

## **AGENDA FOR REGULAR MEETING OF COMMON COUNCIL**

To be held on Tuesday, February 21, 2017 at 6:30 P.M. in the City Hall  
Council Chambers, 30 West Central Street, Chippewa Falls, WI

1. **CLERK CALLS THE ROLL**
2. **APPROVAL OF MINUTES OF PREVIOUS MEETING**
  - (a) Approve minutes of the Regular Council Meeting of February 7, 2017.
3. **PERSONAL APPEARANCES BY CITIZENS** No matter presented by a citizen shall be acted on at the meeting except in emergencies affecting the public health, safety or welfare.
  - (a) Tourism Director, Jackie Boos, to provide tourism update.
4. **PUBLIC HEARINGS** - None
5. **COMMUNICATIONS** - None
6. **REPORTS**
  - (a) The Board of Public Works meeting of February 13, 2017 was cancelled due to a lack of agenda items.
  - (b) Consider Plan Commission minutes of February 13, 2017.
7. **COUNCIL COMMITTEE REPORTS** in the order in which they are named in Section 2.21 of the Municipal Code -
  - (a) Consider Committee #1 Revenues, Disbursements, Water and Wastewater minutes of February 21, 2017. *(minutes to be distributed prior to meeting)*
  - (b) Consider Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of February 9, 2017.
  - (c) Consider Committee #3 Transportation, Construction, Public Safety and Traffic minutes of February 21, 2017. *(minutes to be distributed prior to meeting)*
  - (d) Park Board minutes of February 14, 2017.
  - (e) Library Board minutes of January 11, 2017.
8. **APPLICATIONS**
  - (a) Consider Operator (Bartender) Licenses as approved by the Police Department. *(Complete list provided prior to Council meeting)*.
  - (b) Consider Street Use Permit Application from Chippewa Falls Main Street for the Downtown Earth Day Cleanup to be held on April 22, 2017 from 8:00 am 12:30 pm utilizing Harmony Courtyard.
  - (c) Consider Street Use Permit Application from Chippewa Falls Main Street for the Lake Wissota Garden Club Plant Sale on June 3, 2017 from 6:00 am – 4:00 pm utilizing the Chamber of Commerce parking lot.
9. **PETITIONS** - None
10. **MAYOR ANNOUNCES APPOINTMENTS** - None
11. **MAYOR'S REPORT** - None
12. **REPORT OF OFFICERS** - None
13. **ORDINANCES**
  - (a) Consider **Ordinance #2017-01 Entitled:** An Ordinance Granting a Special Use Permit to Locate One or Two Tiny Houses at 201 West Central Street, on Parcel 117, Lots 7, 10, 11, and 12, Block 19, Chippewa Falls Plat.
  - (b) First Reading of **Ordinance #2017-02 Entitled:** An Ordinance Amending the Accessory Buildings, Uses, and Structures Code Section, §17.08 of the Chippewa Falls Municipal Code.

**14. RESOLUTIONS**

(a) Consider **Resolution #2017-03 Entitled:** Resolution Approving a Certified Survey Map (Lake Wissota Business Park).

**15. OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW**

(a) Presentation by SEH for Phase II Projects and Design for Chippewa Riverfront.

**16. CLAIMS**

(a) Consider claims as recommended by the Claims Committee.

**17. CLOSED SESSION**

(a) Closed Session under WI Statutes 19.85(1)(e) for "deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a Closed Session" to discuss and consider the following:

1. Potential tax increment financing incentives and a Developers Agreement for a project in Lake Wissota Business Park – TID #14 including all matters relative to procurement of a satisfactory Developers Agreement;
2. Memorandum of Agreement by and between the City of Chippewa Falls and Chippewa County for the Lake Wissota Business Park Development Project – Star Blends, LLC; and
3. Bids received for Fire Station #2, 35 E Park Avenue.

May return to Open Session.

**18. ADJOURNMENT**

**The Claims Committee will meet at 6:00 PM to review the claims of various boards and departments of the City.**

**NOTE:** REASONABLE ACCOMMODATIONS FOR PARTICIPATION BY INDIVIDUALS WITH DISABILITIES WILL BE MADE UPON REQUEST. FOR ADDITIONAL INFORMATION OR TO REQUEST THIS SERVICE, CONTACT THE CITY CLERK AT 726-2719.

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 OF OFFICIAL NEWSPAPER**

I, hereby, certify that a copy of this notice has been posted on the bulletin board at City Hall and a copy has been given to the Chippewa Herald on February 17, 2017 at 2:00 pm by BNG.

## MINUTES OF THE REGULAR MEETING OF THE COMMON COUNCIL

The regular meeting of the Common Council of the City of Chippewa Falls was held on Tuesday, February 7, 2017 in the City Hall Council Chambers. Mayor Greg Hoffman called the meeting to order at 6:30 PM. The Pledge of Allegiance was recited.

### CLERK CALLS THE ROLL

Council Members present: John Monarski, Rob Kiefer, CW King, Chuck Hull, Paul Olson and Robert Hoekstra.

Council Member absent: Paul Nadreau

Also Present: City Attorney Robert Ferg, Finance Manager/Treasurer Lynne Bauer, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, City Planner/Transit Manager Jayson Smith, Police Chief Matthew Kelm, Building/Zoning Inspector Paul Lasiewicz, Deputy City Clerk Julia Marshall and those listed on the attached sign-in sheet.

### APPROVAL OF MINUTES OF PREVIOUS MEETING

**(a) Motion by Monarski/King** to approve minutes of the Regular Council Meeting of January 17, 2017.

**All present voting aye. Motion carried.**

**(b) Motion by Kiefer/Monarski** to approve minutes of the Special Council Meeting of February 1, 2017.

**All present voting aye. Motion carried.**

**(c) Motion by King/Hoekstra** to approve minutes of the Special Council Meeting of February 7, 2017.

**All present voting aye. Motion carried.**

### PERSONAL APPEARANCES BY CITIZENS -- None

### PUBLIC HEARINGS

**(a) Public Hearing** to locate one or two tiny houses at 201 W Central Street, Parcel #117, Lots 7, 10, 11, and 12, Block 19, Chippewa Falls Plat.

Rick Rubenzer spoke to the conditions required in the Special Use Permit necessary for placement of these two tiny houses. Rubenzer has no objections.

Paul Lasiewicz said the tiny houses have met the state health and safety regulations. Lasiewicz has no objections.

Mayor opened the public hearing at 6:35 PM

The following people came forward and spoke in favor of the tiny houses to be located at 201 W Central Street:

Pastor United Methodist Church Teresa Koca, 727 W Elm St

Stella Clark, 7217 178<sup>th</sup> Street

Tom LaMartina, 516 Island St

Larry Larson, Jim Falls

Joy LaMartina, 516 Island St

Jennifer Davis, 11196 43<sup>rd</sup> Avenue

Curt Rohland, 10803 175<sup>th</sup> St.

Brian Gienapp, 1725 Brickyard Lane

The Mayor asked the gallery for a show of hands who were in favor of the tiny houses. All raised their hands. The Mayor asked if anyone was against the tiny houses. No one raised their hands.

Mayor closed the public hearing at 6:57 PM

### COMMUNICATIONS - None

### REPORTS

**(a) Motion by Olson/Monarski** to approve Items No. 1, 2 and 4 of the Board of Public Works Meeting of January 23, 2017. **Roll Call vote: Aye – Olson, Monarski, Kiefer, King, Hull and Hoekstra. Motion carried. Motion by Kiefer/Monarski** to vote on Item No. 3 separately. **All present voting aye. Motion carried.**

## REPORTS (continued)

**Motion by Hoekstra/Monarski to deny** Item No. 3 regarding the sidewalk order along Lots 7 thru 10, Block 14 and Lots 1 thru 6, Block 15 in Mansfield's addition. **Roll Call Vote: Aye – Hoekstra, Monarski, Kiefer, Hull and Olson. No – King. Motion carried to deny** Item No. 3.

**(b) Motion by Kiefer/Monarski** to approve the Business Improvement District Board minutes of January 26. **Roll call vote: Aye -- Kiefer, Monarski, King, Hull, Olson and Hoekstra. Motion carried.**

## COUNCIL COMMITTEE REPORTS

**(a) Motion by King/Hoekstra** to approve Committee #1 Revenues, Disbursements, Water and Wastewater minutes of February 1, 2017. **Roll call vote: Aye – King, Hoekstra, Monarski, Kiefer, Hull and Olson. Motion carried.**

**(b) Motion by Hoekstra/King** to approve Committee #1 Revenues, Disbursements, Water and Wastewater minutes of February 6, 2017. **Roll call vote: Aye -- Hoekstra, King, Monarski, Kiefer, Hull and Olson. Motion carried.**

**(c) Motion by Monarski/Hull** to approve Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of February 7, 2017. **Roll call vote: Aye -- Monarski, Hull, Olson, Kiefer, King, Hoekstra. Motion carried.**

**(d) Motion by Hoekstra/King** to approve Committee #3 Transportation, Construction, Public Safety and Traffic minutes of January 24, 2017. **All present voting aye. Motion carried.**

**(e) Motion by Hoekstra/Hull to approve** Committee #3 Transportation, Construction, Public Safety and Traffic minutes of February 1, 2017. After discussion, **Motion by Kiefer/Monarski** to approve Item No's. 1 and 3 and vote on Item No. 2 separately. **All present voting aye. Motion carried.**

**Motion by Hull/Olson** to approve Item No. 2 with modifications to Tiny Houses to be defined as a recreational vehicle registered and licensed by the state of Wisconsin and whose structure footprint is less than 400 square feet.

**Roll call vote: Aye – Hull, Olson, Hoekstra, Monarski and Kiefer. No – King. Motion carried.**

**(f) Motion by Kiefer/Monarski** to approve Committee #4 Recycling, Computerization, Building and Intergovernmental Services minutes of January 26, 2017. **Roll call vote: Aye – Kiefer, Monarski, King, Hull, Olson and Hoekstra. Motion carried.**

## APPLICATIONS

**(a) Motion by King/Kiefer** to approve the Operator (Bartender) Licenses as approved by the Police Department. **All present voting aye, motion carried.**

**(b) Motion by King/Monarski** to approve request of Dwayne Lambert to change his trade name from Dewey's Roadhouse to Stiffy's. **All present voting aye. Motion carried.**

**(c) Motion by Hoekstra/Kiefer** to approve the Street Use Permit Application for Carquest Auto Parts, 20 Island Street, to place a storage semi-trailer in the parking spots on Spring Street for their remodeling project beginning February 8 thru February 15, 2017. **All present voting aye. Motion carried.**

**(d) Motion by Hull/Olson** to approve Street Use Permit Application from Karen Swanson for the Chilly Chippewa 5k/1mile Run/Walk on March 4, 2017 from 10:00 am – 11:30 AM utilizing various City Streets. **All present voting aye. Motion carried.**

PETITIONS - None

MAYOR ANNOUNCES APPOINTMENTS - None

MAYOR'S REPORT - None

REPORT OF OFFICERS - None

## ORDINANCES

**(a) The First Reading of Ordinance #2017-01 Entitled:** An Ordinance Granting a Special Use Permit to Locate One or Two Tiny Houses at 201 West Central Street, on Parcel 117, Lots 7, 10, 11, and 12, Block 19, Chippewa Falls Plat was presented with an amendment to define a tiny house as a recreational vehicle registered and licensed by the State of Wisconsin and whose structure footprint is less than 400 square feet.

**RESOLUTIONS**

**(a) Motion by King/Hull** to approve **Resolution #2017-02 Entitled:** Resolution Regarding Special Assessment Rates. **Roll call vote: Aye – King, Olson, Monarski, Kiefer, Hull and Hoekstra. Motion carried.**

**OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW**

**(a) Motion by Kiefer/King** to approve the Supplemental Letter Agreement with SEH to Decommission the Sprint Antenna on the south side water tower. **Roll call vote: Aye – Kiefer, King, Monarski, Hull, Olson and Hoekstra. Motion carried.**

**(b) Motion by Kiefer/Hoekstra** to approve the Supplemental Letter Agreement with SEH for installation, construction, design, review, and administration of antenna proposals in 2017. **Roll call vote: Aye – Kiefer, Hoekstra, Monarski, King, Hull and Olson. Motion carried.**

**CLAIMS**

**(a) Motion by Olson/King** to approve the claims as recommended by the Claims Committee.

City General Claims:	260,467.65
Authorized/Handwritten Claims:	121,837.14
Department of Public Utilities:	<u>87,657.03</u>
Total of Claims Presented	\$469,961.82

**Roll Call Vote: Aye – Olson, King, Monarski, Kiefer, Hull and Hoekstra. Motion carried.**

**(b) Motion by King/Hull to deny** claim of Nicole Estenson, 920 Pine Needle Drive against the City of Chippewa Falls. **All present voting aye. Motion carried.**

**CLOSED SESSION** None

**ADJOURNMENT**

**Motion by King/Hull** to adjourn at 7:40 PM. **All present voting aye, motion carried.**

Submitted by:

Julia Marshall, Deputy City Clerk

# CITY COUNCIL ATTENDANCE SHEET - FEBRUARY 7, 2017

NAME	ADDRESS
<i>[Signature]</i>	1304 Spring
Stella Ceaul	7217 178th C.F.
Devin Davis	1196 73rd Ave C.F.
Ruthi Olson	222 W Commercial St. C.F. Tombala W.M.W.
Richard McLeer	222 W Columbia St C.F.
Dwayne Laubert	Trinity Trustee 1 E CANAL ST C.F.
Jeneta Hill	510 W Grand Ave, C.F.
Richard Hamhart	913 Bluff view circle
Ann W. [unclear]	1131 Westbury Rd
Michael Jensen	16817 20th Ave C.F. (TRINITY)
in [unclear]	1101 Weather Red C.F.

# CITY COUNCIL ATTENDANCE SHEET - FEBRUARY 7, 2017

NAME	ADDRESS
Marian Staudberg	1161 Weather Ridge Rd Trinity UMC
Tom & Joy Lamartina	514 Island St Chippewa Falls WI
Randy Olson	18677 51 <sup>st</sup> Ave C.F.
Sue Krenzelor	810 E Park Ave C.F.
Johanna Thieson	5964 Forest FC SUTHER
Walt Matchim & Jean	1276 Jake Pl, C.F.
Jean & Carl Cronquist	9812 230 <sup>th</sup> St Cadott - Trinity UMC
Teri Kuey	927 W E 1 <sup>st</sup> C.F.
Ren Woodruff	14206 112th Ave C.F.

CITY COUNCIL ATTENDANCE SHEET - FEBRUARY 7, 2017

NAME	ADDRESS
Ken & Shirley Froelich	22940 Ctg Hwy X
D. A.	463 Glenwood Ct C.F.
Tiffany Wogahn	116 N. Grove

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, FEBRUARY 13, 2017- 6:30 PM**

The Plan Commission met in City Hall on Monday, February 13, 2017 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Beth Arneberg, Alderperson Chuck Hull, Secretary Rick Rubenzer and Vice-Chairperson Tom Hubbard. Absent were Commissioners Mike Tzanakis, Dan Varga, Jerry Smith and Mayor Greg Hoffman. Also attending were City Inspector Paul Lasiewicz, CBS Squared Inc. President Sheryl Claflin and Doug Clary, Chippewa County Planning and Zoning Director.

1. **Motion** by Cihasky, seconded by Misfeldt to approve the minutes of the January 9, 2017 Plan Commission meeting. **All present voting aye. Motion carried.**

2. City Inspector Paul Lasiewicz presented the attached proposed revision to City Ordinance 17.08(11)(e) concerning fences, walls and shrubbery. Mr. Lasiewicz stated that the ordinance as written had not been enforced since he had become City Inspector and listed examples where variances had been granted. He stated that he thought the ordinance was outdated and suggested the proposed language:

17.08(11)(e) Any such structure in the Industrial Districts or C-3 Central Business District not in excess of 9 feet in height may be permitted anywhere on the lot.

The Plan Commission briefly discussed the proposed revision.

**Motion** by Arneberg, seconded by Hull to recommend the Common Council conduct a public hearing and approve amending 17.08(11)(e) of the City of Chippewa Falls Municipal Code, (attached), as follows:

**From:** Any such structure in the C-3 Central Business District not in excess of 9 feet in height may be permitted anywhere on the lot including the first 5 feet from an alley line and the side of any such structure facing a street or alley must be attractively landscaped.

**To:** Any such structure in the Industrial Districts or C-3 Central Business District not in excess of 9 feet in height may be permitted anywhere on the lot.

**All present voting aye. Motion carried.**

3. Inspector Lasiewicz proposed the attached amendment to City of Chippewa Falls Municipal Code 17.08(9) to remove a zoning limitation of fifteen feet for outdoor lighting. The Plan Commission discussed whether "dark sky compliant" was an actual set of enforceable standards and with assistance from CBS Squared Inc. President Sheryl Claflin, concluded that it was. There were concerns about placing existing typical lighting conditions in residential districts into code violations with this amendment.

**Motion** by Cihasky, seconded by Rubenzer to recommend the Common Council conduct a public hearing and approve amending 17.08(9) of the City of Chippewa Falls Municipal Code, (attached), as follows:

**From:** Outdoor lighting installations shall not be permitted closer than 3 feet to an abutting property line and where not specifically otherwise regulated, shall not exceed 15 feet in height and shall be adequately shielded or hooded so that no excessive glare or illumination is cast upon adjoining properties.

**To:** Outdoor lighting installations shall not be permitted closer than 3 feet to an abutting property line and where not specifically otherwise regulated, shall be dark sky compliant and adequately shielded or hooded so that no excessive glare or illumination is cast upon the adjoining properties for Commercial and Industrial zoning districts.

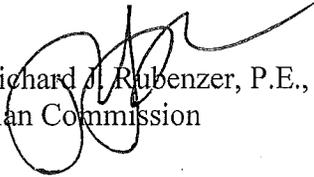
4. Doug Clary, Chippewa County Planning and Zoning Director, presented the attached Certified Survey Map re-subdividing lots in the Lake Wissota Business Park. The Plan Commission inquired about and discussed irregularities on the Certified Survey Map and Mr. Clary noted that the small L4-L5 teepee shaped parcel irregularity would be purchased from the railroad.

**Motion** by Hull, seconded by Rubenzer to recommend the Common Council approve the attached Certified Survey Map, creating Lot #2 in the Lake Wissota Business Park, from Chippewa County Surveyor Samuel Wenz upon:

- 1) Receipt of the one hundred dollar Certified Survey Map review fee.
- 2) Successful discontinuance of Lakeland Drive northwest of Lakeview Drive.

**All present voting aye. Motion carried.**

5. **Motion** by Doughty, seconded by Arneberg to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:04 P.M.

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

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, JANUARY 9, 2017 – 6:30 PM**

The Plan Commission met in City Hall on Monday, January 9, 2017 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Vice-Chairperson Tom Hubbard, and Mayor Greg Hoffman. Absent was Secretary Richard Rubenzer. Also attending were City Planner Jayson Smith, Zoning Administrator/City Inspector Paul Lasiewicz, Assistant City Engineer Robbie Krejci, representing the SUP applicant Mike Cohoon and Pastor Teri Koca and various members of the community (see attached attendance roster).

1. **Motion** by Hubbard, seconded by Varga to approve the minutes of the November 7, 2016 Plan Commission meeting. **All present voting aye. Motion carried.**

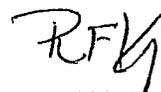
2. The Plan Commission considered the attached Special Use Permit application for 201 W Central Street for two tiny houses to shelter homeless people on a temporary basis. Mike Cahoon representing the applicant spoke to address potential concerns which included who would be utilizing the tiny houses, screening process for prospective residents, average length of stays, occupancy rates and other pertinent items. Cahoon also explained why these facilities are licensed by the Wisconsin Department of Transportation as campers to avoid utilizing the uniform dwelling code standards that would apply if this was not considered a camper. Further, Cahoon gave a brief description of the tiny homes including the toilet facility (similar to a RV toilet) and options for bathing and meals that would be available to the occupants. The location was referenced as it would provide close proximity to the various facilities and programs that would be available to the occupants and allow them to walk to such facilities. During the discussion, Commissioners also discussed concerns regarding the tiny homes including landlord-tenant relationship, potential other sites for tiny homes throughout the City, precedence potential for other locations, potential permit restrictions and other issues. Inspector Lasiewicz spoke regarding the staff review of the permit application and potential concerns that were listed by City Staff. Further discussion centered on addressing the various concerns present in the special use permit application.

**Motion** by Varga, seconded by Hubbard to recommend the Common Council hold a public hear to consider the Special Use Permit for 201 W Central Street to allow for two tiny houses to shelter homeless people on a temporary basis based on the following conditions:

1. City Staff concerns are addressed at the public hearing or before. Listed below were the submitted staff concerns.
  - a. Sanitary facilities maintenance and disposal, and access to potable water supply.
  - b. Garbage receptacles and pickup.
  - c. Proper electrical connections.
  - d. A designated person in charge of supervision/maintenance with a contact number in case of complaints/issues.
  - e. Standard operating procedures for placement of residents within the facilities, including the screening, contract, and other required documentation.
  - f. Occupant screening process verification.
  - g. Designated parking spaces for tiny homes.
  - h. No open storage including loaded trailers.
2. Permit be reconsidered after a 12-month trial period and concerns that develop are addressed at that time.

**All present voting aye. Motion carried.**

3. **Motion** by Smith, seconded by Cihasky to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:45 P.M.



Robbie Krejci, P.E.  
Acting Secretary  
Plan Commission

# PLAN COMMISSION ATTENDANCE SHEET

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

NAME	ADDRESS	COMPANY REPRESENTING	PHONE #	EMAIL
Richard J. Olson	222 W Columbia 2 CF WI		715-723-0024	
Ruth M. Olson	1000 W. Whumbia St. Chippewa Falls, WI		715 723-0024	rolsonp@state.wisconsin.gov
Kerry Culbertson	543 Roland St Chippewa Falls		715 723-2190	
Tami Kozar	1259 W. Elm St Chippewa Falls		715-723-4599	
Stella Cead	2217 17th CF, WI.		785-379-1774	
<del>to Dunst</del>	106 N State CF		715-271-0892	
Ruth Rosencow	508 Squires St. CF	Chippewa Co. Housing Authority	715-726-7935	
Milo Colson	463 Glenwood Ct CF		715-726-5403	
Jenny Larson	14806 Co. Hwy 5			
Ken Froelich	22940 County X		715-577-5423	

## Rick Rubenzer

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**From:** Paul Lasiewicz  
**Sent:** Tuesday, January 24, 2017 10:47 AM  
**To:** Rick Rubenzer  
**Cc:** Jayson Smith; Greg Hoffman  
**Subject:** Zoning Ordinance Change

Hello Rick,

I would like to place the proposed zoning code changes below on the Plan Commission agenda. The zoning code currently limits fences to 6 feet high except in the downtown C-3 District which allows up to 9 foot high fences. The Project Timber site plan is showing a proposed 8 foot high fence which currently would not be allowed.

Historically, the 6 foot height restriction for fences has created problems for industrial properties where they have needed variances to allow 8 foot fences to protect their property. Examples would be Bohl & Proulx, Xcel Energy, and SGI among others. I would like the Plan Commission to consider the following changes.

The section on fences, walls, and shrubbery currently reads:

**17.08(11)(e) Any such structure in the C-3 Central Business District not in excess of 9 feet in height may be permitted anywhere on the lot including the first 5 feet from an alley line and the side of any such structure facing a street or alley must be attractively landscaped. (Am. #91-22)**

The proposed change would add the Industrial districts to allow 9 foot walls or fences and removes the subjective attractively landscaped wording.

**17.08(11)(e) Any such structure in the Industrial Districts or C-3 Central Business District not in excess of 9 feet in height may be permitted anywhere on the lot.**

Furthermore, I would like the Plan Commission to consider removing the zoning limitation of 15 feet for outdoor lighting. I was told this requirement was outdated and not enforced when I started with the city back in 1998 and it hasn't been enforced since.

The section on lighting currently reads:

**OUTDOOR LIGHTING. Outdoor lighting installations shall not be permitted closer than 3 feet to an abutting property line and where not specifically otherwise regulated, shall not exceed 15 feet in height and shall be adequately shielded or hooded so that no excessive glare or illumination is cast upon the adjoining properties.**

The proposed change would remove "shall not exceed 15 feet in height".

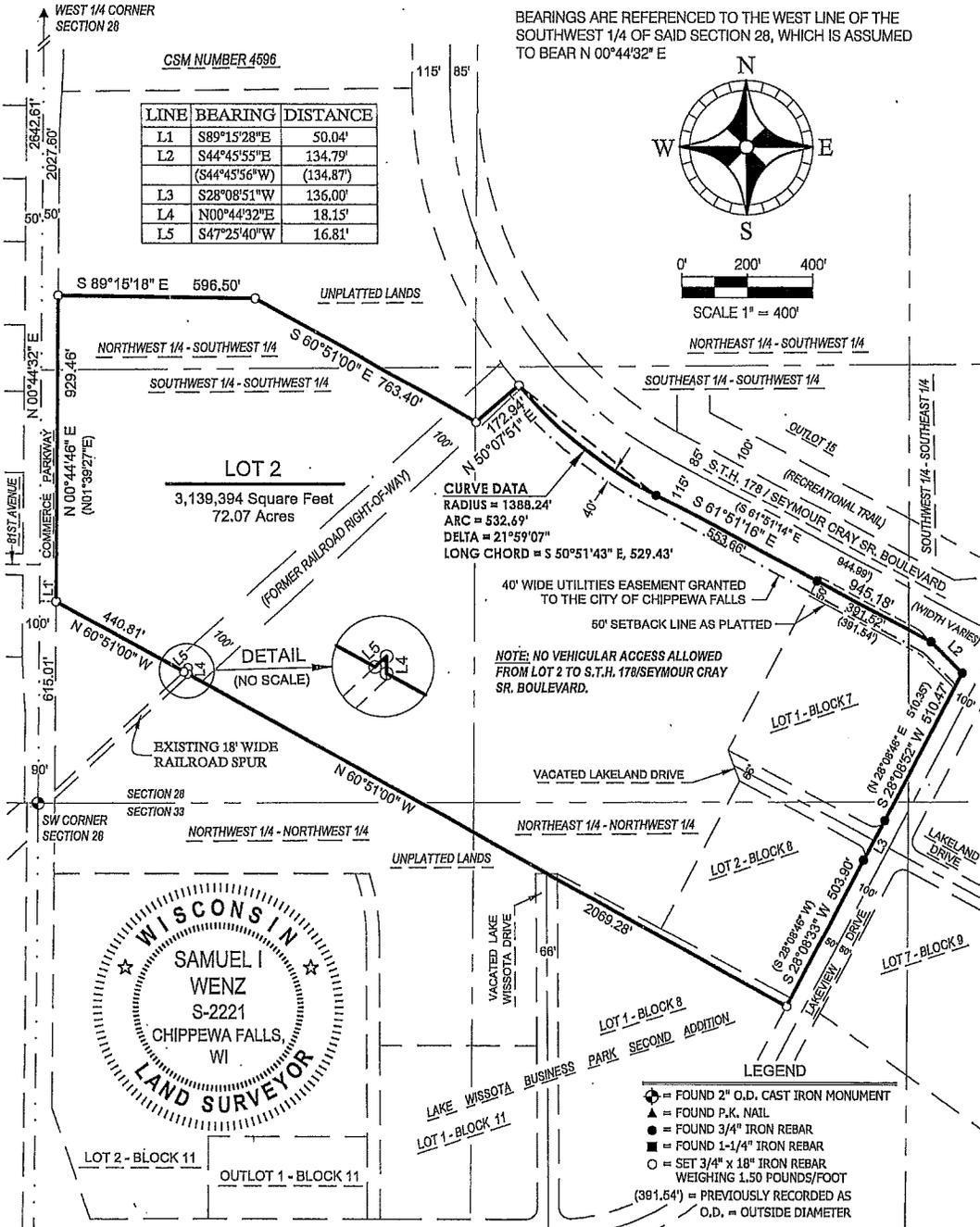
**OUTDOOR LIGHTING. Outdoor lighting installations shall not be permitted closer than 3 feet to an abutting property line and where not specifically otherwise regulated, shall be adequately shielded or hooded so that no excessive glare or illumination is cast upon the adjoining properties, for Commercial and Industrial Zoning districts,**

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

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

Being part of Lot 1, Block 7, part of Lot 1, Block 8, and all of Lot 2, Block 8, part of vacated Lakeland Drive (lying between Blocks 7 and 8), and part of vacated Wissota Drive (which is adjacent to Lot 1, Block 8), all in Lake Wissota Business Park Second Addition, being located in the Northwest 1/4 of the Southwest 1/4, the Southwest 1/4 of the Southwest 1/4, the Northeast 1/4 of the Southwest 1/4, the Southeast 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Northeast 1/4, and the Northwest 1/4 of the Northwest 1/4, and the Northeast 1/4 of the Northwest 1/4 of Section 33, all in Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin.

BEARINGS ARE REFERENCED TO THE WEST LINE OF THE  
 SOUTHWEST 1/4 OF SAID SECTION 28, WHICH IS ASSUMED  
 TO BEAR N 00°44'32" E



DATE APPROVED \_\_\_\_\_  
 CHIPPEWA COUNTY ZONING AGENCY  
 BY \_\_\_\_\_

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

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

Being part of Lot 1, Block 7, part of Lot 1, Block 8, and all of Lot 2, Block 8, part of vacated Lakeland Drive (lying between Blocks 7 and 8), and part of vacated Wissota Drive (which is adjacent to Lot 1, Block 8), all in Lake Wissota Business Park Second Addition, being located in the Northwest 1/4 of the Southwest 1/4, the Southwest 1/4 of the Southwest 1/4, the Northeast 1/4 of the Southwest 1/4, the Southeast 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 28, and the Northwest 1/4 of the Northwest 1/4, and the Northeast 1/4 of the Northwest 1/4 of Section 33, all in Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin.

**SURVEYOR'S CERTIFICATE:**

I, Samuel I. Wenz, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of the Frank Pascarella, Chippewa County Administrator, I have surveyed the above described lands lying in Sections 28 and 33, all in Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin. The parcel is more particularly described as follows:

**COMMENCING** at the Southwest Corner of said Section 28; thence, N.00°44'32"E along the West Line of said Southwest 1/4 of the Southwest 1/4, 615.01 feet; thence, S.89°15'28"E., 50.04 feet to a point on the Easterly right-of-way line of Commerce Parkway, and the **POINT OF BEGINNING**; thence, N.00°44'46"E. along said Easterly right-of-way line, 929.46 feet; thence, S.89°15'18"E., 596.50 feet; thence, S.60°51'00"E., 763.40 feet; thence, N.50°07'51"E., 172.94 feet; thence, along the arc of a curve, concave Northeasterly, having a radius of 1388.24 feet and a chord which bears S.50°51'43"E. for a distance of 529.43 feet; thence, along the Westerly right-of-way line of S.T.H. 178/Seymour Cray Sr. Boulevard and the arc of said curve, Southeasterly, 532.69 feet; thence, continuing along said Westerly right-of-way line the following courses;  
1) S.61°51'16"E., 945.18 feet; thence,  
2) S.44°45'55"E., 134.79 feet; thence,  
along the Northwesterly right-of-way line of Lake View Drive the following courses;  
1) S.28°08'52"W., 510.47 feet; thence,  
2) S.28°08'51"W., 136.00 feet; thence,  
3) S.28°08'33"W., 503.90 feet; thence,  
N.60°51'00"W., 2069.28 feet; thence, N.00°44'32"E. along the Easterly extents of an 18 feet wide railroad spur right-of-way line, 18.15 feet; thence, S.47°25'40"W. along the Northerly right-of-way line of said 18 feet wide railroad spur, 16.81 feet; thence, N.60°51'00"W., 440.81 feet to the **POINT OF BEGINNING**. Being subject to any easements of record. Said parcel contains 3,139,394 square feet or 72.07 acres, more or less. The bearings are referenced to the West Line of the Southwest 1/4 of said Section 28, which is assumed to bear N.00°44'32"E.

I also certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, AE-7 of the Wisconsin Administrative Code, and the Subdivision Ordinance of the City of Chippewa Falls. I further certify to the best of my knowledge and belief that the accompanying map is a true and correct representation of the exterior boundaries of the land surveyed and the division thereof made.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Samuel I. Wenz, Professional Land Surveyor, S-2221



**CITY OF CHIPPEWA FALLS APPROVAL**

This Certified Survey Map is approved by the common council of the City of Chippewa Falls this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Greg Hoffman, Mayor Date

\_\_\_\_\_  
Bridget Givens, City Clerk Date

DATE APPROVED \_\_\_\_\_  
CHIPPEWA COUNTY ZONING AGENCY \_\_\_\_\_  
BY \_\_\_\_\_

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

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

Being part of Lot 1, Block 7, part of Lot 1, Block 8, and all of Lot 2, Block 8, part of vacated Lakeland Drive (lying between Blocks 7 and 8), and part of vacated Wissota Drive (which is adjacent to Lot 1, Block 8), all in Lake Wissota Business Park Second Addition, being located in the Northwest 1/4 of the Southwest 1/4, the Southwest 1/4 of the Southwest 1/4, the Northeast 1/4 of the Southwest 1/4, the Southeast 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 28, and the Northwest 1/4 of the Northwest 1/4, and the Northeast 1/4 of the Northwest 1/4 of Section 33, all in Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin.

**OWNER'S CERTIFICATE OF DEDICATION:**

As owners, we hereby certify that we caused the land described to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval.

-- City of Chippewa Falls

IN WITNESS WHEREOF, said Chippewa County has caused these presents to be signed by Frank Pascarella, county administrator, and countersigned by Sandra Frion, county clerk, at Chippewa Falls, Wisconsin, and there signatures hereunto affixed on this

\_\_\_\_\_, day of \_\_\_\_\_, 2017.

In the presence of: Chippewa County, Wisconsin

\_\_\_\_\_  
Frank Pascarella, County Administrator

Countersigned: \_\_\_\_\_  
Sandra Frion, County Clerk



STATE OF WISCONSIN)  
CHIPPEWA COUNTY) SS  
Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017,

Frank Pascarella, County Administrator, and Sandra Frion, County Clerk of the above named Chippewa County, Wisconsin, to me known to be the persons who executed the foregoing instrument, and to me known to be such County Administrator and County Clerk of said Chippewa County, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Chippewa County, by its authority.

\_\_\_\_\_, Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.



**Minutes**  
**Committee #2**  
**Labor Negotiations, Personnel, Policy & Administration**  
**February 9, 2017**

**Committee #2 met on Thursday, February 9, 2017 at 1:30 PM in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.**

Committee Members present: CW King, Chuck Hull, John Monarski

Mayor/Other Council Members present: None

Others present: Finance Manager/Treasurer Lynne Bauer, Police Chief Matt Kelm, Attorney Steve Weld, Attorney Jeryl Vonderheid and Police Department Union Members Joe Nelson, Brian Zwiefelhofer, Brian Flug and Sheridan Pabst.

Call to Order: 1:30 PM

1. **Open Session**

2. **Closed Session**

**Motion by Monarski/Hull** to go into closed session under WI Statutes 19.85(1)(e) "deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other public business whenever competitive or bargaining implications require a closed session" to: **a) Discuss labor negotiation issues and strategy; and b) conduct negotiations between the City of Chippewa Falls and Chippewa Falls Professional Police Association;** and to include Committee and Council Members, Finance Manager/Treasurer Lynne Bauer, Police Chief Matt Kelm, Attorney Steve Weld, Attorney Jeryl Vonderheid, Fire Department Union Members; and may return to open session.

**Roll call vote: Monarski – Aye; Hull – Aye; King - Aye. Motion carried.**

The Committee discussed labor negotiation issues and strategies and conducted negotiations with the Chippewa Falls Professional Police Association.

3. **Adjournment (In Closed Session)**

**Motion by King/Monarski** to adjourn at 4:19 PM. **All present voted aye. Motion carried.**

**Minutes submitted by,  
CW King, Chair**

PARKS, RECREATION & FORESTRY BOARD MEETING  
Tuesday, February 14, 2017

1. Call to order by Beth Arneberg at 6:01 p.m.  
Roll Call: Members Present: Audrey Stowell, Dale Berg, Beth Arneberg, Nate Seckora, and Rob Kiefer. Absent: Carmen Muenich and Heidi Hoekstra.  
Staff present: Josh Kriesel
2. Approval of January 10, 2017, Minutes: **Motion by Kiefer/Seckora to approve the January 10, 2017, minutes. Motion carried.**
3. Personal Appearances By Citizens. None.
4. Discuss / Consider Special Event Applications: None.
5. Discuss/Consider:  
Heidi Hoekstra arrives.
  - a. Director's SEH Scope of Services for Marshall Park Master Plan. Tim Marko provides a proposal by SEH for the Marshall Park floodplain study. The study is being looked at now because of the interest in improving the skateboard park. SEH's proposed cost is \$5,990.00 if they can use data collected previously. FEMA may have an existing model or data that can be used. If the data cannot be found or used, then it will cost an additional \$5,530.00. No action taken.
  - b. 2006 Outdoor Pool Report. Josh discussed the 2016 pool report. Revenue was \$78,397.04; expenses were \$114,083.07. Total attendance for 2016 was 16,698. Josh indicates that there was \$217.13 paid in overtime because of the number of lifeguards we had this year was down. Attendance in August was an all-time low, but the pool did close early because of the limited number of lifeguards. Discussed possibility of reimbursing cost of certification for employees. Josh indicated he is looking at our regulations and how they vary from other area pools and may want to make some changes.
  - c. 2016 Xmas Village Financial Report. Total donations from the boxes placed throughout the Village were \$9,800.38 for 2016. This is down about \$2,500 from 2015. Total revenue was \$30,723.38; expenses were \$8,974.77.
  - d. 2016 Run for the Lights Report. Josh reports that there were 312 participants this year; there were 307 last year. Revenue was \$8,365.00; expenses \$4,396.31 for a profit of \$3,968.69, which was up from last year's profit of \$1,954.37.
  - e. Recreation Report. Josh reported that the winter volleyball and basketball leagues are wrapping up with play-offs this week and next. He is getting the summer programs ready to go.
6. Approve Claims. Claims reviewed. **Motion by Kiefer/Hoekstra to approve claims of \$68,987.87. Motion carried.**

7. Park Board Members' Concerns or Comments. Nate asked when the signs and ash bore tree report was going to be on the agenda.
8. Adjournment. **Motion by Berg/Hoekstra to adjourn at 6:37 p.m. Motion carried.**

Submitted by:

Audrey Stowell, Secretary

**Minutes of the  
Meeting of the Chippewa Falls Public Library Board of Trustees  
January 11, 2017**

**1. Call to Order**

Meeting was called to order by Board President Amy Ambelang at 5:00 p.m.

**2. Roll Call of Members**

Members Present: Ambelang, Hoekstra, Hull, Jones, King, Newton, Rasmus

Others Present: Director Joe Niese; Confidential Administrative Assistant Deb Braden

**3. Approval of Agenda**

Motion by King seconded by Jones to approve the agenda. All present Voting Aye. Motion carried.

**4. Disposition of the minutes of the regular meeting of December 21, 2016.**

Motion made by Hull seconded by King to approve the minutes of the regular meeting of December 21, 2016. All present Voting Aye. Motion carried.

**5. Disposition of the vouchers to be paid from the 2016 budget after January 17, 2017.**

Motion made by Hoekstra seconded by Jones to approve payment of the vouchers to be paid from the 2016 budget after January 17, 2017. Roll Call Vote taken. Aye – Ambelang, Hoekstra, Hull, Jones, King, Newton, Rasmus. All present Voting Aye. Motion carried.

**6. Disposition of the vouchers to be paid from the 2017 budget after January 17, 2017.**

Motion made by Rasmus seconded by King to approve payment of the vouchers to be paid from the 2017 budget after January 17, 2017. Roll call Vote take. Aye –Ambelang, Hoekstra, Hull, Jones, King, Newton, Ramus. All present Voting Aye. Motion carried.

**7. Public appearances by citizens.**

None

**8. Correspondence**

Thank you from United Way of the Greater Chippewa Valley for hosting their "Read To Me United Way Book Week".

**9. Management report**

Director Niese presented the Management Report. He talked about highlights from the report. He talked About the good attendance for the events held at the Library in December. One of the big events coming up is the Mini Golf Fundraiser in February. Director Niese and staff continue to work on new programming for this year.

**10. Committee reports**

a) None

**11. Current Business**

a) **Tour Library space**

A tour of the Library was conducted. The Board of Trustees directed Director Niese to come up with a proposal of restructuring library space at the next meeting.

**b) Restructuring of Admin Offices**

This item will be addressed in the proposal to be made by Director Niese.

**c) Set Policy Committee Meeting**

The Board received copies of the Library policies. They have set a meeting for January 25<sup>th</sup> at 5:00 p.m. in the large meeting room to work on the policies.

**12. Announcements**

a) This is Bob Hoekstra's last meeting on the Board of Trustees as he will be stepping up to a position on the City Council next week. A new member for the Board of Trustees will be sought.

**13. Items for future consideration.**

a) Department Head presentations, start with Technical Services

b)

**14. Adjournment**

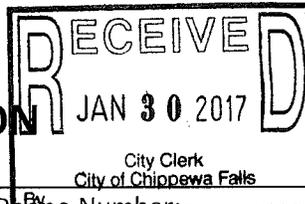
Motion made to adjourn by Hoekstra seconded by King. All present Voting Aye. Motion carried.

Meeting adjourned at 5:50 p.m.

Respectfully Submitted,  
Deb Braden, Confidential Administrative Assistant



# CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION



Applicant Name and Address: Teri Ouimette, 514 N. Bridge St., Chippewa Falls, WI 54729	Applicant Phone Number: 715-723-6661
---	---

<input checked="" type="checkbox"/> Please check here if the applicant is the individual in charge of the event. If not, please indicate Name, Address and Phone Number of responsible individual.	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: Chippewa Falls Main Street, Inc. / Teri Ouimette 514 N. Bridge St. Chippewa Falls, WI 54729 715-723-6661
--	--

Name of the event: Downtown Earth Day Cleanup	Estimated number of persons participating: 200
--	---

Date and start and end times requested for street use:  
Saturday, April 22, 2017 8 a.m. - 12:30 p.m.

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):  
Harmony Courtyard

Use, described in detail, for which the street use permit is requested:  
Volunteers will clean up the sidewalks, parking lots, and alleys from the Riverfront to Cedar Street.

City services requested for the event (e.g., Street Department or Police Department staff time)  
None

The applicant agrees to indemnify, defend, and hold the City and its employees and agents harmless against all claims, liability, loss, damage or expense incurred by the City or account of any injury to, or death of, any persons or any damage to property caused by or resulting from the activities for which the permit is granted. This Street Use Permit for the event may be terminated by the Chippewa Falls Police Department if the health, safety, and welfare of the public appears to be endangered by the activities or if the event is in violation of any of the conditions of the permit or regulations adopted by the Common Council. **Applicant understands they shall be present when the Board of Public Works or City Council considers the request for Street Use Permit. Failure to appear may be grounds for denial of the requested permit.**

	1/26/2017
Signature of Applicant	Date

### OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):  
*None \$105*

Requirements of Applicant:  
*IF traffic cones are needed for reserving parking spaces, please pick them up at the City Garage at #5 Riverside Drive RJK 2/8/2017*

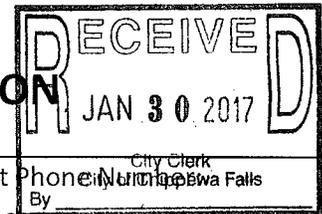
Approved by: 2-3-17	PE 2/8/2017
Signature of Chief of Police	Signature of Director of Public Works

Recommendation of Board of Public Works (if required):  Approved  Denied

Decision of City Council (required):  Approved  Denied



# CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION



Applicant Name and Address: Teri Ouimette, 514 N. Bridge St., Chippewa Falls, WI 54729	Applicant Phone Number: 715-723-6661	City Clerk By: [Signature] Chippewa Falls
---	---	---

<input type="checkbox"/> Please check here if the applicant is the individual in charge of the event. If not, please indicate Name, Address and Phone Number of responsible individual. Ginger Wierman 5745 184th St. Chippewa Falls, WI 54729 715-720-9092	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: Lake Wissota Garden Club (same information as Ginger Wierman)
---	---

Name of the event: Lake Wissota Garden Club Plant Sale	Estimated number of persons participating: 100-150
---	---

Date and start and end times requested for street use:  
June 3, 2017 6 a.m. - 4 p.m.

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):  
Chamber of Commerce parking lot

Use, described in detail, for which the street use permit is requested:  
The Lake Wissota Garden Club will be holding their annual plant sale.

City services requested for the event (e.g., Street Department or Police Department staff time)  
None

The applicant agrees to indemnify, defend, and hold the City and its employees and agents harmless against all claims, liability, loss, damage or expense incurred by the City or account of any injury to, or death of, any persons or any damage to property caused by or resulting from the activities for which the permit is granted. This Street Use Permit for the event may be terminated by the Chippewa Falls Police Department if the health, safety, and welfare of the public appears to be endangered by the activities or if the event is in violation of any of the conditions of the permit or regulations adopted by the Common Council. **Applicant understands they shall be present when the Board of Public Works or City Council considers the request for Street Use Permit. Failure to appear may be grounds for denial of the requested permit.**

Signature of Applicant: [Signature] Date: 1/26/2017

**OFFICE USE ONLY**

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):  
None \$105

Requirements of Applicant:

Approved by:  
Signature of Chief of Police: [Signature] 2-3-17  
Signature of Director of Public Works: Richard J. Rudinger PE 2/3/2017

Recommendation of Board of Public Works (if required):  Approved  Denied

Decision of City Council (required):  Approved  Denied

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT  
TO LOCATE ONE OR TWO TINY HOUSES AT 201 WEST CENTRAL STREET, ON  
PARCEL 117, LOTS 7, 10, 11, AND 12,  
BLOCK 19, CHIPPEWA FALLS PLAT**

**THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS, WISCONSIN, DO  
ORDAIN AS FOLLOWS:**

1. That a request by Trinity United Methodist Church for a Special Use Permit was received by the City of Chippewa Falls Plan Commission for consideration and action on January 9, 2017 and has been duly considered.

2. That the City of Chippewa Falls Common Council conducted a public hearing on February 7, 2017 after proper notification of adjacent property owners and heard all those wishing to comment.

3. That a Special Use Permit is hereby issued, pursuant to Chapter 17.48 of the Municipal Code of Chippewa Falls, for one or two tiny houses located at 201 West Central Street. This property is zoned C-3 Central Business District.

4. That the Special Use Permit is hereby granted and shall be expressly subject to and conditioned upon the following:

- a) Tiny houses, defined as a recreational vehicle registered and licensed by the state of Wisconsin and whose structure footprint is less than 400 square feet shall conform to NFPA 70 National Electrical Code and be properly connected to the Trinity United Methodist Church Electrical system.
- b) Each tiny house shall have an operating smoke detector, carbon monoxide detector and fire extinguisher, (maintained annually).
- c) Only electric heat sources will be permitted in the tiny houses.
- d) No tents, canopies or tarps associated with the tiny houses shall be permitted on site. Tents or tarps associated with Trinity United Methodist Church events or celebrations are permitted.
- e) No outdoor fires shall be permitted on the site. Grills are permitted but must maintain a minimum 10' setback from any structure.
- f) No smoking shall be permitted inside the structure.
- g) Sanitary facilities maintenance and disposal and access to potable water supply.
  - The sanitary facilities in the tiny houses/RV shall consist of a porta potty type toilet similar to those found in a small RV. The porta potty shall have a fresh water tank and a waste tank. The porta potty shall be properly emptied daily(except days when the church is not normally open such as holidays and weekends) in the Trinity United Methodist Church restroom by Tiny House Guests. Potable water shall be made available from Trinity United Methodist Church. Dishes shall be washed inside Trinity United Methodist Church. Showers shall be made available at the homes of volunteers, and at the Chippewa Valley Family YMCA.

**Ordinance No. 2017-01**

- h) Trinity United Methodist Church shall provide garbage and recycling bins.
- i) Mike Cohoon, (715) 210-5405 shall be the designated contact in charge of maintenance and supervision and shall address concerns. The Hope Village Board shall designate a backup person for cases when Mr. Cohoon is unavailable.
- j) Standard operating procedures for placement of residents within the facilities including the screening, contract and other required documentation are as follows:
  - The Career Development Outreach Center (CDC) in Chippewa Falls will perform initial intake; the CDC is the central intake for all homeless in Chippewa County. If CDC staff believes that a person is a good fit for a tiny house then Hope Village will do a separate intake/background check prior to a person being given the keys to a tiny house. The third check is done by local law enforcement. The Chippewa Falls Police Departments shall be given license and identification information for each Guest occupying a tiny house.
- k) Trinity United Methodist Church will designate 1 ½ off street Guest parking stalls per tiny house.
- l) Trinity United Methodist Church will carry liability insurance for the tiny houses located on church property.
- m) Tiny house habitants are unsheltered individuals and will be known as Guests and the attached agreement with Hope Village will be executed prior to occupancy.
- n) Tiny House Guests will be screened according to the attached agreement document.
- o) Tiny houses are temporary housing and Guests duration of stay shall be seven days or less, (with additional seven day stays available upon approval), as outlined in the attached agreement.
- p) That the attached location map and Special Use Permit Notice and pictures become part of the Special Use Permit Ordinance and available for inspection in the City of Chippewa Falls Engineering and Inspection Offices.
- q) That this permit shall expire upon transfer of ownership of these premises.
- r) That Chapter 17.48 (14), (15) and (16) of the Chippewa Falls Code of Ordinances regarding lapse of permit, automatic termination of permit and revocation of permit shall apply.
- s) As enumerated in Municipal Code Chapter 17.48(17), this Special Use Permit shall be reviewed by the City of Chippewa Falls Common Council every five years in consideration of health, safety, morals, comfort, prosperity and general welfare of the City.
- t) Except as specifically provided herein, all regulations of the City Zoning Ordinance shall apply.
- u) That this permit shall become null and void by non-compliance with this permit or related Codes or by application to the Board of Appeals for any Code variance at these premises.
- v) That all changes or modifications to this permit shall be by the Common Council only after review and recommendation by the Plan Commission and after public notice and hearing as required for a Special Use Permit.

5. That this Ordinance shall take effect from and after its passage and publication.

Dated this 21<sup>st</sup> day of February 2017.

FIRST READING: February 7, 2017

SECOND READING: February 21, 2017

APPROVED: \_\_\_\_\_  
Mayor

  
\_\_\_\_\_  
Council President

ATTEST: \_\_\_\_\_  
City Clerk

PUBLISHED: \_\_\_\_\_

**NOTICE OF PUBLIC HEARING  
SPECIAL USE PERMIT  
CITY OF CHIPPEWA FALLS**

Please take notice that the Common Council of the City of Chippewa Falls, Wisconsin, will conduct a public hearing on the **7<sup>th</sup> day of February, 2017** commencing at 6:30 P.M. in the Council Chambers, Municipal Building, 30 West Central Street, on a proposed Special Use Permit to:

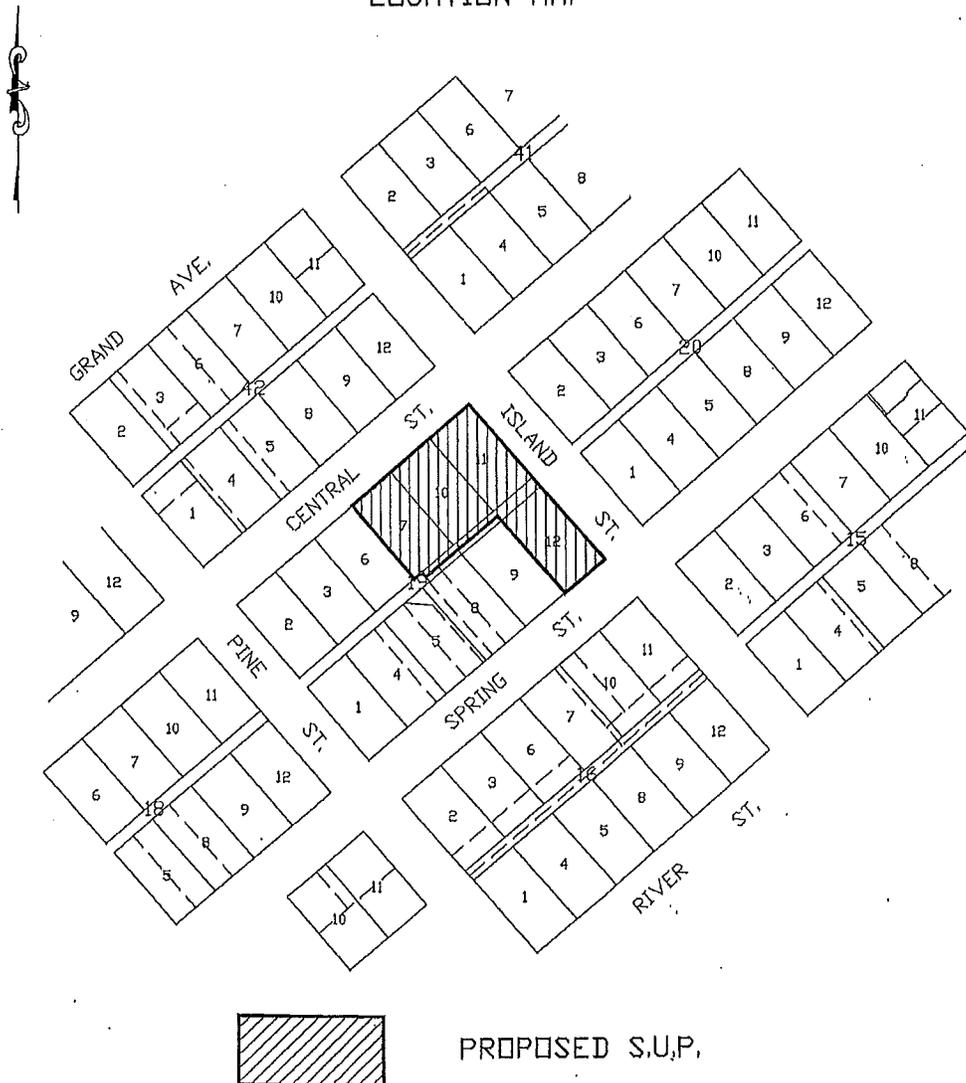
Locate one or two tiny houses at 201 West Central Street, Parcel #117, Lots 7, 10, 11 and 12, Block 19, Chippewa Falls Plat. This parcel is currently zoned C-3 Central Business District.

Following the hearing, the Common Council may consider adoption of an Ordinance granting this permit.

Information regarding this request and conditions to be considered for inclusion as a part of the permit may be obtained from the Office of the City Clerk or City Engineer at 30 West Central Street during normal business hours.

Bridget Givens  
City Clerk

LOCATION MAP



Date \_\_\_\_\_

Contact/cell # \_\_\_\_\_

Name \_\_\_\_\_

Last Name

First

Middle Initial

DOB: \_\_\_\_\_ Social Security Number: \_\_\_\_\_

Other Members of your household:

Name: \_\_\_\_\_ Age: \_\_\_\_\_ Relationship: \_\_\_\_\_

Email/Other media contact: \_\_\_\_\_

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? \_\_\_\_\_

\_\_\_\_\_

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 any 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

Statistical Information:

Male / Female

\_\_\_ Senior 62 or +

\_\_\_ Two-Parent Household

\_\_\_ Single Parent M / F

\_\_\_ Household w/ Children

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

\_\_\_ Vet

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

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

\_\_\_ Disabled

Gross Month Income \_\_\_\_\_ Ethnicity: \_\_\_\_\_



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 are Temporary Housing - the duration of the stay is 7 days or less, (with additional seven day stays available upon approval).

This agreement contains 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. The Guest will keep the tiny house clean and presentable.
4. 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 Village 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 includes candles.
- \* All possessions need to be kept inside the house.
- \* The Guest will lock the door whenever they leave the premises.

\*\*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 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. .

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

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

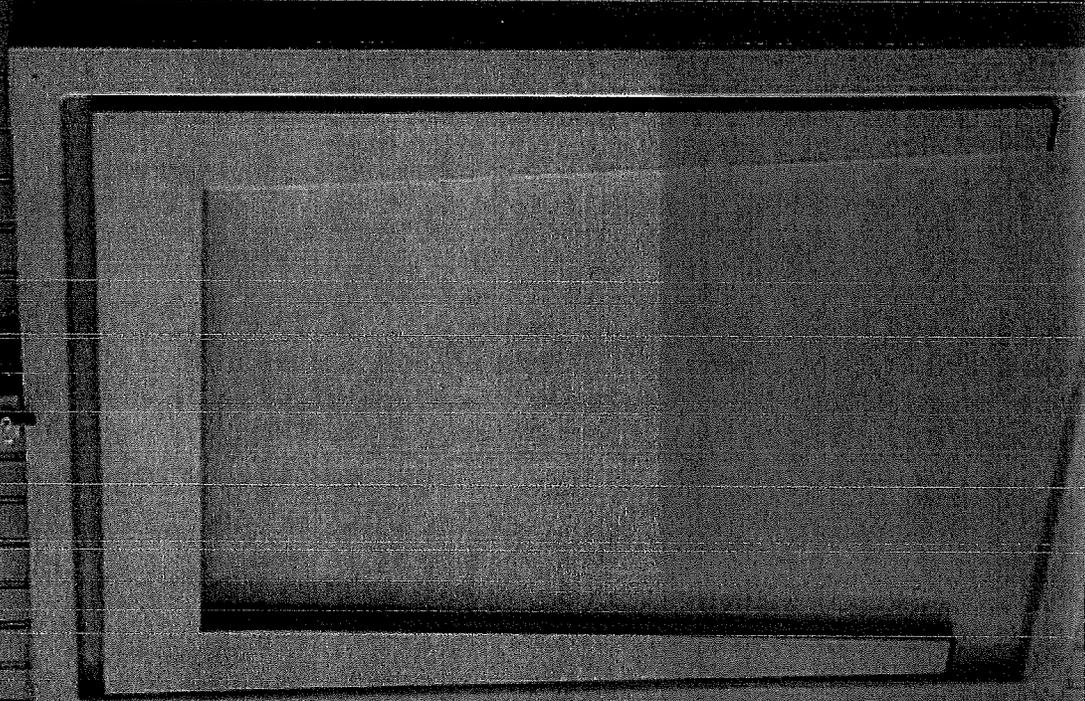
Contact Information for Navigator is: \_\_\_\_\_

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

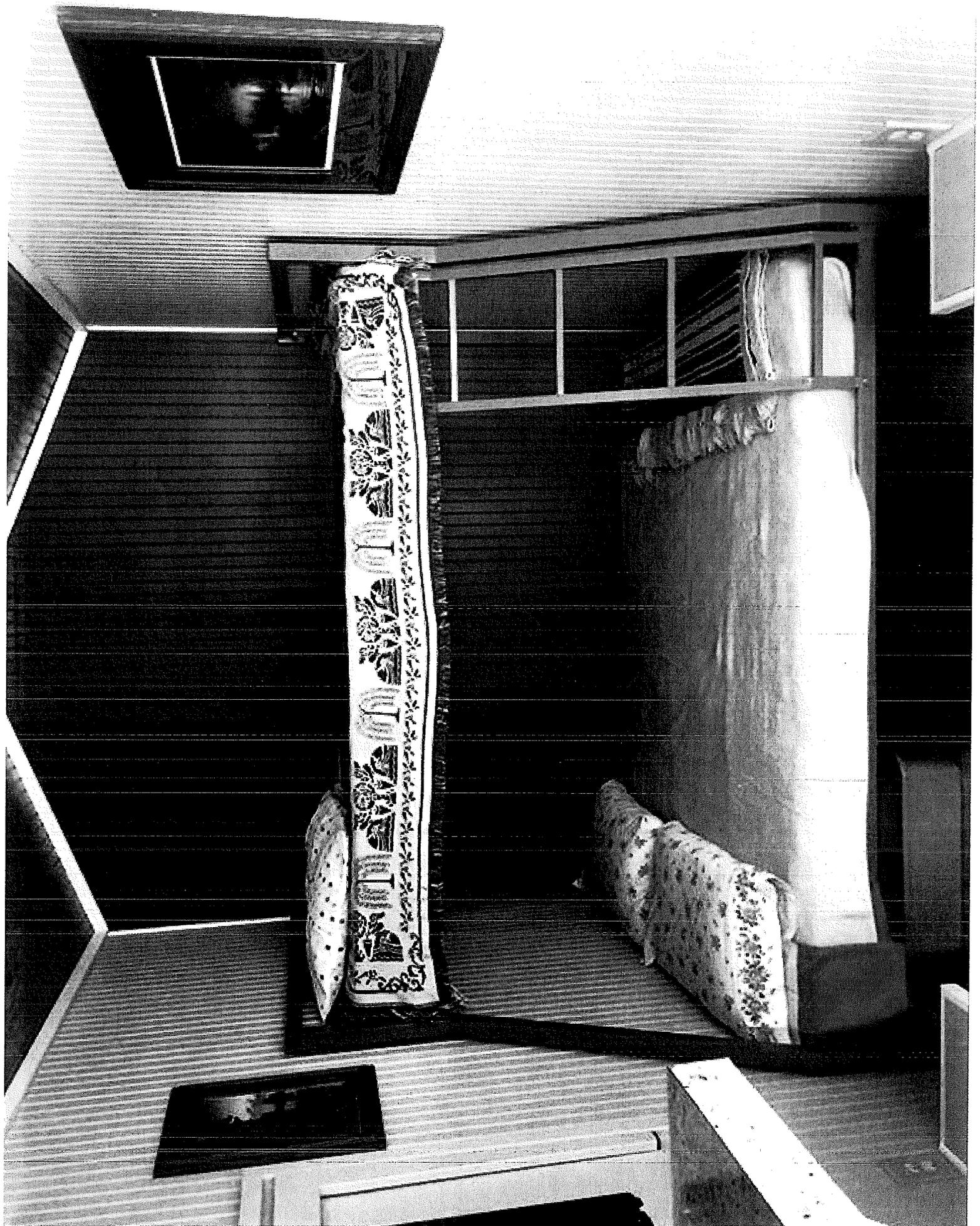
Guest \_\_\_\_\_ Hope Village \_\_\_\_\_

Date \_\_\_\_\_

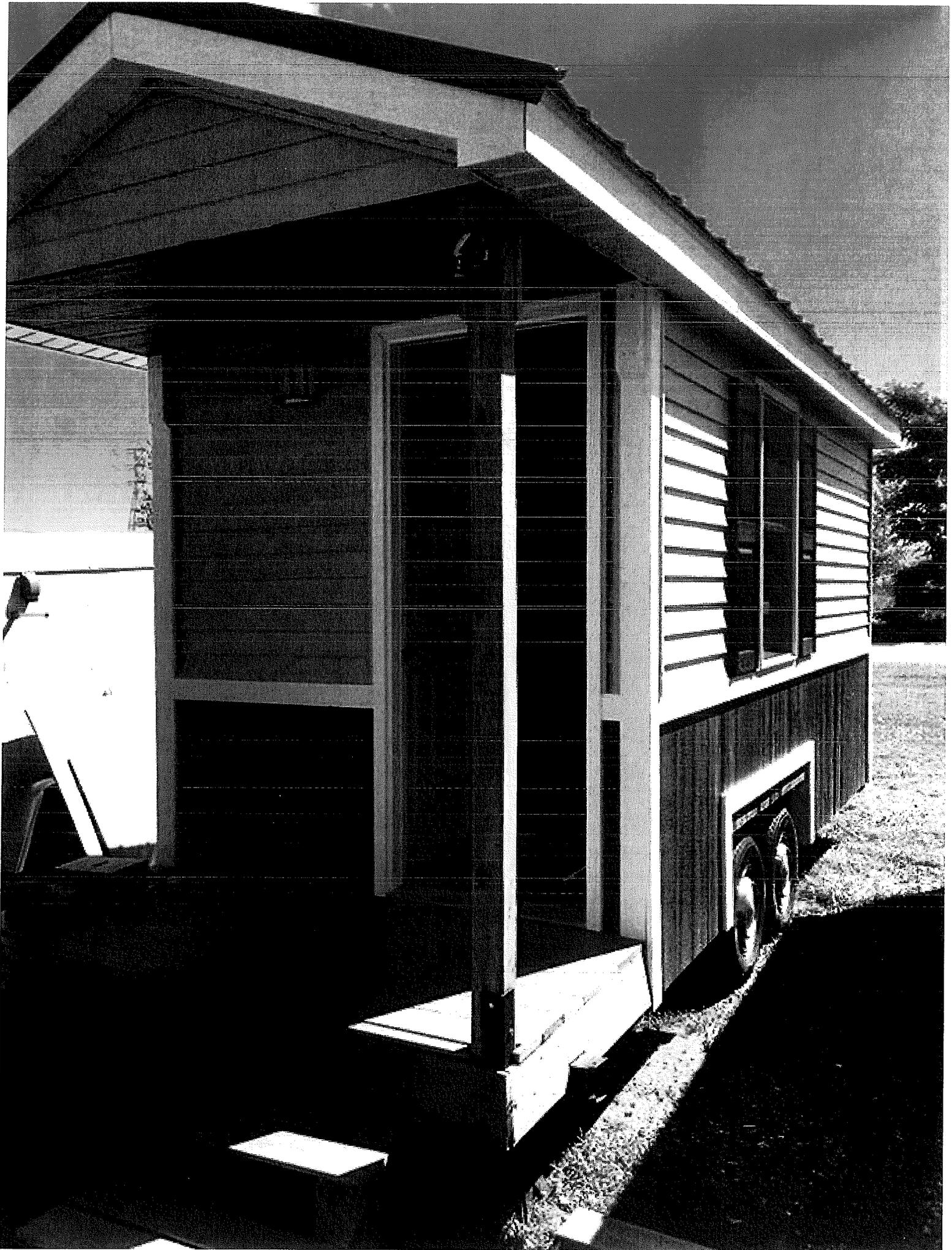
Agreement duration from \_\_\_\_\_ to \_\_\_\_\_











AN ORDINANCE AMENDING THE ACCESSORY BUILDINGS,  
USES, AND STRUCTURES CODE SECTION, § 17.08 OF  
THE CHIPPEWA FALLS MUNICIPAL CODE

THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS, WISCONSIN, DO ORDAIN AS FOLLOWS:

1. That § 17.08(9) of the Chippewa Falls Municipal Code which presently provides as follows:

**17.08 ACCESSORY BUILDINGS, USES, AND STRUCTURES.**

•••

- (9) OUTDOOR LIGHTING. Outdoor lighting installations shall not be permitted closer than 3 feet to an abutting property line and where not specifically otherwise regulated, shall not exceed 15 feet in height and shall be adequately shielded or hooded so that no excessive glare or illumination is cast upon the adjoining properties.

be amended to provide as follows:

**17.08 ACCESSORY BUILDINGS, USES, AND STRUCTURES.**

•••

- (9) OUTDOOR LIGHTING. Outdoor lighting installations shall not be permitted closer than 3 feet to an abutting property line and where not specifically otherwise regulated, shall be dark sky compliant and adequately shielded or hooded so that no excessive glare or illumination is cast upon the adjoining properties when installed in a Commercial or Industrial Zoning District.

2. That § 17.08(11)(e) of the Chippewa Falls Municipal Code which presently provides as follows:

**17.08 ACCESSORY BUILDINGS, USES, AND STRUCTURES.**

•••

- (11) FENCES, WALLS, SHRUBBERY. Fences and walls where anchored to supports embedded in the ground and continuous linear shrubbery such as hedges shall be considered permanent structures and shall be subject to the following:

- (e) Any such structure in the C-3 Central Business District not in excess of 9 feet in height may be permitted anywhere on the lot including the first 5 feet from an

alley line and the side of any such structure facing a street or alley must be attractively landscaped.

be amended to provide as follows:

**17.08 ACCESSORY BUILDINGS, USES, AND STRUCTURES.**

•••

(11) FENCES, WALLS, SHRUBBERY. Fences and walls where anchored to supports embedded in the ground and continuous linear shrubbery such as hedges shall be considered permanent structures and shall be subject to the following:

(e) Any such structure in the Industrial Districts or C-3 Central Business District not in excess of 9 feet in height may be permitted anywhere on the lot.

DATED this 7<sup>th</sup> day of March, 2017.

COUNCIL PRESIDENT: \_\_\_\_\_  
Rob Kiefer

FIRST READING: February 21, 2017

SECOND READING: March 7, 2017

APPROVED: \_\_\_\_\_  
Gregory S. Hoffman, Mayor

ATTEST: \_\_\_\_\_  
Bridget Givens, City Clerk

**RESOLUTION NO. 2017-03**

**RESOLUTION  
APPROVING A CERTIFIED SURVEY MAP**

**RESOLVED**, that a Certified Survey Map prepared by Samuel I. Wenz, Professional Land Surveyor for Chippewa County is hereby approved by the Chippewa Falls Common Council. Said parcel being part of Lot #1, Block #7, part of Lot #1, Block #8 and all of Lot #2, Block #8, part of vacated Lakeland Drive, (lying between Blocks #7 and #8), and part of vacated Lake Wissota Drive, (which is adjacent to Lot #1, Block #8) all in the Lake Wissota Business Park Second Addition, being located in the NW1/4 of the SW1/4, the SW1/4 of the SW1/4, the NE1/4 of the SW1/4, the SE1/4 of the SW1/4 and the SW1/4 of the SE1/4 of Section 28 and the NW1/4 of the NW1/4, and the NE1/4 of the NW1/4 of Section 33, all in T29N, R8W, City of Chippewa Falls, Chippewa County, Wisconsin.

Dated this 21<sup>st</sup> day of February, 2017

ADOPTED: \_\_\_\_\_

\_\_\_\_\_

Council President

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

Mayor

I hereby certify that the foregoing is a copy of a Resolution adopted by the Common Council of the City of Chippewa Falls, Wisconsin.

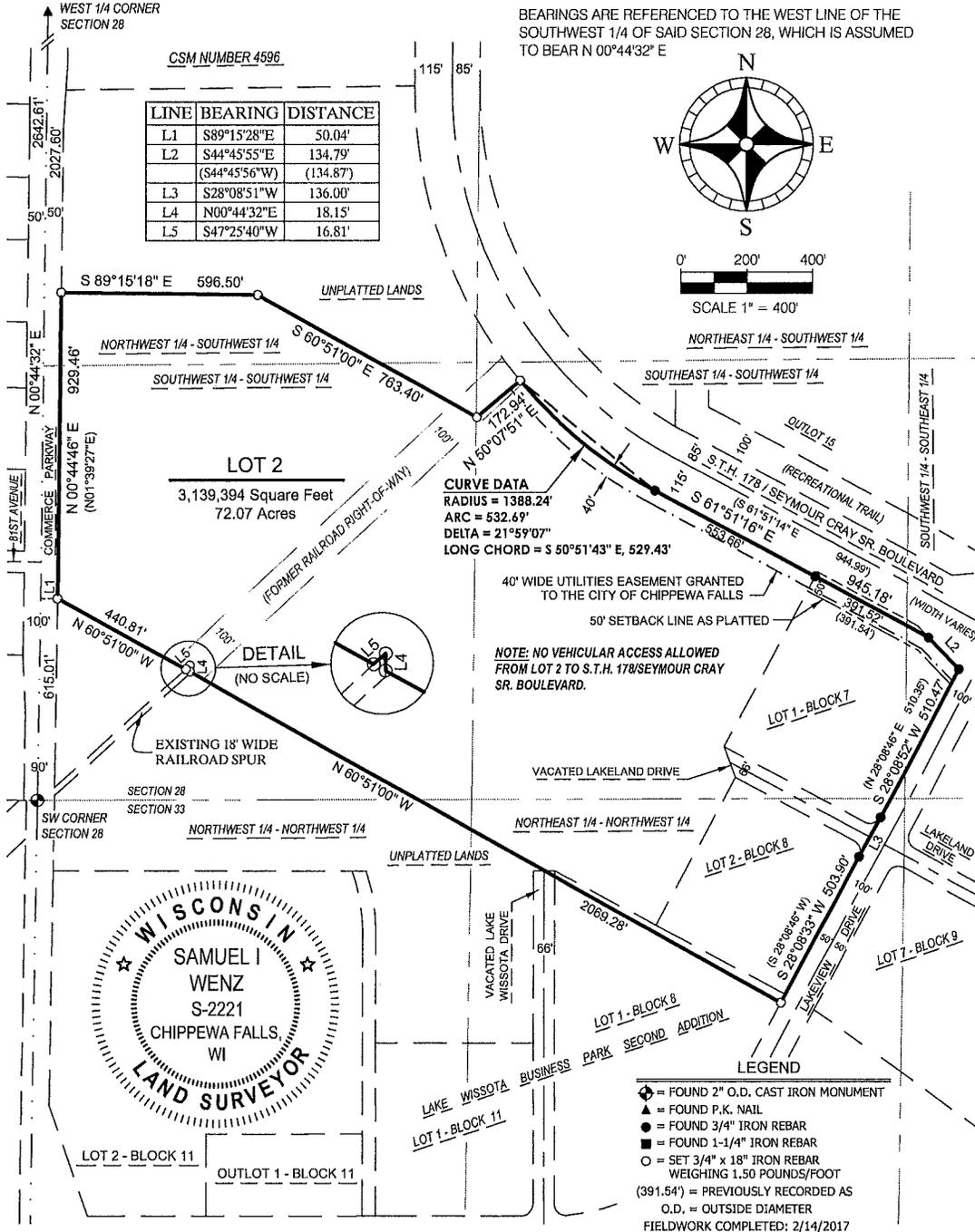
ATTEST: \_\_\_\_\_

City Clerk

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

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

Being part of Lot 1, Block 7, part of Lot 1, Block 8, and all of Lot 2, Block 8, part of vacated Lakeland Drive (lying between Blocks 7 and 8), and part of vacated Lake Wissota Drive (which is adjacent to Lot 1, Block 8), all in Lake Wissota Business Park Second Addition, being located in the Northwest 1/4 of the Southwest 1/4, the Southwest 1/4 of the Southwest 1/4, the Northeast 1/4 of the Southwest 1/4, the Southeast 1/4 of the Southwest 1/4, and the Southwest 1/4 of the Southeast 1/4 of Section 28, and the Northwest 1/4 of the Northwest 1/4, and the Northeast 1/4 of the Northwest 1/4 of Section 33, all in Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin.



DATE APPROVED \_\_\_\_\_  
 CHIPPEWA COUNTY ZONING AGENCY  
 BY \_\_\_\_\_

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

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**SURVEYOR'S CERTIFICATE:**

I, Samuel I. Wenz, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of the Frank Pascarella, Chippewa County Administrator, I have surveyed the above described lands lying in Sections 28 and 33, all in Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin. The parcel is more particularly described as follows:

**COMMENCING** at the Southwest Corner of said Section 28; thence, N.00°44'32"E along the West Line of said Southwest 1/4 of the Southwest 1/4, 615.01 feet; thence, S.89°15'28"E., 50.04 feet to a point on the Easterly right-of-way line of Commerce Parkway, and the **POINT OF BEGINNING**; thence, N.00°44'46"E. along said Easterly right-of-way line, 929.46 feet; thence, S.89°15'18"E., 596.50 feet; thence, S.60°51'00"E., 763.40 feet; thence, N.50°07'51"E., 172.94 feet; thence, along the arc of a curve, concave Northeasterly, having a radius of 1388.24 feet and a chord which bears S.50°51'43"E. for a distance of 529.43 feet; thence, along the Westerly right-of-way line of S.T.H. 178/Seymour Cray Sr. Boulevard and the arc of said curve, Southeasterly, 532.69 feet; thence, continuing along said Westerly right-of-way line the following courses:  
1) S.61°51'16"E., 945.18 feet; thence,  
2) S.44°45'55"E., 134.79 feet; thence,  
along the Northwesterly right-of-way line of Lake View Drive the following courses;  
1) S.28°08'52"W., 510.47 feet; thence,  
2) S.28°08'51"W., 136.00 feet; thence,  
3) S.28°08'33"W., 503.90 feet; thence,  
N.60°51'00"W., 2069.28 feet; thence, N.00°44'32"E. along the Easterly extents of an 18 feet wide railroad spur right-of-way line, 18.15 feet; thence, S.47°25'40"W. along the Northerly right-of-way line of said 18 feet wide railroad spur, 16.81 feet; thence, N.60°51'00"W., 440.81 feet to the **POINT OF BEGINNING**. Being subject to any easements of record. Said parcel contains 3,139,394 square feet or 72.07 acres, more or less. The bearings are referenced to the West Line of the Southwest 1/4 of said Section 28, which is assumed to bear N.00°44'32"E.

I also certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, AE-7 of the Wisconsin Administrative Code, and the Subdivision Ordinance of the City of Chippewa Falls. I further certify to the best of my knowledge and belief that the accompanying map is a true and correct representation of the exterior boundaries of the land surveyed and the division thereof made.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Samuel I. Wenz, Professional Land Surveyor, S-2221  
Chippewa County Surveyor  
711 N. Bridge Street, Room 5  
Chippewa Falls, WI 54729



**CITY OF CHIPPEWA FALLS APPROVAL**

This Certified Survey Map is approved by the common council of the City of Chippewa Falls this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Greg Hoffman, Mayor Date

\_\_\_\_\_  
Bridget Givens, City Clerk Date

DATE APPROVED \_\_\_\_\_  
CHIPPEWA COUNTY ZONING AGENCY  
BY \_\_\_\_\_

SHEET 2 OF 3 SHEETS

PAGE \_\_\_\_\_

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

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**OWNER'S CERTIFICATE OF DEDICATION:**

As owners, we hereby certify that we caused the land described to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval.

-- City of Chippewa Falls

IN WITNESS WHEREOF, said Chippewa County has caused these presents to be signed by Frank Pascarella, county administrator, and countersigned by Sandra Frion, county clerk, at Chippewa Falls, Wisconsin, and there signatures hereunto affixed on this

\_\_\_\_\_, day of \_\_\_\_\_, 2017.

In the presence of: Chippewa County, Wisconsin

\_\_\_\_\_  
Frank Pascarella, County Administrator

Countersigned: \_\_\_\_\_  
Sandra Frion, County Clerk



STATE OF WISCONSIN)  
CHIPPEWA COUNTY) SS

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2017,

Frank Pascarella, County Administrator, and Sandra Frion, County Clerk of the above named Chippewa County, Wisconsin, to me known to be the persons who executed the foregoing instrument, and to me known to be such County Administrator and County Clerk of said Chippewa County, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Chippewa County, by its authority.

\_\_\_\_\_, Notary Public, \_\_\_\_\_, Wisconsin

My commission expires \_\_\_\_\_.