) shall be entitled to recover its costs and expenses in bringing or defending against the action, including reasonable attorney's fees, from the non-prevailing Party(ies).

#### **SEVERABILITY**

If any portion or provision of this Agreement or its application to any person or circumstance is held to be invalid or unenforceable, the remainder of this Agreement, or the application of such provision, or any part thereof, to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby. The remainder of this Agreement shall be valid, and enforced, to the fullest extent permitted by law.

#### **WAIVERS**

Whenever a waiver, consent or approval is required or permitted herein, it must be express and in writing; no waiver, consent or approval shall be implied. No delay or omission in exercising any right or power accruing upon any default, non-compliance or failure of performance under this Agreement shall be construed to be a waiver thereof. A waiver of any obligation under this Agreement shall be in writing by the waiving Party and shall not be construed to be a waiver of any subsequent breach or a breach of any other terms, covenants or conditions of this Agreement.

#### **NOTICES**

All notices and communications to be given under this Agreement by any Party to any other Party shall be in writing and shall be sent, postage prepaid, by certified or registered mail, return receipt requested, and shall be deemed given two days after being postmarked. In the alternative, such notices may be delivered personally or transmitted by an overnight delivery service. Notices shall be given to the owner of a Property subject to this Agreement at the address shown in the records of the City of Chippewa Falls Property Tax Assessor for delivery of property tax notices to such owner.

#### **NO MERGER**

There shall be no merger or termination of any of the easements granted herein by reason of the fact that the same person or entity may hold, own, or acquire more than one of the properties subject to this Agreement.

[Signature Pages Follow]

KWIK TRIP, INC.

By: [Signature]

Its: CFO and Treasurer

Jeffrey J. Wrabel

STATE OF WISCONSIN )  
  ) ss.  
COUNTY OF LA CROSSE )

This instrument was acknowledged before me on April 5, 2023 by Jeffrey J. Wrabel,  
the CFO & Treasurer of Kwik Trip, Inc., a Wisconsin corporation.



Elizabeth Ystnes  
Elizabeth Ystnes  
Notary Public, State of Wisconsin  
My Commission: 3/20/24

CHIPPEWA CROSSING PARTNER, LLC

By: [Signature]

Its: SOLE MEMBER  
John Bernhardt

STATE OF WISCONSIN )  
COUNTY OF MILWAUKEE ) ss.

This instrument was acknowledged before me on April 6<sup>th</sup>, 2023 by JOHN BERNHARDT  
the SOLE MEMBER of Chippewa Crossing Partner, LLC, a Wisconsin limited liability company.



Anne M. White

Notary Public, State of WISCONSIN  
My Commission: expired 6/24/2024

SMW CHIPPEWA FALLS, LLC

By: [Signature]

Its: SOLE MEMBER  
Stewart M. Wangard

STATE OF WISCONSIN)  
COUNTY OF MILWAUKEE) ss.

This instrument was acknowledged before me on April 6<sup>th</sup>, 2023 by STEWART M. WANGARD  
the SOLE MEMBER of SMW Chippewa Falls, LLC, a Wisconsin limited liability company.



Anne M. White

Notary Public, State of WISCONSIN  
My Commission: expires 4/20/2024

WW CHIPPEWA FALLS, LLC

By: 

Its: SOLE MEMBER  
Stewart M. Wargard

STATE OF WISCONSIN )  
COUNTY OF MILWAUKEE ) ss.

This instrument was acknowledged before me on April 6<sup>th</sup>, 2023 by STEWART M. WARGARD  
the SOLE MEMBER of WW Chippewa Falls, LLC, a Wisconsin limited liability company.



Anne M. White  
Notary Public, State of WISCONSIN  
My Commission: Expires 6/24/2024

TD CHIPPEWA FALLS, LLC

By: [Signature]

Its: SOLE MEMBER  
Stewart M. Wangard

STATE OF WISCONSIN )  
  ) ss.  
COUNTY OF MILWAUKEE

This instrument was acknowledged before me on April 6<sup>th</sup>, 2023 by STEWART M. WANGARD  
the SOLE MEMBER of TD Chippewa Falls, LLC, a Wisconsin limited liability company.



Duke M. Witt  
Notary Public, State of WISCONSIN  
My Commission: expires 6/20/2024

CITY OF CHIPPEWA FALLS

By: [Signature]

Its: Mayor - Gregory S. Hoffman

By: [Signature]

Its: City Clerk - Bridget Givens

STATE OF Wisconsin }  
COUNTY OF Chippewa } ss.

This instrument was acknowledged before me on May 2, 2023 by Gregory S. Hoffman the Mayor, and Bridget Givens the City Clerk of the City of Chippewa Falls, a Wisconsin municipal corporation.

[Signature]  
Robert A. Berg  
Notary Public, State of Wisconsin  
My Commission: is permanent

This document was drafted by:  
Thomas E. Reinhart, Attorney at Law  
P. O. Box 2107, La Crosse, WI 54602-2107

JOINDER BY MORTGAGEE  
WANGARD

Spring Bank, a Wisconsin banking institution ("Lender") joins in and consents to this Cross Access Easement Agreement between Kwik Trip, Inc., a Wisconsin corporation, Chippewa Crossing Partners, LLC, a Wisconsin limited liability company, SMW Chippewa Falls, LLC, a Wisconsin limited liability company, WW Chippewa Falls, LLC, a Wisconsin limited liability company, and TD Chippewa Falls, LLC, a Wisconsin limited liability company, and Lender does hereby subject and subordinate its rights under any mortgage, assignment and/or other security interest(s) it holds against any part(s) of the Wangard and Additional Wangard Property to the covenants and restrictions set forth in this Cross Access Easement Agreement, to the end that such covenants and restrictions are binding upon Lender's interest in the Wangard Property under and pursuant to any such mortgage, assignment and/or other security interest held by Lender and all present and future holders of Lender's interest in the Wangard Property or any part thereof under and pursuant to any such mortgage, assignment and/or other security interest.

LENDER:

By: Glenn A. Michaelson  
Its: Senior Vice President  
Glenn Michaelson

STATE OF WISCONSIN )  
COUNTY OF WAUKESHA )

SS.

Personally came before me this 6<sup>th</sup> day of April, 2023, the above named GLENN MICHAELSON the SR. VP of, Spring Bank, a WISCONSIN banking institution, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Anne M. White  
Notary Public, State of Wisconsin  
My Commission: expires 12/20/2024



**EXHIBIT A**

**KWIK TRIP PROPERTY**

Lot 1, Chippewa County Certified Survey Map No. 5665 as recorded In Volume 28 of Certified Survey Maps on pages 97-104 as Document No. 937098, City of Chippewa Falls, Chippewa County, Wisconsin.

**EXHIBIT B**  
**WANGARD PROPERTY**

Wangard Lot 1:

Lots 1 of Certified Survey Map No. 5713 as recorded on March 23, 2023 in Volume 28 of Certified Survey Maps pages 211 – 215 as Document No. 940007 being a redivision of: Part of the NW¼ of the SW¼ of Section 9, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin and Part of Lot 2 Chippewa County Certified Survey Map No. 5665 as recorded in Volume 28 of Certified Survey Maps on pages 97-104 as Document No. 937098, City of Chippewa Falls, Chippewa County, Wisconsin.

Wangard Lot 2:

Lots 2 of Certified Survey Map No. 5713 as recorded on March 23, 2023 in Volume 28 of Certified Survey Maps pages 211 – 215 as Document No. 940007 being a redivision of: Part of the NW¼ of the SW¼ of Section 9, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin and Part of Lot 2 Chippewa County Certified Survey Map No. 5665 as recorded in Volume 28 of Certified Survey Maps on pages 97-104 as Document No. 937098, City of Chippewa Falls, Chippewa County, Wisconsin.

**EXHIBIT C**  
**KWIK TRIP EASEMENT PROPERTY**

Exhibit C

P.O.C.  
NORTHWEST CORNER  
OF SOUTHWEST 1/4  
SECTION 9-28-8  
(W 1/4 CORNER SEC. 9)

# EASEMENT EXHIBIT

## ACCESS EASEMENT

N. LINE OF SW 1/4 SEC. 9

CHIPPEWA CROSSING BLVD.

W. LINE OF SW 1/4 SEC. 9  
S00°02'25"W 2630.67'  
S00°02'25"W 115.00'

S89°38'33"E 357.14'

P.O.B.

S89°38'33"E  
17.50'

LOT 2,  
CSM

LOT 1,  
CSM 4503

Part of Lot 1 of Certified survey Map No. 5665, being part of the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 28 North, Range 8 East, in the City of Chippewa Falls, Chippewa County, Wisconsin, described as follows:

COMMENCING at the Northwest corner of the Southwest 1/4 of said Section 9; thence South 00°02'25" West along the West line of said Southwest 1/4 of Section 9, a distance of 115.00 feet to a point on the South line of Chippewa Crossing Boulevard; thence South 89°38'33" East along said South line 357.14 feet to the point of beginning; thence continuing South 89°38'33" East along said South line 17.50 feet to the Northeast corner of Lot 1 of Certified Survey Map No. 5665, thence South 00°00'00" East along the East line of said Lot 1, a distance of 730.06 feet to the Southeast corner of said Lot 1; thence North 89°47'29" West along the South line of said Lot 1, a distance of 17.50 feet to a point; thence North 00°00'00" East 730.10 feet to the point of beginning.

Said lands containing 12,776 sq.ft. or 0.2933 ac.

Date: March 17, 2023  
Drawing No: 164704-KAC

SOUTHWEST CORNER  
OF SOUTHWEST 1/4  
SECTION 9-28-8

LOT 1,  
CSM 5665

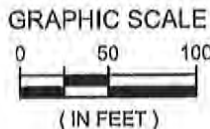
N00°00'00"E 730.10'  
EASEMENT: 12,776 SF. OR 0.2933 AC.  
S00°00'00"E 730.06'

ACCESS

N89°47'29"W  
17.50'

**raSmith**  
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com



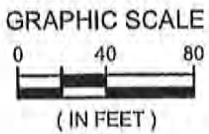
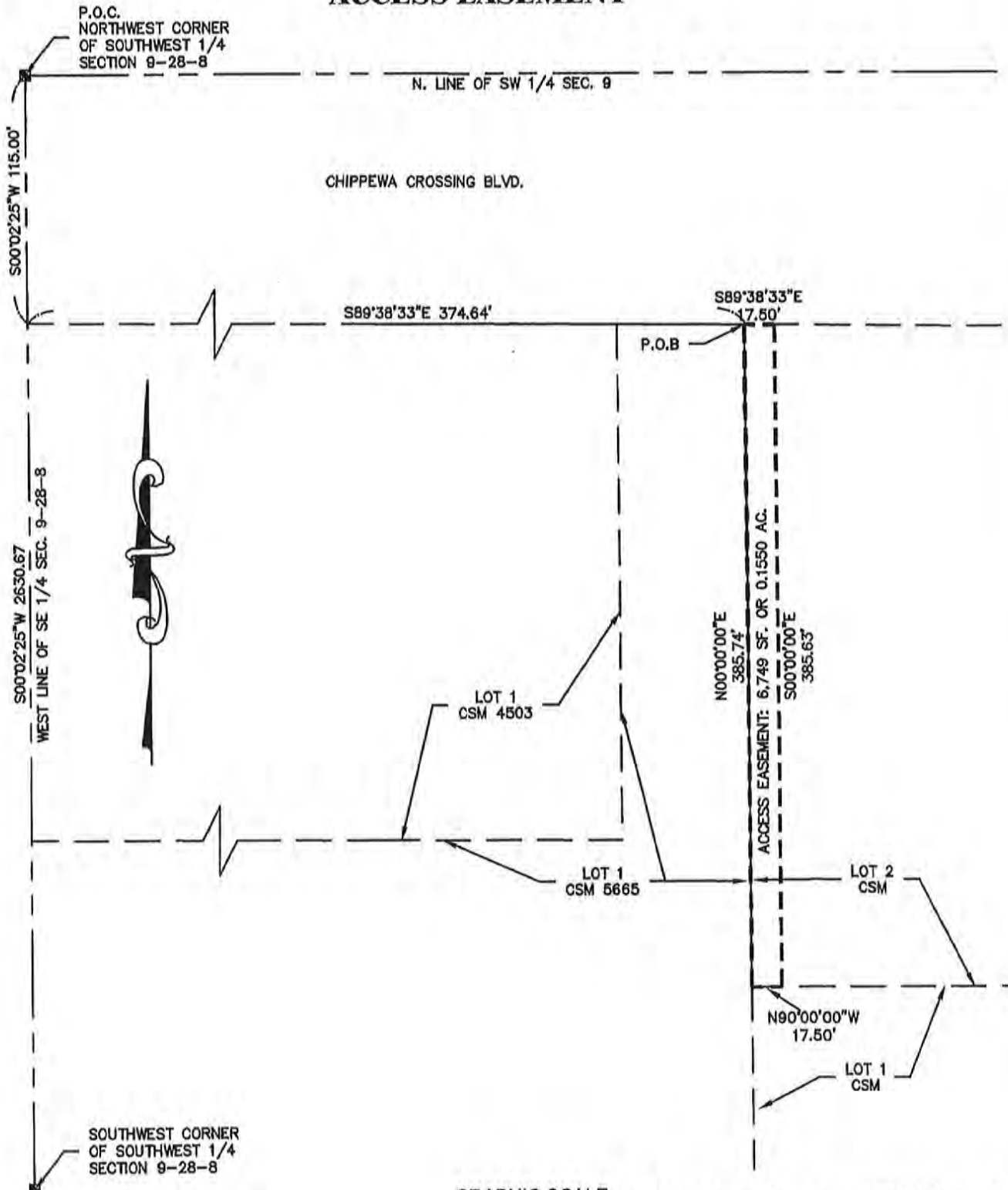
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SHBET | OF |

**EXHIBIT D-1**  
**WANGARD EASEMENT PROPERTY**

# EASEMENT EXHIBIT

## ACCESS EASEMENT



**raSmith**  
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com

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# EASEMENT EXHIBIT

## ACCESS EASEMENT

Part of Lot 2 of Certified Survey Map No. 5713, being part of the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 28 North, Range 8 East, in the City of Chippewa Falls, Chippewa County, Wisconsin, described as follows:

COMMENCING at the Northwest corner of the Southwest 1/4 of said Section 9; thence South 00°02'25" West along the West line of said Southwest 1/4 of Section 9, a distance of 115.00 feet to a point on the South line Chippewa Crossing Boulevard; thence South 89°38'33" East along said South line 374.64 feet to the Northeast corner of Lot 1 in Certified Survey Map No. 5665 and the point of beginning; thence South 89°38'33" East continuing along said South line 17.50 feet to a point; thence South 00°00'00" East 385.63 feet to a point; thence North 90°00'00" West 17.50 feet to a point on the East line of Lot 1 in Certified Survey Map No. 5665; thence North 00°00'00" East along the aforesaid East line 385.74 feet to the point of beginning.

Said lands containing 6,749 sq.ft. 0.1550 ac.

Date: March 17, 2023

Drawing No: 164704-ers

**raSmith**  
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com

SHEET 2 OF 2

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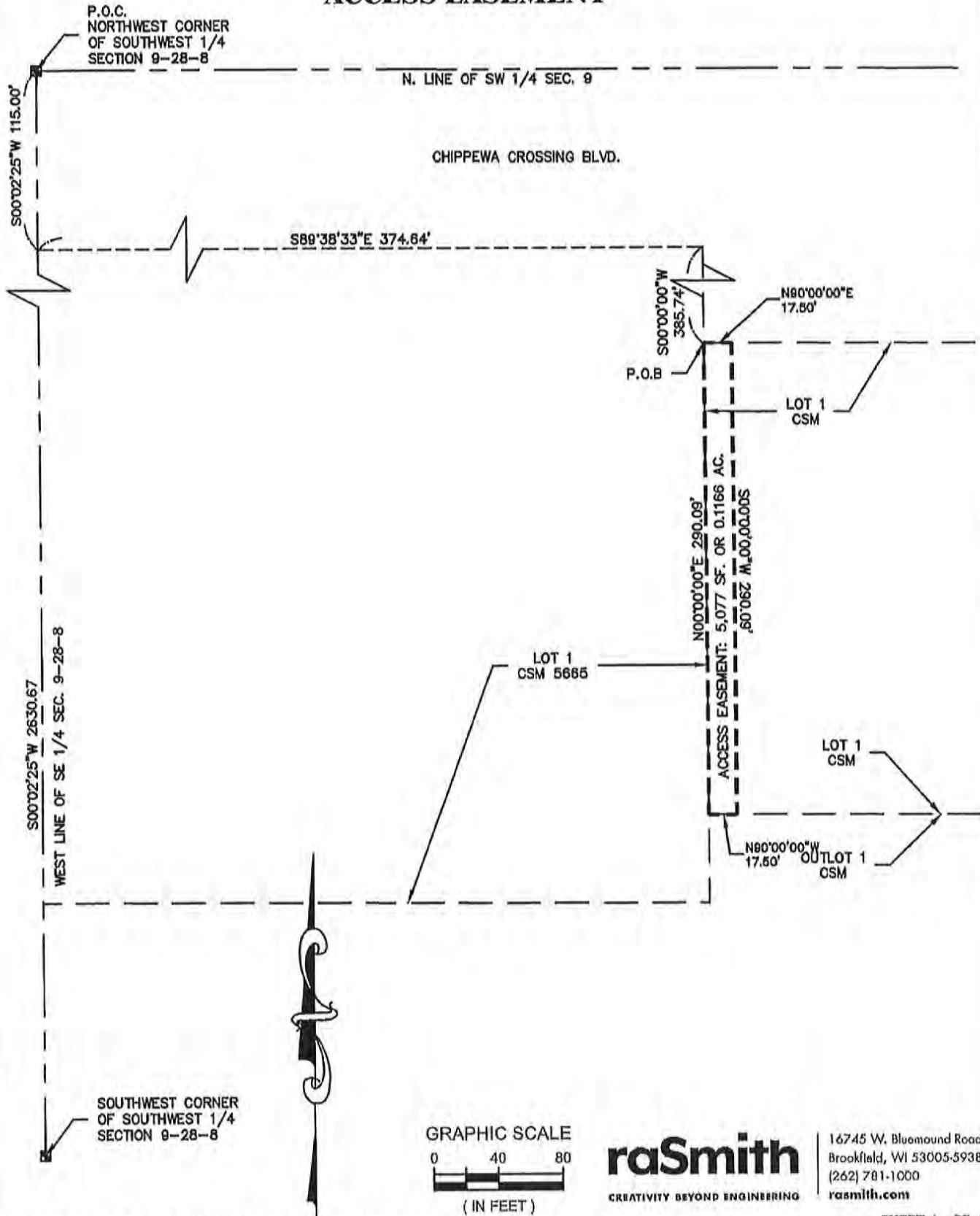
**EXHIBIT D-2**  
**WANGARD EASEMENT PROPERTY**



Exhibit D-2

# EASEMENT EXHIBIT

## ACCESS EASEMENT



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SHEET 1 OF 2

# EASEMENT EXHIBIT

## ACCESS EASEMENT

Part of Lot 1 of Certified Survey Map No. 5713, being part of the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 28 North, Range 8 East, in the City of Chippewa Falls, Chippewa County, Wisconsin, described as follows:

COMMENCING at the Northwest corner of the Southwest 1/4 of said Section 9; thence South 00°02'25" West along the West line of said Southwest 1/4 of Section 9, a distance of 115.00 feet to a point on the South line Chippewa Crossing Boulevard; thence South 89°38'33" East along said South line 374.64 feet to the point at the Northeast corner of Lot 1 in Certified Survey Map No. 5665; thence South 00°00'00" West along the East line of the aforesaid Lot 1 for a distance of 385.74 feet to the point of beginning; thence North 90°00'00" East 17.50 feet to a point; thence South 00°00'00" West 290.09 feet to a point; thence North 90°00'00" West 17.50 feet to a point on the East line of Lot 1 in Certified Survey Map No. 5665; thence North 00°00'00" East along the aforesaid East line 290.09 feet to the point of beginning.

Said lands containing 5,077 sq.ft. 0.1166 ac.

Date: March 17, 2023

Drawing No: 164704-ers

**raSmith**  
CREATIVITY BEYOND ENGINEERING

16745 W. Bluemound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com

SHEET 2 OF 2

**EXHIBIT E**  
**EASEMENT PROPERTY**



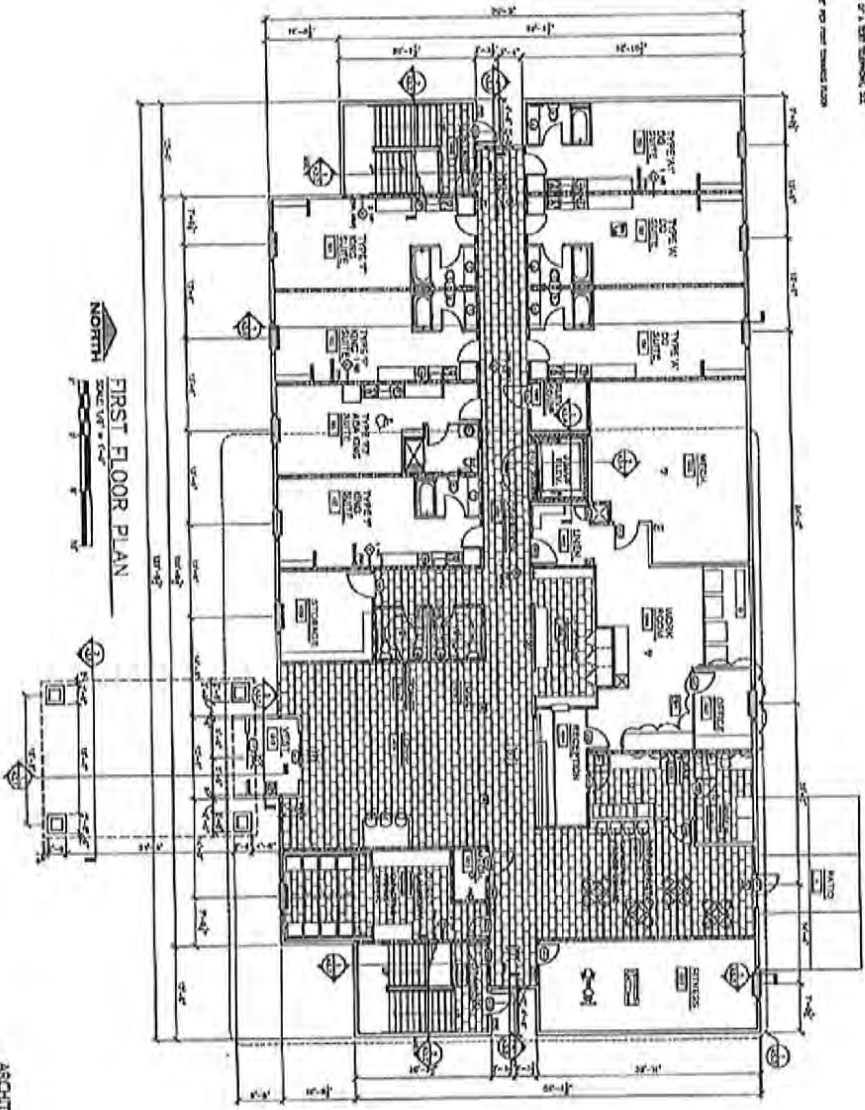
**GENERAL NOTES - FLOOR PLANS**

1. REFER TO DRAWINGS SHEETS FOR FLOOR FINISH & ELEVATION FROM FINISH FLOOR TO FINISH FLOOR.
2. ALL FLOOR FINISHES, EXCEPTING 1/2" OF FINISH FLOOR FINISH.
3. REFER TO SHEET 02 FOR THE LOCATION OF ALL FINISH FLOOR FINISH.
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20. REFER TO SHEET 02 FOR THE LOCATION OF ALL FINISH FLOOR FINISH.

**FIRST FLOOR FINISH SCHEDULE**

NO.	DESCRIPTION	FINISH
1	CONCRETE FLOOR	CONCRETE
2	WOOD FLOOR	WOOD
3	CARPET FLOOR	CARPET
4	PAINT FLOOR	PAINT
5	CEILING	CEILING
6	WALL	WALL
7	DOOR	DOOR
8	WINDOW	WINDOW
9	STAIR	STAIR
10	ELEVATOR	ELEVATOR
11	MECHANICAL	MECHANICAL
12	ELECTRICAL	ELECTRICAL
13	PLUMBING	PLUMBING
14	MECHANICAL	MECHANICAL
15	ELECTRICAL	ELECTRICAL
16	PLUMBING	PLUMBING
17	MECHANICAL	MECHANICAL
18	ELECTRICAL	ELECTRICAL
19	PLUMBING	PLUMBING
20	MECHANICAL	MECHANICAL

NO.	DESCRIPTION	FINISH	AREA	QUANTITY
1	CONCRETE FLOOR	CONCRETE	10,000	10,000
2	WOOD FLOOR	WOOD	5,000	5,000
3	CARPET FLOOR	CARPET	3,000	3,000
4	PAINT FLOOR	PAINT	2,000	2,000
5	CEILING	CEILING	1,000	1,000
6	WALL	WALL	1,000	1,000
7	DOOR	DOOR	1,000	1,000
8	WINDOW	WINDOW	1,000	1,000
9	STAIR	STAIR	1,000	1,000
10	ELEVATOR	ELEVATOR	1,000	1,000
11	MECHANICAL	MECHANICAL	1,000	1,000
12	ELECTRICAL	ELECTRICAL	1,000	1,000
13	PLUMBING	PLUMBING	1,000	1,000
14	MECHANICAL	MECHANICAL	1,000	1,000
15	ELECTRICAL	ELECTRICAL	1,000	1,000
16	PLUMBING	PLUMBING	1,000	1,000
17	MECHANICAL	MECHANICAL	1,000	1,000
18	ELECTRICAL	ELECTRICAL	1,000	1,000
19	PLUMBING	PLUMBING	1,000	1,000
20	MECHANICAL	MECHANICAL	1,000	1,000



ARCHITECTURAL FIRST FLOOR PLAN

NEW DEVELOPMENT FOR:  
**RIVERSTONE HOTEL AND SUITES**  
 CHIPPEWA CROSSING BLVD. • CHIPPEWA FALLS, WISCONSIN

**EXCEL**  
 Always a Better Plan  
 Superior Construction  
 Quality Workmanship

**BM**  
 BrlMark  
 Builders, Ltd.

**ARCHITECT**  
 DATE: MAY 4, 2002

**CLIENT**  
 DATE: MAY 13, 2002

**PROJECT**  
 22250-00

**SCALE**  
 AS SHOWN

**NO.**  
 A1.1

**GENERAL NOTES - FLOOR PLANS**

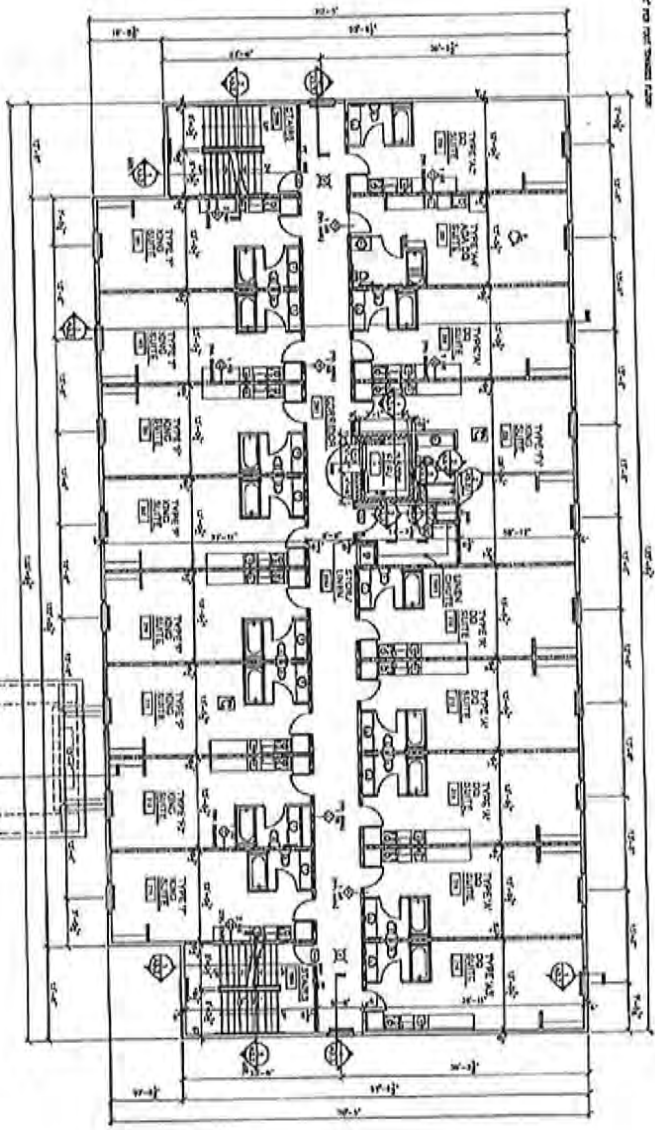
1. REFER TO DRAWING SPECIFICATIONS FOR MATERIALS, FINISHES, AND CONSTRUCTION.
2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
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**TABLE 1: ROOM SCHEDULES**

Room No.	Room Name	Area (sq. ft.)	Notes
101	Office	120	
102	Office	120	
103	Office	120	
104	Office	120	
105	Office	120	
106	Office	120	
107	Office	120	
108	Office	120	
109	Office	120	
110	Office	120	
111	Office	120	
112	Office	120	
113	Office	120	
114	Office	120	
115	Office	120	
116	Office	120	
117	Office	120	
118	Office	120	
119	Office	120	
120	Office	120	

**TABLE 2: SUMMARY OF ROOM SCHEDULES**

Room Type	Count	Total Area (sq. ft.)
Office	20	2400
Conference Room	2	240
Reception	1	120
Break Room	1	120
Restroom	2	240
Staircase	2	240
Elevator	2	240
Corridor	1	120
Other	1	120
<b>Total</b>	<b>32</b>	<b>3880</b>



**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

ARCHITECTURAL SECOND FLOOR PLAN

DATE: 08/14/2012  
DRAWN BY: [Name]  
CHECKED BY: [Name]

NEW DEVELOPMENT FOR:  
**RIVERSTONE HOTEL AND SUITES**  
CHIPPEWA CROSSING BLVD. • CHIPPEWA FALLS, WISCONSIN

PROJECT INFORMATION  
**BIMark**  
BUILDERS, LLC

**EXCEL**  
CONSTRUCTION  
ALWAYS A BETTER PLAN  
CONSTRUCTION

28 NUMBER  
22250-40

**A12**

DATE: 08/14/2012  
DRAWN BY: [Name]  
CHECKED BY: [Name]

DATE: 08/14/2012  
DRAWN BY: [Name]  
CHECKED BY: [Name]

**GENERAL NOTES - FLOOR PLANS**

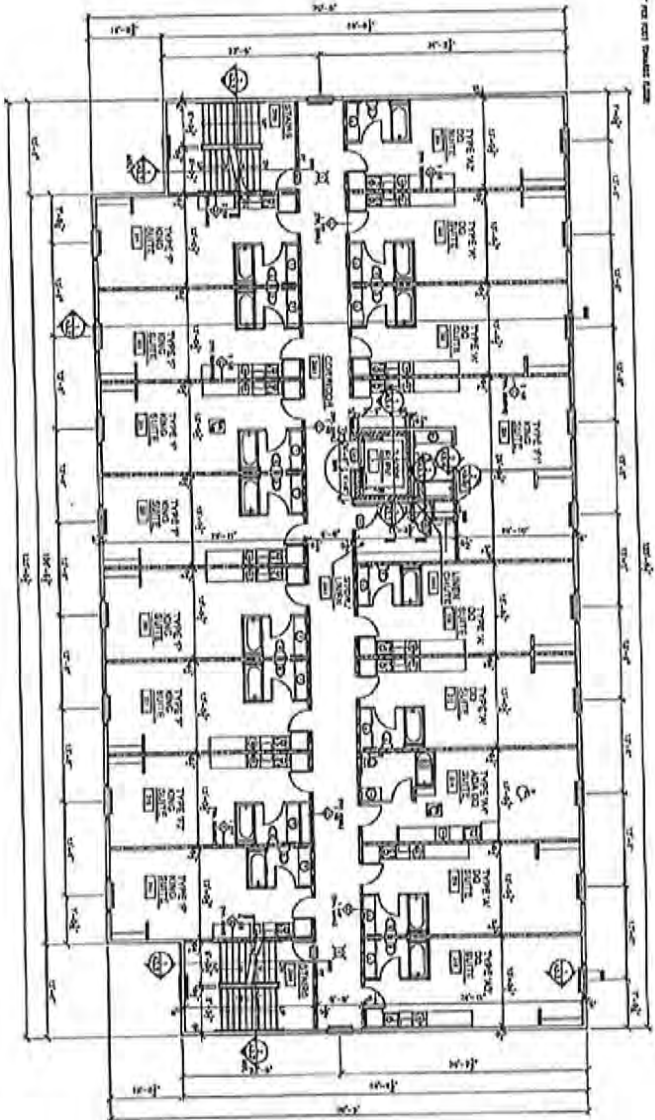
1. REFER TO GENERAL NOTES FOR MORE SPECIFIC INFORMATION REGARDING MATERIALS & FINISHES.
2. FOR ALL FINISHES, SPECIFICATIONS ARE 1/4" GRADED FROM FINISH.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
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20. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.

**TYPE SYMBOLS & FINISHES**

1. FLOOR FINISH	2. WALL FINISH	3. CEILING FINISH	4. DOOR FINISH	5. WINDOW FINISH
6. STAIR FINISH	7. ELEVATOR FINISH	8. MECHANICAL FINISH	9. ELECTRICAL FINISH	10. PLUMBING FINISH
11. PAINT FINISH	12. GLASS FINISH	13. METAL FINISH	14. WOOD FINISH	15. OTHER FINISH

**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.	2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.	3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
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**THIRD FLOOR PLAN**  
NORTH

ARCHITECTURAL THIRD FLOOR PLAN

<p><b>EXCEL</b> ARCHITECTURE &amp; INTERIOR DESIGN Always a Better Plan</p>	<p><b>Brimark</b> BUILDERS, LLC</p>	<p>NEW DEVELOPMENT FOR: <b>RIVERSTONE HOTEL AND SUITES</b> CHIPPEWA CROSSING BLVD. • CHIPPEWA FALLS, WISCONSIN</p>	
		<p>DATE: NOV 4, 2022</p> <p>PROJECT NUMBER: 2225040</p> <p>SHEET NUMBER: <b>A1.3</b></p>	<p>SCALE: 1/4" = 1'-0"</p>

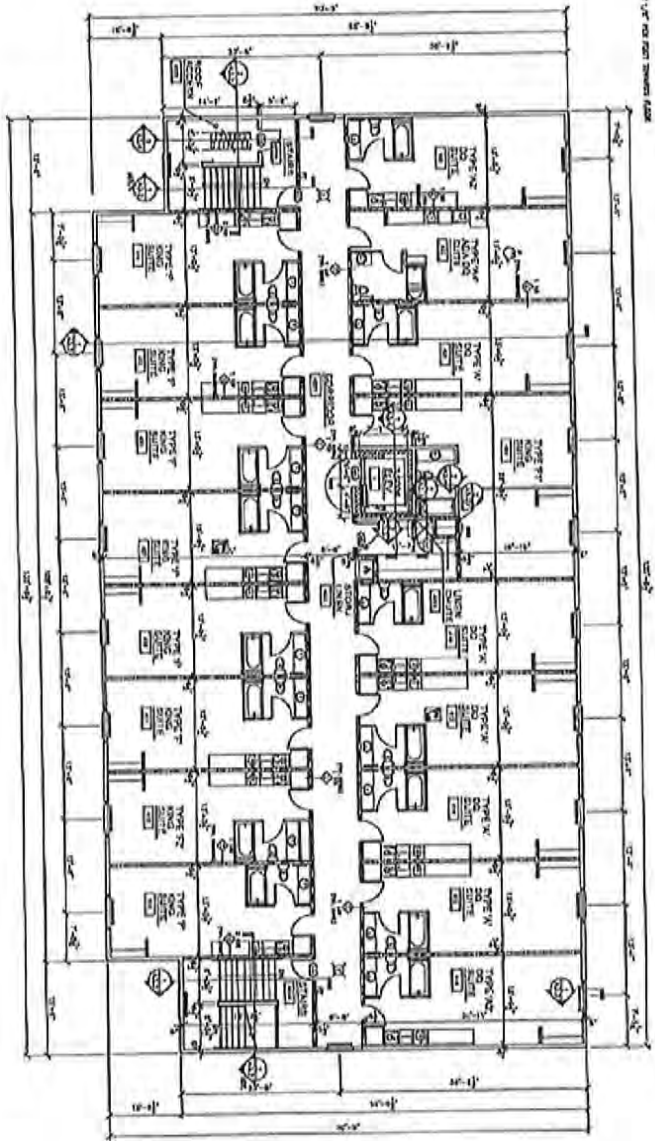
**GENERAL NOTES - FLOOR PLANS**

1. REFER TO DRAWING SHEETS FOR FLOOR FINISH & PARTITION WALL, CEILING & WALL FINISH.
2. REFER TO ARCHITECTURAL SPECIFICATIONS FOR FLOOR FINISH & PARTITION WALL, CEILING & WALL FINISH.
3. REFER TO ARCHITECTURAL SPECIFICATIONS FOR FLOOR FINISH & PARTITION WALL, CEILING & WALL FINISH.
4. REFER TO ARCHITECTURAL SPECIFICATIONS FOR FLOOR FINISH & PARTITION WALL, CEILING & WALL FINISH.
5. REFER TO ARCHITECTURAL SPECIFICATIONS FOR FLOOR FINISH & PARTITION WALL, CEILING & WALL FINISH.
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12. REFER TO ARCHITECTURAL SPECIFICATIONS FOR FLOOR FINISH & PARTITION WALL, CEILING & WALL FINISH.
13. REFER TO ARCHITECTURAL SPECIFICATIONS FOR FLOOR FINISH & PARTITION WALL, CEILING & WALL FINISH.
14. REFER TO ARCHITECTURAL SPECIFICATIONS FOR FLOOR FINISH & PARTITION WALL, CEILING & WALL FINISH.
15. REFER TO ARCHITECTURAL SPECIFICATIONS FOR FLOOR FINISH & PARTITION WALL, CEILING & WALL FINISH.
16. REFER TO ARCHITECTURAL SPECIFICATIONS FOR FLOOR FINISH & PARTITION WALL, CEILING & WALL FINISH.
17. REFER TO ARCHITECTURAL SPECIFICATIONS FOR FLOOR FINISH & PARTITION WALL, CEILING & WALL FINISH.
18. REFER TO ARCHITECTURAL SPECIFICATIONS FOR FLOOR FINISH & PARTITION WALL, CEILING & WALL FINISH.
19. REFER TO ARCHITECTURAL SPECIFICATIONS FOR FLOOR FINISH & PARTITION WALL, CEILING & WALL FINISH.
20. REFER TO ARCHITECTURAL SPECIFICATIONS FOR FLOOR FINISH & PARTITION WALL, CEILING & WALL FINISH.

**TYPE FLOOR PLAN SYMBOLS**

○	TYPE I	TYPE I
○	TYPE II	TYPE II
○	TYPE III	TYPE III
○	TYPE IV	TYPE IV
○	TYPE V	TYPE V
○	TYPE VI	TYPE VI
○	TYPE VII	TYPE VII
○	TYPE VIII	TYPE VIII
○	TYPE IX	TYPE IX
○	TYPE X	TYPE X
○	TYPE XI	TYPE XI
○	TYPE XII	TYPE XII
○	TYPE XIII	TYPE XIII
○	TYPE XIV	TYPE XIV
○	TYPE XV	TYPE XV
○	TYPE XVI	TYPE XVI
○	TYPE XVII	TYPE XVII
○	TYPE XVIII	TYPE XVIII
○	TYPE XIX	TYPE XIX
○	TYPE XX	TYPE XX

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENT
1	TYPE I	100	10.0
2	TYPE II	200	20.0
3	TYPE III	300	30.0
4	TYPE IV	400	40.0
5	TYPE V	500	50.0
6	TYPE VI	600	60.0
7	TYPE VII	700	70.0
8	TYPE VIII	800	80.0
9	TYPE IX	900	90.0
10	TYPE X	1000	100.0
11	TYPE XI	1100	110.0
12	TYPE XII	1200	120.0
13	TYPE XIII	1300	130.0
14	TYPE XIV	1400	140.0
15	TYPE XV	1500	150.0
16	TYPE XVI	1600	160.0
17	TYPE XVII	1700	170.0
18	TYPE XVIII	1800	180.0
19	TYPE XIX	1900	190.0
20	TYPE XX	2000	200.0



**FOURTH FLOOR PLAN**

ARCHITECTURAL FOURTH FLOOR PLAN

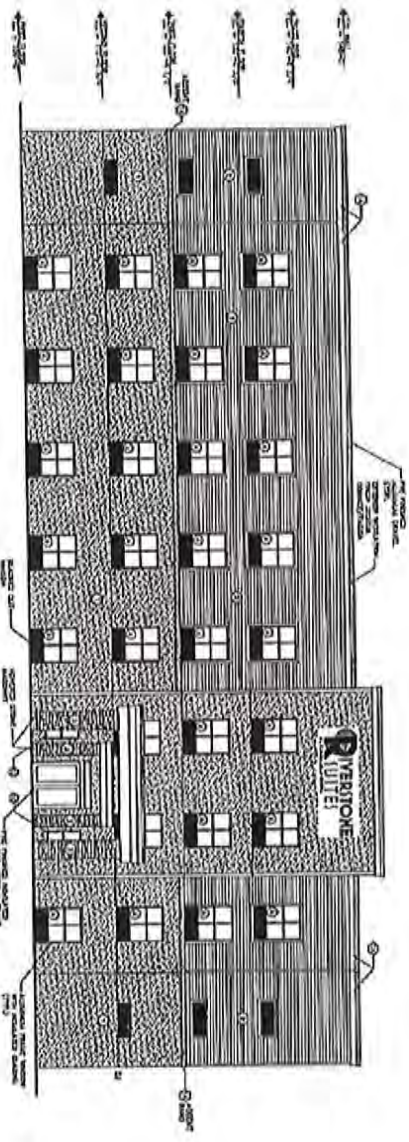
**EXCEL**  
Always a Better Plan  
ARCHITECTURE & INTERIOR DESIGN  
2275 S. UNIVERSITY AVE.  
MILWAUKEE, WI 53233  
TEL: 414.224.2200  
WWW.EXCELARCHITECTURE.COM

**BM**  
Brink  
BUILDERS, LLC

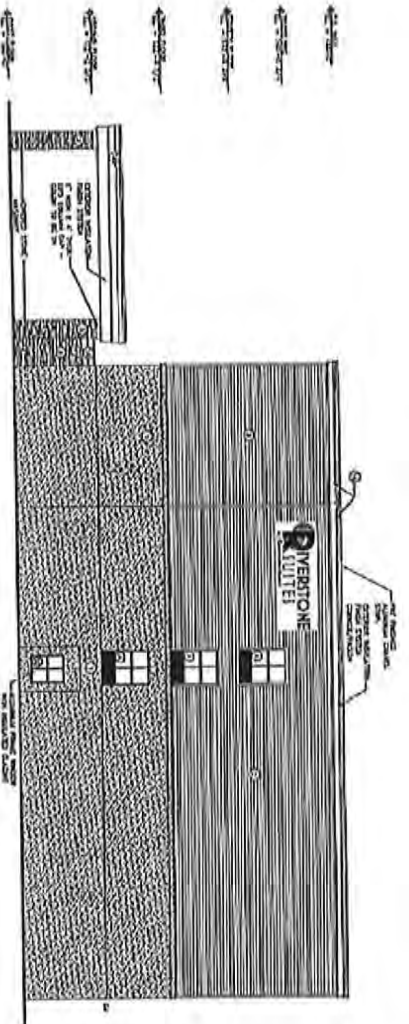
PROJECT INFORMATION  
NEW DEVELOPMENT FOR:  
**RIVERSTONE HOTEL AND SUITES**  
CHIPPEWA CROSSING BLVD. • CHIPPEWA FALLS, WISCONSIN

DATE: MAY 4, 2005  
SHEET NUMBER: A1.4





**SOUTH ELEVATION**  
Scale: 1/8" = 1'-0"



**EAST ELEVATION**  
Scale: 1/8" = 1'-0"

**EXTERIOR MATERIALS AND COLORS**

NO. COLOR #	DESCRIPTION
1	SPRINKLER CASE
2	SPRINKLER CASE
3	SPRINKLER CASE
4	SPRINKLER CASE
5	SPRINKLER CASE
6	SPRINKLER CASE
7	SPRINKLER CASE
8	SPRINKLER CASE
9	SPRINKLER CASE
10	SPRINKLER CASE

**WINDOW SCHEDULE**

NO.	TYPE	FINISH	GLASS	OPERATION
1	1200 WIDE	1200 WIDE	1200 WIDE	1200 WIDE
2	1200 WIDE	1200 WIDE	1200 WIDE	1200 WIDE
3	1200 WIDE	1200 WIDE	1200 WIDE	1200 WIDE
4	1200 WIDE	1200 WIDE	1200 WIDE	1200 WIDE
5	1200 WIDE	1200 WIDE	1200 WIDE	1200 WIDE
6	1200 WIDE	1200 WIDE	1200 WIDE	1200 WIDE
7	1200 WIDE	1200 WIDE	1200 WIDE	1200 WIDE
8	1200 WIDE	1200 WIDE	1200 WIDE	1200 WIDE
9	1200 WIDE	1200 WIDE	1200 WIDE	1200 WIDE
10	1200 WIDE	1200 WIDE	1200 WIDE	1200 WIDE

NOTES:  
1. SEE ARCHITECT'S GENERAL NOTES TO A SET FOR THE PROJECT.  
2. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT.  
3. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT.  
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9. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT.  
10. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT.

ARCHITECTURAL EXTERIOR ELEVATIONS

NEW DEVELOPMENT FOR:  
**RIVERSTONE HOTEL AND SUITES**  
CHIPPEWA CROSSING BLVD. • CHIPPEWA FALLS, WISCONSIN

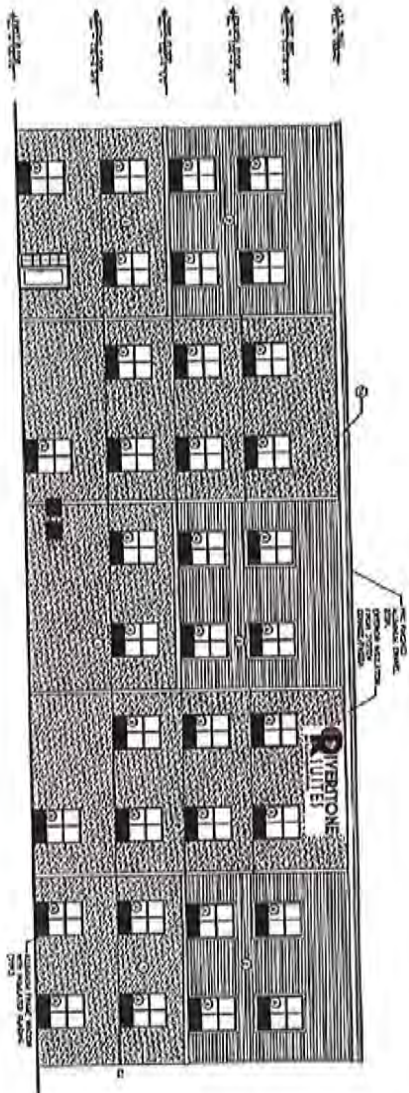
**EXCEL**  
Evanston's Better Plan  
1000 North Lincoln  
Evanston, IL 60120  
TEL: 847.329.1000  
WWW.EXCEL-ARCHITECTS.COM

**BM**  
BriMark  
Builders, LLC

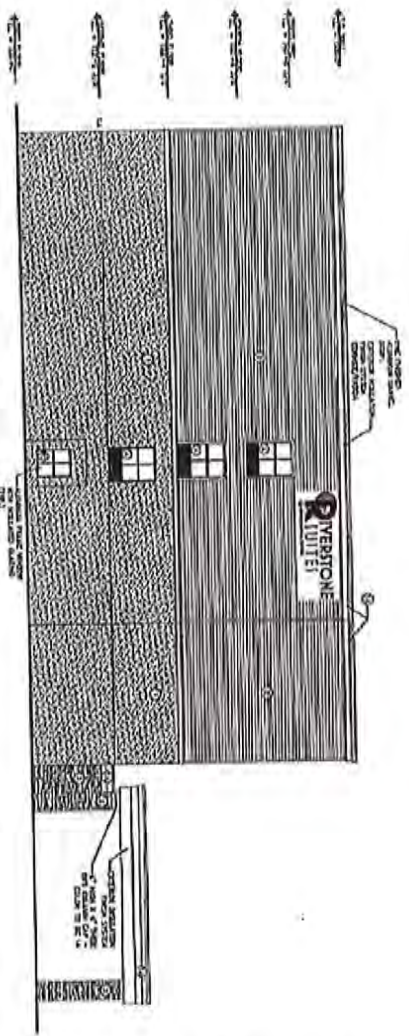
**PROJECT INFORMATION**

**DATE:** 04/14/2013  
**BY:** [Signature]  
**SCALE:** 1/8" = 1'-0"

**A2.0**



NORTH ELEVATION  
SCALE 1/8" = 1'-0"



WEST ELEVATION  
SCALE 1/8" = 1'-0"

DIFFERENTIAL MATERIALS AND COLORS

DIFF. COLOR #1	①	BRICK - CHALKY BROWN
DIFF. COLOR #2	②	BRICK - DARK BROWN
DIFF. COLOR #3	③	BRICK - LIGHT BROWN
DIFF. COLOR #4	④	BRICK - DARK BROWN
DIFF. COLOR #5	⑤	BRICK - LIGHT BROWN

WINDOW SCHEDULE

NO.	TYPE	FINISH	GLASS	OPERATION
1	WINDOW	WOOD	1/2" CLEAR GLASS	FIXED
2	WINDOW	WOOD	1/2" CLEAR GLASS	OPERABLE
3	WINDOW	WOOD	1/2" CLEAR GLASS	FIXED
4	WINDOW	WOOD	1/2" CLEAR GLASS	OPERABLE
5	WINDOW	WOOD	1/2" CLEAR GLASS	FIXED
6	WINDOW	WOOD	1/2" CLEAR GLASS	OPERABLE
7	WINDOW	WOOD	1/2" CLEAR GLASS	FIXED
8	WINDOW	WOOD	1/2" CLEAR GLASS	OPERABLE
9	WINDOW	WOOD	1/2" CLEAR GLASS	FIXED
10	WINDOW	WOOD	1/2" CLEAR GLASS	OPERABLE

1. FOR ALL WINDOWS, FINISH SHALL BE 1.25" WOOD TRIM.  
 2. ALL WINDOWS SHALL BE 1/2" CLEAR GLASS.  
 3. ALL WINDOWS SHALL BE 1/2" CLEAR GLASS.  
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 10. ALL WINDOWS SHALL BE 1/2" CLEAR GLASS.

ARCHITECTURAL EXTERIOR ELEVATIONS

NEW DEVELOPMENT FOR:

# RIVERSTONE HOTEL AND SUITES

CHIPPEWA CROSSING BLVD. • CHIPPEWA FALLS, WISCONSIN

DATE: MAY 4, 2011

PROJECT: RIVERSTONE HOTEL AND SUITES

SCALE: 1/8" = 1'-0"

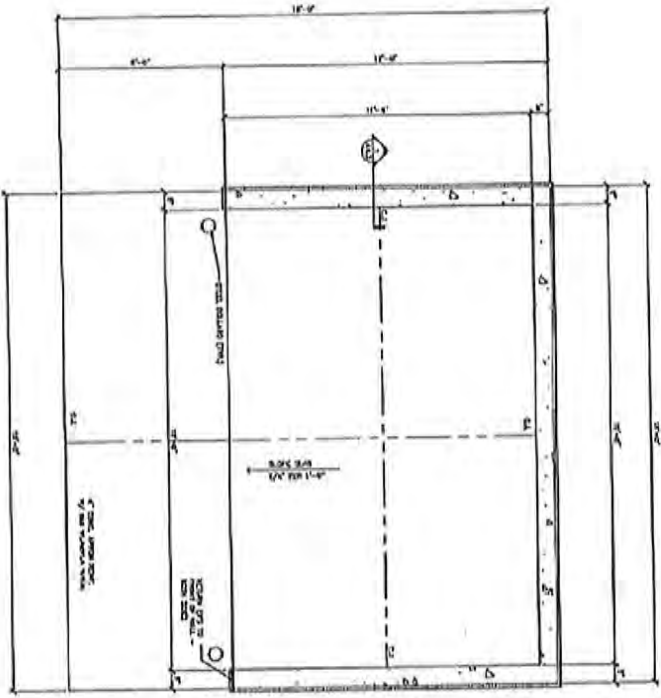
ARCHITECT: SCOTT KAMRIN

PHONE: 715-833-5040

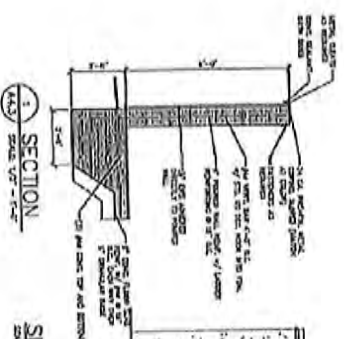
FAX: 715-833-5040

PROJECT NO: A2.1

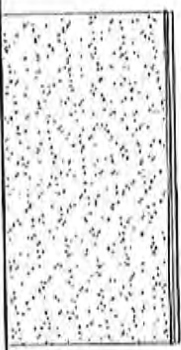
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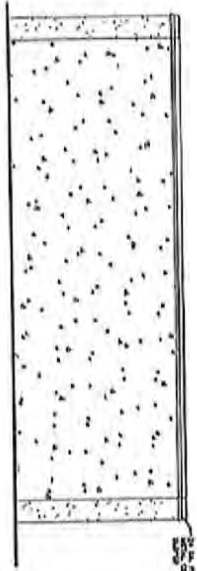
FLOOR PLAN - DUMPSTER  
SCALE: 1/8" = 1'-0"



SIDE ELEVATION - DUMPSTER  
SCALE: 1/8" = 1'-0"



FRONT ELEVATION - DUMPSTER  
SCALE: 1/8" = 1'-0"



BUILDING DETAILS

PROJECT NO.	0017-0000
DATE	04/11/2002
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
PROJECT	
CLIENT	
2225940	
A4.3	

NEW DEVELOPMENT FOR:  
**RIVERSTONE HOTEL AND SUITES**  
CHIPPEWA CROSSING BLVD. • CHIPPEWA FALLS, WISCONSIN



# PROPOSED DEVELOPMENT FOR: RIVERSTONE HOTEL AND SUITES CHIPPEWA FALLS, WISCONSIN

## LEGEND

- PROPOSED PERMITS:
  - 1. PROPOSED PERMITS
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  - 100. PROPOSED PERMITS

## PLAN SPECIFICATIONS

- DIVISION 01 - GENERAL NOTES:
  - 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
  - 2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
  - 3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
  - 4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
  - 5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.
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- DIVISION 02 - EXTERIOR IMPROVEMENTS:
  - 1. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.
  - 2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.
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- DIVISION 03 - INTERIOR IMPROVEMENTS:
  - 1. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.
  - 2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.
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- DIVISION 04 - UTILITIES:
  - 1. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.
  - 2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.
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  - 9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.
  - 10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.

## CIVIL SHEET INDEX

SHEET	SHEET TITLE
C01	CIVIL COVER AND SPECIFICATION SHEET
C02	GENERAL NOTES
C03	EXTERIOR IMPROVEMENTS
C04	INTERIOR IMPROVEMENTS
C05	UTILITIES
C06	ADDITIONAL SPECIFICATIONS

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMITTING	05/05/2011	JL	JL
2	ISSUED FOR PERMITTING	05/05/2011	JL	JL
3	ISSUED FOR PERMITTING	05/05/2011	JL	JL
4	ISSUED FOR PERMITTING	05/05/2011	JL	JL
5	ISSUED FOR PERMITTING	05/05/2011	JL	JL
6	ISSUED FOR PERMITTING	05/05/2011	JL	JL
7	ISSUED FOR PERMITTING	05/05/2011	JL	JL
8	ISSUED FOR PERMITTING	05/05/2011	JL	JL
9	ISSUED FOR PERMITTING	05/05/2011	JL	JL
10	ISSUED FOR PERMITTING	05/05/2011	JL	JL



**GENERAL PROJECT NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE WISCONSIN BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.
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10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES.

NEW DEVELOPMENT FOR:  
**RIVERSTONE HOTEL AND SUITES**  
CHIPPEWA CROSSING BLVD. • CHIPPEWA FALLS, WISCONSIN

**Brimark Builders, LLC**

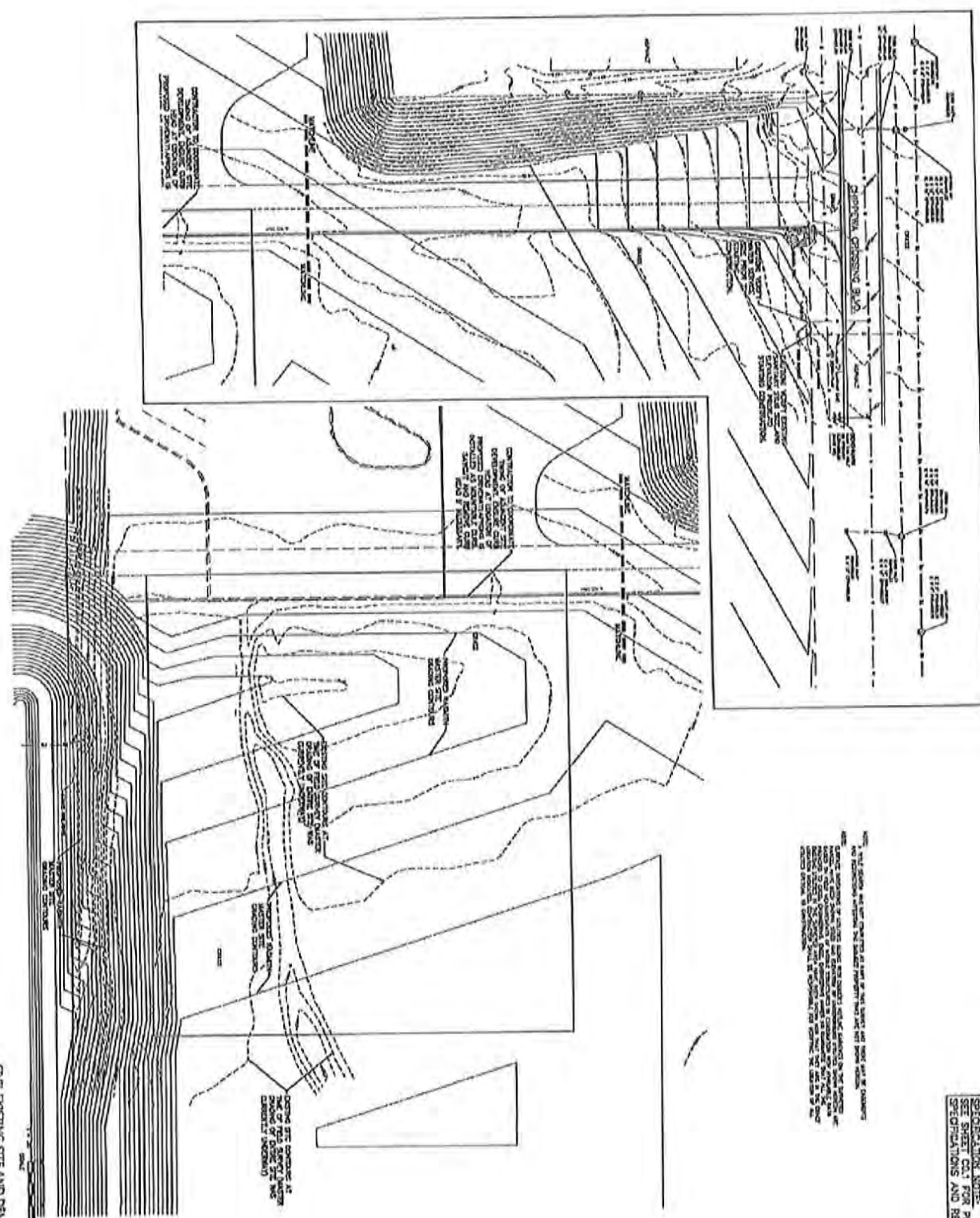
PROJECT NO. 2225040

**EXCEL**  
ALWAYS A Better Plan  
10000 W. WISCONSIN AVE.  
MILWAUKEE, WI 53224  
PH: 414.224.1100  
WWW.EXCELPLANET.COM

**DATE:** MAY 4, 2011

**PROJECT NO.:** 2225040

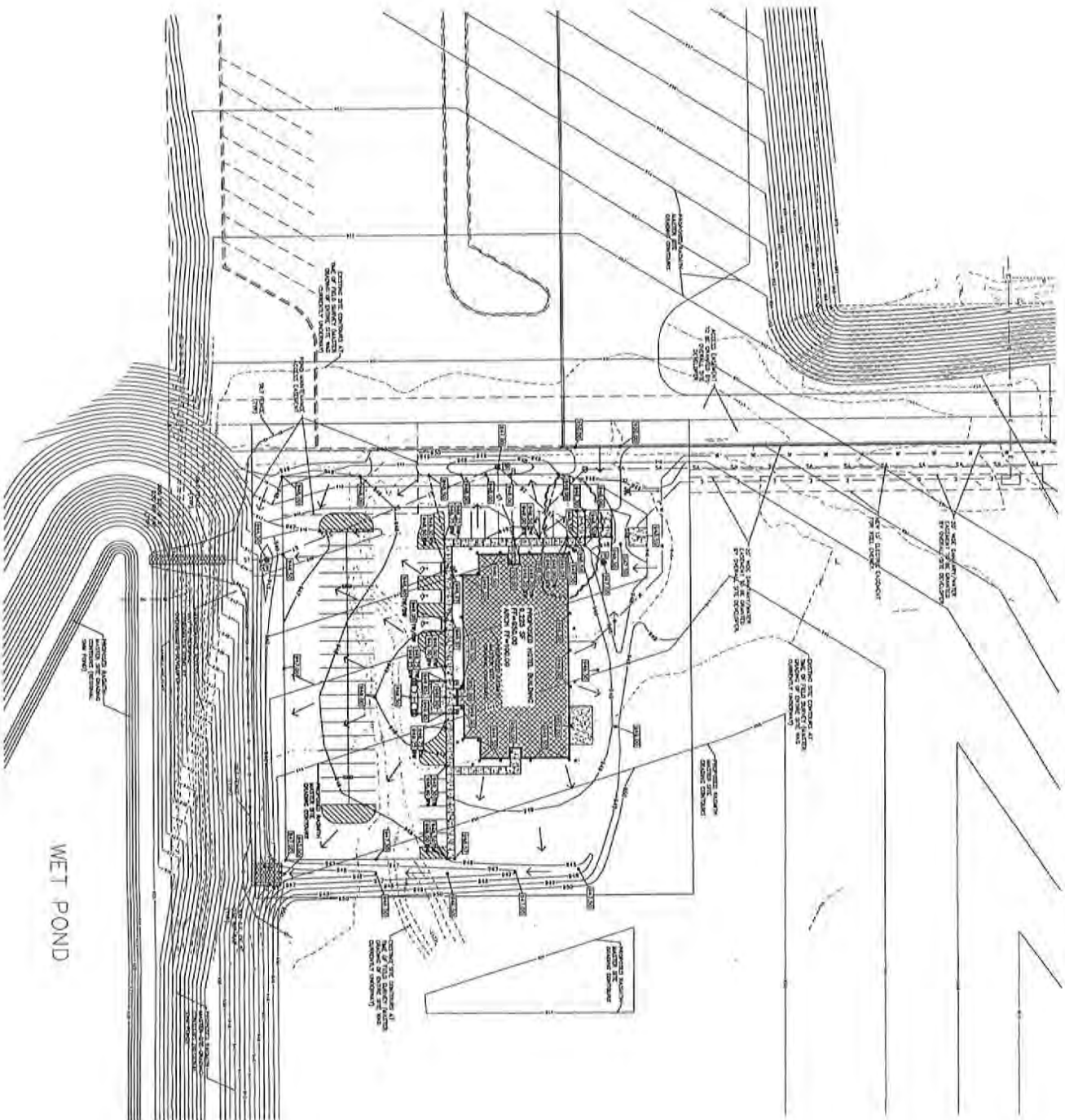
**SHEET NUMBER:** C0.1



EXISTING SITE AND DEMOLITION PLAN

<p> <b>EXCEL</b>            ALWAYS A BETTER PLAN            PROJECT MANAGEMENT            2025 W. WISCONSIN AVE            CHIPPewa FALLS, WI 54926         </p>	<p> <b>BrMark Builders, LLC</b> </p>	NEW DEVELOPMENT FOR: <b>RIVERSTONE HOTEL AND SUITES</b> CHIPPewa CROSSING BLVD. • CHIPPewa FALLS, WISCONSIN	
		SHEET NO.: <b>C1.0</b>	DATE: 11/12/2024





WET POND

**SPECIFICATION NOTE:**  
SEE SHEET C01 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

- NOTES:**
1. STANDARD STALL AND ACCESS AIDS SHALL BE INSTALLED AT ALL ENTRANCES TO ALL BUILDINGS. SHALL CONFORM TO ADA REQUIREMENTS.
  2. ALL STRUCTURES SHALL NOT EXCEED A MAXIMUM OF 4 FEET TALL EXCEPT SPECIFIED.

**NET PROTECTION NOTE:**  
CONTRACTOR SHALL PROVIDE TEMPORARY NET PROTECTION FOR ALL EXPOSED EARTHWORK THROUGHOUT THE PROJECT SITE FOR LOCAL CODES.

**STANDARD CONSTRUCTION ENTRANCE NOTE:**  
CONTRACTOR SHALL PROVIDE STANDARD CONSTRUCTION ENTRANCE TO ALL CONSTRUCTION AREAS OF THE PROJECT FOR PROPOSED CONSTRUCTION.

**CONCRETE MARKING NOTE:**  
CONTRACTOR SHALL PROVIDE CONCRETE MARKING AT ALL CONSTRUCTION LOCATIONS SHOWN AT CONSTRUCTION.

CIVIL GRADING AND EROSION CONTROL PLAN



**EXCEL**  
ALWAYS A BETTER PLAN  
CONSTRUCTION

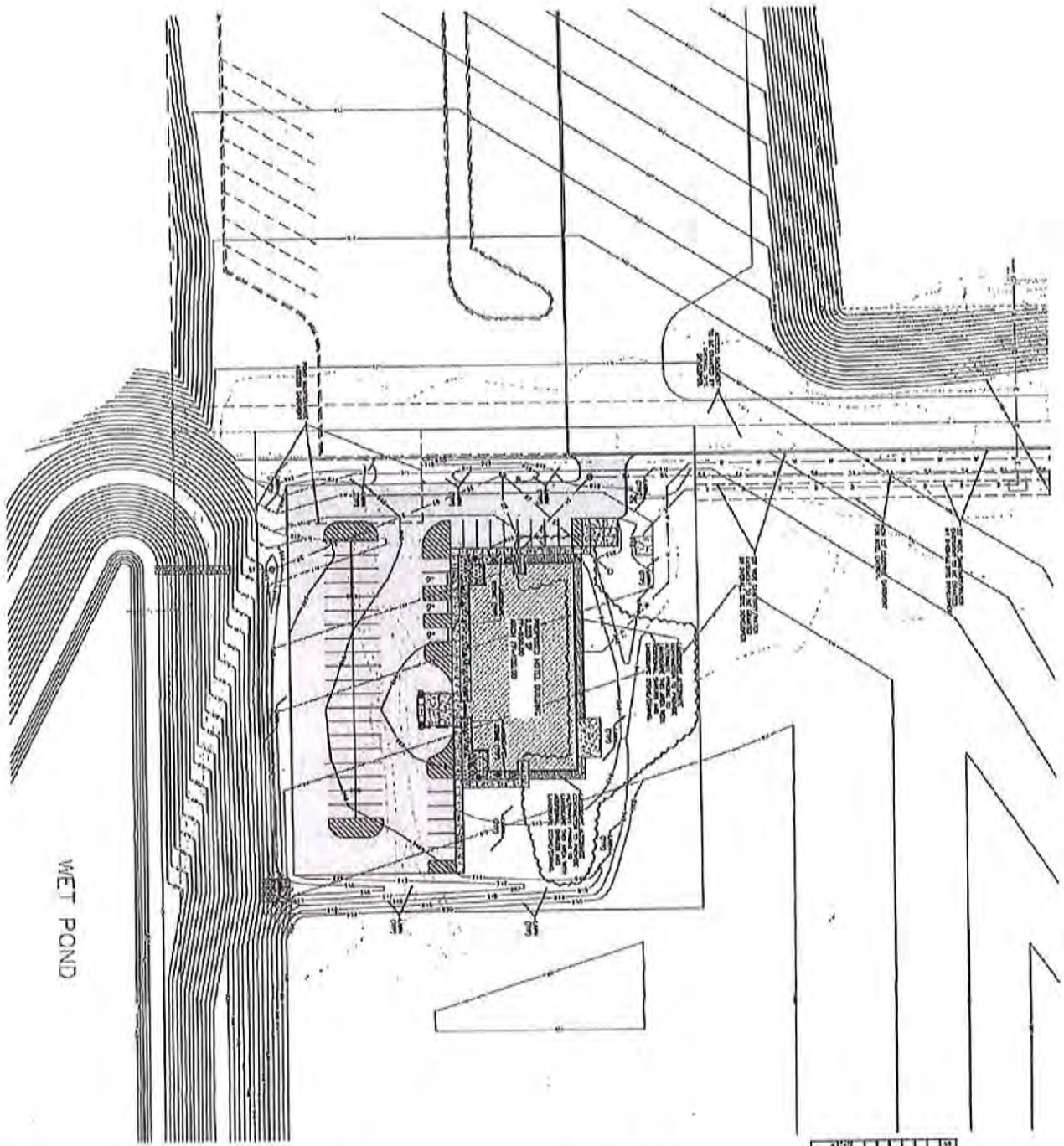
**BTMark**  
Builders, LLC  
PROJECT CONSULTANT

NEW DEVELOPMENT FOR:  
**RIVERSTONE HOTEL AND SUITES**  
CHIPPEWA CROSSING BLVD. • CHIPPEWA FALLS, WISCONSIN

<b>SHEET NUMBER</b>	C1.2
<b>DATE</b>	MAY 4, 2023
<b>BY</b>	MAN T. ZHANG
<b>PROJECT NUMBER</b>	2225040





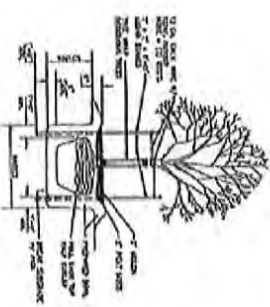


**RESTORATION NOTES:**  
 SEE SHEET C01 FOR PLAN SPECIFICATIONS AND RESTORANTS

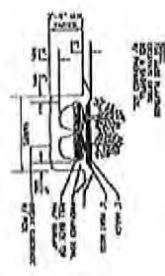
**EROSION CONTROL LOCATIONS**

Symbol	Notes	Size	Quantity	Comments
○	1" DIA.	120	2	1
○	2" DIA.	120	2	1
○	3" DIA.	120	2	1
○	4" DIA.	120	2	1
○	5" DIA.	120	2	1
○	6" DIA.	120	2	1
○	7" DIA.	120	2	1
○	8" DIA.	120	2	1
○	9" DIA.	120	2	1
○	10" DIA.	120	2	1

SEE SHEET C01 FOR PLAN SPECIFICATIONS AND RESTORANTS



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



NEW DEVELOPMENT FOR:

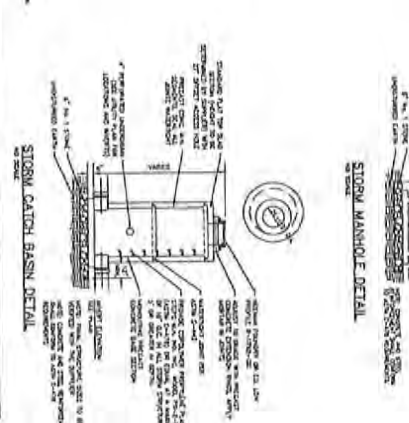
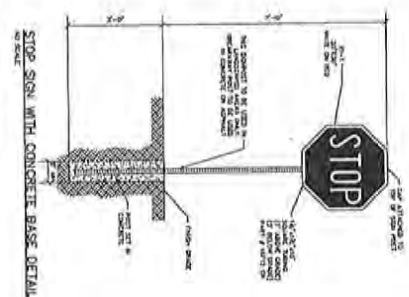
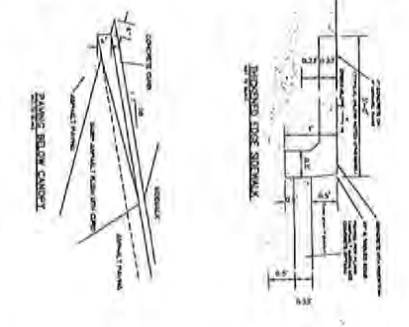
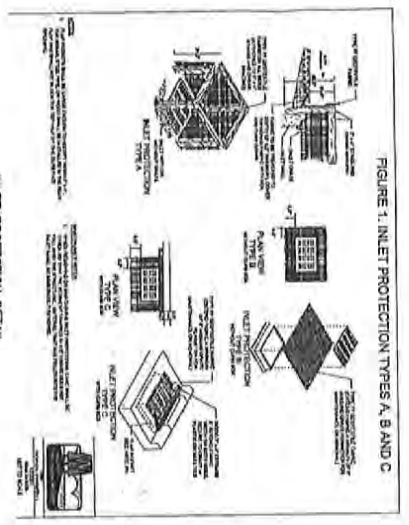
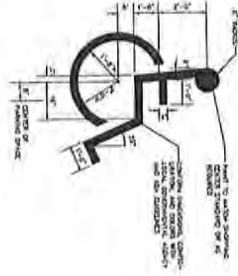
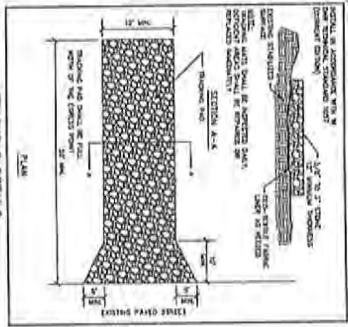
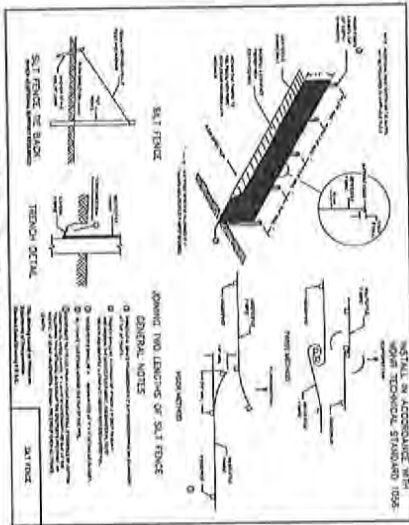
## RIVERSTONE HOTEL AND SUITES

CHIPPEWA CROSSING BLVD. • CHIPPEWA FALLS, WISCONSIN

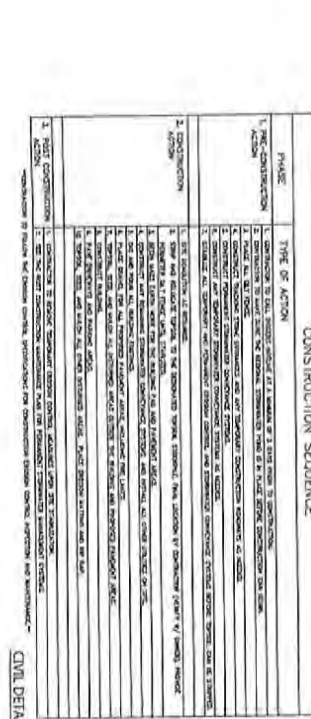
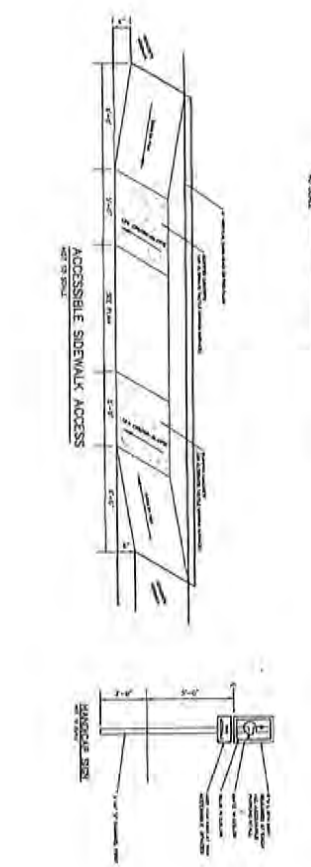
**EXCEL**  
 Always a Better Plan

**BIMark**  
 BUILDERS, LLC

DRAWING NO.	22-25040
DATE	NOV 17, 2021
DESIGNED BY	
CHECKED BY	
SCALE	AS SHOWN



PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION	1. DETERMINE TOOLS, MATERIALS AND EQUIPMENT TO BE USED IN CONSTRUCTION.
2. CONSTRUCTION	2. DETERMINE TOOLS, MATERIALS AND EQUIPMENT TO BE USED IN CONSTRUCTION.
3. POST-CONSTRUCTION	3. DETERMINE TOOLS, MATERIALS AND EQUIPMENT TO BE USED IN CONSTRUCTION.



PROJECT INFORMATION	PROJECT NAME: RIVERSTONE HOTEL AND SUITES
PROJECT LOCATION	CHIPPewa FALLS, WISCONSIN
PROJECT OWNER	BRIMARK BUILDERS, LLC
PROJECT ARCHITECT	EXCEL
PROJECT ENGINEER	EXCEL
PROJECT DATE	MAY 4, 2023
PROJECT NUMBER	2225040
PROJECT SHEET	C2.0

**EXCEL**

Always a Better Plan

EXCEL BUILDERS, LLC

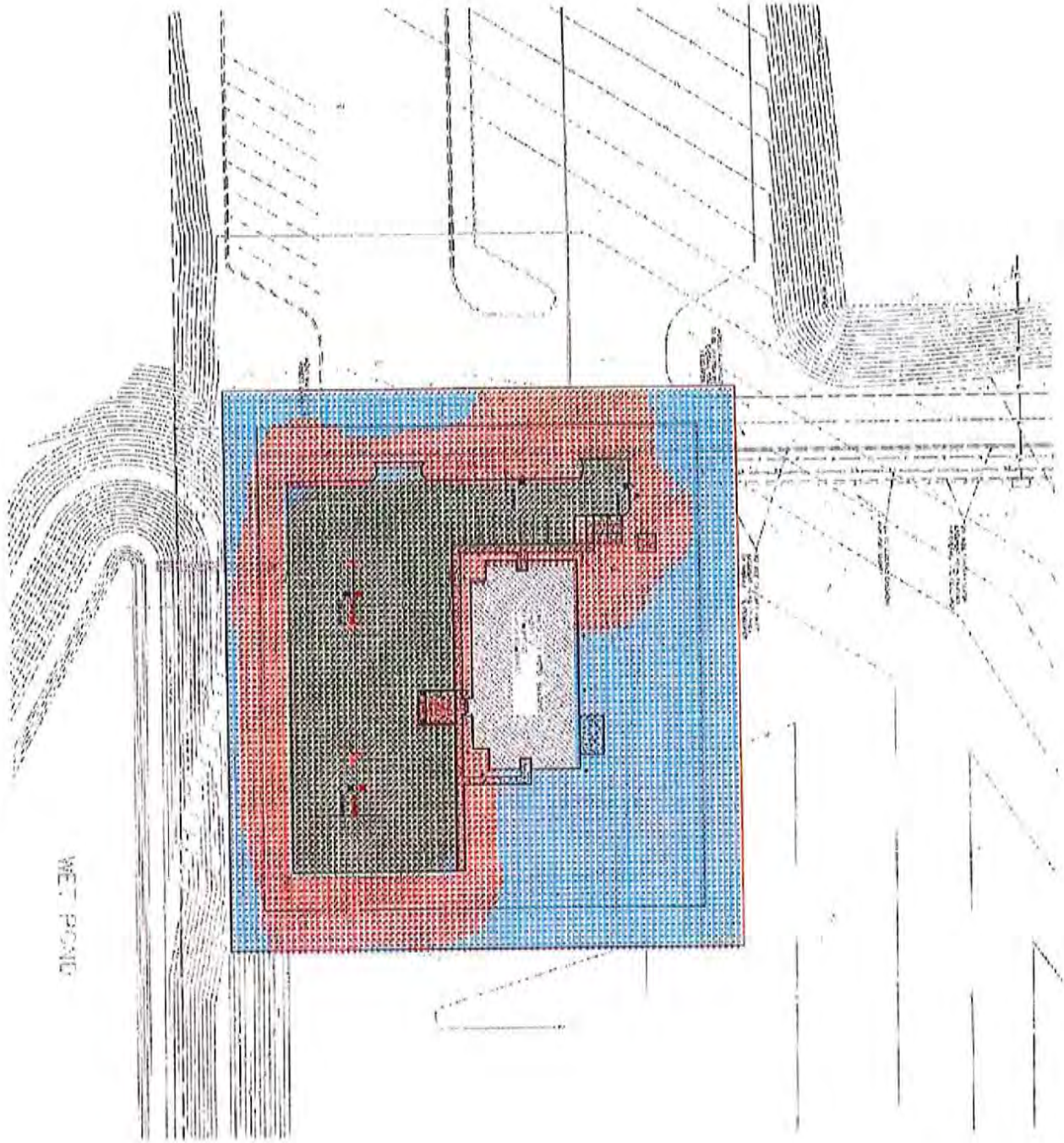
1000 W. WISCONSIN ST. SUITE 100  
CHIPPewa FALLS, WISCONSIN 54601  
TEL: 715.735.1111  
WWW.EXCELBUILDERS.COM

**BM**

Brimark Builders, LLC

NEW DEVELOPMENT FOR:  
**RIVERSTONE HOTEL AND SUITES**  
CHIPPewa CROSSING BLVD. • CHIPPewa FALLS, WISCONSIN

**C2.0**



WEST POND

DATE	DESCRIPTION
11/11/2010	REVISED
11/11/2010	REVISED
11/11/2010	REVISED
11/11/2010	REVISED
11/11/2010	REVISED
11/11/2010	REVISED
11/11/2010	REVISED
11/11/2010	REVISED
11/11/2010	REVISED



<p>Always a Better Plan</p>				PROJECT NUMBER: 2225040
				PROJECT DATE: MAY 4, 2010
<b>NEW DEVELOPMENT FOR:</b> <b>RIVERSTONE HOTEL AND SUITES</b> CHIPPEWA CROSSING BLVD. • CHIPPEWA FALLS, WISCONSIN				SHEET NUMBER: 2225040
<b>C3.1</b>				DATE: MAY 4, 2010



**Storm Water &  
Erosion Control  
Calculations For:**

# **Riverstone Hotel & Suites**

**Chippewa Falls, WI**

Excel Job # 2225040

May 18, 2023



Prepared by Excel Engineering  
100 Camelot Drive • Fond du Lac, WI 54935  
920-926-9800 • [www.excelengineer.com](http://www.excelengineer.com)

## Table of Contents

0.0	Introduction	1
0.1	Existing Conditions	1
0.2	Proposed Project Overview	1
1.0	Stormwater Management Requirements	1
2.0	Storm Sewer Design	1
2.1	Emergency Overflow Route	1
3.0	Erosion Control	2

## Appendices

Appendix A: Storm Sewer Basin Map

Appendix B: Storm Sewer TR-55 Calculations

Appendix C: Storm Sewer Manning's Spreadsheet

Appendix D: USLE Map and Calculations

Appendix E: Post Construction Operation and Maintenance Plan

## 0.0 Introduction

### 0.1 Existing Conditions

The proposed development is located within the overall Chippewa Crossing development, on the south side of Chippewa Crossing Boulevard in the City of Chippewa Falls, Wisconsin. The existing site is currently vacant. The site currently drains south to an existing regional stormwater management pond which was constructed for the overall master development. The existing site can be seen on sheet C1.0.

- Property Area: 2.08 acres

### 0.2 Proposed Project Overview

The proposed project will include a proposed hotel building with parking located to the south and west sides of the building. The proposed development will drain to both storm sewer and a ditch which will drain stormwater south into the regional wet pond. The stormwater management pond will reduce peak flows and treat stormwater to meet local and state requirements. The proposed site can be seen in Sheets C1.1-C1.4 of the proposed plan set.

- Disturbed Area: 1.87 acres

## 1.0 Stormwater Management Requirements

### City of Chippewa Falls / Wisconsin DNR-

The proposed site drains to an existing regional stormwater management pond which was constructed with the overall Chippewa Crossing Master Development. This regional stormwater pond treats for all local and state stormwater management requirements.

The stormwater management facility has been designed for a maximum impervious percentage of 90%. The proposed impervious surface percentage for the Cobblestone property is 54.9%, well below the maximum.

**Therefore, stormwater management requirements are met.**

## 2.0 Storm Sewer Design

All storm sewer has been designed to convey the 100-year 24-hour post development storm.

See Appendix A-C for pipe drainage areas and pipe sizing calculations.

### 2.1 Emergency Overflow Route

The emergency overflow route is to the south, through the proposed parking lot and safely into the regional stormwater management pond.

### 3.0 Erosion Control

The erosion control specifications, construction sequence, site stabilization notes, seeding notes, dewatering notes, and post construction and maintenance plan will be included on sheet C0.1 of the construction plan set.

## Appendix A: Storm Sewer Basin Map





## Appendix B: Storm Sewer TR-55 Calculations

# Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	5.244	2	716	10,678	-----	-----	-----	PIPE 1
2	SCS Runoff	2.023	2	716	4,870	-----	-----	-----	PIPE 2
3	SCS Runoff	0.988	2	716	2,162	-----	-----	-----	PIPE 3
4	SCS Runoff	3.636	2	716	8,388	-----	-----	-----	PIPE 4

# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

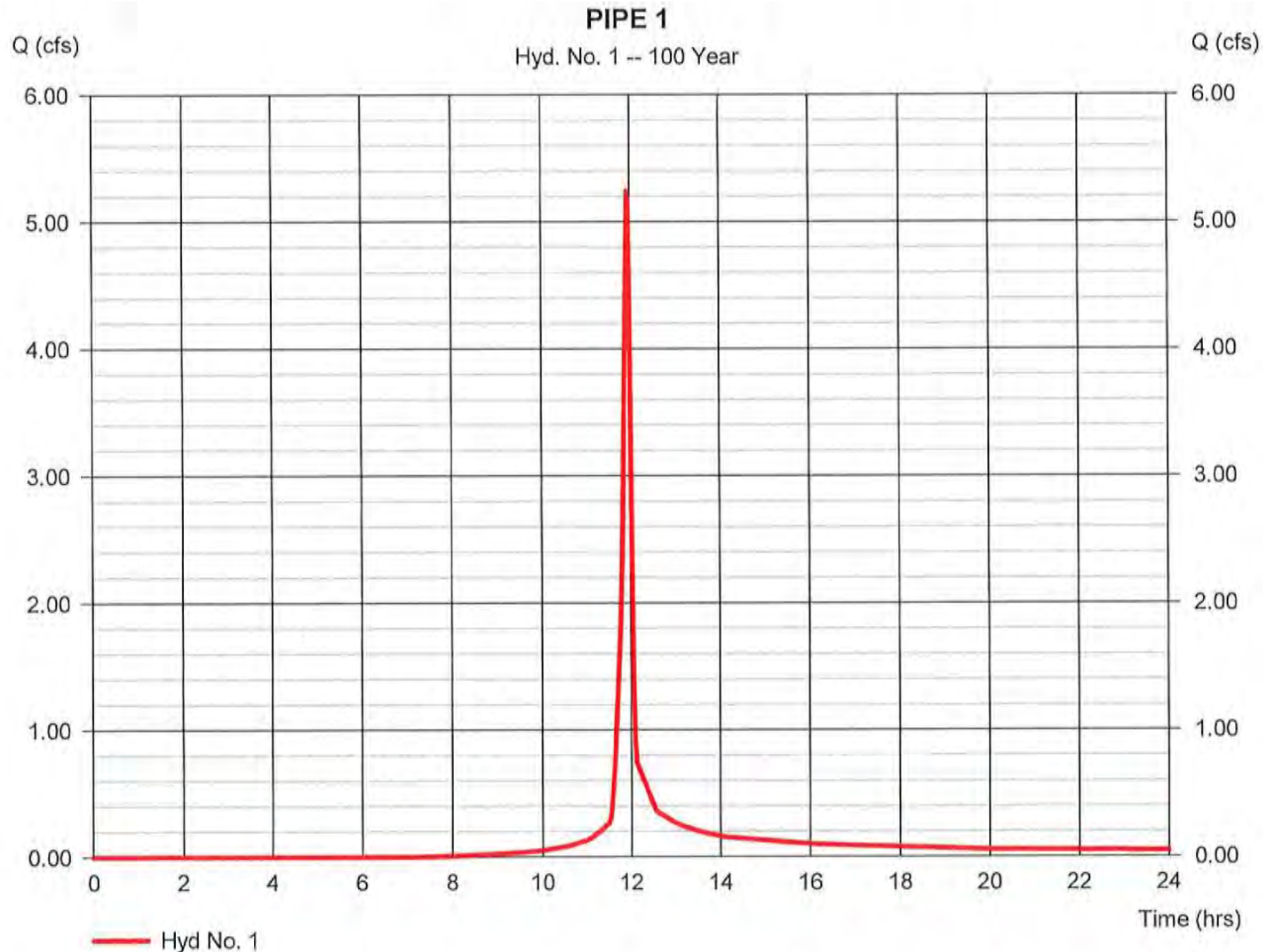
Wednesday, 01 / 18 / 2023

## Hyd. No. 1

PIPE 1

Hydrograph type	= SCS Runoff	Peak discharge	= 5.244 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 10,678 cuft
Drainage area	= 0.830 ac	Curve number	= 76*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 6.46 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.060 x 98) + (0.770 x 74)] / 0.830



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

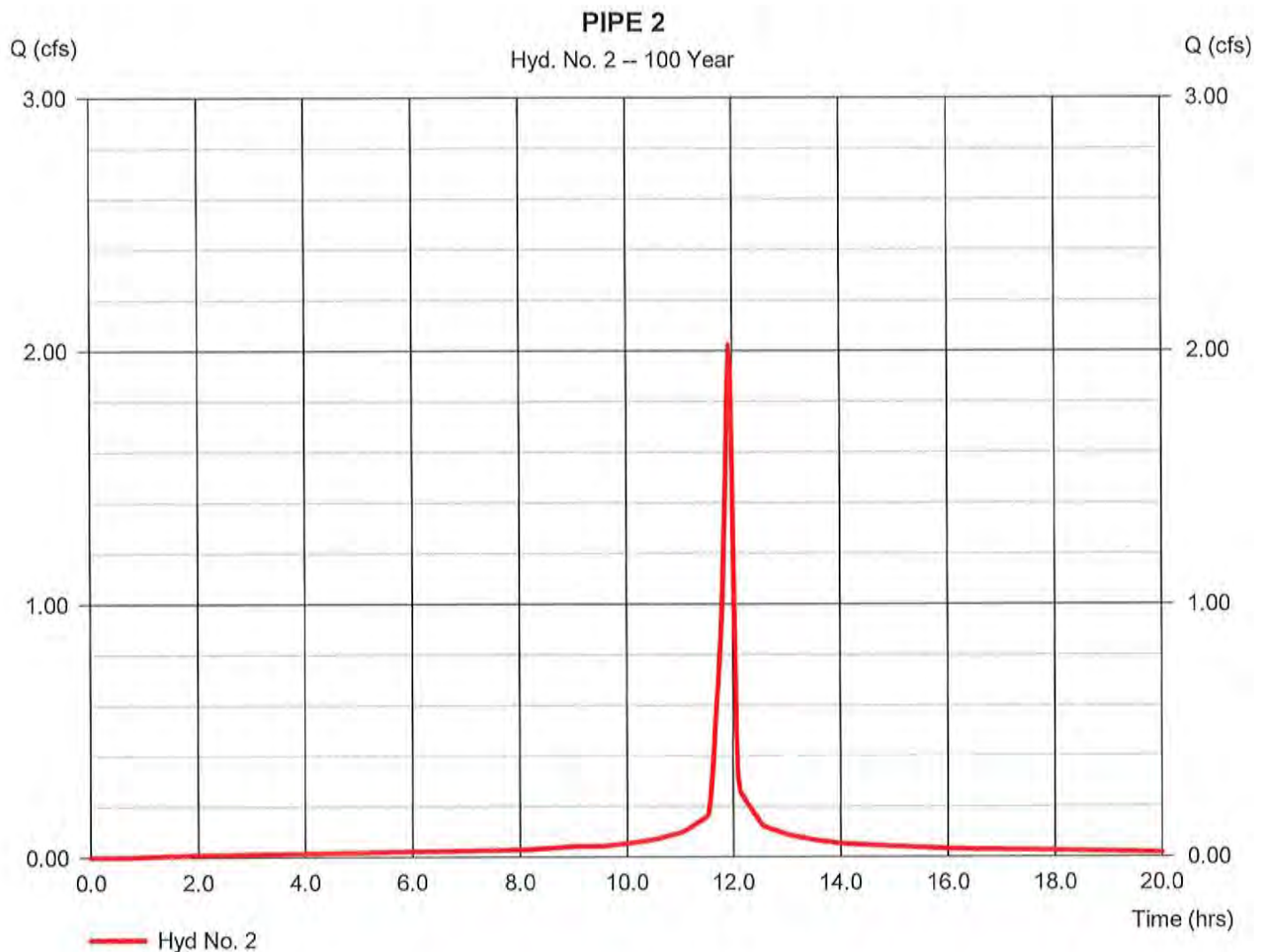
Wednesday, 01 / 18 / 2023

## Hyd. No. 2

### PIPE 2

Hydrograph type	= SCS Runoff	Peak discharge	= 2.023 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 4,870 cuft
Drainage area	= 0.230 ac	Curve number	= 98*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 6.46 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) =  $[(0.060 \times 98) + (0.770 \times 74)] / 0.230$



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

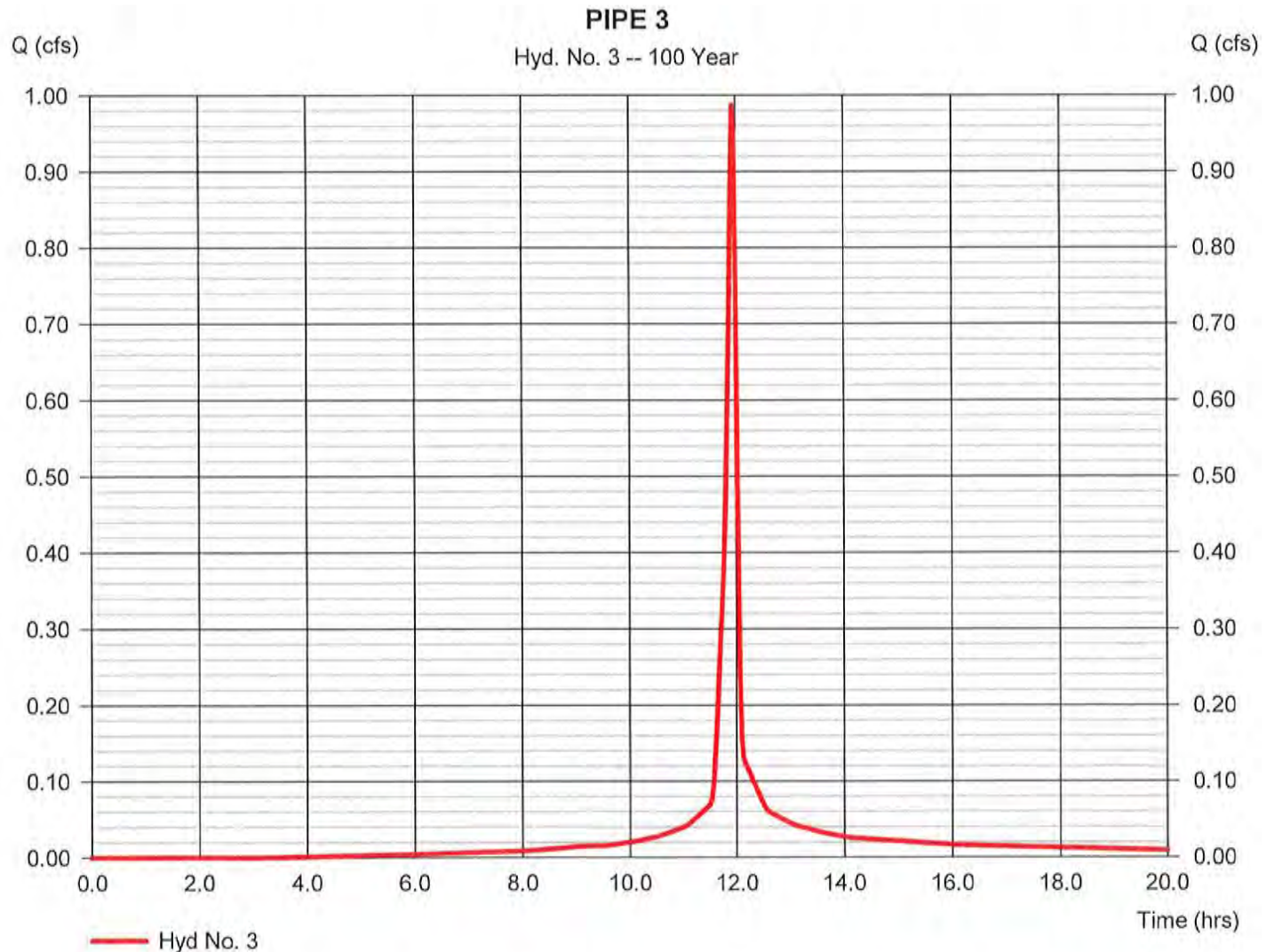
Wednesday, 01 / 18 / 2023

## Hyd. No. 3

PIPE 3

Hydrograph type	= SCS Runoff	Peak discharge	= 0.988 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 2,162 cuft
Drainage area	= 0.120 ac	Curve number	= 90*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 6.46 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.080 x 98) + (0.040 x 74)] / 0.120



# Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

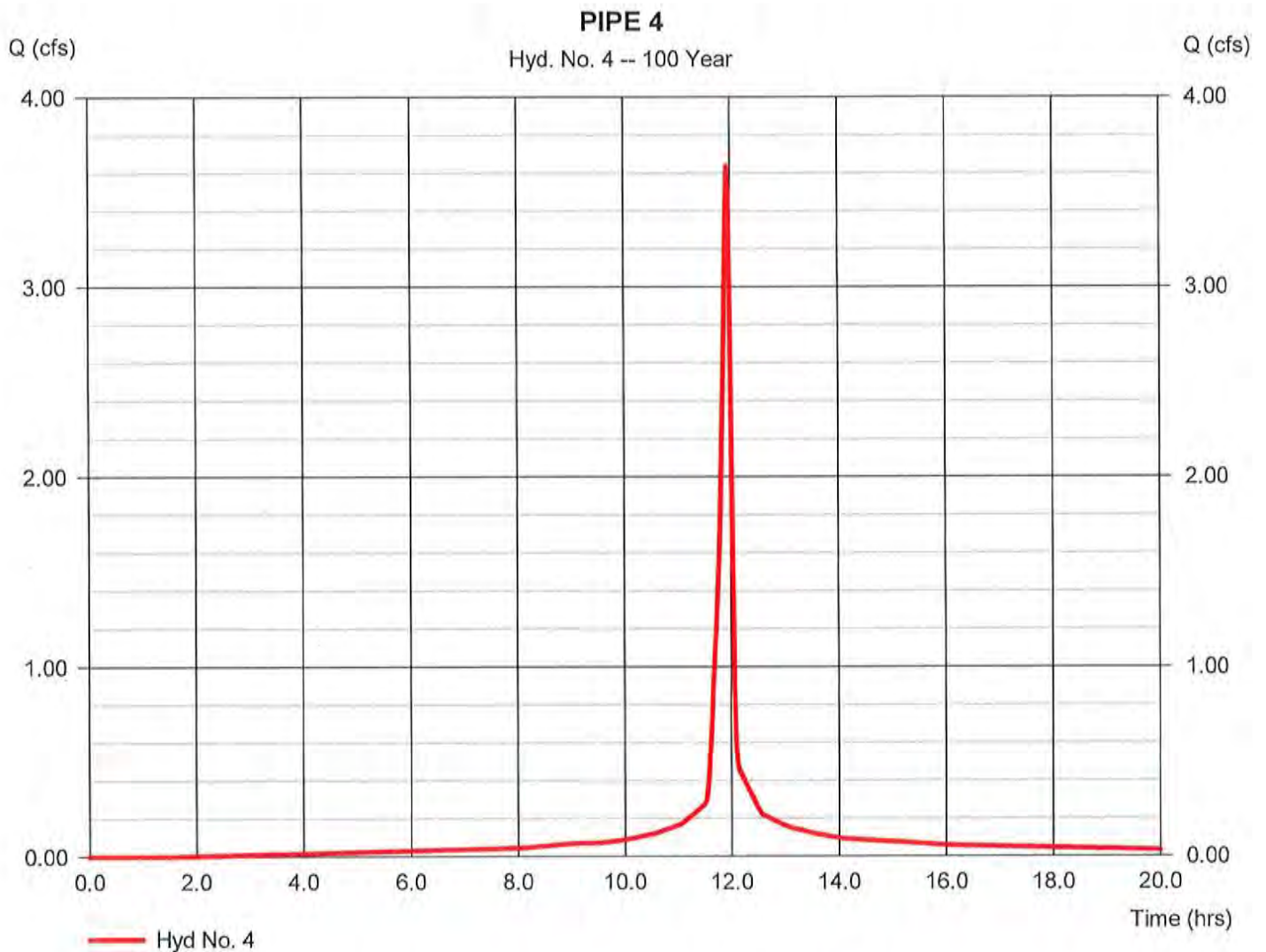
Wednesday, 01 / 18 / 2023

## Hyd. No. 4

PIPE 4

Hydrograph type	= SCS Runoff	Peak discharge	= 3.636 cfs
Storm frequency	= 100 yrs	Time to peak	= 11.93 hrs
Time interval	= 2 min	Hyd. volume	= 8,388 cuft
Drainage area	= 0.420 ac	Curve number	= 95*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 6.46 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484

\* Composite (Area/CN) = [(0.360 x 98) + (0.060 x 74)] / 0.420



# Hydraflow Rainfall Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021

Wednesday, 01 / 18 / 2023

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	-----
2	69.8703	13.1000	0.8658	-----
3	0.0000	0.0000	0.0000	-----
5	79.2597	14.6000	0.8369	-----
10	88.2351	15.5000	0.8279	-----
25	102.6072	16.5000	0.8217	-----
50	114.8193	17.2000	0.8199	-----
100	127.1596	17.8000	0.8186	-----

File name: SampleFHA.idf

**Intensity = B / (Tc + D)^E**

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	5.69	4.61	3.89	3.38	2.99	2.69	2.44	2.24	2.07	1.93	1.81	1.70
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	6.57	5.43	4.65	4.08	3.65	3.30	3.02	2.79	2.59	2.42	2.27	2.15
10	7.24	6.04	5.21	4.59	4.12	3.74	3.43	3.17	2.95	2.77	2.60	2.46
25	8.25	6.95	6.03	5.34	4.80	4.38	4.02	3.73	3.48	3.26	3.07	2.91
50	9.04	7.65	6.66	5.92	5.34	4.87	4.49	4.16	3.88	3.65	3.44	3.25
100	9.83	8.36	7.30	6.50	5.87	5.36	4.94	4.59	4.29	4.03	3.80	3.60

Tc = time in minutes. Values may exceed 60.

Precip. file name: Sample.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.46
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-1st	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	2.23	2.55	0.00	3.13	3.69	4.68	5.49	6.16



# Appendix C: Storm Sewer Manning's Spreadsheet



Excel Engineering Project No. 2225040 Project Name Cobblestone Chippewa Falls

Pipe Data			Pipe Capacity (100-yr)					
Pipe ID	Diameter (FT)	Slope (FT/FT)	Manning's n	Basin No.	Total Flow (cfs)	Total Flow (gpm)	Full Flow Capacity (cfs)	Full Flow Capacity (gpm)
1	1.25	0.007	0.012	1	5.24	2352	5.87	2635
2	0.66	0.020	0.012	2 (DSPS)	0.87	390	1.81	811
3	1.25	0.015	0.012	1,2,3	8.25	3703	8.59	3857
4	1.5	0.015	0.012	1,2,3,4	11.89	5336	13.97	6272
X	X	X	X	X	X	X	X	X

Full Flow Capacity based off Manning's Equation

$$Q = \frac{1.49}{n} R^{2/3} S^{1/2} a$$

- Where:
- Q = Full Flow Capacity of Pipe (cfs)
  - n = Manning's roughness coefficient
  - R = hydraulic radius (ft) (D/4)
  - s = hydraulic gradient, slope (ft/ft)
  - a = flow area (sq. ft.)

Typical Manning's n

- HDPE 0.012
- PVC 0.012
- Concrete 0.013
- CMP 0.024

\*Total Flow calculated via TR-55 hydrologic calculations. Reference Storm Pipe Basin Map & TR-55 Calculations

## Appendix D: USLE Map and Calculations



# Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin



WDNR Version 2.0 (06-29-2017)

YEAR 1

Developer: Riverstone Hotels

Project: Chippewa Falls

Date: 05/18/23

County: Chippewa

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)	
Bare Ground	06/05/23	11/01/23	74.7%	150	Sandy Loam	0.28	2.5%	80	0.23	1.00	7.1	0.957	Silt Fence	4.1	
Seed with Mulch or Er	11/01/23	06/01/24	23.6%	150	Sandy Loam	0.28	2.5%	80	0.23	0.10	0.2	0.957	Silt Fence	0.1	
End	06/01/24						2.5%	80	0.23			0.000		0.0	
							2.5%	80	0.23			0.000		0.0	
							2.5%	0				0.000		0.0	
							0.0%	0				0.000		0.0	
										TOTAL	7.3		TOTAL	4.2	
														% Reduction Required	NONE

Notes:

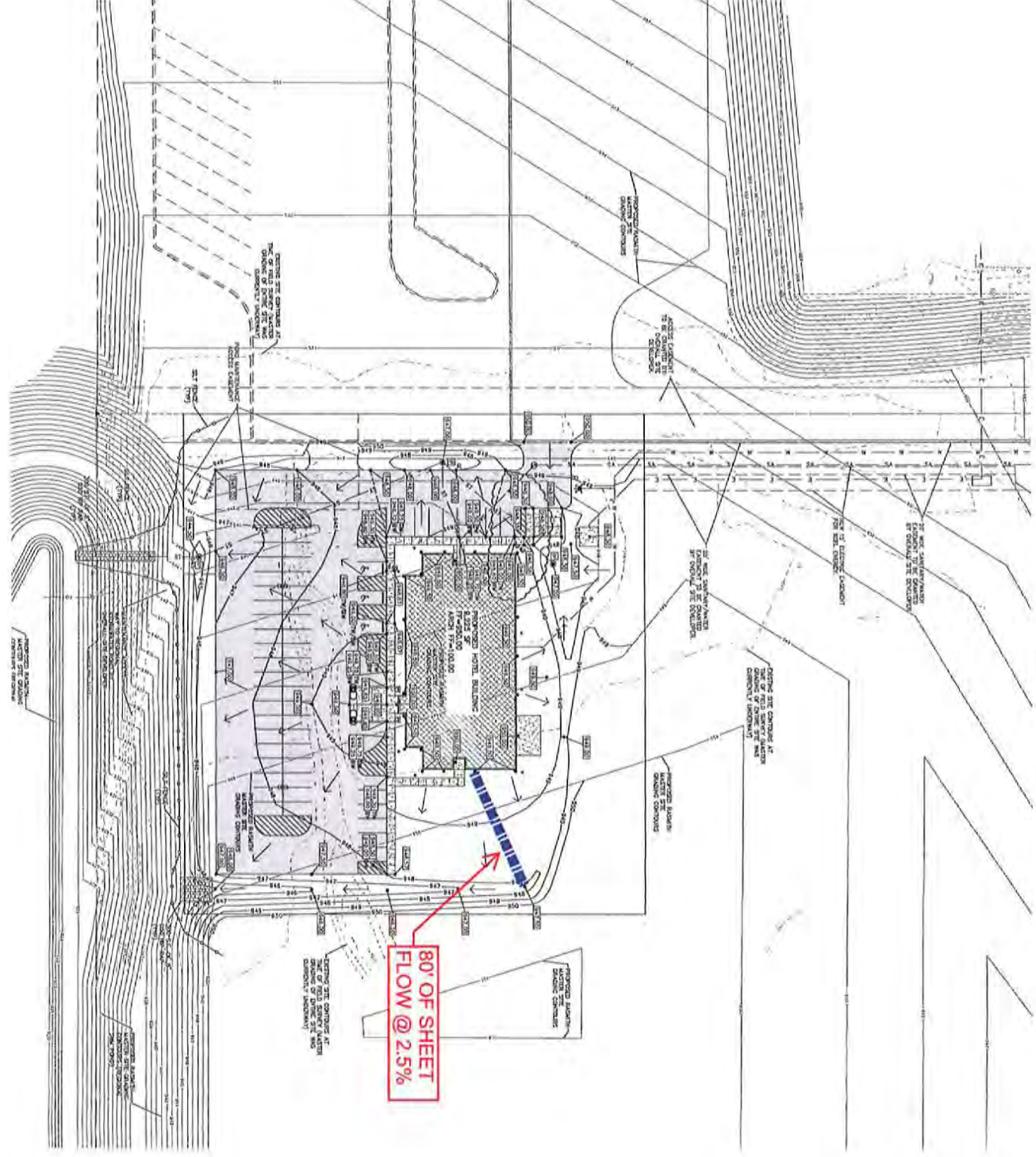
See Help Page for further descriptions of variables and items in drop-down boxes. The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization. For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

4/15-6/1 and 8/1-8/21 Turf, introduced grasses and legumes  
Thaw-6/30 Native Grasses, forbs, and legumes

Designed By:	
Date	



**SPECIFICATION NOTE:**  
SEE SHEET CD.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

- NOTES:**
1. HANDICAP STAIR AND ACCESS AISLES SHALL NOT EXCEED A MAXIMUM SLOPE OF 1:12 IN ANY DIRECTION. ALL STAIRS SHALL COMPLY WITH ALL REQUIREMENTS OF THE ADA.
  2. ALL DRIVEWAYS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1:50 AND RUNNING SLOPE OF 1:100 UNLESS OTHERWISE SPECIFIED.

**SHEET PROTECTION NOTE:**  
CONTRACTOR SHALL PROVIDE TEMPORARY SHEET PROTECTION TO PREVENT DAMAGE TO ANY SHEETS OR OTHER MATERIALS LOCATED ON THE PROJECT SITE PER LOCAL CODE.

**STABILIZED CONSTRUCTION ENTRANCE NOTE:**  
CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE TO PREVENT EROSION AND DAMAGE TO ADJACENT AREAS PER LOCAL CODE.

**CONCRETE WASHOUT NOTE:**  
CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER LOCAL CODE. LOCATION TO BE DETERMINED BY CONTRACTOR.

**EXCEL**  
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100 Corporate Drive  
Plymouth, WI 53075  
www.excelconstruction.com

**BrMark Builders, LLC**

NEW DEVELOPMENT FOR:  
**RIVERSTONE HOTEL AND SUITES**  
CHIPPEWA CROSSING BLVD. • CHIPPEWA FALLS, WISCONSIN

SHEET DATE:	MAY 4, 2023
DATE:	MAY 17, 2023
PROJECT NUMBER:	201
CONTRACT NUMBER:	
CONTRACT DATE:	
CONTRACT VALUE:	
CONTRACT TYPE:	
CONTRACT STATUS:	
CONTRACT DESCRIPTION:	
CONTRACT ADDRESS:	
CONTRACT CONTACT:	
CONTRACT PHONE:	
CONTRACT FAX:	
CONTRACT EMAIL:	
CONTRACT WEBSITE:	

# Appendix E: Post Construction Operation and Maintenance Plan

The owner of the property affected shall inspect and maintain the following stormwater management systems frequently, especially after heavy rainfalls, but at least on an annual basis unless otherwise specified.

STORMWATER FACILITY	TYPE OF ACTION
1. Lawn and Landscaped Areas	All lawn areas shall be kept clear of any materials that block the flow of stormwater. Rills and small gullies shall immediately be filled and seeded or have sod placed in them. The lawn shall be kept mowed, tree seedlings shall be removed, and litter shall be removed from landscaped areas.
2. Swales	All grassed swales showing signs of erosion, scour, or channelization shall be repaired, reinforced, and revegetated immediately. All swales shall be repaired to the original plan requirements. Mowing shall take place no less than twice per year at a height of no less than three inches. Grasses shall not be allowed to grow to a height that permits branching or bending. Mowing shall only take place when the ground is dry and able to support machinery.
3. Rip Rap	All rip rap showing signs of erosion or scour shall be repaired, reinforced, and revegetated immediately. Rip rap should be kept clean of vegetation and sediment. All rip rap shall be repaired to the construction plan requirements.
4. Catch Basin/Curb Inlet Grates	The grate openings to these structures must be cleared of any clogging or the blocking of stormwater flow from getting into the stormwater conveyance system of any kind.
5. Record of Maintenance	The operation and maintenance plan shall remain onsite and be available for inspection when requested by WDNR. When requested, the owner shall make available for inspection all maintenance records to the department or agent for the life of the system.

Document Number

Document Name

PRIVATE UTILITY EASEMENT  
AGREEMENT

Recording Area

Name and Return Address

Wangard Partners, Inc.  
1200 N. Mayfair Road, Suite 410  
Milwaukee, Wisconsin 53226  
Attn: Legal

22808-0932-75713002

Parcel Identification Number (PIN)



THIS PRIVATE UTILITY EASEMENT AGREEMENT (the "*Agreement*") is made as of this 10 day of May, 2023, by and between CHIPPEWA CROSSING PARTNERS, LLC, a Wisconsin limited liability company, SMW CHIPPEWA FALLS, LLC, a Wisconsin limited liability company, WW CHIPPEWA FALLS, LLC, a Wisconsin limited liability company, and TD CHIPPEWA FALLS, LLC, a Wisconsin limited liability company (collectively, the "*Grantor*") and CHIP-WA HOTEL GROUP, LLC, a Wisconsin limited liability company (the "*Grantee*").

#### RECITALS:

A. The Grantor is the fee holder of certain real property in the City of Chippewa Falls, Chippewa County, State of Wisconsin, as more particularly described on the attached and incorporated Exhibit A (the "*Grantor Property*").

B. The Grantee is the fee holder of certain real property in the City of Chippewa Falls, Chippewa County, State of Wisconsin, as more particularly described on the attached and incorporated Exhibit B (the "*Grantee Property*").

C. For the benefit of the Grantee Property, Grantee has requested that the Grantor grant a permanent non-exclusive easement for the construction, reconstruction, maintenance, operation and supplement of wet utility facilities within certain portions of the Grantor Property (the "*Easement*") as such portions are described on the attached and incorporated Exhibit C (the "*Utility Easement Area*") along with a temporary non-exclusive construction easement (the "*Temporary Construction Easement*") described below.

#### AGREEMENT

For good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1. **Grant of Easement.** The Grantor grants to the Grantee, and its agents and licensees, a perpetual non-exclusive easement and right-of-way to construct, reconstruct, maintain, operate, and supplement, wet utility facilities consisting of a 6 inch sanitary sewer line and a 6 inch water line and other related fixtures, equipment, and appurtenances that may from time to time be required, with the right of ingress and egress for the purpose of this grant, over and under the Utility Easement Area. All improvements shall be located below grade. The Grantee agrees to complete the initial construction of all such improvements no later than December 31, 2023 (the "*Final Completion Date*").

2. **Temporary Construction Easement.** During the period of construction or installation of improvements within the Utility Easement Area, the Grantee shall have a Temporary Construction Easement over those portions of the Grantor Property located within fifteen (15) feet of each side of the Utility Easement Area that is within the Grantor Property for the purpose of transporting equipment and materials in connection with the construction or installation of

improvements within the Utility Easement Area. The Temporary Construction Easement shall expire on the earlier to occur of (a) completion of installation as contemplated in Section 1, above, or (b) the Final Completion Date as specified in Section 1, above. Grantee acknowledges that utility and access road installations by other parties may be occurring on lands adjacent to the Utility Easement Area simultaneously with Grantee's construction and installation within the Utility Easement Area. Grantee shall have the sole responsibility to coordinate its construction and installation schedule with these other parties.

**3. Indemnification.** The Grantee shall indemnify the Grantor from and against all loss, costs (including reasonable attorney fees), injury, death, or damage to persons or property that at any time during the term of this Agreement may be suffered or sustained by any person or entity in connection with the Grantee's activities conducted on the Grantor Property, regardless of the cause of the injury, except to the extent caused by the gross negligence or misconduct of the Grantor or its agents or employees.

**4. Consistent Uses Allowed.** The Grantor reserves the right to use the Utility Easement Area and the Grantor Property for purposes that will not interfere with the Grantee's full enjoyment of the Easement rights granted in this Agreement. Nothing contained herein shall prevent the Grantor from performing construction activities related to the further development of the Grantor Property including finish grading, landscaping, and placement of asphalt and concrete surfaces and curbs over or within the Utility Easement Area.

**5. Restoration of Surface.** The Grantee shall restore the surface disturbed by any construction or maintenance of any equipment located within the Utility Easement Area or the due to Grantee's use of the Temporary Construction Easement, to its condition before the disturbance.

**6. Covenants Run with Land.** All terms and conditions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by the Grantor and the Grantee and their respective successors and assigns. The party named as Grantor in this Agreement and any successor or assign to the Grantor as fee simple owner of the Grantor Property shall cease to have any liability under this Agreement with respect to facts or circumstances arising after the party has transferred its fee simple interest in the Grantor Property.

**7. Non-Use.** Non-use or limited use of the Easement or Temporary Construction Easement rights granted in this Agreement shall not prevent the benefiting party from later use of the Easement or Temporary Construction Easement rights to the fullest extent authorized in this Agreement.

**8. Governing Law.** This Agreement shall be construed and enforced in accordance with the laws of the State of Wisconsin.

**9. Entire Agreement.** This Agreement sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all parties to this Agreement and duly recorded in the office of the Register of Deeds of Chippewa County, Wisconsin.

**10. Notices.** All notices to either party to this Agreement shall be delivered in person or sent by certified mail, postage prepaid, return receipt requested, to the other party at that party's last known address. If the other party's address is not known to the party desiring to send a notice, the party sending the notice may use the address to which the other party's property tax bills are sent. Either party may change its address for notice by providing written notice to the other party.

**11. Invalidity.** If any term or condition of this Agreement, or the application of this Agreement to any person or circumstance, shall be deemed invalid or unenforceable, the remainder of this Agreement, or the application of the term or condition to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each term and condition shall be valid and enforceable to the fullest extent permitted by law.

**12. Waiver.** No delay or omission by any party in exercising any right or power arising out of any default under any of the terms or conditions of this Agreement shall be construed to be a waiver of the right or power. A waiver by a party of any of the obligations of the other party shall not be construed to be a waiver of any breach of any other terms or conditions of this Agreement.

**13. Enforcement.** Enforcement of this Agreement may be by proceedings at law or in equity against any person or persons violating or attempting or threatening to violate any term or condition in this Agreement, either to restrain or prevent the violation or to obtain any other relief. If a suit is brought to enforce this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney fees, from the non-prevailing party.


**14. No Public Dedication.** Nothing in this Agreement shall be deemed a gift or dedication of any portion of the easements granted under this Agreement to the general public or for any public purpose whatsoever.

*(Signatures appear on following pages.)*

GRANTOR SIGNATURE PAGE FOR PRIVATE UTILITY EASEMENT

GRANTOR:

CHIPPEWA CROSSING PARTNERS, LLC, a  
Wisconsin limited liability company

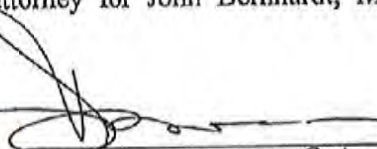
By:   
Deborah A. Bernhardt  
Power-of-Attorney for John L. Bernhardt, Manager

ACKNOWLEDGMENT

STATE OF WISCONSIN  
COUNTY OF MILWAUKEE

This instrument was acknowledged before me on May 8<sup>th</sup>, 2023 by Deborah A. Bernhardt in her capacity as power-of-attorney for John Bernhardt, Manager of Chippewa Crossing Partners, LLC.



  
Name: Devon M. Pittman  
Notary Public, State of Wisconsin  
My commission expires: 12/31/2025

GRANTOR SIGNATURE PAGE FOR PRIVATE UTILITY EASEMENT

GRANTOR:

SMW CHIPPEWA FALLS, LLC, a Wisconsin limited liability company

By: [Signature]  
Stewart M. Wangard, Sole Member

TD CHIPPEWA FALLS, LLC, a Wisconsin limited liability company

By: [Signature]  
Stewart M. Wangard, Sole Member

WW CHIPPEWA FALLS, LLC, a Wisconsin limited liability company

By: [Signature]  
Stewart M. Wangard, Sole Member

ACKNOWLEDGMENTS

STATE OF WISCONSIN  
COUNTY OF MILWAUKEE

This instrument was acknowledged before me on May <sup>4u</sup> 9, 2023 by Stewart M. Wangard, the Sole Member of SMW Chippewa Falls, LLC, TD Chippewa Falls, LLC, and WW Chippewa Falls, LLC.



[Signature]  
Name: ANNE M. WHITE  
Notary Public, State of Wisconsin  
My commission expires: 06/24/2024

GRANTEE SIGNATURE PAGE FOR PRIVATE UTILITY EASEMENT

GRANTEE:

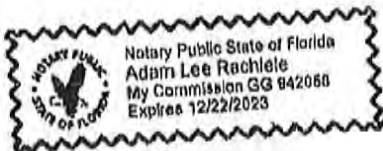
CHIP-WA HOTEL GROUP, LLC  
a Wisconsin limited liability company

By: Kim C. Wogernese  
Kim Wogernese, Managing Member

ACKNOWLEDGMENT

STATE OF WISCONSIN Florida  
COUNTY OF Orange

This instrument was acknowledged before me on May 9<sup>th</sup>, 2023 by Kim Wogernese,  
Managing Member of Chip-Wa Hotel Group, LLC.



Adam Rachiele  
Name: Adam Rachiele  
Notary Public, State of Wisconsin  
My commission expires: 12/22/2023

**CONSENT OF MORTGAGEE**

The undersigned, being the holder of a mortgage against the Property, consents to the grant of the easement and temporary construction easement set forth above and agrees that its interest in the Property shall be subject to the easement.

Dated: May 5<sup>th</sup>, 2023

SPRING BANK

By: Glenn A. Michael  
Glenn Michaelsen, Senior Vice President

**ACKNOWLEDGMENT**

STATE OF WISCONSIN  
COUNTY OF WALWISKA

This instrument was acknowledged before me on May 5<sup>th</sup>, 2023 by Glenn Michaelsen, the Senior Vice President of Spring Bank.



Anne M. White  
Name: ANNE M. WHITE  
Notary Public, State of Wisconsin  
My commission expires: 06/20/2024

This document was drafted by:

Timothy J. Voeller, Esq.  
Wangard Partners, Inc.  
1200 N Mayfair Road, Suite 410  
Milwaukee, Wisconsin 53226

**EXHIBIT A**

**LEGAL DESCRIPTION OF GRANTOR PROPERTY**

Lot 2 of Certified Survey Map No. 5713 recorded as Document No. 940007 in Volume 28 of Certified Survey Maps, Pages 211-215 on March 23, 2023, in the Chippewa County Register of Deeds being a part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , and the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 9, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin.



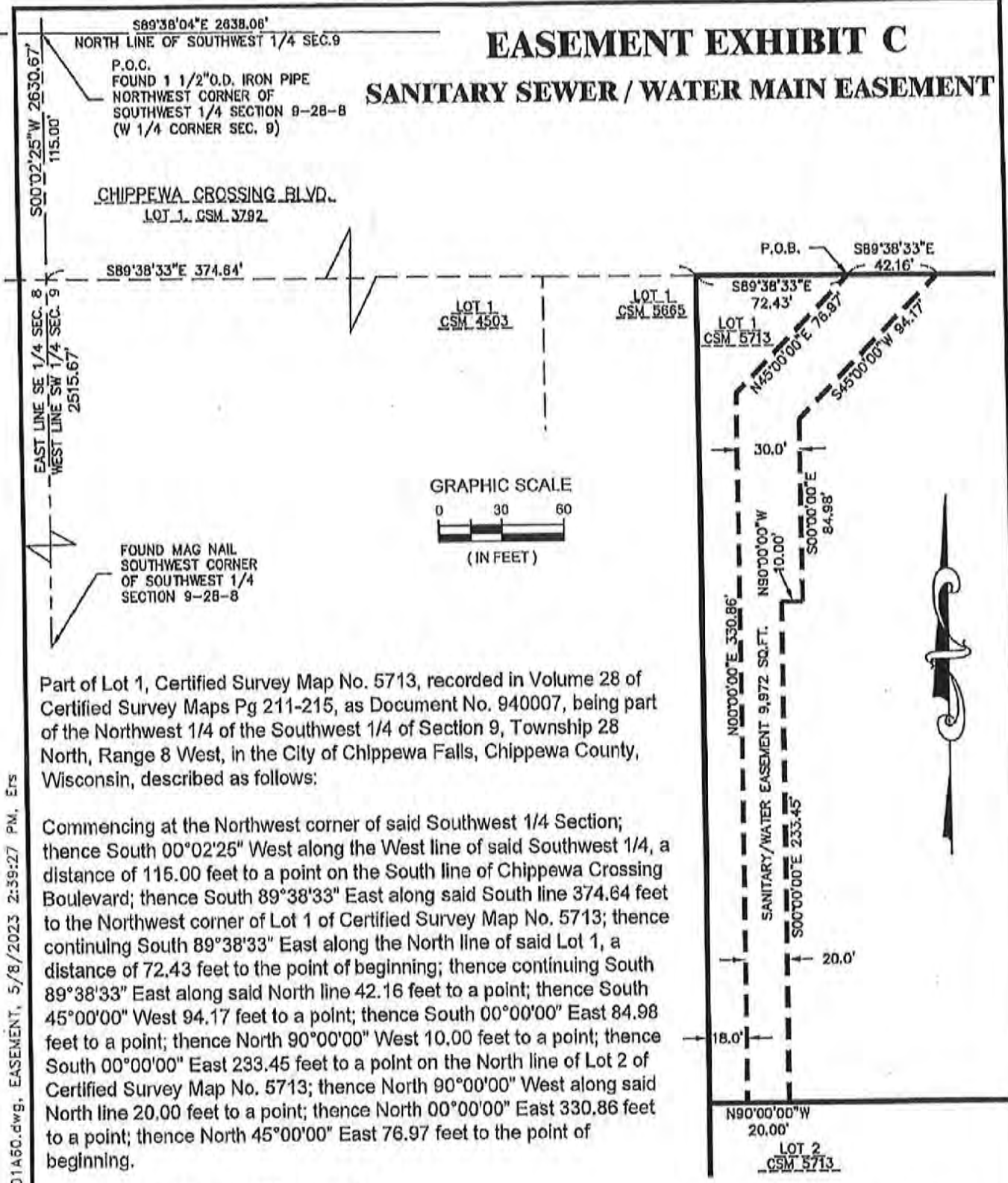
**EXHIBIT B**

**LEGAL DESCRIPTION OF GRANTOR PROPERTY**

Lot 1 of Certified Survey Map No. 5713 recorded as Document No. 940007 in Volume 28 of Certified Survey Maps, Pages 211-215 on March 23, 2023, in the Chippewa County Register of Deeds being a part of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , and the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 9, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin.

# EASEMENT EXHIBIT C

## SANITARY SEWER / WATER MAIN EASEMENT



Part of Lot 1, Certified Survey Map No. 5713, recorded in Volume 28 of Certified Survey Maps Pg 211-215, as Document No. 940007, being part of the Northwest 1/4 of the Southwest 1/4 of Section 9, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin, described as follows:

Commencing at the Northwest corner of said Southwest 1/4 Section; thence South 00°02'25" West along the West line of said Southwest 1/4, a distance of 115.00 feet to a point on the South line of Chippewa Crossing Boulevard; thence South 89°38'33" East along said South line 374.64 feet to the Northwest corner of Lot 1 of Certified Survey Map No. 5713; thence continuing South 89°38'33" East along the North line of said Lot 1, a distance of 72.43 feet to the point of beginning; thence continuing South 89°38'33" East along said North line 42.16 feet to a point; thence South 45°00'00" West 94.17 feet to a point; thence South 00°00'00" East 84.98 feet to a point; thence North 90°00'00" West 10.00 feet to a point; thence South 00°00'00" East 233.45 feet to a point on the North line of Lot 2 of Certified Survey Map No. 5713; thence North 90°00'00" West along said North line 20.00 feet to a point; thence North 00°00'00" East 330.86 feet to a point; thence North 45°00'00" East 76.97 feet to the point of beginning.

Said lands containing 9,972 square feet.

Date: May 8, 2023  
 Drawing No: 164704-KAC



**raSmith**  
CREATIVITY BEYOND ENGINEERING

16745 W. Blumound Road  
 Brookfield, WI 53005-5930  
 (262) 781-1000  
 rasmith.com

S:\5164704\dwg\EX2201A60.dwg, EASEMENT, 5/8/2023 2:39:27 PM, ETS

**ELECTRIC UNDERGROUND  
DISTRIBUTION EASEMENT**

Name: CHIPPEWA CROSSING PARTNERS, LLC, a Wisconsin limited liability company as to an undivided 25.0% interest; SMW CHIPPEWA FALLS, LLC a Wisconsin limited liability company as to an undivided 64.5% interest; TD CHIPPEWA FALLS, LLC a Wisconsin limited liability company as to an undivided 3.0% interest; WW CHIPPEWA FALLS LLC, a Wisconsin limited liability company as to an undivided 7.5% interest in the Property as tenants in common as their interests may appear.

The undersigned, hereinafter referred to as "Grantor", hereby grants to Northern States Power Company, a Wisconsin corporation, hereinafter referred to as "NSP", this Electrical Underground Distribution Easement ("Easement") as set forth below.

**RECITALS**

A. Grantor owns real property in Chippewa County, Wisconsin described as follows:

*Lot 2 of Certified Survey Map No. 5713 recorded in the office of the Register of Deeds for Chippewa County, Wisconsin on March 3, 2023, in Volume 28 of Certified Survey Maps, Page 211-215 as Document No. 940007, being a redivision of Lot 2 of Certified Survey Map No 5665, recorded in Volume 28 of CSM's on page 97-104 as Document number 937098, being part of the Northeast ¼ of the Southwest ¼, the Northwest ¼ of the Southwest ¼, and the Southeast ¼ of the Northwest ¼ of Section 9, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin.*

(the "Property")

B. NSP wishes to locate within the Property the facilities described as follows:

The necessary cables, wires, supports, conduits, vaults, pedestals, manholes, fixtures, devices, and other facilities and appurtenances necessary for the purposes of conducting electric energy, light, and communication impulses.

(the "Facilities")

C. Grantor agrees to grant to NSP, its successors and assigns, the right, privilege and easement to construct, operate, maintain, use, rebuild or remove the Facilities over, under and upon the following described portions of the Property, hereinafter collectively referred to as the "Easement Area",

*The 15-foot strips of land identified on Exhibit A, the black lines of which are the center of the 15-foot strips. The location of these 15-foot strips are approximate. Once the Facilities are constructed, the 15-foot strips will each be located 7.5 feet on either side of the centerline of the Facilities. Grantor and NSP agree to execute, to be delivered to NSP after execution by Grantor, without additional compensation to Grantor, an amendment to correct the legal description and depiction of the Easement Area to conform to the right of way actually occupied by the Facilities and the actual location of the 15-foot strips.*

(the "Easement Area")

**NOW THEREFORE**, in consideration of the foregoing Recitals, which are incorporated herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants to NSP a perpetual, non-exclusive easement to construct, install, operate, repair, remove, replace, reconstruct, alter, relocate, patrol, inspect, mark, improve, enlarge, and maintain the Facilities described above within the Easement Area. Grantor also grants to NSP the full right and authority to (1) reasonably access the Easement Area and the Facilities over and across the Property for the purpose of maintaining, replacing and constructing the Facilities; (2) the reasonable temporary use by NSP of the Property adjacent to the Easement Area during construction, repair or replacement of the Facilities; and (3) cut, remove, prune or otherwise control, all trees, brush and

**RETURN TO: NSP**  
Dawn Schultz  
PO Box 8  
Eau Claire WI 54702-0008

**PIN: 22808-0932-75713002**

other vegetation on or overhanging the Easement Area. Grantor agrees that it will not perform any act on the Easement Area which will interfere with or endanger the Facilities. Grantor shall not locate any structure or obstruction, nor plant any trees, shrubs, bushes or plants of any kind, nor change the ground elevation within the Easement Area without the express written consent of NSP.

After installation of the Facilities or after the exercise of any of the rights granted herein, NSP agrees to restore the Property and the Easement Area to as near their original condition as is reasonably possible and remove therefrom all debris, spoils, and equipment resulting from the use of the Property and the Easement Area.

Grantor covenants with NSP, its successors and assigns, that Grantor is the owner of the above described Property and has the right to sell and convey an easement in the manner and form aforesaid.

Grantor agrees to execute and deliver to NSP, at NSP's cost, without additional compensation, any additional documents needed to correct the legal description of the Easement Area to conform to the right of way actually occupied by the Facilities.

It is mutually understood and agreed that this instrument covers all agreements and stipulations between the parties and that no representation or statements, verbal or written, have been made modifying, adding to or changing the terms hereof.

The rights granted herein may be exercised at any time subsequent to the execution of this document and said rights shall continue until such time as NSP, its successors and assigns have notified Grantor, its successors or assigns, that NSP has abandoned and relinquishes its easement rights. Following such notification by NSP, Grantor, its successors or assigns may require by written notification that NSP remove all of its Facilities from the Easement Area at NSP's expense, or if no notification is given, then NSP may decide to abandon such Facilities in place. NSP shall deliver a recordable release of easement to be recorded at the expense of Grantor or its successor or assigns.

All provisions of this Easement, including the benefits and burdens, shall be deemed to run with title to the Property and shall inure to the benefit of, and shall be binding upon, the successors and assigns of the parties hereto as fully as upon themselves.

(Signatures appear on following pages.)

GRANTOR SIGNATURE PAGE TO ELECTRIC UNDERGROUND DISTRIBUTION EASEMENT

IN WITNESS WHEREOF, Grantor has executed this Easement as of this 9<sup>th</sup> day of MAY, 2023.

Grantor(s):

CHIPPEWA CROSSING PARTNERS, LLC,  
a Wisconsin limited liability company

By: [Signature]  
Name: Deborah A. Bernhardt,  
Title: Power of Attorney for John L. Bernhardt,  
Manager

ACKNOWLEDGMENT

STATE OF WISCONSIN  
COUNTY OF Milwaukee

This instrument was acknowledged before me on May 9<sup>th</sup>, 2023 by Deborah A. Bernhardt, in her capacity as Power of Attorney for John L. Bernhardt, Manager of CHIPPEWA CROSSING PARTNERS, LLC.



[Signature]  
Name: Devon M. Pittman  
Notary Public, State of Wisconsin  
My commission expires: 12-31-2025

GRANTOR SIGNATURE PAGE TO ELECTRIC UNDERGROUND DISTRIBUTION BASEMENT

SMW CHIPPEWA FALLS, LLC,  
a Wisconsin limited liability company

By: [Signature]  
Name: Stewart M. Wangard  
Title: Sole Member

TD CHIPPEWA FALLS, LLC,  
a Wisconsin limited liability company

By: [Signature]  
Name: Stewart M. Wangard  
Title: Sole Member

WW CHIPPEWA FALLS, LLC,  
a Wisconsin limited liability company

By: [Signature]  
Name: Stewart M. Wangard  
Title: Sole Member

ACKNOWLEDGMENT

STATE OF WISCONSIN  
COUNTY OF MILWAUKEE

This instrument was acknowledged before me on May 9<sup>th</sup>, 2023 by Stewart M Wangard, Sole Member of SMW CHIPPEWA FALLS, LLC; TD CHIPPEWA FALLS, LLC and WW CHIPPEWA FALLS, LLC.



Anne M. White  
Name: ANNE M. WHITE  
Notary Public, State of Wisconsin  
My commission expires: 6/24/2024

GRANTEE SIGNATURE PAGE TO ELECTRIC UNDERGROUND DISTRIBUTION EASEMENT

Grantee:

NORTHERN STATES POWER COMPANY  
a Wisconsin corporation

By: *Pamela Jo Rasmussen*  
Name: Pamela Jo Rasmussen  
Title: Director, Siting and Land Rights

ACKNOWLEDGMENT

STATE OF WISCONSIN  
COUNTY OF EAU CLAIRE

This instrument was acknowledged before me on May 8, 2023, 2023 by Pamela Jo Rasmussen, Director,  
Siting and Land Rights of Northern States Power Company.



*Dawn Schultz*

Name: Dawn Schultz  
Notary Public, State of Wisconsin  
My commission expires: \_\_\_\_\_

**DAWN SCHULTZ**  
**NOTARY PUBLIC - STATE OF WISCONSIN**  
My commission expires 2/5/2025

CONSENT OF MORTGAGEE

The undersigned, being the holder of a mortgage against the Property, consents to the grant of the easement set forth above and agrees that its interest in the Property shall be subject to the easement.

Dated: MAY 5<sup>th</sup>, 2023

SPRING BANK

By: Glenn A. Michael

Name: GLENN MICHAELSEN

Title: SENIOR VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF WISCONSIN  
COUNTY OF WAUKESHA

This instrument was acknowledged before me on MAY 5<sup>th</sup>, 2023 by Glenn A. Michaelsen the Senior Vice President of Spring Bank.



Anne M. White  
Name: ANNE M. WHITE  
Notary Public, State of Wisconsin  
My commission expires: 10/20/2024

This instrument drafted by: Dawn Schultz, an employee of Xcel Energy Services Inc.







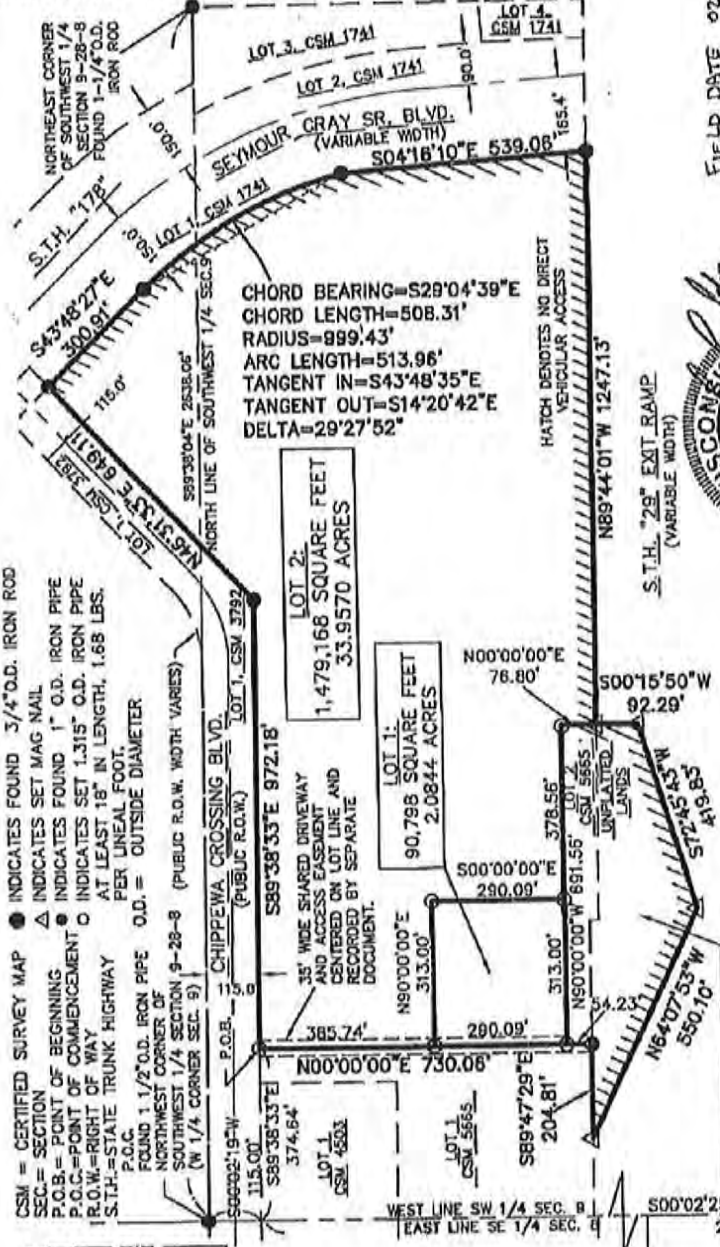
940007

RECORDED ON  
03/23/2023 02:05 PM  
MELANIE K. MCMANUS  
REGISTER OF DEEDS  
REC FEE: 30.00  
TRANSFER FEE:  
FREE EXEMPT:  
CHIPPEWA COUNTY, WI  
PAGES: 5

Recorded in Vol 28 of Certified Survey Maps Pg 211-215  
**CERTIFIED SURVEY MAP NO. 5713**

A redivision of Lot 2 of Certified Survey Map No. 5655, recorded in Volume 28 of CSM's on page 97-104 as Document number 937098, and lands being part of the Northeast 1/4 of the Southwest 1/4, the Northwest 1/4 of the Southwest 1/4, and the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin.

FIELD DATE 02-21-2023 CJD 03-25-23



ERIC R. STURM  
S-2309  
EAGLE  
WI  
REVISED MARCH 23, 2023

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. ALL BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 9, T28N, R8W, IN THE CITY OF CHIPPEWA, CHIPPEWA COUNTY, WISCONSIN WHICH BEARS SOUTH 00°02'25" WEST, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

CSM = CERTIFIED SURVEY MAP  
SEC = SECTION  
P.O.B. = POINT OF BEGINNING  
P.C.C. = POINT OF COMMENCEMENT  
I.R.O.W. = RIGHT OF WAY  
S.T.H. = STATE TRUNK HIGHWAY  
P.O.C. = POINT OF CORNER  
FOUND 1 1/2" O.D. IRON PIPE  
NORTHWEST CORNER OF SECTION 9-28-8 (N 1/4 CORNER SEC. 9)  
INDICATES FOUND 3/4" O.D. IRON ROD  
INDICATES SET MAG NAIL  
INDICATES FOUND 1" O.D. IRON PIPE  
INDICATES SET 1.315" O.D. IRON PIPE  
AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.  
O.D. = OUTSIDE DIAMETER  
PUBLIC R.O.W. WIDTH VARIES



raSmith  
16745 W. Sheboygan Road  
Sheboygan, WI 53085-5928  
782.791.1000  
ra@raSmith.com

**CERTIFIED SURVEY MAP NO. 5713**

A redivision of Lot 2 of Certified Survey Map No. 5665, recorded in Volume 28 of CSM's on page 97-104 as Document number 937098, and lands being part of the Northeast 1/4 of the Southwest 1/4, the Northwest 1/4 of the Southwest 1/4, and the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN )  
  ):SS  
WAUKESHA COUNTY     )

I, ERIC R. STURM, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision of Lot 2 of Certified Survey Map No. 5665, recorded in Volume 28 of CSM's on page 97-104 as Document number 937098, and lands being part of the Northeast 1/4 of the Southwest 1/4, the Northwest 1/4 of the Southwest 1/4, and the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of the Southwest 1/4 of said Section 9; thence South 00°02'19" West along the West line of said Southwest 1/4 Section 115.00 feet to a point on the South line of Chippewa Crossing Boulevard; thence South 89°38'33" East along said South line 374.64 feet to the point of beginning; thence South 89°38'33" East along said South line 972.18 feet to a point; thence North 46°31'33" East along said South line 649.11 feet to a point on the West line of Seymour Cray Sr. Boulevard (also known as S.T.H. "178"); thence South 43°48'27" East along said West line and the West line of Lot 1 of Certified Survey Map No. 1741, a distance of 300.91 feet to a point; thence Southeasterly 513.96 feet along the arc of a curve, whose center lies to the West, whose radius is 999.43 feet, and whose chord bears South 29°04'39" East 508.31 feet to a point; thence South 04°16'10" East along said West line 539.06 feet to a point on the North line of S.T.H. "29" Exit Ramp; thence North 89°44'01" West along said North line 1247.13 feet to a point; thence South 00°15'50" West 92.29 feet to a point; thence South 72°45'43" West 419.83 feet to a point; thence North 64°07'53" West 550.10 feet to a point on the South line of Lot 1 of Certified Survey Map No. 5665; thence South 89°47'29" East along said South line 204.81 feet to the Southeast corner of said Lot 1; thence North 00°00'00" East along the East line of said Lot 1, a distance of 730.06 feet to the point of beginning.

Said lands containing 1,737,601 square feet or 39.8898 acres.

THAT I have made the survey, land division and map by the direction of SMW Chippewa Falls, LLC, TD Chippewa Falls, LLC, WW Chippewa Falls, LLC, and Chippewa Crossing Partners, LLC, owners.

THAT the map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

THAT this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter AE-7 of the Wisconsin Administrative Code.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and Chapter 14 of the City of Chippewa Falls Municipal Code in surveying, dividing and mapping the same.

DATE SEPTEMBER 23, 2022  
*Revised*  
JANUARY 24, 2023  
MARCH 10, 2023



*[Signature]* (SEAL)  
ERIC R. STURM  
PROFESSIONAL LAND SURVEYOR S-2309

**CERTIFIED SURVEY MAP NO. 5713**

A redivision of Lot 2 of Certified Survey Map No. 5665, recorded in Volume 28 of CSM's on page 97-104 as Document number 937098, and lands being part of the Northeast 1/4 of the Southwest 1/4, the Northwest 1/4 of the Southwest 1/4, and the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin.

CITY OF CHIPPEWA FALLS APPROVAL CERTIFICATE

This Certified Survey Map is Approved by the Common Council of the City of Chippewa Falls this 21<sup>st</sup> day of March 2023.

Greg Hoffman  
Greg Hoffman, Mayor

March 21, 2023  
Date:

Bridget Givens  
Bridget Givens, City Clerk

March 21, 2023  
Date:

OWNER'S CERTIFICATE

SMW Chippewa Falls, LLC, TD Chippewa Falls, LLC, and WW Chippewa Falls, LLC, limited liability companies duly organized and existing under and by virtue of the laws of the State of WISCONSIN, on behalf of all owners, certify that said limited liability company caused the land described on this map to the surveyed, divided, and mapped as represented on this map.

SMW Chippewa Falls, LLC, TD Chippewa Falls, LLC, and WW Chippewa Falls, LLC, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Chippewa Falls

IN Witness Whereof, SMW CHIPPEWA FALLS, LLC, TD CHIPPEWA FALLS, LLC, WW CHIPPEWA FALLS, LLC has caused these presents to be signed by STEWART M. WANGARD, its MEMBER, at Chippewa Falls, WISCONSIN, this 17<sup>th</sup> day of MARCH, 2023.

SMW Chippewa Falls, LLC  
TD Chippewa Falls, LLC  
WW Chippewa Falls, LLC

on behalf of all ownership entities above

Stewart M. Wangard  
By: Stewart M. Wangard, Member



STATE OF WISCONSIN )  
  )SS  
WAUKESHA COUNTY )

PERSONALLY came before me this 17<sup>th</sup> day of MARCH, 2023, STEWART M. WANGARD, MEMBER of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be such Member of the corporation, and acknowledged that he/she executed the foregoing instrument as such officer, by its authority.

Anne M. White (SEAL)  
Notary Public, State of WISCONSIN  
My commission expires 12/20/2024  
-My commission is permanent-



Sept. 23, 2022  
Revised Jan. 24, 2023, March 10, 2023

A redivision of Lot 2 of Certified Survey Map No. 5665, recorded in Volume 28 of CSM's on page 97-104 as Document number 937098, and lands being part of the Northeast 1/4 of the Southwest 1/4, the Northwest 1/4 of the Southwest 1/4, and the Southeast 1/4 of the Northwest 1/4 of Section 9, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin.

OWNER'S CERTIFICATE

Chippewa Crossing Partners, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of WISCONSIN, on behalf of all owners, certify that said limited liability company caused the land described on this map to be surveyed, divided, and mapped as represented on this map.

Chippewa Crossing Partners, LLC, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Chippewa Falls

IN Witness Whereof, CHIPPWEA-CROSSING PARTNERS, LLC, has caused these presents to be signed by DEBORAH A. BERNHARDT POA, at MILWAUKEE, WISCONSIN, this 17<sup>th</sup> day of MARCH, 2023.

Chippewa Crossing Partners, LLC

  
By: Deborah A. Bernhardt, attorney-in-fact  
for John Bernhardt, Member

STATE OF WISCONSIN )  
  )SS  
MILWAUKEE COUNTY )

PERSONALLY came before me this 17<sup>th</sup> day of MARCH, 2023, DEBORAH A. BERNHARDT, POA of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be such Member of the corporation, and acknowledged that he/she executed the foregoing instrument as such officer, by its authority.



Anne M. White (SEAL)  
Notary Public, State of WISCONSIN  
My commission expires 10/20/2024  
My commission is permanent



SEPT. 23, 2022  
REVISED JAN. 24, 2023, MARCH 10, 2023



## 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 Milke Cohoon, President of Hope Village to notify a guest is ready and to agree on the unit assignment.
    - b. Contact made with the life coaches who will meet the guest at the Tiny House for introductions and move in procedures.
    - c. Navigator completes the paperwork for admission with the guest.
      - i. Client Data Sheet
        1. Contact information
        2. Income sources
        3. Other resources (family, friends, professionals, children, service agencies)
      - ii. Participation Agreement
  3. A meeting to develop the Stable Housing Plan (SHP) is scheduled within 48 hours at the Tiny House (guest, Navigator, Life Coaches)
  4. Second Meeting to review the SHP make amendments as needed. Life Coaches are included
  5. Network friends are introduced and provide support for transportation, housing search, rides for showers, social activities.
- Navigator has contact with the guest weekly to review and update the SHP
  - Life Coaches make at least five contacts each week sometimes more. At least two are face-to-face and three or more are by phone call, text or email.
  - Navigator extends participation one week at a time pending cooperation and progress with SHP and compliance with the Tiny House rules.



Date \_\_\_\_\_

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

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

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

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

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

- No illegal activities may take place on the property.
- Alcohol is not permitted on the property.
- Illegal Drugs are not allowed on the property.
- No guns or other weapons are allowed on the property.

6. The Guest will disclose any police record that they may have. Anyone with an open warrant will need to clear it up before being allowed access to a Hope Village house. The local Police Department will be notified of your occupancy,

7. The Guest will notify Hope Village of any police contact within 6 hours of said contact.



Additional rules include:

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

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

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

\* All possessions need to be kept inside the house.

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

You are assigned to Tiny House # \_\_, which is located at: \_\_\_\_\_  
\_\_\_\_\_

Your HOPE Village Navigator is: \_\_\_\_\_ Your Life Coach is: \_\_\_\_\_

Contact Information for Navigator is: \_\_\_\_\_ Coach: \_\_\_\_\_

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

Guest \_\_\_\_\_ Hope Village \_\_\_\_\_

Date \_\_\_\_\_

Agreement duration from \_\_\_\_\_ to \_\_\_\_\_

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

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

Date: \_\_\_\_\_

Referring Agency: \_\_\_\_\_ By: \_\_\_\_\_

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

Client Name: \_\_\_\_\_ DOB: \_\_\_\_\_

Contact Information: \_\_\_\_\_  
Cell/email/message number

Date of your Service Intake: \_\_\_\_\_, Services you have provided to date:

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

This person has been homeless since: \_\_\_\_\_, Their last permanent address was: \_\_\_\_\_

How long had they resided there: \_\_\_\_\_

Reasons/Cause for Homelessness: \_\_\_\_\_

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

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

Type of Disability: \_\_\_\_\_

Additional Information: \_\_\_\_\_

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

**HOPE VILLAGE - TINY HOUSING ALTERNATIVES  
Authorization for Release of Information**

Client Name: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

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

\_\_\_\_\_ To Release To: \_\_\_\_\_ To Obtain From: \_\_\_\_\_ To Exchange With: \_\_\_\_\_

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

The following information from my records:

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

*In compliance with Wisconsin Statutes, which require special permission to release otherwise privileged information, please release treatment records pertaining to:*

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

The Purpose of Such Disclosure is:

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

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

Authorization expires as of \_\_\_\_\_ (date)

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

Signature of Client: \_\_\_\_\_ Date: \_\_\_\_\_

Witnessed by: \_\_\_\_\_ Date: \_\_\_\_\_

## HOPE Village - Tiny Housing Alternatives

### Eligibility for Tiny House Shelter

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

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

- 1- Tiny Housing Shelter is a program serving Chippewa County residents. Persons referred for tiny housing shelter must be residents of Chippewa County for at least 60 days, or have ties to the community (such as having family here or be returning to live here as a result of the homeless event), or already be working a legitimate job within the county that can be verified.
- 2- Persons referred must be experiencing homelessness- lacking a fixed, regular, nighttime residence.
3. Persons referred will complete an application, meet for an application interview and assessment, and provide proof of identification.
4. All persons applying for tiny housing shelter will undergo a background check for the safety of Hope Village volunteers, and the community hosting the tiny house.
5. Persons applying for tiny housing shelter must demonstrate the following:
  - a. a willingness to maintain and care for the tiny housing unit.
  - b. demonstrate a willingness to actively work toward achieving stable housing- such as meeting with Service Navigators, completing employment search or employment workshops, and budget planning.
  - c. Applicants will be asked to participate in our "Pay It Forward" Model- to be a participant in tiny housing development in whatever capacity they are able, such as: mentoring another, or helping to build or paint a tiny house, volunteering at a fundraiser, or folding brochures, etc. Hope Village believes it is empowering to be an active partner, to be part of the process.
6. Tiny housing shelter may be declined based on criminal history or pending criminal related legal issues or activities. Tiny housing may be declined if the applicant does not demonstrate a willingness to move toward stable housing.

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

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

Existing Attachment for PD CUP 2021-01 and SUP Ordinance 2021-01

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 REQUIRED FOR COPY BACKGROUND CHECK PRIOR TO APPROVAL AND APPLIED~~

Statistical Information:

Male / Female

\_\_\_ Single Parent M / F

\_\_\_ Vet

\_\_\_ Disabled

\_\_\_ Senior 62 or +

\_\_\_ Household w/ Children

\_\_\_ Homeless due to D/V

Gross Month Income \_\_\_\_\_

\_\_\_ Two-Parent Household

\_\_\_ Adult Couple w/o kids

\_\_\_ Teen Parent (under 21)

Ethnicity: \_\_\_\_\_



### Hope Village- Stable Living Plan

Name \_\_\_\_\_ Week Of \_\_\_\_\_

**Goal:**

1. Find and secure employment/source of income
2. Find and secure stable housing
3. Identify and address any major health concerns
4. \_\_\_\_\_
5. \_\_\_\_\_

**Strengths:**

1. \_\_\_\_\_
2. \_\_\_\_\_

**Potential barriers to meeting goals:**

1. \_\_\_\_\_
2. \_\_\_\_\_

**Action Steps needed overcome barriers and achieve goals:**

Action Step	By Whom	Date Complete
_____	_____	_____
_____	_____	_____
_____	_____	_____

**What can I do if I get stuck?**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**What are we hoping to accomplish by next week?**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Participate Name/ Signature      Date

\_\_\_\_\_  
Navigator Signature      Date

\*By following this plan your stay with Hope Village will be extended another week.\*



**HOPE VILLAGE - TINY HOUSING ALTERNATIVES**  
**Policy Statement on Confidential Information**

When a person receives services from HOPE Village - Tiny Housing Alternative, Inc. we assume the obligation to protect the confidentiality of that person's affairs, whether we are on volunteer duty or off.

Volunteers, including the Navigator, Life Coaches, and Network Friends, shall refrain from discussing Hope Village guests or releasing information.

Volunteers shall exercise the same respect of privacy and confidentiality toward fellow volunteers who perform services.

Unauthorized release of information will be cause for ending your volunteer work with Hope Village.

1. A "Release of Information" informed consent form must be signed by the guest prior to revealing information about the guest to any individual or agency outside of Hope Village Leadership or staff.
2. The only exceptions which would allow contact with an agency or individual without prior written consent are the following:
3.
  - Mandatory reporting of suspected child abuse or neglect.
  - Cases where life-threatening situations are present.
3. The Board Chair, Mike Cohoon, and the Navigator will be immediately notified of these events.
4. Guest records must be maintained in a secure manner to protect privacy, as designated by Hope Village leadership.

I have read and understand Hope Village's Policy Statement on Confidential Information.

\_\_\_\_\_  
Volunteer Signature

\_\_\_\_\_  
Date



<b>Title</b>	<b>Hope Village Sheltering Program Exclusion Criteria</b>
<b>Document #</b>	HVTHA 3
<b>Function</b>	This Policy and Procedure will be used to assess all individuals applying for shelter and participation in the Hope Village-Tiny Housing Alternatives Inc sheltering program.
<b>Release Date</b>	TBD
<b>Audit Date</b>	

**Overview:**

This Intake Policy and Procedure ensures the safety of our sheltered guests, Hope Village (HV) community and our community partners.

**Important:**

- All “Intake” forms for potential Hope Village guests will be saved for 7 years.
- Hope Village Policies and Procedures are reviewed annually. This policy can be updated by the Hope Village Board of Directors (BOD) at anytime..
- This Policy and Procedure will be used by the Navigator, HV Staff, HV Volunteers or other individuals who feel unsafe or at risk to request a decision from the Hope Village Vetting Committee regarding participation in the Hope Village sheltering program.
- To minimize risk and liability, the Hope Village Navigator may defer to the Hope Village Vetting Committee for a final decision regarding a potential guest Hope Village sheltering program participation.

**Process: Program Exclusion Criteria Include:**

1. Once the “Initial Intake” is completed, the Navigator will exclude all persons with convictions related to the following:
  - a. Aggravated assault that results in serious bodily injury
  - b. Armed robbery
  - c. Arson of an occupied structure
  - d. Crimes against children as outline in Chapter 948 (see REFERENCE Section. )
  - e. Drug / alcohol related convictions
    - i. No drug/alcohol offenses in the past 365 days.
    - ii. Greater than *one* OWI
    - iii. An OWI with a child in the vehicle
    - iv. Not currently engaged in drug/alcohol related abuse
  - f. Identity theft
  - g. Domestic Violence: immediate or on-going need for protection.
  - h. Intimidation and coercion
  - i. Kidnapping
  - j. Manslaughter
  - k. Murder
    - l. Sexual assault or listed on a Sexual Offender Registry in any state.
2. The following list of charges will lead to further discussion with Navigator and/or Hope Village Vetting Committee about placement:
  - a. Bad checks
  - b. Bail jumping
  - c. Domestic disturbance
  - d. Obstruction of Justice
  - e. Retail theft

**DEFINITIONS:**

Hope Village Vetting Committee: includes three members: two Individuals with “sheltering experience (BSW or MSW or 5 years working with the unsheltered population) and a member (1) of the Hope Village Executive Board of Directors.

Conviction(as defined by the DOJ): <https://docs.legis.wisconsin.gov/statutes/statutes/972/13>

Charge(as defined by the DOJ): <https://docs.legis.wisconsin.gov/statutes/statutes/968/075>

Chapter 948: <https://docs.legis.wisconsin.gov/statutes/statutes/948/40>

Domestic violence and Domestic disturbance: <https://docs.legis.wisconsin.gov/statutes/statutes/968/075>

**References**

Chapter 948 link

**Revision History**

Date Revised	Section Name	Revision	Content Owner



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 Guests understand that forward motion to a better life is mandatory. Hope Village is not a place to "just stay for a while". It is the first step towards stable living... but only IF YOU DO THE WORK!
2. The Guest must follow the Stable Housing Plan developed with the Hope Village Navigator.
3. The Guest must maintain weekly contact with the Hope Village Navigator while being sheltered.
4. The Guest must maintain DAILY contact with their mentors.
5. The Guest will keep the tiny house clean and presentable. there will be weekly check ins.
6. Guest must follow the Good Neighbor Policy as outlined. It is your responsibility to clean the community center as well as the grounds.

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.

8. 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.

9. 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 right to enter the unit without notice if there is an immediate or emergency concern for the well-being of the guest 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 money on the power bill that is being paid 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: 1825 Kennedy Road Chippewa Falls, WI 54729

Your HOPE Village Navigator is: \_\_\_\_\_ Your Mentors are: \_\_\_\_\_

Contact Information for Navigator is: \_\_\_\_\_ Mentors: \_\_\_\_\_

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 basement of the community center. If after hours, the side door will be triggered to unlock and give access. Please remain there until the inclimate weather passes.



### Volunteer Information

Full Name: \_\_\_\_\_ Date: \_\_\_\_\_  
*Last First M.I.*

Address: \_\_\_\_\_  
*Street Address Apartment/Unit #*

\_\_\_\_\_ *City State ZIP Code*

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

Email: \_\_\_\_\_

### Volunteer Interests

Volunteers can contribute ~~to~~ in many different areas. Training is provided and we work to meet **the** needs of our guests ~~alongside~~ while matching the interest and skills of our volunteers. Please select all that apply to your interests, and we will connect with you for questions / info.

- Cleaning and stocking tiny homes – We ensure each tiny home is clean prior to new guests moving in.
- Community center staffing – Staffing allows our guests to use showers, kitchen, laundry facilities.
- Finance – Financial oversight for the organization.
- Fundraising – Identify and implement various fundraising opportunities.
- Grant writing – Generates financial support for our operations.
- Guest support – Mentor our guests.
- Housing search – Assist in locating reasonably priced rentals for guests.
- Promotion and outreach – Build, maintain, and promote the Hope Village brand.
- Sales organization – Assist our resale group in organization activities.
- Property management – Maintain our tiny homes and community center.
- Volunteer organization – Recruit new volunteers and assist in records organization.

### Volunteer Availability

Please select your best availability.

- Occasionally for events.
- Any weekday
- Weekends
- Only on these days: M Tu W Th F S Su
- Mornings
- Afternoons
- Evenings
- Any time

## HOPE VILLAGE GOOD NEIGHBOR POLICY MANUAL

Revised 5.23.23 MSC

Welcome, guests, to Hope Village- Tiny Housing Alternatives! Hope Village is a new and unique program in the Chippewa Valley. Because we are new, the eyes of the community, our community donors and state/federal funders will be watching. We want them all to see what a great asset Hope village is to Chippewa Falls, and how successful you can be in achieving your goals. How we conduct ourselves, reflects upon Hope Village, and impacts each other and our community. New Programs also means we will be learning together; your input and feedback will be important to us. In turn, you may expect changes to our policies or operations, as we become the best version of Hope Village!

### **Non-Discrimination Policy**

Hope Village complies with applicable Federal civil rights laws and **does not discriminate on the basis of race, color, national origin, age, disability, or sex.** Hope Village does not exclude people or treat them differently because of race, color, national origin, age, disability, or sex.

### **Firearms and Other Weapons**

Firearms and other Weapons are prohibited on the property of Hope Village. Residents are not allowed to carry firearms or other weapons on the grounds, nor store firearms or other weapons in their housing unit.

### **Maintaining a Drug Free and Alcohol Free Environment**

Hope Village maintains a drug-free and alcohol-free environment for the safety of all residents and staff. It is against Hope Village rules for any resident to possess or store alcohol or drugs in your tiny house units, nor on the grounds of Hope Village.

### **Hours of Operation**

The Community Center at Hope Village is open from 6:30am to 10:30pm as volunteers are available. Staff or volunteers will be present while the Community Center is open. One bathroom will be accessible to residents after the Community Center is locked. This bathroom is for residents only.

### **Maintaining a Positive and Respectful Hope Village**

Hope Village strives for a happy and positive environment. Residents, staff and volunteers will treat each other with respect and dignity, and respect the privacy of each resident. All persons will refrain from using disrespectful language. We will LISTEN to each other. Residents shall not give out the names nor share information of their tiny house neighbors. Staff and volunteers will protect the privacy of residents. We want to support you in your journey to permanent housing, while making your stay at Hope Village as safe and positive experience. Let's be good to ourselves and to each other.

### **Smoking/Vaping Policy**

There is no Smoking/Vaping/E-Cigarette smoking allowed in Hope Village buildings, including your tiny housing unit. Smoking outside your tiny house is allowed, provided you safely extinguish cigarettes in the proper containers provided, and butt/materials are picked up for a clean and safe smoking area.

## **Pets**

No pets are allowed at Hope Village, we do not have the capacity.

## **Parents with Children – Supervising your Children**

Parents cannot leave their children unattended and must supervise their children at all times. Hope Village does not, under any circumstances, provide childcare. Other residents are not allowed to watch your children while a parent works, sleeps or runs errands. Safe, appropriate childcare can be arranged with the help of your navigator, prior to starting a job.

Children are not allowed to enter other resident's tiny house units.

## **Storage of Resident's Personal Items**

Each resident must keep all possessions within the footprint of their tiny housing area. This area shall be kept clean and orderly. A designated storage area for each resident is provided in the basement of the Community Center. Residents can access the basement with the Director's permission. A volunteer or staff member will accompany the resident while in the basement. Children's items can be kept neatly tucked under the tiny house on the cement slab that the house is sitting on.

## **Parking and your vehicle**

Each resident has a parking space. All vehicles must be in running order, no broken down or leaking vehicles are allowed at Hope Village. If your vehicle needs work or an oil change, it cannot be done on the grounds of Hope Village, but taken to a garage. All vehicles must be registered.

## **Access to Community Center, Kitchen, Bathrooms, Laundry**

Each Resident will be given a KEY FOB to access the outside bathroom after hours; when the Community Center is closed. The Community room, Kitchen, Laundry Rooms and other Bathrooms will be open and available from 6:30am to 10:30pm or as volunteers are available.

When using the kitchen, residents may bring in food to prepare using the stove, microwave or fridge. There is a freezer available as well. Each resident is responsible for cleaning up after they use the kitchen, before leaving the area. Wash, dry and put away your dishes, silverware, pots and pans. Wipe down the counters, stove, or microwave used. Sweep up any food, debris on the floor. Wash out the sink and spray sanitizer. Lets make this area as nice as you found it!

The key to a successful community kitchen and dining/living room use, is communication and working together. There are times when your neighbors may be using the kitchen or watching tv, or sitting at the desk/computer when you want to. Be courteous and willing to compromise. Work together to find a solution and be thoughtful of your neighbor's needs, too.

There are two washers and two dryers. Be sure to clean up after you are done; empty lint catch, pick up your area. If there is any debris in the washer or dryer after use, be sure to wipe them out.

In the event your KEY CARD does not work, you can call Mike, the Director at 715-210-5405



## **Building Security and Visitor Policy**

For the safety of our residents, staff and volunteers, no other persons are allowed in your tiny house unit, including other Hope Village residents. No other persons are allowed in the bathroom after hours, except Hope Village residents.

Visitors can meet with residents in the community center.

Residents can access the Community Center with their key card from 6:30am to 10:30pm. A staff member can activate your card to gain entrance during those hours.

## **In the Event of Bad Weather/Disaster**

In the event of dangerous weather/weather sirens. Residents will be able to access the door to the basement, where they can be safe from storms. A staff member can remotely activate a KEY CARD for access to the basement door.

Residents will move to the provided space in the basement, by the West Wall. A Clear Tote containing flashlights, a weather radio, water, a first aid kit and some blankets will be available. Residents will remain in the storm shelter until the storm has safely passed. A staff member or volunteer will communicate with a designated resident.

## **Housekeeping in the Community Center**

Each Guest will be assigned cleaning chores of the Community Center. The Director will draw names for chores to be completed each DAY/WEEK? Areas to be cleaned include the following:

Interior:

- Each of the four Bathrooms which include three shower areas: Sweep and mop floors, scrub shower and sanitize, clean toilet, clean and sanitize sink, empty garbage, sanitize doorknobs & handles.
- The Kitchen: Sweep and mop floor, wipe down and sanitize counters, wipe out the microwave, clean stove top, clean and sanitize sinks, wipe down fridge, clean inside fridge by throwing away food/food containers that are older than three days, wipe off shelves if there is food spilled or odors in fridge, empty garbage and recycling, sanitize doorknobs & handles.
- The Community and Dining Room: Sweep and mop floors, Clean tables, chairs, desk and coffee table, vacuum furniture, empty garbage and recycling, sanitize doorknobs & handles.
- Laundry Room: Sweep and mop floors, wipe machine down, empty garbage, sanitize doorknobs & handles.
- Utility Room: Sweep and mop floor, clean sink and sanitize, sanitize doorknobs & handles.
- Conference Room: Vacuum Carpet, wipe down table and chairs, empty the garbage, sanitize doorknobs & handles.
- Windows: Clean windows in the Community Room, the Conference Room and the Laundry Room.

Exterior:

- Mowing the Lawn: You may be asked to mow part or all of the lawn area (to be determined) and use a weed eater.
- Snow Removal: Shovel snow from your portion of the sidewalk which is the section from your porch to the sidewalk in front of your tiny house.
- Snow Removal: Shovel the sidewalk between the community center and the parking lot.

**Issues with a Hope Village Neighbor:**

If an issue arises between you and another Hope Village guest please try to resolve it between the two parties. If a resolution can't be reached set up a time with Mike or Jenn to discuss the situation. Please only call the authorities if a serious or dangerous situation warrants it. It is important that we work together to resolve any issues that arise between our guests.

Sign \_\_\_\_\_ Date \_\_\_\_\_

Sign \_\_\_\_\_ Date \_\_\_\_\_



## Initial Intake Assessment

### Personal Information

Full Name \_\_\_\_\_ DOB: \_\_\_\_\_  
Last First M.I.

Street Address \_\_\_\_\_ Apartment/Unit # \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

### Personal History

*Please list all names and addresses used in the past 5 years.*

Full Name: \_\_\_\_\_ Date Used: \_\_\_\_\_  
Full Name: \_\_\_\_\_ Date Used: \_\_\_\_\_  
Address: \_\_\_\_\_ Date Used: \_\_\_\_\_  
Address: \_\_\_\_\_ Date Used: \_\_\_\_\_

### Employment Status

*Please list your most recent positions as well as any special skill sets you possess.*

Company: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Supervisor: \_\_\_\_\_  
Job Title: \_\_\_\_\_ Starting Salary: \$ \_\_\_\_\_ Ending Salary: \$ \_\_\_\_\_  
Responsibilities: \_\_\_\_\_  
From: \_\_\_\_\_ to: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_

Company: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Supervisor: \_\_\_\_\_  
Job Title: \_\_\_\_\_ Starting Salary: \$ \_\_\_\_\_ Ending Salary: \$ \_\_\_\_\_  
Responsibilities: \_\_\_\_\_  
From: \_\_\_\_\_ to: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_

Company: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_ Supervisor: \_\_\_\_\_  
Job Title: \_\_\_\_\_ Starting Salary: \$ \_\_\_\_\_ Ending Salary: \$ \_\_\_\_\_  
Responsibilities: \_\_\_\_\_

From: \_\_\_\_\_ to: \_\_\_\_\_ Reason for Leaving: \_\_\_\_\_  
Special knowledge or skills sets you have: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Military Service**

Branch: \_\_\_\_\_ From: \_\_\_\_\_ To: \_\_\_\_\_  
Rank at Discharge: \_\_\_\_\_ Type of Discharge: \_\_\_\_\_  
If other than honorable, explain: \_\_\_\_\_

**Family Demographics**

*Please list the names and ages of all individuals who will reside in the tiny home.*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Criminal History**

*Please list all criminal charges, misdemeanor charges, or warrants in the past 5 years for anyone residing in the tiny home*

Charge: _____	Date: _____
Charge: _____	Date: _____
Charge: _____	Date: _____
Charge: _____	Date: _____

**Health History**

*Please list all health or mobility concerns. Do you have a pet, ESA, or service animal?*  
\_\_\_\_\_  
\_\_\_\_\_

**Current Situation**

*Please describe your current situation. What led to you seeking shelter? How long have you been homeless? Where have you been staying/sleeping?*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Disclaimer and Signature**

I certify that my answers are true and complete to the best of my knowledge.  
I certify that I am ready and able to commit to the Hope Village program.  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Navigator/ Director Notes:



Title	Hope Village Sheltering Program Exclusion Criteria
Document #	HVTHA 3
Function	This Policy and Procedure will be used to assess all individuals applying for shelter and participation in the Hope Village-Tiny Housing Alternatives Inc sheltering program.
Release Date	TBD
Audit Date	

**Overview:**

This Intake Policy and Procedure ensures the safety of our sheltered guests, Hope Village (HV) community and our community partners.

**Important:**

- All “Intake” forms for potential Hope Village guests will be saved for 7 years.
- Hope Village Policies and Procedures are reviewed annually. This policy can be updated by the Hope Village Board of Directors (BOD) at anytime..
- This Policy and Procedure will be used by the Navigator, HV Staff, HV Volunteers or other individuals who feel unsafe or at risk to request a decision from the Hope Village Vetting Committee regarding participation in the Hope Village sheltering program.
- To minimize risk and liability, the Hope Village Navigator may defer to the Hope Village Vetting Committee for a final decision regarding a potential guest Hope Village sheltering program participation.

**Process: Program Exclusion Criteria Include:**

1. Once the “Initial Intake” is completed, the Navigator will exclude all persons with convictions related to the following:
  - a. Aggravated assault that results in serious bodily injury
  - b. Armed robbery
  - c. Arson of an occupied structure
  - d. Crimes against children as outline in Chapter 948 (see REFERENCE Section. )
  - e. Drug / alcohol related convictions
    - i. No drug/alcohol offenses in the past 365 days.
    - ii. Greater than *one* OWI
    - iii. An OWI with a child in the vehicle
    - iv. Not currently engaged in drug/alcohol related abuse
  - f. Identity theft
  - g. Domestic Violence: immediate or on-going need for protection.
  - h. Intimidation and coercion
  - i. Kidnapping
  - j. Manslaughter
  - k. Murder
    - l. Sexual assault or listed on a Sexual Offender Registry in any state.
2. The following list of charges will lead to further discussion with Navigator and/or Hope Village Vetting Committee about placement:
  - a. Bad checks
  - b. Bail jumping
  - c. Domestic disturbance
  - d. Obstruction of Justice
  - e. Retail theft

**DEFINITIONS:**

Hope Village Vetting Committee: includes three members: two Individuals with “sheltering experience (BSW or MSW or 5 years working with the unsheltered population) and a member (1) of the Hope Village Executive Board of Directors.

Conviction(as defined by the DOJ): <https://docs.legis.wisconsin.gov/statutes/statutes/972/13>

Charge(as defined by the DOJ): <https://docs.legis.wisconsin.gov/statutes/statutes/968/075>

Chapter 948: <https://docs.legis.wisconsin.gov/statutes/statutes/948/40>

Domestic violence and Domestic disturbance: <https://docs.legis.wisconsin.gov/statutes/statutes/968/075>

**References**

Chapter 948 link

**Revision History**

Date Revised	Section Name	Revision	Content Owner

CHIPPEWA CO. CERTIFIED SURVEY  
MAP NO. \_\_\_\_\_

RECORDED IN VOL. \_\_\_\_\_ OF THE  
CERTIFIED SURVEY MAPS PAGE \_\_\_\_\_

ALL OF LOTS 3 AND 4, C.S.M. NO. 729,  
RECORDED IN VOL. 2, C.S.M.S, P. 266-268,  
AS DOC. NO. 464476,  
AND PART OF THE NE 1/4 OF THE SE 1/4,  
SECTION 32 AND THE NW 1/4 OF THE SW 1/4,  
SECTION 33, ALL IN T29N, R8W, CITY OF  
CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN  
CAD NAME: HOPE VILLAGE231

**\*\*NOTE:**

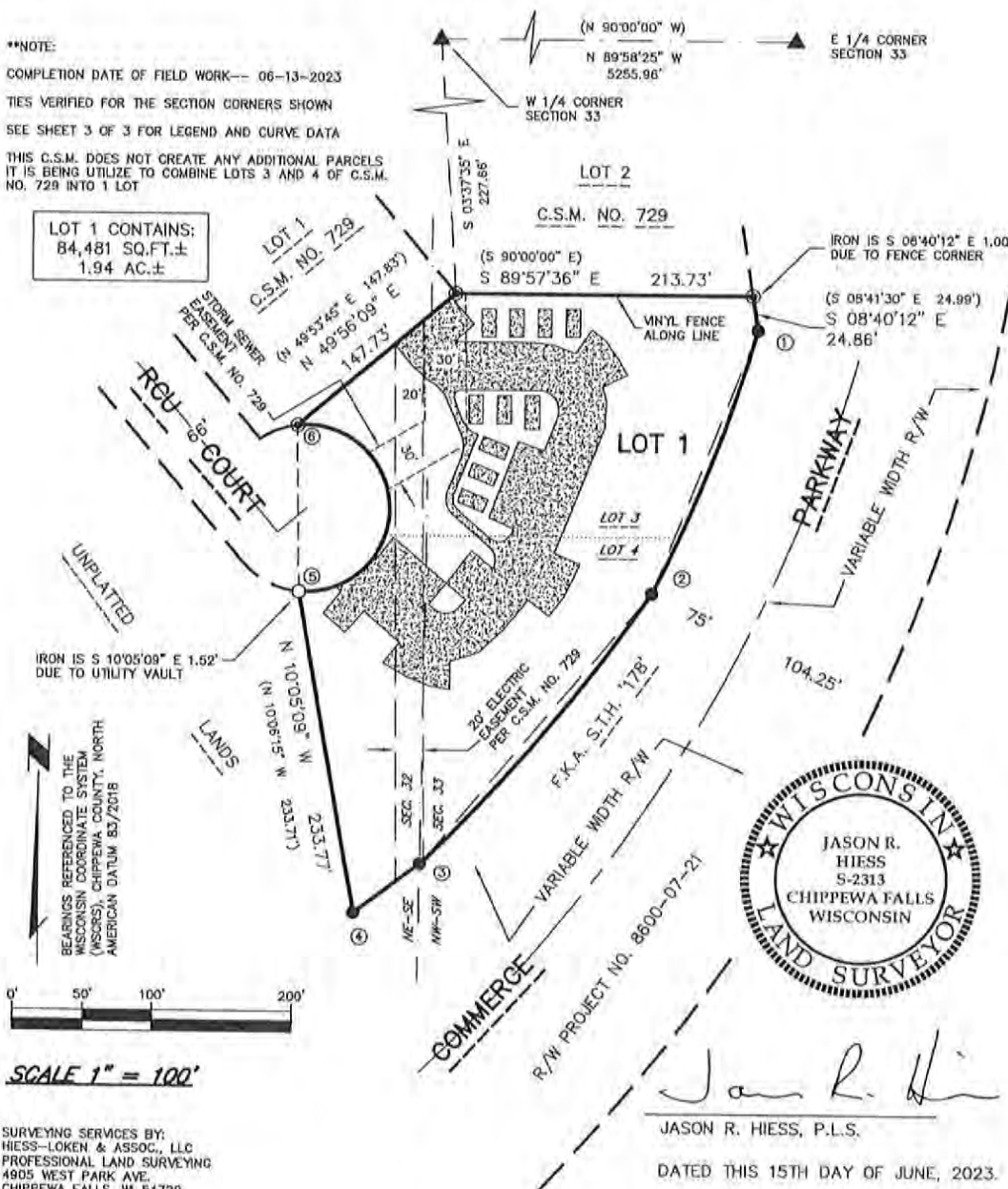
COMPLETION DATE OF FIELD WORK-- 06-13-2023

TIES VERIFIED FOR THE SECTION CORNERS SHOWN

SEE SHEET 3 OF 3 FOR LEGEND AND CURVE DATA

THIS C.S.M. DOES NOT CREATE ANY ADDITIONAL PARCELS  
IT IS BEING UTILIZE TO COMBINE LOTS 3 AND 4 OF C.S.M.  
NO. 729 INTO 1 LOT

LOT 1 CONTAINS:  
84,481 SQ.FT.±  
1.94 AC.±



BEARINGS REFERENCED TO THE  
WISCONSIN COORDINATE SYSTEM  
(NAD83), CHIPPEWA COUNTY, NORTH  
AMERICAN DATUM 83/2018



SCALE 1" = 100'

SURVEYING SERVICES BY:  
HIESS-LOKEN & ASSOC., LLC  
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CHIPPEWA FALLS, WI 54729  
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(715)-832-3300  
WWW.HIESS-LOKEN.COM  
HLSURVEY@SBCGLOBAL.NET



*Jason R. Hiess*  
JASON R. HIESS, P.L.S.

DATED THIS 15TH DAY OF JUNE, 2023.

CHIPPEWA CO. CERTIFIED SURVEY  
MAP NO. \_\_\_\_\_

RECORDED IN VOL. \_\_\_\_\_ OF THE  
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CAD NAME: HOPE VILLAGE231

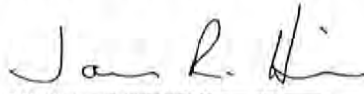
SURVEYOR'S CERTIFICATE

I, JASON R. HIESS, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF ROBERT FISH, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND SURVEYED AND MAPPED IS AS FOLLOWS: ALL OF LOTS 3 AND 4, CERTIFIED SURVEY MAP NUMBER 729, RECORDED IN VOLUME 2, CERTIFIED SURVEY MAPS, PAGE 266-268, AS DOCUMENT NUMBER 464476, AND PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 32 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 33, ALL IN TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN. BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 33; THENCE S.03°37'35"E, 227.66 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE S.89°57'36"E, ALONG THE NORTH LIEN THEREOF, 213.73 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COMMERCE PARKWAY, FORMERLY KNOWN AS STATE TRUNK HIGHWAY '178'; THENCE S.08°40'12" ALONG SAID RIGHT OF WAY LINE, 24.46 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF A 1070.92 FOOT RADIUS CURVE, CONCAVE WESTERLY, WHOSE CHORD BEARS S.21°28'40"W, 203.11 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF A 1273.24 FOOT RADIUS CURVE, CONCAVE WESTERLY, WHOSE CHORD BEARS S.40°31'20"W, 255.68 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF A 1273.24 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, WHOSE CHORD BEARS S.52°25'26"W, 59.95 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE N.10°05'09"W, ALONG THE WEST LINE THEREOF, 233.77 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF RCU COURT; THENCE ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE, CONCAVE WESTERLY, WHOSE CHORD BEARS N.00°45'40"W, 119.42 FEET TO THE POINT OF BEGINNING. OF BEING SUBJECT TO EXISTING EASEMENTS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND MAPPED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS.



JASON R. HIESS, P.L.S.

DATED THIS 15TH DAY OF JUNE, 2023.



CITY OF CHIPPEWA FALLS COMMON COUNCIL RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS IS HEREBY APPROVED.

SIGNED: \_\_\_\_\_  
GREGORY S. HOFFMAN, MAYOR

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS.

\_\_\_\_\_  
BRIDGET GIVENS, CITY CLERK

SURVEYING SERVICES BY:  
HIESS-LOKEN & ASSOC., LLC  
PROFESSIONAL LAND SURVEYING  
4905 WEST PARK AVE.  
CHIPPEWA FALLS, WI 54729  
(715)-720-4000 PHONE  
(715)-832-3300  
WWW.HIESS-LOKEN.COM  
HLSURVEY@SBGLOBAL.NET



CHIPPEWA CO. CERTIFIED SURVEY  
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RECORDED IN VOL. \_\_\_\_\_ OF THE  
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SECTION 32 AND THE NW 1/4 OF THE SW 1/4,  
SECTION 33, ALL IN T29N, R8W, CITY OF  
CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN  
CAD NAME: HOPE VILLAGE231

CURVE DATA 1-2

ARC LENGTH = 203.43'  
RADIUS = 1070.92'  
CENTRAL ANGLE = 10°53'02" (05°21'01")  
CHORD BEAR. = S 21°28'40" W (S 21°27'16" W)  
CHORD LENGTH = 203.11'  
1ST TAN BEAR. = S 18°02'09" W  
2ND. TAN. BEAR. = S 26°55'11" W

CURVE DATA 2-3

ARC LENGTH = 256.11'  
RADIUS = 1273.24'  
CENTRAL ANGLE = 11°31'29" (04°30")  
CHORD BEAR. = S 40°31'20" W (S 40°28'52" W)  
CHORD LENGTH = 255.68' (255.60')  
1ST TAN BEAR. = S 34°48'33" W  
2ND. TAN. BEAR. = S 46°17'04" W


CURVE DATA 3-4

ARC LENGTH = 59.96'  
RADIUS = 1273.24'  
CENTRAL ANGLE = 02°41'53"  
CHORD BEAR. = S 52°25'26" W (S 52°24'21" W)  
CHORD LENGTH = 59.95'  
1ST TAN BEAR. = S 51°04'30" W  
2ND. TAN. BEAR. = S 53°46'23" W

CURVE DATA 5-6

ARC LENGTH = 200.31'  
RADIUS = 60.00'  
CENTRAL ANGLE = 191°17'04"  
CHORD BEAR. = N 00°45'40" W  
CHORD LENGTH = 119.42'  
1ST TAN BEAR. = S 85°07'08" E  
2ND. TAN. BEAR. = S 83°35'48" W

LEGEND

- -- 1 1/4" O.D. IRON PIPE FOUND
- ⊙ -- 1" O.D. IRON PIPE FOUND
- ▲ -- MAG NAIL FOUND
- -- 1" O.D. X 18" IRON PIPE WEIGHING  
1.13 LBS./LINEAL FOOT, SET
-  -- ASPHALT OR CONCRETE AREA

- ( ) -- RECORDED AS
- N. --- NORTH
- S. --- SOUTH
- E. --- EAST
- W. --- WEST
- NE --- NORTHEAST
- NW --- NORTHWEST
- SE --- SOUTHEAST
- SW --- SOUTHWEST
- ' --- DEGREES
- ' --- MINUTES OR FEET
- " --- SECONDS
- T --- TOWNSHIP
- R --- RANGE
- O.D. --- OUTSIDE DIAMETER
- LBS. --- POUNDS
- SQ. --- SQUARE
- FT. --- FEET
- AC. --- ACRES
- INCL. --- INCLUDING
- EXCL. --- EXCLUDING
- R/W --- RIGHT OF WAY
- C.S.M. --- CERTIFIED SURVEY MAP
- NO. --- NUMBER
- AVE. --- AVENUE
- ST. --- STREET
- S.T.H. --- STATE TRUNK HIGHWAY
- VOL. --- VOLUME
- P. --- PAGE
- COR. --- CORNER
- P.L.S. --- PROFESSIONAL LAND SURVEYOR
- SEC. --- SECTION
- W. --- WISCONSIN
- LLC --- LIMITED LIABILITY COMPANY
- CO. --- COUNTY
- TAN. --- TANGENT
- BEAR. --- BEARING
- F.K.A. --- FORMERLY KNOWN AS



*Jason R. Hies*

DATED THIS 15TH DAY OF JUNE, 2023.

SURVEYING SERVICES BY:  
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