

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, NOVEMBER 11, 2013 – 7:30 PM**

The Plan Commission met in City Hall on Monday, November 11, 2013 at 7:30 P.M. Present were Commissioners Dave Cihasky, Peter Pohl, 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 Jeff Labs. Also attending were Assistant Engineer Matt Decur, Martin Tauger, representing Commerce Bank, Paul Canfield of 2 Rivers Real Estate, Knute Lindquist, owner of #20 N. State St and Amy Belden.

1. **Motion** by Varga, seconded by Tzanakis to approve the minutes of the October 7, 2013 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Martin Tauger appeared to request and support Planned Development Conditional Use Permit Resolution #2013-05 and amend C.U.P. Resolution #'s 05-02 and 09-01. He stated potential buyers had requested more traditional larger lots and reduced traffic volume. He stated the reduction from 40 to 33 (larger) lots would result in less traffic and less units. He stated Twin Homes resulted in 58% of all new home sales in this area so far in 2013. He also stated the Twin Homes would be a transition and buffer from Single Family homes to the 8-unit multi-family buildings in Wissota Shores. Mayor Hoffman opened a public hearing to consider P.D. C.U.P. Resolution #2013-05. Commissioner Cihasky stated a Traffic Impact Analysis would be helpful. Rubenzer said the traffic counts had been completed and were being analyzed. Mayor Hoffman closed the public hearing.
Motion by Smith, seconded by Hubbard to approve Planned Development Conditional Use Permit Resolution #2013-05. **All present voting aye. The motion carried on a 10-0 vote.**

3. Knute Lindquist, property owner of #20 N. State Street appeared to support a Conditional Use Permit application for a child care center in the lower level of the duplex at #20 N. State Street. Mr. Lindquist stated 3 onsite parking spaces and a two car garage were available. Operator Amy Belden presently owns "Magical Family Daycare" for 8 children in Eau Claire and is licensed by the State of Wisconsin. She hopes to move to the #20 N. State Street location with up to twenty children or as many as regulated by the State of Wisconsin.
Motion by Hoffman, seconded by Hubbard that the Plan Commission conduct a public hearing to consider a Conditional Use Permit Resolution to conduct a child care business in the lower level at the duplex at #20 N. State Street. The public hearing to be scheduled upon receipt of the \$300 legal advertising fee and proper notification of adjacent property owners. **All present voting aye. Motion carried.**

4. **Motion** by Varga, seconded by Cihasky to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:52 P.M.

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

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, OCTOBER 7, 2013**

The Plan Commission met in City Hall on Monday, October 7, 2013 at 7:30 P.M. Present were Commissioners Peter Pohl, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Secretary Rick Rubenzer, Commissioners Jeff Labs and Dave Cihasky. Also attending were Assistant City Engineer Matt Decur, Paul Canfield of Two Rivers Real Estate, Marty Tauger from Commerce Bank and Alderperson Jane Lardahl.

1. **Motion** by Varga, seconded by Hull to approve the minutes of the September 9, 2013 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Paul Canfield and Marty Tauger appeared to support the attached petition for an amendment to Conditional Use Permit #09-01 and #05-02 for Phase 1 of the Wissota Green Subdivision. Mr. Canfield and Mr. Tauger explained the addition of twin homes and answered questions about the local real estate market for twin homes.
Motion by Varga, seconded by Hubbard to schedule a public hearing upon receipt of the \$300 advertising fee and proper notice to surrounding property owners.
All present voting aye. Motion carried.

3. Paul Canfield and Marty Tauger appeared to support the second replat of the Wissota Green Subdivision.
Motion by Hubbard, seconded by Smith to recommend the Common Council approve the second replat of the Wissota Green Subdivision. **All present voting aye. Motion carried.**

4. **Motion** by Varga, seconded by Smith to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:57 P.M.


Matt Decur, Acting Secretary
Plan Commission

**CITY OF CHIPPEWA FALLS PLAN COMMISSION
RESIDENTIAL PLANNED DEVELOPMENT CONDITIONAL USE PERMIT
RESOLUTION #13-05
TO AMEND C.U.P. RESOLUTIONS #05-02 and #09-01 FOR
WISSOTA GREEN TRADITIONAL NEIGHBORHOOD DEVELOPMENT**

WHEREAS, on March 7, 2005, the City of Chippewa Falls Plan Commission approved C.U.P. Resolution #05-02 (available for inspection in the City Engineer and City Inspector Offices) for the Wissota Green Traditional Neighborhood Development after conducting a public hearing to hear all concerns and comments; and

WHEREAS, at its May 11, 2009 regular meeting, the City of Chippewa Falls Plan Commission approved C.U.P. Resolution #09-01 to; 1) Re-subdivide Phase I of the Wissota Green Subdivision from sixty-one (61) to forty (40) larger lots, 2) Revise the Type One Manor lot standard so two and three family dwellings are not primary uses, 3) Revise the original land use plan so Type II Manor lots, Type III and Type IV Cottage lots and Type V greenlet lots are changed to Type I Manor lots along with Type V greenlet lots also being changed to Town House lots, and, 4) Revise the lot frontage/sidewalk and trail plan to reflect the proposed larger lots and additional Type 1 Manor lot designations after conducting a public hearing to hear all concerns and comments; and

WHEREAS, at its March 11, 2013 regular meeting, the City of Chippewa Falls Plan Commission approved C.U.P. Resolution #13-01 amending approved C.U.P. Resolution #05-02 by removing approximately 17 acres from the original 133 acres of Wissota Green Phase two after conducting a public hearing to hear all concerns and comments; and

WHEREAS, at its May 13, 2013 regular meeting, the City of Chippewa Falls Plan Commission approved C.U.P. Resolution #13-03 allowing development of a former approximately 17 acre parcel of Wissota Green Phase Two into fifteen eight-unit multi-family complexes named Wissota Shores after conducting a public hearing to hear all concerns and comments; and

WHEREAS, at the October 7, 2013 meeting, the City of Chippewa Falls Plan Commission received and discussed a petition from Commerce Bank to replat Wissota

Green Phase I, reducing the number of lots from forty(40) to thirty-three(33) and increasing lot size; to introduce twenty-six Twin Homes in place of Type I Manor Lots and Town Homes; reduce the overall number of units by twenty; Remove the trail plan; maintain the existing Stormwater Management Plan and the same amount of green space ; and

WHEREAS, the development is located on a parcel of land zoned PD-TND, Planned Development Traditional Neighborhood Development District; and

WHEREAS, the Plan Commission reviewed the said request of Commerce Bank using City municipal Code 17.26.5 Planned Development District: Traditional Neighborhood Development which directs such a review use Wisconsin Statutes 66.1027 (1) (c) and 66.1027 (2) and Municipal Code 17.26 PUD Planned Unit Development Regulations as review criteria; and

WHEREAS, on November 11, 2013, the Plan Commission conducted a public hearing to consider PD CUP Resolution #13-05 after publication and mailing of all required notices and hearing all comments concerns;

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

1. That upon review of PD C.U.P. Resolution #13-05 and the approved Storm Water Management Plan by City Staff, the proposed revised thirty-three(33) lot layout footprint will result in the same amount or more common space and green space as the original sixty-one (61) lot layout.

2. The Plan Commission further finds that the proposed second revised plat of Wisconsin Green Phase I and 1A and revised land use plan are not detrimental to adjacent land uses because the revisions present a less intense use of the original sixty-one (61) lots and 2009 revision to forty(40) lots. In addition, lots 327-360 will adopt and be reviewed using the existing single family setbacks instead of any new building envelopes.

3. The Plan Commission further finds that the proposed second revised plat is consistent with the original purpose and intent of C.U.P. Resolutions #05-02 and #09-

01 because the revised larger lot areas, widths and setbacks represent a less intensive use of the land.

4. The Plan Commission finds that the proposed revised Land Use Plan is consistent with the original purpose and intent of C.U.P Resolutions #05-02 and #09-01 because each proposed land use revision results in a less intensive use of the land.

5. The Plan Commission further finds that the revision of the Type I Manor and Town Home lot Standard to Twin Homes represents a less intensive use of the land and to be consistent with the original purpose and intent of C.U.P. Resolution #05-02.

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

1) That conclusions based on the previous five findings of fact and pursuant to Chapters 17.26, 17.26.5 and 17.47 of the Code of Ordinances of the City of Chippewa Falls, that Conditional Use permits #05-02 and #09-01 are hereby amended to include the Wisconsin Green Phase I and 1A second revised plat, revised land use plan and revised Twin Home lots standard contingent on the following conditions:

- a) Completion, submission and approval of any necessary Storm Water Management Plan changes for the second revision of Wisconsin Green Phase I and 1A.
- b) Submittal of the Wisconsin Green Phase I and 1A second revised plat to the Plan Commission for review using procedures set forth in State Statute 236 and Municipal Code Chapter 18 and approval by the City of Chippewa Falls Common Council.
- c) Completion and City Council approval of any necessary changes to the original Developers Agreement for Wisconsin Green.
- d) The attached general development plan in combination with changes made by the Plan Commission becomes the Final Development Plan and is available for inspection in the offices of the City Engineer and the City Inspector.
- e) The General Development Plan, Revised Plat, Land Use Plan, Site Layout, Typical Twin Home Unit Rendering, building elevations and floor plans become part and Parcel of PD CUP #13-05 and are available for inspection in the City of Chippewa Falls Engineering and Inspection offices.

- 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.

2) Further that the said revisions replace the original documents of C.U.P. Resolution #05-02 and the first amendment (C.U.P. Resolution #09-01) and the revisions combined with C.U.P. #05-02 and #09-01 in their entirety become PD C.U.P. Resolution #13-05.

MOTION: Smith

SECONDED: Hubbard

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on November 11, 2013, by a vote of 10 ayes, 0 nays and 0 abstentions.


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

RE: Plan Commission Meeting
November 11th, 2013

APPLICATION TO REPLAT EXISTING PHASE 1 AND PHASE 1A OF
WISSOTA GREEN SUBDIVISION

The application before you is being submitted to change the existing plat of Phase 1 and Phase 1A of Wissota Green in order to create demand for mixed residential housing in this subdivision which has otherwise been non-performing based on the original concept.

Commerce Bank aka "Developer" is requesting this amendment in order to provide:

- 1) Larger sized single family residential lots (Lots 327-360) which will allow potential residents to have larger building sites and expansive back yards.
- 2) Zoning use for "Twin Homes" which are currently about 35-40% of the 2013 new construction residential market (Chippewa and Eau Claire) and provide a cost-effective alternative for buyers. The twin homes will also provide a transitional buffer between the single family homes and the multi-unit homes on the northwest side of Parkland Drive.
- 3) Reduction in traffic by reducing the number of lots in Phase 1 by approximately 20 lots which will reduce the number of curb cuts (points of entry) onto the existing roads and vacating Manor Drive which will eliminate another point of entry and provide alternative green space in Phase 1.
- 4) New incentives for potential residents to build in Wissota Green by providing a residential subdivision that is marketable in this current economy and provides a more traditional concept than was originally introduced.
- 5) Traditional setbacks for the newly proposed single family lots (Lots 327-360) by adopting the existing City of Chippewa Falls setback requirements for single family lots in order to provide consistency.

The location of Wissota Green Subdivision is fantastic and should be a successful and thriving community. The original concept that was introduced for this development has proven to be unsuccessful in this market. It is our goal, through these adaptations, to provide a concept that will bring new residents to this area and subsequently grow the neighborhood as originally intended.

Respectfully Submitted,



Martin R. Tauger
Agent for Commerce Bank



PHASE IB
WITH WELL

PHASE V

PHASE IV

PHASE IV

PHASE II

PHASE III

PHASE IA

PHASE I

CONNECTOR ROADS TO BE PROVIDED:

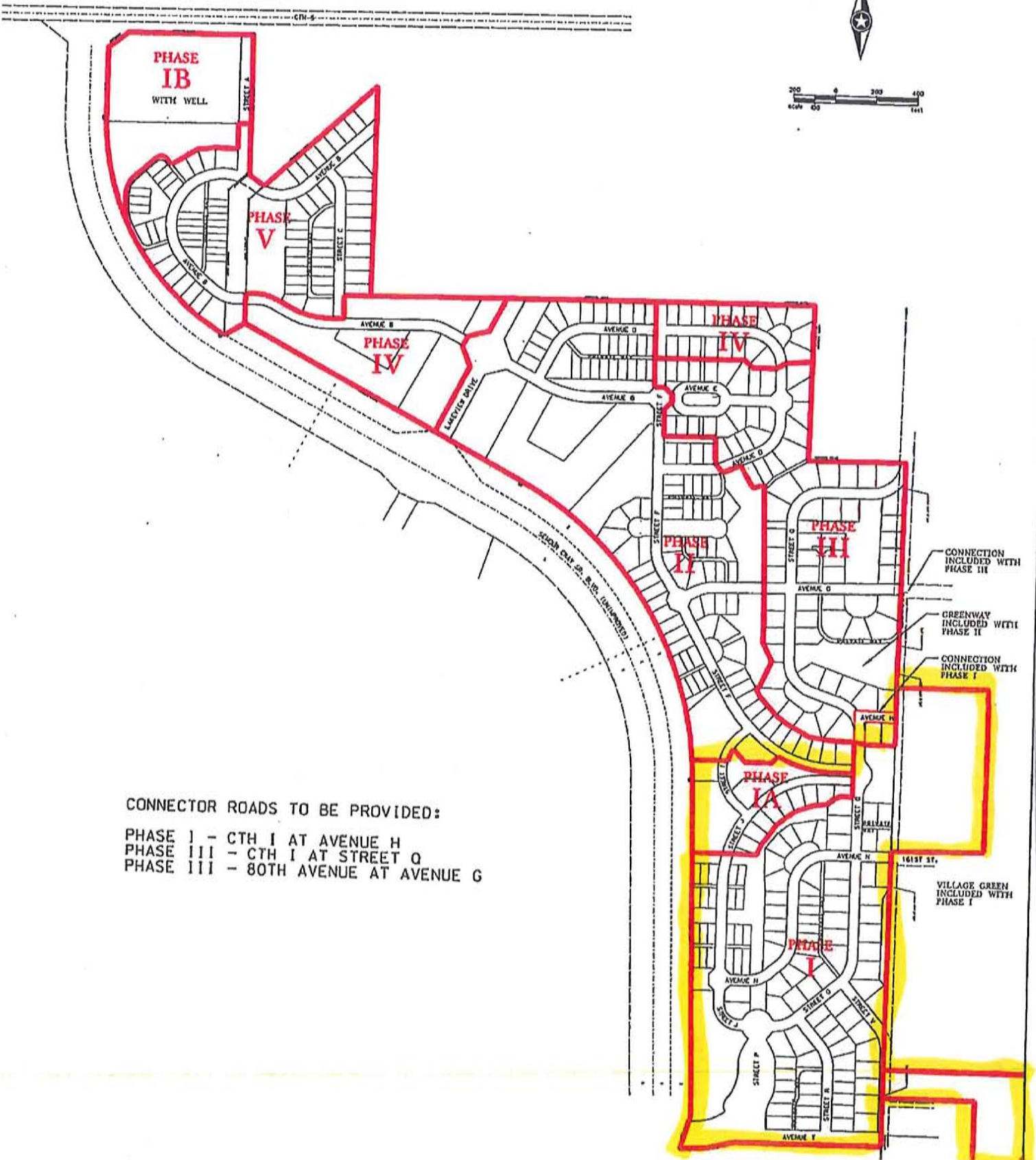
- PHASE I - CTH I AT AVENUE H
- PHASE III - CTH I AT STREET Q
- PHASE III - 80TH AVENUE AT AVENUE G

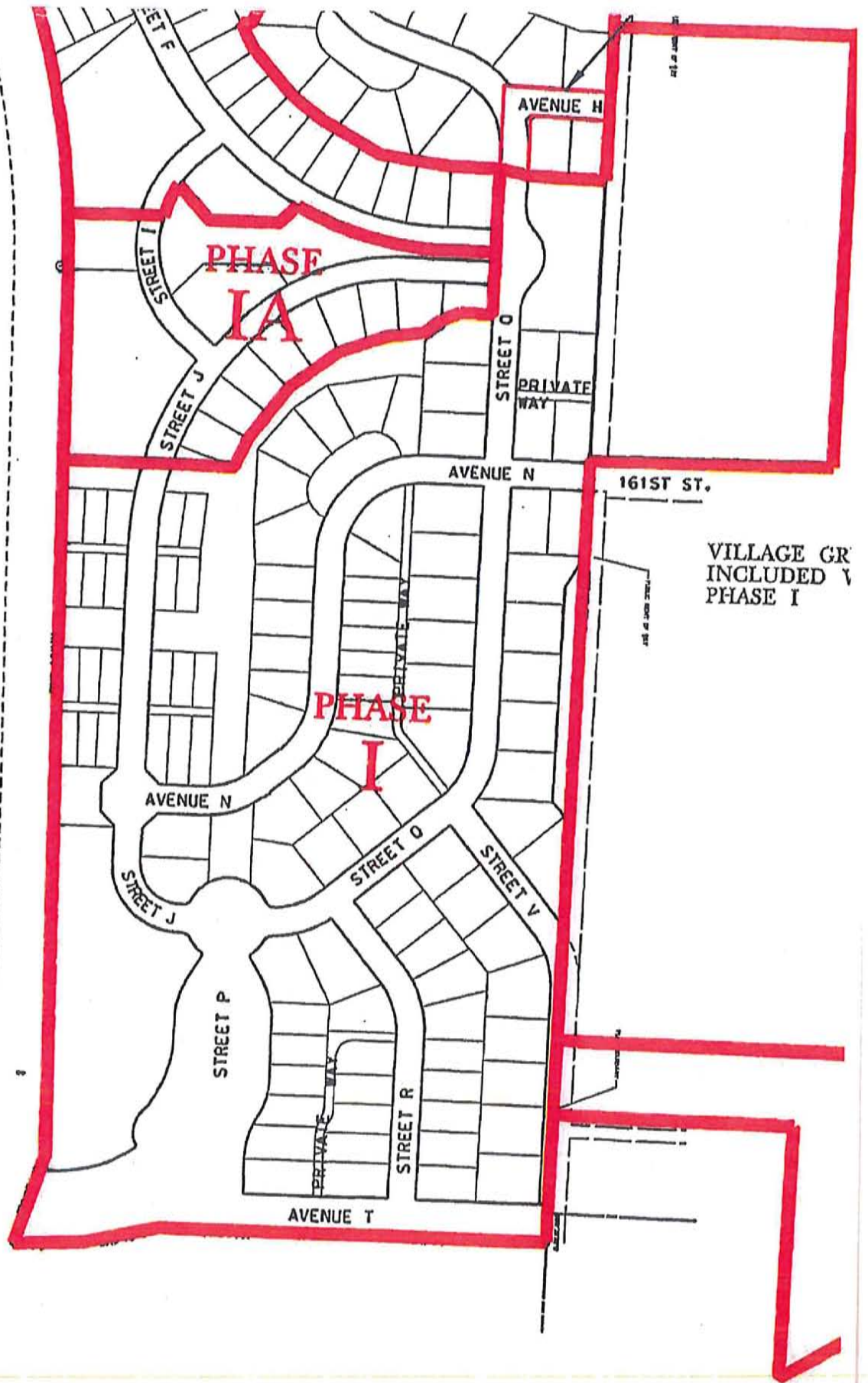
CONNECTION INCLUDED WITH PHASE III

GREENWAY INCLUDED WITH PHASE II

CONNECTION INCLUDED WITH PHASE I

VILLAGE GREEN INCLUDED WITH PHASE I





**PHASE
IA**

**PHASE
I**

VILLAGE GR
INCLUDED V
PHASE I

SOUTH PARK
INCLUDED W
PHASE II

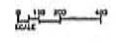


- Single Family**
- Type I - manor lots
 - Type II - manor lots
 - Type III - cottage lots; 2 & 3 family dwellings
 - Type IV - cottage lots
 - Type V - greenlet lots
 - Type VI - mix and match lots
- Multi Family**
- Town & row houses
- Commercial/ Mixed use**
- Village Center - Mixed use/ commercial/ multi-family
 - Self storage
- Open Space**
- Regional Trail & South Park
 - Village Green & Other Private Open Space
- Streets**
- Seymour Cray Boulevard
 - Collector Streets
 - Local Streets
 - Private Ways

PHASE I

LAND USE PLAN
(Conditional Use Permit)

Approved by the City of Chippewa Falls Planning Commission
February 2005 / REVISED _____, 2009



DESIGN CORPORATION
4812 Wilson Drive, Suite 208
Chippewa Falls, WI 54613
812-433-3400
www.afcm.com

THE DESIGN FIRM
2338 AUSTIN LANE
EAU CLAIRE, WI 54701
(715) 821-8328



0 75 150 300
SCALE: 1" = 150'

LANDOWNER/SUBDIVIDER:

- COMMERCE BANK

APPROVING AUTHORITIES:

- CITY OF CHIPPEWA FALLS

OBJECTING AUTHORITIES:

- DEPARTMENT OF ADMINISTRATION

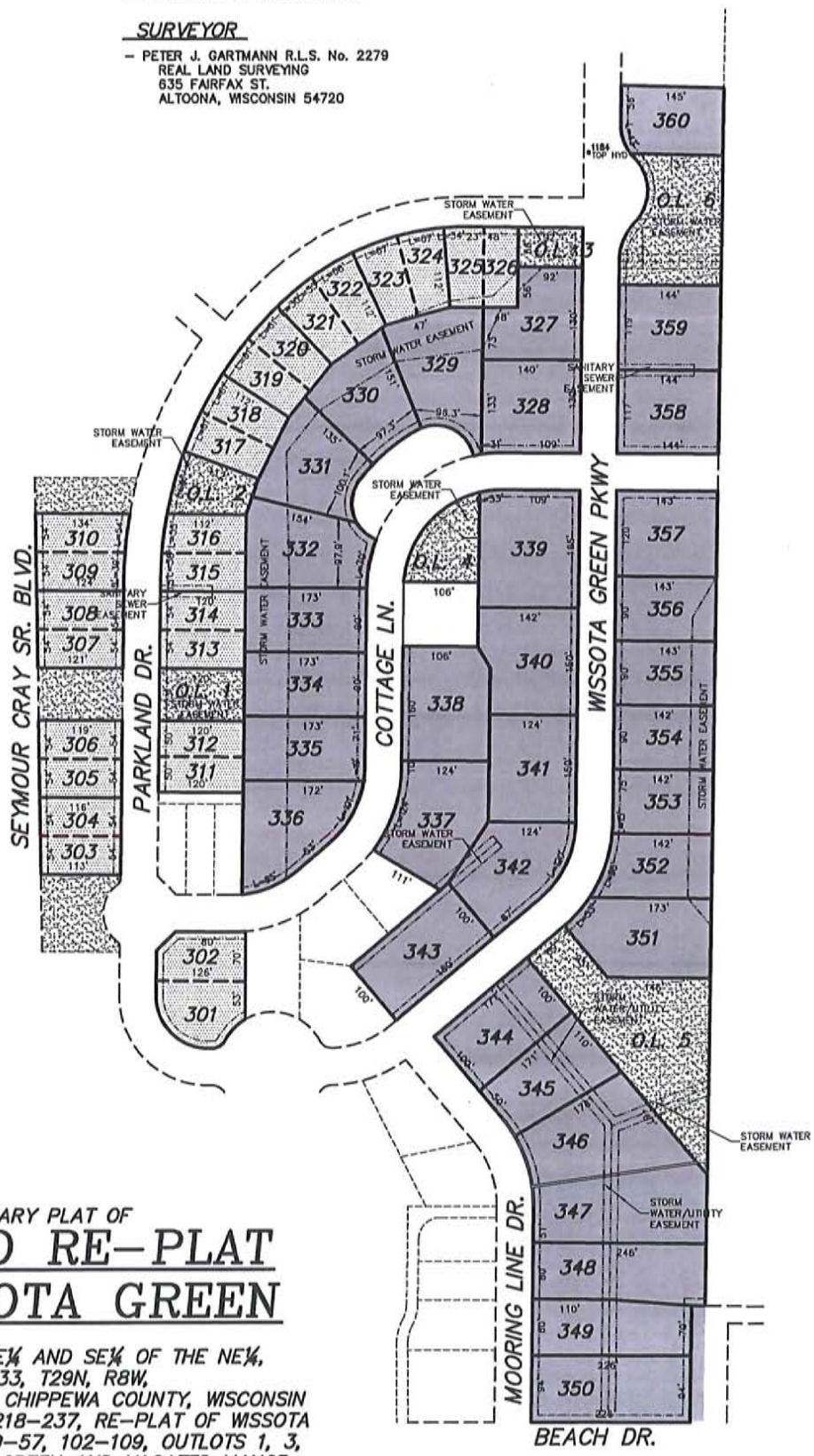
SURVEYOR:

- PETER J. GARTMANN R.L.S. No. 2279
REAL LAND SURVEYING
635 FAIRFAX ST.
ALTOONA, WISCONSIN 54720

SINGLE FAMILY

TWIN HOME

GREEN SPACE



**PRELIMINARY PLAT OF
SECOND RE-PLAT
OF WISSOTA GREEN**

IN THE NE¼ OF THE NE¼ AND SE¼ OF THE NE¼,
SECTION 33, T29N, R8W,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
BEING LOTS 201-212 AND 218-237, RE-PLAT OF WISSOTA
GREEN AND LOTS 3-16, 49-57, 102-109, OUTLOTS 1, 3,
5, 7, 9, 16, 18, WISSOTA GREEN AND VACATED MANOR
DRIVE



Parcel Table		Parcel Table		Parcel Table	
Lot #	Area (Sq.Ft.)	Lot #	Area (Sq.Ft.)	Lot #	Area (Sq.Ft.)
1	16355	24	6431	47	6701
2	6006	25	6453	48	4704
3	6717	26	6474	49	4738
4	6272	27	6495	50	4738
5	6271	28	6931	51	4738
6	6271	29	7084	52	11837
7	6271	30	7361	53	6470
8	6582	31	7380	54	4886
9	7443	32	7046	55	4191
10	8356	33	6365	56	4191
11	10147	34	6324	57	5380
12	9381	35	6337	58	8083
13	10833	36	8224	59	12544
14	9779	37	159551	60	10023
15	9104	38	4116	61	6371
16	7683	39	4067	62	6411
17	7499	40	4067	63	6441
18	10258	41	4862	64	6436
19	7666	42	4613	65	7064
20	6346	43	4852	66	7059
21	6367	44	4762	67	6897
22	6389	45	4611	68	6424
23	6410	46	4496	69	11938



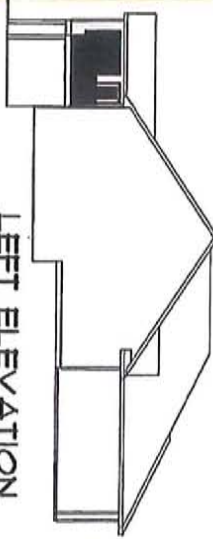
SIMILAR DEVELOPMENT ALTOONA

LARGEST TWIN HOME PLAN

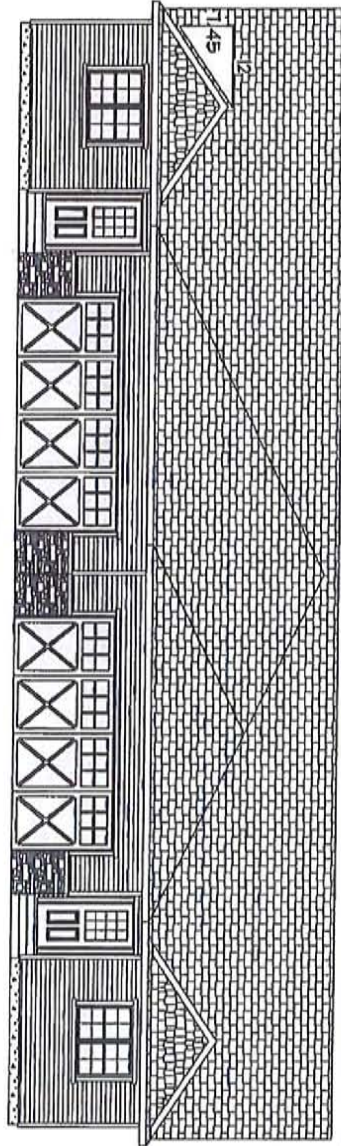
THE KENNEDY



LEFT ELEVATION



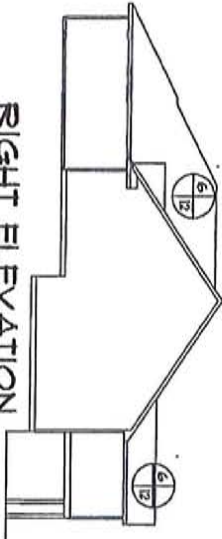
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION



RIGHT ELEVATION



UNLESS OTHERWISE NOTED
6/12 PITCH — 24" O.H.
145/12 PITCH — 18" O.H.
TRUSS MANUFACTURER TO
ADJUST HEEL HEIGHTS
ACCORDINGLY
THE GRILLES SHOWN
MAY NOT DEPICT
ACTUAL MANUFACTURERS
SPECIFICATIONS

PRELIMINARY PLAN ONLY - DO NOT USE FOR CONSTRUCTION

CONTRACTOR: CM PROPERTIES		DATE: 5/22/2012
HOME OWNER: THE KENNEDY		5/23/2012
PLAN: • 11-235	PHONE: PHONE:	6/11/2012
	U.T. U.T.	6/26/2012
		6/27/2012
		8/8/2012

A-1
1/8" = 1'-0"

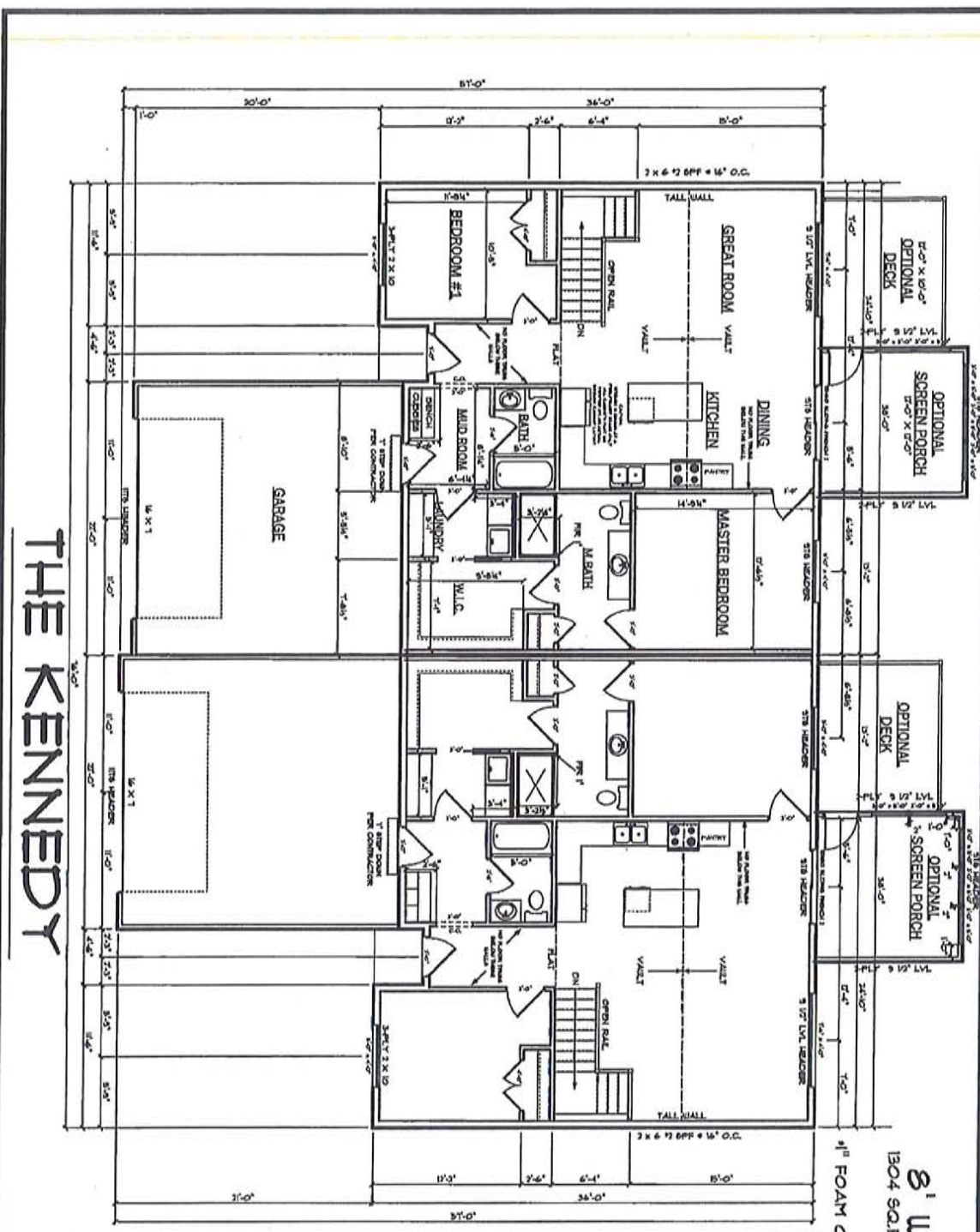


LYMAN LUMBER COMPANY
THE PROFESSIONAL BUILDERS SUPPLY CENTER
100 WESTERN AVE. EAU CLAIRE WIS. 54602

DRAWN BY: KILWELLING

11/6/2012 11/16/2012

USE OF SUCH PLANS SHALL BE AT THE RISK OF ANY USER. ANY PLANS FURNISHED BY LYMAN LUMBER ARE REVISED WITHOUT ANY WARRANTY BY LYMAN LUMBER. THEY ARE INTENDED FOR ANY GENERAL OR PRACTICAL PURPOSE ONLY. RELEASE BY ANY OF THESE PLANS AND ALL RESPONSIBILITY FOR THE USE OF CORRECT STRUCTURAL MATERIALS, SPACING, LOADS, BEARING ON THE APPLICATION OF THE ARE ON BEHALF OF CONTRACTOR BASED ON MANUFACTURER'S INSTRUCTIONS OR PHYSICAL EVIDENCE THAT BE THE RESPONSIBILITY OF THE BUILDER, OWNER OR USER OF THE PLANS.



THE KENNEDY

1ST FLOOR LAYOUT

PRELIMINARY PLAN ONLY - DO NOT USE FOR CONSTRUCTION

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

CONTRACTOR: CIM PROPERTIES		DATE: 5/22/2012
HOME OWNER: THE KENNEDY		5/23/2012
PLAN: 11-235		6/11/2012
PHONE: PHONE	W.T. W.T.	6/26/2012
		6/27/2012
		8/18/2012

A-2

1/8" = 1'-0"



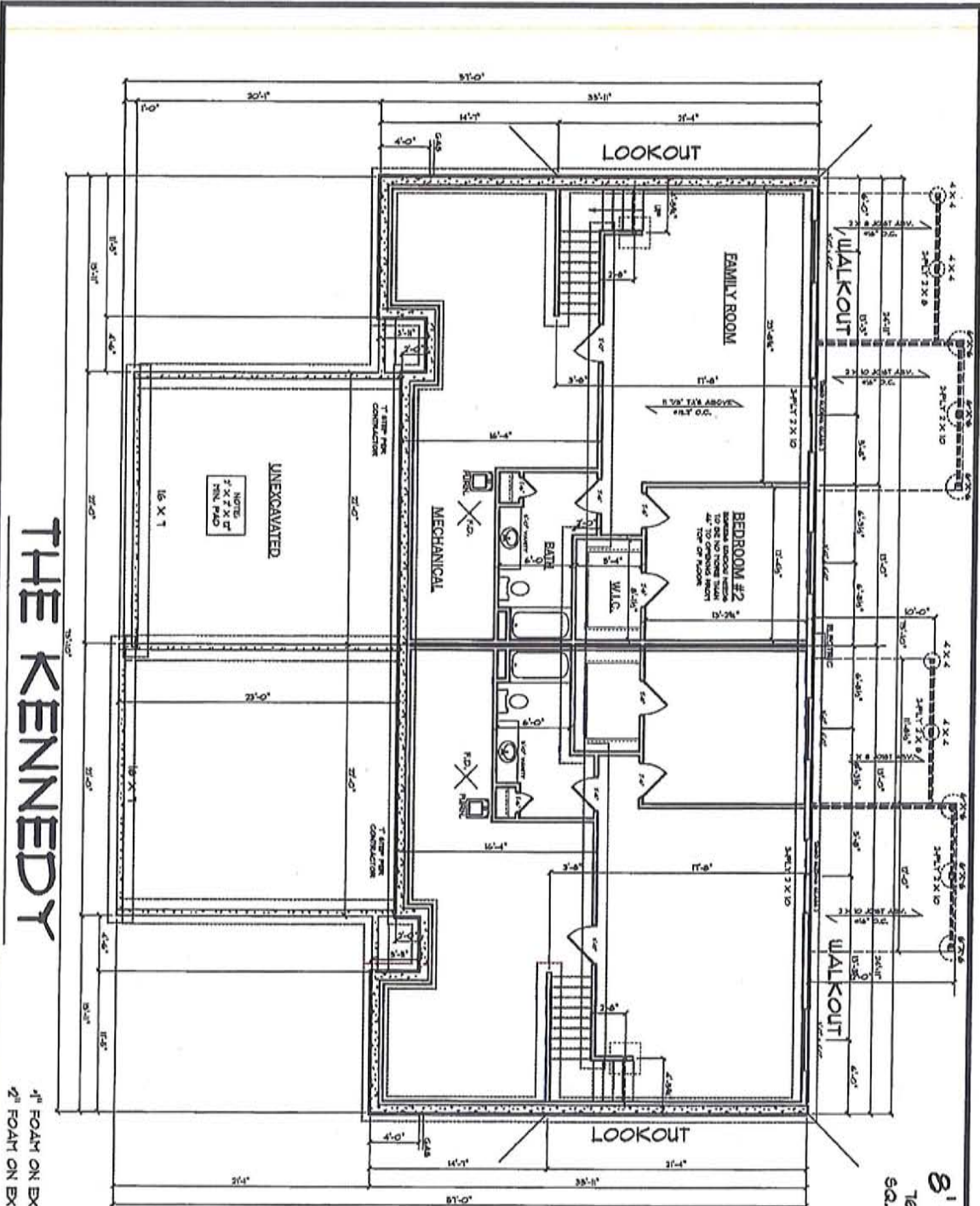
LYMAN LUMBER COMPANY
 THE PROFESSIONAL BUILDERS SUPPLY CENTER
 1100 WESTERN AVE. EAU CLAIRE WIS. 54702

DRAWN BY: KULLWELLING

11/6/2012 11/16/2012

ALL DIMENSIONS ARE 1/4" MINUS 1/8" UNLESS OTHERWISE NOTED


USE OF ARCH PLANS SHALL BE THE SOLE RISK OF ANY USER. ANY PLANS FURNISHED BY LYMAN LUMBER ARE PROVIDED WITHOUT ANY WARRANTY BY LYMAN LUMBER. THEY ARE INTENDED FOR GENERAL OR PRACTICAL PURPOSE ONLY. RELIANCE BY ANY OF THESE PLANS AND ALL RESPONSIBILITY FOR THE IMAGE OF CORRECT STRUCTURAL, MATERIAL, FINISH, LOAD, BEARING OR THE APPLICATION OF THE ARE ON BEHALF OF CONTRIBUTOR BEARS BY THE USER. SOURCE PART IS THE RESPONSIBILITY OF THE USER, OWNER OR USER OF THE PLAN.



BASEMENT LAYOUT

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

PRELIMINARY PLAN ONLY - DO NOT USE FOR CONSTRUCTION

CONTRACTOR: CJM PROPERTIES		DATE: 5/22/2012	A-4  1/8" = 1'-0"	LYMAN LUMBER COMPANY THE PROFESSIONAL BUILDERS SUPPLY CENTER 1100 WESTERN AVE. EAU CLAIRE WIS. 54102	
HOME OWNER: THE KENNEDY		5/23/2012			
PLAN: 11-235	PHONE: PHONE:	6/11/2012			
	W.T. W.T.	6/26/2012			
		6/27/2012			

DRAWN BY: **KULLWELLING**

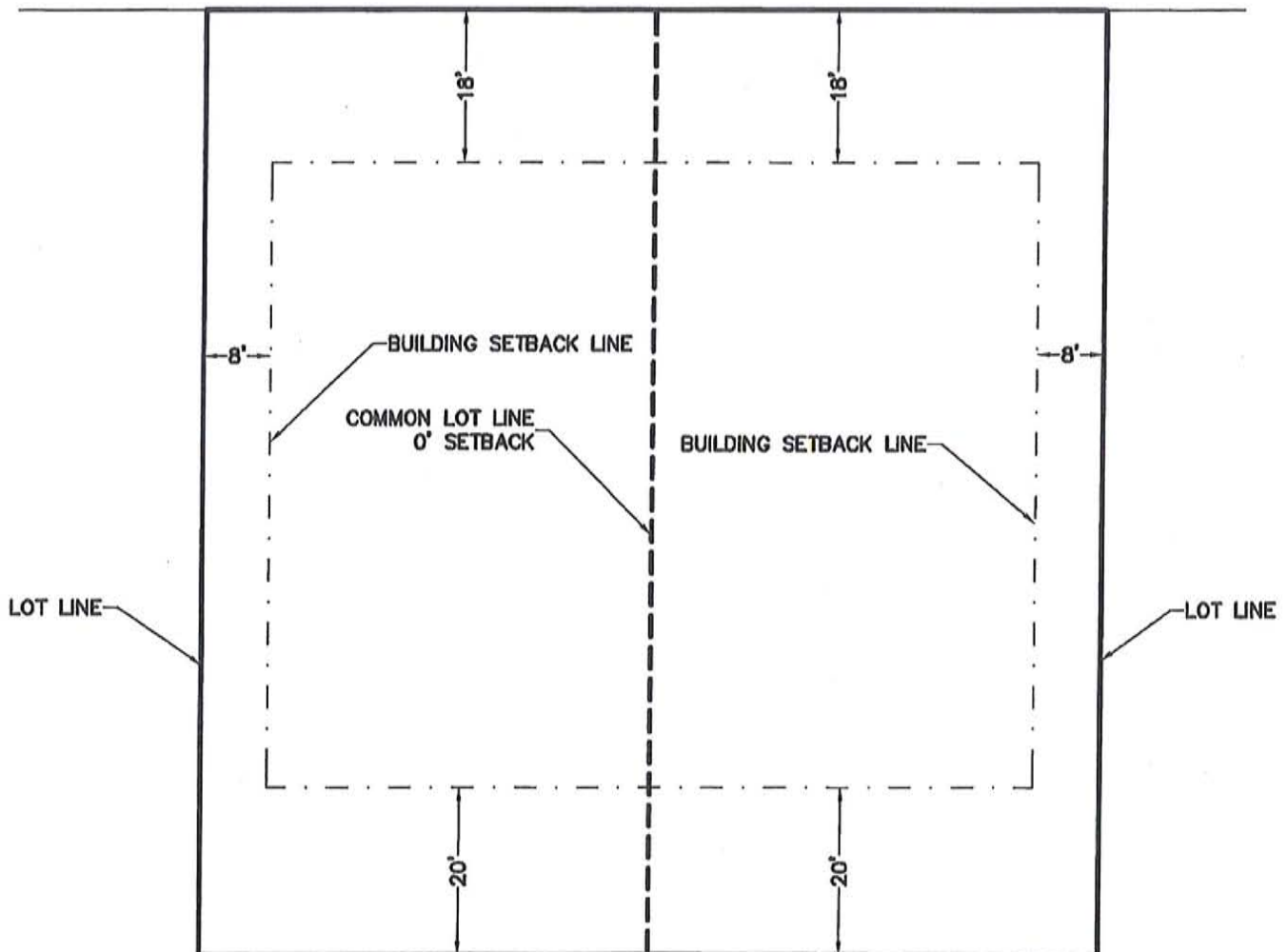
11/6/2012 11/16/2012

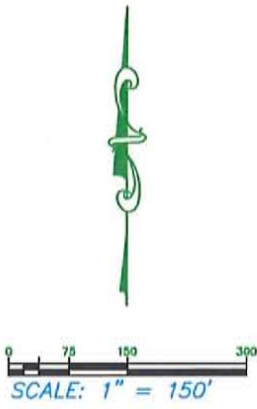
USE OF SUCH PLAN SHALL BE THE SOLE RISK OF ANY USER. ANY PLANS PROVIDED BY LYMAN LUMBER ARE PROVIDED WITHOUT ANY WARRANTY BY LYMAN LUMBER. THEY ARE INTABLE FOR ANY GENERAL OR PRACTICAL PURPOSE ONLY. RELIANCE BY ANY OF THESE PLANS AND ALL RESPONSIBILITY FOR THE USE OF CORRECT STRUCTURAL MATERIALS, SPAN, LOAD, BEARING, ON THE APPLICATION OF THE AISE OR SOURCE OF CONSTRUCTION BASED ON FURNITURE ABSTRACTS OR PHYSICAL SOURCE MUST BE THE RESPONSIBILITY OF THE BUILDER, OWNER OR USER OF THE PLAN.

WISSOTA GREEN TWINHOME LOTS

TWINHOME LOTS ARE PAIRED LOTS WITH A 0' BUILDING SETBACK ALONG THE COMMON LOT LINE. THE PAIRED LOTS ARE: 301/302, 303/304, 305/306, 307/308, 309/310, 311/312, 313/314, 315/316, 317/318, 319/320, 321/322, 323/324 AND 325/326. THE BUILDING SETBACK LINES FOR THE PAIRED LOTS ARE SHOWN IN THE DIAGRAM BELOW

STREET

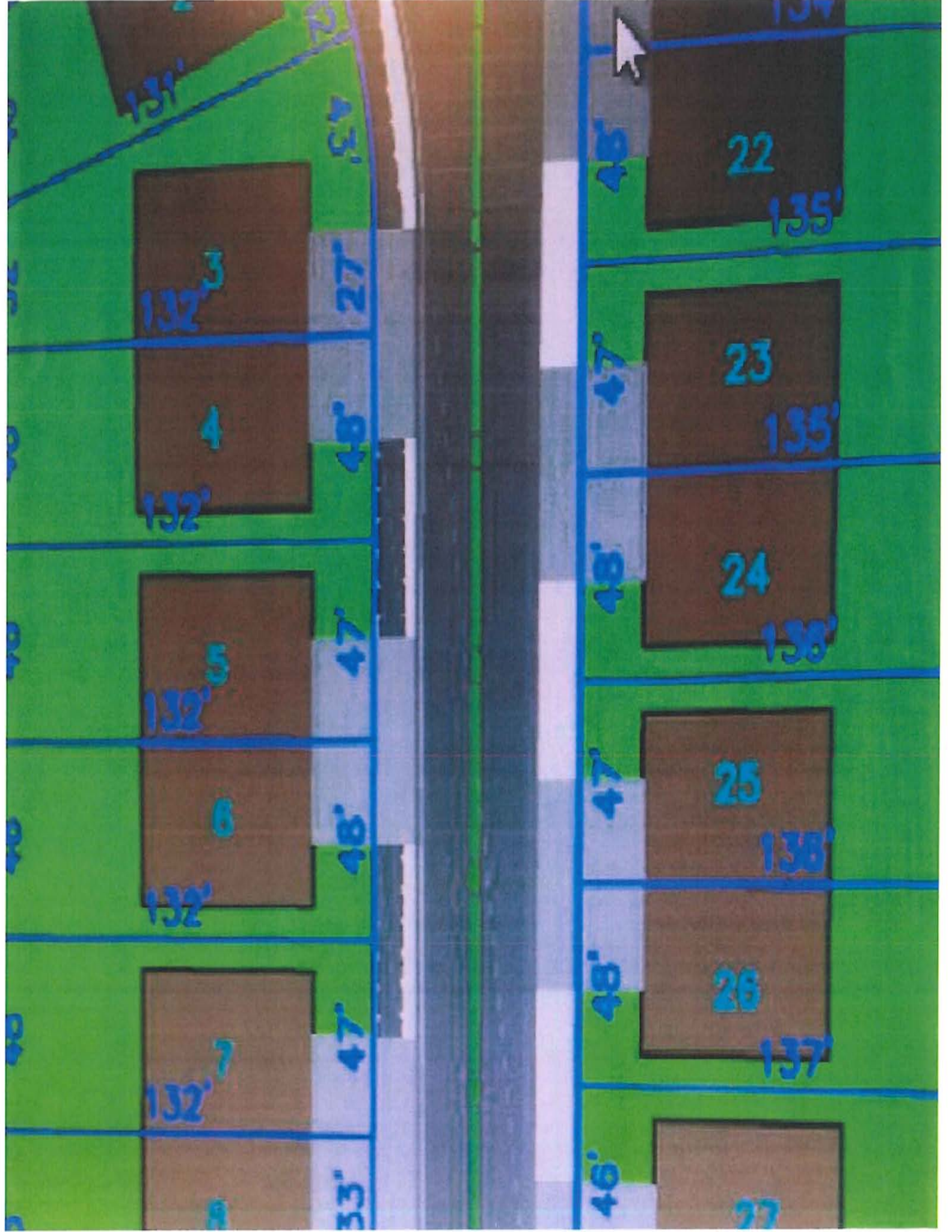




Parcel Table		Parcel Table		Parcel Table	
Lot #	Area (Sq.Ft.)	Lot #	Area (Sq.Ft.)	Lot #	Area (Sq.Ft.)
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18	10258	41	4862	64	6436
19	7666	42	4613	65	7054
20	6346	43	4852	66	7059
21	6367	44	4762	67	6897
22	6389	45	4611	68	6424
23	6410	46	4496	69	11938



U.S.H. 53



Date Filed: 10/30/2013

Fee Paid: \$25 Date: 10/30/2013 TR# 41191

Fee Paid: _____ Date: _____ TR# _____

PETITION FOR A CONDITIONAL USE PERMIT

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Plan Commission of the City of Chippewa Falls, Wisconsin, for a Conditional Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.47, for the following described property:

Address of Property: 20 NORTH STATE ST.

Lot: 5 Block 55 Subdivision CHIPPEWA FALLS ORIGINAL PLAT (PLOT # 470)

Or Legal Description: _____

Property is zoned: RESIDENTIAL R-2

Home/Business Address: 20 N. STATE ST.

Phone Number: (715) 456-2993 FINUTE LEADERSHIP / OWNER OF PROPERTY
(715) 214-6506 AMY BELDEN / OWNER OF ALABAMA DAYCARE FACILITY

Purpose for which this Permit is being requested:

TO OPEN A DAYCARE CENTER IN A BUILDING ZONED R-2

CONDITIONAL USE PERMIT APPLICATION (Continued)

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

RESIDENTIAL

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

THE BUILDING WILL BE USED AS A DAYCARE CENTER

Operational plans of the proposed use:

Hours of Operation: 6 AM - 6 PM.
Days of Operation: MONDAY - FRIDAY
Number of Employees: 3
Part-Time Full-Time

Capacity:

Number of Units: 2

Size: 1450 SQ FT LOWER 1000 SQ FT UPPER

Number of Children/Residents: TO BE DETERMINED BY THE STATE

Age:

Other:

Building plans:

Existing buildings:

CONDITIONAL USE PERMIT APPLICATION (Continued)

Proposed buildings: _____

Use of part of building: _____

Proposed Additions: _____

Future Additions: _____

Change in Use: From R-2 DUREY TO @ COMMERCIAL DAYCARE

Outside Appearance: _____

Number of Buildings: _____

Planting & Landscaping:

Type: LAWN WITH FENCED IN BACKYARD

Timetable: _____

CONDITIONAL USE PERMIT APPLICATION (Continued)

Screening:

Type: _____

Fences: _____

Type: _____
Height: _____
Location: _____

Earth Bank:

Planting: _____

Maintenance: _____

Other: _____

Lights:

Number of
Lights: _____

Location: _____

Hours: _____

Type: _____

Signs:

Type: _____
Lighted: _____

Size: _____
Location: _____

Setbacks: _____

CONDITIONAL USE PERMIT APPLICATION (Continued)

Drives:

Number of: 1

Location: REAR OF BUILDING TO GARAGE

Width: 24'

Parking:

Number of Stalls: 3 PLUS GARAGE SPACE

Location of Stalls: REAR OF BUILDING

Setbacks: _____

Surfacing: _____

Screening: _____

Drainage:

Storm Sewer: IN STREET THROUGH CURB & GUTTER

RockBeds: _____

Detention Pond: _____

Retention Pond: _____

Submit Site Plan Showing Property Line, Buildings and Other Structures: _____

List any additional information being submitted with this permit application:

THE STATE WILL DETERMINE CAPACITY OF DRIVE. HOURS WILL BE DAYLIGHT HOURS ONLY. NO OVERNIGHT PARKING PERMITTED

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

Owners/Addresses

KNUTE LENORVEST
3707 LA SALLE ST,
EN CLARE MI 51703
KNUTELENORVEST@YAHOO.COM
715-456-2993

Petitioners/Addresses

AMY BELDEN / MAGICAL FAMILY DAYCARE
3220 ROBIN ROAD
EN CLARE MI 51703
MAGICALFAMILYDAYCARE@YAHOO.COM
715-214-6806