

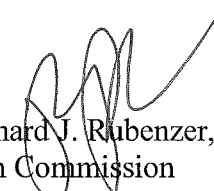
**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MAY 11, 2015 – 6:30 PM**

The Plan Commission met in City Hall on Monday, May 11, 2015 at 6:30 P.M. Present were Commissioners Peter Pohl, Dennis Doughty, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent was Commissioner Dave Cihasky. Also attending were James and Susan Woodman, owners of the current house at #7 East Elm Street, Mary Ann Smith of #12 East Elm Street, Chippewa Falls and Linda Harris of #21 East Elm Street, Chippewa Falls.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the April 13, 2015 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered Conditional Use Permit Resolution No. 2015-05, to allow James and Susan Woodman to operate a three or four unit apartment complex located at #7 E. Elm Street, Parcel #764, the Northeast 54 feet of Lots #11 and #12, Block #25, Allen's Addition. Rubenzer gave a brief overview of the surrounding zoning districts noting that apartments or multi-family units are allowed in the surrounding districts except for the R-1C Single Family Residential District on the North side of Elm Street. He noted that adjacent property owners within 150 feet of parcel #764 had been sent the public hearing notice and the notice had also appeared in the newspaper. He noted that the six existing on-site parking spaces provided met City Municipal Code Chapter 19 requirements. He also noted the final state approved plans would be attached to the Conditional Use Permit Resolution if it were approved.
Commissioner Smith asked if Parcel #764 had access to the adjacent alley. Rubenzer answered that Parcel #764 did have access to the alley.
Mayor Hoffman opened a public hearing to consider Conditional Use Permit No. 2015-05.
Linda Harris of #21 East Elm Street appeared and questioned who the Woodman's would be renting to. She also questioned if the parking was adequate. James Woodman replied that they would only screen potential tenants as allowed by law.
Mary Ann Smith of #12 East Elm Street appeared and also was concerned with having adequate parking. She asked if Woodman's would continue to live in the house. James Woodman responded he would continue to live there for at least a year or two.
Mayor Hoffman closed the public hearing.
Motion by Smith, seconded by Hubbard to approve Conditional Use Permit Resolution No. 2015-05, allowing James and Susan Woodman to operate a three or four unit apartment complex located at #7 E. Elm Street, Parcel #764, the Northeast 54 feet of Lots #11 and #12, Block #25, Allen's Addition. **All present voting aye. Motion carried.**

3. **Motion** by Hubbard, seconded by Cihasky to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:47 P.M.


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

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, APRIL 13, 2015 – 6:30 PM**

The Plan Commission met in City Hall on Monday, April 13, 2015 at 6:30 P.M. Present were Commissioners Dave Cihasky, Peter Pohl, Dennis Doughty, Mike Tzanakis, , Beth Arneberg, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dan Varga and Jerry Smith. Also attending were City Planner Jayson Smith, City Inspector Paul Lasiewicz and persons on the attached sheet.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the March 9, 2015 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered Conditional Use Permit Resolution No. 2015-02 for a Community Based Residential Facility (CBRF) for Comforts of Home located at #11 Scheidler Road, Parcel #3773.0100, Lot #1 of the Timber Terrace First Addition, City of Chippewa Falls. Jamey Bowe of River Valley Architects appeared on behalf of Comforts of Home and stated that the existing buildings had reached the end of their useful life, would be razed and a single building constructed in their place. He stated a similar number of beds would be constructed. He continued that two previous Conditional Use Permit Resolutions would be combined into Conditional Use Permit Resolution No. 2015-02. Mayor Hoffman opened a Public Hearing to consider Conditional Use Permit Resolution No. 2015-02. No one spoke for or against the resolution. Mayor Hoffman closed the Public Hearing.
Motion by Hubbard, seconded by Cihasky to approve Conditional Use Permit Resolution No. 2015-02 amending previous Conditional Use Permit Resolutions granted to Comforts of Home and allowing Comforts of Home to raze two existing buildings, construct one new building and continue to operate a Community Based Residential Facility (CBRF) for advanced aged and disabled persons at #11 Scheidler Road, Parcel #3773.0100, Lot #1 of the Timber Terrace First Addition, City of Chippewa Falls. **All present voting aye. Motion carried.**

3. The Plan Commission considered Conditional Use Permit Resolution No. 2015-03 for CRS Rentals Inc. (owner) and Serving Hands Selah (operator) to operate a Community Based Residential Facility (CBRF) for advanced aged and physical and developmentally disabled persons at #421 Frenette Drive. Rubenzer noted a meeting had taken place on Wednesday, April 8, 2015 between representatives of the Frenette Drive Condominium Association, CRS Rentals, Selah and City Staff. Frenette Condo representatives were fearful of the broad base of clients that a Community Based Residential Facility could house and concerned that residents or employees of Selah could be smoking in view of the Frenette Condos which are located directly across the street from the proposed Community Base Residential Facility. CEO Patrick Westerham of Serving Hands (Selah) and Tim Swoboda of CRS Rentals described their proposed Community Based Residential Facility. Mayor Hoffman asked how many employees would be on site. Mr. Westerham responded there would most likely be four during the day and two at night to provide for twenty-four hour care for the residents. Commissioner Tzanakis asked for criteria of residents to be served by the facility. Mr. Westerham said third party referrals would be used but that the typical referrals would involve physical or cognitive disabilities, or mental health or aging issues that required twenty-four hour care. Commissioner Cihasky asked if the license for the facility had been obtained yet. Mr. Westerham stated the license had not been obtained but that he operated nineteen other facilities between Chippewa Falls and Hudson.
Mayor Hoffman opened the Public Hearing. John Melville of #251 Oak Knoll Drive,

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

Condominium board member and owner of one of the Frenette Drive Condominiums, appeared to request that a smoking area be designated in a location out of view of the Frenette Drive Condos. He stated that Frenette Drive Condo board members last sticky point was designating a smoking area. The Plan Commission compared the requested Community Based Residential Facility to when S.E.H. had been located in the building. Mayor Hoffman closed the Public Hearing. The Plan Commission discussed the storm water management condition and whether or not to add a condition requiring a designated smoking area. Mr. Westerham stated that Selah wanted to be a good neighbor and didn't plan to put a smoking area in the front of the building.

Motion by Cihasky, seconded by Hubbard to approve Conditional Use Permit Resolution No. 2015-03 allowing CRS Rentals LLC, (owner) and Serving Hands (Selah) (operator), to operate a Community Based Residential Facility for persons with physical or cognitive disabilities, mental health or aging issues in the existing building at #421 Frenette Drive located on Parcel #1580, Lots 15 and 16 of the Flame Addition, City of Chippewa Falls. Mayor Hoffman took a roll call vote. **Voting aye were Cihasky, Hubbard, Pohl, Doughty, Tzanakis, Arneberg, Hull, and Hoffman. Voting nay was Rubenzer. There were no abstentions. Motion carried on an 8-1 vote.**

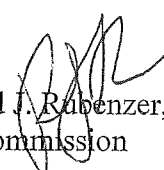
4. The Plan Commission considered Conditional Use Permit Resolution No. 2015-04 to operate a Community Based Residential Facility (CBRF) for advanced aged and end of life (palliative) persons on Lakeland Drive. Jeremy Kiley representing Eagleton Assisted Living LLC appeared to request that the Conditional Use Permit Resolution also allow a Residential Care Apartment Complex, (RCAC). The Plan Commission discussed this request. Mayor Hoffman opened the Public Hearing. No one spoke for or against the resolution. Mayor Hoffman closed the Public Hearing.

Motion by Tzanakis, seconded by Hubbard to approve Conditional Use Permit Resolution No. 2015-04 allowing Eagleton Assisted Living LLC to operate a Community Based Residential Facility or a Residential Care Apartment Complex on Lot #5, Block #1 of the Lake Wissota Business Park, located on parcel #2025.5005 on Lakeland Drive. **All present voting aye. Motion carried.**

5. James Woodman appeared to request a Conditional Use Permit to operate a three or four bedroom apartment complex in the existing building located at #7 East Elm Street. Rubenzer noted that adjacent zoning districts to this R-2 Residential District parcel were R-2 Two Family Residential, R-3-4 Multi-Family Four-Plex Residential and Central Business District. Mr. Woodman discussed the attached plans with the Plan Commission and stated that SDS Architects of Eau Claire would prepare plans to be approved by the State of Wisconsin.

Motion by Hubbard, seconded by Hull for the Plan Commission to conduct a public hearing to consider a Conditional Use Permit Resolution to remodel the existing building at #7 East Elm Street into a three or four unit apartment complex meeting 2015 state building codes. Said public hearing to be scheduled upon receipt of the \$300 processing and advertising fee and proper notification of adjacent property owners. **All present voting aye. Motion carried.**

6. **Motion** by Hubbard, seconded by Tzanakis to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:21 P.M.


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

PLAN COMMISSION ATTENDANCE SHEET

DATE: April 17, 2015

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Vi White	FagnetteLands	306 Fagnette #1	715-723-6213	
John M. Schaefer	Fagnette Cooks	251 Oak Knoll Drive	715-726-0958	
DR King	2 E. Elm St	2 EAST ELM	715-215-0716	
Susan Woodman	7 E. Elm St.	7 East Elm	715-215-0955	
JAMES BOALE	RIVER VALEYS ARCH.	403 120th STREET	715-832-0875	
MARILYN HESPERIDON	SERVING HANDS, INC.	1419 BOUNDARY LANE HUDSON WI 54016	651-210-0617	
Tim Swoboda	CRS Postal Prod.	CF	715-829-4277	
Tim Olson	Royal Construction	EC 54701	715-832-1986	
Jeremy Kiey	Dover Hea. Mgmt + Affiliates	2875 City Hwy I Chippewa Falls WI 54727	715-723-9341	

**CITY OF CHIPPEWA FALLS PLAN COMMISSION
CONDITIONAL USE PERMIT RESOLUTION NO. 2015-05 FOR A THREE OR FOUR
UNIT APARTMENT COMPLEX ON PARCEL #764, THE NORTHEAST 54 FEET OF
LOTS #11 AND #12, BLOCK #25, ALLEN'S ADDITION AND LOCATED AT
#7 EAST ELM STREET, CHIPPEWA FALLS, WISCONSIN**

WHEREAS, at its Monday, April 13, 2015 meeting, the Plan Commission heard a request from Susan and James Woodman to remodel the existing building on Parcel #764, the northeast 54 feet of Lots #11 and #12, Block #25, Allen's Addition, located at #7 East Elm Street into a three or four-unit Apartment Complex; and

WHEREAS, said Parcel #764, the northeast 54 feet of Lots #11 and #12, Block #25, Allen's Addition, located at #7 East Elm Street is presently zoned R-2 Two-Family Residential District; and

WHEREAS, the use of a parcel as an apartment complex is a conditional use in a R-2 Two Family Residential Zoning District as set forth in City of Chippewa Falls Municipal Code Chapter 17.23(8)(j); and

WHEREAS, the Plan Commission has evaluated the said request for a Conditional Use Permit to remodel the existing building at #7 East Elm Street into a three or four unit Apartment Complex; and

WHEREAS, the Plan Commission conducted a public hearing to hear all concerns and comments about this permit on Monday, Monday 11, 2015, at 6:30 pm after publication of a Class 2 legal notice and mailing of said notice to adjacent property owners, as required by Chapter 17.47 (5) of the Code of Ordinances of the City of Chippewa Falls, Wisconsin.

WHEREAS, the Plan Commission finds the following facts:

- a) Using parcel ##764 as a three or four-unit Apartment Complex would not be detrimental to the health, welfare, and character of the existing neighborhood.
- b) Such other findings of fact related to the proposed amendment, which are made after hearing on the record.

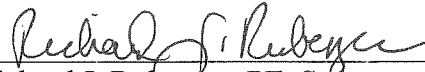
THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN that, pursuant to Chapters 17.23.5 (8) (j) and 17.47 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, a Conditional Use Permit be and is hereby issued to remodel the existing building on Parcel #764 the northeast 54 feet of Lots #11 and #12, Block #25, Allen's Addition, located at #7 East Elm Street into a three or four-unit Apartment Complex under the following conditions:

- a) That the existing building at #7 East Elm Street be allowed to be reconstructed into a three or four-unit Apartment Complex according to the attached plans and details.
- b) That the proposed remodeled building be in conformance with the final building floor plan and details after approval by the State of Wisconsin and all attachments and final plans become part and parcel of this Conditional Use Permit.
- c) That the proposed remodeled building be in conformance with all applicable City of Chippewa Falls, Chippewa County, State of Wisconsin and Federal building codes.
- d) That 6 hard surfaced off-street parking spaces be provided as listed in the petition.
- e) That a storm water management plan be submitted and approved if required by the City of Chippewa Falls Municipal Code.
- f) Except as specifically provided herein, all regulations of the City Zoning Code shall apply.
- g) That this permit shall become null and void by non-compliance with this permit or related Codes or by application to the Board of Appeals for any Code variance for this facility.
- h) Chapter 17.47 (13) shall apply and this permit shall terminate if the use for which this permit is issued shall cease for a continuous two year period.
- i) Modifications or changes to this permit may be made only by the Plan Commission after an application for amendment has been duly filed and notices and hearing requirements have been complied with.

MOTION: Smith

SECONDED: Hubbard

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on May 11, 2015, by a vote of 10 ayes, 0 nays and 0 abstentions.

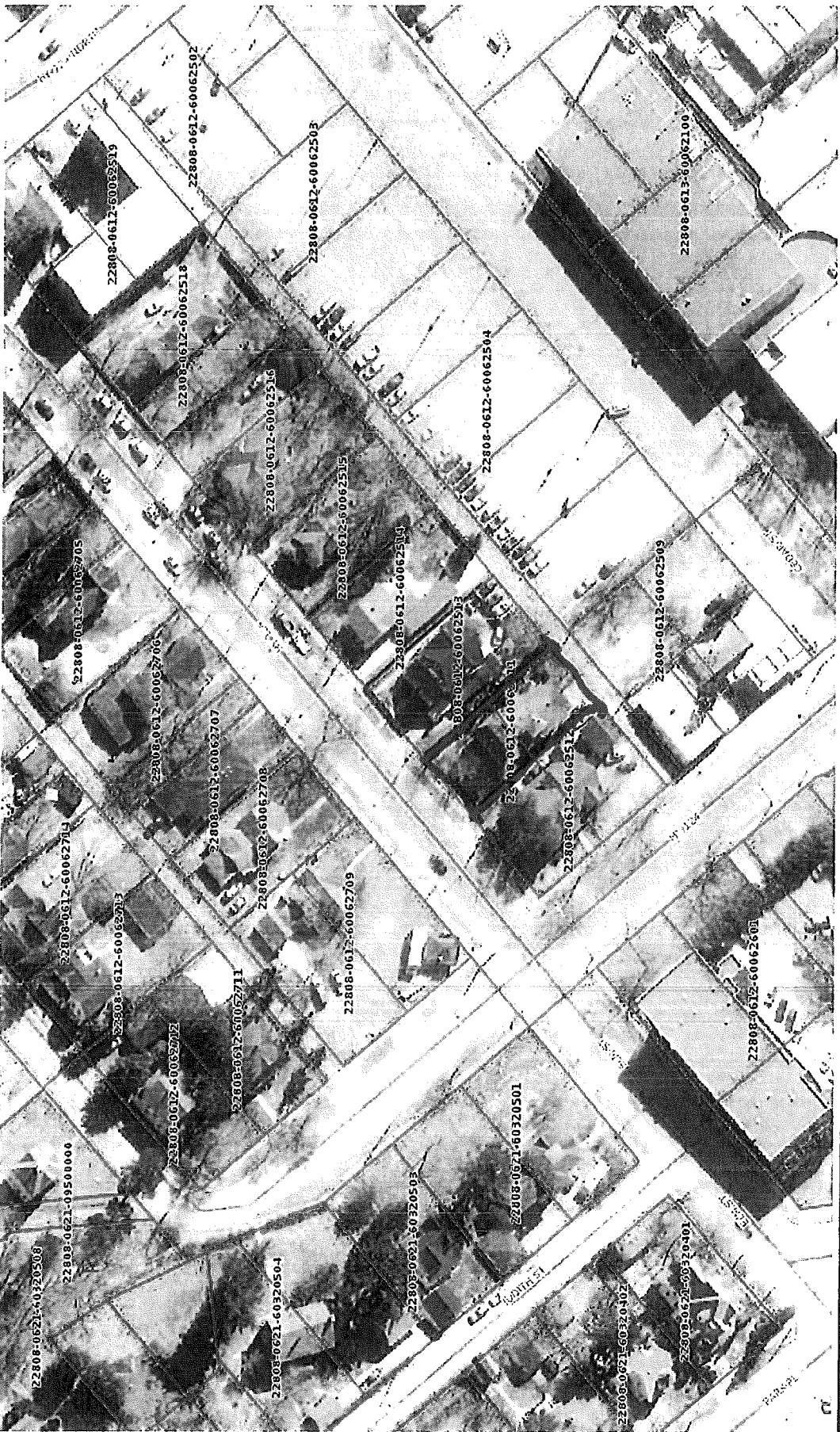

Richard J. Rubenzer, PE, Secretary
Plan Commission

Map

CHIPPEWACOUNTY







Printed 03/15/2015 Scale = 1:101'

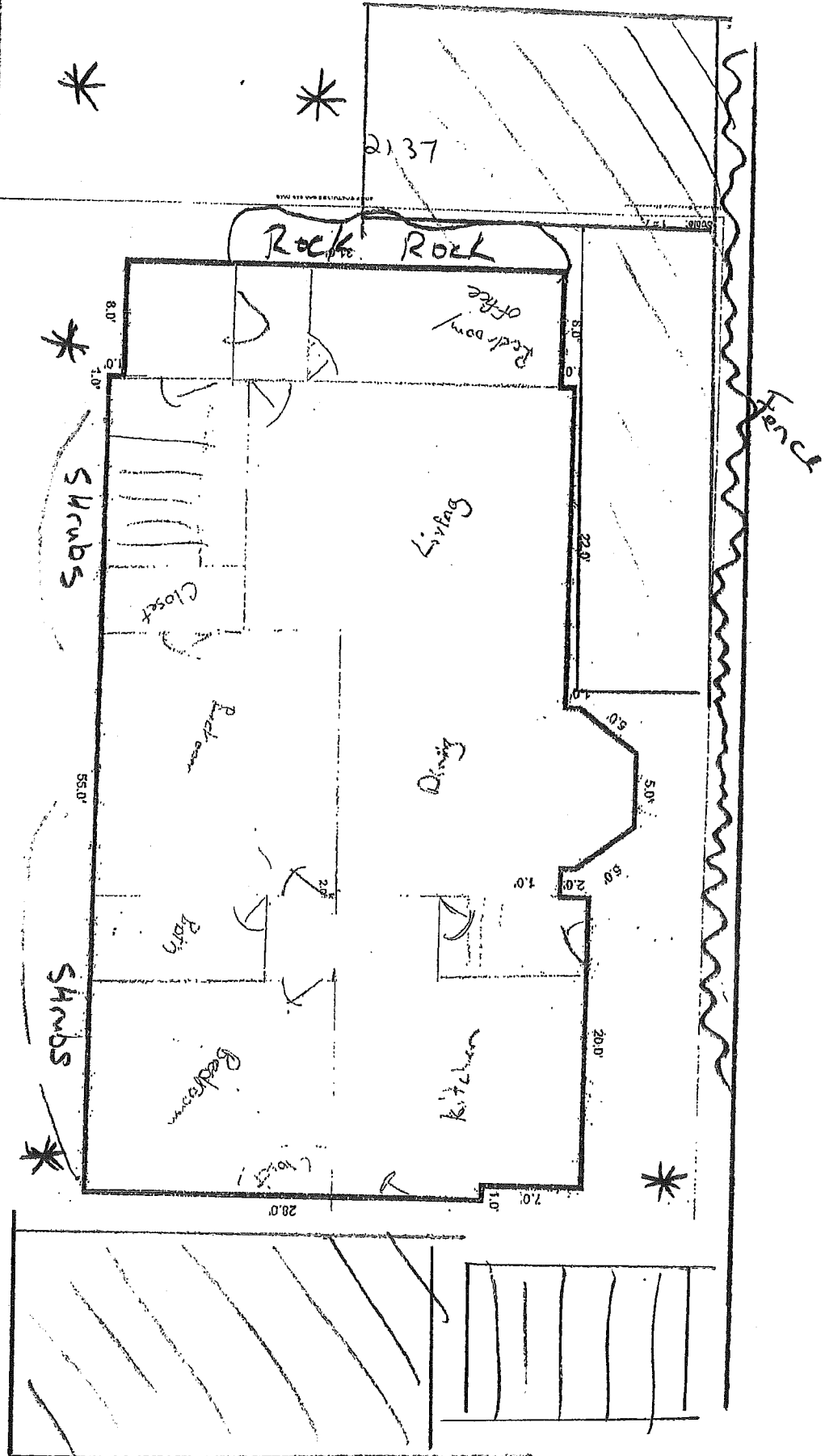


Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

Overview

7 EAST Elm ST

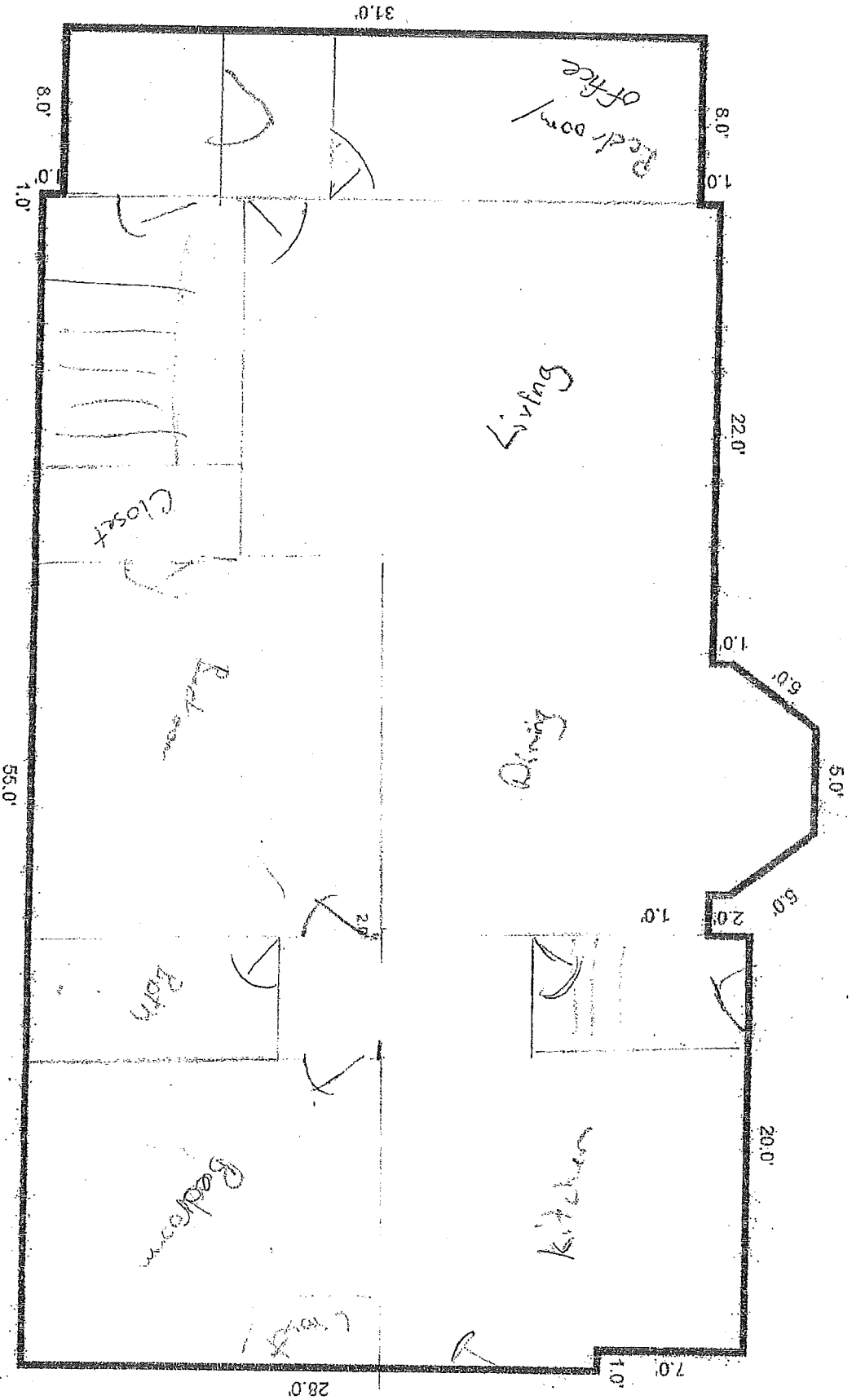
-  Parking
-  Garage
-  trees
-  Rock Drainage



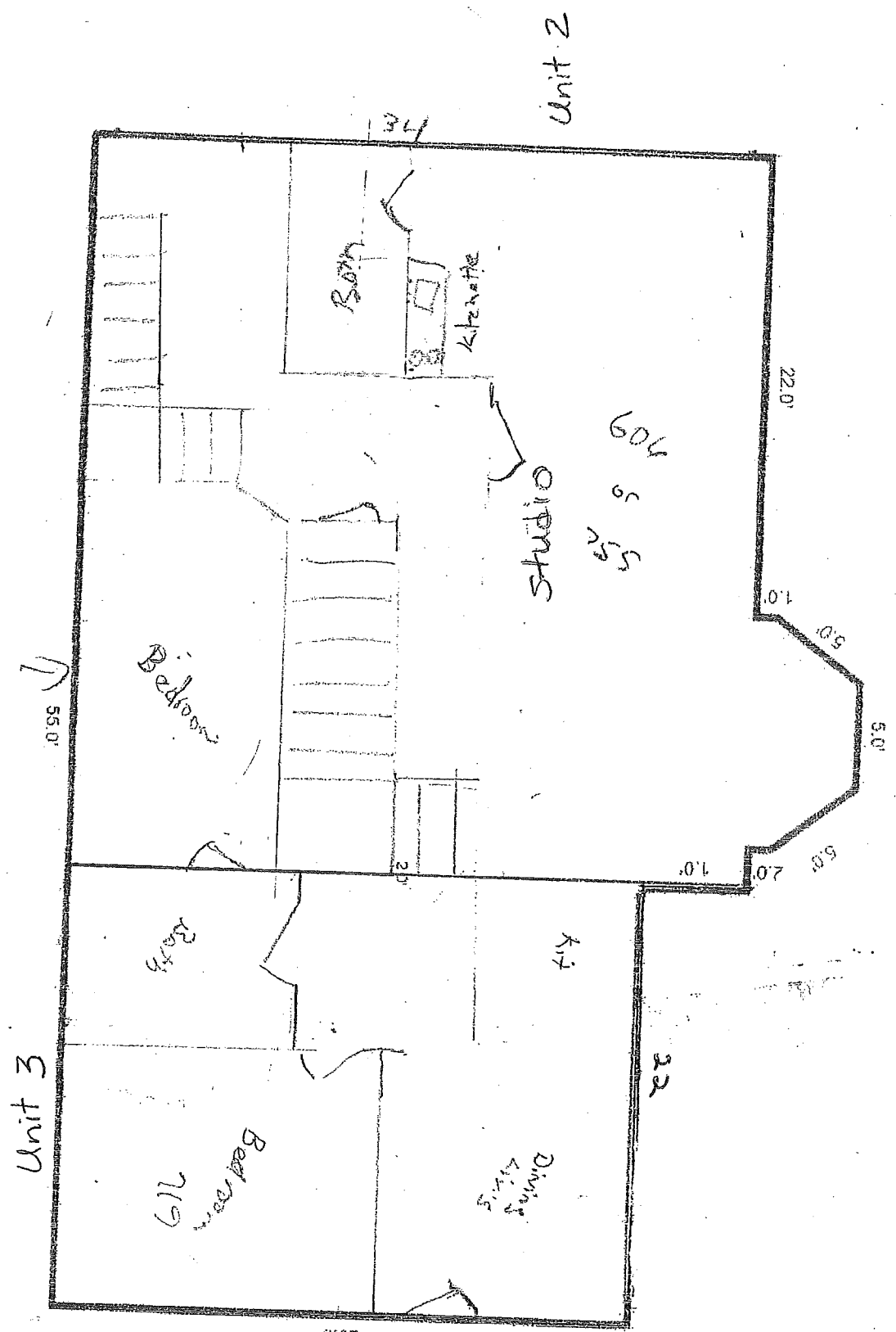
Unit 1
Fence

2137

Scale: 1" = 7'



Unit 1



765
sq
616

Unit 3

Unit 2

Bedroom

Bath

Kitchen

Studio

60.4
5.5

Bath

Kit

Bed room
7.19

Dining
22.0

22

28.0

56.0

Unit 4

