

Office of the Clerk/Treasurer

W240N3065 Pewaukee Road
Pewaukee, WI 53072
(262) 691-0770 Fax 691-1798

**COMMON COUNCIL
MEETING NOTICE AND AGENDA**

Monday, December 2, 2019

7:00 PM

Common Council Chambers ~ Pewaukee City Hall
W240 N3065 Pewaukee Road ~ Pewaukee, Wisconsin

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1. Call to Order and Pledge of Allegiance
 2. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your District Alderperson prior to the meeting.
 3. Consent Agenda
 - 3.1. Approval of the Common Council Meeting Minutes Dated October 21, 2019
 - 3.2. Approval of the Common Council Meeting Minutes Dated November 18, 2019
 - 3.3. Approval of Accounts Payable Listings
 - 3.4. Approval of Bartender License
 - 3.5. Approval of **Resolution 19-12-25** Appointing Poll Workers for 2020 and 2021
 4. A Proclamation Recognizing Lisa Bergersen, Previous Human Resources Director [Mayor Bierce]
 5. Concur with Plan Commission to Approval the Request for a Kennel License for Darnel & Armand Villarreal to Keep Five Dogs as Pets on Their Property Located at W227 N2901 Duplainville Road (PWC 0914-975) [Fuchs]
 6. Discussion and Possible Action Regarding **Ordinance 19-26** Rezoning the Property Located at W239 N2492 Pewaukee Road (PWC 0919-991 & PWC 0919-995) From Rs-4 Single-Family Residential, A-2 Agricultural, I-1 Urban Institutional & LC Lowland Conservancy to Rm-3 Multi-Family Residential (Except for Areas Zoned LC District Which Shall Remain LC) for the Purpose of Developing a Multi-Family Senior Living Facility at the Request of The Waters Senior Living Management, LLC (Applicant) and the Kopecky Family Irrevocable Trust, Stephen T. Hagedorn and Karen E. Polansky (Property Owners) [Fuchs]
 7. **PUBLIC HEARING**, Discussion and Possible Action Regarding the Conditional Use and Site and Building Plans for The Waters Senior Living Management, LLC for Property Located at W239 N2492 Pewaukee Road (PWC 0919-991 & PWC 0919-995) for the Purpose of Developing Housing for the Elderly or Assisted Living Housing Units Under Pewaukee Ordinance 17.0416(c)(2) [Fuchs]
 8. **PUBLIC HEARING**, Discussion and Possible Action Regarding **Resolution 19-12-27** and **Ordinance 19-25** Related to a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for The Waters Senior Living Management, LLC for

Property Located at W239 N2492 Pewaukee Road (PWC 0919-991 & PWC 0919-995) From Medium Density Residential, Office/Commercial and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas [Fuchs]

9. Discussion and Possible Action Regarding the Preliminary Certified Survey Map for The Waters Senior Living Management, LLC for Property Located at W239 N2492 Pewaukee Road (PWC 0919-995)for the Purpose of Creating Two Lots and Dedication Public Rights-Of-Way [Fuchs]
10. Discussion and Possible Action Regarding the Certified Survey Map for The Waters Senior Living Management, LLC for Property Located at W239 N2492 Pewaukee Road (PWC 0919-991 & PWC 0919-995)for the Purpose of Creating Three Lots [Fuchs]
11. **PUBLIC HEARING**, Discussion and Possible Action Regarding the Conditional Use Permit for Mental Health America of Wisconsin to Operate a Peer Run Respite for Veterans Within a Single-Family Home Located at W252 N4304 Sussex Street (PWC 0880-997) [Fuchs]
12. Discussion and Possible Action to Waive the First Reading and Approve **Ordinance 19-23** Related to the Salaries of Non-Union Employees [Woldanski]
13. Discussion and Possible Action to Waive the First Reading and Approve **Ordinance 19-24** Related to the Salaries of Union Employees [Woldanski]
14. Further Discussion and Possible Action to Clarify the Authority to Apply for WISDOT Grants from the October 7, 2019 Common Council Meeting, and in Particular the Duplainville Road Bike Trail Application [Weigel / Wagner]
15. Discussion and Possible Action to Approve **Resolution 19-12-26** Claiming the Adjustment for Prior Years of Unused Levy Carryforward in the Amount of \$98,729 [Klein]
16. Discussion and Possible Action to Make an Appointment to the Fire Commission [Mayor Bierce]
17. Discussion and Possible Action Regarding **Resolution 19-12-28** Authorizing 2019 Budget Amendments in the Amount of \$1,306,000 [Klein]
18. Discussion and Possible Action Regarding **Resolution 19-12-29** Authorizing the City Administrator to Uncommit and Reassign Funds [Klein]
19. Public Comment - Please limit your comments to two (2) minutes, if further time for discussion is needed please contact your district Alderperson prior to the meeting.
20. Adjournment

Kelly Tarczewski
Clerk/Treasurer

November 26, 2019

NOTICE

It is possible that members of other governmental bodies of the municipality may be in attendance to gather information that may form a quorum. At the above stated meeting, no action will be taken by any governmental body other than the governmental body specifically referred to above in this notice.

Any person who has a qualifying disability under the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible format must contact the Clerk/Treasurer, Kelly Tarczewski, at (262) 691-0770 three business days prior to the meeting so that arrangements may be made to accommodate your request.

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.1.**

DATE: December 2, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of the Common Council Meeting Minutes Dated October 21, 2019

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

CC Minutes 10.21.2019

In attendance:

Mayor Steve Bierce, Aldermen B. Bergman, C. Brown (arrived at 7:07 p.m.), B. Dziwulski, R. Grosch, and J. Kara. J. Wamser was absent and excused.

Also in Attendance:

Attorney S. Riffle, Administrator S. Klein, DPW Director J. Weigel, Assistant Engineer M. Wagner, Utility Manager J. Mueller, Civil Engineer R. Wirtz, City Planner & Community Development Director N. Fuchs, People and Culture Director K. Woldanski, and Clerk/Treasurer K. Tarczewski.

1. Call to Order and Pledge of Allegiance

Mayor Bierce called the meeting to order at 7:00 p.m.

2. Public Comment - None.

3. Consent Agenda

3.1. Approval of the Common Council Meeting Minutes Dated October 7, 2019

3.2. Approval of Accounts Payable Listings

3.3. Approval of Bartender License

Mayor Bierce removed the meeting minutes dated October 7, 2019 because they were not available at this time. **A motion was made and seconded (B. Bergman, B. Dziwulski) to approve the remaining items on the consent agenda.** Motion Passed: 5-For, 0-Against.

4. Discussion and Possible Action Regarding the Treatment Options for Well #7

Ms. Mueller stated Well #7 was still having issues with intermittent bacteria contamination. She said she met with the contractor and he now proposes a high dose chlorination treatment for an extended period of five to seven days. She said it would cost \$18,000. She said if that doesn't work they would then move into the second phase which is a packer isolation test. This treatment would cost an additional \$59,000. Ms. Mueller stated she was asking for approval to spend these funds pending DNR approval.

There was additional discussion related to the history and age of the pump and the processes that were utilized in attempts to fix the reoccurring issues. Mr. Grosch asked if the well would be abandoned if the treatments don't work. Ms. Mueller stated they would most likely reach out to another consultant who may have additional technology. She stated she didn't feel abandoning the site was an option.

A motion was made and seconded (R. Grosch, B. Dziwulski) to approve the treatment of Well #7 using super chlorination pending DNR approval for a cost of \$18,000.00 and if this treatment does not produce the anticipated removal of the bacteria the Utility may proceed with conducting a packer isolation test for an additional cost of \$59,000.00.

Motion Passed: 5-For, 0-Against.

5. Discussion and Possible Action Regarding a Declaration of Storm Water Easement for the Property Located at W226 N918 Northmound Drive (PWC 0962-998-005) as Submitted by BBC Northmound, LLC

Mr. Weigel stated in 2012 the City required a storm water easement on this property. When it was added to the certified survey map there was no detail as to what it was for or who would benefit. The recent design of the new development and new certified survey map identifies the drainage easement that was dedicated. The developer's attorney wants the City to sign off on the declaration stating we're okay with the drainage easement.

A motion was made and seconded (B. Bergman, R. Grosch) to approve the declaration of storm water easement subject to technical corrections by staff.

Motion Passed: 5-For, 0-Against.

6. Discussion and Possible Action to Award the Emerald Acres Flood Mitigation Project to the Lowest Qualified Bidder, Lunda Construction Co. Based on the Lowest Qualified Bid of \$1,387,689.23

Mr. Weigel stated the bid opening was held on October 15th and some of the bids were lower than anticipated. He said four bids were received that ranged from \$1.387 million to \$4.599 million.

A motion was made and seconded (J. Kara, C. Brown) to adopt the recommendations of the Public Works Director and award the Emerald Acres flood mitigation project to the lowest qualified bidder Lunda Construction Co. Motion Passed: 5-For, 0-Against.

7. **PUBLIC HEARING**, Discussion and Possible Action Regarding a Conditional Use Permit for Mental Health America of Wisconsin to Operate a Peer Run Respite for Veterans within a Single-Family Home Located at W252 N4304 Sussex Street (PWC 0880-997)

Mayor Bierce opened the public hearing. Mr. Fuchs stated staff is recommending approval with the condition that the applicant will return within six months to review the use and potentially have annual reviews. Mr. Fuchs noted the City received letters of support as well as letters of opposition. He said there was also a protest petition submitted but does not affect the conditional use application. He stated the staff report also includes the State language related to "substantial evidence" for conditional use permits. He said the applicant is required to present substantial evidence and the Council's decision to grant or deny the conditional use should be based on substantial evidence.

Mayor Bierce stated this did go before the Plan Commission last week but no recommendations were made.

Brian Michel stated he is the Director of Prevention Services for Mental Health America (MHA) - Wisconsin and the Program Director for the R&R House that is being proposed this evening. He said MHA is requesting a conditional use permit under a Rs-3 zoning district that allows for single family homes and community based residential facilities. Mr. Michel said they feel their proposed use is similar to the character and intent of that district which does allow for community based residential facilities (CBRF), which are community based living arrangements which provide support and assisted living services for individuals dealing with mental health and substance abuse issues. He said their proposal is similar. Mr. Michel stated it is a residential environment and is fully opt-in and voluntary. He said similar to a CBRF, it will have trained staff 24-7. He stated they anticipate having two staff members on site every shift. Mr. Michel said his facility will serve those who need less care than a traditional CBRF. He said they will be catering to Veterans who are functioning in their community who just need to take a break from their environment who maybe experiencing increased stressors. He said they would be able to connect with Veterans who have been trained as peer support specialist, helping them to forge social connections. They can also get assistance in obtaining VA benefits. Mr. Michel said this is based on a model that is successfully operating around the State of Wisconsin in

Appleton, Eau Claire and Madison. He said Appleton is the most similar to the environment in Pewaukee and there has been no adverse impact on their neighbors, they have had no incidents with violence, nor were there any issues with theft or destruction.

He said the house manager has 30-years of healthcare experience and served as a medic in the Navy. He has also has been trained as a peer support specialist. He said other employees have military experience and possess a variety of home healthcare, case management, and some master level services. He said they also received the State certified peer support specialist training, Veteran support, de-escalation techniques, and to be proficient in CPR and other emergency procedures.

Mr. Michel stated concerns were brought up at the Plan Commission meeting related to lack of information on protocols and procedures for addressing individuals who were not complying with the program or who would be coming to this house. He said this is not a “drop in” facility. They intend to keep the address confidential. He said only after an extensive phone interview was conducted to determine the level of need and whether or not they are an appropriate fit for the respite will the address be given out. He said an open bed would not be the driving factor as to whether or not someone is able to stay there.

Mr. Michel stated they spoke to the property owner about installing a privacy fence that would eliminate the risk of unintentional trespassing. He said they also discussed developing policies that would require guests to stay on the grounds unless they had to leave for child care, work obligations or grocery shopping.

CEO and President of Mental Health of America (MHA) Martina Gollin Graves stated there were questions regarding their credibility. She assured the Council that MHA is one of the oldest community based non-profits in the country. She said they have been established in Wisconsin for 89 years and it is a trusted organization. Ms. Gollin Graves stated they have had excellent outcomes in supporting folks with mental health issues. She said their mission is simple; good mental health is fundamental to everyone in the State. She said a peer run respite is an evidence-based program that thinks outside the box. She said a peer to peer approach is more effective than traditional services. She said MHA was the first to put money in their budgets to support this method. Ms. Gollin Graves stated a report came out in 2019 regarding the implantation of peer services in 2018. Peer support is an evidence-based practice that has been used for about 20-years now in Wisconsin. She said there is a program called Wisconsin Link and it revealed a 71% reduction in the number of acute inpatient stays. She said the purpose of peer-run respite and other nontraditional services that are peer-lead is that it reduces the need for high cost services. Ms. Gollin Graves stated a study of Medicaid claims a month of peer staffed crisis respite services decrease Medicaid expenses substantially. She said in Wisconsin there was a 39% decrease in the number of people who used inpatient services last year. She said there was a 23% increase in community-based services. She stated there was an overall decrease of 24% in total behavioral health care. She said this project is about advocating for real health change and healing communities. We have to think outside the box. Lastly, she stated less than 5% of people who live with mental issues commit violent crimes. She said they are 10 times more likely to be victims. She said their folks are not a threat to the safety of the people of this community.

Mr. Kara stated the original application stated this facility is for people who are struggling. He asked what that meant and what they hope to achieve by staying there. Mr. Michel stated they are self-referred to the respite so they make the decision themselves. The benefit is meeting people that have successfully gone through the same experience. These people are trained in how to help use their own experiences to support others. The modalities that they intend to provide are gardening, yoga,

meditation, and complementary healing techniques that have been shown to help reduce addiction and military sexual trauma.

Ms. Gollin Graves stated people who live with mental health issues often experience reoccurrences. She said people further along in their recovery typically find ways to manage symptoms. They know when things aren't going well and what triggers symptoms and know ways to avoid these things so that they don't go into crisis. They know when they need support but usually don't want to go to a hospital. She said putting themselves in a recovery oriented environment is an important tool.

Mr. Kara stated he could see the appeal of peer to peer interaction. He asked if they have people on a waiting list to use this service and if they knew how many people would utilize the service within a year's time. Mr. Michel stated they will not have people on a waiting list and it would be more efficient to have them call back if their stressors persist. He stated the Madison respite has been operational since 2015 and has served 315 people within that four year period. He said the Pewaukee facility would have similar numbers. Mr. Michel stated their facility would be for Veterans only and would not be open to the general population.

Ms. Brown noted a discrepancy in their plan and asked for clarification. She wanted to know if there were going to be two people staffed all the time or if it was going to be one with someone on call. Mr. Michel stated it would be two people at a time.

Ms. Brown asked what MHA learned from the operations of the other respites. Mr. Michel stated location is a big part of the facility's success. Being away from things like liquor stores is important. He said reaching out to the neighbors is also important. He said housing instability has been an issue of the other facilities, therefore the people who stay at the respite in Pewaukee will have to have a permanent address that they can return to after their stay. It is not a housing transition program or a detox facility, and people cannot be actively using when they come to the facility. He said drugs and alcohol will not be allowed. Ms. Brown asked how staff would know if the people in crisis are bringing drugs into the house and how will it be managed. Ms. Gollin Graves stated the people staying there are not in crisis. They would refer them to more acute services if needed.

Mr. Michel stated the respite is to foster a culture of mutual respect and guests are trying to recover. They will be explicitly told they could not bring drugs and alcohol into the respite. If found, it would be grounds for their removal. He said there will be a guest agreement with the understanding that they could not have any contact with the facility for a specified period of time.

Ms. Brown asked why MHA isn't opening a Community Based Residential Facility (CBRF). Mr. Michel stated State zoning law has not caught to the development of peer run respites. He said they looked at all of the zoning districts in Pewaukee and this is the closest one it fit into. It is the most similar to a CBRF, even though it's not available for public access, it's not providing medical or clinical services or commercial transactions. He said people in a CBRF require a higher level of care and they need supervision. Mr. Michel stated they do not plan on having this facility permanently on this property. It will be leased until June of 2021.

Mr. Dziwulski stated the concerns he received from the residents were related to the Veterans who have been trained to use fire arms. He asked how they were going to address this. Ms. Gollin Graves stated fire arms are not allowed on the premises and people would be asked to leave if weapons were found.

At 8:02 p.m. Darryl Lee got up to leave the proceedings and Attorney Riffle stopped him before he left the door. He stated he had to leave but submitted a letter and hoped it would be read into record.

Mr. Michel stated these are the same individuals who have also been trained to save peoples' lives and have conflict resolution skills. He said they have extensive leadership training too. Mr. Michel said MHW is trying to provide a facility where the Veterans are in a judgement-free zone to heal. He said all they need is to be heard and to have their experiences validated.

Mr. Grosch asked if the VA would be referring people to this facility. Mr. Michel stated they have been working with many different Veteran community resources. There is VA representation on their advisory council as well. Mr. Grosch asked how long they can they stay at the facility. Mr. Michel replied one week. He said they will mainly provide their own transportation but there is a small amount in their budget to assist with transportation if needed. Some groceries will be stocked at the house and the visitors will be preparing their own meals. Mr. Michel stated unless they are leaving by car the guests are requested to stay on the property as to not disturb the neighbors.

Sue Nienow (W252 N4350 Sussex Street) read a letter from her brother Darrel Lee (N32 W23148 Stonewall Court). He said we all support Veterans and owe them our gratitude for their service. The letter continued to say temporary housing and hundreds of recovering drug addicts and mental health patients each year in a purely residential neighborhood has the potential to create safety issues. He said this was a high risk group of people regardless of whether or not they are Veterans. He said currently there are no laws allowing MHA to operate a business in this residential neighborhood and that is why they are seeking a conditional use permit. Mr. Lee stated MHA has the burden to prove their case and must meet two criteria, #1) they must be similar in character to the principal uses permitted in the zoning district and #2) they create no circumstances that would be detrimentally affect adjacent properties. Mr. Lee asked Council to consider whether or not MHA has provided sufficient reliable evidence to prove none of the guest passing through the business will be any danger to others. He said they did not provide enough analysis and there were many outstanding questions. Mr. Lee asked the Council to deny the conditional use permit.

Tom Neil (W252 N4350 Sussex Street) stated his property abuts the subject property on the north. He said the MHA application states the property is boarded by agriculture to the south and a supportive neighbor directly across Sussex Street, but fails to mention the private residence to the north. He said the property has an irregular lot line. He said there is no landscape buffer between the properties as stated in their application. Mr. Neil brought up the sounds of the Waukesha Gun Club, the blasting at the nearby quarries and the hunting land across Sussex Street. He voiced his concern regarding the residents of the facility that may be suffering from PTSD. He said 15-20% of combat Veterans experience PTSD. Mr. Neil stated at the last Plan Commission meeting MHA failed to answer questions about security, safety and protocol. He feels they are waiting for things to happen before coming up with solutions on how to handle various situations and he is not comfortable with that. He said he does not believe the property is a good fit and the Veterans deserve a more suitable property.

Maria Nicholas Groves (W252 N4304 Sussex Road) stated she was the owner of the property and only deals with facts. Fact #1 this respite is opened to Veterans with low level needs which are screened by competent staff. If they are at a higher level of need they are referred elsewhere. Fact #2 there are two staff members at all times who possess impressive backgrounds. Fact #3 there are protocols and guest expectations which she has personally reviewed. She read that there will be no drugs, alcohol or weapons on site. Fact #4 she stated the Appleton respite is the most similar to this property. She stated the volume served over the last years was 350 people. Fact #5 there will be a lease agreement between 18 - 20 months at a maximum. Fact #6 she said the backyard is fully fenced in. Fact #7 Ms. Nicholas Groves stated there is a three car garage and there is a slab facing north for an

additional two cars. Fact #8 she asked for the call volume related to the Appleton property and was told there were zero incidents related to safety or theft, but there were two calls for medical reasons. Ms. Nicholas Groves stated she personally feels it is a valuable program and can enact real change. She said she feels it will be governed with competent staff and protocols and will enhance our community.

Angela (Last Name Imperceptible) (W227 N2561 Meadowood Lane) stated she is a professional with master credentials in mental health and substance use. She said she feels this respite home has the potential to lower the threat of violence in our community. She feels the Veterans would benefit from the relaxed atmosphere. She stated most people would prefer not to go to a behavioral health unit at a hospital if they are not acute. She said hospitals won't even admit them if they aren't acute so they have nowhere to go. She said it has been her experience that individuals that have a healing home environment to go to for respite are more likely to leave their stressed environment. She said as a community we need to offer better residential preventive services to Veterans who need a wellness break. She said she hopes the Council does not let the unfounded fears prevent us from being helpers. She said she hopes the Council approves the permit.

Mayor Bierce stated the people using the facility will be asked not to leave the premises, saying it may be a quasi-prison situation, he asked how she felt that would affect their psyche. Ms. Angela stated they are in a home like setting surrounded by a fence or trees, and it won't be a big thing for them. They just want to be surrounded by people who understand what they are going through. She said it's not a restrictive environment.

Mr. Kara stated it appears that she has experience in this field. Ms. Angela said she knows about the Appleton property and feels they have done phenomenal work. She said they will not allow people to stay there if they portrayed themselves needing less service than they actually do. She said they would refer them to a different agency so they can get the help they need.

David Edge (W252 N4468 Sussex Road) stated he is Vietnam era Veteran. He suggested looking at this proposal as an insurance actuary would and look at the demographics of the potential visitors of the facility. He said visitors will only be required to sign a pledge that they are clean and won't cause a problem, but he said addicts lie. They would not have to go through drug testing or have their items searched. Mr. Edge voiced his concerns related to bringing or having access to weapons while they are on the property. He also mentioned the blasting at the rock quarry and the shooting at the gun club and asked about the potential episodes of PTSD. He said operation would be close to a hotel, with the changing of staff members every eight hours and potential new people every one to five days. Mr. Edge asked how they could assure there will be no major incident or catastrophic situation there that would impact the neighbors. He said there will be no security on site.

Angelina Edge (W252 N4468 Sussex Road) stated she was opposed to the proposal. She voiced her concerns related to MHA's open door policy and no curfew enforcement. She stated she didn't like that there was no drug screening because they could be endangering the others' sobriety. She said there was no screening of bags and potentially weapons could be brought to the neighborhood. She said the VA deems security cameras, guards and locked doors with screech alarms necessary for safety, yet MHA just requires people to read and sign a code of conduct. Ms. Edge stated this is a business and would be best served elsewhere.

Sylvia Krawczyk (W250 N4962 William Drive) stated she was opposed to the conditional use permit. She said this would be an open invitation to crime and drugs. She said the Council has the

responsibility to the local taxpayers not to strangers who will be coming or going. Ms. Krawczyk asked the Council to deny the conditional use permit and not make the neighborhood a transient situation.

Mr. Shay (588 Pond View Court) stated everyone appreciates what Veterans have done for our Country and also want to get help for people who need help but his number one priority is looking out for his family. He said he prefers to rely on facts to make decisions but feels he hasn't heard enough facts from the applicant since this is a new venture and the statistics are unavailable. Mr. Shay said his daughter will ride her bike past this home and she will be exposed to these people. He said there are going to be a lot of people coming and going which will increase traffic and cause issues from the manipulation of cars on the site. He said the potential for incidents in potentially one year is 5% of 200 people. He said he doesn't feel comfortable exposing his family to that. Mr. Shay stated there is no enforcement for curfew violations. He said he is also very concerned that staff members only received 40 hours of training. He said his wife is a trained mental and physical therapist and he witnessed an individual experience an episode that took 4-5 staff members to defuse. Mr. Shay voiced his concern that there was no drug testing for visitors. He said peer support is an awesome way to try to rehabilitate people, but asked if this is the appropriate location. He said he'd like to see the guest agreement MHA asks their visitors sign. Mr. Shay said he was also concerned that this was an 18 month - 2 years lease agreement and asked if this would come back again, potentially causing him to have to come back and oppose the proposal again. He said there are so many questions and so few facts. He said it scares him that this is a transient situation and he is very opposed to this proposal.

Mrs. Shay (588 Pond View Court) stated she worked on two grants and understands the issues related to funding. She said increasing the staffing to two people will affect MHA's budget significantly. She stated the document provided by MHA is small in comparison to the grant proposal she was involved in. Mrs. Shay said MHA's statements have changed quite a bit from meeting to meeting. She told the Council that they don't know the depth and education of the people speaking tonight and asked how they know what is being said is truthful. She asked who the true professionals are within the house to handle the potential situations that may arise. She wants to know their background and whether or not they have been through the system and have triggers of their own. She said as a person who has worked with people with disabilities, mental retardation and mental health, she is concerned because this is in her backyard.

John McKinney stated he has been hired to be the supervisor of the R&R house. He said he is an ex-Navy Corpsman and has done a tour in Desert Storm and worked with trauma, and has worked in the health field for the past 30 years. Mr. McKinney stated he has had issues with PTSD and some mental health issues and is a recovering substance abuse user. He said he wants to help Veterans deal with these issues. He said peer to peer counseling helps because we know what the other is experiencing. He recognized the neighbors have legitimate concerns but wants them to know that they are here to help and hope compromises can be made on both sides to see this through.

Dr. Zeno Franco from the Medical College of Wisconsin stated he has been working with U.S. Military Veterans most of his professional career. He said he has seen true crisis because he has worked in the acute unit at the VA. He stated this is not what is being talked about in this context. Dr. Franco said this proposal is to reach out to those in the early stages that can be treated. He said to help convey the significance of what is happening here, he said the Medical College and many of the hospitals throughout the State are not able to provide the level of services that Veterans need. He said this respite house is a safe place to go when Veterans are not at the point where they need full blown services. Dr. Franco said he was not representing the Medical College, but himself as a facility member of the

institution and stated the Medical College has been questioning how they can fill this gap in health care over the last ten years. He said they have partnered with Mental Health of America on several grants. He said in his estimation the many of people going through the facility you'll probably have an ambulance come out once or twice a year and a Sheriff's Deputy might have to show up once through the entire time this is going on. He stated he didn't think that would be any different than what happens in a normal residential neighborhood anyway. Dr. Franco stated he believes this R&R house will be on pins and needles to be the best neighbor they can possibly be and you'd probably not even notice they are there. It will be on them to be sure they are keeping things quiet. He said at the core of this many neighbors are asking for evidence, but he said this is a novel intervention that has not been done many times in the nation and there is very little data. He said HMA has an incredible advisory board which includes the Medical College, the VA and a number of major mental health and healthcare consultants. He said this is not a business, it is a nonprofit entity trying to do something for this community of Veterans that have served this country. He said the Council is taking a prudent approach and is saying let's try it for a limited time to gather evidence. If it causes too much of a problem, let's walk it back. He said that is fair. He said the City would be considered cutting edge, is Veteran friendly and is trying to find a way that works for everyone. He suggested negotiating in six months if things aren't perfect to see if MHA can change and accommodate the residents better. Dr. Franco stated the one thing he'd like to convey is that Military service men and women have sacrificed incredibly for this nation for hundreds of years. They have put their lives on the line to serve and he is asking the Common Council and this community to take a small risk on them.

Mayor Bierce stated one of his concerns is that no one can seem to tell him what training, other than life experience, staff goes through. He asked Dr. Franco how he can reconcile the fact that no one there is truly a trained professional. Dr. Franco stated he has studied the peer mentor model and the issue around supervision is tricky but feels MHA has a good approach. He said the CEO is a LCSW and has a license from the State of Wisconsin to provide high level service for people in mental health crisis. He said there are other people involved that have licenses to back up this program as well. The model suggests the best people to reach these Veterans are fellow non-para professional Veterans. Dr. Franco stated if there was a crisis, there is a crisis plan. He said he was willing to discuss this in greater detail to make sure everyone is assured.

Mr. Kara stated he has heard from a lot of the residents and they appear to be afraid of what could happen. He asked Dr. Franco what he could say to relieve some of those fears. Dr. Franco stated he has young children and they live in the City of Milwaukee close to facilities similar to this and they can hardly tell that they are there. He said part of his job is to look at half-way houses and residential facilities to see how they are working in a community. He said most of them you can't really tell that they are there, but some have larger populations and there may be some risks of drug trafficking and the like. He said because the amount of people staying at the facility is so low he feels that it would be more difficult to get away with something like that without law enforcement getting involved quickly. He said he understands the concern, but asks that it be allowed to occur for a short term to gather evidence. He said this is scary because it has never been done before but without the evidence we cannot know if it will work or not. He said Veterans can reconnect with themselves by being on an open field, it is that simple, and we know that the VA cannot provide these services. Dr. Franco stated he has been on a journey to assist Veterans on a community level for a decade and a half and said we have to figure out how to help Veterans better.

Sarah Hansen (W226 N2841 Foxwood Lane) stated she is college educated and works full time, she is a mother and is a Golf War Veteran who is listed as service connected disabled for mental health issues.

She stated she does not have substance abuse problems nor does she have weapons. She said it is difficult going from military life to civilian life and had experienced various stressors. She said she went through peer to peer programs which seemed to be most effective for her. She feels this program would be great for people in her situation who may need a little guidance to make sure they are okay. She said this would be a safe environment and without being poked at and looked at by doctors and nurses. She said there is no trust at medical facilities. Ms. Hansen said she finds hope in this type of facility. She said Veterans live in our community and this would be a great step in helping them.

Jane Holland stated she is the Community Outreach Coordinator for this MHA project. She said previously she worked at the University of Wisconsin – Milwaukee and helped run the Military and Veterans Resource Center. She said some of the Veterans needed extra support and they found that having the student Veterans talk to other Veterans who went through the same thing they were experiencing helped them. She said what they found over the first five years was that the retention rate of Veterans increased from 30% to 90% after peer support and peer mentoring programs. Ms. Holland stated she has seen this kind of peer support work as it builds relationship and trust with people who have experienced the same types of situations. She said that is why she is working for Metal Health of America because the program can benefit all the Veterans that live in this area.

Susan Nienow (W252 N4350 Sussex Street) stated she shares the lot line to the north with the subject property. She said the proposed conditional use permit is not for an owner occupied application. The owners want to vacate their property and lease it to MHA. She said MHA is proposing to run a peer run facility for Veterans without medically trained staff. Staff members won't be full-time residents of the house. She said MHA will have four unrelated soldiers co-habituating with one another and expect there won't be any incidents, therefore no security will be needed. She asked if rank will matter. Ms. Nienow stated only the backyard is fenced in. She asked if MHA staff was trained/certified in behavior analysis. She asked if they had CPR and first aid training. She asked if staff will go through the drill of fire safety and evacuation with all new visitors. She said MHA is not staffing this facility with any accredited mental health counselors. She stated there are extreme noise factors in the neighborhood that she doesn't feel MHA is aware of. She listed the following, shot guns, helicopters, planes, coyotes howl, and sirens. She stated there are no safety guarantees for the neighbors and too many inconsistencies within the HMA plan. She asked the Council to protect the citizens from the risk of increased crime and preserve the quality of life in their neighborhood.

Mark Flower stated he is a MHA staff member and is a Veteran in recovery. He said he served 17 years in the U.S. Army. Mr. Flower said he has been involved with Veteran peer support and hopes the Council will see the facility as an asset to the Community. He said he is in recovery and continues to work through his issues. He said the R&R house will not allow anyone to come to the facility who is in acute crisis. He said the facility will be there for those in, what he terms, 'mid-crisis'. Mr. Flower said it will give them the chance to regroup. He said due to his personal recovery situation he is aware when others aren't being truthful about their own recovery. He said Veterans are more apt to trust each other. Mr. Flowers stated he has undergone 40 hours of State training and 40 hours of Veteran issues training, as well as some community wrap around training. He thanked the Council for their consideration.

Robert Brandt (648 Ole Dairy Road) stated he was concerned about the daily turnover. He said he has safety concerns for his family and the neighborhood. He said this property has been rented out as an Air BNB and has been advertised as being joined to a nature preserve. He said this was false and the advertising has been recently changed to a nature preserve setting. He said he has witnessed guests of

the Air BNB trespassing on his land. He said he owns most of the frontage on Sussex Road and Ole Dairy Road and he walks his land daily. He asked what MHA will do for him when he finds a mentally challenged individual trespassing on his property. Mr. Brandt stated that MHA projects this area to be low density and will not be turned into a residential neighborhood in the future. He said he was strongly opposed to this proposal.

Brad Brandt (648 Ole Dairy Road) stated he was extremely concerned that a number of things that were discussed this past Thursday have changed. He said there was a discussion related to how many staff members would be on site and now we are being told there will be two people at all times. He said tonight MHA claimed these people won't be in crisis but on Thursday they are people about to go into crisis. Mr. Brandt stated staff will have 40 hours of training but Mr. Flowers stated he has undergone more training. Mr. Brandt stated tonight Mr. Michel said no weapons will be allowed on site but on Thursday they said they would be given gun locks to secure their weapons. He said there are a lot of conflicting issues. He said safety is the main concern of the neighbors. Mr. Brandt stated PTSD, drug addiction, military sexual abuse, and alcohol highlight the types of things that will be affecting the people coming to the facility. He said these people will be back on the street in five days and he doesn't know what this brief stay will accomplish. Mr. Brandt also stated there have been several people trespassing on their land this past summer and someone previously stated they like being in wide open spaces which would not be their land to be wandering on its theirs. He said this is a pilot plan and HMA is asking the neighborhood to assume the risk. He asked what the City of Pewaukee would be gaining for the next two years. He asked Common Council to vote as if this was next to their own homes.

Todd Vande Zande (739 Stepping Stone Way) stated tonight the doctor said the best model we have is to let Veterans administer the counseling but they said they can't find enough veterans. He said because people can come and go as they like the numbers could potentially be higher than anticipated. He said tonight we heard that 5% people can become violent. He said theof respite does not have access to the VA data base related to the patients. He said he echoes the statements previously made that we owe Veterans a lot, but maybe this should have been better thought out. Mr. Vande Zande stated that Mr. Michel stated they don't want to be in a community that the neighbors don't feel comfortable with us. He said the neighbors are voicing their concern and wonders if MHA will change their mind based on what they have heard.

Mr. Michel spoke again to address the inconsistencies. He said they do not allow fire arms on the property however, in the situation where people don't feel comfortable leaving it at home, they will provide gun locks and they will not be able to access their weapon while they are on the property. He stated there was discussion related to the ability for people to come and go, he said they will institute curfew. He added, if there was a violation staff and the supervisor would determine the severity. Mr. Michel stated changes were made from last Thursday because MHA has heard the neighbors' concerns. He stated they invited the neighbors who signed the petition against the project to attend a meeting so that they could discuss their concerns but no one showed up in opposition. He wanted it made clear that they are not trying to "change their story" to get favoritism, he said they are incorporating the feedback they have heard from the community in order to address their concerns.

A woman from the audience asked who will be tallying the infractions of the facility. Attorney Riffle stated there will be provisions in the conditional use permit that would provide if there are any violations or infractions of the conditional use permit it would be revoked. He said the neighbors will notify the City and we would look into the allegations.

Mayor Bierce closed the public hearing at 9:46 p.m.

Mayor Bierce asked Ms. Gollin Graves if this project was being funded from a federal grant. Ms. Gollin Graves stated it was a State grant from the Department of Health Services. He asked if they would make more money if they brought in more visitors. She stated they were not for profit, and there was a certain amount that has been allocated for three years that would be budgeted for appropriately. She said they could ask for additional funding after those three years expired. She said keeping the beds filled wasn't part of the grant agreement. She said they would be paying upfront and they would be reimbursed afterwards. Mayor Bierce then asked if they would lose grant money if the City shut them down. She said absolutely.

Ms. Gollin Graves acknowledged there were lots of concerns regarding the clinical staff. She said MHA has an outpatient clinic that houses five to eight mental health and substance abuse clinicians and the respite will have access to them.

Ms. Nienow asked if the conditional use would stay with the property forever or with this grant. Attorney Riffle stated there appears to be a willingness to have it for a limited duration. Conditions can be set based on substantial evidence brought forward by the people in the audience this evening. Attorney Riffle stated the normal legal answer is that it runs with the land but he was going to recommend that it be for this program only, run by these people only, because it is a very specific specialized situation. He said if the Common Council feels they provided substantial evidence sufficient to allay the fears the residents' brought it would be perfectly reasonable to issue it to those folks and those folks only.

Ms. Brown acknowledged the fears of residents stating some were valid. She stated she also feels for the Veterans and their situations. She asked why the rules were broader than stricter to alleviate the neighbors' fears since this is a pilot program, the first of its kind. She said she was concerned that the Council hasn't seen the agreement visitors have to sign. She said she didn't like the fact that if the visitors didn't follow the rules it would be up to staff to decide how the situation was to be handled. She thought this could cause a crisis situation. She suggested a better screening process so the neighbors could be assured that people aren't using drugs in the home. Ms. Brown voiced her concerns over the phone interviews. She said there is a lot of fraud out there and people lie to get help.

Attorney Riffle stated the Council can offer any reasonable conditions that they feel would address the legitimate concerns that came up or if it was a situation where they wanted the applicant to come up with rules, and they wanted to review them, they don't have to make a decision tonight. Attorney Riffle stated they held the public hearing and it is over. He said if they want to direct the applicant to do more work and present it to Council for consideration and debate they could make that request too. He said the Council could draft all the conditions they want tonight as well. Attorney Riffle recommended the Council take a look at the proposed conditional use before approving it.

Mr. Bergman said there was a 3rd option and that would be to deny the conditional use. He said the peer to peer idea is a fantastic idea for those Veterans that aren't in an acute situation but need something. He said it was his opinion that the neighborhood and location is not right for this project. He said this it should be in a more rural area with approximately 2-10 acres and is away from neighbors. Mr. Bergman stated there were too many concerns and listed safety, neighbors, trespassing, and parking issues. He said it doesn't fit in this location.

Mr. Klein asked the attorney about the criteria to vote either up or down. Attorney Riffle stated it was his opinion that there was enough substantial evidence that he could craft a decision either way. He said what he just heard, under the preamble of the zoning ordinance, is that it is not within the spirit and intent and not similar to the permitted uses, or similar enough to a CBRF by virtue of the other factors that you may not typically find in a group home.

Mr. Kara stated he sees the need for this but also sees the anguish of the neighbors. He asked if there was a way to craft the conditional use permit to tighten down, property use and trespassing, being able to bring in more trained professionals on call or on a more formalized basis. He said he might be persuaded to vote for this if he was able to look at the agreement.

Mr. Dziwulski stated he'd like to see this more nailed down.

Ms. Brown stated this was the Council's first look at this and she assumed that's why the Plan Commission didn't make any recommendations since it is a very difficult situation. Mayor Bierce stated he felt overall the Plan Commission thought it was an incomplete plan.

Mr. Grosch stated staff recommended approval and with the consideration of the comments made and what the City Attorney told us, he would like to see the details before voting it up or down. He said he doesn't necessarily agree with Mr. Bergman's comments.

Mr. Kara stated he'd like to have our public safety professionals weigh in on this. Attorney Riffle stated no evidence was presented by staff during the public hearing, but if there are proposed conditions that staff would put into this on the basis of consultation that would be fair game. Attorney Riffle stated it isn't unusual to take in all the comments during the public hearing and take a couple weeks to think about it. He suggested that the applicant may want to give the Council a whole set of the rules that they would be willing to implement that would go into the conditional use permit separate and apart from what the Planner has heard tonight and will be putting into the proposed conditional use permit. Attorney Riffle cautioned the Council that they have heard all the evidence and told them not to talk to anyone else. He told them they should only base their decision on what they heard here tonight.

Mr. Klein asked if staff could talk to the petitioner. Attorney Riffle stated yes and added staff could also talk to the neighbors.

Mayor Bierce directed all future comments be directed to the City Planner. He thanked everyone for being composed and respectful through this process. He assured the neighbors that their concerns have been heard and the Council also understands the needs of the Veterans.

8. Discussion and Possible Action to Approve the Request of the Susan G. Komen Organization for a Temporary Class B License to Hold a Fundraising Event at Steinhafel's Located at W231 N1013 County Hwy F (PWC 0965-988) on December 5, 2019

A motion was made and seconded, (B. Bergman, B. Dziwulski) to approve a Temporary Class B license as requested by the Susan G. Komen Organization. Motion Passed: 5-For, 0-Against.

9. Public Comment - None.
10. Closed Session – You are hereby notified that the Common Council and staff of the City of Pewaukee will convene into closed session after all regular scheduled business has been concluded and upon motion duly made and seconded and acted upon by roll-call vote as required under §19.85(1)(a), Stats. The purpose of the closed session is for the following:

- §19.85(1)(c): Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility specifically related to the 2020 Wages and Benefits.

You are further notified that at the conclusion of the Closed Session, the Common Council may convene into open session pursuant to 19.85(2), Stats., for possible additional discussion and action concerning any matters discussed in closed session and for adjournment.

A motion was made and seconded, (B. Dziwulski, R. Grosch) to go into closed session at 10:15 p.m. Motion Passed by Roll Call Vote: 5-For, 0-Against.

11. Adjournment

A motion was made and seconded (B. Dziwulski, R. Grosch) to adjourn the meeting at 10:45 p.m. from closed session. Motion Passed: 5-For, 0-Against.

Respectfully Submitted,

Kelly Tarczewski
Clerk/Treasurer

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.2.**

DATE: December 2, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of the Common Council Meeting Minutes Dated November 18, 2019

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.3.**

DATE: December 2, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of Accounts Payable Listings

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

AP 12.2.2019

ACCOUNTS PAYABLE	12/2/2019	TOTAL:	\$ 743,759.22
Vendor Name	Document Date	Document Amount	Transaction Description
1ST AYD	11/12/2019	\$556.81	FD SUPPLIES
5 ALARM	10/29/2019	\$159.95	FD RUBBER BOOT
ADP, LLC	11/15/2019	\$889.65	HR HCM SUITE
AECOM	11/1/2019	\$2,924.46	ENG SWM MGMT PLAN REVIEW
AECOM	11/1/2019	\$8,169.09	SWM EMERALD LN FLOOD ANALYSIS
AILCO EQUIPMENT FINANCE GROUP	11/1/2019	\$412.00	IT SCANNER
AIRGAS	10/29/2019	\$75.04	FD OXYGEN
AIRGAS	11/12/2019	\$78.32	FD OXYGEN
AIRGAS	10/31/2019	\$83.13	FD OXYGEN
AIRGAS	10/31/2019	\$203.54	FD OXYGEN
ALL CITY COMMUNICATIONS INC.	11/1/2019	\$65.60	SW ANSWERING SERVICE
ALPHA OMEGA CLEANING, INC.	11/1/2019	\$134.00	P&R JANITORIAL WAGNER PK
ASSESSMENTS USA	10/30/2019	\$229.00	HR EXAMS
AT&T CAROL STREAM IL	11/1/2019	\$297.94	CT TELEPHONE
AVANT GRAPHICS	10/28/2019	\$700.00	CT BADGES AND BUDDIES
BATTERIES PLUS BULBS	11/5/2019	\$147.95	SW BATTERIES
BATZNER PEST CONTROL	6/3/2019	\$61.00	P&R PEST CONTROL
BAYCOM	10/29/2019	\$1,452.00	FD AUDIO ACCESSORY
BROOKFIELD, CITY OF	10/30/2019	\$223,753.98	SW TREATMENT CHGS
BROOKFIELD, CITY OF	11/4/2019	\$30,633.94	SW 2019 3RD QTR PRETREATMENT
BUELOW VETTER BUIKEMA OLSON & VLIET	11/8/2019	\$765.00	HR HANDBOOK REVIEW - ATTORNEY
CASH	11/2/2019	\$20.00	P&R BUS DRIVER TIP FOR CHI
CINTAS CORP.	11/4/2019	\$45.10	P&R SAFETY RESTOCK
CITRIX SYSTEMS	11/18/2019	\$1,974.39	IT ANNUAL CSS VIRTUAL APPS
CLARKDIETZ	9/11/2019	\$378.00	AD NEEDS ASSESSMENT STUDY UPD
CLARKDIETZ	10/9/2019	\$126.00	AD NEEDS STUDY UPDATE
COMMUNICATIONS ENGINEERING CO	11/20/2019	\$4,599.02	IT CC MICROPHONE UPGRADE
CONCENTRA, INC	10/30/2019	\$354.50	HR EXAMS
CONCENTRA, INC	11/13/2019	\$170.50	HR EXAMS
CUMMINS SALES & SERVICE	11/20/2019	\$165.56	SW CRANK SENSOR
DAN PLAUTZ CLEANING SERVICE	11/15/2019	\$2,383.50	HR FACILITY CLEANING
DEPT OF WORKFORCE DEVELOPMENT	10/25/2019	\$740.00	CT UNEMPLOYMENT OCT 2019
DIVERSIFIED BENEFIT SERVICES	11/1/2019	\$299.30	CT HRA NOV 2019 AGREEMENT
DIVERSIFIED BENEFIT SERVICES	11/18/2019	\$182.45	CT NOV 2019 FSA
EHLERS & ASSOCIATES, INC	11/6/2019	\$3,300.00	CT CONTINUING DISCLOSURE FEE
ELLIOTT ACE HARDWARE	10/10/2019	\$9.59	IT BATTERY
ELLIOTT ACE HARDWARE	10/1/2019	\$41.97	SW BATTERIES
ELLIOTT ACE HARDWARE	10/18/2019	\$19.65	SW FASTENERS
ELLIOTT ACE HARDWARE	10/22/2019	\$3.99	SW FUSE 5PK
EMERGENCY LIGHTING & ELECTRONICS	11/14/2019	\$95.00	FD RADIO REPAIR
Espire Homes	11/25/2019	\$500.00	BLD OCC BND RFND 190611
FIRE SERVICE INC	11/12/2019	\$210.00	FD PUMP TEST 2019
FIRE SERVICE INC	11/12/2019	\$210.00	FD PUMP TEST 2019
FIRE SERVICE INC	11/12/2019	\$210.00	FD PUMP TEST 2019
FIRNROHR, MARY	11/25/2019	\$192.00	P&R TAI CHI CLASS

GENERAL COMMUNICATIONS INC	11/6/2019	\$86.00	FD NEW EQUIPMENT
GRAINGER	11/12/2019	\$100.34	SW GAUGE GD, PVC
HANSEN, SHANE	11/14/2019	\$45.00	SW DNR OPERATOR CERT REIMB
HAWKINS, INC.	11/7/2019	\$3,859.26	SW SODIUM SILICATE
HEARTLAND BUSINESS SYSTEMS	11/15/2019	\$184.00	IT NETWORK MONITORING SUPPORT
HEARTLAND BUSINESS SYSTEMS	11/6/2019	\$89.99	IT RENEW SEC CERT FOR VPN
HECKEL DANCE LLC	11/15/2019	\$1,011.20	P&R FALL DANCE 2019
HOME DEPOT CREDIT SERVICE	10/18/2019	\$99.00	P&R STAPLE GUN
HUMPHREY SERVICE PARTS, INC	10/31/2019	\$40.67	P&R AIR FILTER
HYDROCORP	10/31/2019	\$1,084.00	SW MCC 2 YR
INFORMATION TECH. PROF. LLC	11/15/2019	\$1,697.50	IT REMOTE BUSINESS
J.F. AHERN COMPANY	10/31/2019	\$345.00	AD CLEAN DUCTS CITY HALL
JEFFERSON FIRE & SAFETY, INC.	10/28/2019	\$117.50	FD BATTERY BOARD REPLACEMENT
JK LAWN SERVICE	11/2/2019	\$186.00	SW LAWN CARE
JK LAWN SERVICE	11/2/2019	\$240.00	SW LAWN CARE
JOERS, STACI	11/12/2019	\$342.00	P&R MEX RESTAURANT CLASS
JOHN'S DISPOSAL SERVICE	11/5/2019	\$15,160.96	ENG OCT LANDFILL CHARGES
JOHN'S DISPOSAL SERVICE	10/24/2019	\$50,242.76	ENG OCT 2019 CONTRACT GARBAGE
JOHN'S DISPOSAL SERVICE	11/6/2019	\$158.75	CT YD WASTE STICKERS
JOHNSON'S NURSERY	11/18/2019	\$140.00	P&R HARVEST GOLD TREE
KETTLE CREEK HOMES	11/5/2019	\$500.00	BLD OCC BND RFND 190397
KINGS WAY HOMES	11/14/2019	\$500.00	BLD OCC BND RFND 181367
KMB ELECTRIC	11/11/2019	\$2,100.00	FD ELECTRICAL CORDS MOUNTED
KWIK TRIP	11/2/2019	\$3,752.53	FD FUEL
LANGE ENTERPRISES, INC	11/4/2019	\$47.02	BLD FRAMES
LIFE-ASSIST INC	10/28/2019	\$287.50	FD DIAL-A-FLOW
LIFE-ASSIST INC	11/4/2019	\$392.73	FD SAFETY SUPPLIES
LIFE-ASSIST INC	11/8/2019	\$30.40	FD SAFETY SUPPLIES
LIFE-ASSIST INC	11/14/2019	\$287.50	FD SAFETY SUPPLY RETURN
LIFE-ASSIST INC	11/13/2019	\$487.95	FD SAFETY SUPPLIES
LINCOLN CONTRACTORS	9/16/2019	\$190.00	SW HOSE W/ FEMALE CAMS
MAX SIEBERT	11/18/2019	\$94.58	P&R BOOT REIMBURSEMENT
MAY, SHELLIE	11/12/2019	\$25.00	CT BARTENDER LICENSE REFUND
MENARDS	10/27/2019	\$144.48	FD CEDARTONE
MENARDS	10/30/2019	\$33.23	SW SCREWS CDLS
MENARDS	10/25/2019	\$0.90	SW EYE BOLTS
MENARDS	11/6/2019	\$382.79	P&R FRAMING FUEL NAILER
MENARDS	11/20/2019	\$43.95	FD BATTERIES
MIDWEST TESTING LLC	11/18/2019	\$1,550.00	SW WELL HOUSE METER TEST
MILWAUKEE PLUMBING & PIPING	11/5/2019	\$94.00	FD CORRECT SEWER SMELL
Municipal Law & Litigation Group S.C.	10/16/2019	\$6,526.00	CT LEGAL FEES
NAPA	10/23/2019	\$31.19	SW COOLANT
NAPA	11/14/2019	\$26.28	FD WINDSHIELD WASH
NATIONAL ELEVATOR INSPECTION SERVICE	11/12/2019	\$80.00	SW ELEVATOR INSPECTION
NATIONAL ELEVATOR INSPECTION SERVICE	11/12/2019	\$80.00	SW ELEVATOR INSPECTION
NATIONAL ELEVATOR INSPECTION SERVICE	11/12/2019	\$240.00	SW ELEVATOR INSPECTION
NICK PHALIN	11/11/2019	\$155.73	P&R TRAVEL EXPENSE REIMBURSE
NORTH CENTRAL UTILITY	11/15/2019	\$151.51	FD LED STROBE LAMP
NORTHERN LAKE SERVICE, INC	10/30/2019	\$80.00	SW CHLORINE COLIFORM BACTERIA

NORTHERN LAKE SERVICE, INC	10/30/2019	\$60.00	SW COLIFORM BACTERIA
NORTHERN LAKE SERVICE, INC	10/30/2019	\$80.00	SW COLIFORM BACTERIA
NORTHERN LAKE SERVICE, INC	10/30/2019	\$220.00	SW COLIFORM BACTERIA
OFFICE COPYING EQUIPMENT, LTD	10/31/2019	\$158.42	BLD SHARP MX3070N CONTRACT
OFFICE COPYING EQUIPMENT, LTD	10/31/2019	\$45.11	FD SHARPMX 3070N CONTRACT
OFFICE COPYING EQUIPMENT, LTD	8/30/2019	\$183.98	BLD SHARP MX3070N CONTRACT
OFFICE COPYING EQUIPMENT, LTD	10/31/2019	\$15.54	CRT SHARP MX3571 CONTRACT
OFFICE DEPOT	10/29/2019	\$64.05	P&R OFFICE SUPPLIES
OFFICE DEPOT	10/29/2019	\$6.88	BLD SUPPLIES
OFFICE DEPOT	10/30/2019	\$40.56	FD SUPPLIES
OFFICE DEPOT	10/25/2019	\$6.64	FD OFFICE SUPPLIES
OFFICE DEPOT	10/25/2019	\$285.73	CT OFFICE SUPPLIES
OFFICE DEPOT	10/25/2019	\$76.78	CT OFFICE SUPPLIES
OFFICE DEPOT	10/28/2019	\$224.10	SW OFFICE SUPPLIES
OFFICE DEPOT	10/29/2019	\$28.99	SW OFFICE SUPPLIES
OFFICE DEPOT	10/25/2019	\$26.00	BLD OFFICE SUPPLIES
OFFICE DEPOT	11/7/2019	\$25.21	P&R OFFICE SUPPLIES
OFFICE DEPOT	11/13/2019	\$130.25	FD OFFICE SUPPLIES
OFFICE DEPOT	11/13/2019	\$56.69	FD OFFICE SUPPLIES
PARKING LOT MAINTENANCE	11/18/2019	\$14,821.00	P&R PAVE LOT
PEWAUKEE ATHLETIC ASSOC	10/31/2019	\$700.00	P&R TRACTOR SAND PRO
PEWAUKEE, VILLAGE OF	11/1/2019	\$18,513.46	CT FIRE EMS OCT COLLECTIONS
PEWAUKEE, VILLAGE OF	11/13/2019	\$678.48	CT PARK & REC OCT 2019 SPLIT
PEWAUKEE, VILLAGE OF	11/7/2019	\$27,099.21	SW OPERATION AND MAINT EXP
PREMIUM WATERS, INC	11/6/2019	\$45.00	CRT WATER
PREMIUM WATERS, INC	11/6/2019	\$13.99	P&R WATER
PROHEALTH CARE MEDICAL ASSOCIATES	11/1/2019	\$350.00	HR EXAMS
PROHEALTH PHARMACY WAUKESHA	11/11/2019	\$467.43	FD FIRST AID SUPPLIES
RALLYE PRODUCTIONS, INC	8/19/2019	\$291.00	CT BLACK MARBLE AWARDS
REINDERS, INC.	11/7/2019	\$48.10	P&R CARBURETOR AND FUEL HOSE
ROMENS, RANDY	11/6/2019	\$13.71	BLD LUNCH REIMBURSEMENT
SCHOLTKA, JENNIFER	11/14/2019	\$320.00	P&R ZUMBA GOLD SESSION 2
SOFT WATER, INC.	10/31/2019	\$30.00	FD WATER
SOFT WATER, INC.	10/31/2019	\$15.00	FD WATER
TOTAL APPEARANCE SIGNS AND GRAPHIC	10/21/2019	\$215.60	FD REFLECTIVE VINYL MATERIAL
TRAFFICE ANALYSIS & DESIGN INC	9/30/2019	\$948.00	ENG TRAFFIC ENG SERVICES
TRAFFICE ANALYSIS & DESIGN INC	10/31/2019	\$3,438.00	ENG TRAFFIC ENGINEERING
TRUCK & AUTO ELEGANCE	11/5/2019	\$41.42	P&R PLOW PARTS
US BANK NATIONAL ASSOCIATION	11/25/2019	\$58,577.00	CT CASE SETTLEMENT
VERIZON	11/1/2019	\$215.47	SW TELEPHONE
VERIZON	11/12/2019	\$276.29	FD TELEPHONE
VERIZON	11/12/2019	\$52.10	FD TELEPHONE
VISU-SEWER	11/5/2019	\$2,546.25	SW CLEANING LIFT STATIONS
WAUKESHA CO TECHNICAL COLLEGE	10/28/2019	\$160.00	FD FIRE CERT TEST
WAUKESHA CO TREASURER	10/28/2019	\$11,953.62	AD DEPUTY OVERTIME
WAUKESHA CO TREASURER	11/13/2019	\$214,181.67	AD DEC 2019 POLICE SERVICES
WAUKESHA CO TREASURER	11/7/2019	\$51.03	AD OCT 2019 PRISONER HOUSING
WAUKESHA CO TREASURER	11/6/2019	\$66.00	P&R TREE CLIMBING PROGRAM
WE ENERGIES	11/18/2019	\$30.74	P&R ELECTRIC

WE ENERGIES	11/18/2019	\$25.92	P&R FIELD LIGHTING
WELLSPRING CONSTRUCTION GROUP	10/31/2019	\$3,725.00	AD CONSTRUCTION SERVICE FEES
WI DEPT OF JUSTICE-RECORDS CHECK	11/1/2019	\$34.00	HR EXAMS
WIRTZ, RICHARD	11/13/2019	\$276.88	ENG TRAVEL REIMBURSEMENT
XEROX CORPORATION	11/1/2019	\$234.80	SW PRINT CHGS

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.4.**

DATE: December 2, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of Bartender License

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Bartenders 12.2.2019

<u>Individual Name</u>	<u>Establishment Name</u>	<u>Type</u>
Patch, Megan	Holiday Inn	New
Van Den Berg, Nicholas	Point Burger Bar	New

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 3.5.**

DATE: December 2, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Approval of **Resolution 19-12-25** Appointing Poll Workers for 2020 and 2021

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

19-12-25 Poll Worker Revised

RESOLUTION 19-12-25

A RESOLUTION TO APPOINT ELECTION OFFICIALS TO THE CITY OF PEWAUKEE

WHEREAS, Wisconsin State Statute 7.30 (4) requires the governing body to approve the appointment of election officials no later than their last regular meeting in December of each odd-numbered year,

NOW THEREFORE, the Common Council of the City of Pewaukee does hereby resolve the appointment of the following election workers:

CHIEF INSPECTORS

<i>Beier, Melissa</i>	<i>Eichenseer, Jim</i>	<i>LaPorta, Charlene</i>
<i>Gilpin, Don</i>	<i>Ruf, Sally</i>	<i>Consigny, Barb</i>

ELECTION INSPECTORS

<i>Armao, Sharon</i>	<i>Briley, Dennis</i>	<i>Jurik, Karen</i>
<i>Mayhugh, Lori</i>	<i>Brooks, Ray (R)</i>	<i>Lucht, Robert (R)</i>
<i>Freyer, Janet</i>	<i>DeCoste, Phyllis</i>	<i>Lucht, Donna (R)</i>
<i>Guidinger, Lois</i>	<i>Eichenseer, Gail</i>	<i>Pascucci, Greg (R)</i>
<i>Jerke, Marianne (R)</i>	<i>Howder, Barbara</i>	<i>Tormey, Kay</i>
<i>Johnson, Beverly</i>	<i>Meyers, Ann (D)</i>	<i>Ziegert, Jim</i>
<i>Klein, Deanna</i>	<i>Names, Joseph</i>	<i>Arellano, Monique</i>
<i>Thomas, Elnetta</i>	<i>Names, Marilyn</i>	<i>Blankenheim, Kay</i>
<i>Murphy, Geraldine (R)</i>	<i>Orlovsky, Arline</i>	<i>Buell, Lynn</i>
<i>Lockman, Ginny</i>	<i>Orlovsky, Richard</i>	<i>Herr, Janet</i>
<i>Toepel, Sue</i>	<i>Jerke, Herbert</i>	<i>Larson, Mary</i>
<i>Weis, Darlene</i>	<i>Praeger, Janet</i>	<i>Wimmer, Lisa</i>
<i>Slesar, Paula (R)</i>	<i>Siegman, Laura</i>	<i>Moore, Dona</i>
<i>Tharman, Judy</i>	<i>Keough, Tom</i>	<i>Palmer, Carol</i>
<i>Thomas, Brian</i>	<i>Sawall, Brenda</i>	<i>Rogahn, Shirley</i>
<i>Weber, Susan</i>	<i>Zietara-Nowakowski, Nina</i>	<i>Siebert, Susan</i>
<i>Weber, Roger</i>	<i>Rankel, James</i>	<i>Botic, Trudy</i>
<i>Caraulia, Cheryl</i>	<i>Brown, Carolyn</i>	<i>Mikalski, Mary</i>
<i>Yeko Cheryl</i>	<i>Crandall, Rollie</i>	<i>Mikalski, Ken</i>
<i>Zephirin, Vicki</i>	<i>Darin, Patty</i>	<i>Pfeiffer, Sandie</i>
<i>Vescio, Marcey</i>	<i>Dietz, Mary</i>	<i>Severson, Bill</i>
<i>Foster, Lisa</i>	<i>Gleason, Robin</i>	<i>Hakami, Malekeh</i>
<i>Schroeder, Susan</i>	<i>Huschka, Judy</i>	<i>Kaine, Dawn</i>
<i>Flemming, Elizabeth</i>	<i>Molenda, Julie Ann</i>	<i>Neitzel, Don</i>
<i>Pereira, Robert</i>	<i>Peterson, Mary</i>	<i>Wroblewski, Sue</i>
<i>Vandezande, Patricia</i>	<i>Kaiser, Mary (D)</i>	<i>Ochs, Caroline (R)</i>

BOARD OF CANVASSERS

<i>Robinson, Gwenn</i>	<i>Ruf, Sally</i>	<i>Pascucci, Greg (R)</i>
------------------------	-------------------	---------------------------

CENTRAL COUNT

<i>Bierce, Kevin</i>	<i>Ruf, Sally</i>	<i>Pascucci, Greg (R)</i>
<i>Krumenacher, Karen</i>	<i>Praeger, Janet</i>	<i>Bierce, Steve</i>
<i>Noll, Dale</i>	<i>Cheri Enters</i>	<i>Kiser, Kim</i>
<i>Noll, Carol</i>	<i>Molly Hollmann</i>	<i>Coen, Geri</i>
<i>Robinson, Gwenn</i>	<i>Robinson, Maurice</i>	<i>Kroening, Elaine</i>
<i>Friedel, Donna</i>	<i>Ruf, John</i>	<i>Zipperer, Gretchen</i>
<i>Bierce, Meg</i>	<i>Karpfinger, Barb</i>	<i>Vitale, John</i>
<i>McCarthy, Kathy</i>	<i>Bielejeski, Evenlyn</i>	<i>Nettesheim, Tom</i>
	<i>Glojek, Bronwyn (R)</i>	

SPECIAL ELECTION DEPUTIES

<i>Robinson, Gwenn</i>	<i>Brooks, Ray (R)</i>	<i>Hyde Kreiger, Judy (R)</i>
<i>Tarczewski, Kelly</i> <i>Clerk/Treasurer</i>	<i>Nadine McMillian</i> <i>Accounting & Payroll Specialist</i>	<i>Sazama, Carol</i> <i>Accountant</i>
<i>Hurd, Ami</i> <i>Deputy Clerk</i>		<i>Grandenetti, Tia</i> <i>Administrative Assistant</i>

SECTION 3: EFFECTIVE DATE.

This resolution shall take effect immediately upon passage as provided by law.

Dated this 2nd day of December, 2019.

CITY OF PEWAUKEE

Steve Bierce, Mayor

ATTEST:

Kelly Tarczewski, Clerk/Treasurer

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 4.**

DATE: December 2, 2019

DEPARTMENT: Employee Services

PROVIDED BY:

SUBJECT:

A Proclamation Recognizing Lisa Bergersen, Previous Human Resources Director [Mayor Bierce]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Proclamation

A Proclamation

In Recognition of

LISA M. BERGERSEN

WHEREAS, Lisa M. Bergersen was hired as the part-time Human Resources Director on November 1, 2010; and

WHEREAS, Lisa was promoted to full-time status on January 1, 2015; and

WHEREAS, Lisa has a strong interest in working among the challenges associated with the people business and appreciates both the employee and employer perspectives and works hard to find a balance between them; and

WHEREAS, Lisa's passion has been to make the City of Pewaukee one of the best places to work while ensuring that the talent that was already working here or joined the staff during her tenure were well taken care of recognizing that people are the most valuable asset the City has by creating a robust Human Resources function including a pay for performance program, wellness program, leadership training, an Employee Recognition event, instituting a Human Resource Information System on top of the standard Human Resource responsibilities; and

WHEREAS, Lisa worked tirelessly during her time with the City including nights, weekends, and holidays, and was always available to anyone who needed her whenever they needed her...

NOW, THEREFORE BE IT PROCLAIMED, that I, Steve Bierce, Mayor and I, Colleen Brown, Common Council President, of the City of Pewaukee, Wisconsin, on behalf of all of the Employees of the City of Pewaukee, Thank You for your day and night hard work. Thank you, Lisa.

Presented to the City of Pewaukee Common Council this 2nd Day of December, 2019.

Steve Bierce,
Mayor

Colleen Brown,
Common Council President

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 5.**

DATE: December 2, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Concur with Plan Commission to Approval the Request for a Kennel License for Darnel & Armand Villarreal to Keep Five Dogs as Pets on Their Property Located at W227 N2901 Duplainville Road (PWC 0914-975) [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Villarreal Kennel License Staff Report

Kennel License Application

Kennel License Plat of Survey



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of November 21, 2019

Date: November 13, 2019

Project Name: Villarreal Kennel License Application

Project Address/Tax Key No.: W227N2901 Duplainville Road/PWC 0914975

Applicant: Darnel and Armand Villarreal

Property Owner: CUTTINGEDGEPROPERTY, LLC

Current Zoning: Rs-5 Single-Family Residential District

2050 Land Use Map Designation: Manufacturing/Fabrication/Warehousing

Use of Surrounding Properties: Commercial/Industrial to the north and east and single-family residential zoned properties to the south and west

Project Description/Analysis:

The applicant has filed an application for a Kennel License for property located at W227N2901 Duplainville Road. The property owners are requesting approval to keep five dogs as household pets. The property is zoned Rs-5 Single-Family Residential District, which allows "Hobby Kennels" as a Permitted Accessory Use. The City's definition of a Hobby Kennel is below for review.

121 - Hobby Kennel (Rep. & Recr. 13-09)

Any premises with four (4) or more dogs five (5) or more months of age, 6 or more other animals, or a combination of 6 or more dogs and animals, as household pets or for non-commercial purposes such as raising, breeding, boarding, training, grooming, foster care and the occasional raising and selling of not more than two (2) litters of animals per year.

Chapter 11.05 Dog Licenses, Kennels and Regulation of Animals of the City's Municipal Code contains application requirements and regulations related to keeping and raising animals. Applications must contain the information below. In review of the applicant's request, staff has provided this information in bold where possible.

(c) Kennel License Application. Application forms are available from and must be filed with the Clerk containing the following information:

1. Type of kennel license requested (Hobby or Commercial). **Hobby Kennel**
2. Address of property on which the kennel is to be located. **W227N2901 Duplainville Road**
3. Size and zoning of premises. **The subject property is approximately 0.5181 acres or 22,568.436 square feet and zoned Rs-5 Single-Family Residential District.**
4. Type of animals. **Two German Shepherds and three Chihuahuas/Rat Terrier mutts**
5. Maximum number of animals to be kept at the kennel at any time. **Five**

6. Type and size of principal buildings. **The property contains a single-family dwelling, which is approximately 2,056 square feet.**
7. The type of kennel enclosure(s), if any, including: **It is staff's understanding that an area of the property is enclosed by a fence. Also, the applicant has indicated that they pick up dog waste weekly, either by plastic bag and placing it in the garbage for pickup or disposing it in a treed area of the property.**
 - i. Size of enclosure(s).
 - ii. Fenced area location and size, if any
 - iii. Source and location of water supply.
 - vi. Place for keeping of food/medicine.
 - v. Sanitary maintenance plan, including provision for collection, storage and disposal of excrement, food waste and other liquid or solid waste.
8. Noise suppression.
9. Methods of security.
10. Hours of operation, if commercial kennel. **NA**

Chapter 11.05(5)(e) requires an "animal-to-premises areas ratio" of a "minimum of 15,000 square feet for 4 animals plus 10,000 square feet for each additional animal." As such, 25,000 square feet is required to keep five dogs. The subject property is approximately 0.5181 acres or 22,568.44 square feet; therefore, this requirement is not met.

It should be noted that City staff received two complaints over the phone regarding the dogs at the subject property. Both complaints referenced continual barking, day and night. One complaint indicated that going near the property owner's fence will cause the dogs to bark and they will try to jump over the fence. The residents that called were instructed to submit a formal complaint or something in writing; however, the City did not receive anything further.

Finally, staff would just note that the application also does not indicate whether the dogs are primarily kept indoors or outdoors.

Recommendation

As there are apparent problems and concerns related to dogs barking, staff recommends denial of the Kennel License Application. Alternatively, the matter could be tabled to allow the applicant to either provide additional information and dispute the recent reports to the City or provide additional information and methods to address the current issues, primarily related to excessive barking.

If approved, staff recommends that the Kennel License be subject to compliance with all Kennel Regulations per Section 11.05 of the City's Municipal Code.

CITY OF PEWAUKEE

KENNEL LICENSE APPLICATION

RECEIVED
OCT 06 2019
CITY OF PEWAUKEE
CLERK'S OFFICE

PART 1: Purpose of License

☐ **Commercial Kennel** (Please check all that apply)

- | | | | |
|--|---|--|--|
| ☐ Boarding Dogs | ☐ Foster Care | ☐ Day Care | ☐ Grooming |
| ☐ Training | ☐ Buying & Selling of Dogs | ☐ Breeding or Stud Purposes | ☐ Raising Dogs for Sale (3) or more litters |

☒ **Hobby Kennel** (Please check all that apply)

- | | | | |
|--|---|--|--|
| ☒ Household Pets | ☐ Non-Commercial Foster Care | ☐ Non-Commercial Grooming | ☐ Non-Commercial Training |
| ☐ Non-Commercial Boarding | ☐ Non-Commercial Breeding or Stud Purposes | ☐ Occasional Raising Dogs for Sale – No more than (2) litters | |

PART 2: Applicant Information

First Name: <i>Darnel & Armand</i>	Middle Initial:	Last Name: <i>Villarreal</i>
Address: <i>W227N2901 DuPlainville Rd</i>		
City: <i>Waukesha</i>	State: <i>WI</i>	Zip Code: <i>53186</i>
Home Phone: <i>Armand cell: 262-203-0655</i>		Cell Phone: <i>Darnel cell 408-572-0512 909-563-0404</i>
Email Address: <i>Armandvill@yahoo.com / Darnelvill@gmail.com</i>		

We moved to WI from NY - These are our family pets

PART 3: Kennel Information

Attach Sketch or survey with Dimensions of Kennel and Distance to Principal Structure and Any On-Site Water Supply Systems

Name of Kennel if Applicable:	
Physical Address of Kennel if Different from Above:	
Type of Principal Building: <i>Home</i>	Size of Principal Building: <i>~ 2,000 square feet</i>
Number of Acres: <i>3/4 acre</i>	Zoning of Property:
Months of Operation:	Hours of Operation:
Number of Dogs to be Boarded:	Number of Dogs Estimated to be Sold Annually:
Type of Kennel Enclosure:	Size of Enclosure:
Source and Location of Water Supply:	Place for Keeping Food & Medicine:
Fenced Area Location:	Fence Measurement & Height:
Security:	Noise Suppression:

Minimum Number of Dogs Proposed to Be on the Premises: 5	Maximum Number of Dogs Proposed to Be on the Premises: 5
List Type(s) and Size of Dogs to be Housed in Kennel: 2 German Shepherds, 3 Chihuahuas / rat terrier mats (siblings)	

Provisions for <u>Collection</u> of Excrement, Food Waste, Food Waste and Other Liquid or Solid Waste: How Often?	we pick up dog's poo weekly, plastic bag & throw in garbage. also throw in our back woods - we use ^{metal} buckets & small shovel
Provisions for <u>Storage</u> of Excrement, Food Waste, Food Waste and Other Liquid or Solid Waste: Where?	
Provisions for <u>Disposal</u> of Excrement, Food Waste, Food Waste and Other Liquid or Solid Waste: Where?	

Name:	Phone:
Armand Villarreal	262-203-0455
Darnel Villarreal	909-543-0404

Signature of Applicant: [Signature] Date: 10/08/19

Restrictions (if any): _____

12 per day per year
35 per year

RONALD H. ZIMMERMAN
REGISTERED LAND SURVEYOR

PLAT OF SURVEY
FOR MORTGAGE PURPOSES ONLY

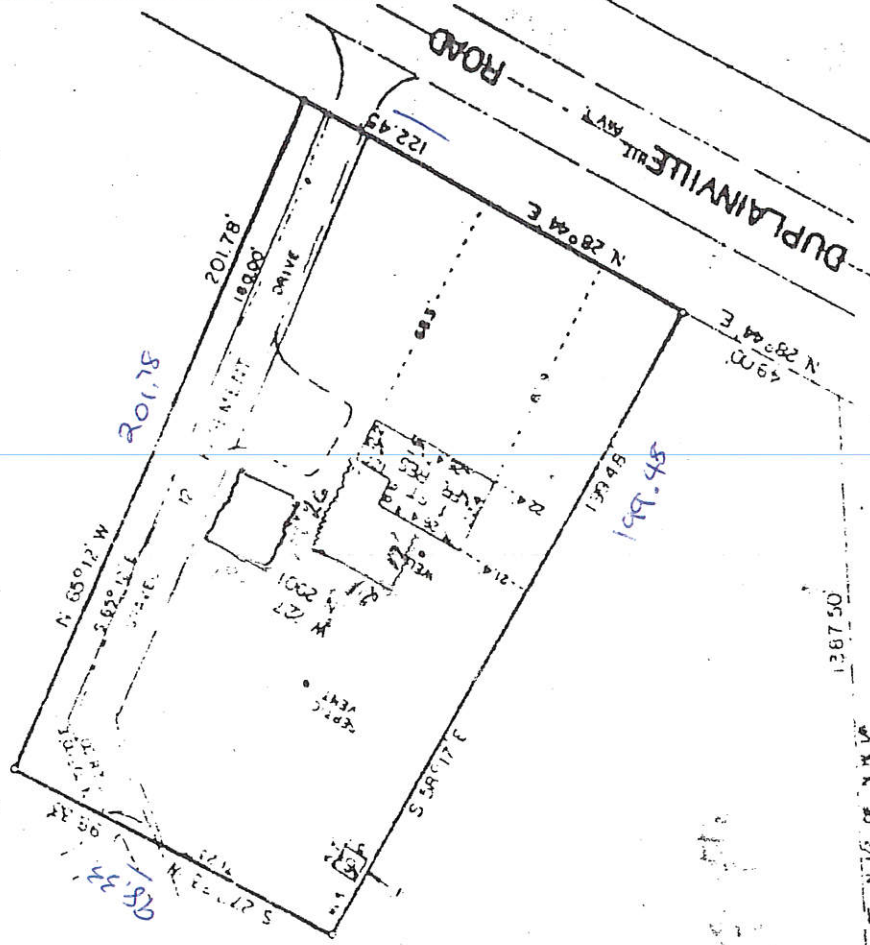
POLLOCK REALTY

TELEPHONE
542-5616

ZONE
ASS

1990

SCALE 1" = 50'
o - INDICATES IRON
PIPE, FOUND



All that part of the Northwest One-quarter (NW 1/4) of Section Thirteen (13), Township 12 North, Range Nine, East, Town of Pewaukee, bounded and running as follows: Commencing at the Northwest corner of said Section Thirteen (13), North One-half (NW 1/2) of said Northwest One-quarter (NW 1/4), thence North 88° 39' East along said line 199.48 feet to a point on the Northwestern line of S.T.H. #164; thence North 28° 00' East along said line 122.45 feet to the point of beginning; thence continuing North 28° 00' East 122.45 feet to a point; thence South 27° 12' West 93.13 feet to a point; thence South 28° 00' East 28.00 feet to the point of beginning, containing 6.00 acres of land, more or less.

Reserving therefrom an easement for ingress and egress over a strip of land 12.00 feet wide, the Northernly line of which is described as follows: Commencing at the Southwest corner of the above described parcel, running thence North 28° 00' East 71.23 feet to the point of beginning of said line; thence North 28° 00' East 28.00 feet to a point; thence South 27° 12' West 93.13 feet to a point; thence South 28° 00' East 28.00 feet to the point of termination on the Northwestern line of S.T.H. #164.

CERTIFICATION

I, RONALD H. ZIMMERMAN, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE PROPERTY DESCRIBED ABOVE AND THE EXISTING BUILDING AND IMPROVEMENTS LOCATED THEREON AND THAT THE PLAT HEREWITH DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY

DATE OCT 19 1990

Ronald H. Zimmerman
RONALD H. ZIMMERMAN



Digger Hot Lin
202-785-5300

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 6.**

DATE: December 2, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding **Ordinance 19-26** Rezoning the Property Located at W239 N2492 Pewaukee Road (PWC 0919-991 & PWC 0919-995) From Rs-4 Single-Family Residential, A-2 Agricultural, I-1 Urban Institutional & LC Lowland Conservancy to Rm-3 Multi-Family Residential (Except for Areas Zoned LC District Which Shall Remain LC) for the Purpose of Developing a Multi-Family Senior Living Facility at the Request of The Waters Senior Living Management, LLC (Applicant) and the Kopecky Family Irrevocable Trust, Stephen T. Hagedorn and Karen E. Polansky (Property Owners) [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

The Waters Staff Report

The Waters Project Narrative 11.13.19

The Waters Rezoning Petition

Revised Waters Map 12.2.2019

The Waters Rezoning Maps 11.13.19

The Waters Bill Schwartz letter 11.11.19

The Waters Bill Schwartz attachment 11.11.19

Revised Ordinance 19.26



Office of the Planning & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of November 21, 2019

Date: November 14, 2019

Project Name: The Waters Senior Living Community

Project Address/Tax Key No.: Approximately W239N2492 Pewaukee Road/PWC 0919991 & 0919995

Applicant: John Hunsicker, SVP – Development & Capital Markets

Property Owner: Kopecky Family Irrevocable Trust (PWC 0919995) and Stephen T. Hagedorn and Karen E. Polansky (PWC 0919991)

Current Zoning: Rs-4 Single-Family Residential District, A-2 Agricultural District, I-1 Urban Institutional District, and LC Lowland Conservancy District

2050 Land Use Map Designation: Medium Density Residential, Office Commercial, and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas

Use of Surrounding Properties: Crossroads Care Center of Pewaukee and Watertown Road to the north, Hawk's Meadow single-family residential subdivision to the south, Commercial Office (Argent) to the east, and multi-family residential to the west

Introduction

The applicant filed applications for a Rezoning, Comprehensive Master Plan Amendment, two Certified Survey Maps, a Conditional Use Permit, and Site and Building plans for a proposed 161 mixed use multi-family residential development for properties located at approximately W239N2492 Pewaukee Road.

The development consists of 115 units of multi-family senior living apartments within a three-story building with an attached 16-unit memory care facility. The development also includes 30 senior apartment units within 15 side by side two-family dwellings.

The applicant has previously presented Conceptual Review plans at the April 18th, June 20th, and July 18th Plan Commission meetings and has now submitted detailed plans for review. Below is a summary of the changes in density; however, significant changes to road layout, ingress/egress, and other elements of the plan have also changed throughout the review process.

- April 18th: 4-story 125-unit senior living facility with an attached one-story 20-unit memory care building, 42 senior cottage units
- June 20th: 3-story 115-unit senior living facility with an attached one-story 16-unit memory care building, 24 senior cottage units

- July 18th: 3-story 115 unit living facility with an attached one-story 16-unit memory care building, and 30 senior cottage units.

Project Description

Rezoning:

The subject properties are currently zoned Rs-4 Single-Family Residential District, A-2 Agricultural District, I-1 Urban Institutional District, and LC Lowland Conservancy District.

The applicant is requesting to rezone the properties to Rm-3 Multiple-Family Residential District and LC Lowland Conservancy District zoning to accommodate the development. The wetland areas would be zoned or remain zoned as LC District as presented by the applicant.

Comprehensive Master Plan Amendment:

This area is currently designated as Medium Density Residential, Office Commercial, and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas on the City's Year 2050 Land Use / Transportation Plan.

The applicant is proposing to amend the future land use to High Density Residential, Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas, and Transportation to be consistent with the requested rezoning and development plans.

Certified Survey Map:

Currently the development encompasses two existing properties. Note that prior to finalizing and recording the proposed CSMs, the applicant will be recording a lot line adjustment to reconfigure the two existing parcels, which will allow for the two CSMs to proceed simultaneously.

The initial CSM creates two separate lots and dedicates the public rights-of-way for the development. The following CSM will subdivide the area of the property shown as unplatted lands on the initial CSM into three separate lots.

Conditional Use:

The Rm-3 District allows three to eight unit multiple-family structure(s) with one 2-car attached or detached garage per unit as defined in Section 17.1402 as well as foster homes and community living arrangements as set forth in Wisconsin Statutes. Note that the memory care use would be licensed as a Community Based Residential Facility with the State and the senior living facility is a Residential Care Apartment Complex.

The applicant is applying for a Conditional Use Permit under 17.0416c.(2) Housing for the Elderly or Assisted Living Housing units. This Conditional Use lists specific development standards; however, the applicant is not meeting several of these items. Below is a list of standards that are not met with staff comments underlined.

(d) The maximum number of dwelling units in an individual building shall not exceed 40.

The senior apartment facility is proposed with 115 units.

(h) There shall be a minimum of two (2) paved off-street parking spaces provided for each dwelling unit, of which one shall be inside a garage as defined in Sec 17.1402.

With a total of 161 units, 322 parking spaces are required per 17.0416c.(2)(h). The total proposed parking is 240 parking spaces, which does not meet this standard.

A further breakdown and analysis of the proposed parking can be found below.

The City's Zoning Code provides that zoning district requirements not being met may be approved by the Plan Commission per Section 17.0908 (below). Note that considering this project a mixed use development based upon the mix of different residential type living facilities, which are only allowed within separate zoning districts, is consistent with previous Plan Commission determinations.

SPECIFIC PLANNED PROJECT MODIFICATION

When a development project such as an industrial or office park, shopping center, or mixed use development is proposed which involves specific development proposals which meet the intent of the individual district regulation(s) but cannot meet a specific requirement, and when the approval of such development would not set a precedent that would be detrimental to the City if it is approved in like circumstances, the Plan Commission may, after thorough review, make such specific modification in their approval of the specific project.

The main building also exceeds the maximum building height of 35-feet per Section 17.0416e. In this case, Section 17.0901f. allows the Plan Commission to approve up to six stories if a sprinkler system is provided and approved by the Fire Chief.

Site and Building Plans:

Again, the Site Plan consists of a 3-story, 115-unit senior living facility with an attached one-story 16-unit memory care building and 30 apartment units contained within 15 townhomes.

The total development area, including both sites, is 22.79-acres. There are 3.40 acres of wetland onsite and approximately 1.26 acres of land that will be dedicated as public right-of-way, which results in a net acreage of 18.13 acres and a net density of 8.88 units per net acre, which is in compliance with the Rm-3 District.

The site plan includes sidewalks throughout, which are located on private property. As such, staff recommends that sidewalks shall be placed within a public access easement and maintenance agreement to be recorded with the Waukesha County Register of Deeds, prior to issuance of a Building Permit.

There are no dumpster enclosures proposed as dumpsters will be stored within the garage; however, there is an enclosure for the generator. Staff recommends that the enclosure for the generator be constructed of materials that match that of the principal building.

Other staff recommendations related to the site plan are as follows:

- Related to the senior cottages, staff recommends that all buildings shall be a minimum of 20-feet apart and constructed of noncombustible materials as approved by the Fire Chief.

- Staff also recommends that all rooftop and ground mechanicals shall be screened from public view. A mechanical plan shall be submitted and approved by City Staff, prior to the issuance of a Building Permit.
- Grading shall not encroach into the drip line of the existing tree line along the south property line.
- The applicant shall enter into an agreement with the City of Pewaukee providing that in the event the land and/or building to be developed here under be exempt from general property taxation at any time, that such property shall be subject to an annual payment in lieu of taxes to the City by the owner(s) of the property in an amount that would be equal to the amount that would be levied as the annual City general property tax upon the real and personal property were it not exempt from taxation. Such payments to the City shall be due and payable from time to time as and when general property taxes are due and payable. The agreement shall be recorded in the Office of the Register of Deeds for Waukesha County prior to the issuance of a Building Permit.

Ingress/egress

The current site plan now includes a proposed public street that would loop and connect to Hawks Meadow Drive and Talon Court (Road A). A second public street extends from Watertown Road and ends in a cul-de-sac (Road B). A private drive is proposed to extend from each road and connect through the parking lot of the senior facility. Note the cul-de-sac road will extend through and impact a wetland as well as existing woods onsite.

Staff recommends that Road B be eliminated and replaced with a private drive that would provide ingress/egress from Watertown Road (CTH M) to the senior facility.

The applicant is proposing that the connection to Talon Drive be a one-way only for northbound traffic (other than emergency vehicles). Based upon the amount of traffic anticipated from the proposed development, staff recommends that Talon Drive shall be a two-way through street.

The applicant has not yet proposed street names. Note that street names are subject to review and approval by the Common Council.

Natural Resources

The applicant had wetland delineations completed by Stantec in August of this year. The site also contains mature wooded areas.

The applicant is proposing to impact 6,678 square feet of wetlands. Staff recommends that the applicant shall obtain Wisconsin Department of Natural Resources approval of all impacts to wetlands and wetland setbacks, prior to the issuance of a Building Permit.

Staff recommends that remaining wetland and wooded areas that are not being disturbed must be protected onsite by orange construction fencing or other means that ensures these areas will be protected throughout construction.

Parking

The main building comprising of the 115 senior apartments and 16 memory care units includes 88 underground parking spaces and 48 surface spaces for a total of 136 parking spaces. This include 6 surface ADA accessible spaces and 4 underground ADA accessible spaces.

Eleven of the side by side apartment buildings have two-car attached garages for each unit (44 spaces) and the remaining four side by sides have a one-car attached garage for each unit (8 spaces). In addition, a car may park on the driveway in front of the garage, which would be an additional 52 parking spaces. This totals 104 parking spaces for the side by side townhomes.

As noted above the parking standard is not met. According to the applicant, the parking provided is consistent with their other facilities.

Landscaping

The applicant has provided a general landscape plan for review. The plan does not indicate specific planting types or sizes and does not include proposed foundation plantings. Staff recommends that a detailed Landscape Plan shall be submitted to City staff for review and approval, prior to issuance of a Building Permit.

Lighting

Lighting is primarily within the surface parking lot of the main senior living building. Five light poles are located along the outer perimeter of the parking lot. Lights have a maximum height of 18-feet. Pedestrian scaled bollard lighting is located around the front of the building.

The senior townhomes will only consist of low level building lighting.

Storm Water Management

The site plan includes seven storm water management ponds. Final grading, erosion control, and storm water management plans shall be approved by the Engineering Department, prior to any land disturbing activities.

The storm water ponds will be placed within easements. Therefore, the applicant shall provide storm water access easements and enter into a storm water maintenance agreement with the City, to be recorded with the Waukesha County Register of Deeds. Further all easements shall be illustrated on the Site Plan and Certified Survey Maps.

Architecture

The main building is primarily comprised of multiple siding types and ACMV manufactured stone siding.

Two types of senior cottages are proposed. Eleven will have two car attached garages and four will have one car attached garages. Otherwise, design and building materials are similar between building types.

Staff recommends the Plan Commission review the architecture of the proposed buildings, particularly those elevations that will be seen from public rights-of-way. Staff would suggest consideration of additional stone siding or replacing one of the siding types with a high quality masonry veneer or other

quality building material. Staff would also suggest additional stone siding or other architectural features on the memory care wing of the main building.

Related to the senior cottages, staff suggests that several of the senior cottages be revised to have side entry garages, opposed to all garages oriented to the street. Additionally, more of the stone siding could be added to the senior cottages. Several elevations are primarily cement fiber board siding.

Signs

The applicant is proposing three monument signs throughout the development. One at the corner of Hawks Meadow Drive and Pewaukee Road, one at the Watertown Road entrance and another at the driveway entrance that extends from Road B. No building signage is proposed.

A sample rendering of the monument sign has been provided. Staff recommends that the development be allowed three monument signs to be reviewed and approved by City Staff and subject to issuance of a Sign Permit through the Building Services Department, prior to installation. The proposed signs shall comply with Section 17.0700 of the City's Zoning Code.

Recommendation

Staff recommends approval of the proposed Rezoning, Comprehensive Master Plan Amendment, two Certified Survey Maps, Conditional Use Permit and Site and Building Plans for The Waters senior living community for property located at approximately W239N2492 Pewaukee Road, subject to the conditions as outlined in this report and included in the draft Conditional Use Permit.

THE WATERS

November 12, 2019

Project Narrative for **Proposed Waters Senior Living Development** **at W239 N2492 Pewaukee Road**

Introduction: Baby boomers entering their formative years are the fastest growing demographic in the United States. The housing needs of this demographic have evolved, and housing products to meet the needs of this demographic are evolving as well. The housing needs of aging seniors are best served by smaller individual spaces, more shared spaces and rich on-site amenities and services. This housing model calls for renting versus owning to maintain financial flexibility and allow seniors to easily move within the complex as additional services become necessary or desirable. The housing model also calls for greater unit densities to support the rich on-site amenities that seniors crave.

While preferring to shed the burdens and isolation of single-family home ownership, seniors also want to stay in the community where they have worked and raised their families. So, communities with traditional large-scale single-family homes are exploring housing types better suited to the needs of their communities' seniors.

The Waters offers unique housing options for seniors. The organization currently owns and operates twelve senior living complexes in three states, most recently opening 136 apartment homes in Oak Creek's Drexel Town Square. Waters offers seniors options to rent either a cottage or an apartment in the building that houses all on-site amenities to provide that level of independence and on-site services that best suits them; all without a significant down payment or entrance fee.

Over the past two years, Waters has evaluated several sites for a proposed development of a senior living community in the Pewaukee market. Pewaukee is desirable because it is home to many seniors and their adult children (and grandchildren), has strong demographics, growth and a stable economy, and it is a place where seniors want to live and contribute after moving out of their family homes. Third-party studies and conversations with City residents confirm strong demand for more quality senior housing options in the area.

Name of Proposed Business: The Waters of Pewaukee

Name of Developer & Operator: The Waters Senior Living Management, LLC

Primary Business: Multi-family residential community offering a variety of living options for the elderly including independent living cottages, independent living apartments, assisted living apartments and memory care studios. The business operates 24/7/365 in three shifts to provide security and personal care services for its residents. Anticipated staffing (at stabilized occupancy) is between 8-30 full-time equivalent employees, depending on daytime vs. overnight and weekday vs. weekend shifts.

Ancillary Uses: The business also incorporates ancillary uses such as a restaurant, a café, a commercial kitchen, health & wellness facilities, salon/spa, common/living rooms, entertainment spaces, staff offices, underground parking, primarily for use by residents and their guests.

Development Description: The Waters community will be comprised of a senior living building with an attached memory care wing, and detached senior cottages clustered around and connected by a network of public streets and private walkways. Generally, the site plan is designed to create lower density, single-family-scale buildings along the southern side of the property as a buffer to the single-family residential development at Hawks Meadow. The plan locates the higher density senior living building at the northern edge of the property closest to a complementary use at the Crossroads Care Center (nursing home). Other clusters of senior cottages are in the SE and NE corners of the site to create smaller “neighborhoods”. The site plan incorporates multiple points of vehicle ingress/egress to reduce the impact of incremental traffic at any single location and to contain higher traffic uses in the northern half of the site.

The three-story senior living building contains 115 independent and assisted living apartments as well as the accessory uses and common area spaces for the broader community. The senior living building will be constructed as a fully sprinkled wood-frame structure over a pre-cast concrete podium housing the underground parking. The height of the senior living building is ~39 feet. The senior living apartments range from small one-bedroom apartments to larger two-bedroom two-bathroom units at a variety of price points. The senior living apartments contain large living spaces, private bathrooms, upgraded kitchen surfaces and appliances, washers and dryers, individually controlled HVAC units, and many apartments have balconies. The common areas in the building include a restaurant, pub/café, theater, wellness/fitness studio, creative arts room, living rooms, staff offices, storage, underground parking and a commercial kitchen. These common areas are designed to support the needs of all Waters residents. Upon completion, the senior living building will be licensed by the State of Wisconsin as a Residential Care Apartment Complex (RCAC).

Attached to and extending west from the senior living building will be a one-story wing which contains 16 studio apartments for residents with dementia and memory loss. The Memory Care wing also contains specialized common areas and workspaces for the care staff. The memory care wing will be built with non-combustible materials over slab-on-grade. The height of the memory care wing is ~17 feet. Memory care apartments contain generous living spaces, private bathrooms, kitchenettes and individually controlled HVAC units. Upon completion, the memory care wing will be licensed by the State of Wisconsin as a Community-Based Residential Facility (CBRF).

The community also includes 15 duplex-style senior cottage buildings (representing 30 residential dwelling units) clustered around the site and connected to the senior living building by roadways and sidewalks. Each building contains two senior cottages with a shared wall. The height of the senior cottages is ~15 feet. Each senior cottage contains two bedrooms, two bathrooms, walk-in closets, kitchen, dining/living room, laundry room, storage, mudroom, decks, one- or two-car garage, private driveway, and individually-controlled HVAC units. The senior cottages will be constructed as residential wood-frame structures over a slab-on-grade foundation, clad with non-combustible exterior siding materials. Residents in the senior cottages are expected to use the common areas and infrastructure in the senior living building. The senior cottages will not be licensed by the State of Wisconsin because Waters will not be providing personal care/assisted living services to residents in these units.

Current Comprehensive Plan/Land Use: The 22.8-acre site is currently planned for a combination of "Medium Density Residential (6,500 SQ. FT. - 1/2 AC. / D.U.)", "Office Commercial", "Mining" (for planned roadways), and "Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas".

Current Zoning: The site is comprised of a combination of "Rs-4 Single-Family Residential", "A-2 Agricultural", "I-1 Urban Institutional", and "LC Lowland Conservancy" districts.

Proposed Comprehensive Plan/Land Use: Applicant is seeking an amendment to the Comprehensive Plan to change the land use to a combination of "High Density Residential (<6,500 SQ. FT. / D.U.)" in the developed part of the site, "Transportation/Utilities" in the new public roadways, and "Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas" in the actual delineated wetland/LC areas.

Proposed Zoning: Applicant is seeking to rezone the property to "Rm-3 Multiple-Family Residential" for the developed part of the site and to retain "LC Lowland Conservancy" zoning for the actual delineated wetland/LC areas.

Proposed Conditional Use Permit and Requested Modifications: Applicant is seeking a Conditional Use Permit under 17.0416c.(2) *Housing for the Elderly or Assisted Living Housing*

Units. This Conditional Use lists specific standards that must be met. Applicant will not meet some of these standards and is seeking a modification for the following three items:

1. >40 residential units in a building available to Applicant by a Specific Planned Project Modification approved by the Plan Commission under 19.0908
2. <2 parking spaces/unit available to Applicant by a Specific Planned Project Modification approved by the Plan Commission under 19.0908
3. >35 ft. building height available to Applicant with evidence of adequate sprinkler system and Fire Chief and Plan Commission approval under 17.0901(f)

Certified Survey Map: The development site currently consists of two tax/legal parcels. The lot lines of the smallest parcel will be expanded consistent with Wis. Stat. sec. 236.45(2)(am)(3). Then, the expanded parcel will be divided into three lots and the other existing parcel will be divided into two lots. The CSM will reflect the Waters development on the site including the public roadways. One lot will contain the senior living building (including the memory care wing) and surrounding area while the remaining lots will contain clusters of senior cottage buildings.

Density: Rm-3 zoning permits up to 12 dwelling units per net acre. The overall density of the proposed development plan shows 161 units on 18.13 net acres (the 22.79 gross land acres *minus* 3.40 acres of delineated wetland area and *minus* 1.26 acres of proposed roadway ROW). This results in a proposed density of **8.88 units per net acre** for the development, or 74% of the maximum allowed density.

Site Access & Circulation: Overall, the property will have four points of access from area roads and neighborhood streets.

A new full access on Watertown Rd (County Trunk Highway M) will serve as the primary ingress/egress for deliveries, staff and residents traveling to/from the senior living building. A new interior roadway (labeled "Road B" on the site plan) will cross a wetland area at its narrowest point and connect the senior living building and the senior cottages neighborhood in the NE corner of the property to Watertown Road. Road B ends in a cul-de-sac/circle at the senior living building parking lot and is not a through road to other parts of the site.

A secondary point of ingress/egress is proposed at the NW corner of the site, sharing a private service driveway to Pewaukee Road on the Crossroad Care Center property. This right-in-right-out ingress/egress to Pewaukee Road, along with the primary entrance at Watertown Road, will keep much of the vehicle traffic on the northern half of the site. The shared access point is the subject of an easement arrangement with the owners of the neighboring site. Applicant has had several positive conversations and has shared a draft easement agreement

with the owners of the Crossroad Care Center. Applicant is optimistic that a satisfactory easement agreement will be reached to share this staff/service entrance.

At the SW corner of the site, a new road (labeled "Road A" on the site plan) will connect to an existing drive access at Hawks Meadow Drive. This will be a primary ingress/egress point for residential traffic to/from the senior cottages clustered along Road A on the southern half of the site. Residents will be able to access amenities in the senior living building through a private driveway off Road A. To address safety concerns raised by the neighbors, Applicant proposes installing signage and roadway improvements to direct southbound vehicles from the Waters property directly out to Pewaukee Rd (State Highway 164). Vehicles will NOT be able to turn south to "cut through" the Hawks Meadow neighborhood

At the SE corner of the site, "Road A" loops around and connects to an existing access point at Talon Drive. This is expected to be an infrequently used ingress/egress for the proposed development because it is furthest away from main roads and simply creates a continuation of a neighborhood road for some cottage residents. Applicant originally proposed to make the connection to Talon Drive a one-way street entering the Waters property (to prevent vehicles from exiting southbound into the Hawks Meadow subdivision, while still permitting full access to emergency vehicles). City staff rejected Applicant's proposal, determining that benefits of full access/neighborhood connectivity are meaningful while projected vehicle usage is negligible.

Applicant explored a new right-in-right-out access point at the existing gravel driveway location off Pewaukee Road (just north of Hawks Meadow Drive). This would have provided the most direct and convenient access to/from the senior living building. Unfortunately, that option was rejected by WisDOT because it is too close to alternate curb cuts and presents a safety hazard. Furthermore, WisDOT insisted that the main entrance to the subject parcel is intended (and constructed) to be at Hawks Meadow Drive.

Private Roads/Public Streets: The development plan incorporates a small private road around portions of the senior living building to provide emergency vehicles access and which connects to a shared driveway on the Crossroad Care Center property. There are also two private driveways connecting the senior living building parking lot to Roads A & B. The balance of new streets in the development (e.g. Roads A and B on the site plan) will be designed and built by applicant to appropriate standards and will be dedicated to the City as public streets.

Traffic: Applicant has commenced a traffic impact study and agreed with State/County regulators on its scope to determine the traffic impact of the development. According to this Initial Development Review, the proposed project "is expected to be a low traffic generator with approximately 35 new trips (15 in/20 out) during the weekday morning peak hour and

45 new trips (20 in/25 out) during the weekday evening peak hour. Accordingly, "[the] development is expected to generate approximately 600 new trips (300 in/300 out) over the course of a typical weekday". With four points of ingress/egress to the site, no single entrance is expected to experience more than 10-15 new trips per peak hour.

In aggregate, the proposed senior living use will contribute only 1.2% incremental traffic on the adjacent roadways. This is a low traffic use compared to almost any other type of development. For comparison purposes, the traffic generated by Applicant's proposed 161-unit senior living community is comparable to the traffic generated by 43 single-family residences or 102 multi-family apartments.

Property Taxes: At earlier Plan Commission meetings, Waters affirmed that it is willing to enter into an agreement with the City and record a deed restriction or covenant on the property to ensure that the property will not be sold to a tax-exempt entity in the future. This is viewed as a positive step by residents and City representatives to ensure that the significant property tax gains associated with this project remain in place to support Pewaukee's quality public infrastructure.

Process: Over the past two years, applicant has met with City staff and elected officials numerous times and has presented and discussed conceptual development plans to the Plan Commission on three occasions: April 18, June 20 and July 18. Applicant has also engaged with representatives of the Hawks Meadow Neighborhood Association on three occasions to apprise them of project status and solicit their input on our plans. The resulting site plan has evolved significantly over the past few months to address the concerns and needs of the City, the requirements of the state and county transportation authorities, and the traffic/safety concerns of the Hawks Meadow neighbors.

Summary: Applicant believes its project is a win-win proposal for the residents and the City of Pewaukee. Residents at The Waters of Pewaukee will get access to high-quality attractive senior living options without having to leave the City. The City will get a \$40+ million development project, 30+ good-paying jobs, and a strong contributor to the tax base without imposing a high burden on City infrastructure.



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770
Fax (262) 691-1798
fuchs@pewaukee.wi.us

PETITION FOR A REZONING DISTRICT MAP AMENDMENT

TO THE HONORABLE MAYOR AND COMMON COUNCIL OF THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin to rezone the following property (#91) FROM Rs-4 Single Family Residential. (#95) **FROM A-2 Agricultural District, I-1 Urban Institutional District and LC Lowland Conservancy District. TO: Rm-3 District MULTIPLE-FAMILY RESIDENTIAL DISTRICT** except for the areas zoned LC District which shall remain LC District.

Legal description of property to be rezoned – Please attach.

Common property description or name: _____

Property Address: See attached

Tax Key Number(s): 0919991 & 0919995

Property owner(s) (Full Legal Name): Please See Attached

This amendment to the zoning map is being proposed in order to develop a multi-family senior living facility.

Applicant (Full Legal Name):

Name: The Waters Senior Living Management, LLC

Address: 1600 Hopkins, MN 55305

Phone: 952 358 5143

Email: jhunsicker@thewaters.com

Contact Person (Full Legal Name):

Name: John Q. Hunsicker Company: The Waters Senior Living, LLC

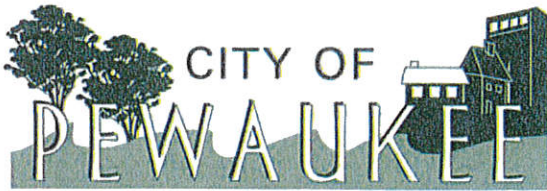
Address: 1600 Hopkins Crossroad, Minnetonka, MN

55305 Phone: 952 358 5143 **Email:**

jhunsicker@thewaters.com

Rezoning submittals must include and be accompanied by the following:

- ☐ This Application form accurately completed with original signatures.
- ☐ Application Filing Fee, payable to the City of Pewaukee:
 - o \$400.00, plus cost for publication, notice and all attorney fees related to Project
- ☐ Five (5) complete collated sets of Application materials to include:
 - o A written project narrative detailing the request and proposed zoning as well as any future development plans or any proposed site or building improvements.
 - o A Rezoning Exhibit that illustrates the property boundaries, areas to be rezoned and specifically notes the existing and proposed zoning.
 - o Building and Site Plans as may be applicable.
- ☐ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to hurd@pewaukee.wi.us.
- ☐ Note twelve (12) additional sets of plans will be required for Plan Commission following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.



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W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770
Fax (262) 691-1798
fuchs@pewaukee.wi.us

The applicant and property owner(s) hereby certify that:

- 1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge;
- 2) the applicant and property owner(s) has/have read and understand all information in this application; and
- 3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval.

By execution of this application, the property owner(s) authorize the City of Pewaukee and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

APPLICANT'S SIGNATURE: _____

NAME & TITLE (PRINT): John Q. Hunsicker, Sr. V.P. The Waters Senior Living Management, LLC

SIGN AND DATED this 9th day of October, 2019.

PROPERTY OWNER'S SIGNATURE: Please see attached

City Staff-

RECEIVED at City Hall by: _____ on _____

Fee paid: \$ _____

Date: _____

LEGAL DESCRIPTION OF
TAX KEY #0919991

Part of the Southwest Quarter of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Beginning at a point on the West line of the Southwest Quarter of Section 14, said point being due South of and 1022.57 feet distant from the West Quarter corner of said Section; thence continuing due South along said West line, 175.00 feet; thence due East, 278.58 feet; thence due North, 175.00 feet; thence due West 278.58 feet to the place of beginning.

Excepting Therefrom the West 50 feet for highway purposes.

Further Excepting Therefrom those lands conveyed in Warranty Deed filed February 25, 2003, as Document No. 2939466.

Tax Key Number: PWC 0919.991

LEGAL DESCRIPTION OF
TAX KEY #0919995

Parcel 1:

That part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14), Township Seven

(7) North of Range Nineteen (19) East, bounded and described as follows: to wit:

Beginning at the Northwest corner of the Southwest Quarter of the Southwest Quarter aforesaid, on the West line of said Section; thence East on Subdivision line of said Section, Twenty (20) chains to a post; thence South six (6) chains and twenty-five (25) links to a post on the division line; thence West twenty (20) chains to a post on the section line, thence North on said Section line six (6) chains and twenty-five (25) links to the place of beginning.

Pewaukee County, Wisconsin

Parcel 2:

That part of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14), Township Seven

(7) North, Range Nineteen (19) East bounded and described as follows: to wit:

Commencing at a point eighteen (18) rods and ten and one-half (10 1/2) links North on the Section line from the Southwest corner of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Fourteen (14), running thence South eighteen (18) rods and ten and one-half (10 1/2) links to the last mentioned corner; thence East eighty (80) rods to the one-eighth (1/8th) line; thence North on the one-eighth (1/8th) line five (5) chains and ninety (90) links to the center of Old Plank Road; thence in a Northwesterly direction along the center of said Plank Road, nine (9) chains to a stake; thence South and parallel with the West line of said Section twenty-four (24) rods and four (4) links to a stake; thence West fifty (50) rods to the place of beginning. Excepting that parcel conveyed to Libby M. Hagedorn by Quit Claim Deed filed May 1, 1968, as Document Nos. 711495 and 711496 being bounded and described as follows: Beginning at a point on the West line of the Southwest 1/4 of Section 14, said point being due South and 1,022.57 feet distant from the West 1/4 corner of said Section; thence continuing due South along said West line, 175.00 feet; thence due East 278.58 feet; thence due North 175.00 feet; thence due West 278.58 feet to the place of beginning. Excepting the West 50 feet thereof for highway purposes. Also excepting the land conveyed to Waukesha County by Warranty Deed filed June 25, 2003, as Document 3013002.

LESS AND EXCEPT that part of the Southwest Quarter of Section 14, Township 7 North, Range 19 East, more particularly described as follows:

Beginning at a point on the West line of said Section 14 that is 1197.57 feet South 0 degrees 10 minutes 12 seconds East of the West Quarter corner of said section; thence continuing South 0 degrees 10 minutes 12 seconds East 541.87 feet along said West line to a point on the owners Southerly property line; thence South 89 degrees 19 minutes 42 seconds East 50.01 feet along said Southerly property line to a point; thence North 0 degrees 10 minutes 12 seconds West 542.61 feet to a point on the South line of those lands described in Volume 1120 of Deeds, Page 580 of Waukesha County Records; thence South 89 degrees 49 minutes 48 seconds West 50.00 feet along said property line to the point of beginning.

Also all those lands described on Reel 177 of Records, as Image 454, Waukesha County Records, that lie between the following described centerline of relocated C.T.H. "SS" and a line 50.00 feet Southwesterly of said

centerline as measured normal to it. Said centerline is described as follows: Commencing at the East Quarter corner of Section 15, Township 7 North, Range 19 East, Town of Pewaukee; thence South 0 degrees 10 minutes 12 seconds East 71.08 feet to a point; thence North 56 degrees 7 minutes 12 seconds West 429.46 feet to the point of beginning of said centerline; thence South 61 degrees 36 minutes 16 seconds East 613.55 feet to a point of curve; thence along the arc of a 3 degrees 0 minutes 0 seconds curve 370.30 feet to a point, said curve having a center lying to the Southwest, a radius of 1909.86 feet and a long chord of 369.72 feet bearing South 55 degrees 03 minutes 00 seconds East; thence South 50 degrees 29 minutes 43 seconds East 399.43 feet to a point of curve; thence along the arc of a 3 degrees 0 minute 0 seconds curve 203.93 feet to a point, said curve having a center lying to the northeast, a radius of 1909.86 feet, and a long chord of 203.84 feet bearing South 53 degrees 33 minutes 15 seconds East; thence South 56 degrees 36 minutes 48 seconds East 600 feet to a point; said point being the end of said relocated centerline of C.T.H. "SS".

Pewaukee County, Wisconsin

Tax Key Number: PWC 0919.995

PROPERTY OWNER FULL LEGAL NAME AND ADDRESS

TAX KEY # 0919991 & 0919995

For Applicant

The Waters Senior Living Management, LLC

Tax Key # 0919991

Mapped Acreage: 0.8418

Property Address:

Owner and Mailing Address:

STEPHEN T. HAGEDORN (spouse Margaret A. Cabanski) AND KAREN E. POLANSKY (spouse Ric Polansky)

6927 FOUNTAIN DR

ANCHORAGE AK 99502

c/o Steve Hagedorn

Phone: (907) 350-7140

Email address: sthagedorn@hotmail.com

Tax Key #0919995

Mapped Acreage: 21.9516

Property Address: W239N2492 PEWAUKEE RD

Owner and Mailing Address:

KOPECKY FAMILY IRREVOCABLE TRUST

21450 CLARION LN

WAUKESHA WI 53186-5410

c/o Steve Kopecky

Phone: (262) 719-2497

Email address: Kopecky27@sbcglobal.net

CITY OF PEWAUKEE
PETITION FOR A REZONING DISTRICT MAP AMENDMENT
PROPERTY OWNER'S SIGNATURE
TAX KEY #0919991

S.T. Hagedorn
Stephen T. Hagedorn

Margaret A. Cabanski
Margaret A. Cabanski

Karen E. Polansky

Ric Polansky

Dated: October 12, 2019

CITY OF PEWAUKEE
PETITION FOR A REZONING DISTRICT MAP AMENDMENT
PROPERTY OWNER'S SIGNATURE
TAX KEY #0919991

Stephen T. Hagedorn

Margaret A. Cabanski

Karen E. Polansky

Karen E. Polansky

Ric Polansky

Ric Polansky

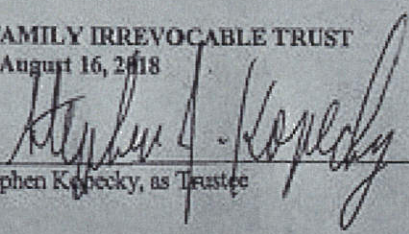
Dated: October 14, 2019

CITY OF PEWAUKEE
PETITION FOR A REZONING DISTRICT MAP AMENDMENT
PROPERTY OWNER'S SIGNATURE
TAX KEY #0919995

KOPECKY FAMILY IRREVOCABLE TRUST

Dated August 16, 2018

By:


Stephen Kopecky, as Trustee

Dated: October 11, 2019

#554000
013148-0038

A-1

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. NO USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

Plot Date: 12/02/2019 - 11:03a.m
Drawing Name: V:\193805844_CAD\DWG EXHIBITS\193805844_ZONING_12.02.2019.dwg
User: J. Borden, 193805844_XSXT, 193805844_XSNO Exhibit

PEWAUKEE RD. S.T.H. "164"

NORTH 12° 26' 31.2" WEST LINE OF THE SW 1/4, SEC. 14

P.O.B.

SOUTH 12° 10' 23.7" EAST

P.O.B.
HW COR.
OF SW 1/4
OF SW 1/4

HAWKS MEADOW DR.

FOUND 1" IRON PIPE

FOUND 1" IRON PIPE

Rm-3
19.378 ac

LC
0.061 ac

LC
0.355 ac

LC
1.039 ac

LC
1.840 ac

LC
0.117 ac

WETLANDS

WETLANDS

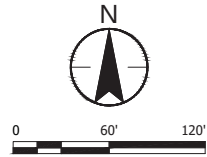
WETLANDS

WETLANDS

WATERTOWN RD "M" C.T.H. "SS" F.K.A. OLD PLANK RD.

EAST LINE OF THE WEST 1/2 OF THE SW 1/4, SEC. 14

FOUND 3/4" IRON ROD



- MULTI-FAMILY RESIDENTIAL (Rm-3)
- LOWLAND CONSERVANCY (LC)

Zone	Area (SF)	Area (ac)	Percentage
Rm-3	844105	19.38	85.0%
LC	148627	3.41	15.0%
Total	992,732	22.79	100%

Wetlands (SF)	Area (SF)	Area (ac)	Percentage
148,627	992,732	22.79	15.0%



12075 N. Corporate Parkway, Suite 200
Mequon, WI 53092
www.stantec.com

NOT FOR
CONSTRUCTION
CITY COUNCIL
REVIEW

PROPOSED ZONING EXHIBIT
THE WATERS OF PEWAUKEE
THE WATERS SENIOR LIVING MANAGEMENT, LLC
PEWAUKEE, WISCONSIN

DATE OF ISSUANCE		
November 26, 2019		
NO	REVISION	DATE
1	NOVEMBER 13, 2019	
2	NOVEMBER 26, 2019	
SURVEY		CHAPUT
DRAWN		CMM
DESIGNED		CMM
CHECKED		MAB
APPROVED		
PROJ. NO.		193805844
SHEET NUMBER		
PR.ZONE		

[illegible]

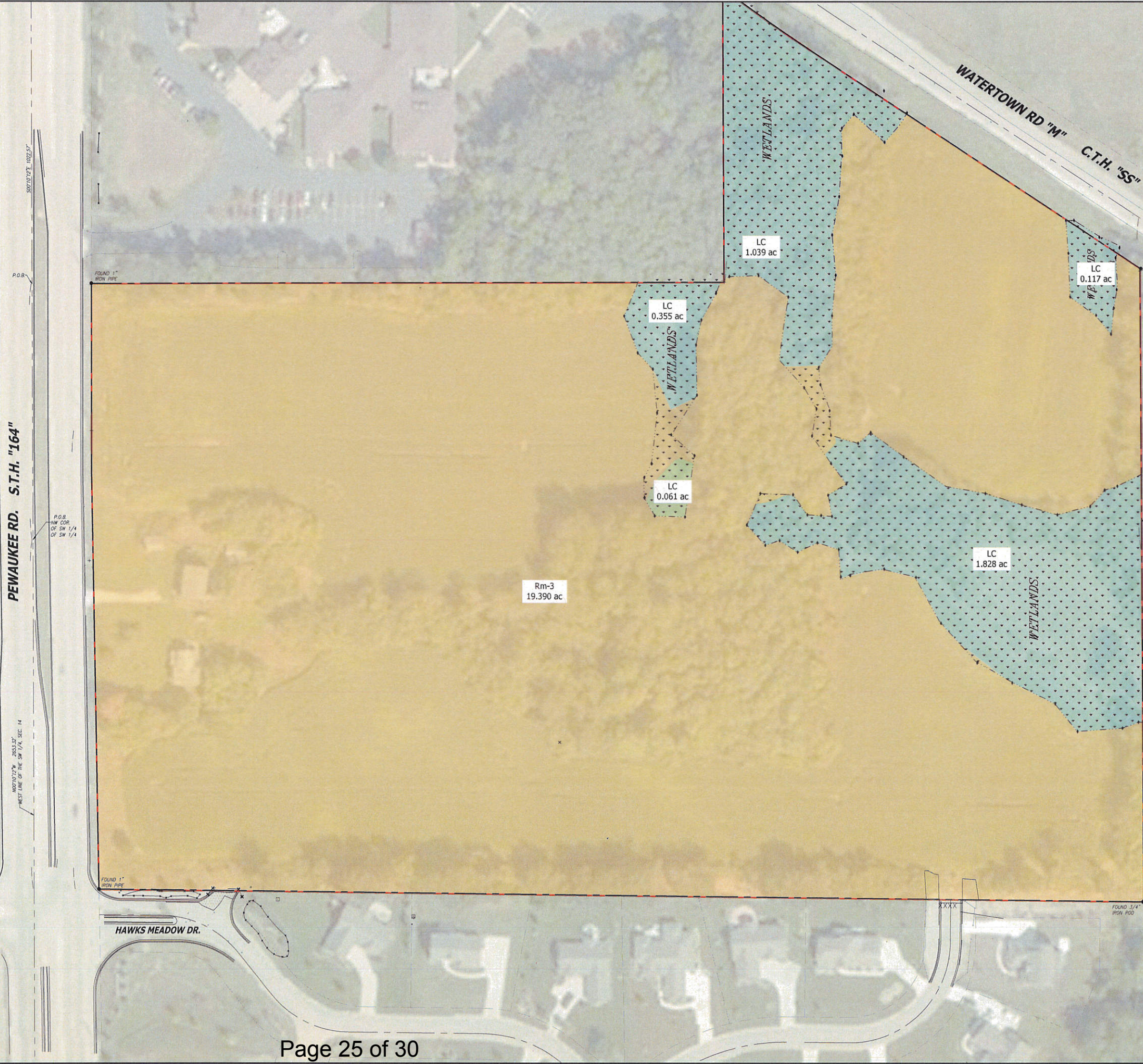
☐ AGRICULTURE (A-2)
☐ SINGLE FAMILY RESIDENTIAL (R5-4)
☐ LOWLAND CONSERVANCY (LC)
☐ URBAN INSTITUTIONAL (I-1)

Zone	Area (SF)	Area (ac)	Percentage
Rs-4	36749	0.84	3.7%
I-1	4374	0.10	0.4%
A-2	649381	14.91	65.4%
LC	302228	6.94	30.4%
Total	992,732	22.79	100%

Parcel	Wetlands (SF)	Area (SF)	Area (ac)	Percentage
PWC 0919995	154,859	956,142	21.95	16.2%
PWC 0919991	0	36,590	0.84	0.0%
Total	154,859	992,732	22.79	16.2%

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY DISCREPANCIES SHALL BE REPORTED TO STANTEC IMMEDIATELY. STANTEC SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. STANTEC SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC & FORBIDDEN.

Plot Date: 11/12/2019 - 6:05pm
Drawing Name: V:\193805844\CADD\DWG\EXHIBITS\193805844_ZONEING_11.12.2019.dwg
User: Borden, 193805844, XXX, 193805844, XXX



- MULTI-FAMILY RESIDENTIAL (Rm-3)
- LOWLAND CONSERVANCY (LC)

Zone	Area (SF)	Area (ac)	Percentage
Rm-3	844551	19.39	85.1%
LC	148181	3.40	14.9%
Total	992,732	22.79	100%

Wetlands (SF)	Area (SF)	Area (ac)	Percentage
148,181	992,732	22.79	14.9%





12075 N. Corporate Parkway, Suite 200
Mequon, WI 53092
www.stantec.com

NOT FOR CONSTRUCTION
PLAN COMMISSION REVIEW SET

PROPOSED ZONING EXHIBIT
THE WATERS OF PEWAUKEE
THE WATERS SENIOR LIVING MANAGEMENT, LLC
PEWAUKEE, WISCONSIN

DATE OF ISSUANCE	October 22, 2019
NO. REVISION	DATE
1	NOVEMBER 13, 2019

SURVEY	CHAPUT
DRAWN	CMM
DESIGNED	CMM
CHECKED	MAB
APPROVED	
PROJ. NO.	193805844
SHEET NUMBER	PR.ZONE



Interstate Partners LLC

N16 W23217 Stone Ridge Drive • Suite 120 • Waukesha, WI 53188 • Tel: 262.506.1000 • Fax: 262.506.1001 • interstatepartners.com

City of Pewaukee
W240N3065 Pewaukee Road
Pewaukee, WI 53072
Attn: Plan Commission

November 11, 2019

RE: Notice of Zoning Map Amendment Public Hearing on behalf of The Waters Senior Living Management, LLC (Applicant) and Kopecky Family Irrevocable Trust and Stephen T. Hagedorn and Karen E. Polansky (Property Owners) to rezone from: RS-4 Single Family Residential, A-2 Agricultural, I-1 Urban Institutional and LC Lowland Conservancy to RM-3 Multi-Family Residential (except for areas zoned LC district which shall remain LC).

Dear Plan Commission:

RidgeView Office IV LLC is the owner of the property immediately to the East of the property referenced in the petition described above. In June, 2015, Interstate Partners LLC, on behalf of the ownership group, completed construction of a new 25,700 square foot office building for Argent, a division of West Bend Insurance Company. City of Pewaukee documents often referred to this project as the County Highway M Office Building. As part of our approvals from the City, we were required by the Department of Public Works to construct the north end of our entry drive as a storm water overflow weir with a specific engineered cross slope from West to East. In the past four years, the weir has performed as designed though the amount of surface water crossing the drive has been rather substantial during several large rain events. RidgeView Office IV LLC is not opposed to the rezoning request nor the Conditional Use Request that will be before the Common Council on December 2nd. What we are requesting is that the Department of Public Works request from the petitioner hydraulic calculations of their site as it currently exists. Our preference is that any and all storm water be funneled to the West toward State Highway 164. If that is not possible, then we must be assured that any future flows to the East toward our property do not exceed current flow rates. This is critically important because our tenant has a single means of ingress and egress to their facility. If their access is blocked due to excessive water ponding or flow, they will be shut down and the Owner could be subject to a contractual default and severe monetary penalties. I am available at 262-506-1003 if you have any questions or comments.

Sincerely,
Interstate Partners LLC

William J. Schwartz
Director of Real Estate Development

CERTIFIED SURVEY MAP NO.

BEING A PART OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 7 NORTH, RANGE 19 EAST, CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

PREPARED FOR:

RIDGEVIEW LLC
N16W23217 STONE RIDGE DR
WAUKESHA WI 53188

PREPARED BY:

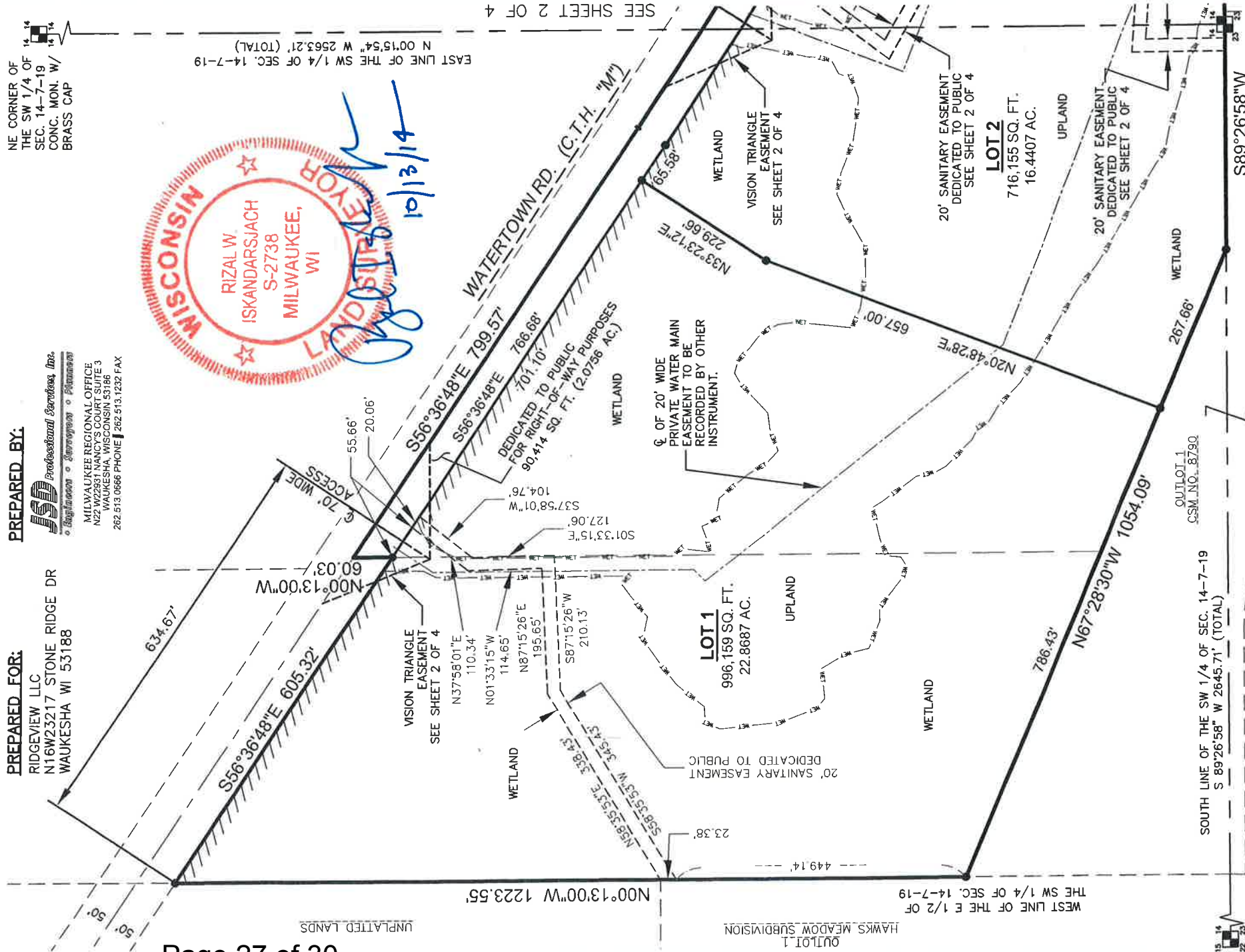
Professional Services, Inc.
Milwaukee Regional Office
N22 W22931 NANCY'S COURT SUITE 3
WAUKESHA, WISCONSIN 53186
262.513.0666 PHONE 262.513.1232 FAX



NE CORNER OF
THE SW 1/4 OF
SEC. 14-7-19
CONC. MON. W/
BRASS CAP

EAST LINE OF THE SW 1/4 OF SEC. 14-7-19
N 00°15'54" W 2563.21' (TOTAL)

SEE SHEET 2 OF 4



LEGEND:

- 1" IRON PIPE FOUND AND ACCEPTED
- 1"X18" IRON PIPE SET WEIGHING 1.13 LBS/FT
- /// NO DIRECT VEHICULAR ACCESS TO C.T.M "M"

SW CORNER OF
THE SW 1/4 OF
SEC. 14-7-19
CONC. MON. W/
BRASS CAP

SE CORNER OF
THE SW 1/4 OF
SEC. 14-7-19
CONC. MON. W/
BRASS CAP

DATED THIS ____ DAY OF OCTOBER, 2014
THIS INSTRUMENT WAS DRAFTED BY RIZAL W. ISKANDARSJACH, S-2738

ORDINANCE 19-26

**TO AMEND THE ZONING MAP OF
THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN**

The Common Council of the City of Pewaukee, Waukesha County, Wisconsin do ordain that the Zoning Map of the City of Pewaukee, Wisconsin is hereby amended to change the zoning classification of the property described below as follows:

FROM: **RS-4 SINGLE-FAMILY RESIDENTIAL, A-2 AGRICULTURAL, I-1 URBAN INSTITUTIONAL & LC LOWLAND CONSERVANCY**

TO: **RM-3 MULTI-FAMILY RESIDENTIAL (EXCEPT FOR AREAS ZONED LC DISTRICT WHICH SHALL REMAIN LC)**

SECTION 1 - DESCRIPTION

The following described property:

PWC 0919-991

Part of the Southwest Quarter of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows: Beginning at a point on the West line of the Southwest Quarter of Section 14, said point being due South of an 1022.57 feet distant from the West Quarter corner of said Section; thence continuing due South along said West line, 175.00 feet; thence due East, 278.58 feet; thence due North, 175.00 feet; thence due West 278.58 feet to the place of beginning. Excepting Therefrom the West 50 feet for highway purposes. Further Excepting Therefrom those lands conveyed in Warranty Deed filed February 25, 2003, as Document No. 2939466.

PWC 0919-995

Parcel 1: That part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14), Township Seven (7) North of Range Nineteen (19) East, bounded and described as follows to wit: Beginning at the Northwest corner of the Southwest Quarter of the Southwest Quarter aforesaid, on the West line of said Section; thence East on Subdivision line of said Section, Twenty (20) chains to a post; thence South six (6) chains and twenty-five (25) links to a post on the division line; thence West twenty (20) chains to a post on the section line, thence North on said Section line six (6) chains and twenty-five (25) links to the place of beginning.

Parcel 2: That part of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14), Township Seven (7) North of Range Nineteen (19) East, bounded and described as follows to wit: Commencing at a point eighteen (18) rods and ten and one-half (10 ½) links North on the Section line from the Southwest corner of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Fourteen (14), running thence South eighteen (18) rods and ten and one-half (10 ½) links to the last mentioned corner; thence East eighty (80) rods to the one-eighth (1/8th) line; thence North on the one-eighth (1/8th) line five (5) chains and ninety (90) links to the center of Old Plank Road; thence in a Northwesterly direction along the center of said plank Road, nine (9) chains to a stake; thence South and parallel with the West line of said

Section twenty-four (24) rods and four (4) links to a stake; thence West fifty (50) rods to the place of beginning. Excepting that parcel conveyed to Libby M. Hagedorn by Quit Claim Deed filed May 1, 1968, as Document Nos. 711495 and 711496 being bounded and described as follows: Beginning at a point on the West line of the Southwest 1/4 of Section 14, said point being due South and 1022.57 feet distant from the West 1/4 corner of said Section; thence continuing due South along said West line, 175.00 feet; thence due East 278.58 feet; thence due North 175.00 feet; thence due West 278.58 feet to the place of beginning. Excepting the West 50 feet thereof for highway purposes. Also excepting the land conveyed to Waukesha County by Warranty Deed filed June 25, 2003, as Document 3013002. Less and except that part of the Southwest Quarter of Section 14, Township 7 North, Range 19 East, more particularly described as follows: Beginning at a point on the West line of said Section 14 that is 1197.57 feet South 0 degrees 10 minutes 12 seconds East of the West Quarter corner of said section; thence continuing South 0 degrees 10 minutes 12 seconds East 541.87 feet along said West line to a point on the owners Southerly property line; thence South 89 degrees 19 minutes 42 seconds East 50.01 feet along said Southerly property line to a point; thence North 0 degrees 10 minutes 12 seconds West 542.61 feet to a point on the South line of those lands described in Volume 1120 of Deeds, Page 580 of Waukesha County records; thence South 89 degrees 49 minutes 48 seconds West 50.00 feet along said property line to the point of beginning. Also those lands described on Reel 177 of Records, as Image 454, Waukesha County Records, that lie between the following described centerline of relocated CTH "SS" and a line 50.00 feet Southwesterly of said centerline as measured normal to it. Said centerline is described as follows: Commencing at the East Quarter corner of Section 15, Township 7 North, Range 19 East, Town of Pewaukee; thence South 0 degrees 10 minutes 12 seconds East 71.08 feet to a point; thence North 56 degrees 7 minutes 12 seconds West 429.46 feet to the point of beginning of said centerline; thence South 61 degrees 36 minutes 16 seconds East 613.55 feet to a point of curve; thence along the arc of a 3 degrees 0 minutes 0 seconds curve 370.30 feet to a point, said curve having a center lying to the Southwest, a radius of 1909.86 feet and a long chord of 369.72 feet bearing South 55 degrees 09 minutes 00 seconds East; thence South 50 degrees 29 minutes 43 seconds East 399.43 feet to a point of curve; thence along the arc of a 3 degree 0 minute 0 seconds curve 203.93 feet to a point, said curve having a center lying to the northeast, a radius of 1909.86 feet, and a long chord of 203.84 feet bearing South 53 degrees 33 minutes 15 seconds East; thence South 56 degrees 36 minutes 48 seconds East 600 feet to a point; said point being the end of said relocated centerline of CTH "SS".

Common Description: W239 N2492 Pewaukee Road

Tax Key Number: PWC 0919-991 & PWC 0919-995

SECTION 2 –SEVERABILITY

The several sections of this Ordinance are declared to be severable. If any section shall be declared by a decision of a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the other provisions of the Ordinance.

SECTION 3 - ACTION

This Ordinance shall take effect upon passage and posting.

Dated this 5th day of May, 2019

COMMON COUNCIL OF THE CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN

Attest:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 7.**

DATE: December 2, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

PUBLIC HEARING, Discussion and Possible Action Regarding the Conditional Use and Site and Building Plans for The Waters Senior Living Management, LLC for Property Located at W239 N2492 Pewaukee Road (PWC 0919-991 & PWC 0919-995) for the Purpose of Developing Housing for the Elderly or Assisted Living Housing Units Under Pewaukee Ordinance 17.0416(c)(2) [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

The Waters Conditional Use Petition

Revised Waters CUP

Colored Site Plan 12.2.2019

Revised Site Plan 12.2.2019

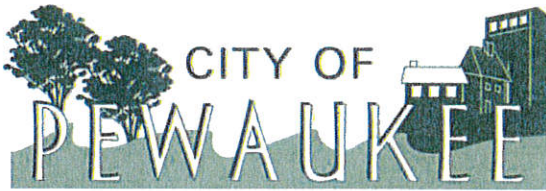
Revised Site Plan 11.26.2019

The Waters Sign Plan

The Waters Civil Drawings

The Waters Cottages Elevations 11.14.19

The Waters Senior Building Elevations 11.14.19



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770
Fax (262) 691-1798
fuchs@pewaukee.wi.us

PETITION FOR CONDITIONAL USE

TO THE HONORABLE MAYOR AND COMMON COUNCIL OF THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin for a Conditional Use Permit for the purpose of: Housing for Elderly or Assisted Living Housing Units under Pewaukee Ordinance 17.0416(c)(2).

Legal description of property to be rezoned – Please attach.

Common property description or name: _____

Property Address: See Attached

Tax Key Number(s): 0919991 & 0919995

Property owner(s) (Full Legal Name): Please See Attached

Owner's Address: Please See Attached

Applicant (Full Legal Name):

Name: The Waters Senior Living Management, LLC

Address: 1600 Hopkins Crossroad, Minnetonka, MN 55305

Phone: 952 358 5143

Email: jhunsicker@thewaters.com

Contact Person (Full Legal Name):

Name: John Q. Hunsicker

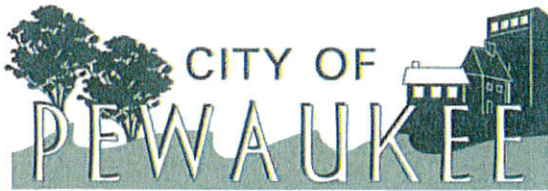
Company: The Waters Senior Living Management, LLC
Address: 1600 Hopkins Crossroad, Minnetonka, MN 55305

Phone: 952 358 5143

Email: jhunsicker@thewaters.com

Conditional Use submittals must include and be accompanied by the following:

- ☐ This Application form accurately completed with original signatures.
- ☐ Application Filing Fee, payable to the City of Pewaukee:
 - o \$400.00, plus cost for publication, notice and all attorney fees related to project
- ☐ Five (5) complete collated sets of Application materials to include:
 - o A written project narrative detailing the request, business/use operational information, future development plans, site and building improvements, tentative development schedule, and estimated project value.
 - o Scaled drawings, as may be applicable, including, but not limited to; a site plan, grading/erosion control plan, preliminary storm water management plan, landscape plan, lighting plan, building elevations, colored renderings, sign details and natural resource delineations.
- ☐ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to hurd@pewaukee.wi.us.
- ☐ Note twelve (12) additional sets of plans will be required for Plan Commission following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.



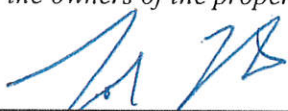
Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770
Fax (262) 691-1798
fuchs@pewaukee.wi.us

The applicant and property owner(s) hereby certify that:

- 1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge;
- 2) the applicant and property owner(s) has/have read and understand all information in this application; and
- 3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval.

By execution of this application, the property owner(s) authorize the City of Pewaukee and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

APPLICANT'S SIGNATURE: 

NAME & TITLE (PRINT): John Q. Hunsicker, Sr. V.P. The Waters Senior Living Management, LLC

SIGN AND DATED this 9th day of October, 2019 .

PROPERTY OWNER'S SIGNATURE: Please see attached

City Staff-

RECEIVED at City Hall by: _____ on _____

Fee paid: \$ _____ Date: _____

LEGAL DESCRIPTION OF
TAX KEY #0919991

Part of the Southwest Quarter of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Beginning at a point on the West line of the Southwest Quarter of Section 14, said point being due South of and 1022.57 feet distant from the West Quarter corner of said Section; thence continuing due South along said West line, 175.00 feet; thence due East, 278.58 feet; thence due North, 175.00 feet; thence due West 278.58 feet to the place of beginning.

Excepting Therefrom the West 50 feet for highway purposes.

Further Excepting Therefrom those lands conveyed in Warranty Deed filed February 25, 2003, as Document No. 2939466.

Tax Key Number: PWC 0919.991

LEGAL DESCRIPTION OF
TAX KEY #0919995

Parcel 1:

That part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14), Township Seven
(7) North of Range Nineteen (19) East, bounded and described as follows: to wit:

Beginning at the Northwest corner of the Southwest Quarter of the Southwest Quarter aforesaid, on the West line of said Section; thence East on Subdivision line of said Section, Twenty (20) chains to a post; thence South six (6) chains and twenty-five (25) links to a post on the division line; thence West twenty (20) chains to a post on the section line, thence North on said Section line six (6) chains and twenty-five (25) links to the place of beginning.

Pewaukee County, Wisconsin

Parcel 2:

That part of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14), Township Seven
(7) North, Range Nineteen (19) East bounded and described as follows: to wit:

Commencing at a point eighteen (18) rods and ten and one-half (10 1/2) links North on the Section line from the Southwest corner of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Fourteen (14), running thence South eighteen (18) rods and ten and one-half (10 1/2) links to the last mentioned corner; thence East eighty (80) rods to the one-eighth (1/8th) line; thence North on the one-eighth (1/8th) line five (5) chains and ninety (90) links to the center of Old Plank Road; thence in a Northwesterly direction along the center of said Plank Road, nine (9) chains to a stake; thence South and parallel with the West line of said Section twenty-four (24) rods and four (4) links to a stake; thence West fifty (50) rods to the place of beginning.

Excepting that parcel conveyed to Libby M. Hagedorn by Quit Claim Deed filed May 1, 1968, as Document Nos. 711495 and 711496 being bounded and described as follows: Beginning at a point on the West line of the Southwest 1/4 of Section 14, said point being due South and 1,022.57 feet distant from the West 1/4 corner of said Section; thence continuing due South along said West line, 175.00 feet; thence due East 278.58 feet; thence due North 175.00 feet; thence due West 278.58 feet to the place of beginning. Excepting the West 50 feet thereof for highway purposes. Also excepting the land conveyed to Waukesha County by Warranty Deed filed June 25, 2003, as Document 3013002.

LESS AND EXCEPT that part of the Southwest Quarter of Section 14, Township 7 North, Range 19 East, more particularly described as follows:

Beginning at a point on the West line of said Section 14 that is 1197.57 feet South 0 degrees 10 minutes 12 seconds East of the West Quarter corner of said section; thence continuing South 0 degrees 10 minutes 12 seconds East 541.87 feet along said West line to a point on the owners Southerly property line; thence South 89 degrees 19 minutes 42 seconds East 50.01 feet along said Southerly property line to a point; thence North 0 degrees 10 minutes 12 seconds West 542.61 feet to a point on the South line of those lands described in Volume 1120 of Deeds, Page 580 of Waukesha County Records; thence South 89 degrees 49 minutes 48 seconds West 50.00 feet along said property line to the point of beginning.

Also all those lands described on Reel 177 of Records, as Image 454, Waukesha County Records, that lie between the following described centerline of relocated C.T.H. "SS" and a line 50.00 feet Southwesterly of said

centerline as measured normal to it. Said centerline is described as follows: Commencing at the East Quarter corner of Section 15, Township 7 North, Range 19 East, Town of Pewaukee; thence South 0 degrees 10 minutes 12 seconds East 71.08 feet to a point; thence North 56 degrees 7 minutes 12 seconds West 429.46 feet to the point of beginning of said centerline; thence South 61 degrees 36 minutes 16 seconds East 613.55 feet to a point of curve; thence along the arc of a 3 degrees 0 minutes 0 seconds curve 370.30 feet to a point, said curve having a center lying to the Southwest, a radius of 1909.86 feet and a long chord of 369.72 feet bearing South 55 degrees 03 minutes 00 seconds East; thence South 50 degrees 29 minutes 43 seconds East 399.43 feet to a point of curve; thence along the arc of a 3 degrees 0 minute 0 seconds curve 203.93 feet to a point, said curve having a center lying to the northeast, a radius of 1909.86 feet, and a long chord of 203.84 feet bearing South 53 degrees 33 minutes 15 seconds East; thence South 56 degrees 36 minutes 48 seconds East 600 feet to a point; said point being the end of said relocated centerline of C.T.H. "SS".

Pewaukee County, Wisconsin

Tax Key Number: PWC 0919.995

**A COVENANT
REGARDING THE ISSUANCE OF A
CONDITIONAL USE PERMIT
BY THE
CITY OF PEWAUKEE**

**TAX KEY NUMBER(S)
OR PARCEL(S) INVOLVED:** **CONDITIONAL USE
PERMIT:
NO. CUP-19-12-1**

PWC 0919991 & PWC 0919995

LEGAL DESCRIPTION:

0919991

Part of the Southwest Quarter of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows: Beginning at a point on the West line of the Southwest Quarter of Section 14, said point being due South of an 1022.57 feet distant from the West Quarter corner of said Section; thence continuing due South along said West line, 175.00 feet; thence due East, 278.58 feet; thence due North, 175.00 feet; thence due West 278.58 feet to the place of beginning. Excepting Therefrom the West 50 feet for highway purposes. Further Excepting Therefrom those lands conveyed in Warranty Deed filed February 25, 2003, as Document No. 2939466.

0919995

Parcel 1: That part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14), Township Seven (7) North of Range Nineteen (19) East, bounded and described as follows to wit: Beginning at the Northwest corner of the Southwest Quarter of the Southwest Quarter aforesaid, on the West line of said Section; thence East on Subdivision line of said Section, Twenty (20) chains to a post; thence South six (6) chains and twenty-five (25) links to a post on the division line; thence West twenty (20) chains to a post on the section line, thence North on said Section line six (6) chains and twenty-five (25) links to the place of beginning.

Parcel 2: That part of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14), Township Seven (7) North of Range Nineteen (19) East, bounded and described as follows to wit: Commencing at a point eighteen (18) rods and ten and one-half (10 ½) links North on the Section line from the Southwest corner of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Fourteen (14), running thence South eighteen (18) rods and ten and one-half (10 ½) links to the last mentioned corner; thence East eighty (80) rods to the one-eighth (1/8th) line; thence North on the one-eighth (1/8th) line five (5) chains and ninety (90) links to the center of Old Plank Road; thence in a Northwesterly direction along the center of said plank Road, nine (9) chains to a stake; thence South and parallel with the West line of said Section twenty-four (24) rods and four (4) links to a stake; thence West fifty (50) rods to the place of beginning. Excepting that parcel conveyed to Libby M. Hagedorn by Quit Claim Deed filed May 1, 1968, as Document Nos. 711495 and 711496 being bounded and described as follows: Beginning at a point on the West line of the Southwest 1/4 of Section 14, said point being due South and

Recording area

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

1022.57 feet distant from the West 1/4 corner of said Section; thence continuing due South along said West line, 175.00 feet; thence due East 278.58 feet; thence due North 175.00 feet; thence due West 278.58 feet to the place of beginning. Excepting the West 50 feet thereof for highway purposes. Also excepting the land conveyed to Waukesha County by Warranty Deed filed June 25, 2003, as Document 3013002. Less and except that part of the Southwest Quarter of Section 14, Township 7 North, Range 19 East, more particularly described as follows: Beginning at a point on the West line of said Section 14 that is 1197.57 feet South 0 degrees 10 minutes 12 seconds East of the West Quarter corner of said section; thence continuing South 0 degrees 10 minutes 12 seconds East 541.87 feet along said West line to a point on the owners Southerly property line; thence South 89 degrees 19 minutes 42 seconds East 50.01 feet along said Southerly property line to a point; thence North 0 degrees 10 minutes 12 seconds West 542.61 feet to a point on the South line of those lands described in Volume 1120 of Deeds, Page 580 of Waukesha County records; thence South 89 degrees 49 minutes 48 seconds West 50.00 feet along said property line to the point of beginning. Also those lands described on Reel 177 of Records, as Image 454, Waukesha County Records, that lie between the following described centerline of relocated CTH "SS" and a line 50.00 feet Southwesterly of said centerline as measured normal to it. Said centerline is described as follows: Commencing at the East Quarter corner of Section 15, Township 7 North, Range 19 East, Town of Pewaukee; thence South 0 degrees 10 minutes 12 seconds East 71.08 feet to a point; thence North 56 degrees 7 minutes 12 seconds West 429.46 feet to the point of beginning of said centerline; thence South 61 degrees 36 minutes 16 seconds East 613.55 feet to a point of curve; thence along the arc of a 3 degrees 0 minutes 0 seconds curve 370.30 feet to a point, said curve having a center lying to the Southwest, a radius of 1909.86 feet and a long chord of 369.72 feet bearing South 55 degrees 09 minutes 00 seconds East; thence South 50 degrees 29 minutes 43 seconds East 399.43 feet to a point of curve; thence along the arc of a 3 degree 0 minute 0 seconds curve 203.93 feet to a point, said curve having a center lying to the northeast, a radius of 1909.86 feet, and a long chord of 203.84 feet bearing South 53 degrees 33 minutes 15 seconds East; thence South 56 degrees 36 minutes 48 seconds East 600 feet to a point; said point being the end of said relocated centerline of CTH "SS".

PERSON(S), AGENT(S) OR CORPORATION(S) PETITIONING FOR PERMIT:

The Waters Senior Living Management, LLC

WHEREAS, It is understood by all parties to this covenant that Section 62.23 of WIS. Statutes prescribes the legal basis for the granting of a conditional use permit by a City and Chapter 17 of the City Codes and Ordinances provides for the issuance of such permits as well as the standards by which all such uses will be measured; and,

WHEREAS, The City Plan Commission has held a meeting on November 21st, 2019; has reviewed the various elements of the petitioners proposal; and has recommended that a Conditional Use Permit be granted to the above named petitioner for the property/parcel identified above; and,

WHEREAS, The City Common Council, held a public hearing meeting held on December 2nd, 2019.

NOW, THEREFORE, let it be known that the City Common Council by its action on December 2nd, 2019 has, hereby, granted a Conditional Use Permit for the following use(s):

Housing for elderly or assisted living housing units under Pewaukee Ordinance 17.0416(c)(2).

FURTHER, such approved use of the above designated parcel(s) are hereby allowed based on the following conditions being continually met:

1. The subject approval includes the following modifications as recommended by the Plan Commission:
 - a. The main senior living facility is allowed up to 131 units, opposed to the maximum 40-units allowed per Section 17.0416c.(2)(d) of the City's Zoning Code.
 - b. A parking reduction from Section 17.0416c.(2)(h) is allowed in accordance with the parking quantities as shown on the Site Plan dated _____, 2019. The future parking illustrated on the site plan shall be included within the storm water management calculations and be subject to paving as deemed necessary by the applicant or Plan Commission.
 - c. Building height for the senior living building may be increased greater than the Rm-3 maximum building height of 35-feet as allowed by Section 17.0901f. of the City's Zoning Code and as shown on the Plan Commission approved building elevations.
 - d. The front yard setback for the senior cottages may be reduced to 30-feet, opposed to the Rm-3 minimum front yard setback of 35-feet.
 - e. The Certified Survey Map approved as part of this development may be recorded prior to installation and acceptance of the public infrastructure. These improvements are subject to a separate development agreement, which shall be executed prior to the recording of the Certified Survey Map.
2. Sidewalks shall be placed within a public access easement and maintenance agreement to be recorded with the Waukesha County Register of Deeds, prior to issuance of a Building Permit.
3. The enclosure for the generator shall be constructed of materials that matches that of the principal building.
4. All buildings shall be a minimum of 20-feet apart and constructed of noncombustible materials as approved by the Fire Chief.
5. All rooftop and ground mechanicals shall be screened from public view. A mechanical plan shall be submitted and approved by City Staff, prior to the issuance of a Building Permit.
6. Grading shall not encroach into the drip line of the existing tree line along the south property line.
7. Applicant shall enter into an agreement with the City of Pewaukee providing that in the event the land and/or building to be developed here under be exempt from general property taxation at any time, that such property shall be subject to an annual payment in lieu of taxes to the City by the owner(s) of the property in an amount that would be equal to the amount that would be levied as the annual City general property tax upon the real and personal property were it not exempt from taxation. Such payments to the City shall be due and payable from time to time as and when general property taxes are due and payable. The agreement shall be recorded in the Office of the Register of Deeds for Waukesha County prior to the issuance of a Building Permit.
8. Road B on the Site Plan shall be eliminated and replaced with a private drive that provides ingress/egress from Watertown Road (CTH M) to the senior facility.
9. Talon Drive shall be a two-way through street.
10. Common Council hereby approves the proposed street name of Waters Lane, barring objections from Waukesha County.
11. Wisconsin Department of Natural Resources approval shall be granted for all impacts to wetlands and wetland setbacks prior to the issuance of a Building Permit.

12. All remaining wetland and wooded areas that are not being disturbed must be protected onsite by orange construction fencing or other means that ensures these areas will be protected throughout construction.
13. A detailed Landscape Plan shall be submitted to City staff for review and approval, prior to issuance of a Building Permit. The final landscape plan shall include foundation plantings and plantings around all three monument signs.
14. Final grading, erosion control, and storm water management plans shall be approved by the Engineering Department, prior to any land disturbing activities.
15. Applicant shall provide, for Engineering Department review and approval, storm water pond access easements and shall enter into a storm water maintenance agreement with the City. All easements and agreements shall be recorded with the Waukesha County Register of Deeds prior to the issuance of a Building Permit. Further all easements shall be illustrated on the Site Plan and Certified Survey Maps. All easements and agreements shall prohibit encroachments of structures and other improvements into the easement areas and shall allow the City to remove encroachments, at the owner's expense, if the owner fails to remove the encroachments within 45 days following written notice from the City.
16. The development shall be allowed three monument signs as illustrated on the Site Plan, to be reviewed and approved by City Staff, and subject to issuance of a Sign Permit through the Building Services Department, prior to installation. The proposed signs shall comply with Section 17.0700 of the City's Zoning Code. Further, the signs at the Hawk's Meadow entrance and between the cottages and the main building shall be 50% the size of the monument sign located adjacent to Watertown Road.
17. The Site Plan shall be revised, subject to Staff review and approval, to include as many side entry garages as possible for the senior cottages.
18. A gate shall be installed across the driveway to the main senior living facility from Road A.
19. Building elevations for all building are subject to staff review and approval prior to issuance of a Building Permit.

The parties hereto, namely the City of Pewaukee and the Equitable Owner of the property for which this conditional use has been sought, set their signatures or the signatures of their representatives below, thereby agreeing to the provisions and conditions set forth in this covenant.

Attest:

Signature of equitable owner

Date

Kelly Tarczewski
City Clerk

Steve Bierce
Mayor, City of Pewaukee

Date

State of Wisconsin
County of Waukesha

Signed or attested before me on _____, 2019 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

(Seal)

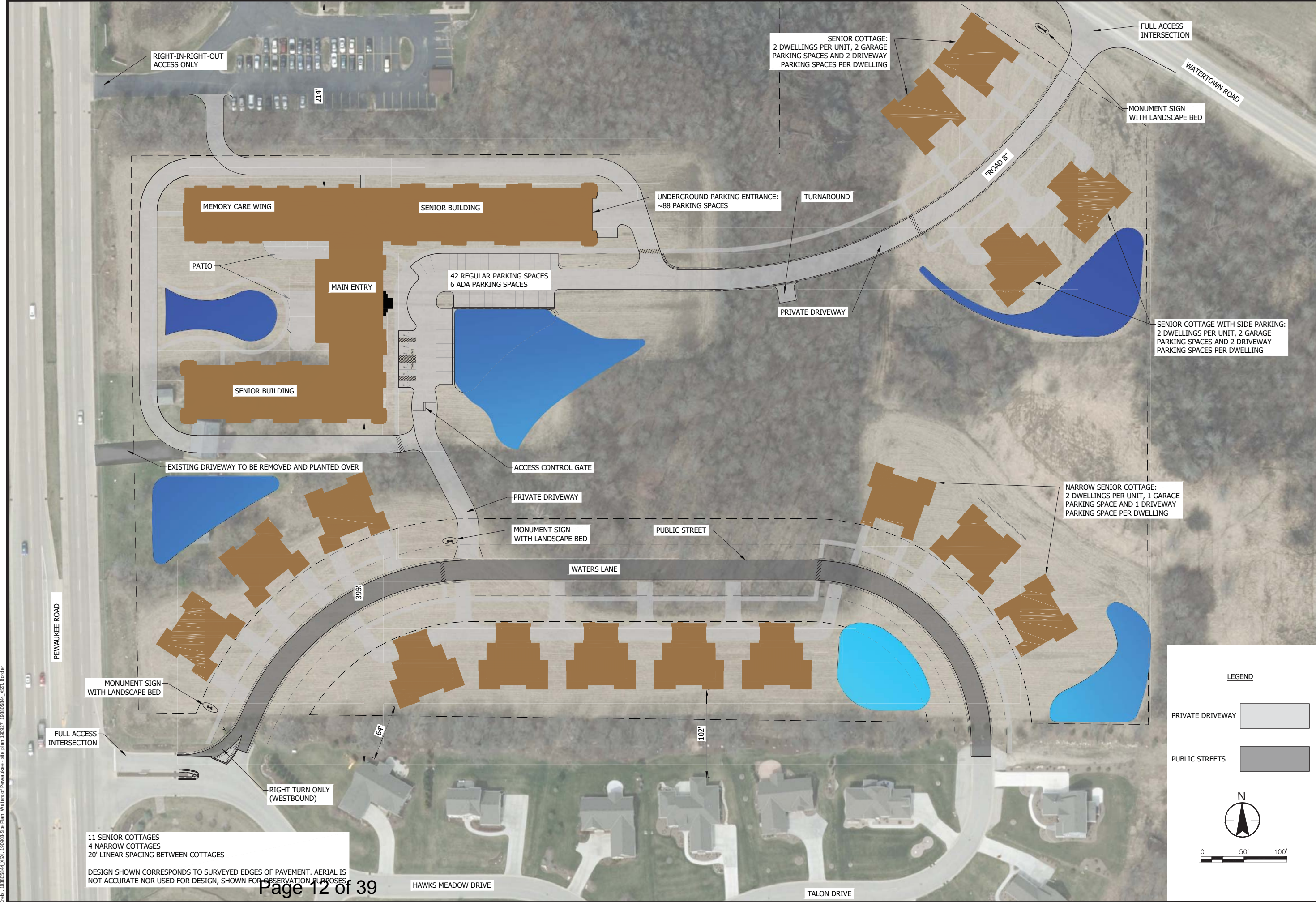
Ami Hurd
My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

DRAFT

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Plot Date: 11/27/2019 - 12:09pm
Drawing Name: V:\1889\active\193805844\CAD\DWG\EXHIBITS\11252019\Exhibits\Zoomed in Site Plan.dwg
Xref: 193805844.XSD, 190993 Site Plan, Waters of Pewaukee - site plan 190927, 193805844.XSD, Border



11 SENIOR COTTAGES
4 NARROW COTTAGES
20' LINEAR SPACING BETWEEN COTTAGES

DESIGN SHOWN CORRESPONDS TO SURVEYED EDGES OF PAVEMENT. AERIAL IS NOT ACCURATE NOR USED FOR DESIGN, SHOWN FOR OBSERVATION PURPOSES.

DATE OF ISSUANCE		
November 26, 2019		
NO	REVISION	DATE
1	NOVEMBER 13, 2019	
2	NOVEMBER 26, 2019	
SURVEY		
DRAWN		
DESIGNED		
CHECKED		
APPROVED		
PROJ. NO.		
SHEET NUMBER		
EX.13		



Plot Date: 11/27/2019 - 11:56am
Drawing name: V:\1938\active\193805844\CAD\DWG\EXHIBITS\11252019 Exhibits\193805844 C200 Exhibit.dwg
Scale: Border: 1/320000.00 VENT 1/300000.00 VENT 1/300000.00 VENT 1/300000.00 VENT 1/300000.00 VENT

This detailed site plan illustrates the layout of a senior care facility. The plan includes several key components:

- Buildings and Wings:** The facility consists of a **Memory Care Wing**, a **Senior Building**, and **Senior Cottages** (labeled A, B, and C). There are also **Narrow Senior Cottages** and a **Future Parking Spaces** area.
- Landscaping and Stormwater Management:** The site features multiple **Stormwater Ponds** (Pond #1, #2, #3, #4, #6, #7) and **Grass Pave Fire Lanes**. **Proposed Retaining Walls with Guard Rail and Hand Rail** are indicated in several locations.
- Access and Circulation:** The plan shows a **Private Access** point, a **Private Driveway**, and **Road "B"**. A **Turnaround** is also marked. The main entrance is labeled **Main Entry**, and an **Access Control Gate** is shown near the **Grass Pave Fire Lane**.
- Setbacks and Right-of-Way:** Various setbacks are specified, including a **35' Setback**, **30' Setback**, **30' Sideyard Setback**, **35' Rearyard Setback**, and a **60' City Right of Way**. A **15' Vision Triangle Typ.** is also shown.
- Signage and Other Features:** The plan includes **Monument Signs with Landscape Bed**, a **Traffic Sign "One Way"**, and a **Generator Enclosure**.

The site is bounded by **Waters Lane** to the north and **Alon Dr.** to the south. The plan also shows a **60' ROW** (Right of Way) and a **35' Setback from Lot Line**.

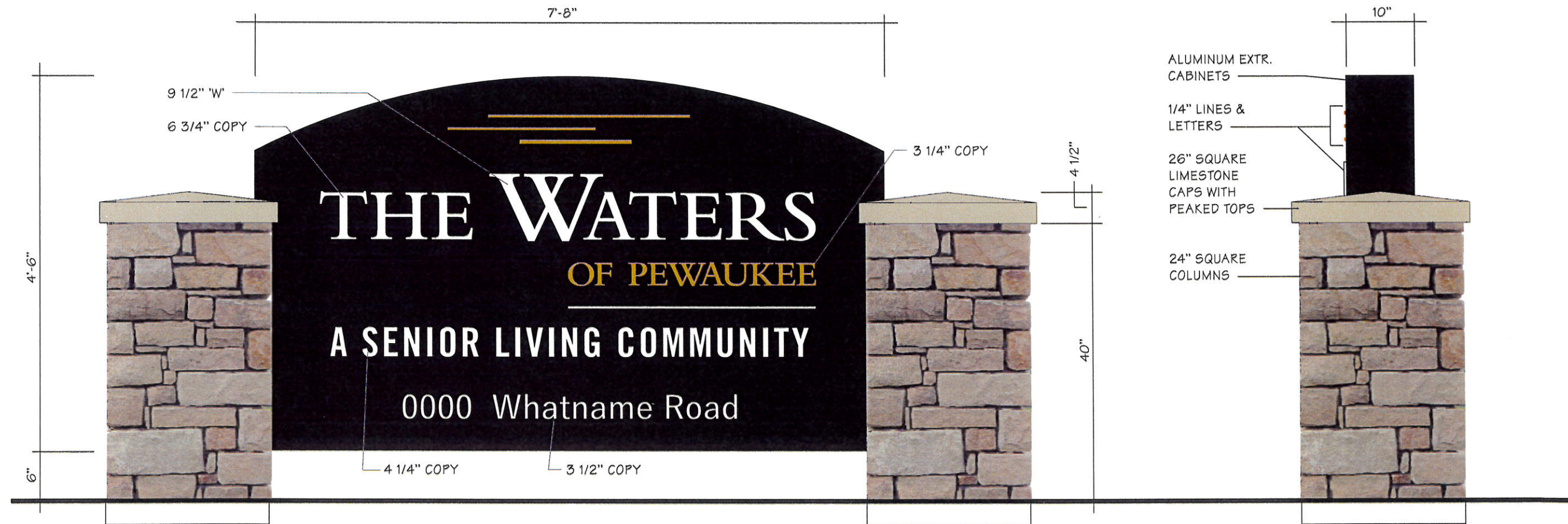
DATE OF ISSUANCE	
November 26, 2019	
NO	REVISION DATE
1	NOVEMBER 13, 2019
2	NOVEMBER 26, 2019
SURVEY	CHAPUT
DRAWN	BJB
DESIGNED	BJB
CHECKED	MAC
APPROVED	MAB
PROJ. NO.	193805844
SHEET NUMBER	
EX.12	

Plot Date: 11/26/2019 - 2:19pm
Drawing name: V:\1938\active\193805844\CAD\DWG\EXHIBITS\11252019 Exhibits\193805844 C200 Exhibit.dwg
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This detailed site plan illustrates the layout of a senior care facility. The plan includes several key components:

- Buildings and Wings:** The facility consists of a **Memory Care Wing**, a **Senior Building**, and **Senior Cottage C (Typ.)**. There are also **Narrow Senior Cottage B (Typ.)** units. A **Generator Enclosure** is located near the Senior Building.
- Parking and Access:** The plan shows **Future Parking Spaces If Needed**, **Proposed Retaining Wall with Guard Rail and Hand Rail**, and an **Access Control Gate**. A **35' Setback** is indicated for the parking area.
- Landscaping and Ponds:** There are seven **Stormwater Ponds** (Pond #1 to Pond #7) and several **Grass Pave Fire Lanes**. A **Monument Sign with Landscape Bed** is located near the entrance.
- Roads and Right-of-Way:** The facility is bordered by **Waters Lane** (with a **60' City Right of Way** and **60' ROW**), **Road "B" Private Drive**, and **Wicks Meadow Dr.**. A **15' Vision Triangle Typ.** is shown at the intersection of Waters Lane and Wicks Meadow Dr.
- Other Features:** The plan includes a **Main Entry**, **Patio**, **Grass Pave Fire Lane**, and a **30' Setback** for the entrance area.

Page 15 of 39



SIGN ELEVATION
SCALE: 3/4" = 1'-0"

SIDE VIEW
SCALE: 3/4" = 1'-0"

ONE S/F NON-ILLUMINATED SIGN. CABINET TO BE 10" DEEP ALUMINUM EXTRUSION MOUNTED BETWEEN STONE COLUMNS. SIGN FACE TO BE 1/8" ALUMINUM. 'THE WATERS' AND LINES TO BE 1/4" THICK ALUMINUM. ALL OTHER GRAPHICS TO BE PRESSURE SENSITIVE VINYL. SIGN BACK TO HAVE ACCESS FOR MOUNTING. COLUMNS TO BE STONE VENEER ON AN ALUMINUM TUBE FRAME WITH STEEL SUPPORT TUBES AND LIMESTONE CAPS. STEEL TUBES TO BE SET IN CONCRETE FOOTINGS.

CABINET, FACE BACKGROUND - BLACK
LOGO LINES, 'OF PEWAUKEE' - PMS 1245 GOLD
ALL OTHER COPY, LOWER RULE LINE - WHITE
STONE - COUNTRY LEDGE GLACIER BUFF (BOULDER CREEK STONE)
CAPS - BUFF LIMESTONE



1/4" THICK ALUMINUM
PLATE LETTERS

PSV COPY

NOT FOR PRODUCTION

Approval _____
Proofed _____

Job Number: Proposal Date: 11/11/2019
Revision # / Date: _____
Drawn By: GRM
File: House/Waters of Marshall Two/PewaukeeWI-Monument

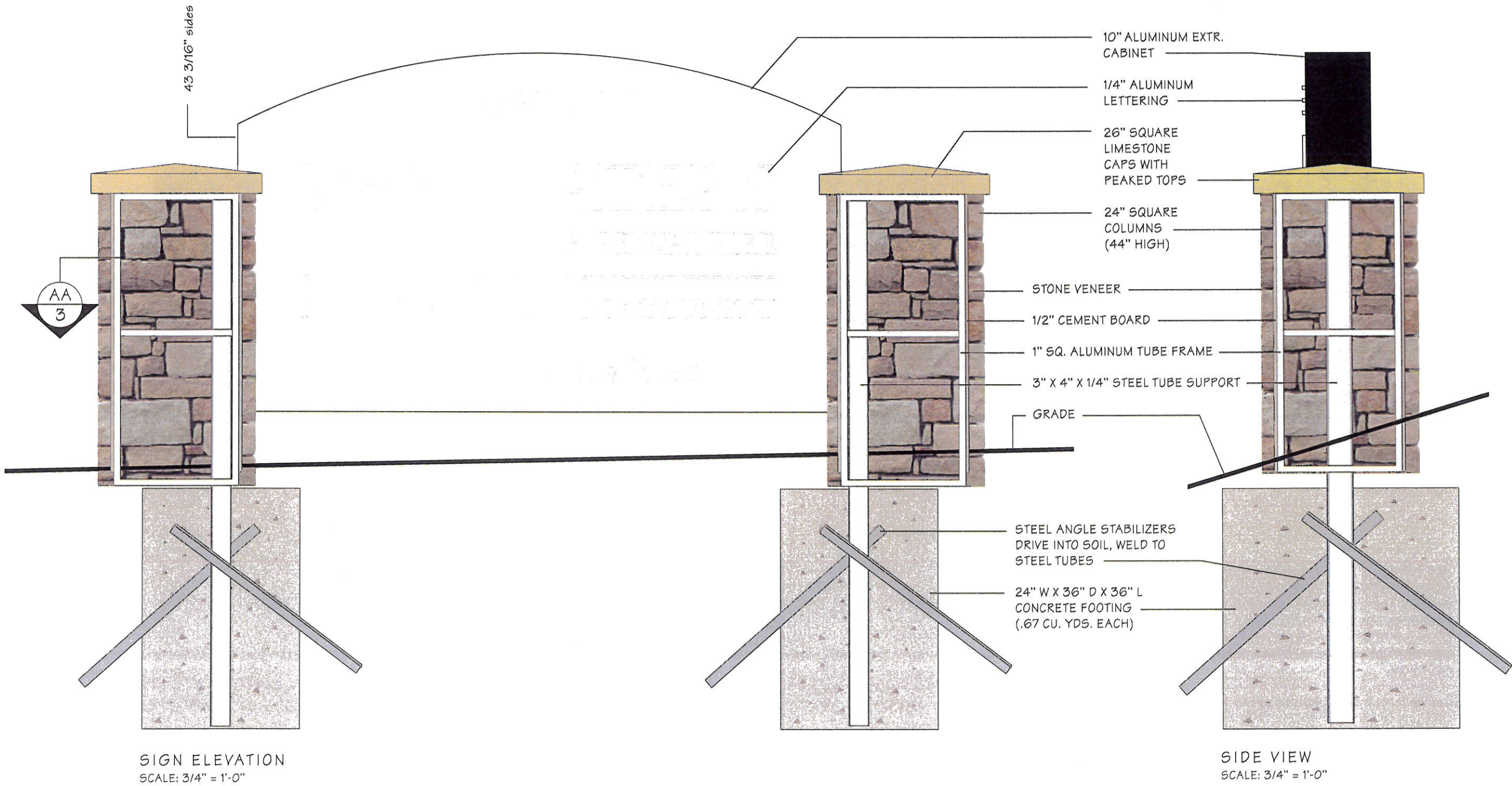
Client Information:
THE WATERS OF PEWAUKEE
PEWAUKEE, WI

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CUSTOMER RESPONSE

☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE & RESUBMIT

Please review all details to assure they are correct. Information on this page is used in the production of signs.
Signed _____
Date _____



NOT FOR PRODUCTION

Approval _____
Proofed _____

Job Number: Proposal Date: 11/11/2019
Revision # / Date: _____
Drawn By: GRM
File: House/Waters of Marshall Twp/PewaukeeWI-Monument

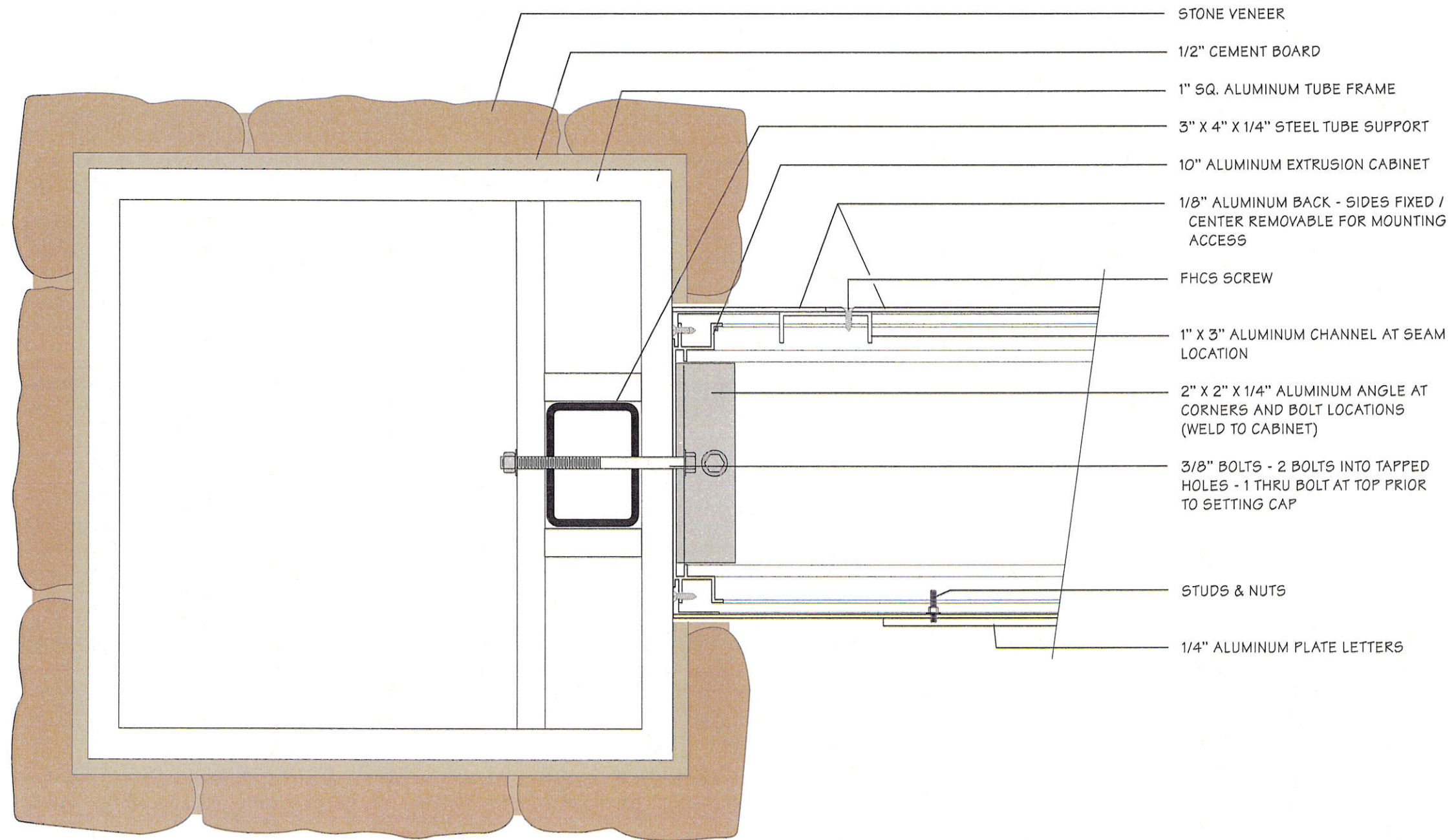
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☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE & RESUBMIT

Please review all details to assure they are correct. Information on this page is used in the production of signs.
Signed _____
Date _____



SIGN ELEVATION AA
SCALE: 3" = 1'-0"

NOT FOR PRODUCTION

Job Number: Proposal Date: 11/11/2019
Revision # / Date: _____
Drawn By: GRM
File: House/Waters of Marshall Twp/PewaukeeWI-Monument

Client Information:
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PEWAUKEE, WI

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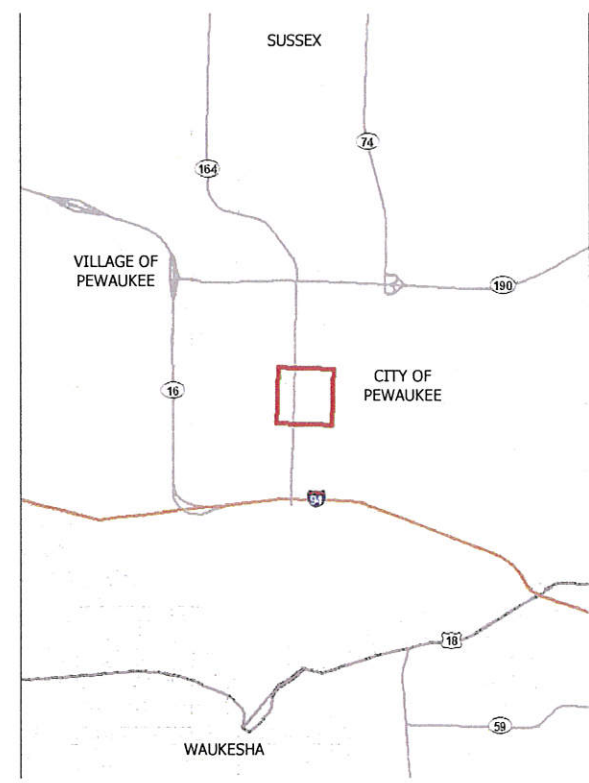
CUSTOMER RESPONSE

☐ APPROVED
☐ APPROVED AS NOTED
☐ REVISE & RESUBMIT

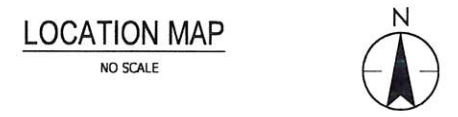
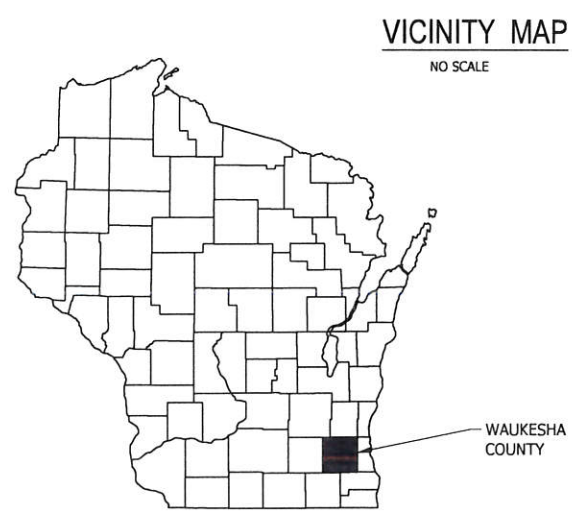
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Signed _____
Date _____

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THE WATERS OF PEWAUKEE
CITY OF PEWAUKEE
WAUKESHA COUNTY, WISCONSIN



SHEET INDEX	
SHEET NO	DESCRIPTION
G0.01	TITLE SHEET AND PROJECT INFORMATION
G0.02	LEGEND
C0.01	EXISTING SITE CONDITIONS AND REMOVAL
C1.01	EROSION CONTROL PLAN
C2.00	OVERALL SITE PLAN
C3.00	OVERALL GRADING PLAN
C4.00	OVERALL UTILITY PLAN
C5.00	OVERALL STORM SEWER PLAN
C5.05	PROPOSED POND SUMMARIES
C6.00	OVERALL STORM SEWER AND ROAD PLAN
L1.01	LANDSCAPE PLAN
E1.01	SITE PHOTOMETRIC PLAN
E2.01	ELECTRICAL DETAILS
FT	FIRE TRUCK EXHIBIT
EX9	HATCHED SITE PLAN EXHIBIT
EX10	HATCHED SITE PLAN SURROUNDINGS EXHIBIT



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PROJECT TEAM:

ARCHITECT: KAAS WILSON 1301 AMERICAN BLVD E, BLOOMINGTON, MN 55425 MINDY MICHAEL TEL. 612-279-8875 mindym@kaaswilson.com	CITY OF PEWAUKEE PLANNING DEPARTMENT NICK FUCHS PLANNER & COMMUNITY DEVELOPMENT DIRECTOR TEL. 262-691-9107 W240 N3065 PEWAUKEE ROAD PEWAUKEE, WI 53072	DEPARTMENT OF PUBLIC WORKS JEFF WEIGEL, P.E. DPW DIRECTOR TEL. 262-691-0804 W240 N3065 PEWAUKEE ROAD PEWAUKEE, WI 53072	OWNER: THE WATERS JOHN HUNSICKER TEL. 952-358-5143 1600 HOPKINS CROSSROAD MINNETONKA, MN 55305	CIVIL ENGINEER: STANTEC CONSULTING SERVICES, INC. 12075 CORPORATE PARKWAY, SUITE 200 MEQUON, WI Contact: MICHAEL BACH TEL. 262-643-9150 michael.bach@stantec.com
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MICHAEL A. BACH, P.E.
NO. 43356-6

The locations of existing utility installations as shown on this plan are approximate. There may be other underground utility installations within the project area that are not shown.

Stantec assumes no responsibility for damages, liability or costs resulting from changes or alterations made to this plan without written consent of Stantec.

These drawings have been prepared based on information provided by others. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result.

12075 N. Corporate Parkway, Suite 200
Mequon, WI 53092
www.stantec.com

NOT FOR
CONSTRUCTION
PLAN COMMISSION
REVIEW SET

TITLE SHEET AND PROJECT INFORMATION

THE WATERS OF PEWAUKEE
THE WATERS SENIOR LIVING MANAGEMENT, LLC
PEWAUKEE, WISCONSIN

DATE OF ISSUANCE	October 22, 2019
NO. REVISION	DATE
1	NOVEMBER 13, 2019

SURVEY	CHAPUT
DRAWN	JMV
DESIGNED	JMV
CHECKED	MAC
APPROVED	MA8
PROJ. NO.	193805844
SHEET NUMBER	G0.01

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LEGEND

●	INDICATES FOUND 1" IRON PIPE
○	INDICATES SET 1" IRON PIPE
+	INDICATES FOUND CHISELED CROSS
○	SANITARY MANHOLE
⊕	SANITARY CLEANOUT OR VENT
⊙	M.I.S. MANHOLE
⊙	UNKNOWN MANHOLE
⊙	STORM MANHOLE
⊙	INLET (ROUND)
⊙	INLET (SQUARE)
⊙	CURB INLET
⊙	STORM SEWER END SECTION
⊙	GAS VALVE
⊙	GAS METER
⊙	WATER VALVE
⊙	HYDRANT
⊙	WATER MANHOLE
⊙	WATER SERVICE CURB STOP
⊙	WELL HEAD
⊙	STAND PIPE
⊙	WALL INDICATOR VALVE
⊙	POST INDICATOR VALVE
⊙	LIGHT POLE
⊙	SPOT/YARD LIGHT
⊙	UTILITY POLE
⊙	GUY POLE
⊙	GUY WIRE
⊙	ELECTRIC MANHOLE
⊙	ELECTRIC PEDESTAL
⊙	ELECTRIC METER
⊙	TELEPHONE MANHOLE
⊙	TELEPHONE PEDESTAL
⊙	CABLE PEDESTAL
⊙	CONTROL BOX
⊙	FIBER OPTIC SIGN
⊙	TRAFFIC LIGHT
⊙	COMMUNICATION MANHOLE
⊙	BOLLARD
⊙	SOIL BORING/MONITORING WELL
⊙	WATER SURFACE
⊙	WETLANDS FLAG
⊙	MARSH
⊙	FLAGPOLE
⊙	PARKING METER
⊙	SIGN
⊙	MAILBOX
⊙	RAILROAD CROSSING SIGNAL
⊙	HANDICAP SPACE
⊙	CONIFEROUS TREE
⊙	DECIDUOUS TREE

S	SANITARY SEWER
FM	FORCE MAIN
STO	STORM SEWER
W	WATERLINE
G	MARKED GAS MAIN
E	MARKED ELECTRIC
OHW	OVERHEAD WIRES
T	MARKED TELEPHONE
TV	MARKED CABLE TV LINE
FO	MARKED FIBER OPTIC
X	FENCE

NEW TOPOGRAPHIC SYMBOLS

○	BOLLARD
●	SANITARY CLEANOUT
●	MANHOLE
●	SANITARY OR STORM LIFT STATION
⊙	STORM SEWER BEEHIVE CATCH BASIN
■	STORM SEWER CATCH BASIN
▶	STORM SEWER FLARED END SECTION
■	STORM SEWER OUTLET STRUCTURE
⊙	STORM SEWER OVERFLOW STRUCTURE
●	CURB BOX
◆	FIRE HYDRANT
▶	WATER REDUCER
⊙	VALVE
⊙	RIP RAP
→	DRAINAGE FLOW
⊙	PEDESTRIAN RAMP

EXISTING TOPOGRAPHIC LINES

⋯⋯⋯	RETAINING WALL
—X—X—X—X—	FENCE - BARBED WIRE
—○—○—○—○—	FENCE - CHAIN LINK
—□—□—□—□—	FENCE - DECORATIVE
—■—■—■—■—	FENCE - STOCKADE
—○—○—○—○—	FENCE - WOOD
—X—X—X—X—	FENCE - ELECTRIC
—○—○—○—○—	GUARD RAIL
—○—○—○—○—	TREE LINE
—○—○—○—○—	WETLAND

SURVEY LINES

—	BOUNDARY
—	NEW CENTERLINE
—	EXISTING CENTERLINE
—	EXISTING EASEMENT LINE
—	NEW EASEMENT LINE
—	FLOOD PLAIN BOUNDARY
—	EXISTING LOT LINE
—	NEW LOT LINE
—	EXISTING RIGHT-OF-WAY
—	NEW RIGHT-OF-WAY
—	SETBACK LINE

NEW UTILITY LINES

FM	FORCE MAIN
—>—>—>—>—	SANITARY SEWER
—>—>—>—>—	SANITARY SERVICE
—>—>—>—>—	STORM SEWER DRAINTILE
—>—>—>—>—	STORM SEWER
— — — — — —	WATER MAIN
— — — — — —	WATER SERVICE
—X—X—X—X—X—	PIPE CASING

FUTURE UTILITY LINES

FM	FORCE MAIN
—>—>—>—>—	SANITARY SEWER
—>—>—>—>—	SANITARY SERVICE
—>—>—>—>—	STORM SEWER DRAINTILE
—>—>—>—>—	STORM SEWER
— — — — — —	WATER MAIN
— — — — — —	WATER SERVICE
—X—X—X—X—X—	PIPE CASING

CONCRETE CURB AND GUTTER

—	EXISTING
—	NEW
—	FUTURE
—	DEMOLITION

GRADING INFORMATION

⋯⋯⋯	EXISTING CONTOUR MINOR
—	EXISTING CONTOUR MAJOR
—	NEW CONTOUR MINOR
—	NEW CONTOUR MAJOR
—	NEW GRADING LIMITS / SLOPE LIMITS
—	NEW SPOT ELEVATION
⋯⋯⋯	EXISTING SPOT ELEVATION
—	RUN:RISE (SLOPE)

ABBREVIATIONS

AD	ALGEBRAIC DIFFERENCE
BV	BUTTERFLY VALVE
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
CL	CENTER LINE
CL	CLASS
CMP	CORRUGATED METAL PIPE
C.O.	CHANGE ORDER
DIP	DUCTILE IRON PIPE
EL/ELEV	ELEVATION
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FES	FLARED END SECTION
F/F	FACE TO FACE
FM	FORCE MAIN
F.O.	FIELD ORDER
GV	GATE VALVE
HP	HIGH POINT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
LP	LOW POINT
MH	MANHOLE (SANITARY)
NTS	NOT TO SCALE
NWL	NORMAL WATER LEVEL
PC	POINT OF CURVE
PCC	COMPOUND CURVE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PPVC	PERFORATED POLYVINYL CHLORIDE PIPE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENT
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SS	STORM SEWER STRUCTURE
STA	STATION
TCE	TEMPORARY CONSTRUCTION EASEMENT
TNH	TOP NUT HYDRANT
TYP	TYPICAL
VC	VERTICAL CURVE
WM	WATER MAIN

HATCH PATTERNS

EXISTING	NEW	DEMOLITION	SECTION
CONCRETE	CONCRETE	CONCRETE DWY/WALK	EARTH
ASPHALT ROAD/DWY	ASPHALT ROAD/DWY	ASPHALT ROAD/DWY	ROCK
PAVERS	PAVERS	PAVERS	SAND
			GRAVEL

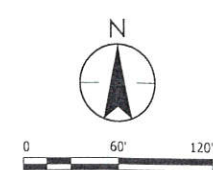
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User: stancan
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Plot User: stancan



REMOVAL LEGEND

- WETLAND (COLLECTED BY STANTEC AUGUST 2019)
- WETLAND FILL
- TREE AREA REMOVAL
- TREE REMOVAL
- BUILDING REMOVAL
- ASPHALT REMOVAL
- SAWCUT OR MILL



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EXISTING SITE CONDITIONS AND REMOVALS

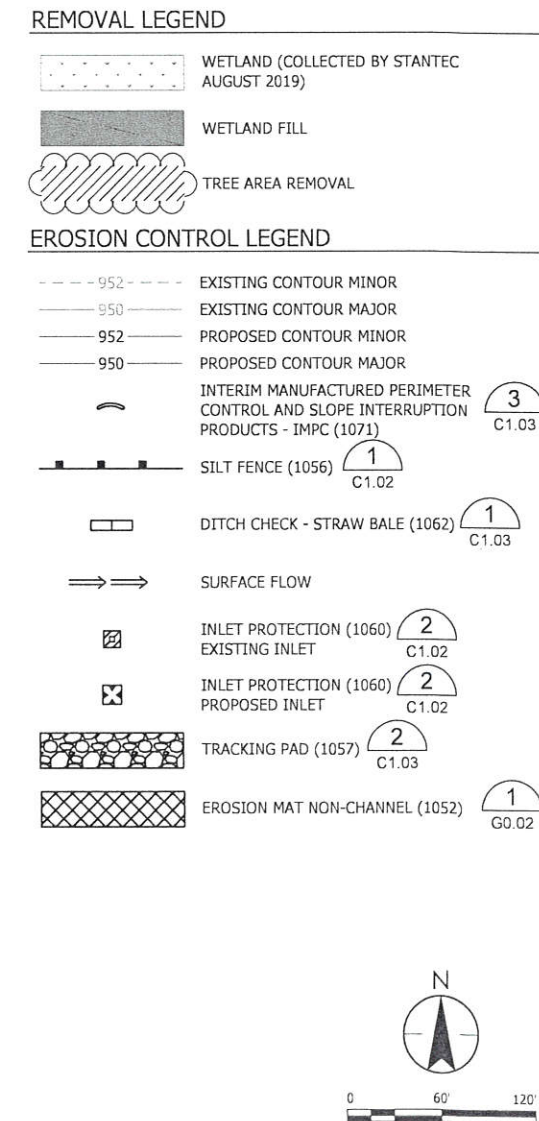
THE WATERS OF PEWAUKEE
THE WATERS SENIOR LIVING MANAGEMENT, LLC
PEWAUKEE, WISCONSIN

DATE OF ISSUANCE	October 22, 2019
NO. REVISION	DATE
1	NOVEMBER 13, 2019
SURVEY	CHAPUT
DRAWN	AJR
DESIGNED	JMV
CHECKED	MAC
APPROVED	MAB
PROJ. NO.	193805844
SHEET NUMBER	C0.01


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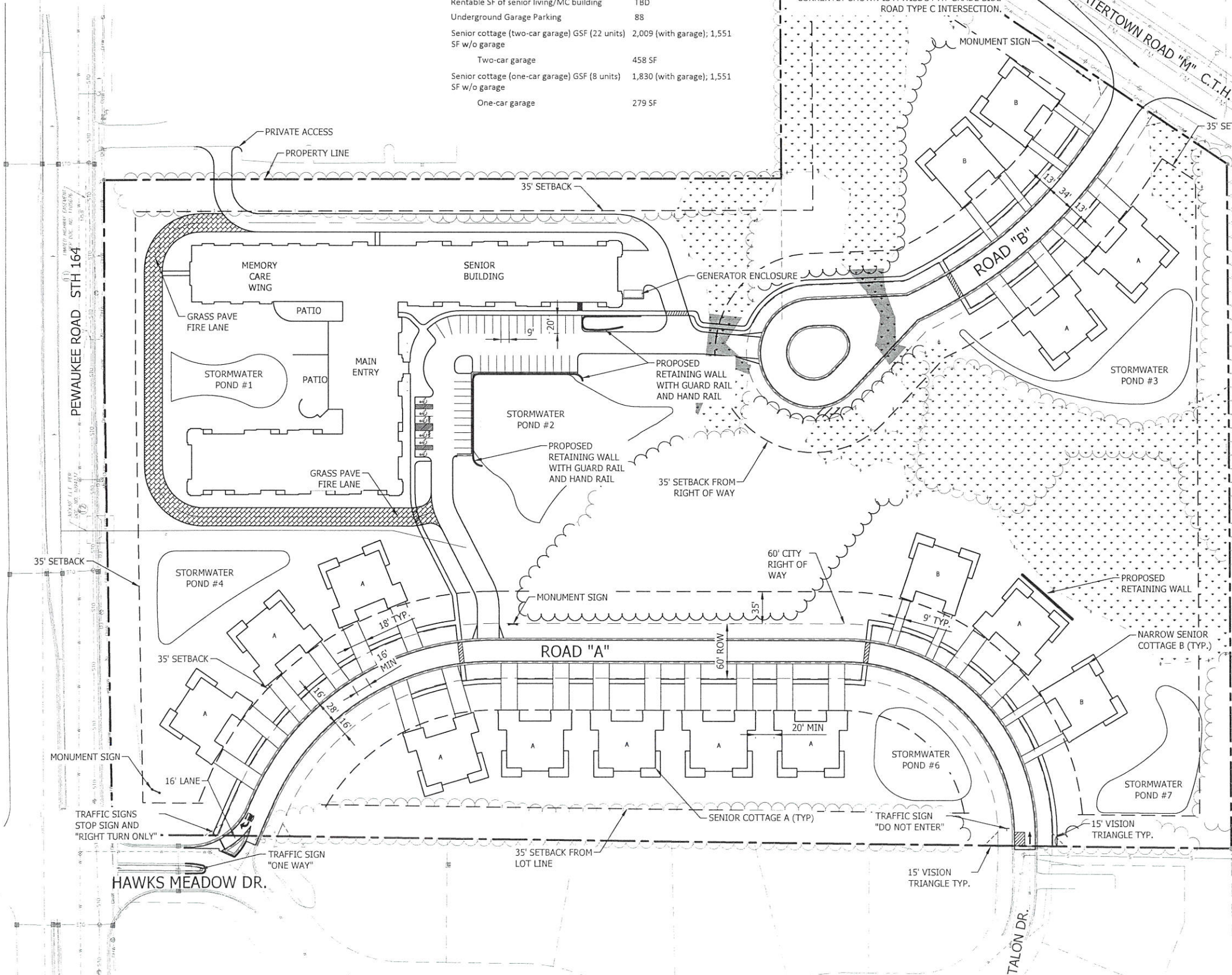
SENIOR BUILDING

Underground Garage	Gross Square Footage (SF)
Building (Floor 1)	33,437 SF
Building (Floor 2)	56,211 SF
Building (Floor 3)	44,324 SF
Building (Floor 3)	44,324 SF

MC Wing GSF

Gross Square Footage of	Square Footage (SF)
senior living/MC building	10,592 SF
Underground Garage common areas	TBD
Senior living common areas	17,908 SF
Hallways/loss	17,615 SF
MC common areas	1,786 SF
Rentable SF of senior living/MC building	TBD
Underground Garage Parking	88
Senior cottage (two-car garage) GSF (22 units) SF w/o garage	2,009 (with garage); 1,551
Two-car garage	458 SF
Senior cottage (one-car garage) GSF (8 units) SF w/o garage	1,830 (with garage); 1,551
One-car garage	279 SF

WAUKESHA COUNTY IS REVIEWING SUBMITTED TRAFFIC DATA, BUT HAS NOT RECOMMENDED SPECIFIC INTERSECTION DETAILS. THE ROADWAY CONNECTION AT WATERTOWN ROAD WILL BE REVISED BASED ON COUNTY RECOMMENDATIONS. CURRENTLY SHOWN IS A WISDOT AT GRADE SIDE ROAD TYPE C INTERSECTION.



GENERAL NOTES

CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.

CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF PEWAUKEE EROSION CONTROL ORDINANCE AND WISCONSIN DNR TECHNICAL STANDARDS.

ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING

BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.

ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

CONTRACTOR TO CONFIRM SITE LIGHTING WITH ARCHITECT AND/OR MEP DESIGNER.

PARCEL PARKING CALCULATIONS

SENIOR BUILDING	
GARAGE SPACES	88
STANDARD SURFACE SPACES	42
ACCESSIBLE SURFACE SPACES	6
TOTAL PARKING SPACES	136

SENIOR COTTAGE (TWO DWELLINGS PER COTTAGE)

GARAGE SPACES PER COTTAGE	4
DRIVEWAY SPACES PER COTTAGE	4
TOTAL SPACES PER COTTAGE	8
TOTAL SPACES (11 COTTAGES)	88

NARROW SENIOR COTTAGE (2 DWELLINGS PER COTTAGE)

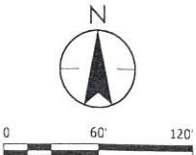
GARAGE SPACES PER COTTAGE	2
DRIVEWAY SPACES PER COTTAGE	2
TOTAL SPACES PER COTTAGE	4
TOTAL SPACES (4 COTTAGES)	16

SITE CALCULATIONS

	SQ FT	AC
PARCEL AREA	1,072,404	24.62
EXISTING IMPERVIOUS AREA	31,817	0.730
EXISTING PERVIOUS AREA	1,040,605	24.619
PROPOSED IMPERVIOUS AREA	334,955	7.690
PROPOSED PERVIOUS AREA	737,449	16.929
COVERAGE	31.2%	

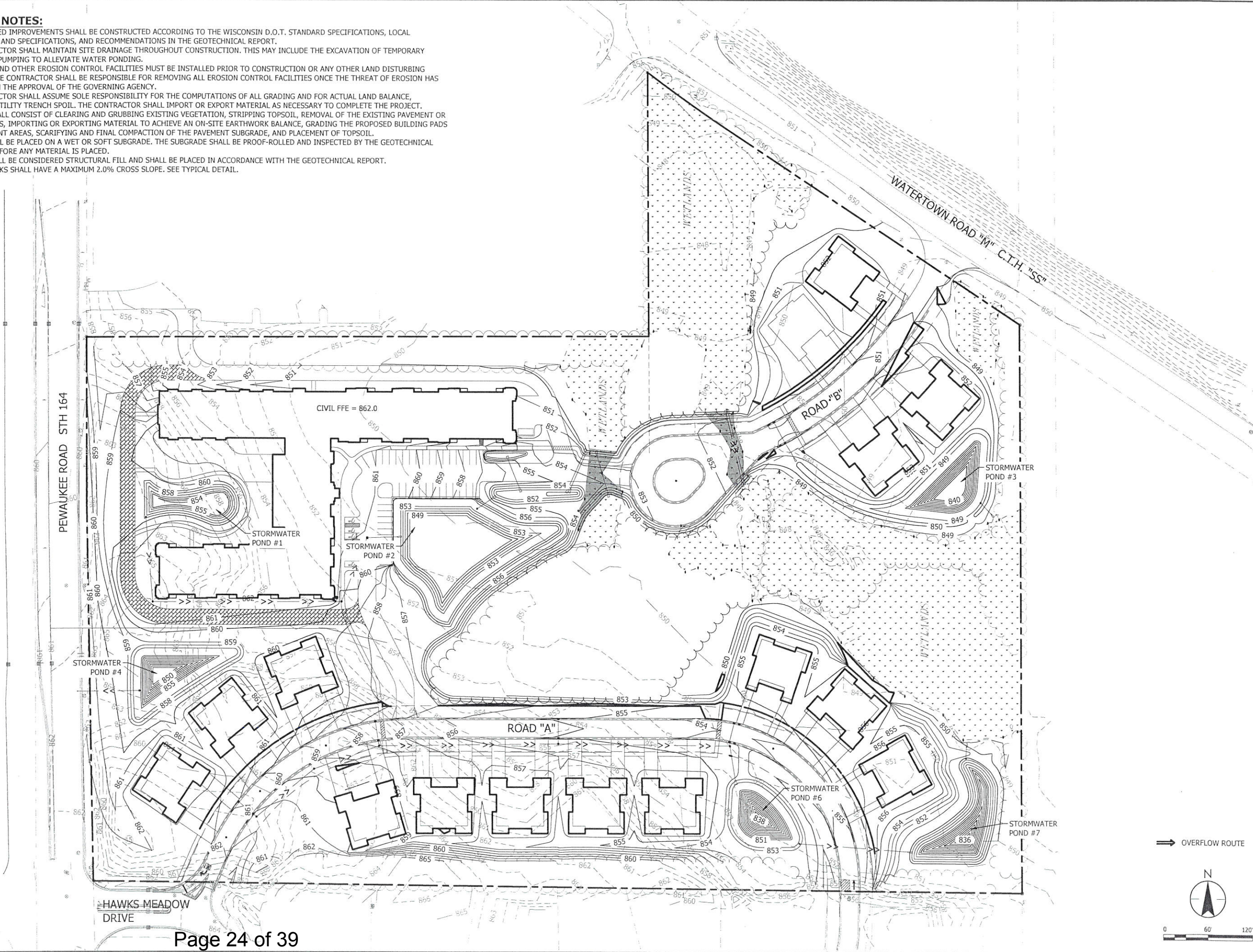
SITE OVERVIEW:

- 28' WIDE ROAD TO BACK OF CURB (FIRE ACCESS IS ONLY 12')
- 60' RIGHT OF WAY (SAME AS SUBDIVISION TO THE SOUTH)
- 30' BUILDING SETBACK FROM RIGHT OF WAY SHOWN
- 35' BUILDING SETBACK FROM BACK OF LOT SHOWN
- TWIN UNIT LOCATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE.
- WETLANDS DELINEATED BY STANTEC AUGUST 22, 2019



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1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
2. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
3. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
4. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
5. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVAL OF THE EXISTING PAVEMENT OR FOUNDATIONS, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE AN ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING PADS AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
8. ALL SIDEWALKS SHALL HAVE A MAXIMUM 2.0% CROSS SLOPE. SEE TYPICAL DETAIL.



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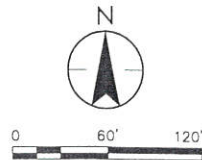
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OVERALL GRADING PLAN

THE WATERS OF PEWAUKEE
THE WATERS SENIOR LIVING MANAGEMENT, LLC
PEWAUKEE, WISCONSIN

DATE OF ISSUANCE	
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REVISION	DATE
NOVEMBER 13, 2019	
SURVEY	CHAPUT
DRAWN	MPS
DESIGNED	MPS
CHECKED	MAC
APPROVED	MAB
PROJ. NO.	193805844
SHEET NUMBER	
C3.00	

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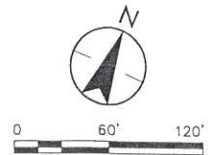


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NO	REVISION DATE
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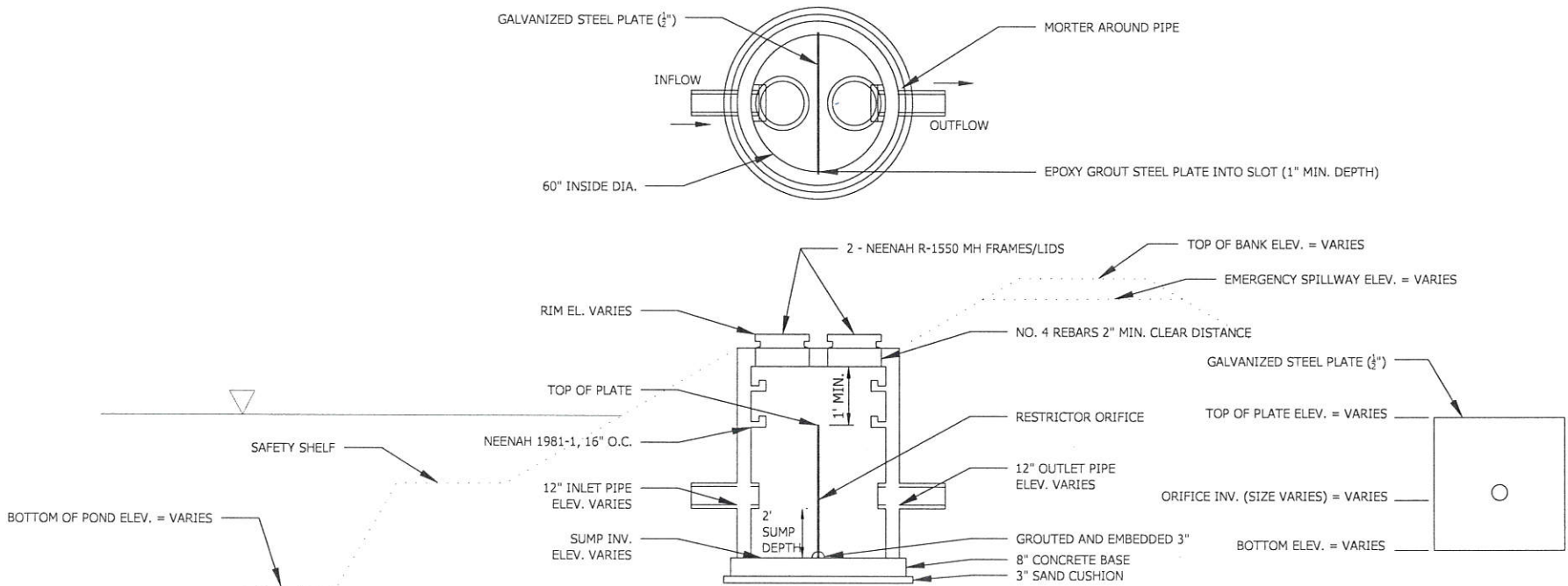
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User: J. Borden, 193805844_XSXI, 193805844_XSNO, Waters of Pewaukee - site plan 190727, 193805844_XSXI

PROPOSED STORMWATER PONDS - SUMMARY															
POND #	PROPOSED STORAGE (AC-FT)	INLET ELEV.	ORIFICE SIZE	ORIFICE INV.	TOP OF WEIR PLATE	EMERGENCY-SPILL ELEV.	TOP OF BANK ELEV.	PERMANENT POOL ELEV.	BOTTOM OF POND	2YR HWL	2YR RELEASE RATE (CFS)	10YR HWL	10YR RELEASE RATE (CFS)	100YR HWL	100YR RELEASE RATE (CFS)
POND_1	0.464	860.00	4"	858.40	859.40	859.90	861.00	858.40	854.00	858.88	0.23	859.40	0.38	859.88	4.96
POND_2	0.334	853.00	4"	854.50	855.20	855.90	856.00	854.50	849.00	854.92	0.21	855.25	0.55	855.78	7.97
POND_3	0.384	847.82	4"	848.50	849.25	849.75	850.00	848.50	840.00	848.77	0.13	849.11	0.28	849.57	3.14
POND_4	0.677	860.00	4"	857.00	858.10	858.50	859.50	857.00	848.00	857.53	0.25	857.99	0.38	858.43	3.63
POND_5	0.038	859.00	-	-	-	858.50	859.00	858.50	856.00	858.50	0.04	858.54	0.74	858.57	1.52
POND_6	0.822	850.33	4"	850.20	853.00	854.50	855.00	850.20	838.00	853.03	0.81	853.51	7.05	854.48	14.36
POND_7	0.424	849.50	12"	848.70	849.75	850.85	851.00	848.70	836.00	849.12	0.70	849.88	3.86	850.84	11.36

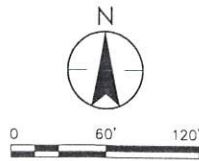
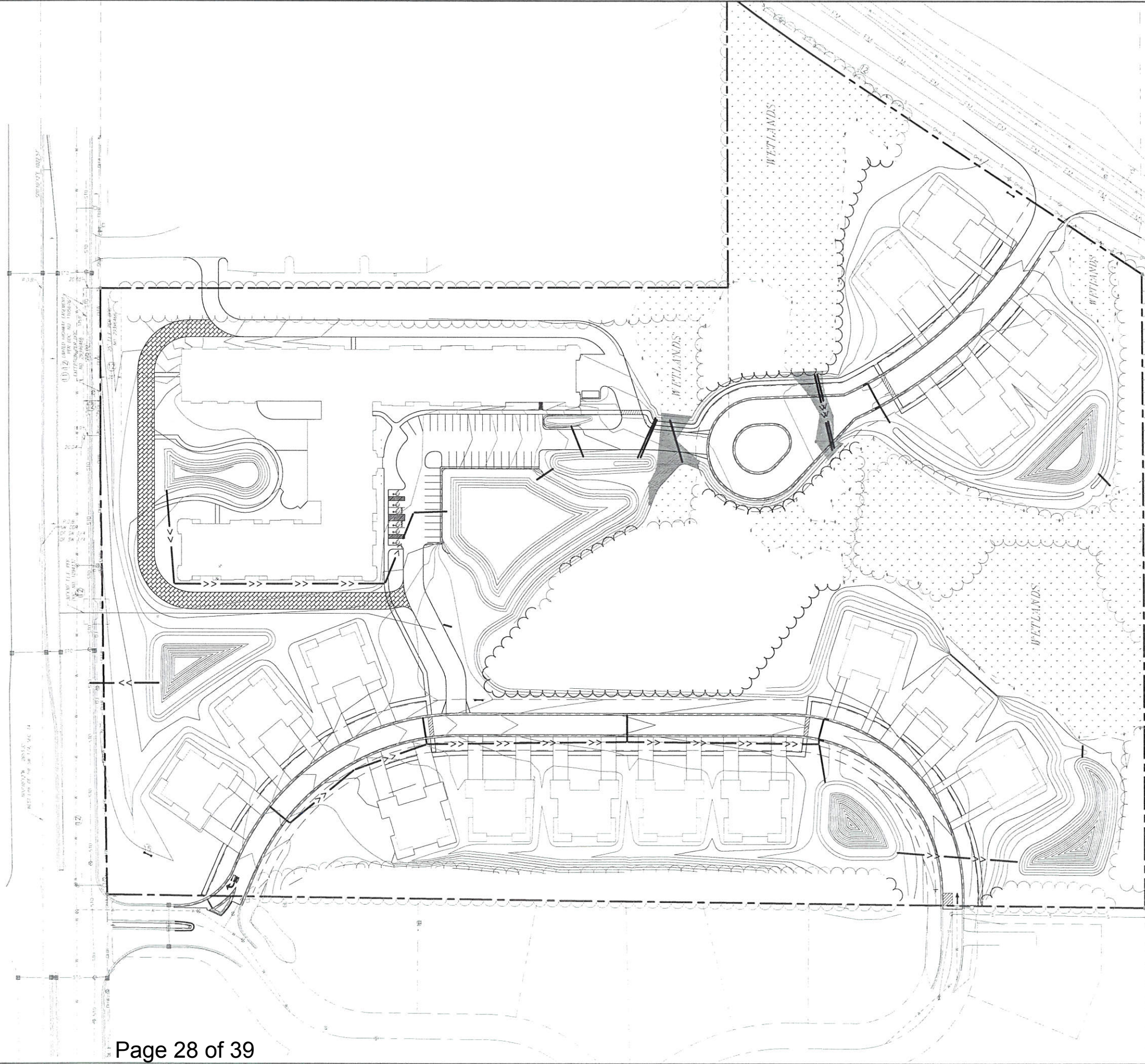


- NOTES:
1. STRUCTURE SHALL BE CONSTRUCTED CONFORMING TO THE REQUIREMENTS OF ASTM C-478.
 2. REINFORCING STEEL NOT SHOWN.
 3. STEPS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION.

TYPICAL POND OUTLET STRUCTURE 1
NOT TO SCALE

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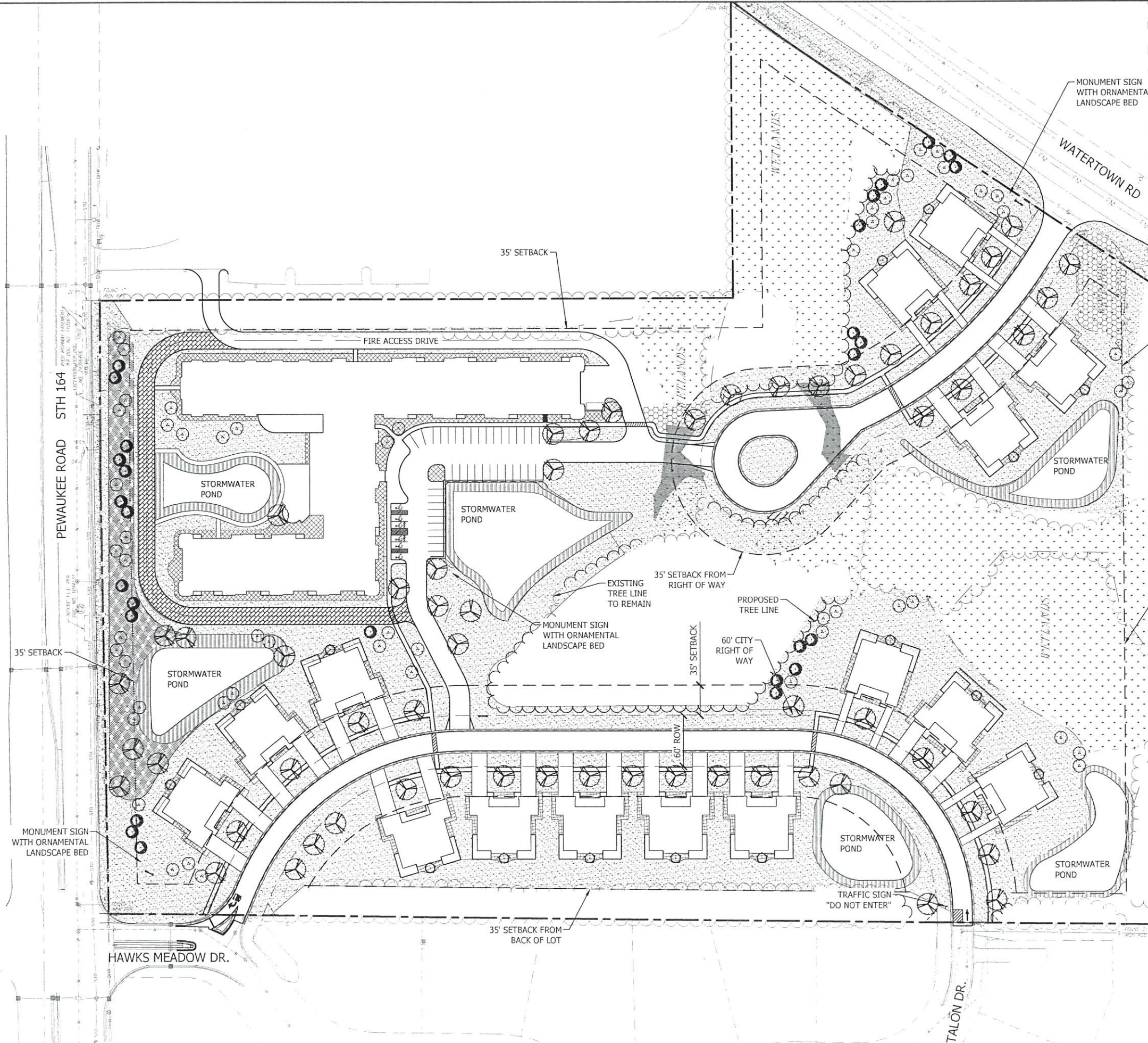
OVERALL STORM SEWER AND ROAD PLAN

THE WATERS OF PEWAUKEE
THE WATERS SENIOR LIVING MANAGEMENT, LLC
PEWAUKEE, WISCONSIN

DATE OF ISSUANCE	October 22, 2019
NO REVISION	DATE
1	NOVEMBER 13, 2019
SURVEY	CHAPUT
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DESIGNED	MPF
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LANDSCAPE CALCULATIONS

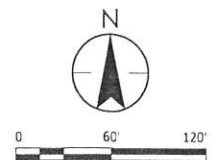
DECIDUOUS STREET TREES	44
DECIDUOUS TREES	15
CONIFER TREES	28
ORNAMENTAL TREES	59
LARGE ORNAMENTAL SHRUBS	15
ENTRY SIGN ORNAMENTAL PLANTING BED AREA	300 SF/EA
SENIOR BUILDING ORNAMENTAL PLANTING BED AREA	14,610SF
SENIOR COTTAGE (2 CAR GARAGE)	1,025 SF/EA
SENIOR COTTAGE (1 CAR GARAGE)	990 SF/EA
RETENTION POND SEED MIX	29,301 SF
PRAIRIE SEED MIX	21,140 SF
MOIST MEADOW RAIN GARDEN MIX FOR WETLANDS	9,192 SF

LEGEND

	ORNAMENTAL PLANTING BEDS: MIX OF DECIDUOUS AND EVERGREEN SHRUBS, GRASSES AND PERENNIALS
	RETENTION POND SEED MIX
	MOIST MEADOW RAIN GARDEN MIX FOR WETLANDS
	PRAIRIE SEED MIX
	TURF
	SHADE TREE
	CONIFER TREE
	ORNAMENTAL TREE
	LARGE ORNAMENTAL SHRUB

PEWAUKEE LANDSCAPE CODE:

UNDER CHAPTER 17 ZONING OF THE PEWAUKEE MUNICIPAL CODE, 17.0210 PRINCIPLES AND STANDARDS FOR THE AESTHETIC EVALUATION OF SITE AND BUILDING PROJECTS, B. (7) SITE PLANNING AND DESIGN PRINCIPLES AND C. BUILDING, DESIGN, LAYOUT AND CONSTRUCTION PRINCIPLES DESCRIBE QUALITATIVE BUT NOT QUANTITATIVE EXPECTATIONS FOR LANDSCAPING OF RM-3.



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LANDSCAPE PLAN
THE WATERS OF PEWAUKEE
THE WATERS SENIOR LIVING MANAGEMENT, LLC
PEWAUKEE, WISCONSIN

DATE OF ISSUANCE
October 22, 2019

NO. REVISION DATE
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APPROVED	MAB

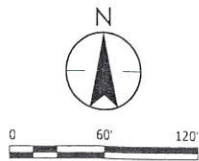
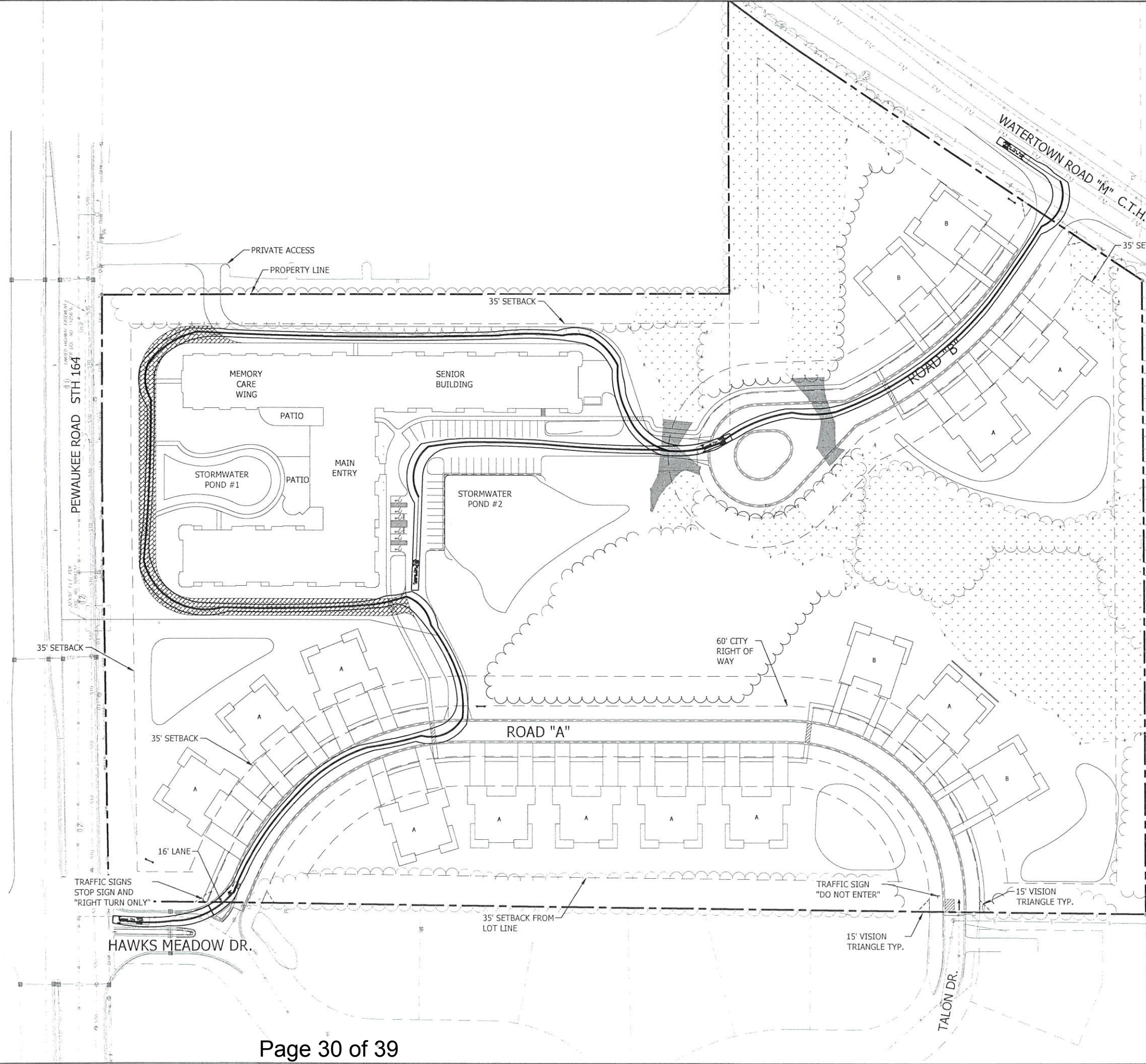
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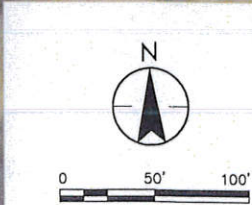
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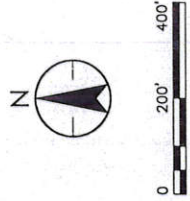
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DESIGN SHOWN CORRESPONDS TO SURVEYED EDGES OF PAVEMENT. AERIAL IS NOT ACCURATE NOR USED FOR DESIGN. SHOWN FOR OBSERVATION PURPOSES

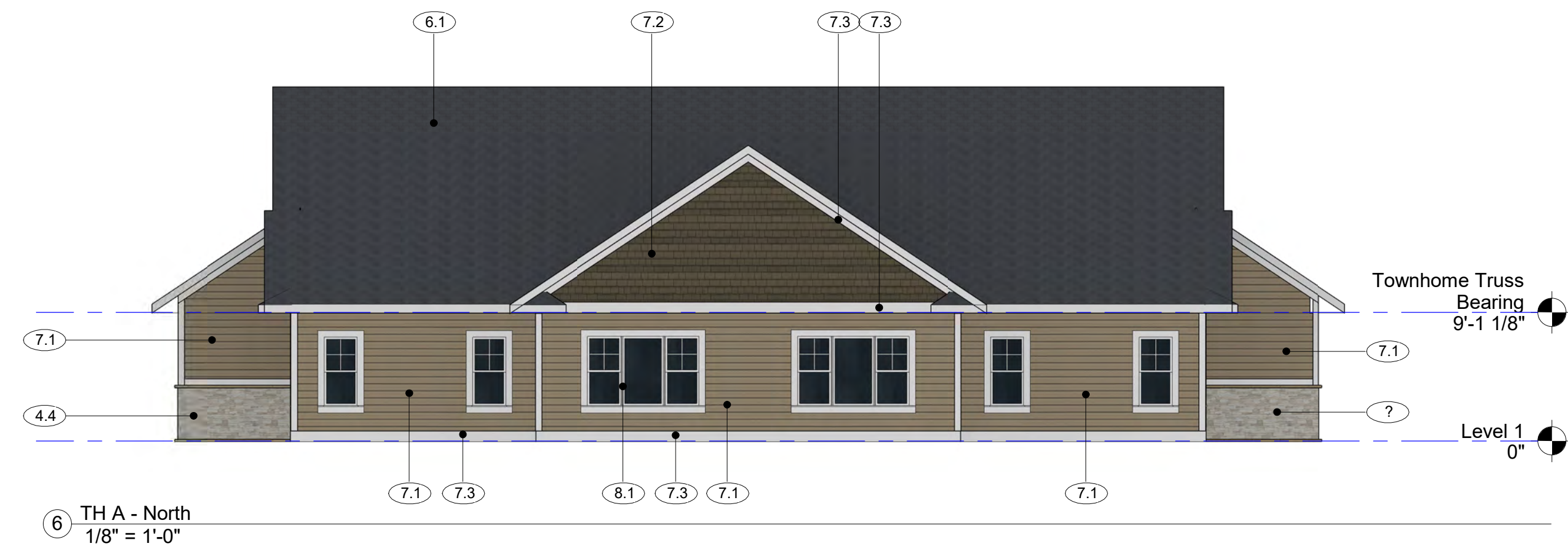


HATCHED SITE PLAN SURROUNDINGS EXHIBIT

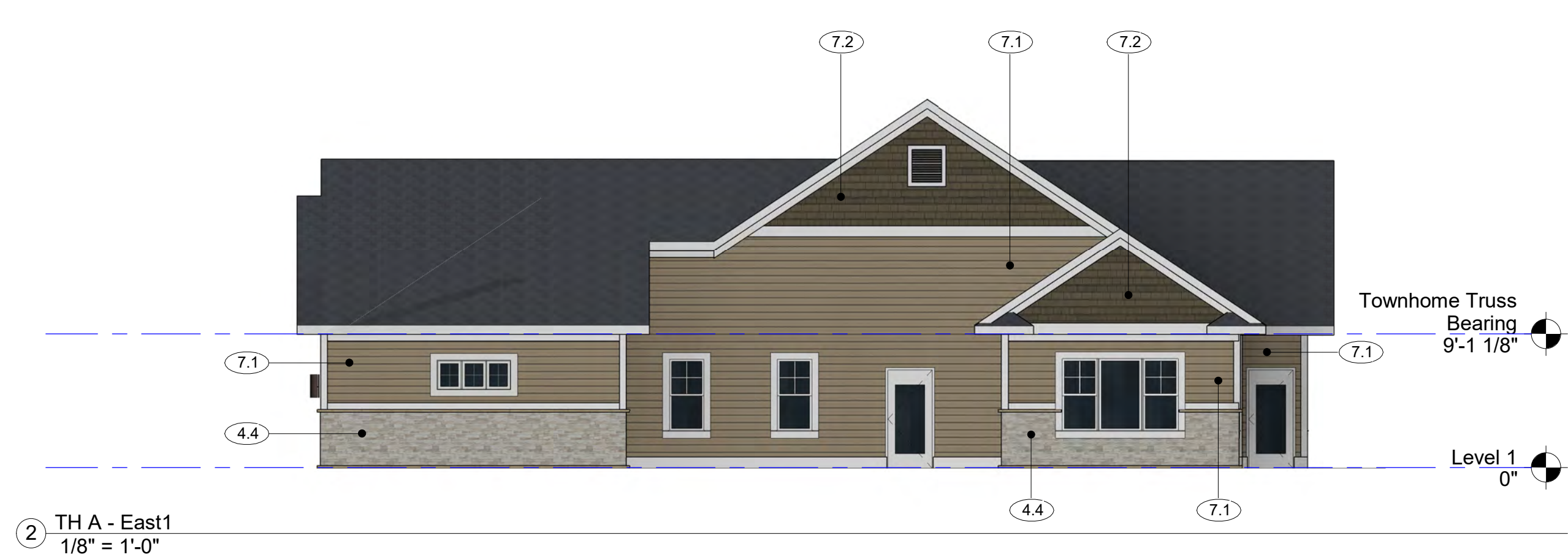
THE WATERS OF PEWAUKEE
THE WATERS SENIOR LIVING MANAGEMENT, LLC
PEWAUKEE, WISCONSIN

NOT FOR
CONSTRUCTION
PLAN COMMISSION
REVIEW SET

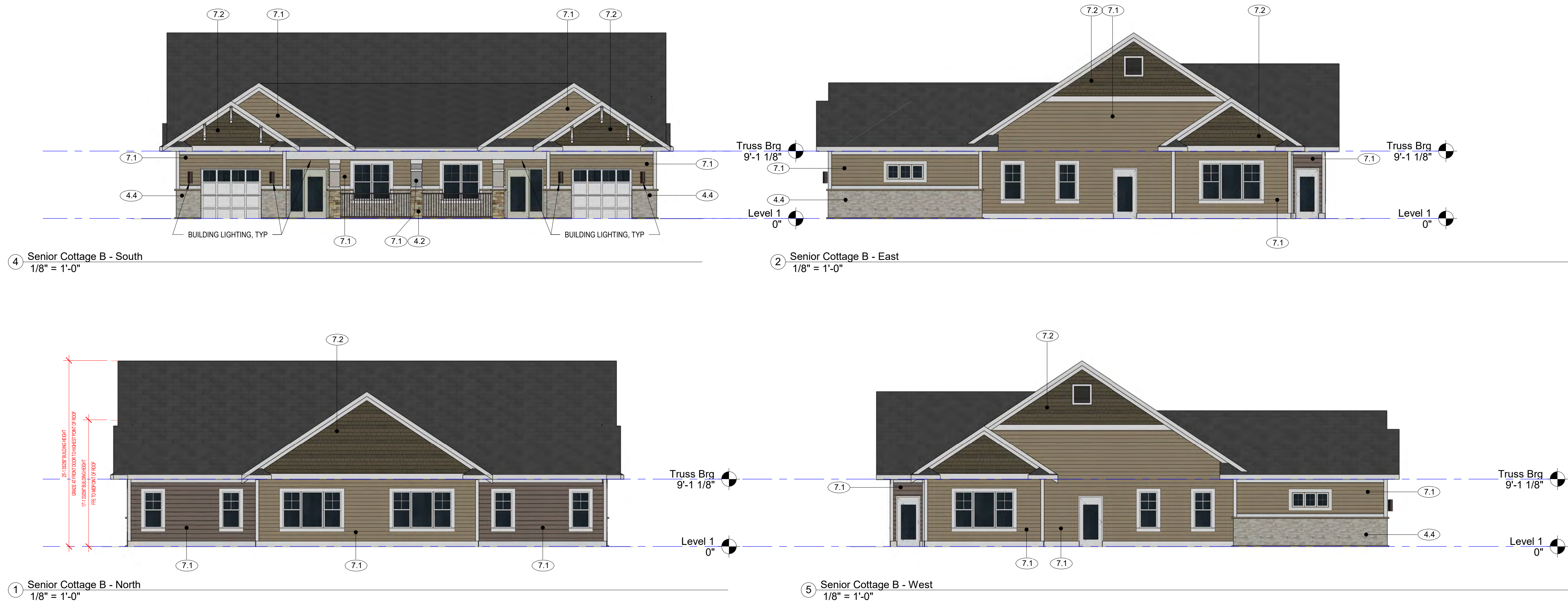
NO	REVISION	DATE	DRAWN
1			DESIGNED
2			APPROVED
3			PROJ. NO.
4			193803844
5			SHEET NUMBER
6			EX.10



Exterior Material Tag Key	
(4.2)	ACMV - Color: Boulder Creek - Jaffa Beige
(4.3)	Stone Sill - Color: TBD
(5.1)	Prefinished Aluminum Balcony Rail - Color: Dark Bronze
(5.2)	Prefinished Aluminum Soffit and Fascia - Color - White
(5.3)	Prefinished Aluminum Gutters and Downspouts - Color: White
(6.1)	Architectural Asphalt Shingles - Certaineed, Color: TBD
(7.1)	CFB Lap Siding - Color: Khaki Brown
(7.2)	CFB Shake Siding - Color: Timber Bark
(7.3)	CFB Trim - Color: White ***Sizes Vary. See Details***
(8.1)	Window - Color: White
(8.2)	Prefinished Metal Louver - White

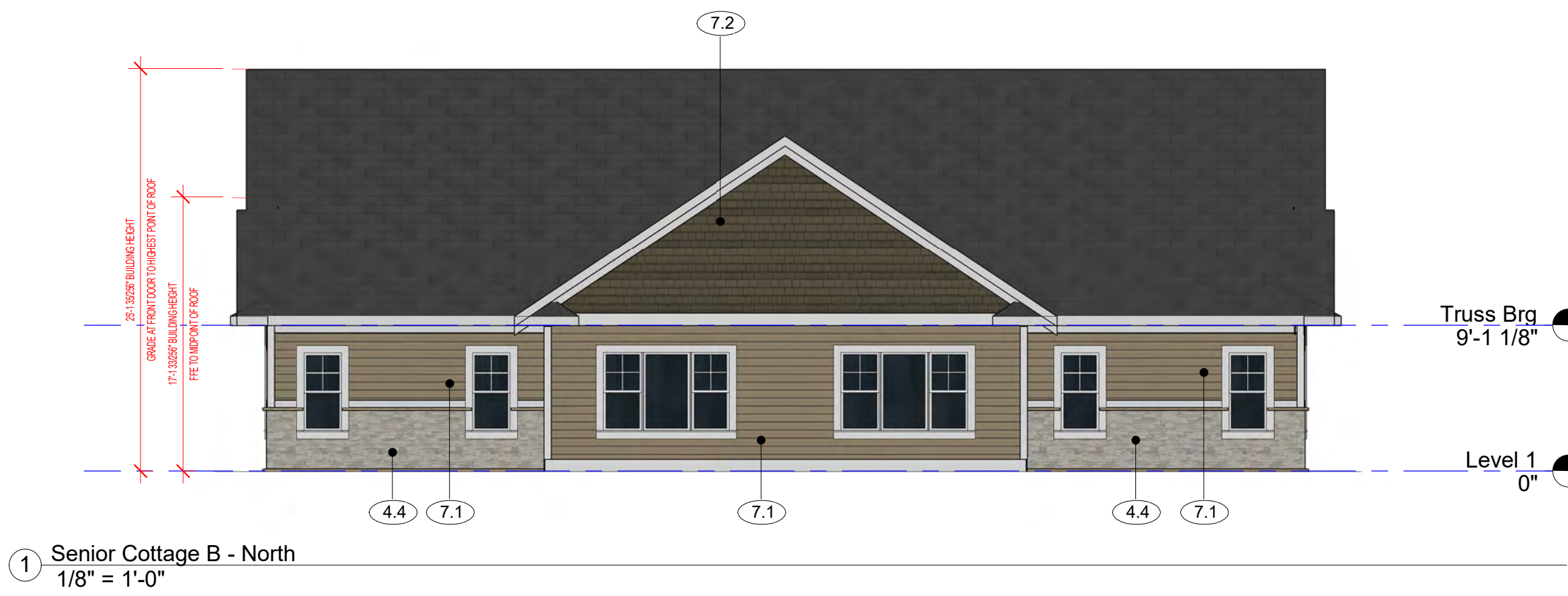
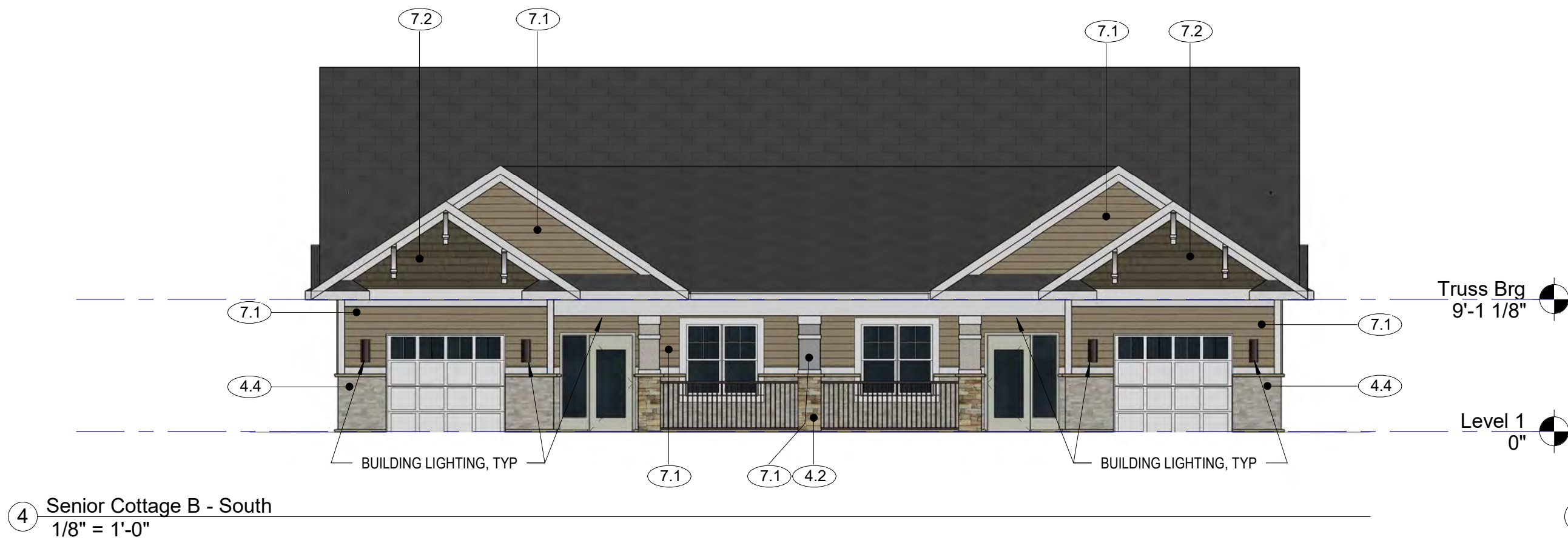


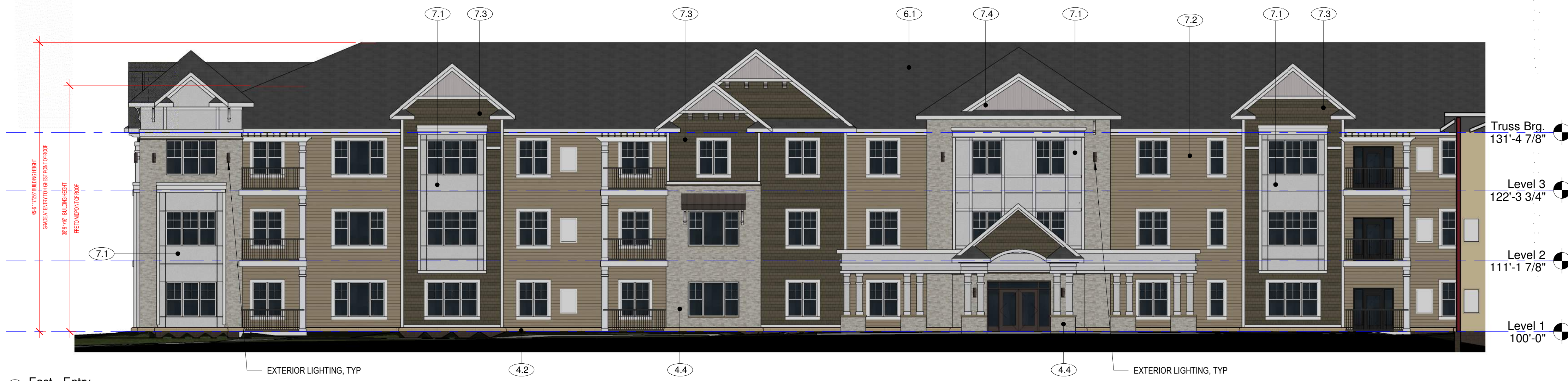
Exterior Material Tag Key	
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4.2	ACMV - Color: Boulder Creek Jaffa Beige
4.3	Stone Sill - Color: TBD
5.1	Prefinished Aluminum Balcony Rail - Color: Dark Bronze
5.2	Prefinished Aluminum Soffit and Fascia - Color - White
5.3	Prefinished Aluminum Gutters and Downspouts - Color: White
6.1	Architectural Asphalt Shingles - Certainteed, Color: TBD
7.1	CFB Lap Siding - Color: Khaki Brown
7.2	CFB Shake Siding - Color: Timber Bark
7.3	CFB Trim - Color: White ***Sizes Vary. See Details***
8.1	Window - Color: White
8.2	Prefinished Metal Louver - Color: White



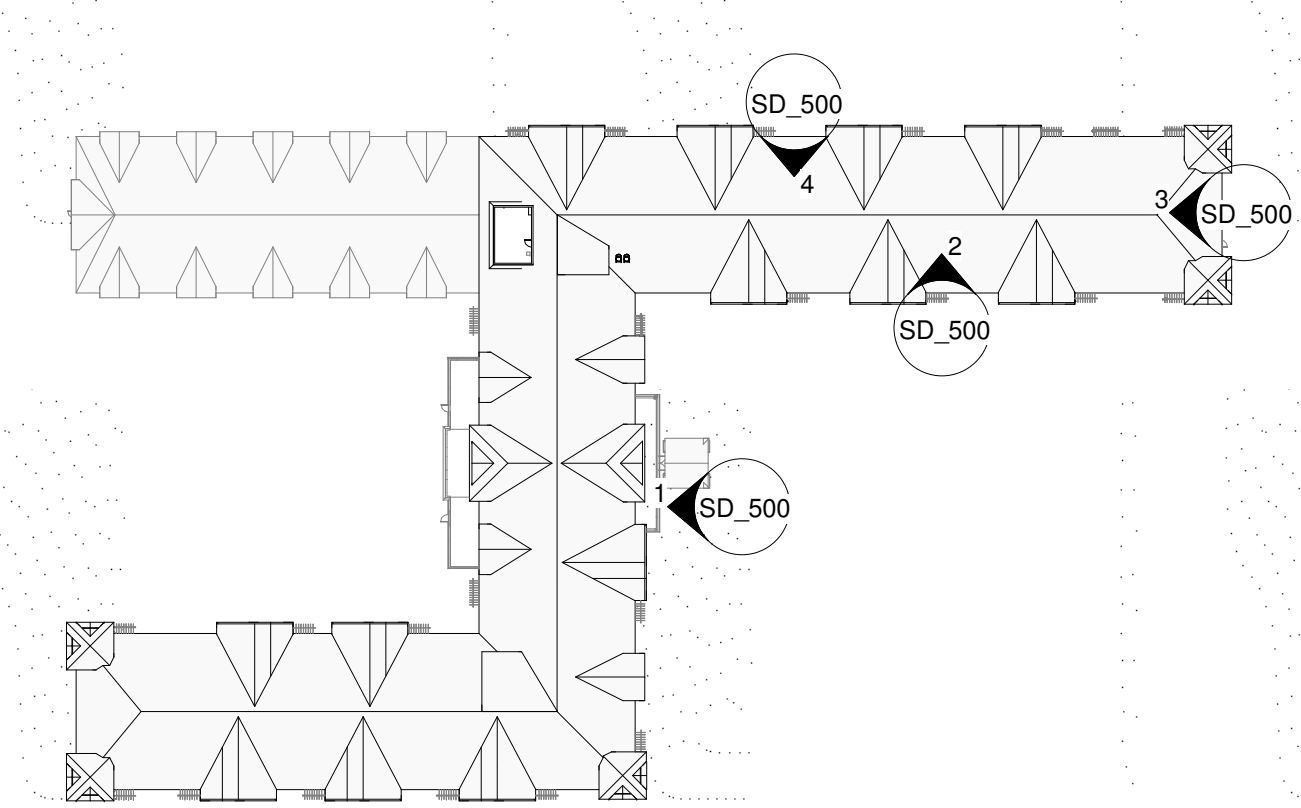
Exterior Material Tag Key	
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4.2	ACMV - Color: Boulder Creek Jaffa Beige
4.3	Stone Sill - Color: TBD
5.1	Prefinished Aluminum Balcony Rail - Color: Dark Bronze
5.2	Prefinished Aluminum Soffit and Fascia - Color - White
5.3	Prefinished Aluminum Gutters and Downspouts - Color: White
6.1	Architectural Asphalt Shingles - Certainteed, Color: TBD
7.1	CFB Lap Siding - Color: Khaki Brown
7.2	CFB Shake Siding - Color: Timber Bark
7.3	CFB Trim - Color: White ***Sizes Vary. See Details***
8.1	Windows - Color: White
8.2	Prefinished Metal Louver - Color: White

Exterior Material Tag Key	
(4.2)	ACMV - Color: Boulder Creek Jaffa Beige
(4.3)	Stone Sill - Color: TBD
(5.1)	Prefinished Aluminum Balcony Rail - Color: Dark Bronze
(5.2)	Prefinished Aluminum Soffit and Fascia - Color - White
(5.3)	Prefinished Aluminum Gutters and Downspouts - Color: White
(6.1)	Architectural Asphalt Shingles - Certainteed, Color: TBD
(7.1)	CFB Lap Siding - Color: Khaki Brown
(7.2)	CFB Shake Siding - Color: Timber Bark
(7.3)	CFB Trim - Color: White ***Sizes Vary. See Details***
(8.1)	Windows - Color: White
(8.2)	Prefinished Metal Louver - Color: White





① East - Entry
3/32" = 1'-0"



Exterior Material Tag Key	
4.1	Rock Faced CMU - Color: TBD
4.2	CMU Sill - Color: TBD
4.4	ACMV - Color: Boulder Creek Jaffa Beige
4.5	Stone Sill - Color: TBD
5.1	Prefinished Aluminum Balcony Rail - Color: Dark Bronze
5.2	Prefinished Aluminum Soffit and Fascia - Color - White
5.3	Prefinished Aluminum Gutters and Downspouts - Color: White
6.1	Architectural Asphalt Shingles - Certainteed, Color: TBD
6.2	Wood Framed Deck with Trex Decking, Color: TBD
6.3	Metal Roof - Color: TBD
7.1	CFB Panel Siding - Color: White
7.2	CFB Lap Siding - Color: Khaki Brown
7.3	CFB Shake Siding - Color: Timber Bark
7.4	CFB Board & Batten Siding - Color: White
7.5	CFB Trim - Color: White ***Sizes Vary. See Details***
8.1	Vinyl Windows - Color: White
8.2	PTAC Grille - Color: match adjacent siding material
8.3	Prefinished Metal MagicPak Grille - Color: match adjacent siding material
8.4	Prefinished Metal Louver - Color: match adjacent siding material
8.5	Prefinished Aluminum Trellis - Color: White



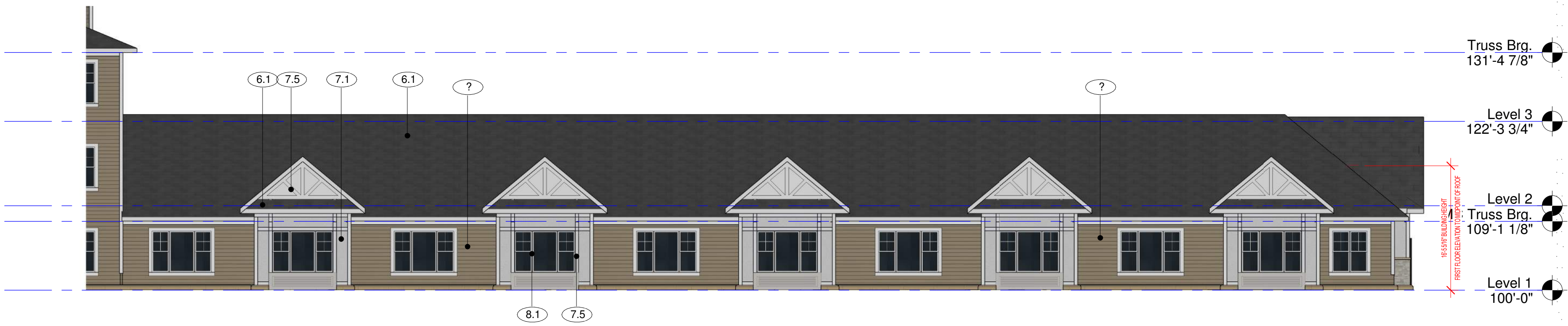
② South 2
3/32" = 1'-0"



③ East - building end
3/32" = 1'-0"



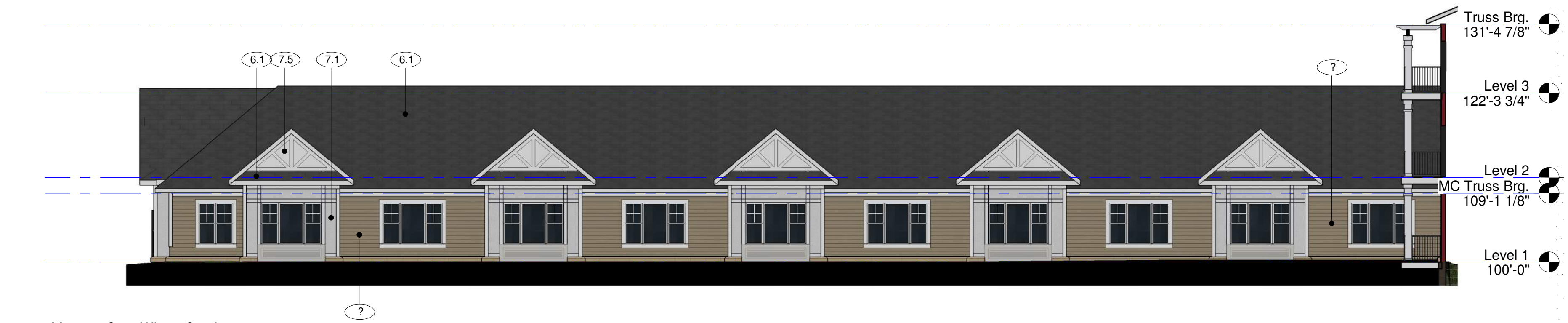
④ North
3/32" = 1'-0"



① Memory Care Wing - North
3/32" = 1'-0"



② Memory Care Wing - West
3/32" = 1'-0"

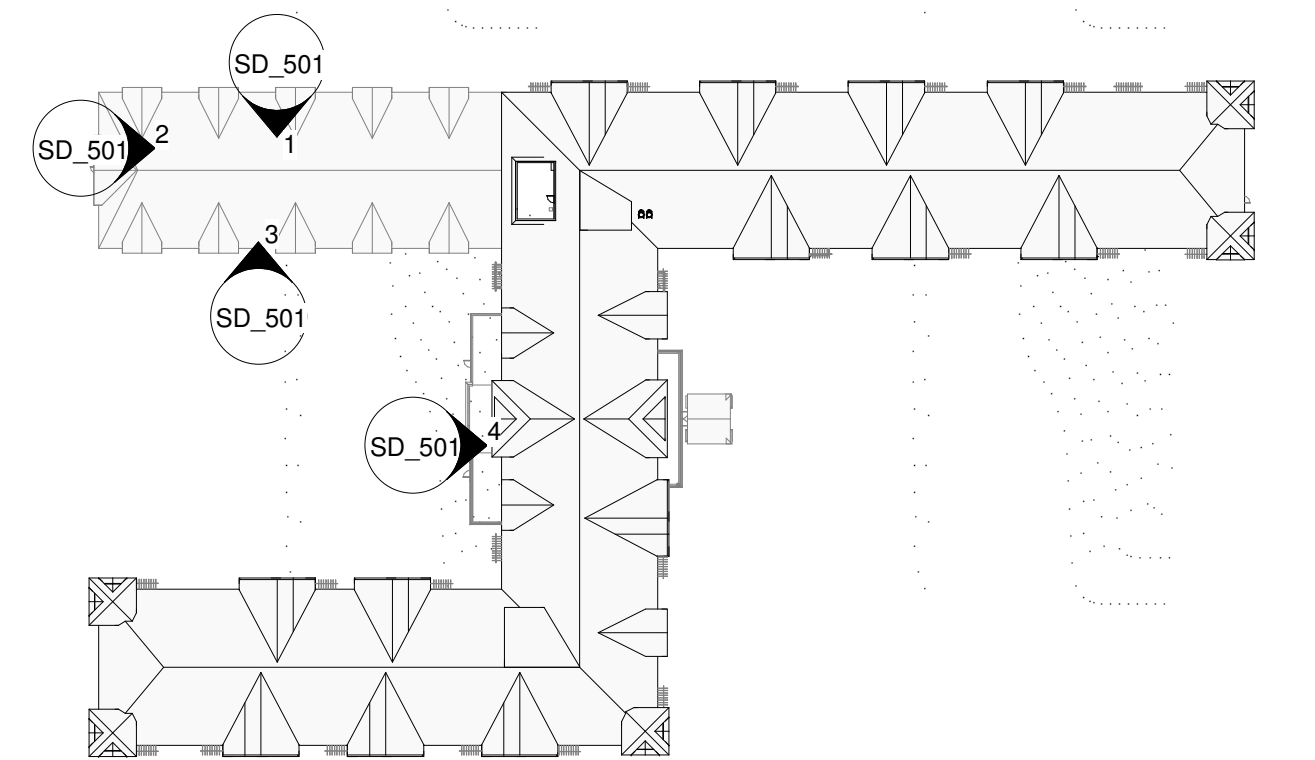


③ Memory Care Wing - South
3/32" = 1'-0"



④ West - Courtyard
3/32" = 1'-0"

Exterior Material Tag Key	
④.1	Rock Faced CMU - Color: TBD
④.2	CMU Sill - Color: TBD
④.4	ACMV - Color: Boulder Creek Jaffa Beige
④.5	Stone Sill - Color: TBD
⑤.1	Prefinished Aluminum Balcony Rail - Color: Dark Bronze
⑤.2	Prefinished Aluminum Soffit and Fascia - Color - White
⑤.3	Prefinished Aluminum Gutters and Downspouts - Color: White
⑥.1	Architectural Asphalt Shingles - Certainteed, Color: TBD
⑥.2	Wood Framed Deck with Trex Decking, Color: TBD
⑥.3	Metal Roof - Color: TBD
⑦.1	CFB Panel Siding - Color: White
⑦.2	CFB Lap Siding - Color: Khaki Brown
⑦.3	CFB Shake Siding - Color: Timber Bark
⑦.4	CFB Board & Batten Siding - Color: White
⑦.5	CFB Trim - Color: White *** Sizes Vary. See Details***
⑧.1	Vinyl Windows - Color: White
⑧.2	PTAC Grille - Color: match adjacent siding material
⑧.3	Prefinished Metal MagicPak Grille - Color: match adjacent siding material
⑧.4	Prefinished Metal Louver - Color: match adjacent siding material
⑧.5	Prefinished Aluminum Trellis - Color: White





① North - Courtyard
3/32" = 1'-0"

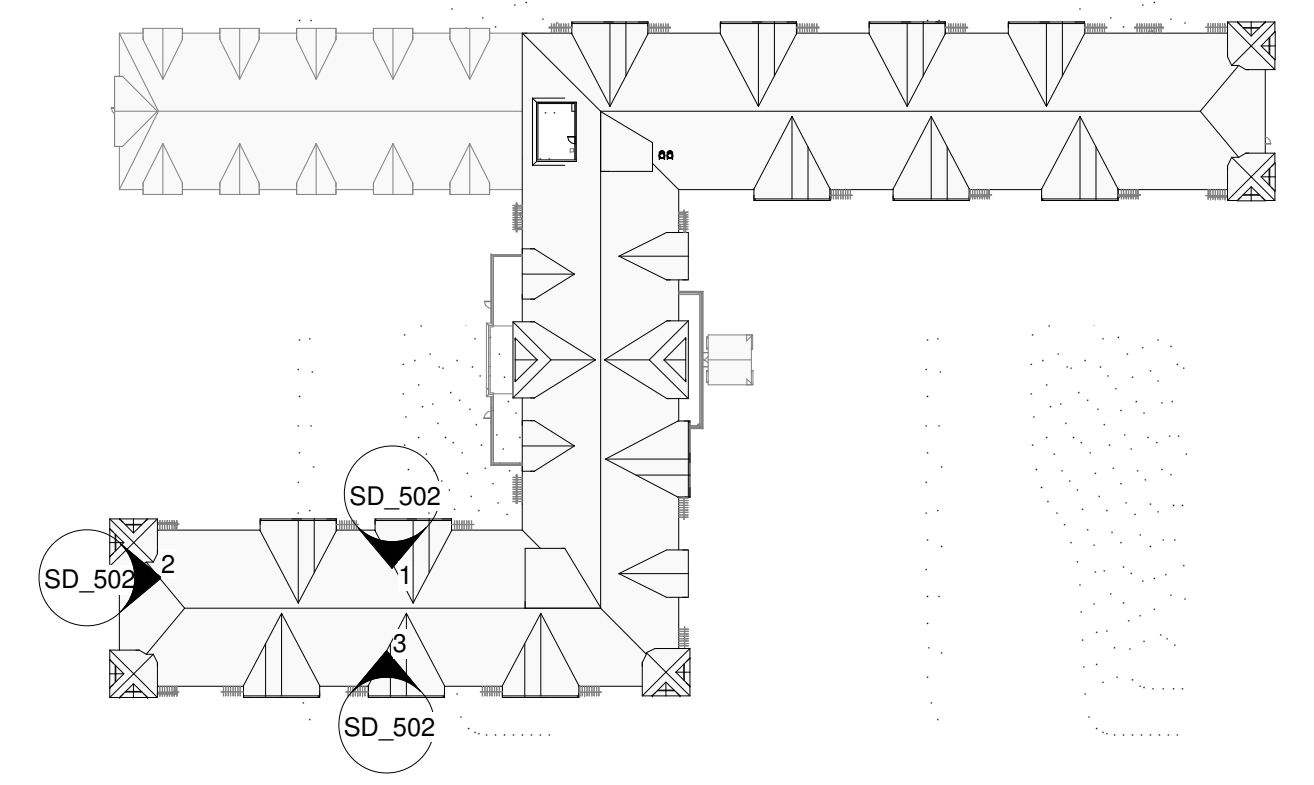


② West - building end
3/32" = 1'-0"



③ South 1
3/32" = 1'-0"

Exterior Material Tag Key	
④.1	Rock Faced CMU - Color: TBD
④.2	CMU Sill - Color - TBD
④.4	ACMV - Color: Boulder Creek Jaffa Beige
④.5	Stone Sill - Color: TBD
⑤.1	Prefinished Aluminum Balcony Rail - Color: Dark Bronze
⑤.2	Prefinished Aluminum Soffit and Facia - Color - White
⑤.3	Prefinished Aluminum Gutters and Downspouts - Color: White
⑥.1	Architectural Asphalt Shingles - Certaineed, Color: TBD
⑥.2	Wood Framed Deck with Trex Decking, Color: TBD
⑥.3	Metal Roof - Color: TBD
⑦.1	CFB Panel Siding - Color: White
⑦.2	CFB Lap Siding - Color: Khaki Brown
⑦.3	CFB Shake Siding - Color: Timber Bark
⑦.4	CFB Board & Batten Siding - Color: White
⑦.5	CFB Trim - Color: White ***Sizes Vary. See Details***
⑧.1	Vinyl Windows - Color: White
⑧.2	PTAC Grille - Color: match adjacent siding material
⑧.3	Prefinished Metal MagicPak Grille - Color: match adjacent siding material
⑧.4	Prefinished Metal Louver - Color: match adjacent siding material
⑧.5	Prefinished Aluminum Trellis - Color: White



**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 8.**

DATE: December 2, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

PUBLIC HEARING, Discussion and Possible Action Regarding **Resolution 19-12-27** and **Ordinance 19-25** Related to a Comprehensive Master Plan Amendment to Change the Year 2050 Land Use/Transportation Plan Use Designation for The Waters Senior Living Management, LLC for Property Located at W239 N2492 Pewaukee Road (PWC 0919-991 & PWC 0919-995) From Medium Density Residential, Office/Commercial and Floodplains, Lowland & Upland Conservancy and Other Natural Areas to High Density Residential and Floodplains, Lowland & Upland Conservancy and Other Natural Areas [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

The Waters Comp Plan Amendment Maps 11.13.19

The Waters Comp Plan Amendment

Resolution 19-12-27

Ordinance 19-25

Revised Comp Plan 12.2.2019

Plot Date: 11/12/2019 - 5:51pm
Drawing name: V:\19305844\CAD\Draw\EXHIBITS\19305844_COMPPLAN_LANDUSE_11.12.2019.dwg
Layers: Border, 19305844_XSXT, 19305844_X5NO



HAWKS MEADOW DR.

Page 2 of 13



Land Use	Area (SF)	Area (ac)	Percentage
Office Commercial	99099	2.275	10.0%
Flood Plains, Lowland & Upland Conservancy, and other Natural Areas	276867	6.356	27.9%
Mining	97574	2.240	9.8%
Medium Density Residential	519192	11.919	52.3%
Total	992,732	22.790	100%

NOT FOR
CONSTRUCTION
PLAN COMMISSION
REVIEW SET

EXISTING LAND USE EXHIBIT

THE WATERS OF PEWAUKEE
THE WATERS SENIOR LIVING MANAGEMENT, LLC
PEWAUKEE, WISCONSIN

DATE OF ISSUANCE
October 22, 2019

NO	REVISION	DATE
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1	NOVEMBER 13, 2019
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SURVEY	CHAPU
DRAWN	CMM
DESIGNED	CMM
CHECKED	MA
APPROVED	

PROJ. NO. 19380584

SHEET NUMBER
EX.LAND



12075 N. Corporate Parkway, Suite 200
Mequon, WI 53092
www.stantec.com

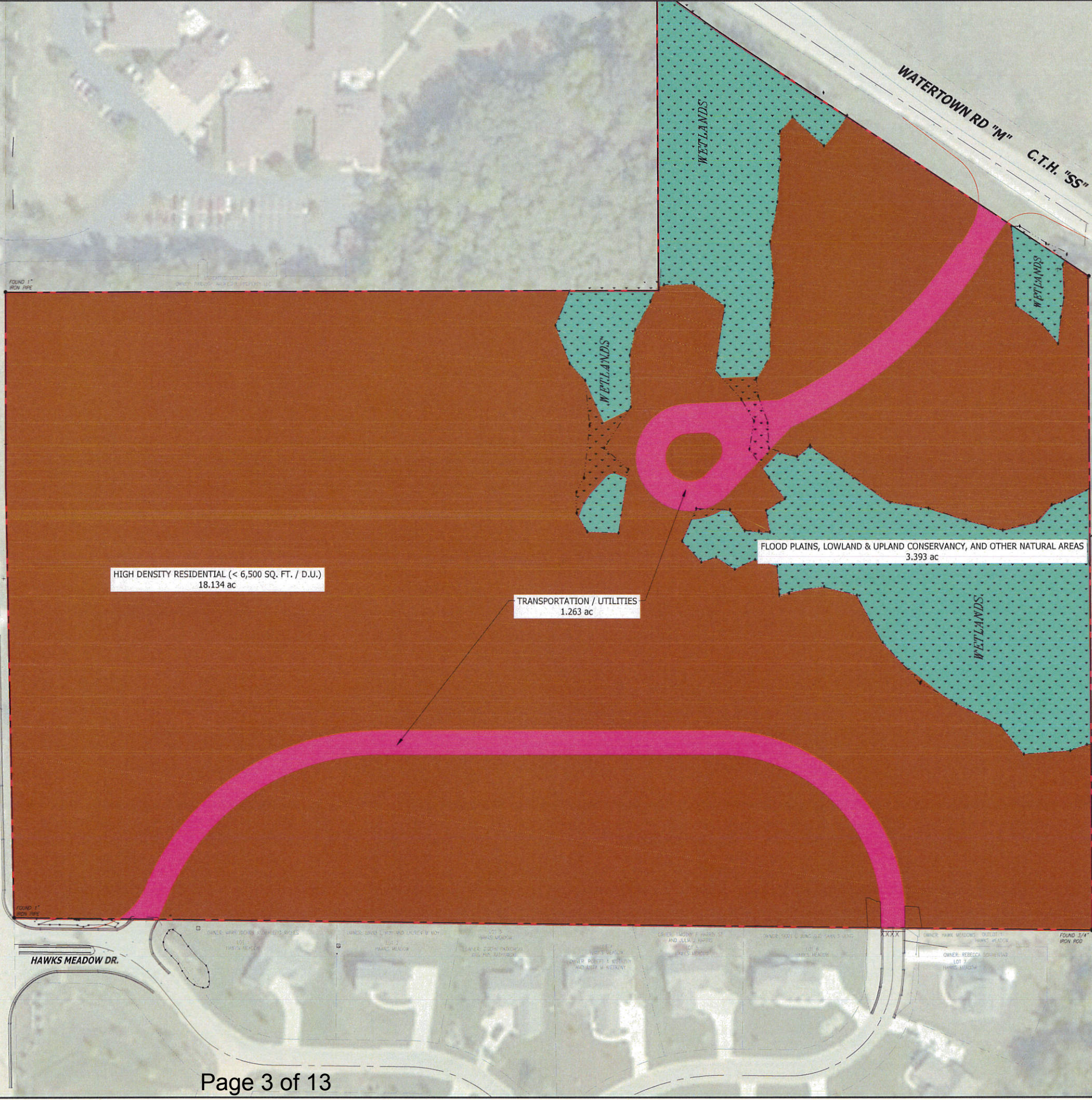
THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

3rd Date: 11/13/2019 - 8:27am
Drawing Name: V:\1938\active\193805844\CADD\DWG\EXHIBITS\193805844_COMPLAN_LANDUSE_11.12.2019.dwg
User: Borden, 193805844.XXX, 193805844.XXX

PEWAUKEE RD. S.T.H. "164"

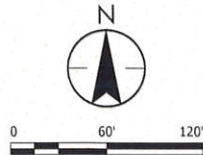
1420'12" 265'12"
WEST LINE OF THE SW 1/4 SEC. 14

590'10" 122'25"



- FLOOD PLAINS, CONSERVANCY, & OTHER NATURAL AREAS
- TRANSPORTATION / UTILITIES
- HIGH DENSITY RESIDENTIAL (< 6,500 SQ. FT. / D.U.)

Land Use	Area (SF)	Area (ac)	Percentage
Flood Plains, Lowland & Upland Conservancy, and other Natural Areas	147800	3.393	14.9%
Transportation / Utilities	55022	1.263	5.5%
Medium Density Residential	789910	18.134	79.6%
Total	992,732	22.790	100%



PROPOSED LAND USE EXHIBIT
THE WATERS OF PEWAUKEE
THE WATERS SENIOR LIVING MANAGEMENT, LLC
PEWAUKEE, WISCONSIN

DATE OF ISSUANCE		
October 22, 2019		
NO	REVISION	DATE
1	NOVEMBER 13, 2019	

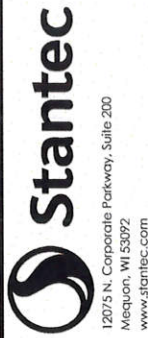
SURVEY	CHAPUT
DRAWN	CMM
DESIGNED	CMM
CHECKED	MAB
APPROVED	

PROJ. NO. 193805844

SHEET NUMBER

PR.LAND

NOT FOR
CONSTRUCTION
PLAN COMMISSION
REVIEW SET





Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770
Fax (262) 691-1798
fuchs@pewaukee.wi.us

PETITION FOR AN AMENDMENT TO THE COMPREHENSIVE MASTER PLAN

TO THE HONORABLE MAYOR AND COMMON COUNCIL OF THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin to amend the City's Year 2050 Land Use/Transportation Plan land use designation for the following property (#91) **FROM Medium Density Residential** (#95) **FROM: Office Commercial and Flood Plains, Lowland & Upland Conservancy District and other natural areas, and Medium Density Residential. TO High Density Residential.**

Legal description of property to be rezoned – Please attach.

Common property description or name: _____

Property Address: See Attached

Tax Key Number(s): 0919991 & 0919995

Property owner(s) (Full Legal Name): See Attached

Owner's Address: See Attached

This amendment to the zoning map is being proposed in order to develop a multi-family senior living facility.

Applicant (Full Legal Name):

Name: The Waters Senior Living Management, LLC

Address: 1600 Hopkins Crossroad, Minnetonka MN 55305

Phone: 952 358 5143

Email: jhunsicker@thewaters.com

Contact Person (Full Legal Name):

Name: John Q. Hunsicker Company: The Waters Senior Living Management, LLC

Address: 1600 Hopkins Crossroad, Minnetonka MN 55305

Phone: 952 358 5143

Email: jhunsicker@thewaters.com

Comprehensive Master Plan Amendment submittals must include and be accompanied by the following:

- ☐ This Application form accurately completed with original signatures.
- ☐ Application Filing Fee, payable to the City of Pewaukee:
 - o \$400.00, plus cost for publication, notice and all attorney fees related to Project
- ☐ Five (5) complete collated sets of Application materials to include:
 - o A written project narrative detailing the request and proposed amendment as well as any future development plans or any proposed site or building improvements.
 - o A Comprehensive Master Plan Amendment Exhibit that illustrates the property boundaries, areas to be changed and specifically notes the existing and proposed future land use designation.
 - o Building and Site Plans as may be applicable.
- ☐ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to hurd@pewaukee.wi.us.
- ☐ Note twelve (12) additional sets of plans will be required for Plan Commission following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.



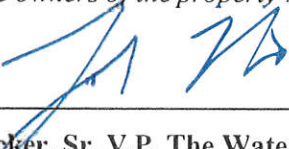
Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770
Fax (262) 691-1798
fuchs@pewaukee.wi.us

The applicant and property owner(s) hereby certify that:

- 1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge;
- 2) the applicant and property owner(s) has/have read and understand all information in this application; and
- 3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval.

By execution of this application, the property owner(s) authorize the City of Pewaukee and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

APPLICANT'S SIGNATURE:  _____

NAME & TITLE (PRINT): John Q. Hunsicker, Sr. V.P. The Waters Senior Living Management, LLC

SIGN AND DATED this 9th **day of** October, 2019.

PROPERTY OWNER'S SIGNATURE: Please See Attached Signature Pages

City Staff-

RECEIVED at City Hall by: _____ on _____

Fee paid: \$ _____ Date: _____

LEGAL DESCRIPTION OF
TAX KEY #0919991

Part of the Southwest Quarter of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, bounded and described as follows:

Beginning at a point on the West line of the Southwest Quarter of Section 14, said point being due South of and 1022.57 feet distant from the West Quarter corner of said Section; thence continuing due South along said West line, 175.00 feet; thence due East, 278.58 feet; thence due North, 175.00 feet; thence due West 278.58 feet to the place of beginning.

Excepting Therefrom the West 50 feet for highway purposes.

Further Excepting Therefrom those lands conveyed in Warranty Deed filed February 25, 2003, as Document No. 2939466.

Tax Key Number: PWC 0919.991

LEGAL DESCRIPTION OF
TAX KEY #0919995

Parcel 1:

That part of the Southwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14), Township Seven
(7) North of Range Nineteen (19) East, bounded and described as follows: to wit:

Beginning at the Northwest corner of the Southwest Quarter of the Southwest Quarter aforesaid, on the West line of said Section; thence East on Subdivision line of said Section, Twenty (20) chains to a post; thence South six (6) chains and twenty-five (25) links to a post on the division line; thence West twenty (20) chains to a post on the section line, thence North on said Section line six (6) chains and twenty-five (25) links to the place of beginning.

Pewaukee County, Wisconsin

Parcel 2:

That part of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Fourteen (14), Township Seven
(7) North, Range Nineteen (19) East bounded and described as follows: to wit:

Commencing at a point eighteen (18) rods and ten and one-half (10 1/2) links North on the Section line from the Southwest corner of said Northwest Quarter (1/4) of the Southwest Quarter (1/4) of said Section Fourteen (14), running thence South eighteen (18) rods and ten and one-half (10 1/2) links to the last mentioned corner; thence East eighty (80) rods to the one-eighth (1/8th) line; thence North on the one-eighth (1/8th) line five (5) chains and ninety (90) links to the center of Old Plank Road; thence in a Northwesterly direction along the center of said Plank Road, nine (9) chains to a stake; thence South and parallel with the West line of said Section twenty-four (24) rods and four (4) links to a stake; thence West fifty (50) rods to the place of beginning.

Excepting that parcel conveyed to Libby M. Hagedorn by Quit Claim Deed filed May 1, 1968, as Document Nos. 711495 and 711496 being bounded and described as follows: Beginning at a point on the West line of the Southwest 1/4 of Section 14, said point being due South and 1,022.57 feet distant from the West 1/4 corner of said Section; thence continuing due South along said West line, 175.00 feet; thence due East 278.58 feet; thence due North 175.00 feet; thence due West 278.58 feet to the place of beginning. Excepting the West 50 feet thereof for highway purposes. Also excepting the land conveyed to Waukesha County by Warranty Deed filed June 25, 2003, as Document 3013002.

LESS AND EXCEPT that part of the Southwest Quarter of Section 14, Township 7 North, Range 19 East, more particularly described as follows:

Beginning at a point on the West line of said Section 14 that is 1197.57 feet South 0 degrees 10 minutes 12 seconds East of the West Quarter corner of said section; thence continuing South 0 degrees 10 minutes 12 seconds East 541.87 feet along said West line to a point on the owners Southerly property line; thence South 89 degrees 19 minutes 42 seconds East 50.01 feet along said Southerly property line to a point; thence North 0 degrees 10 minutes 12 seconds West 542.61 feet to a point on the South line of those lands described in Volume 1120 of Deeds, Page 580 of Waukesha County Records; thence South 89 degrees 49 minutes 48 seconds West 50.00 feet along said property line to the point of beginning.

Also all those lands described on Reel 177 of Records, as Image 454, Waukesha County Records, that lie between the following described centerline of relocated C.T.H. "SS" and a line 50.00 feet Southwesterly of said

centerline as measured normal to it. Said centerline is described as follows: Commencing at the East Quarter corner of Section 15, Township 7 North, Range 19 East, Town of Pewaukee; thence South 0 degrees 10 minutes 12 seconds East 71.08 feet to a point; thence North 56 degrees 7 minutes 12 seconds West 429.46 feet to the point of beginning of said centerline; thence South 61 degrees 36 minutes 16 seconds East 613.55 feet to a point of curve; thence along the arc of a 3 degrees 0 minutes 0 seconds curve 370.30 feet to a point, said curve having a center lying to the Southwest, a radius of 1909.86 feet and a long chord of 369.72 feet bearing South 55 degrees 03 minutes 00 seconds East; thence South 50 degrees 29 minutes 43 seconds East 399.43 feet to a point of curve; thence along the arc of a 3 degrees 0 minute 0 seconds curve 203.93 feet to a point, said curve having a center lying to the northeast, a radius of 1909.86 feet, and a long chord of 203.84 feet bearing South 53 degrees 33 minutes 15 seconds East; thence South 56 degrees 36 minutes 48 seconds East 600 feet to a point; said point being the end of said relocated centerline of C.T.H. "SS".

Pewaukee County, Wisconsin

Tax Key Number: PWC 0919.995

RESOLUTION NO. 19-12-27

A RESOLUTION RECOMMENDING THE ADOPTION OF AN ORDINANCE TO AMEND THE CITY OF PEWAUKEE 2035 COMPREHENSIVE MASTER PLAN AND NEIGHBORHOOD PLANS 2015-2050 TO CHANGE THE YEAR 2050 LAND USE/TRANSPORTATION PLAN FOR PROPERTY LOCATED AT APPROXIMATELY W239N2492 PEWAUKEE ROAD (TAX KEY NOS. 0919991 & 0919995) FROM MEDIUM DENSITY RESIDENTIAL, OFFICE COMMERCIAL, AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS TO HIGH DENSITY RESIDENTIAL, FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS, AND TRANSPORTATION, PURSUANT TO WIS. STAT. § 66.1001(4)(b)

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Pewaukee is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, pursuant to Wis. Stat. § 66.1001(4)(b), the Plan Commission may recommend the amendment of the Comprehensive Master Plan to the Common Council by adopting a resolution by a majority vote of the entire Commission, which vote shall be recorded in the official minutes of the Plan Commission; and

WHEREAS, The Waters Senior Living Management, LLC has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located at approximately W239 N2492 Pewaukee Road from Medium Density Residential, Office Commercial, and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas to High Density Residential, Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas, and Transportation, such properties bearing Tax Key Numbers PWC 0919-991 and PWC 0919-995, more particularly described as follows:

Being part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Southwest 1/4 Section, thence South 00°10'12" East along the West line of said 1/4 Section 1739.44 feet to a point; thence South 89°19'42" East 77.35 feet to a point on the East line of Pewaukee Road (S.T.H. "164") and the Northwest corner of Hawk's Landing, a recorded subdivision and the point of beginning of lands hereinafter described; thence North 01°00'35" West along said East line 503.56 feet to a point; thence North 00°01'48" East along said East line 214.34 feet to a point; thence North 89°49'48" East 754.30 feet to a point; thence North 00°10'12" West 349.42 feet to a point on

the South line of Watertown Road (C.T.H. "M"); thence Southeasterly 128.76 feet along said South line and arc of a curve, whose center lies to the Northeast, whose radius is 1959.86 feet, and whose chord bears South 54°43'52" East 128.76 feet to a point; thence South 56°36'48" East along said South line 469.93 feet to a point on the West line of Lot 1 in Certified Survey Map No. 11245; thence South 00°13'00" East along said West line 751.15 feet to a point marking the Northeast corner of Hawk's Meadow; thence North 89°19'42" West along the North line of Hawk's Meadow 1244.90 feet to the point of beginning. Said lands contain 997,458 square feet, or 22.8985 acres

WHEREAS, the Plan Commission having determined that the proposed amendment in form and content as presented to the Commission on November 21, 2019, is consistent with the Comprehensive Master Plan's goals, objectives and policies and in proper form and content for adoption by the Common Council as an amendment to the Comprehensive Master Plan, subject to such modifications the Common Council may consider reasonable and necessary, following public hearing, in order to protect and promote the health, safety and welfare of the City of Pewaukee.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Pewaukee, Wisconsin, that the application for and the proposed ordinance to amend the City of Pewaukee Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located at approximately W239 N2492 Pewaukee Road from Medium Density Residential, Office Commercial, and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas to High Density Residential, Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas, and Transportation, such properties bearing Tax Key Numbers PWC 0919-991 and PWC 0919-995, be and the same is hereby recommended for adoption and incorporation into the Comprehensive Master Plan by the Common Council.:

Passed and adopted this 2nd day of December, 2019.

FOR THE PLAN COMMISSION OF THE CITY OF
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

ORDINANCE NO. 19-25

AN ORDINANCE TO AMEND THE CITY OF PEWAUKEE 2035 COMPREHENSIVE MASTER PLAN AND NEIGHBORHOOD PLANS 2015-2050 TO CHANGE THE YEAR 2050 LAND USE/TRANSPORTATION PLAN FOR PROPERTY LOCATED AT APPROXIMATELY W239 N2492 PEWAUKEE ROAD (TAX KEY NUMBERS PWC 0919-991 & PWC 0919-995) FROM MEDIUM DENSITY RESIDENTIAL, OFFICE COMMERCIAL, AND FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS TO HIGH DENSITY RESIDENTIAL, FLOOD PLAINS, LOWLAND & UPLAND CONSERVANCY, AND OTHER NATURAL AREAS, AND TRANSPORTATION

WHEREAS, pursuant to Wis. Stat. §§ 62.23(2) and (3) and 66.1001(4), the City of Pewaukee is authorized to prepare and adopt and to amend a comprehensive plan as defined in Wis. Stat. §§ 66.1001(1)(a) and 66.1001(2); and

WHEREAS, The Waters Senior Living Management, LLC has applied for an amendment to the Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located at approximately W239N2492 Pewaukee Road from Medium Density Residential, Office Commercial, and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas to High Density Residential, Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas, and Transportation; and

WHEREAS, the Plan Commission of the City of Pewaukee by a majority vote of the entire Commission on November 21, 2019, recorded in its minutes, has adopted a resolution recommending to the Common Council the adoption of the Ordinance to Amend the City of Pewaukee Comprehensive Master Plan to change the Year 2050 Land Use/Transportation Plan for property located at approximately W239N2492 Pewaukee Road (Tax Key Nos. 0919991 & 0919995) from Medium Density Residential, Office Commercial, and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas to High Density Residential, Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas, and Transportation; and

WHEREAS, the City of Pewaukee held a public hearing upon this proposed Ordinance, in compliance with the requirements of Wis. Stat. § 66.1001(4)(d); the Common Council having received input from the public at a duly noticed public hearing on December 2, 2019; and

NOW THEREFORE, the Mayor and Common Council of the City of Pewaukee, Wisconsin, do ordain as follows:

SECTION 1: Adoption

The City of Pewaukee Comprehensive Master Plan is hereby amended to change the Year 2050 Land Use/Transportation Plan for property located at approximately W239N2492 Pewaukee Road (Tax Key Nos. 0919991 & 0919995) from Medium Density Residential, Office Commercial, and Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas to High Density Residential, Flood Plains, Lowland & Upland Conservancy, and Other Natural Areas, and Transportation.

SECTION 2: Document Transmittal

The City Common Council hereby directs the City Clerk/Treasurer to transmit a copy of the amendment as well as a signed copy of both the **Resolution No. PC 19-12-27** and this **Ordinance No. 19-25** to the Wisconsin Department of Administration, the Southeastern Wisconsin Regional Planning Commission, the Waukesha Park and Land Use Department, the Pewaukee Public Library and to each town, village and city that abuts the City of Pewaukee.

SECTION 3: Severability

The several sections and portions of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a decision of a court of competent jurisdiction to be invalid, unlawful, or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of all other provisions, sections, or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

SECTION 4: Effective Date

This ordinance shall take effect immediately upon passage and posting of publication as provided by law.

Passed and adopted this 2nd day of December, 2019.

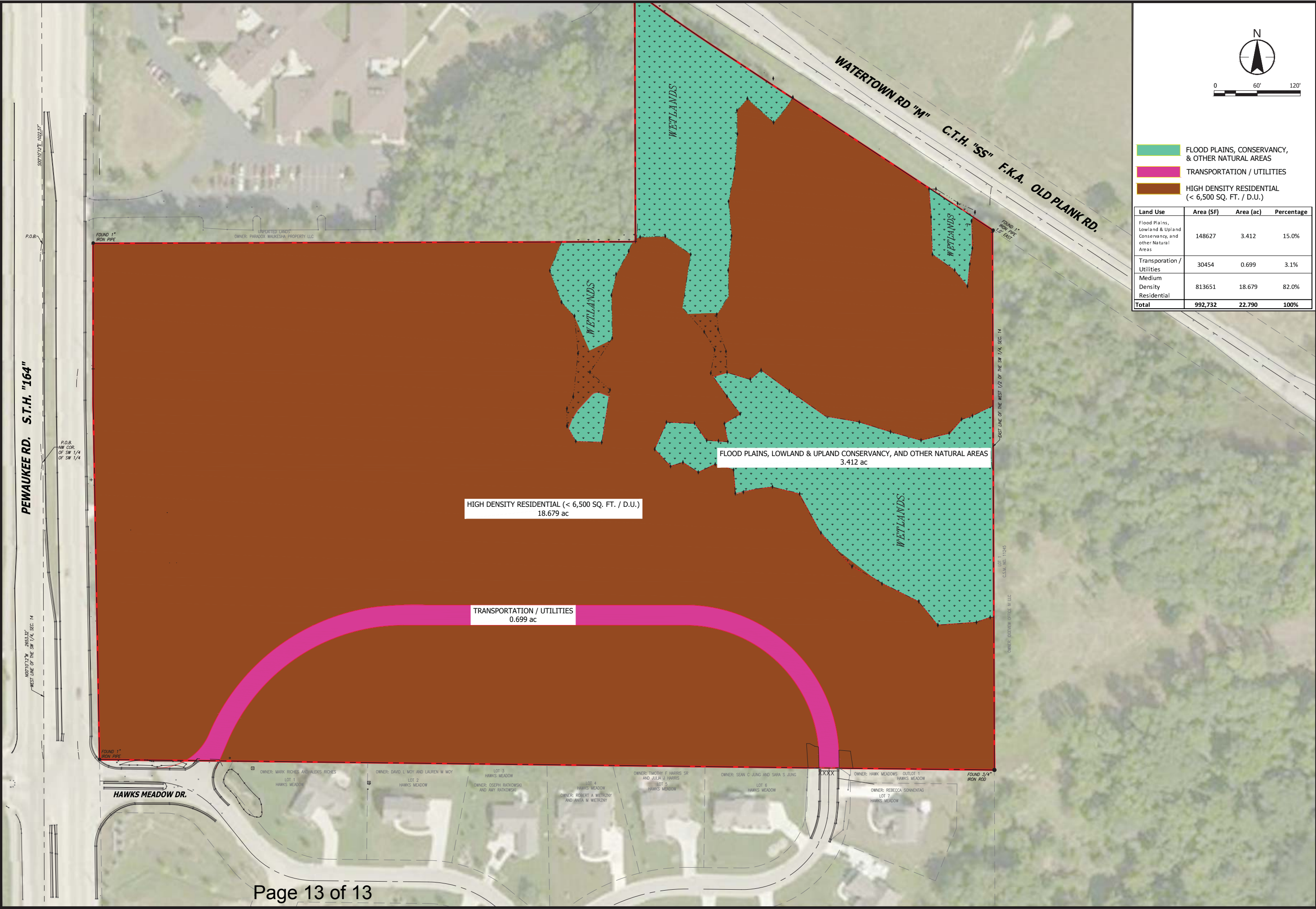
FOR THE COMMON COUNCIL OF THE CITY OF
PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, Clerk/Treasurer

Plot Date: 12/02/2019 - 11:22am
Drawing name: V-11398: active 193805844 CAD/Dwg/EXHIBITS/193805844_COMPLAN_LANDUSE_12.02.2019.dwg
Xrefs: border, 193805844_XST, 193805944_XSNO Exhibit



Land Use	Area (SF)	Area (ac)	Percentage
Flood Plains, Lowland & Upland Connectivity, and other Natural Areas	148627	3.412	15.0%
Transportation / Utilities	30454	0.699	3.1%
Medium Density Residential	813651	18.679	82.0%
Total	992,732	22.790	100%

PROPOSED LAND USE EXHIBIT

THE WATERS OF PEWAUKEE
THE WATERS SENIOR LIVING MANAGEMENT, LLC
PEWAUKEE, WISCONSIN

Stantec
12075 N. Corporate Parkway, Suite 200
Mequon, WI 53092
www.stantec.com

DATE OF ISSUANCE	
November 26, 2019	
NO	REVISION DATE
1	NOVEMBER 13, 2019
2	NOVEMBER 26, 2019
SURVEY	CHAPUT
DRAWN	CMM
DESIGNED	CMM
CHECKED	MAB
APPROVED	
PROJ. NO.	19380584
SHEET NUMBER	
PR.LAND	

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 9.**

DATE: December 2, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding the Preliminary Certified Survey Map for The Waters Senior Living Management, LLC for Property Located at W239 N2492 Pewaukee Road (PWC 0919-995)for the Purpose of Creating Two Lots and Dedicating Public Rights-Of-Way [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

The Waters Preliminary CSM 11.14.19

REVISED 11.26.2019

PRELIMINARY CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

Wetlands were delineated by Stantec and were located on August 22, 2019

Owner: Kopecky Family Irrevocable Trust
21450 CLARION LN, WAUKESHA WI 53186-5410

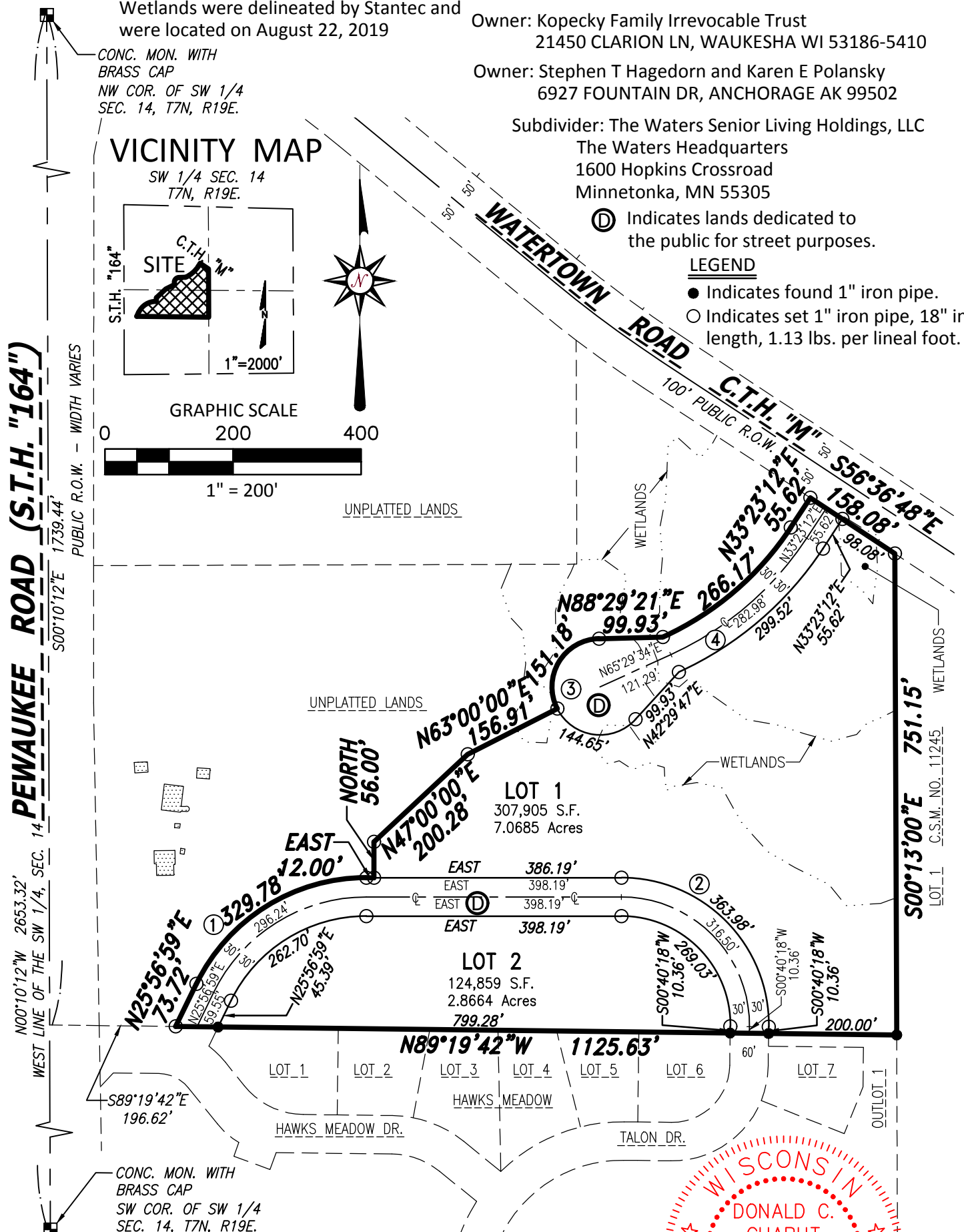
Owner: Stephen T Hagedorn and Karen E Polansky
6927 FOUNTAIN DR, ANCHORAGE AK 99502

Subdivider: The Waters Senior Living Holdings, LLC
The Waters Headquarters
1600 Hopkins Crossroad
Minnetonka, MN 55305

Ⓓ Indicates lands dedicated to the public for street purposes.

LEGEND

- Indicates found 1" iron pipe.
- Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.



Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone), dated Dec, 2014, in which the West line of the Southwest 1/4 of Section 14, Town 7 North, Range 19 East, bears N00°10'12"W.

CHAPUT
LAND SURVEYS

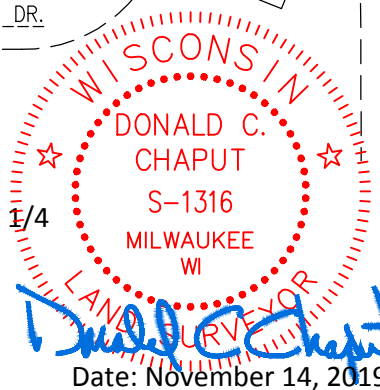
234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

See sheet 4 for curve data.

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Page 2 of 10



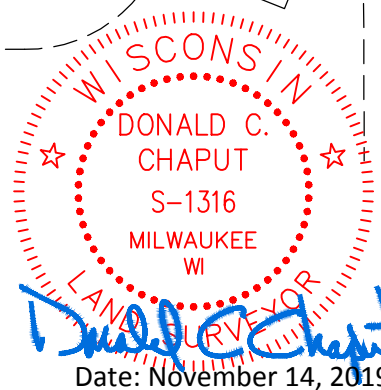
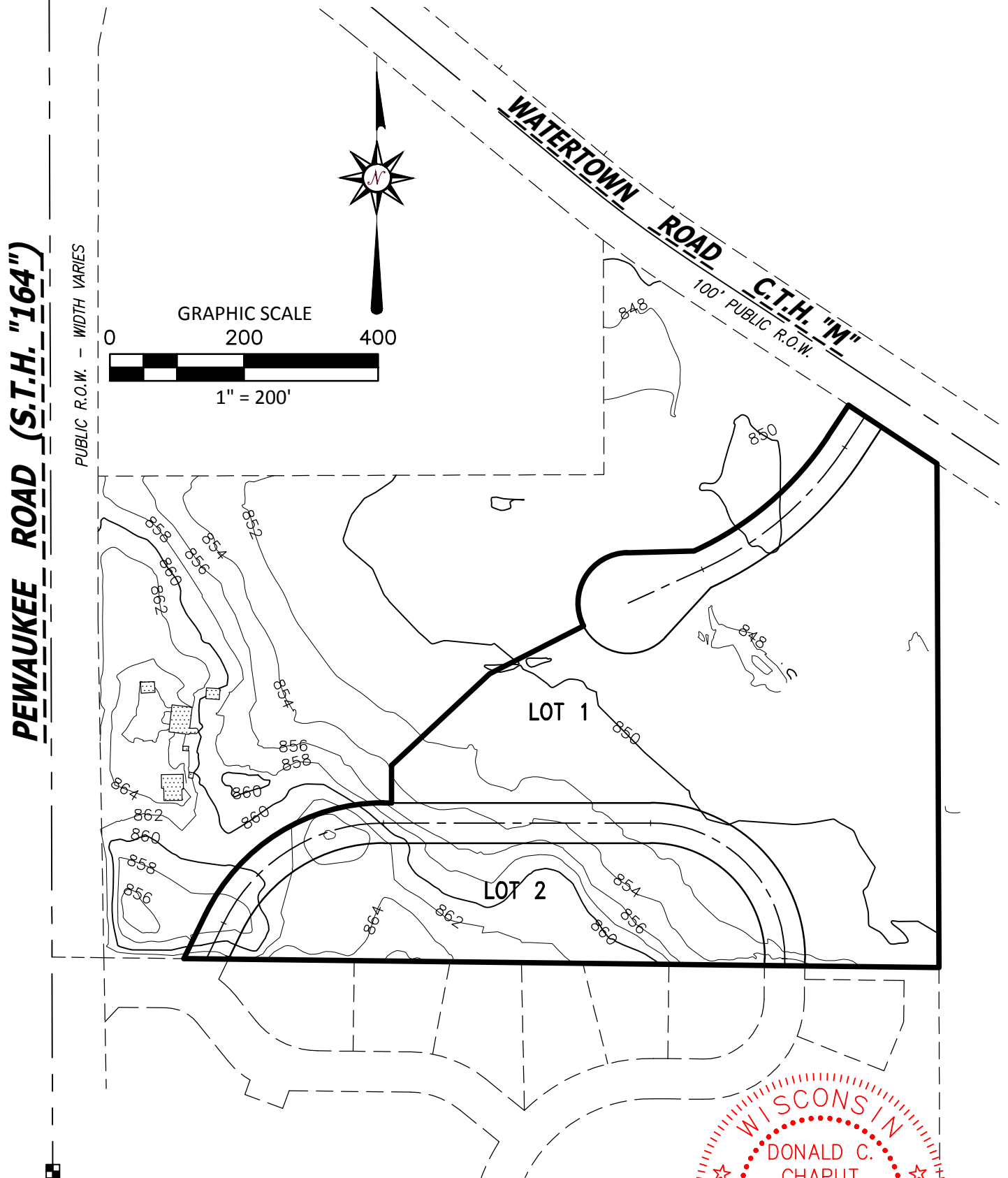
Date: November 14, 2019

Drawing No. 3308-grb
Sheet 1 of 5 Sheets

PRELIMINARY CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone), dated Dec, 2014, in which the West line of the Southwest 1/4 of Section 14, Town 7 North, Range 19 East, bears N00°10'12"W.



Date: November 14, 2019

CHAPUT
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234 W. Florida Street
Milwaukee, WI 53204

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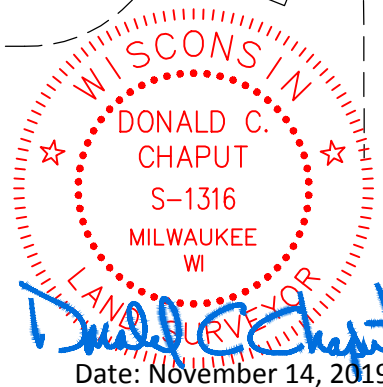
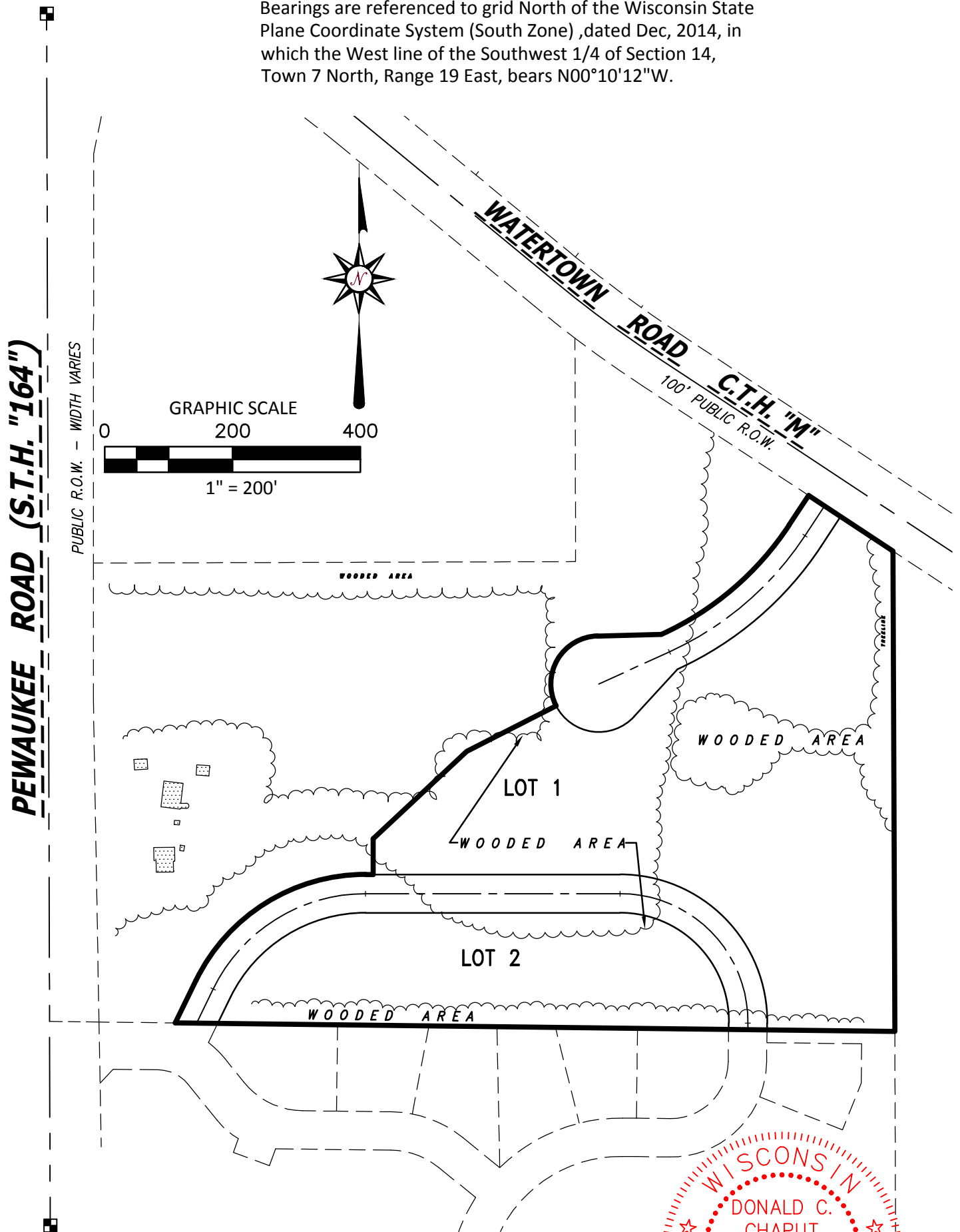
This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 3308-grb
Sheet 2 of 5 Sheets

PRELIMINARY CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone), dated Dec, 2014, in which the West line of the Southwest 1/4 of Section 14, Town 7 North, Range 19 East, bears N00°10'12"W.



Date: November 14, 2019

CHAPUT
LAND SURVEYS

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This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 3308-grb
Sheet 3 of 5 Sheets

PRELIMINARY CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
WAUKESHA COUNTY}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Southwest 1/4 Section, thence South 00°10'12" East along the West line of said 1/4 Section 1739.44 feet to a point on the North line of Hawk's Landing, a recorded subdivision and its extension; thence South 89°19'42" East along said North line 196.62 feet to the point of beginning of the lands hereinafter described; thence North 25°56'59" East 73.72 feet to a point; thence Northeasterly 329.78 feet along an arc of a curve, whose center lies to the Southeast, whose radius is 295.00 feet, and whose chord bears North 57°58'29.5" East 312.87 feet to a point; thence East 12.00 feet to a point; thence North 56.00 feet to a point; thence North 47°00'00" East 200.28 feet to a point; thence North 63°00'00" East 156.91 feet to a point; thence Northeasterly 151.18 feet along an arc of a curve, whose center lies to the Southeast, whose radius is 75.00 feet, and whose chord bears North 30°44'41" East 126.85 feet to a point; thence North 88°29'21" East 99.93 feet to a point; thence Northeasterly 266.17 feet along an arc of a curve, whose center lies to the Northwest, whose radius is 475.00 feet, and whose chord bears North 49°26'23" East 262.70 feet to a point; thence North 33°23'12" East 55.62 feet to a point on the South line of Watertown Road (C.T.H. "M"); thence South 56°36'48" East along said South line 158.08 feet to a point on the West line of Lot 1 in Certified Survey Map No. 11245; thence South 00°13'00" East along said West line 751.15 feet to a point marking the Northeast corner of Hawk's Meadow; thence North 89°19'42" West along the North line of Hawk's Meadow 1125.63 feet to the point of beginning.

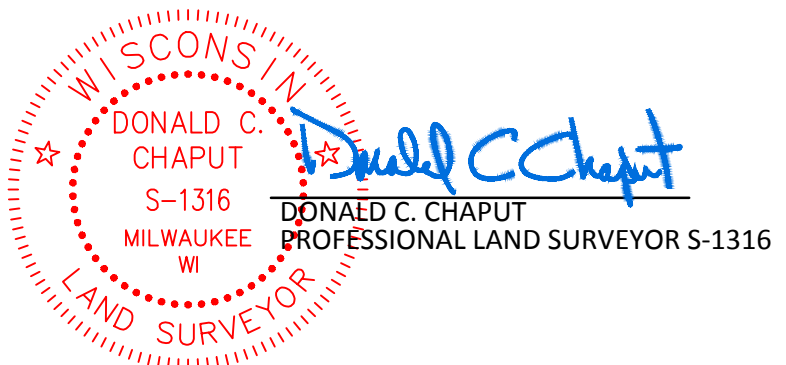
Said lands contain 540,157 square feet, or 12.4003 acres.

THAT I have made the survey, land division and map by the direction of The Waters Senior Living Holdings, LLC, Subdivider.

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

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division and Ordinances of the City of Pewaukee in surveying, dividing and mapping the same.

November 14, 2019
DATE



PRELIMINARY CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North,
Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

The Waters Senior Living Holdings, LLC, a Delaware limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Subdivider, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the City of Pewaukee.

The Waters Senior Living Holdings, LLC, as Subdivider, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection: City of Pewaukee.

IN WITNESS WHEREOF, The Waters Senior Living Holdings, LLC, has caused these presents to be signed by the hand of _____, on this _____ day of _____, 2019

In the presence of:

The Waters Senior Living Holdings, LLC

STATE OF _____ }
:SS
COUNTY }

Personally came before me this ____ day of _____, 2019, _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent.

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of Pewaukee on this ____ day of _____, 2019.

Steve Bierce, Chairperson

Ami Hurd, Deputy Clerk - Recording Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

Approved and Dedication accepted by the Common Council of the City of Pewaukee in accordance with the Resolution adopted on, this ____ day of _____, 2019

Steve Bierce, Mayor

Ami Hurd, Deputy Clerk - Recording Secretary



This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 3308-grb
Sheet 5 of 5 Sheets

CERTIFIED SURVEY MAP NO. _____

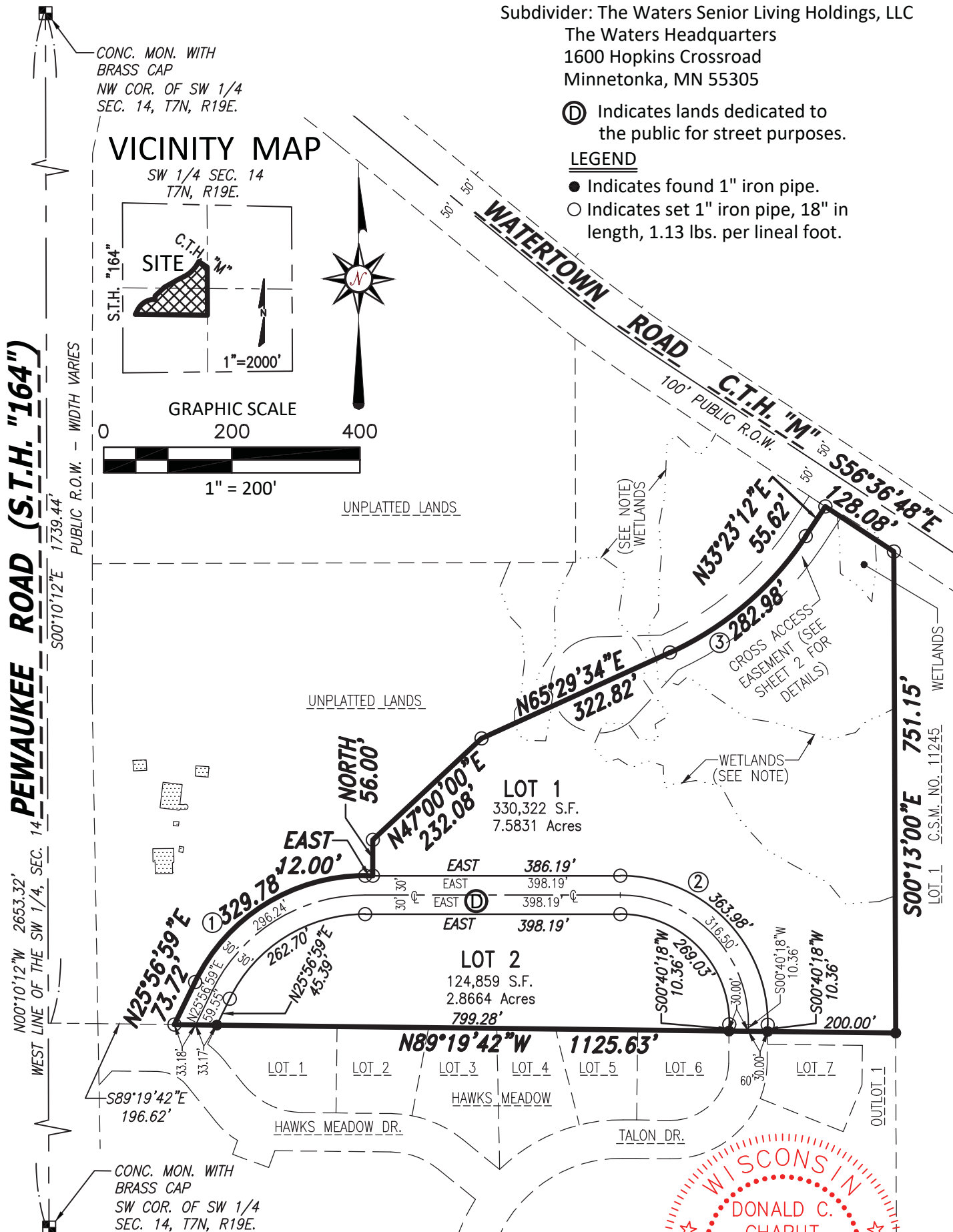
Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

Subdivider: The Waters Senior Living Holdings, LLC
The Waters Headquarters
1600 Hopkins Crossroad
Minnetonka, MN 55305

ⓓ Indicates lands dedicated to the public for street purposes.

LEGEND

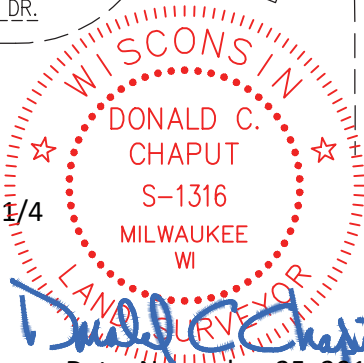
- Indicates found 1" iron pipe.
- Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.



Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone), dated Dec, 2014, in which the West line of the Southwest 1/4 of Section 14, Town 7 North, Range 19 East, bears N00°10'12"W.

NOTES

- *Wetlands were delineated by Stantec and were located on August 22, 2019
- *See sheet 3 for curve data.



Date: November 25, 2019

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 3308-grb
Sheet 1 of 4 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
WAUKESHA COUNTY}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Southwest 1/4 Section, thence South 00°10'12" East along the West line of said 1/4 Section 1739.44 feet to a point on the North line of Hawk's Landing, a recorded subdivision and its extention; thence South 89°19'42" East along said North line 196.62 feet to the point of beginning of the lands hereinafter described; thence North 25°56'59" East 73.72 feet to a point; thence Northeasterly 329.78 feet along an arc of a curve, whose center lies to the Southeast, whose radius is 295.00 feet, and whose chord bears North 57°58'29.5" East 312.87 feet to a point; thence East 12.00 feet to a point; thence North 56.00 feet to a point; thence North 47°00'00" East 232.08 feet to a point; thence North 65°29'34" East 322.82 feet to a point of curvature; thence Northeasterly 282.98 feet along the arc of a curve whose radius is 505.00 feet, whose center lies to the Northwest and whose chord bears North 49°26'23" East 279.29 feet to a point; thence North 33°23'12" East 55.62 feet to a point on the South line of Watertown Road (C.T.H. "M"); thence South 56°36'48" East along said South line 128.08 feet to a point on the West line of Lot 1 in Certified Survey Map No. 11245; thence South 00°13'00" East along said West line 751.15 feet to a point marking the Northeast corner of Hawk's Meadow; thence North 89°19'42" West along the North line of Hawk's Meadow 1125.63 feet to the point of beginning.

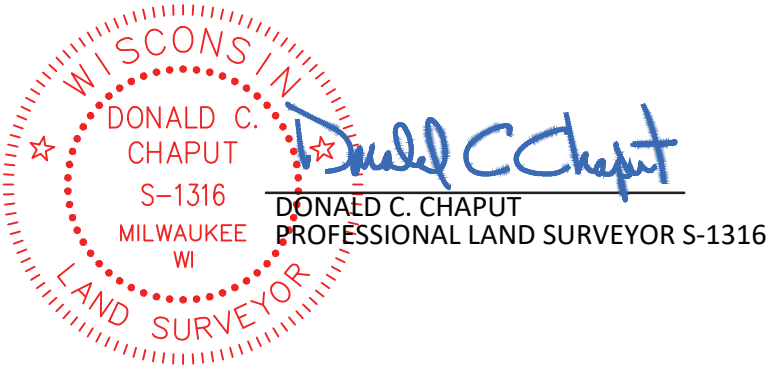
Said lands contain 520,032 square feet, or 11.9383 acres.

THAT I have made the survey, land division and map by the direction of The Waters Senior Living Holdings, LLC, Subdivider.

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

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division and Ordinances of the City of Pewaukee in surveying, dividing and mapping the same.

November 25, 2019
DATE



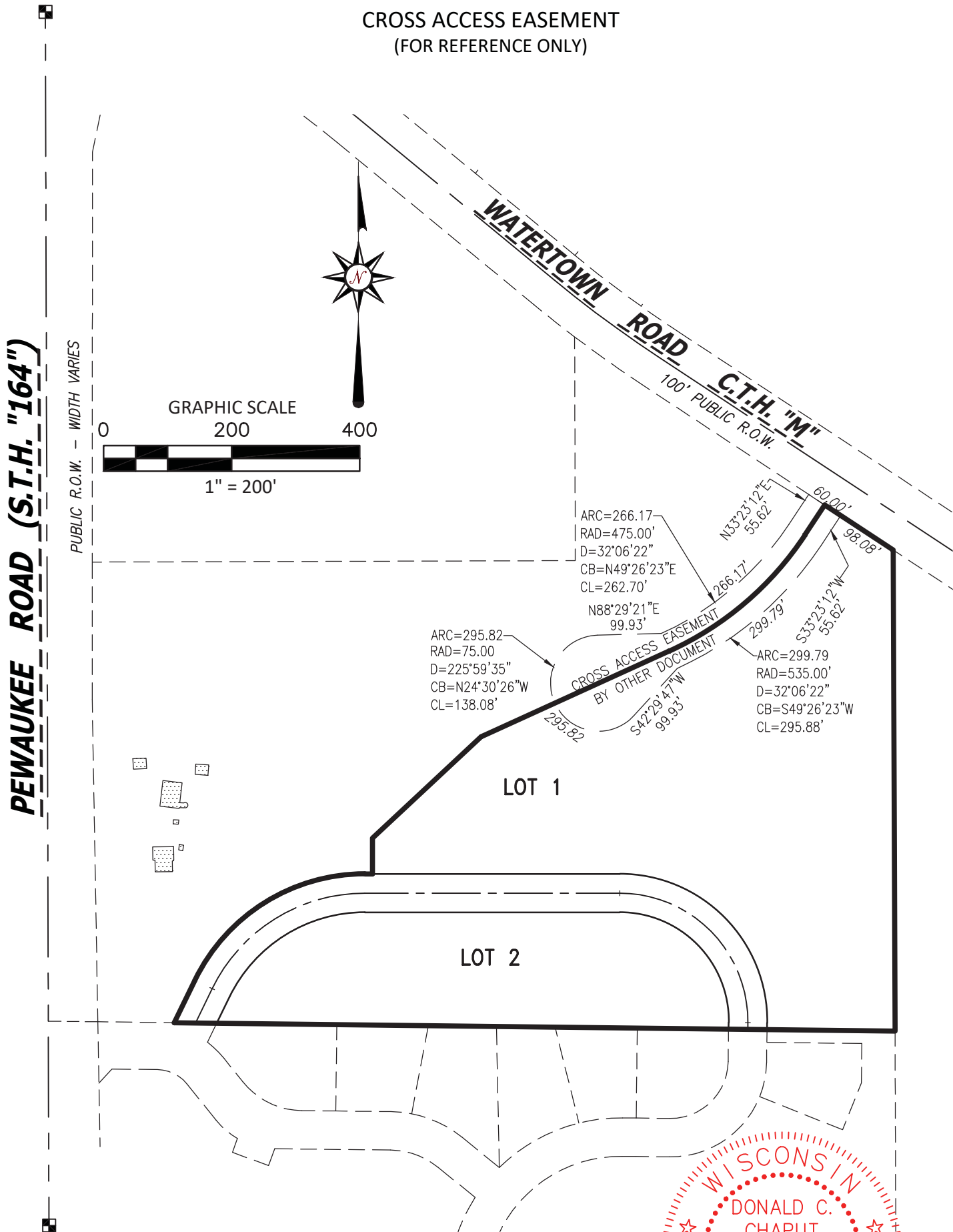
CURVE TABLE

CURVE	LOT	ARC	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	TANGENT BEARING-IN	TANGENT BEARING-OUT
1	EXT.	329.78'	295.00'	N57°58'29"E	312.87'	58°32'28"	N25°56'59"E	EAST
1	CL	296.24'	265.00'	N57°58'29.5"E	281.05'	64°03'01"	N25°56'59"E	EAST
1	2	262.70'	235.00'	N57°58'29.5"E	249.24'	64°03'01"	N25°56'59"E	EAST
2	1	363.98'	230.00'	S44°39'51"E	327.17'	90°40'18"	EAST	S00°40'18"W
2	CL	316.50'	200.00'	S44°39'51"E	284.50'	90°40'18"	EAST	S00°40'18"W
2	2	269.03'	170.00'	S44°39'51"E	241.82'	90°40'18"	EAST	S00°40'18"W
3	1	282.98'	505.00'	N49°26'23"E	279.29'	32°06'22"	N65°29'34"E	N33°23'12"E

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

CROSS ACCESS EASEMENT
(FOR REFERENCE ONLY)

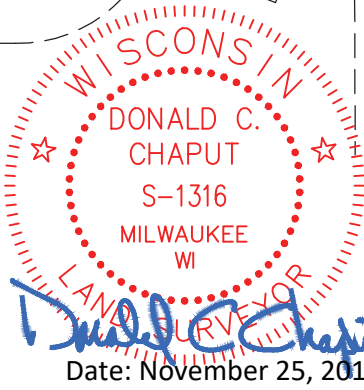


CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316
Page 9 of 10



Date: November 25, 2019

Drawing No. 3308-grb
Sheet 2 of 4 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

The Waters Senior Living Holdings, LLC, a Delaware limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Subdivider, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the City of Pewaukee.

The Waters Senior Living Holdings, LLC, as Subdivider, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection: City of Pewaukee.

IN WITNESS WHEREOF, The Waters Senior Living Holdings, LLC, has caused these presents to be signed by the hand of _____, on this _____ day of _____, 2019

In the presence of: _____
The Waters Senior Living Holdings, LLC

STATE OF _____ }
COUNTY } :SS

Personally came before me this ____ day of _____, 2019, _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent.

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of Pewaukee on this ____ day of _____, 2019.

Steve Bierce, Chairperson

Ami Hurd, Deputy Clerk - Recording Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

Approved and Dedication accepted by the Common Council of the City of Pewaukee in accordance with the Resolution adopted on, this ____ day of _____, 2019

Steve Bierce , Mayor

Ami Hurd, Deputy Clerk - Recording Secretary



Date: November 25, 2019

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 10.**

DATE: December 2, 2019

DEPARTMENT: Planning

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding the Certified Survey Map for The Waters Senior Living Management, LLC for Property Located at W239 N2492 Pewaukee Road (PWC 0919-991 & PWC 0919-995)for the Purpose of Creating Three Lots [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

The Waters CSM 11.14.19

REVISED 11.26.2019

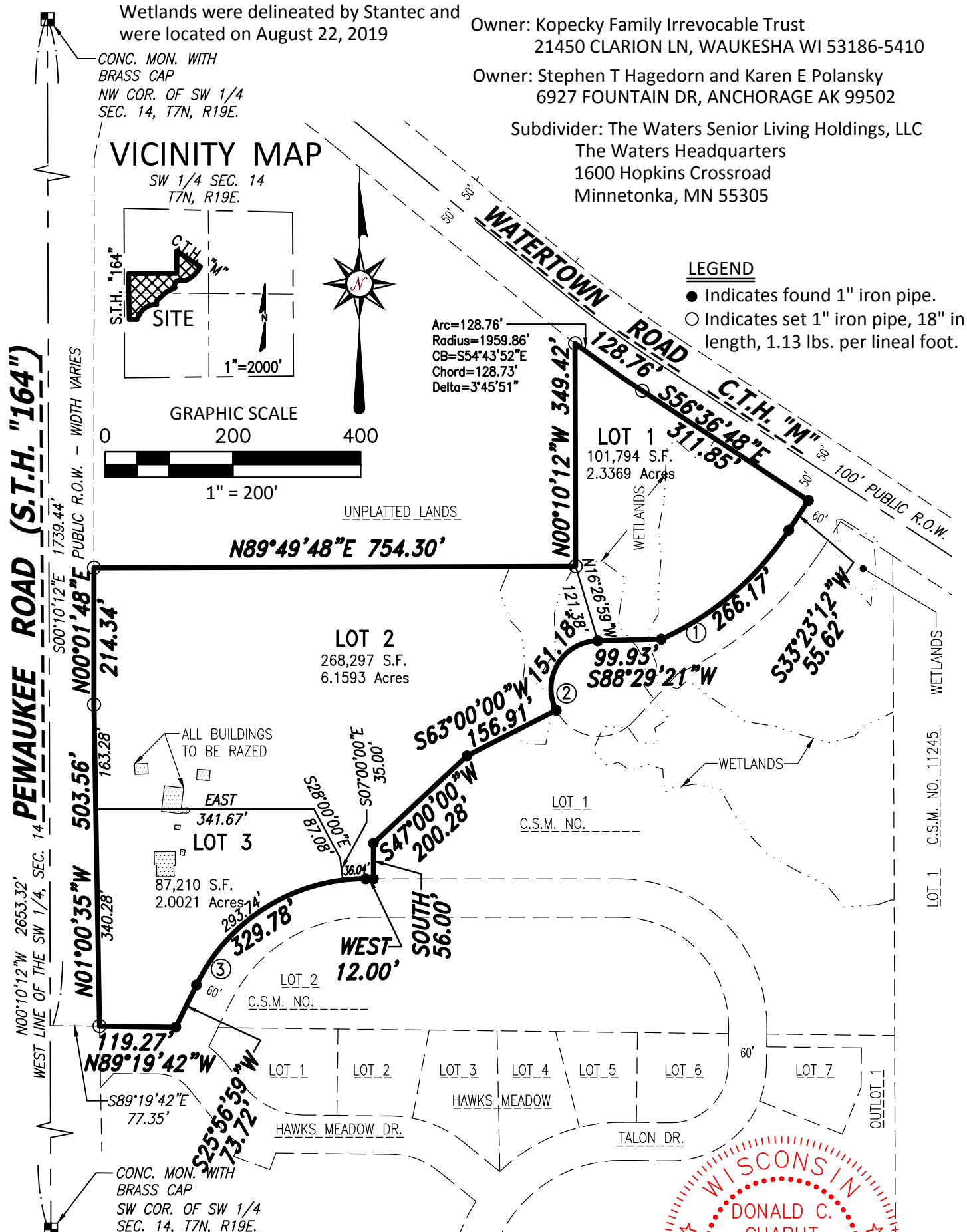
Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

Wetlands were delineated by Stantec and were located on August 22, 2019

Owner: Kopecky Family Irrevocable Trust
21450 CLARION LN, WAUKESHA WI 53186-5410

Owner: Stephen T Hagedorn and Karen E Polansky
6927 FOUNTAIN DR, ANCHORAGE AK 99502

Subdivider: The Waters Senior Living Holdings, LLC
The Waters Headquarters
1600 Hopkins Crossroad
Minnetonka, MN 55305



Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone), dated Dec, 2014, in which the West line of the Southwest 1/4 of Section 14, Town 7 North, Range 19 East, bears N00°10'12"W.

CHAPUT LAND & SURVEYS

See sheet 4 for curve data.

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor 16-1316

Drawing No. 3308-grb
Sheet 1 of 5 Sheets

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com

DR.

WISCONSIN

DONALD C. CHAPUT

S-1316

MILWAUKEE WI

LAND SURVEYOR

1/4

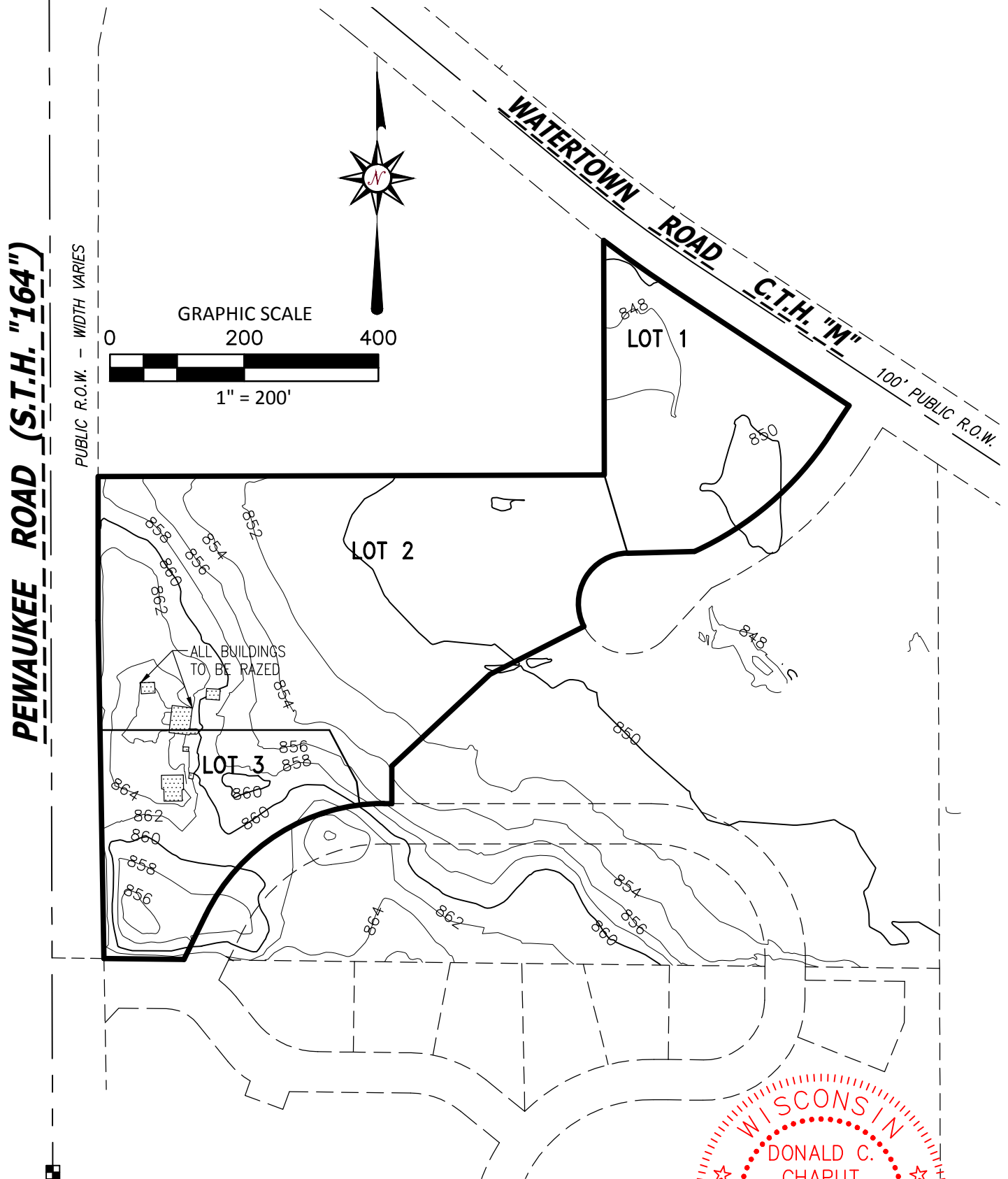
D. Donald C. Chaput

Date: November 14, 2019

PRELIMINARY CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone), dated Dec, 2014, in which the West line of the Southwest 1/4 of Section 14, Town 7 North, Range 19 East, bears N00°10'12"W.



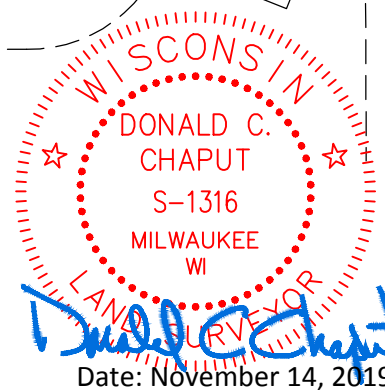
CHAPUT
LAND SURVEYS

234 W. Florida Street
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Professional Land Surveyor S-1316

Page 3 of 10

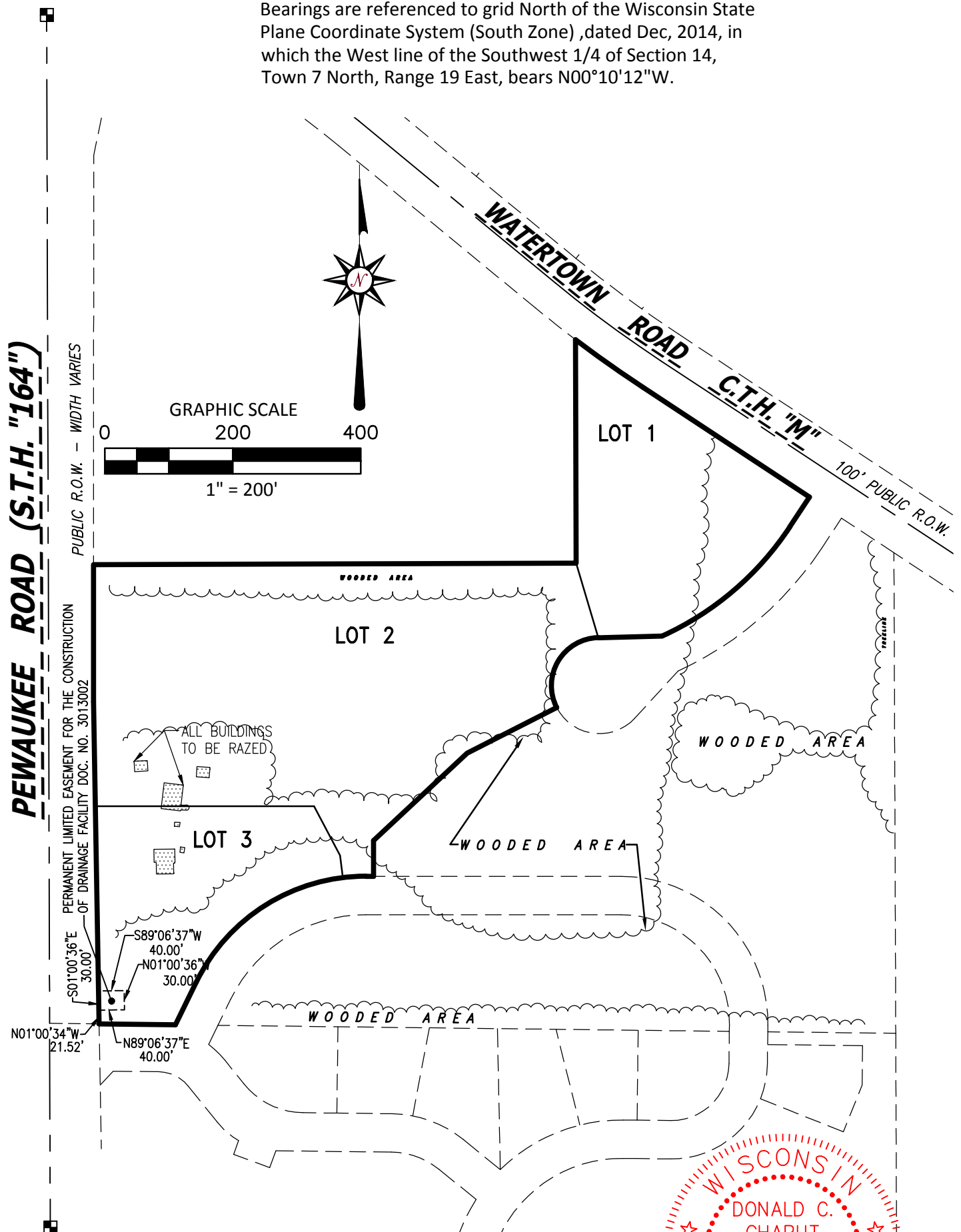


Drawing No. 3308-grb
Sheet 2 of 5 Sheets

PRELIMINARY CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone), dated Dec, 2014, in which the West line of the Southwest 1/4 of Section 14, Town 7 North, Range 19 East, bears N00°10'12"W.



CHAPUT
LAND SURVEYS

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Professional Land Surveyor S-1316

Page 4 of 10

Drawing No. 3308-grb
Sheet 3 of 5 Sheets

PRELIMINARY CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
WAUKESHA COUNTY}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, which is bounded and described as follows:

Commencing at the Northwest corner of said Southwest 1/4 Section, thence South 00°10'12" East along the West line of said 1/4 Section 1739.44 feet to a point; thence South 89°19'42" East 77.35 feet to a point on the East line of Pewaukee Road (S.T.H. "164") and the Northwest corner of Hawk's Landing, a recorded subdivision and the point of beginning of lands hereinafter described; thence North 01°00'35" West along said East line 503.56 feet to a point; thence North 00°01'48" East along said East line 214.34 feet to a point; thence North 89°49'48" East 754.30 feet to a point; thence North 00°10'12" West 349.42 feet to a point on the South line of Watertown Road (C.T.H. "M"); thence Southeasterly 128.76 feet along said South line and arc of a curve, whose center lies to the Northeast, whose radius is 1959.86 feet, and whose chord bears South 54°43'52" East 128.76 feet to a point; thence South 56°36'48" East along said South line 311.85 feet to a point on the West line of a public street; thence South 33°23'12" West along said West line 55.62 feet to a point; thence Southwesterly 266.17 feet along said West line and arc of a curve, whose center lies to the Northwest, whose radius is 475.00 feet, and whose chord bears South 49°26'23" West 262.70 feet to a point; thence South 88°29'21" West along said West line 99.93 feet to a point; thence Southwesterly 151.18 feet along said West line and arc of a curve, whose center lies to the Southeast, whose radius is 75.00 feet, and whose chord bears South 30°44'41" West 126.85 feet to a point; thence South 63°00'00" West 156.91 feet to a point; thence South 47°00'00" West 200.28 feet to a point; thence South 56.00 feet to a point on the North line of a public street; thence West along said North line 12.00 feet to a point; thence Southwesterly 329.78 feet along said North line and arc of a curve, whose center lies to the Southeast, whose radius is 295.00 feet, and whose chord bears South 57°58'29.5" West 312.87 feet to a point; thence South 25°56'59" West along said North line 73.72 feet to a point on the North line of Hawk's Meadow; thence North 89°19'42" West along said North line 119.27 feet to the point of beginning.

Said lands contain 457,301 square feet, or 10.4982 acres.

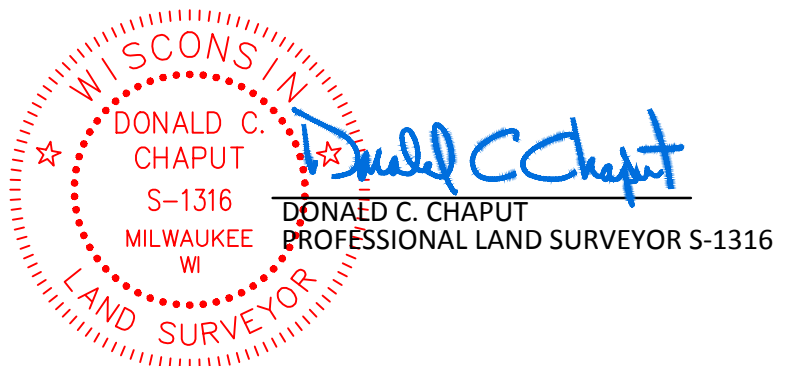
THAT I have made the survey, land division and map by the direction of The Waters Senior Living Holdings, LLC, Subdivider.

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

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division and Ordinances of the City of Pewaukee in surveying, dividing and mapping the same.

November 14, 2019

DATE



PRELIMINARY CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North,
Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

The Waters Senior Living Holdings, LLC, a Delaware limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Subdivider, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the requirements of the City of Pewaukee.

The Waters Senior Living Holdings, LLC, as Subdivider, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection: City of Pewaukee.

IN WITNESS WHEREOF, The Waters Senior Living Holdings, LLC, has caused these presents to be signed by the hand of _____, on this _____ day of _____, 2019

In the presence of:

The Waters Senior Living Holdings, LLC

STATE OF _____ }
:SS
COUNTY }

Personally came before me this ____ day of _____, 2019, _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent.

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of Pewaukee on this ____ day of _____, 2019.

Steve Bierce, Chairperson

Ami Hurd, Deputy Clerk - Recording Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

Approved and Dedication accepted by the Common Council of the City of Pewaukee in accordance with the Resolution adopted on, this ____ day of _____, 2019

Steve Bierce, Mayor

Ami Hurd, Deputy Clerk - Recording Secretary



This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

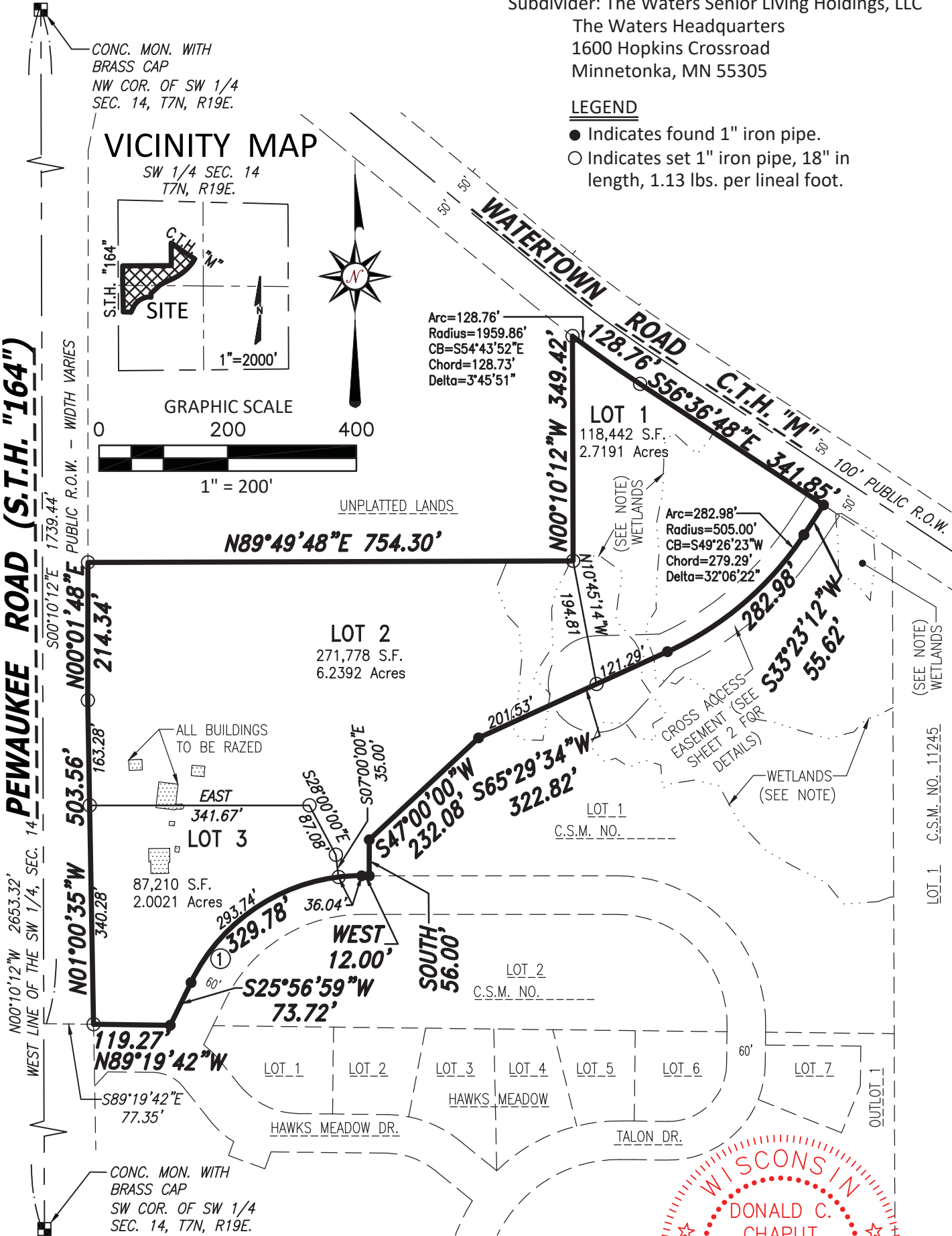
Drawing No. 3308-grb
Sheet 5 of 5 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

Subdivider: The Waters Senior Living Holdings, LLC
The Waters Headquarters
1600 Hopkins Crossroad
Minnetonka, MN 55305

- LEGEND**
- Indicates found 1" iron pipe.
 - Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.



Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone), dated Dec, 2014, in which the West line of the Southwest 1/4 of Section 14, Town 7 North, Range 19 East, bears N00°10'12"W.

CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

NOTES
*Wetlands were delineated by Stantec and were located on August 22, 2019
*See sheet 3 for curve data.

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

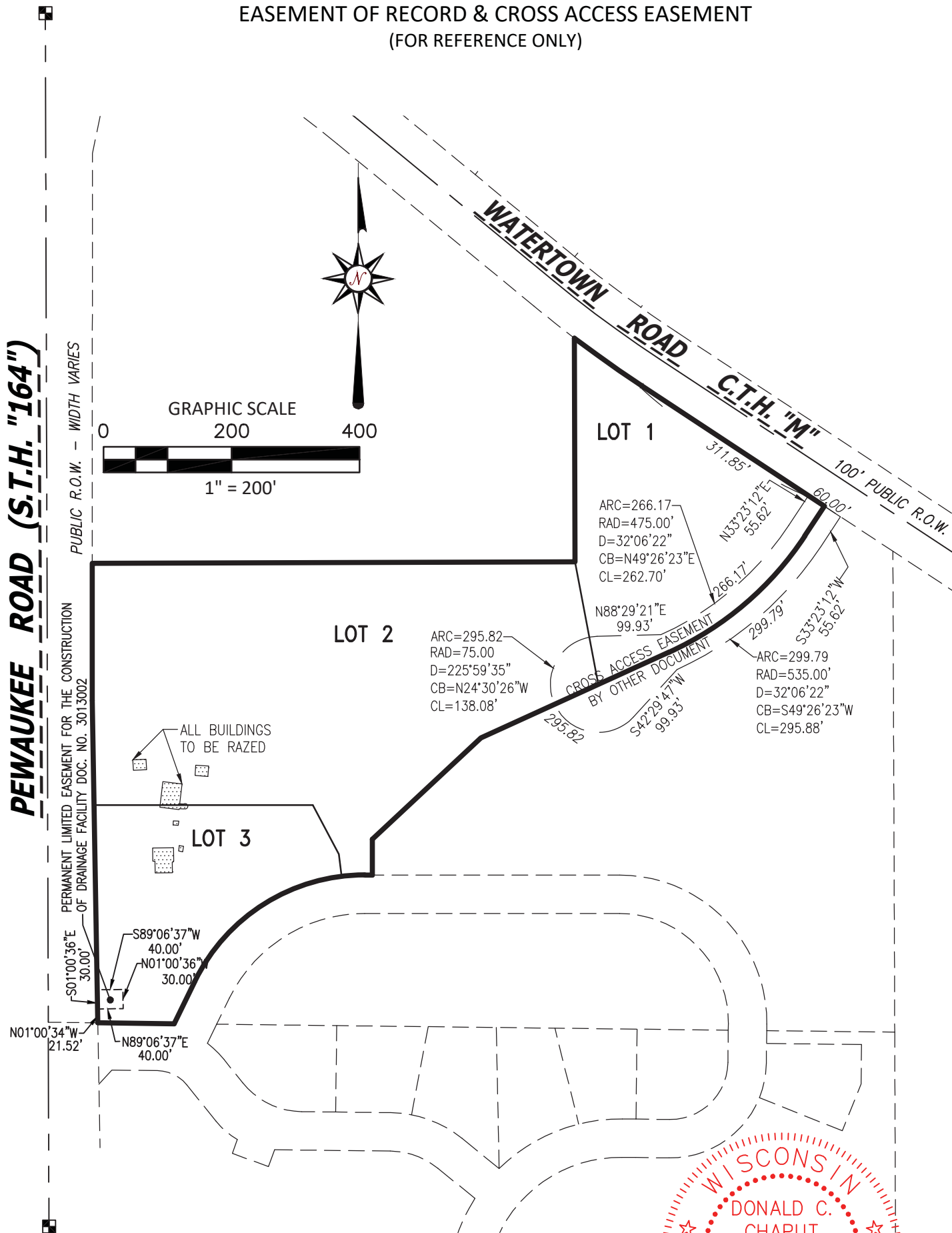
WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR
Date: November 25, 2019

Drawing No. 3308-grb
Sheet 1 of 4 Sheets

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

EASEMENT OF RECORD & CROSS ACCESS EASEMENT
(FOR REFERENCE ONLY)



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316
Page 8 of 10

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR
Date: November 25, 2019

Drawing No. 3308-grb
Sheet 2 of 4 Sheets

CERTIFIED SURVEY MAP NO._____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN}
:SS
WAUKESHA COUNTY}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin, which is bounded and described as follows:

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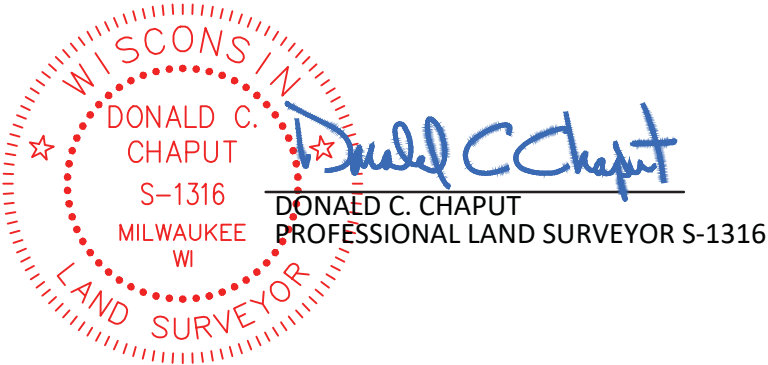
Said lands contain 477,430 square feet, or 10.9604 acres.

THAT I have made the survey, land division and map by the direction of The Waters Senior Living Holdings, LLC, Subdivider.

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

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Land Division and Ordinances of the City of Pewaukee in surveying, dividing and mapping the same.

November 25, 2019
DATE



CURVE TABLE

Table with 9 columns: CURVE, LOT, ARC, RADIUS, CHORD BEARING, CHORD LENGTH, DELTA ANGLE, TANGENT BEARING-IN, TANGENT BEARING-OUT. It contains 3 rows of curve data.

CERTIFIED SURVEY MAP NO. _____

Part of the Northwest 1/4 and Southwest 1/4 of the Southwest 1/4 of Section 14, Township 7 North, Range 19 East, in the City of Pewaukee, Waukesha County, Wisconsin.

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The Waters Senior Living Holdings, LLC, as Subdivider, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection: City of Pewaukee.

IN WITNESS WHEREOF, The Waters Senior Living Holdings, LLC, has caused these presents to be signed by the hand of _____, on this _____ day of _____, 2019

In the presence of: _____
The Waters Senior Living Holdings, LLC

STATE OF _____ }
COUNTY } :SS

Personally came before me this ____ day of _____, 2019, _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent.

PLANNING COMMISSION CERTIFICATE OF APPROVAL

APPROVED by the Planning Commission of the City of Pewaukee on this ____ day of _____, 2019.

Steve Bierce, Chairperson

Ami Hurd, Deputy Clerk - Recording Secretary

COMMON COUNCIL CERTIFICATE OF APPROVAL

Approved and Dedication accepted by the Common Council of the City of Pewaukee in accordance with the Resolution adopted on, this ____ day of _____, 2019

Steve Bierce , Mayor

Ami Hurd, Deputy Clerk - Recording Secretary



Date: November 25, 2019

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 11.**

DATE: December 2, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

PUBLIC HEARING, Discussion and Possible Action Regarding the Conditional Use Permit for Mental Health America of Wisconsin to Operate a Peer Run Respite for Veterans Within a Single-Family Home Located at W252 N4304 Sussex Street (PWC 0880-997) [Fuchs]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

HMA Original Submittal

Staff Report 11.4.2019

Staff Report 9.9.2019

RS 3 District

MHA Draft Conditional Use Permit 12.2.19

HMA Peer Respite Survey

HMA Supplemental Material

HMA Impact Article

HMA Peer Run Respite Q&A

HMA Policies & Procedures

HMA What Research Tells Us

Staff Research Police Calls

HMA Letters in Favor Revised

Letters Against 1

Letters Against 2

Letters Against 3 Revised



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770
Fax (262) 691-1798
fuchs@pewaukee.wi.us

PETITION FOR CONDITIONAL USE

TO THE HONORABLE MAYOR AND COMMON COUNCIL OF THE CITY OF PEWAUKEE, WAUKESHA COUNTY, WISCONSIN

The undersigned hereby petitions the Common Council of the City of Pewaukee, Waukesha County, Wisconsin for a Conditional Use Permit for the purpose of: OPERATING A PEER-2W RESPITE FOR WI VETERANS TO SUPPORT RECOVERY FROM MENTAL HEALTH + SUBSTANCE USE CHALLENGES. AS AUTHORIZED BY WI DEPT. OF HEALTH SERVICES. REQUEST FOR SPECIAL USE UNDER
Legal description of property ~~to be reviewed~~ - Please attach. Rs-3, PURSUANT TO MUNI CODE 17.0501(a)
Common property description or name: HOME OF MARIA + GRANT GROVES
Property Address: W252N4304 SUSSEX STREET Tax Key Number(s): PWE 0880997
Property owner(s) (Full Legal Name): GRANT GROVES + MARIA NICHOLAS-GROVES
Owner's Address: W252N4304 SUSSEX STREET City/State/Zip: PEWAUKEE, WI 53072
Phone: 262-853-7991 Email: MNICHOLASGROVES@GMAIL.COM

Applicant (Full Legal Name):

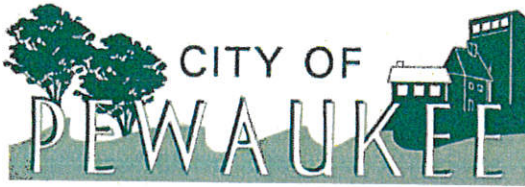
Name: MARTINA COLLIN CORAVES
Company: MENTAL HEALTH AMERICA OF WI
Address: 6000 W. VIRGINIA ST. #502
City/State/Zip: MILWAUKEE, WI 53204
Phone: 414-336-7961
Email: MARTINAC@MHA WISCONSIN.ORG

Contact Person (Full Legal Name):

Name: BRAN MILLER
Company: SAME
Address: 1
City/State/Zip: 1
Phone: 1
Email: BRAN@MHA WISCONSIN.ORG

Conditional Use submittals must include and be accompanied by the following:

- ☐ This Application form accurately completed with original signatures.
- ☐ Application Filing Fee, payable to the City of Pewaukee:
 - o \$400.00, plus cost for publication, notice and all attorney fees related to project
- ☐ Five (5) complete collated sets of Application materials to include:
 - o A written project narrative detailing the request, business/use operational information, future development plans, site and building improvements, tentative development schedule, and estimated project value.
 - o Scaled drawings, as may be applicable, including, but not limited to; a site plan, grading/erosion control plan, preliminary storm water management plan, landscape plan, lighting plan, building elevations, colored renderings, sign details and natural resource delineations.
- ☐ All application materials provided in a digital format (Adobe PDF). Materials may be submitted on a USB Flash Drive or emailed to hurd@pewaukee.wi.us.
- ☐ Note twelve (12) additional sets of plans will be required for Plan Commission following staff review of the initial submittal. These plans should be revised in response to staff comments as may be necessary.



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770
Fax (262) 691-1798
fuchs@pewaukee.wi.us

The applicant and property owner(s) hereby certify that:

- 1) all statements and other information submitted as part of this application are true and correct to the best of applicant's and property owner(s)' knowledge;
- 2) the applicant and property owner(s) has/have read and understand all information in this application; and
- 3) the applicant and property owner(s) agree that any approvals based on representations made by them in this Application and its submittal, and any subsequently issued building permits or other type of permits, may be revoked without notice if there is a breach of such representation(s) or any condition(s) of approval.

By execution of this application, the property owner(s) authorize the City of Pewaukee and/or its agents to enter upon the subject property(ies) between the hours of 7:00 a.m. and 7:00 p.m. daily for the purpose of inspection while the application is under review. The property owner(s) grant this authorization even if the property has been posted against trespassing pursuant to Wis. Stat. §943.13.

(The applicant's signature must be from a Managing Member if the business is an LLC, or from the President or Vice President if the business is a corporation. A signed applicant's authorization letter may be provided in lieu of the applicant's signature below, and a signed property owner's authorization letter may be provided in lieu of the property owner's signature[s] below. If more than one, all of the owners of the property must sign this Application).

PETITIONER'S/APPLICANT'S SIGNATURE: _____

NAME & TITLE (PRINT): MARTINA GOLLIN-GRAVES, PRESIDENT

SIGN AND DATED this 19 day of SEPT, 2019.

PROPERTY OWNER'S SIGNATURE: _____

NAME & TITLE (PRINT): MARIA NICHOLAS-GROVES, OWNER

SIGN AND DATED this _____ day of 09 / 13 / 2019, _____.

PROPERTY OWNER'S SIGNATURE: GRANT GROVES, OWNER

NAME & TITLE (PRINT): Grant Groves

SIGN AND DATED this _____ day of 09 / 13 / 2019, _____.

City Staff-

RECEIVED at City Hall by: _____ on _____

Fee paid: \$ _____ Date: _____

TITLE	Conditional Use
FILE NAME	PETITION FOR CONDITIONAL USE.PDF
DOCUMENT ID	6e3505254f43cd770ab6808b9e104f2bd7c8d0f7
STATUS	● Completed

Document History

 SENT	09 / 13 / 2019 21:52:26 UTC	Sent for signature to Maria Nicholas-Groves (mnicholasgroves@gmail.com) and Grant Groves (grantagroves@gmail.com) from mnicholasgroves@gmail.com IP: 174.219.138.85
 VIEWED	09 / 13 / 2019 21:53:51 UTC	Viewed by Maria Nicholas-Groves (mnicholasgroves@gmail.com) IP: 174.219.138.85
 SIGNED	09 / 13 / 2019 21:55:40 UTC	Signed by Maria Nicholas-Groves (mnicholasgroves@gmail.com) IP: 174.219.138.85
 VIEWED	09 / 13 / 2019 21:56:13 UTC	Viewed by Grant Groves (grantagroves@gmail.com) IP: 174.219.138.85
 SIGNED	09 / 13 / 2019 21:56:38 UTC	Signed by Grant Groves (grantagroves@gmail.com) IP: 174.219.138.85
 COMPLETED	09 / 13 / 2019 21:56:38 UTC	The document has been completed.

Property Details

Tax Key: **PWC 0880997**
Tax Year: **2019**

9/11/2019 2:37:20 PM
WAUKESHA COUNTY
CITY OF PEWAUKEE

OWNER NAME AND MAILING ADDRESS
PROPERTY ADDRESS

GRANT A GROVES
MARIA ANN NICHOLAS GROVES
W252N4304 SUSSEX RD
PEWAUKEE, WI 53072

W252N4304 SUSSEX RD
PEWAUKEE, WI 53072

Contact Us to Update Mailing Address

LEGAL DESCRIPTION

PT SE1/4 SEC 4 T7N R19E COM S1/4 COR E 667.00 FT N16°14'E 1004.60 FT N13°52'E 818.00 FT N38°01'E 128.60 FT THE BGN N38°01'E 442.65 FT S3°47'W 223.00 FT N89°57'E 200.46 FT S12°32'W 230.15 FT N76°29'W 420.5 FT TO BGN EX HY DOC# 3633569

ASSESSMENT STATUS
OWNERSHIP/LEGAL DESCRIPTION EXCEPTION DOCUMENTS

Assessment Year: 2019
Assessment Status: ACTIVE
Assessment Attributes: NONE
Deeded Acres: 0.000

BASIC VESTING DEED DOC 3633569

ASSESSMENT INFORMATION

Assessed By: JAMES SIEBERS
262-691-6010
siebers@pewaukee.wi.us
Board of Review Date: 7/29/2019

Links to WI Dept of Revenue Resources:
Guide for Property Owners
Property Assessment Appeal Guide
Board of Review Calendar

PROPERTY VALUES

Property Class	Acres	Land	Improvement	Total
RESIDENTIAL	1.391	\$99,700.00	\$181,900.00	\$281,600.00
Total:	1.391	\$99,700.00	\$181,900.00	\$281,600.00

The property values displayed are finalized and will be used for the calculation of this year's property tax bills.

DISTRICTS

District Type	District Name	DOR Code
CITY	CITY OF PEWAUKEE	270
SCHOOL	PEWAUKEE SCHOOL - 4312	4312
TCDB	WAUKESHA TECH COLLEGE	08
UTIL	GARBAGE / RECYCLING	

This program accesses data from databases maintained by several County Departments and Local Municipalities. There may be inconsistencies in data depending on the date the information was gathered or the purpose for which it is maintained. Due to variances in sources and update cycles, there is no guarantee as to the accuracy of the data. For questions regarding Outstanding Taxes and Tax Payment records, contact the County Treasurer's office at (262)548-7029.

For Tax Listing and GIS Viewer related issues, please see our FAQs click here. If you still have tax listing questions, contact: taxlisting@waukeshacounty.gov. If you still have GIS Viewer questions, contact: landinformation@waukeshacounty.gov.

The following browsers are supported:    This page run 9/11/2019 2:37:20 PM.

STATE	DISTRICT NAME	NUM. ACRE	NUM. ACRES	WIDTH	RECT. DEPTH
A-1	AGRICULTURE	55.0 ACRES	800 FT.	50m	50m
A-2	AGRICULTURE	10.0 ACRES	800 FT.	50m	50m
B-1	SINGLE FAMILY RESIDENTIAL	55.0 ACRES	500 FT.	50m	50m
B-2	SINGLE FAMILY RESIDENTIAL	55.0 ACRES	500 FT.	50m	50m
B-3	SINGLE FAMILY RESIDENTIAL	55.0 ACRES	500 FT.	50m	50m
B-4	SINGLE FAMILY RESIDENTIAL	10 ACRES	150 FT.	0.50 D/U/A	0.50 D/U/A
B-5	SINGLE FAMILY RESIDENTIAL	20.00 SQ.FT.	110 FT.	2.2 D/U/A	2.2 D/U/A
B-6	SINGLE FAMILY RESIDENTIAL	15.00 SQ.FT.	100 FT.	2.8 D/U/A	2.8 D/U/A
B-7	SINGLE FAMILY RESIDENTIAL	12.50 SQ.FT.	90 FT.	3.5 D/U/A	3.5 D/U/A
B-8	TWO FAMILY RESIDENTIAL	22.00 SQ.FT.	150 FT.	4.0 D/U/A	4.0 D/U/A
B-9	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	150 FT.	6.0 D/U/A	6.0 D/U/A
B-10	MULTI-FAMILY RESIDENTIAL	0.5 ACRES	150 FT.	8.0 D/U/A	8.0 D/U/A
B-11	MULTI-FAMILY RESIDENTIAL	0.5 ACRES	120 FT.	12.0 D/U/A	12.0 D/U/A
B-12	NEIGHBORHOOD BUSINESS	2.0 ACRES	200 FT.	N/A	N/A
B-13	NEIGHBORHOOD BUSINESS	55.0 ACRES	400 FT.	50m	50m
B-14	PROFESSIONAL OFFICE	10.00 SQ.FT.	90 FT.	50m	50m
B-15	PROFESSIONAL OFFICE	50.00 SQ.FT.	150 FT.	N/A	N/A
B-16	HEAVY BUSINESS	55.0 ACRES	200 FT.	N/A	N/A
B-17	HEAVY BUSINESS	55.0 ACRES	200 FT.	N/A	N/A
B-18	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-19	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-20	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-21	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-22	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-23	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-24	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-25	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-26	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-27	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-28	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-29	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-30	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-31	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-32	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-33	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-34	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-35	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-36	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-37	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-38	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-39	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-40	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-41	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-42	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-43	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-44	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-45	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-46	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-47	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-48	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-49	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
B-50	MULTI-FAMILY RESIDENTIAL	55.0 ACRES	200 FT.	N/A	N/A
Notes: 1- All values are as measured at the time which the N-1000 was recorded. 2- All values are as measured at the time which the N-1000 was recorded. 3- All values are as measured at the time which the N-1000 was recorded. 4- All values are as measured at the time which the N-1000 was recorded. 5- All values are as measured at the time which the N-1000 was recorded. 6- All values are as measured at the time which the N-1000 was recorded. 7- All values are as measured at the time which the N-1000 was recorded. 8- All values are as measured at the time which the N-1000 was recorded. 9- All values are as measured at the time which the N-1000 was recorded. 10- All values are as measured at the time which the N-1000 was recorded. 11- All values are as measured at the time which the N-1000 was recorded. 12- All values are as measured at the time which the N-1000 was recorded. 13- All values are as measured at the time which the N-1000 was recorded. 14- All values are as measured at the 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Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2019

100 ft

Nick Fuchs
City of Pewaukee Zoning Administrator
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

September 6, 2019

**Re: Request for Special Conditional Use Permit in RS-3
Request for Expedited Hearing Before Planning Commission**

Dear Mr. Fuchs:

I am writing as Director of Prevention Services at Mental Health America of Wisconsin (MHA) to request a special conditional use permit, pursuant to Pewaukee Municipal Code § 17.0504(a),¹ to establish and operate a Peer-Run Respite for Veterans (PRR-V) at W252N4304 Sussex Road in the City of Pewaukee (Parcel # PWC 0880997). The proposed use is similar in character to the permitted principal uses on the premises and meets the intent of the district, currently zoned as Rs-3. Specifically, the proposed use is most similar to the explicitly permitted use by Community Based Residential Facilities (CBRFs).² This shall also serve as a request for an expedited hearing before the Planning Commission regarding this permit to ensure that deliverables under MHA's contract with Wisconsin Department of Health Services (DHS) are met.³

DHS defines a CBRF as a "place where 5 or more unrelated people live together in a community setting. Services provided include room and board, supervision, support services, and may include up to 3 hours of nursing care per week."⁴ As will be described in more detail, the proposed PRR-V will have a capacity of fewer than 5 individuals and will not provide clinical or nursing care. While CBRF's are considered "Assisted Living Facilities,"⁵ veterans who are eligible for the PRR-V must have independent living skills and be self-sufficient in their daily hygiene care, medication management, and food preparation. Where the programs are most similar is the communal living environment, the close interaction with trained care specialists, and the access to resources which may be otherwise unknown or unavailable in their community. Further, both CBRF and PRR-V services are intended for individuals living with mental health or substance use issues.⁶ The guests at the PRR-V would be more self-sufficient than those at a CBRF, but would receive a similar level of supervision to ensure the safety of guests, staff, and the community.

¹ Pewaukee Muni. Code 17.0504: "SPECIAL CONDITIONAL USES NOT SET FORTH IN DISTRICT REGULATIONS MAY BE ALLOWED, INCLUDING: a. All uses similar in character to the permitted uses on the premises, as determined by the Plan Commission, which meet the intent of the district but which are not specifically listed as permitted principal, accessory or conditional uses within the text of the zoning district classification or other section of this ordinance."

² CBRF is a Permitted Principal Use under Rs-3, see Pewaukee Muni. Code 17.0407(a)(2); See Also Wis. Stat. § 46.003(22) which states that "A community living arrangement for adults [CBRF] with a capacity for 8 or fewer persons shall be a permissible use for purposes of any deed covenant which limits use of property to single-family or 2-family residences."

³ See Attachment, MHA Description of Deliverables.

⁴ <https://www.dhs.wisconsin.gov/regulations/cbrf/introduction.htm> (accessed September 6, 2019).

⁵ <https://www.dhs.wisconsin.gov/guide/cbrf.htm> (accessed September 6, 2019).

⁶ "CBRFs can admit and provide services to people of advanced age, persons with dementia, developmental disabilities, mental health problems, physical disabilities, traumatic brain injury, AIDS, alcohol and other drug abuse, correctional clients, pregnant women needing counseling and/or the terminally ill." *Id.*

The PRR-V is an extension of other successful operations which have developed throughout Wisconsin since 2015. Peer-Run Respite provide a home-like environment for Wisconsin residents who may be struggling in their recovery from mental health or substance use issues to access the services of trained staff with shared lived experiences to support guests in times of stress.⁷ Capacity is limited to 4-6 guests, staff must pass caregiver background checks and are on-site 24/7, and guests are able to improve their coping skills and response to stress by removing themselves from their routine life and connecting with peers who are trained to encourage recovery by focusing on guests' strengths and assets. Guests are provided an individual bedroom for up to one week, all services at a Peer-Run Respite are provided at no charge to the guest, and no health insurance is required. Peer-Run Respite are categorically **not** detox facilities, health clinics, mandatory placement centers, homeless shelters, or transitional housing facilities. Peer-Run Respite are also not open for walk-ins or public access, as all guests are invited only after an extensive phone interview with staff to ensure Respite care is a good fit at that time. Respite support is specifically for individuals who have a permanent address, who are not actively using substances, and who value the importance of peer support and making connections with individuals who empathize with their struggle in recovery.

While Peer-Run Respite services are available on an invite-only basis, any adult is eligible to call the current Respite to request services or inquire about resources. **This PRR-V presents a national first as it will be the only Peer-Run Respite to dedicate its resources to serving former members of the United States Armed Forces,**⁸ regardless of their dates of service, discharge status, VA or insurance eligibility, or other barriers to accessing benefits or resources. With over 28,000 veterans in Waukesha County and another 88,000 in Milwaukee County, the resources for veterans are strained beyond their capacity in the region. The suicide rate among veterans is higher than the general population, and even moreso among female veterans who often suffer silently with histories of Post-Traumatic Stress or Military Sexual Trauma. For many veterans, the loss of connection they feel to their civilian counterparts becomes too much to bear. Guests at the proposed PRR-V will be able to build solutions to reestablish those connections, to find solace among their fellow warriors, and to improve their skills during their transition out of active service. The PRR-V will also provide appropriate resources and referrals to veterans who call for support from throughout Wisconsin.

The location for the proposed PRR-V has four bedrooms, which limits the capacity to four guests at any time. The location is bordered by agriculture to the south and a supportive neighbor directly across Sussex Road. MHA has worked diligently with the current property owner to negotiate a rental contract, to collect community endorsement, and carries support from many veteran serving organizations, including County Veteran Service Offices, VetCenters, VA Medical Centers, and other valuable partners to ensure the PRR-V operates successfully and as an integrated part of its community. While the PRR-V does not meet the exact definition of a permitted CBRF, the use of the premises is extremely similar and meets the intent of the zoning district to allow operation of a communal-based living facility to provide services to people living with mental health or substance use challenges.

⁷ <https://www.dhs.wisconsin.gov/peer-run-respite/index.htm> (accessed September 6, 2019).

⁸ "Peer-Run Veterans Respite Home to Launch in Wisconsin," *US News and World Report*, 4/13/19, available: <https://www.usnews.com/news/best-states/wisconsin/articles/2019-04-13/peer-run-veterans-respite-home-to-launch-in-wisconsin> (accessed September 6, 2019).

The alternative to granting a special conditional use permit would be a rezoning of the parcel. MHA does not believe this is necessary, as the PRR-V most closely compares to the permitted principal use under Rs-3 as a CBRF. Other zoning districts apply to services which cater to the general public, which provide medical or clinical services, or are otherwise fundamentally different in their design, objective, and operation from the PRR-V. The PRR-V is not a training center or educational facility, nor is it a wellness center or professional office. No commercial activity will take place on the premises and the PRR-V will not have its address promoted on public-facing material. MHA does not propose to make any modifications to existing structures on the premises, and on the contrary, finds the location to be the ideal setting for veterans struggling in recovery to find healing from their invisible wounds.

Based on the foregoing, MHA requests that a special conditional use permit be granted to establish and operate a Peer-Run Respite for Veterans at W252N4304 Sussex Road, as the proposed use is similar to the character and meets the intent of the Rs-3 district. An expedited hearing on this matter to ensure support can be provided to veterans as soon as possible is requested.

Thank you for your time and attention to this matter.

Very truly yours.



Brian J. Michel, J.D.
Director of Prevention Services

Agency Name: Mental Health America of Wisconsin
Contract Title: Peer Run Respite- Veterans
Contract Period: From 7/1/2019 Through 6/30/2020

EXHIBIT 1.1
DESCRIPTION OF DELIVERABLES / DEMONSTRATION OF NEED / CONTRACT PURPOSE / SERVICES TO BE PROVIDED
Abstract

Program Description (Contract Administrator- please enter brief, one paragraph description of purpose of grant/contract)

The PRR-V will operate in the southeast region of Wisconsin, where over half of veterans live, and will serve veterans statewide who want to stay at the respite. The purpose of the project is to provide 24-hour/seven-days-a-week (24/7) recovery-oriented peer support for veterans living with mental health and/or substance use challenges in a safe and stable environment. Services are to be provided at no cost to the guest. PRR-V will promote self-directed recovery from mental health and/or substance use challenges, with the goal of preventing crises and reducing hospitalizations. The PRR-V will provide resources and linkages to community supports and services to assist peers in achieving recovery.

1. Provide an overview of the services to be provided and the outcomes or products that will be achieved. (Please limit response to one paragraph)
The Peer Run Respite-Veterans respite home (PRR-V) will promote self-directed recovery for veterans through provision of recovery-oriented peer support. The PRR-V will be operated with a recovery orientation by offering programs that promote hope and share education about recovery, and by having team members who are veterans and/or are trained in the veteran culture. Self-direction and empowerment will be promoted within the PRR-V by providing a variety of resource materials and wellness tools for guests to choose from, keeping self-direction at the core of ongoing program development. The PRR-V will provide a safe, stable, and supportive environment for veterans in recovery. The PRR-V will be operated with staff 24/7. An appropriate house for use as a PRR-V will be located in the southeast region of Wisconsin and furnishings will create a home-like environment. The house will meet Americans with Disabilities Act (ADA) compliance and any necessary repairs or renovations to ensure ADA compliance will be made. A safe and welcoming environment will be created through décor, interactions between veteran guests and team members, and all program materials that affect the PRR-V environment. Security and safety needs will be met and opportunities for guest feedback will be provided. The PRR-V will provide resources and linkages to the community. Collaborative local relationships will be developed and maintained by providing updates to local/regional stakeholders and to the larger veteran community through regular meetings and online presence. Information, education, linkage, and follow-up for veteran guests will be offered by collecting and maintaining veteran resources about services available locally and regionally. Follow-up with guests will be provided at 1-month and 3-month intervals. The PRR-V will improve outcomes and quality of life for veterans utilizing the peer respite services. PRR-V support is offered as an alternative to utilizing other crisis services. The PRR-V will demonstrate improvement in recovery and quality of life for veterans by providing ongoing training for team members and measuring guest satisfaction.

2. Provide summary data identifying needs and purpose in your region. Justify how this contract funding will address those needs. (Please limit response to one to two paragraphs)

PRR-V is an important part of Wisconsin's dedication to increasing recovery options for veterans. The current continuum of care within Wisconsin's mental health service array does not fully support the values of self-determination, self-sufficiency, dignity and quality of life, which are keys to discovering and maintaining recovery and wellness within the community. The PRR-V is intended to serve veterans who are experiencing an increase in symptoms and/or stressors and are in need of support to aid in their recovery in order to prevent or avert a crisis situation. Currently, many veterans who meet this level of care go unsupported due to the lack of appropriate supportive service options which at times results in a crisis occurring before they are able to access services. The PRR-V addresses the need for community-based services to support veterans before reaching a level of crisis, and to encourage wellness and recovery based on the values of veteran culture, empowerment and self-determination.

Among the veterans who have been deployed, approximately 30% are estimated to have behavioral health needs, and close to 40% of those veterans with such needs go untreated. This is underscored by the increased risk of suicide for veterans. Approximately 20% of suicide deaths in Wisconsin are former service members, and suicide rates for male and female veterans far exceed their civilian counterparts. DHS data analysis highlights the fact that even those veterans who presumably have the highest behavioral health needs are unlikely to access behavioral health resources, and nearly 70% of veterans who die by suicide are not engaged with VA healthcare services. Veterans have unique shared cultures that vary dependent upon individual experiences within the US Military, National Guard, or its Reserve components. One must be mindful of this culture and experience when providing support services to veterans. Veterans are welcome at the current PRRs; however,

these programs are not experts around understanding the veteran culture. The PRR-V will be a unique service delivery system for veterans. It is not traditional military mental health and/or substance use disorder service and it is not based upon traditional veteran administration criteria. The PRR-V will be open to any individual who has served at least one day in the US military, National Guard, or reserves, regardless of discharge status; and has lived experience with mental health and/or substance use challenges to a degree that it has affected their quality of life. It is expected that the use of the PRR-V by veterans will increase earlier intervention and reduce the risk for high level crisis situations.

Agency Name: Mental Health America of Wisconsin
Contract Title: Peer Run Respite- Veterans
Contract Period: From 7/1/2019 Through 6/30/2020

EXHIBIT 1.2
DESCRIPTION OF DELIVERABLES / SERVICES TO BE PROVIDED
Work Plan

In the table that follows each goal, identify the objective, all major activities needed to achieve the goal, the timeline when each of the related activities is projected to be met, how success will be measured to determine whether you meet your goal and objective(s) and the person/role responsible for the activity.

Goal 1: Promote self-directed recovery through provision of recovery-oriented peer support.

Objective 1	Related Activities	Timelines	How Success will be Measured
1. Operate the PRR-V with a recovery orientation.	1. Training curriculum developed which incorporates veteran-peer perspective.	1. Q1	1. All training will be available to staff 90 days prior to PRR-V opening.
	2. Support services and referrals will be centered around individual recovery goals.	2. Q2-Q4	2. No less than 75% of guests will agree the PRR-V was recovery-oriented.

Person/Role Responsible: Program Director, Project Manager, Training and Advisory Council

Objective 2	Related Activities	Timelines	How Success will be Measured
1. Promote self-direction and empowerment within the PRR-V.	1. Training curriculum will be developed which promotes the self-direction of guests at the PRR-V.	1. Q1	1. Training will be available to staff 90 days prior to opening PRR-V.
	2. Engagement PRR-V services will be optional and guests will be empowered to choose their own path of recovery.	2. Q2-Q4	2. No less than 75% of guests will agree that the PRR-V promoted their self-direction and empowerment.

Person/Role Responsible: Program Director, Project Manager, Training and Advisory Council

Objective 3	Related Activities	Timelines	How Success will be Measured
1. Provide peer support services in the PRR-V.	1. Training will be developed which incorporates intentional peer support with the veteran perspective.	1. Q1	1. All training will be available to staff 90 days prior to opening of PRR-V.
	2. Peer staff will be available 24/7 at the PRR-V to any guest who seeks support in their recovery.	2. Q2-Q4	2. No less than 75% of guests will agree that peer support services were made available to them at the PRR-V.

Person/Role Responsible: Program Director, Project Manager, Training and Advisory Council

Objective 4	Related Activities	Timelines	How Success will be Measured
1.	1.	1.	1.

2.

2.

2.

Person/Role Responsible: Click here to enter text.

F-21276 (06/2018)

Agency Name: Mental Health America of Wisconsin

Contract Title: Peer Run Respite- Veterans

Contract Period: From 7/1/2019 Through 6/30/2020

EXHIBIT 1.3 DESCRIPTION OF DELIVERABLES / SERVICES TO BE PROVIDED Work Plan

In the table that follows each goal, identify the objective, all major activities needed to achieve the goal, the timeline when each of the related activities is projected to be met, how you will measure whether you are successful in meeting your goal and objective(s) and the person/role responsible for the activity.

Goal 2:

Provide a safe, stable, supportive environment.

Objective 1	Related Activities	Timelines	How Success will be Measured
1. Operate and staff a PRR-V facility 24/7.	1. Hiring and staffing procedures will be established to ensure 24/7 operation of the PRR-V. 2. The PRR-V will have at least one active peer and one on-call peer staff at all times.	1. Q1 2. Q2-Q4	1. All policies and procedures will be available to staff 90 days prior to PRR-V opening. 2. No guest will report that there was a lack of staffing support during their stay at the PRR-V.

Person/Role Responsible: Program Director, Project Manager, Training and Advisory Council

Objective 2	Related Activities	Timelines	How Success will be Measured
1. Assure ADA compliance is met and maintained in the PRR-V facility and program.	1. A location will be scouted and identified which provides access or allows for modifications for ADA compliance. 2. Any modifications to structure will be completed to allow for full access to PRR-V.	1. Q1 2. Q1	1. Location will be secured prior to or before the end of Q1, and open to guests by the beginning of Q2. 2. Modifications to PRR-V location will be completed prior to opening.

Person/Role Responsible: CEO, Program Director, Advisory Council

Objective 3	Related Activities	Timelines	How Success will be Measured
1. Assure the PRR-V environment is safe and welcoming.	1. A location will be sought which is welcome to any demographic of veteran guest. 2. Guests will be encouraged to contribute to the PRR-V space and to engage with the surrounding community, as opportunities and recovery plans allow.	1. Q1 2. Q2-Q4	1. Location will be identified which provides safe access at any hour. 2. At least 75% of guests will agree they felt safe and welcome at the PRR-V.

Person/Role Responsible: CEO, Program Director, Advisory Council

Objective 4	Related Activities	Timelines	How Success will be Measured
1. Assure the PRR-V environment is physically safe and secure.	1. A location will be sought for the PRR-V which allows for 24/7 access and provides security to guests. 2. Any modifications to the PRR-V site will be completed to	1. Q1 2. Q1	1. Location will be identified which allows secure access by guests. 2. Security measures, as established

ensure safe access by all guests.	by PRR-V policies, will be implemented prior to PRR-V operation.
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Person/Role Responsible: CEO, Program Director, Advisory Council			
Objective 4	Related Activities	Timelines	How Success will be Measured
1. Provide services free of charge to guests.	1. Marketing and outreach materials will be developed which inform all potential guests that services at PRR-V are free of charge. 2. All peer support services will be clearly designated as no charge at the PRR-V.	1. Q1 2. Q1-Q4	1. Outreach materials will be developed prior to public announcement of operational start date. 2. Guests will be informed through pre-arrival conversations that all services at the PRR-V are free of charge.

Person/Role Responsible: Program Director, Project Manager, Advisory Council			
Objective 4	Related Activities	Timelines	How Success will be Measured
1. Ensure access to services statewide.	1. Access plan will be developed for eliminating geographic barriers to accessing the PRR-V. 2. Guests seeking a stay at the PRR-V will be supported to arrive and depart the PRR-V.	1. Q1 2. Q1-Q4.	1. All policies will be made available to staff 90 days prior to PRR-V opening. 2. No guest will be turned away from the PRR-V due to lack of transportation.

Person/Role Responsible: Program Director, Project Manager, Advisory Council.

F-21276 (06/2018)

Agency Name: Mental Health America of Wisconsin

Contract Title: Mental Health America of Wisconsin

Contract Period: From 7/1/2019 Through 6/30/2020

EXHIBIT 1.4
DESCRIPTION OF DELIVERABLES / SERVICES TO BE PROVIDED
Work Plan

In the table that follows each goal, identify the objective, all major activities needed to achieve the goal, the timeline when each of the related activities is projected to be met, how you will measure whether you are successful in meeting your goal and objective(s) and the person/role responsible for the activity.

Goal 3: Provide resources and linkages to the community.

Objective 1	Related Activities	Timelines	How Success will be Measured
1. Develop collaborative local relationships.	1. Advisory Council will hold regular meetings, no less than every other month, to review implementation, development, and operation of PRR-V. 2. Mission and goals of PRR-V will be clearly transmitted to community partners.	1. Q1-Q4 2. Q1-Q4	1. Meeting notes and agenda will be maintained for meetings of advisory Council. 2. MHA will create MOU's with necessary partners and stakeholders.

Person/Role Responsible: Program Director, VCES, Advisory Council

Objective 2	Related Activities	Timelines	How Success will be Measured
1. Provide information and education for the community at large.	1. Participate in community events to promote the PRR-V. 2. Engage with local community surrounding PRR-V to increase engagement and connection.	1. Q1-Q4 2. Q2-Q4	1. Identify one event monthly to provide presentation or outreach materials regarding PRR-V. 2. Identify local meetings and events to invite participation of guests and staff to exchange information about PRR-V.

Person/Role Responsible: Program Director, Project Manager, VCES, Advisory Council

Objective 3	Related Activities	Timelines	How Success will be Measured
1. Provide information, education, linkage, and follow-up for guests.	1. Develop useful tool for providing referrals to community resources. 2. Staff will follow-up with guests as requested and assist with making connections to community resources.	1. Q1-Q4 2. Q3-Q4	1. Tool will be developed prior to PRR-V opening and updated as necessary. At least 50% of guests will be provided community referrals as requested. 2. At least 75% of guests who receive referrals will report the referrals were useful

Person Responsible: Program Director, Project Manager, Peer Staff

Objective 4	Related Activities	Timelines	How Success will be Measured
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1.	1.	1.	1.
	2.	2.	2.

Person/Role Responsible: Click here to enter text.

F-21276 (06/2018)

Agency Name: Mental Health America of Wisconsin

Contract Title: Peer Run Respite- Veterans

Contract Period: From 7/1/2019 Through 6/30/2020

EXHIBIT 1.5
DESCRIPTION OF DELIVERABLES / SERVICES TO BE PROVIDED
Work Plan

In the table that follows each goal, identify the objective, all major activities needed to achieve the goal, the timeline when each of the related activities is projected to be met, how you will measure whether you are successful in meeting your goal and objective(s) and the person/role responsible for the activity.

Goal 4: Improve outcomes and quality of life for peers utilizing the PRR-V services.

Objective 1	Related Activities	Timelines	How Success will be Measured
1. The PRR-V will support guests to decrease their utilization of other crisis services.	1. Peer support services will highlight building resiliency and improving skills of guests to cope with future moments of crisis.	1. Q1-Q4	1. At least 50% of guests will report a decrease in contact with law enforcement or emergency services for mental health or substance use crisis 90 days after departure.
	2. Guests will receive referrals to community resources and services which are tailored to match their recovery plans.	2. Q1-Q4	2. At least 50% of guests will report that the referrals they were provided assisted them to avoid the use of traditional crisis services 90 days after departure.

Person/Role Responsible: Click here to enter text.

Objective 2	Related Activities	Timelines	How Success will be Measured
1. The PRR-V will result in self-reported improvement in recovery and quality of life for guests.	1. Peer support staff will be trained to support guests to direct their own path to recovery through a strengths-based, asset-focused perspective.	1. Q1-Q4	1. At least 50% of guests will report that they felt empowered through the development of their recovery plan.
	2. Peer staff will be encouraged to reach out to alumni of the PRR-V to allow guests to maintain a positive, constructive connection to the PRR-V following their departure.	2. Q1-Q4	2. At least 50% of guests will report that they have experienced an improvement in their quality of life 90 days after departure.

Person/Role Responsible: Click here to enter text.

Objective 3	Related Activities	Timelines	How Success will be Measured
1.	1.	1.	1.
	2.	2.	2.

Person/Role Responsible: Click here to enter text.

Objective 4		Related Activities	Timelines	How Success will be Measured
1.	1.		1.	1.
	2.		2.	2.

Person/Role Responsible: Click here to enter text.

Agency Name: Mental Health America of Wisconsin
Contract Title: Peer Run Respite- Veterans
Contract Period: From 7/1/2019 Through 6/30/2020

EXHIBIT 1.6
DESCRIPTION OF DELIVERABLES / SERVICES TO BE PROVIDED
Coordination

Describe any collaborative arrangements that are or will be developed in order to achieve the goals of this project. Provide the names of collaborative organizations and/or individuals and what contribution or commitment has been made between this project and collaborators.
Mental Health America of Wisconsin will be collaborating on this project with: Anick and Associates for fiscal accounting; Mary Kay Wagner, consultant for peer training curriculum development and implementation; and Dryhootch, as a contractor organization for peer training curriculum development and implementation.

F-21276 (06/2018)

Agency Name: Mental Health America of Wisconsin

Contract Title: Peer Run Respite- Veterans

Contract Period: From 7/1/2019 Through 6/30/2020

EXHIBIT 1.7
DESCRIPTION OF DELIVERABLES / SERVICES TO BE PROVIDED
Identified Issues

Column one will list any issues that have been identified through a performance report or site visit. If there is no issue listed in column 1, no action is necessary. If there is one or more issues listed in column 1, address how you will resolve each issue in column 2.

<u>Column 1</u>	<u>Column 2</u>
Issues to be Resolved	Agency Response
1.	1.
2.	2.
3.	3.
4.	4.

STATE OF WISCONSIN

CITY OF PEWAUKEE

WAUKESHA COUNTY

- NOTICE OF CONDITIONAL USE -

PLEASE TAKE NOTICE THAT THE CITY OF PEWAUKEE COMMON COUNCIL WILL CONTINUE CONSIDERATION OF THE PETITION OF **MENTAL HEALTH AMERICA OF WISCONSIN** FOR A **CONDITIONAL USE PERMIT** UPON THE FOLLOWING PROPERTY IN THE CITY OF PEWAUKEE:

Legal description of property:

PT SE1/4 SEC 4 T7N R19E COM S1/4 COR E 667.00 FT N16°14'E 1004.60 FT N13°52'E 818.00 FT N38°01'E 128.60 FT THE BGN N38°01'E 442.65 FT S3°47'W 223.00 FT N89°57'E 200.46 FT S12°32'W 230.15 FT N76°29'W 420.5 FT TO BGN EX HY DOC# 3633569

Common Description or name: W252 N4304 Sussex Street

Tax Key Number(s): PWC 0880997 **Current zoning:** Rs-3 Single-Family Residential

This conditional use permit is requested in order to operate a peer-run respite for Wisconsin veterans to support recovery from mental health and substance use challenges.

The public hearing on this matter was previously held and closed at the October 21, 2019 Common Council meeting. At that meeting the Common Council took no action.

Consideration of the petition of Mental Health America of Wisconsin for a Conditional Use Permit will be continued by the Common Council on **Monday, November 4th, 2019** at or after **7:00 PM** in the City Hall Common Council Chambers located at W240N3065 Pewaukee Road.

Dated this 23rd day of October, 2019.



Ami Hurd
Deputy Clerk



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE COMMON COUNCIL

Meeting of November 4, 2019

Date: October 30, 2019

Project Name: Mental Health America of Wisconsin Conditional Use

Project Address/Tax Key No.: W252N4304 Sussex Street/PWC 0880997

Applicant: Brian Michel, Director of Prevention Services, Mental Health America of WI

Property Owner: Grant A. Groves and Maria Ann Nicholas Groves

Current Zoning: Rs-3 Single-Family Residential District

2050 Land Use Map Designation: Low Density Residential (> 2 Ac. / D.U.)

Use of Surrounding Properties: Single-family residential to the north, Village of Pewaukee (agricultural land) to the south and east, and Village of Pewaukee (single-family residential and agricultural land) to the west

Introduction:

The November 4, 2019 Common Council packet includes the following documents:

1. This staff report dated October 30, 2019
2. Draft Conditional Use Permit
3. The October 17, 2019 staff report to the Plan Commission
4. The Rs-3 District
5. Mental Health America of Wisconsin October 17th Plan Commission submittal
6. Mental Health America of Wisconsin November 4th Common Council submittal
7. All letters and comments received from neighbors and other organizations

Following the October 21st Common Council meeting, staff received several additional letters and emails from residents. These correspondences continue to express concerns and opposition to the proposed use. Many included proposed conditions of approval if the facility were to be approved. However, it should be noted that most, if not all, emails and letters requested denial of the application even when conditions of approval were proposed. Below is a summary of the types of comments received. In total 81 'conditions' were received. Note that some were placed in multiple categories below.

Resident Comment Summary

Comments/Concerns/Conditions	Number of Comments
Admittance procedures (background checks & screening process)	12
No guns, weapons, drugs, or alcohol allowed on premise	11
ADA/Building/Fire/Health Code concerns	8

Installation of security cameras	7
Drug and alcohol screening/testing	7
Staffing concerns (insufficient number of staff, unqualified staff)	7
Privacy fence around entire property (with gate and key card)	6
MHA shall disclose guest and employee identities, rules and enforcement policies	5
Parking concerns	4
Unsuitable location/different location needed (gunshot and other noise concerns)	4
Financial/Insurance/Liability concerns	3
Require expiration of use and periodic inspections	2
Require onsite security	2
Housekeeping concerns	1
No guests allowed	1
No political activities/voter registration	1
Property value concerns	1
Create an oversight committee	1
Require specific communication procedures with police and City	1
Increased police patrols needed	1
Establish policies for permit revocation	1
Concerns of violence/disturbing the peace	1

Below is, in part, Mental Health America's response to resident comments and concerns. The applicant has also provided their Policies and Procedures and other supplemental information regarding the benefits and operations of respites.

1. In order to reduce capacity and volume of participants, MHA has compromised to limit the space to **three** (3) bedrooms for guests, and will use one bedroom as an office. This cuts down the potential capacity by 25%, addressing the concerns of many regarding the relatively high number of guests who may use the resource.
2. **No weapons will be allowed under any circumstances.** Guests who are found to have brought a weapon will be asked to leave and store it off-premises, and if they are unwilling to do so, will be excluded from the program and informed they will be liable for trespassing.
3. Fencing can be installed which blocks view from the adjacent neighbor, and which prevents unintentional trespassing beyond the property lines of the R&R House premises.
4. Guest curfew hours will be 6am to 10pm, and failure to return prior to 10pm may be grounds for exclusion from the program.
5. No alcohol or substance use will be allowed on the premises. Guests who return to the premises who have engaged in alcohol or substance use will be asked to leave if they are infringing on the recovery and support of other guests. Those who refuse to do so will be liable for trespassing.
6. Guests will be advised during phone screening and arrival that individuals staying at the R&R House may hear sounds from the local firearm range, from hunting activities, or from the local quarry. Guests are to make the determination if this would be a trigger for their recovery and if the R&R House would be appropriate for them.

7. For the security and safety of guests and staff, external doors to the R&R House will be subject to video surveillance, and signs advising of this fact will be posted.

Following the October 21st meeting, staff also reached out to the City of Appleton, City of Madison, and City of Menomonie to discuss the peer respite facilities within these communities. Staff was able to exchange emails and had a phone conversation with City of Appleton staff regarding Iris Place. Below is a summary of those conversations.

Iris Place

Iris Place is a 5-bedroom facility located at 1213 S. Matthias Street, which is on the St. Bernadette Parish campus and surrounded by single-family homes. Iris Place has been in operation for approximately four and a half years.

According to City of Appleton staff, there have been no significant issues with this facility. It was specifically stated that there have been no issues with fire safety or chronic nuisances. Further, staff had a phone conversation with Captain Todd Freeman of the Appleton Police Department. Captain Freeman indicated that he is not aware of any neighbor complaints. He noted that they do receive calls to the facility from time to time; however, they have been minor and routine. He noted that about two people have been asked to leave the facility since it opened.

He further advised that stable leadership is important and thus being prepared to accommodate staff turnover from the organization that operates the facility is necessary. He also mentioned that a thorough screening process is important.

Captain Freeman also noted that there is a board in place that oversees the facility. This board meets on a quarterly basis.

Finally, he commented that Iris Place has been successful and a fit for the neighborhood.

Recommendation

Staff has reviewed the documents submitted by residents as well as the comments from the October 21st public hearing, and the information provided by Mental Health America of Wisconsin. Based upon this documentation, staff continues to recommend approval of the Mental Health America of Wisconsin facility, subject to the following conditions:

1. The subject Conditional Use is personal to Mental Health America of Wisconsin, does not run with the land, is not transferrable, and is temporal. All rights and approvals granted hereunder shall terminate and become null and void as of November 4, 2021. Upon expiration, the applicant may reapply for a new Conditional Use Permit.
2. The proposed Mental Health America of Wisconsin use shall return to the Plan Commission within 6 months from the date of approval for review of its operation and impacts upon City services and adjacent properties. Subsequently, annual reviews may be conducted as deemed necessary by City of Pewaukee Staff.
3. The approval granted hereunder is conditioned upon Mental Health America of Wisconsin: (i) being compliant with all applicable governmental laws, statutes, rules, codes, orders and ordinances; (ii) obtaining all other governmental approvals, permits, licenses and the like,

required for and applicable to the use; (iii) adhering to its own Policies and Procedures as attached hereto.

4. Creation of an oversight Committee whose membership shall consist of, as may be possible: 1) a Mental Health American staff person; 2) City Alderperson; 3) City staff person; 4) a Waukesha County Sheriff representative; 5) a Pewaukee resident neighborhood representative (to be appointed by the Mayor); and 5) a Waukesha County Health & Human Services (Veteran Services Division) representative. This Committee shall meet at a minimum on a quarterly basis unless otherwise directed by the Common Council.
5. All parking shall be off-street and no vehicle parking shall be allowed on grassed or other unpaved areas. Further, at least one van ADA accessible parking space shall be provided. Said parking space shall be signed and be a minimum of 16-feet wide by 20-feet long.
6. A minimum of two trained staff persons shall be onsite at all times.
7. The property shall provide ADA compliant restroom facilities and ADA compliant access to the home, prior to occupancy.
8. Any and all Building Code violations shall be corrected prior to use or occupancy of the facility by Mental Health America of Wisconsin.
9. Outdoor activities shall cease by 10:00 p.m. and noise shall not exceed 30 decibels between the hours of 10:00 p.m. and 7:00 a.m.
10. No more than four individuals shall reside at the subject dwelling at any given time.

These conditions are also found in the attached draft Conditional Use Permit.



Office of the Planner & Community Development Director
W240 N3065 Pewaukee Road
Pewaukee, Wisconsin 53072
Phone (262) 691-0770 Fax (262) 691-1798
fuchs@pewaukee.wi.us

REPORT TO THE PLAN COMMISSION

Meeting of October 17, 2019

Date: October 9, 2019

Project Name: Mental Health America of Wisconsin Conditional Use

Project Address/Tax Key No.: W252N4304 Sussex Street/PWC 0880997

Applicant: Brian Michel, Director of Prevention Services, Mental Health America of WI

Property Owner: Grant A. Groves and Maria Ann Nicholas Groves

Current Zoning: Rs-3 Single-Family Residential District

2050 Land Use Map Designation: Low Density Residential (> 2 Ac. / D.U.)

Use of Surrounding Properties: Single-family residential to the north, Village of Pewaukee (agricultural land) to the south and east, and Village of Pewaukee (single-family residential and agricultural land) to the west

Project Description/Analysis:

The applicant, Mental Health America of Wisconsin (MHA), filed a Conditional Use Permit requesting to operate a peer run respite for veterans within a single-family home located at W252N4304 Sussex Street.

The subject property is zoned Rs-3 Single-Family Residential District and designated as Low Density Residential on the City's Year 2050 Land Use/Transportation Map. The proposed use is not specifically listed within the Rs-3 District; however, Section 17.0504 allows unspecified uses to proceed through the Conditional Use process. As this Section references the "intent of the district", the Rs-3 District is attached for Plan Commission review.

17.0504 SPECIAL CONDITIONAL USES NOT SET FORTH IN DISTRICT REGULATIONS MAY BE ALLOWED, INCLUDING:

- a. All uses similar in character to the permitted uses on the premises, as determined by the Plan Commission, which meet the intent of the district but which are not specifically listed as permitted principal, accessory or conditional uses within the text of the zoning district classification or other section of this ordinance.

It can also be noted that Section 17.0209d. allows 'unclassified uses' to be permitted by the Plan Commission provided "that such uses are similar in character to the principal uses permitted in the zoning district and create no circumstances that would detrimentally affect adjacent properties."

The facility proposed by MHA is for veterans who are recovering from mental health and substance use challenges. The applicant has indicated that the proposed use is similar in character to Community

Living Arrangements, particularly Community Based Residential Facilities, which are listed as a Permitted Use in the Rs-3 District

According to the applicant, this facility is funded by the Wisconsin Department of Health Services and there will be no charge to veterans to reside at the home. The facility will include four to six beds, where veterans will stay for one week. Typically, the same person would not return to the facility.

The facility will be staffed 24 hours per day, seven days a week. Each shift will consist of two staff persons. The staff are veterans that have received training to manage this type of residence. There is no other staffing provided and no nursing or assisted living type of care provided.

The applicant has further indicated that there are no walk-ins and applicants are screened to ensure that they meet MHA's goal and intent for this program. The applicant has also indicated that residents are able to come and go as they please.

The applicant is not proposing any exterior site or building modifications and no signage is proposed. Some interior changes may be made to comply with ADA requirements. MHA has stated that the existing driveway provides sufficient area for parking.

Note that 2017 Act 67 made changes regarding Conditional Use Permits (see requirements below). The applicant has provided detailed information related to the proposed use for Plan Commission and Common Council review and consideration.

(de) Conditional use permits.

1. In this paragraph:

- a.** "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance.
- b.** "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

2.

- a.** If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the city ordinance or those imposed by the city zoning board, the city shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.
 - b.** The requirements and conditions described under subd. 2. a. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the city relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The city's decision to approve or deny the permit must be supported by substantial evidence.
- 3.** Upon receipt of a conditional use permit application, and following publication in the city of a class 2 notice under ch. 985, the city shall hold a public hearing on the application.
 - 4.** Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the city may impose conditions such as the

permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the city zoning board.

5. If a city denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in par. (e) 10.

Staff does not find that the proposed use would have adverse impacts on adjacent properties as it relates to traffic and parking. Further, there is existing landscaping that buffers this property from the abutting single-family homes.

With that said, two emails are included in the Plan Commission packets from adjacent property owners stating concerns with the proposed facility and use. These emails detail many concerns, one of which relates to turnover. Staff would acknowledge that the proposed turnover and the number of different people that would reside at the facility is different in use and operation as compared to a single-family home or potentially even to State licensed Community Living Arrangements.

Recommendation

Staff recommends approval of the Mental Health America of Wisconsin facility, subject to the condition below.

The proposed Mental Health America of Wisconsin use shall return to the Plan Commission within 6 months from the date of approval for review of its operation and impacts upon City services and adjacent properties. Subsequently, annual reviews may be conducted as deemed necessary by City of Pewaukee Staff

Related to the above condition, Section 17.0505b. of the Zoning Code outlines the process that would be utilized for altering, rescinding, or reaffirming a Conditional Use Permit.

When the Plan Commission makes a determination either by observation or by official citizen complaint that a permitted conditional use is or has been apparently violated, the Plan Commission may convene a public hearing as set forth in section 17.1300, giving at least 30 days notice to the holder of the conditional use permit and, advising the permit holder as well as property owners within 300 feet of the conditionally permitted use of the purpose of the hearing, which may be to recommend to the Common Council the altering, rescinding, or reaffirmation of the conditional use permit then in effect. The Common Council, following a recommendation by the Plan Commission, may take action to rescind or alter the conditional use permit then in effect and by doing so direct the City Clerk to take any necessary steps to rescind or alter the covenants or other pertinent documents concerning the conditional use and attached to the property deed held in the office of the County Register of Deeds.

17.0407 Rs-3, SINGLE-FAMILY RESIDENTIAL DISTRICT

The Rs-3, Single-Family Residential District is intended to provide for only detached single-family residential development at densities not exceeding 1.00 dwelling unit per net acre and serviced by City sewer and water facilities*.

a. Permitted Principal Uses

- (1) Single-family dwelling with attached or detached garages as defined in section 17.1402.
- (2) Foster homes and community living arrangements, **including CBRFs**, as set forth in Wisconsin Statutes.
- (3) Family day-care home as set forth in Section 66.1017 of Wisconsin Statutes.

b. Permitted Accessory Uses

- (1) Home occupations and professional home offices as defined herein.
- (2) Yard and gardening equipment storage structures not exceeding 192 square feet in area. (Also see section 17.0700).
- (3) Hobby Kennels. (Cr. 13-09)

c. Conditional Uses (Also See Section 17.0500)

Residential planned unit development (PUD) such as cluster developments or detached condominiums. The district lot size and frontage and yard requirements may be varied provided that adequate open space shall be provided so that the average intensity and density of land use shall be no greater than that permitted for the district. The proper preservation, care, and maintenance by the original and all subsequent owners of the exterior design and all common structures, facilities, utilities, access and open spaces shall be assured by deed, plat restrictions, and/or condominium declaration, enforceable by the City. All PUD's shall comply with the following minimum standards:

- (1) The minimum PUD development area shall be 25 gross acres.
- (2) The minimum PUD lot or space area shall be two thirds (2/3) acre (29,041 sq. ft.) per dwelling unit.
- (3) The minimum PUD lot or space width at the building set back line shall be 100 feet.
- (4) The minimum PUD building height and size shall be the same as required for permitted principal uses, however, the yard requirements as set forth in 'f1 and 3 below, may be reduced by up to 33 percent.
- (5) No detached structure shall be located closer than 40 feet to another structure within the PUD development. Yards adjacent to exterior property lines shall not be less than those required for permitted principal uses.

d. Lot Area and Width

- (1) Lots shall have a minimum area of one (1) acre.
- (2) Lots shall have a width of not less than 150 feet at the building setback line.

e. Building Height and Size

- (1) No principal building or parts of a principal building shall exceed 35 feet in height.
- (2) The minimum floor area of a one or two-story dwelling unit shall be as follows:

Number of Bedrooms Per Dwelling Unit	Minimum Total Area	Minimum First Floor Area
One	1,200 square feet	1,200 square feet
Two	1,300 square feet	1,200 square feet
Three	1,500 square feet	1,200 square feet
Four or More	1,700 square feet	1,200 square feet

No bedroom shall be less than 100 square feet in area exclusive of closets.

- (3) No accessory structure shall be more than 18 feet in height.
- (4) The sum total of the first floor area of the principal building and all accessory buildings shall not exceed 10.0 percent of the lot area.

f. Setback and Yards

- (1) There shall be a minimum building (or street) setback of 45 feet from the right-of-way of all public streets, roads, or highways.
- (2) There shall be a side yard on each side of all structures not less than 20 feet in width.
- (3) There shall be a rear yard of not less than 35 feet.
- (4) There shall be a minimum building setback of 75 feet from the designated 100 year recurrence interval (base flood) floodplain of all navigable streams and bodies of water and 25 feet from any designated wetland.
(Also see sub-section 17.0435)

g. Parking Space

See Section 17.0600

h. Minimum Utility Service*

Electricity and public sanitary sewerage and water supply facilities except as noted elsewhere in this subsection.

*- Lots of record prior to August 1982 and less than two (2) acres in size may be served by approved on-site soil absorption sewage disposal systems and private water supply systems if approved by the Waukesha County Health and Human Services Department and the City Plan Commission and no public sanitary sewerage system or public water supply system is available to the property.

**A COVENANT
REGARDING THE ISSUANCE OF A
CONDITIONAL USE PERMIT
BY THE
CITY OF PEWAUKEE**

**TAX KEY NUMBER(S)
OR PARCEL(S) INVOLVED:** **CONDITIONAL USE
PERMIT:
NO. CUP-19-11-1**

PWC 0880997

LEGAL DESCRIPTION:

PT SE1/4 SEC 4 T7N R19E COM S1/4 COR E 667.00 FT N16°14'E
1004.60 FT N13°52'E 818.00 FT N38°01'E 128.60 FT THE BGN
N38°01'E 442.65 FT S3°47'W 223.00 FT N89°57'E 200.46 FT
S12°32'W 230.15 FT N76°29'W 420.5 FT TO BGN EX HY DOC#
3633569

**PERSON(S), AGENT(S) OR CORPORATION(S) PETITIONING
FOR PERMIT:**

Mental Health America of Wisconsin

Recording area

Name & Return Address

City of Pewaukee
W240N3065 Pewaukee Rd
Pewaukee, WI 53072

WHEREAS, It is understood by all parties to this covenant that Section 62.23 of WIS. Statutes prescribes the legal basis for the granting of a conditional use permit by a City and Chapter 17 of the City Codes and Ordinances provides for the issuance of such permits as well as the standards by which all such uses will be measured; and,

WHEREAS, The City Plan Commission held a meeting on October 17th, 2019; reviewed the various elements of the petitioners proposal; however, made no recommendation upon the matter; and,

WHEREAS, The City Common Council, held a public hearing meeting held on October 21st, 2019.

NOW, THEREFORE, let it be known that the City Common Council by its action on November 4th, 2019 has, hereby, granted a Conditional Use Permit for the following use(s):

Operating a peer-run respite for Wisconsin Veterans to support recovery from
mental health and substance abuse challenges.

FURTHER, such approved use of the above designated parcel(s) are hereby allowed based on the following conditions being continually met:

1. The subject Conditional Use is personal to Mental Health America of Wisconsin, does not run with the land, is not transferrable, and is temporal. All rights and approvals granted hereunder shall terminate and become null and void as of November 4, 2021. Upon expiration, the applicant may reapply for a new Conditional Use Permit.
2. The proposed Mental Health America of Wisconsin use shall return to the Plan Commission within 6 months from the date of approval for review of its operation and impacts upon City services and adjacent properties. Subsequently, annual reviews may be conducted as deemed necessary by City of Pewaukee Staff.
3. The approval granted hereunder is conditioned upon Mental Health America of Wisconsin: (i) being compliant with all applicable governmental laws, statutes, rules, codes, orders and ordinances; (ii) obtaining all other governmental approvals, permits, licenses and the like, required for and applicable to the use; (iii) adhering to its own Policies and Procedures as attached hereto.
4. Creation of an oversight Committee whose membership shall consist of, as may be possible: 1) a Mental Health American staff person; 2) City Alderperson; 3) City staff person; 4) a Waukesha County Sheriff representative; 5) a Pewaukee resident neighborhood representative (to be appointed by the Mayor); and 5) a Waukesha County Health & Human Services (Veteran Services Division) representative. This Committee shall meet at a minimum on a quarterly basis unless otherwise directed by the Common Council.
5. All parking shall be off-street and no vehicle parking shall be allowed on grassed or other unpaved areas. Further, at least one van ADA accessible parking space shall be provided. Said parking space shall be signed and be a minimum of 16-feet wide by 20-feet long.
6. A minimum of two trained staff persons shall be onsite at all times.
7. The property shall provide ADA compliant restroom facilities and ADA compliant access to the home, prior to occupancy.
8. Any and all Building Code violations shall be corrected prior to use or occupancy of the facility by Mental Health America of Wisconsin.
9. Outdoor activities shall cease by 10:00 p.m. and noise shall not exceed 30 decibels between the hours of 10:00 p.m. and 7:00 a.m.
10. No more than three individuals shall reside at the subject dwelling at any given time.
11. As agreed to and required by the applicant's Policies and Procedures, no weapons of any kind shall be allowed to enter or be kept onsite under any circumstances.
12. Fencing and landscaping shall be installed to screen views from the adjacent properties and to prevent unintentional trespassing beyond the property lines of the subject property. A fence and landscape plan shall be reviewed and approved by Staff and must comply with Zoning Code standards.
13. Guest curfew hours shall be from 6:00 a.m. to 10:00 p.m. Residents that fail to return to the house by 10:00 p.m. will be subject to exclusion from the program as may be required by Mental Health America of Wisconsin or the oversight Committee.
14. No alcohol or substance use shall be allowed on the premises. Guests who return to the home who have engaged in alcohol or substance use shall be subject to exclusion from the program as may be required by Mental Health America of Wisconsin or the oversight Committee.
15. Mental Health American of Wisconsin shall inform all potential guests during the phone screening process that individuals staying at the R&R House will hear sounds from the local firearm range, hunting activities, and blasting at nearby quarries.

16. Mental Health America of Wisconsin shall install video surveillance and signage indicating such at all exterior entrances to the R&R House for the security and safety of guests and staff onsite.

The parties hereto, namely the City of Pewaukee and the Equitable Owner of the property for which this conditional use has been sought, set their signatures or the signatures of their representatives below, thereby agreeing to the provisions and conditions set forth in this covenant.

Attest:

Signature of equitable owner

Date

Kelly Tarczewski
City Clerk

Steve Bierce
Mayor, City of Pewaukee

Date

State of Wisconsin
County of Waukesha

Signed or attested before me on _____, 2019 by Steve Bierce, Mayor and Kelly Tarczewski, Clerk.

(Seal)

Ami Hurd
My Commission expires _____

This instrument was drafted by Ami Hurd, Deputy Clerk

Results from the 2016 Peer Respite Essential Features Survey

By Laysha Ostrow from [Live & Learn, Inc.](#) and Bevin Croft from [HSRI](#)



The 2016 Peer Respite Essential Features (PREF) survey was an attempt to document and understand important characteristics of peer respites in the United States. Researchers from Live & Learn, Inc. and the Human Services Research Institute (HSRI) created this survey to provide public information for planning, funding, and sustainability of current and future peer respites. This is the third report of its kind, and it builds on previous survey efforts by the team in [2012](#) and [2014](#).

What are peer respites?

Peer respites are voluntary, short-term, overnight programs. They provide community-based, trauma-informed, and person-centered crisis support and prevention 24 hours a day in homelike settings. Peer respites are staffed and operated by people with lived experience of the mental health system.

Peer respites were designed as psychiatric hospital diversion programs to support individuals experiencing or at risk of a psychiatric crisis; the premise behind them is that psychiatric emergency services can be avoided if less coercive or intrusive supports are available in the community.

Imagine experiencing emotional crisis as an opportunity for growth and change. Imagine a homelike place where you can safely explore that opportunity. Imagine people there for you when you need their support. Imagine they understand and believe in you because they've been where you are.

Peer Respite Mission Statement

Peer respites engage guests in mutual, trusting relationships with peer staff. Peer support involves a process of mutual helping based on the principles of respect and shared responsibility.¹ Peer support includes interactions in which individuals help themselves and others through fostering relationships and engaging in advocacy to empower people to participate in their communities.

Crisis, in our program, is not defined as a negative experience but rather as an opportunity for growth, even in the midst of overwhelming situations.

Peer Respite Mission Statement

Defining 'peer respite' for the purpose of this study

People who have personally experienced the mental health system have been providing one another crisis support in informal settings for decades. However, funded peer-to-peer crisis supports – peer respites – are a relatively new concept. In fact, most of those in the United States have opened only in the past five to ten years. In the past two years in particular, many new programs have opened, and many more are being planned. With so many programs opening so quickly, it was important for the 2016 PREF survey to cast a wide net for recruitment so that we could be sure to reach new programs we did not know. (You can read more about PREF recruitment and data collection in the [Data Collection Methods](#) section of at the end of this report.)

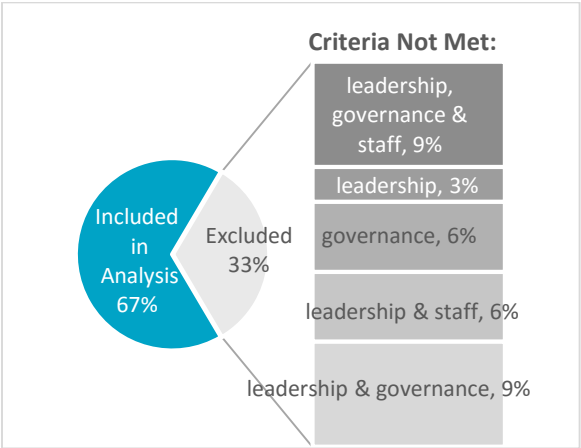
¹ Mead, S. (2003). Defining peer support. Available at: <http://www.intentionalpeersupport.org/wp-content/uploads/2014/04/Defining-Peer-Support.pdf>

In total, 33 programs responded to our survey, and, as expected, there was a great deal of variation in how they operated. Because of this, we found it necessary to define a minimum criteria for “peer respite.” To do it, we convened a [panel of experts](#) in peer support research, training, advocacy, and program administration. This consensus panel examined program structures and policies and considered the tradition and history of the consumer/survivor movement in creating and operating alternatives to traditional mental health services independently of clinical providers. They developed the following specific criteria – the purpose of which are to prevent the cooptation of peer respites by making sure that people with direct experience of the mental health system and extreme states hold operations and decision-making roles:

- **Staffing:** 100% of staff have lived experience of extreme states and/or the behavioral health system
- **Leadership:** All leaders have lived experience, and the job descriptions require lived experience of extreme states and/or the behavioral health system
- **Governance:** The peer respite is either operated by a peer-run organization OR has an advisory group with 51% or more members having lived experience of extreme states and/or the behavioral health system

Of the 33 responses to the PREF Survey, 22 met all three criteria. Figure 1 shows the proportion excluded from the analysis and the reasons why.

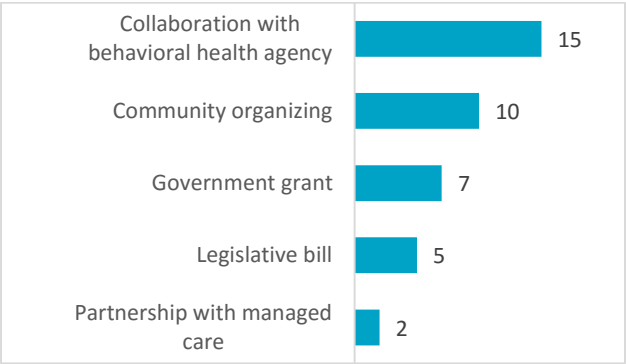
Figure 1. Proportion Omitted and Reasons



Basic Characteristic of Peer Respites

The 22 peer respites were located in 11 states throughout the country. The majority operate as part of independent peer-run organizations. We asked respondents to identify the types of activities that contributed to their founding and the initial funding sources for their programs. These are depicted in Figure 2.

Figure 2. Founding Activities



Many of the peer respites were created either as part of a collaboration with a behavioral health agency or through community organizing, suggesting the importance of capitalizing on partnerships locally or within a state.

Funding

We asked the peer respites to report their operating budgets. Figure 3, on the following page, compares respondents’ budgets in 2014 and 2016. Since 2014, the number of peer respites with budgets in the highest category (over \$500,000) has increased by two programs, or 50%. There are five peer respites operating with less than \$300,000 per year.

We also asked programs about their funding sources. Figure 4, also on the following page, shows on average how much funding comes from each source for all peer respites combined. From the total operating budgets and the percentage of funding received from each source, we calculated an estimate of how many “peer respite dollars” across the country are coming from each funding source. Figure 4 provides an idea of how many dollars are coming from each funding source across the country to run all of the peer respites.

The number of peer respites receiving funding from various sources remained about the same (given that there were fewer programs in the survey in 2014). One exception is that in 2016 one program reported receiving Medicaid managed care funding. In 2014, no programs were funded by Medicaid or managed care dollars. This may reflect the expansion of insurance funding into behavioral health as part of the Mental Health and Addictions Parity & Equity Act and the Affordable Care Act.

Figure 3. Annual Operating Budget, 2014 vs. 2016

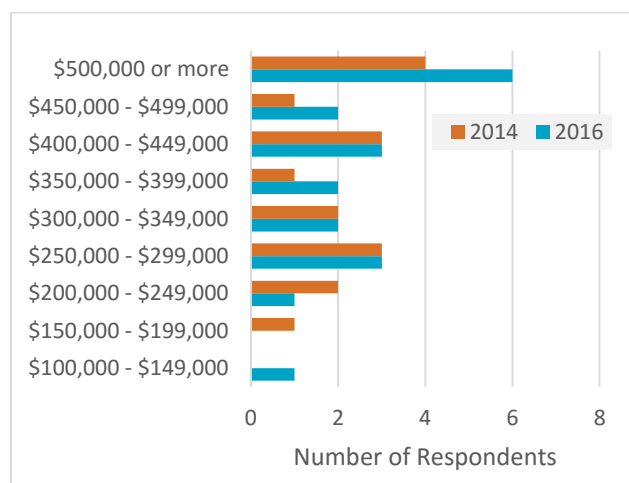
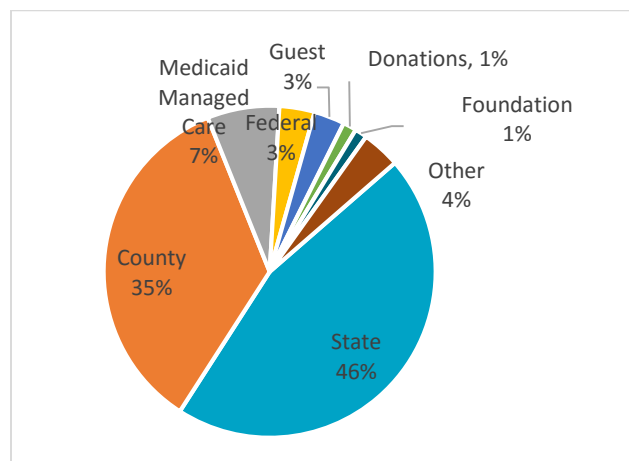


Figure 4. Average Distribution of Funding Sources



Staffing

Peer respites reported the full-time equivalents (FTEs) they employ:

	Mean	Range (Min-Max)
Paid staff FTEs	8.76	5-20
Volunteer staff hours/week	8.85	0-112

They also reported the number of staff available at certain times to support people in the house. Between 2014 and 2016, the number of people available on weekdays, weekends, and nights did not appear to change substantially:

	2014 (n=15)		2016 (n=22)	
Number of Staff Per Shift	Mean	Range	Mean	Range
Weekdays	2.12	1-4	2.68	1-7
Weekends	1.76	1-3	1.86	1-3
Nights	1.18	1-2	1.50	1-7

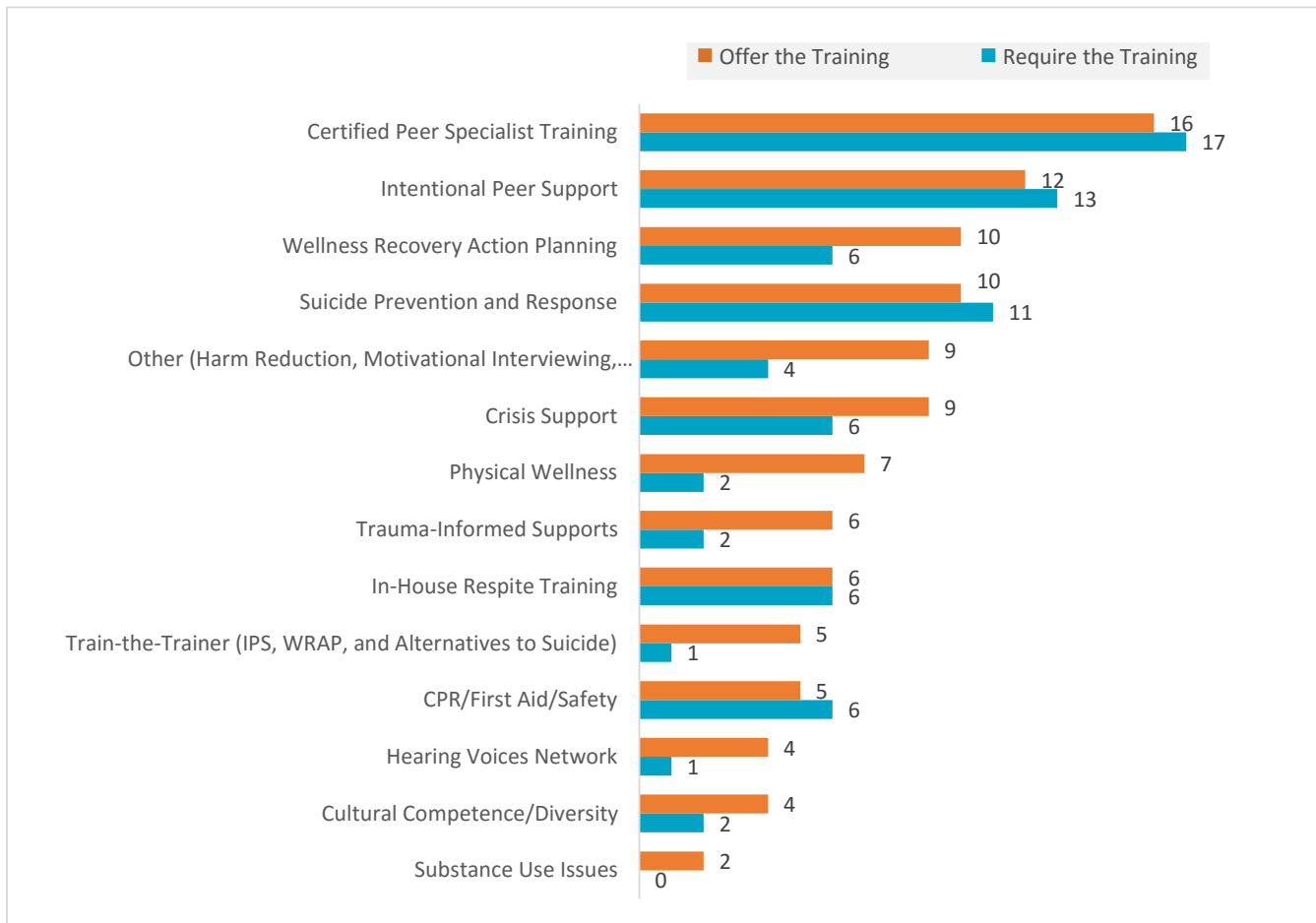
Training of Peer Respite Staff

We asked the peer respites to report the staff trainings they offered and those that were required for staff to work at their peer respite. (Respondents typed their answers into a free-text field, and the research team grouped them into the categories shown in Figure 5. Crisis support trainings included [Emotional CPR](#) and [Mental Health First Aid](#).)

The two most popular training modalities were certified peer specialist training and Intentional Peer Support (IPS).

- Certified peer specialist trainings vary from state to state; you can find out more about peer specialist training and development from the [International Association of Peer Supporters](#).
- Intentional Peer Support is a framework for creating relationships where both people learn and grow together. IPS was developed for use in peer respites and includes modules related to supporting people through challenging times and treating crisis as an opportunity for positive growth and change. You can learn more about IPS at <http://www.intentionalpeersupport.org/>.

Figure 5. Staff Training



Guest Stays

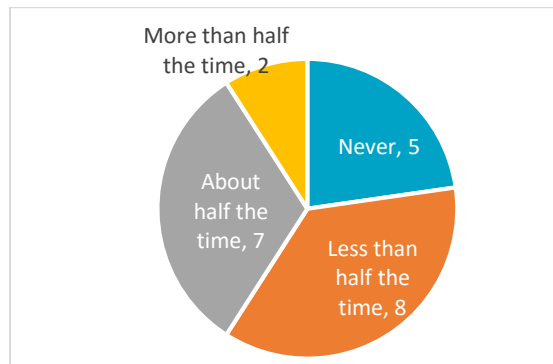
Respondents also reported on the number of people who can stay at the peer respite at any one time, the number of days people stay on average, and the maximum number of days that people are allowed to stay. These figures remained relatively unchanged from 2014 to 2016:

	2014 (n=15)		2016 (n=18)	
	Mean	Range	Mean	Range
Number of guests accommodated at once	4	2-8	4.1	2-8
Average length of stay (days)	5.9	0-11	5.5	0-14
Maximum length of stay (days)	9.0	5-29	8.4	5-29

Of the 22 peer respites that responded to our survey, 21 did not require guests to be public health clients. However, mental health providers may play a role in initiating guest stays. The frequency with which this occurs varied by program, as shown in Figure 6. All but five respondents reported that providers initiate at least some guest stays, though only two said that providers initiate guest stays “more than half the time.”

We also asked if guests were required to be assessed by clinical providers before coming to the respite. No respondents indicated that an assessment was required, but two said that guests were “sometimes” assessed by a clinical provider before coming to the respite.

Figure 6. Provider-Initiated Stays



Activities

A number of organized activities take place at the peer respites we surveyed. The ten most common are listed below, followed by the number of respondents that reported offering them.

- Artistic Pursuits, 19
- Exercise, 19
- Wellness Recovery Action Planning, 18
- Meditation/Mindfulness, 16
- 12-Step Group, 14
- Other Mutual Support, 13
- Hearing Voices Network, 12
- Suicide-Related Support, 7
- Physical Wellness, 6
- Social/Recreational, 6

Only one program specifically required guests to participate in organized activities, and one program indicated that there are no organized activities at the house. All other programs offered activities but did not require participation.

Many respondents noted that activities are organized based on the preferences and interests of the guests, and several noted that staff support guests to find activities of interest in the community if they are not offered at the house.

We believe in diversity, acceptance, advocacy and empowerment while encouraging people to transform their lives.

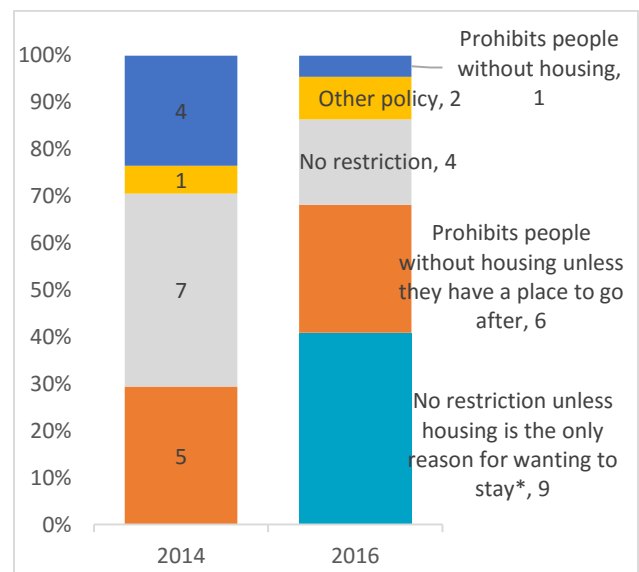
Peer Respite Mission Statement

Program Policies

We asked the peer respites to report their program's policies on a range of issues, including homelessness, suicide and self-harm, curfews, the possession of illegal substances, and intoxication at the house.

Figure 7 depicts the policies on homelessness in 2014 and 2016. In 2014, 41% of programs surveyed had no restriction based on a person's housing status, compared to 18% in 2016. However, 41% of programs have no restriction unless housing appears to be the *only* reason a person wants to stay. Just 5% of programs prohibited people without housing, down from 24% in 2014; 27% reported that, to stay at the respite, they require that people without housing have a place to go once they leave; 9% indicated they had some other policy, including one program that responded "We do not have a hard policy on housing status, but have found through experience that guests seem to share they get the most benefit when housing is not the only or primary reason for their stay."

Figure 7. Policy on Homelessness



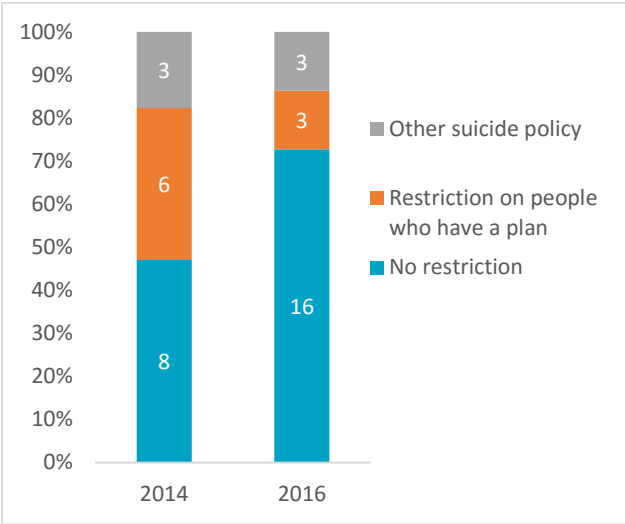
* New category in 2016

Figure 8 on the next page depicts policies on suicide. In 2016, 16 programs reported they had no rule or policy to prohibit guests who'd expressed thoughts of suicide. Describing their approach, one respondent wrote, "We discuss how they are going to maintain their safety here at the house. They are free to discuss thoughts and feelings related to

suicide; however, if they do not feel they can keep themselves safe or if they begin to act on those thoughts, we discuss how they can stay safe and the possibility of a higher level of care such as the hospital. In most cases, the trained staff is able to talk with the guest and they are able to stay at the house and maintain their safety.”

An interesting development is that there are 25% more programs in 2016 than in 2014 that have no restrictions on suicide-related thoughts or behaviors, as shown in Figure 8 below.

Figure 8. Policy on Suicide



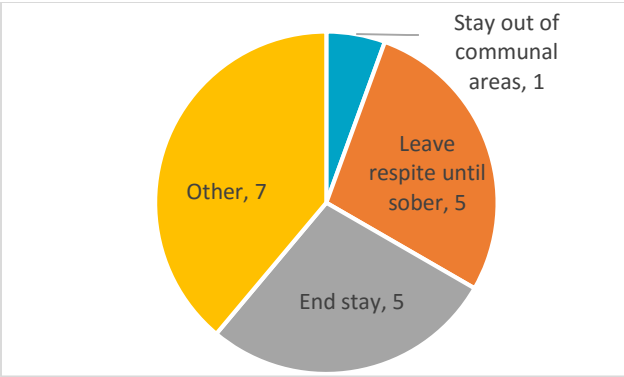
This year, we also asked about policies related to self-injurious behavior while at the house. A majority of programs (n=17) reported they had no restriction related to these behaviors, and four respondents reported having a restriction related to engaging in self-injurious behavior while in the house.

Of the 22 respondents, 11 reported that they implemented a formal curfew policy, and another 8 reported an informal expectation that guests check in with staff if they are away from the house after a certain time in the evenings. The remaining 3 reported that the house did not have a curfew of any kind.

Respondents reported their programs’ policies related to intoxication and possession of illegal substances. Figure 9 presents program policies related to intoxication. Five programs had a “zero tolerance” policy, while six require guests to either stay out of common areas (n=1) or leave the house

until they became sober (n=5). The remaining seven respondents reported having another type of policy in place. Some descriptions of these other approaches reflected behavioral or harm reduction approaches: “The only thing we address is behavior, not presence or absence of intoxication. If they cannot conform behavior to required expectations, they will have to leave.” Respondents also used harm reduction approaches: “If someone is intoxicated we will monitor along with them to ensure that the community isn't impacted by their intoxication.” In terms of the possession of illegal substances in the house, most (n=12) had a policy that if found with illegal substances, guests are required to remove those substances immediately, and six programs required guests to end their stay if they were found in possession of illegal substances.

Figure 9. Policy on Intoxication at the House



At the end of this report, under “Additional Findings,” we present information on [peer respites’ policies for welcoming guests back](#) after they are required to end their stay.

Evaluation

As shown in the following table, a large proportion of peer respites had been evaluated – either using external evaluators, self-evaluation techniques, or both. If you are interested in learning more about how peer respites may be evaluated, you can download the [Toolkit for Evaluating Peer Respite](#), which shares perspectives on evaluation and methods used by peer respites in 2014.

<i>Evaluation status</i>	<i>N</i>	<i>%</i>
Self-evaluation only	8	36%
External evaluation only	2	9%
Both self- and external	8	36%
Neither	4	18%

Many peer respites used recovery measures (n=5), measures of functioning (n=5), utilization of hospitals (n=5), qualitative interviews (n=5), and measures of relationships at the peer respite (n=5). Other measures used in evaluation included: social connectedness (n=4), quality of life (n=4), program environment (n=4), symptoms (n=2), and program costs (n=1).

The most popular type of measurement used was satisfaction measures (n=6). It is important to remember that in healthcare, service users tend to rate services high on satisfaction measures somewhat universally. As a result, there is little variation between and within programs when it comes to satisfaction. These measures also tend to not be as valued by policymakers compared to other, less biased and more objective measurements. Because these measures are somewhat limited in their usefulness, we recommend that peer respites that are considering the use of satisfaction measures in evaluation consider other options. You may request a free hour of evaluation technical assistance with Live & Learn, Inc. and Human Services Research Institute using this form: www.PeerRespite.net/t-a

Summary

Peer respites continue to evolve and grow around the country. It is important to document and disseminate data such as these that describe organizational-level policies and structures. Additionally, Live & Learn, Inc. and HSRI are working toward research on program fidelity and effectiveness of peer respites in promoting stronger

relationships and communities while reducing psychiatric emergency services use.

Additional Findings

In addition to the previously reported findings, the following findings may be of interest to those looking for an in-depth understanding of peer respite policies.

Missions and Codes of Ethics

Most of the peer respites that responded to our survey have a code of ethics and a mission statement (n=16). Only two had neither. Two had a mission statement but not an ethics code; and two had an ethics code but not a mission statement.

Mission statements for peer respites tended to be informed by program staff (n=11) and/or program management (n=9) and/or a governing body (n=8). Some used a mission statement from an umbrella program (n=6) or amended it (n=3). One peer respite sought the input of guests.

Many peer respites use the code of ethics from their umbrella organization (n=8), and only three peer respites amended that umbrella organization's code. Many also developed a code of ethics with input from program management (n=8) or program staff (n=8). Fewer solicited input from guests (n=4), a governing body (n=3), or used another peer-run program's (n=3). Unlike mission statements, ethics code are less likely to need to be highly unique to a specific program, and so it is logical that these would more frequently be adopted or adapted from existing sources than mission statements.

Meals

At almost all of the peer respites, guests are involved in preparing meals (n=21), and at many of these staff (n=17) and/or volunteers (n=4) also contribute to meal preparation. A majority of programs organized communal meals. However, most of those only held communal meals on special occasions, with guests responsible for preparing their own food at other times. Four programs (18%) organized communal meals each day. In eight programs, guests were expected to bring their own food. However, most of these respondents indicated that they provide food for guests if they cannot bring it. For the remaining programs, food



Visit PeerRespite.net, a site we established for up-to-date information-sharing. It includes:

- A [Directory](#) of peer respites
- A compilation of [Research](#) studies
- [Resources](#) to start and sustain peer respites
- And information on staff [Training](#)

You can also request free [technical assistance](#) on creating an evaluation or data collection plan.

was supplied through the program budget. Several programs obtained food from other sources, including food banks, donations, and even gardens tended by staff and guests. For example, one respondent noted: “We receive a weekly allocation from a food bank of ‘staples’ and guests are invited to bring their own food. In the summer we have a garden and share the harvest.”

Welcoming Guests Back

We also asked peer respites whether they had policies about welcoming people back after they are required to end their stay because of a violation of program policies. Of the 22 programs, 18 (86%) had some kind of policy in place for welcoming guests back. Of these, 10 had policies that involve conversations between guests and staff, usually involving the program director; 3 also noted that staff and directors have their own separate conversations to come to an agreement about whether to welcome a person back. Five programs described a requirement that individuals wait for a set period of time (often 30 days, though some programs negotiated the length of time with the guest) before being allowed to come back. One program had a requirement that guests return to visit or attend groups before being able to stay overnight. Five programs stressed that these situations must be handled on a case-by-case basis: “We treat each stay individually and understand that recovery is not a linear process.”

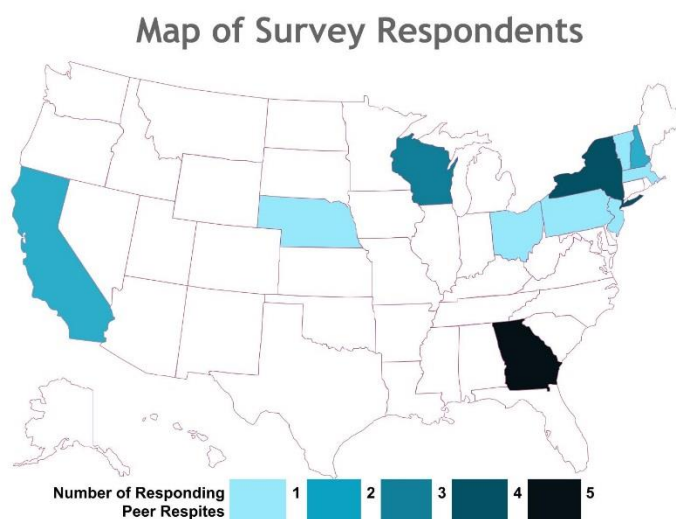
Data Collection Methods for the PREF Survey

The PREF survey built on previous survey efforts by our team in [2012](#) and [2014](#). Based on the data and feedback from the 2014 survey, as well as developments in the field, we developed more questions about the policies and structures of peer respites. The survey then underwent expert review

and testing with eight individuals knowledgeable about peer respites and peer support.

Recruitment Strategy

In 2012 and 2014, survey recruitment was limited to a targeted group listed in the National Empowerment Center’s crisis alternatives directory. Because of the rapid growth and expansion of peer respite programs around the country, in 2016 we conducted open recruitment for anyone who identified their program as a “peer respite.” Recruitment notices were actively disseminated by the research team through Facebook, Twitter, and the email lists of the National Coalition for Mental Health Recovery, Doors to Wellbeing Technical Assistance Center, the National Consumers’ Self-Help Clearinghouse, the International Association of Peer Supporters (iNAPS), and Live & Learn. Potential participants and other interested stakeholders were directed to PeerRespite.net (a website dedicated to information and resources regarding peer respites in the US), which had 2,000 unique visitors during the two months of PREF data collection. In total, 33 organizations responded to the 2016 PREF in the period January – February 2016.



Acknowledgements

Survey development and review:

- Shery Mead, Chris Hansen, and Steven Morgan [Intentional Peer Support](#)
- Sera Davidow, [Western Massachusetts Recovery Learning Community](#)
- Adrian Bernard, [2nd Story Respite House](#)
- Darby Penney, [The Community Consortium](#)
- Yana Jacobs, [Foundation for Excellence in Mental Health Care](#)
- Lauren Jessell, [New York University Silver School of Social Work](#)

Consensus panel on inclusion criteria:

- Darby Penney, [The Community Consortium](#)
- Sera Davidow, [Western Massachusetts Recovery Learning Community](#)
- Chris Hansen, [Intentional Peer Support](#)
- Sally Zinman, [California Association of Mental Health Peer-Run Organizations](#)

The wholesale co-optation of genuine peer support into peer-staffed positions within mainstream programs is a shining example of what we don't want to see happen with peer-run respites.

Special thanks to Keris Myrick of SAMHSA's Center for Mental Health Services for her input on the implications for this project of SAMHSA's research on Consumer-Operated Service Programs.

Funding:

[National Empowerment Center](#) (SAMHSA Consumer Technical Assistance Center)

The Peer Respite Essential Features Survey and this report were created by [Laysha Ostrow](#), PhD, of Live & Learn, Inc. and [Bevin Croft](#), MPP, PhD candidate, of the Human Services Research Institute (HSRI).



From: [Brian Michel](#)
To: [Fuchs, Nick](#)
Subject: Supplemental Material for MHA's Conditional Use Permit Application
Date: Tuesday, October 29, 2019 4:25:52 PM
Attachments: [image001.png](#)
[R&R Policies.pdf](#)
[PREF+Report+050516_FINAL.pdf](#)
[What the Research Has Told Us About Peer-Run Respite Houses_ The Second Story Story.pdf](#)
[PS201400266-pap 1..6.pdf](#)
[Peer-Run Respite FAQs _ Wisconsin Department of Health Services.pdf](#)

Hello Nick:

Attached, please find several documents, including MHA's updated Policies and Procedures for operation of the R&R House, articles which provide research and data on the effectiveness of peer respites, and detailed information for policy makers and community members on the operation and history of peer respites in Wisconsin from the DHS website. MHA's Policies and Procedures will control where the other resources may recommend less strict requirements.

Additionally, to provide direct response to several concerns raised by community members, MHA would like to clarify the following:

1. In order to reduce capacity and volume of participants, MHA has compromised to limit the space to **three** (3) bedrooms for guests, and will use one bedroom as an office. This cuts down the potential capacity by 25%, addressing the concerns of many regarding the relatively high number of guests who may use the resource.
2. **No weapons will be allowed under any circumstances.** Guests who are found to have brought a weapon will be asked to leave and store it off-premises, and if they are unwilling to do so, will be excluded from the program and informed they will be liable for trespassing.
3. Fencing can be installed which blocks view from the adjacent neighbor, and which prevents unintentional trespassing beyond the property lines of the R&R House premises.
4. Guest curfew hours will be 6am to 10pm, and failure to return prior to 10pm may be grounds for exclusion from the program.
5. No alcohol or substance use will be allowed on the premises. Guests who return to the premises who have engaged in alcohol or substance use will be asked to leave if they are infringing on the recovery and support of other guests. Those who refuse to do so will be liable for trespassing.
6. Guests will be advised during phone screening and arrival that individuals staying at the R&R House may hear sounds from the local firearm range, from hunting activities, or from the local quarry. Guests are to make the determination if this would be a trigger for their recovery and if the R&R House would be appropriate for them.
7. For the security and safety of guests and staff, external doors to the R&R House will be subject to video surveillance, and signs advising of this fact will be posted.

MHA is willing to continue to work with the Pewaukee Common Council and community to find appropriate solutions which provide access to this valuable resource. While some community members have stated that other respites are not in residential areas, this is simply not the case, as the Appleton respite is located in a completely residential area within 3 blocks of an elementary school with no adverse effects on the community. Other concerns regarding property values are

purely speculative and unreasonable, considering the upward trend of real estate prices around the Appleton respite and considering this is not pursuant to a purchase of land, merely a rental contract. All other respites, despite any initial difficulty in educating the community, are now considered a valuable neighbor and maintain positive relationships with those around them. Finally, the push by community members to move this project into a “less residential” area solely to soothe concerns about safety dehumanizes the guests of the respite by assuming that they are violent or incapable of controlling themselves. This was highlighted by many residents claiming that there is a nearby trail which their children would be unable to use if the R&R House opened, without acknowledging that *any* member of the public, including those with much more serious and persistent needs than guests at the R&R House, can use that trail at any time of day or night.

Further, the intent of peer respites is to become integrated into the community, to foster relationships, and to build character. These are skills which are more difficult to accomplish if someone is isolated or pushed into an unsafe area of an urban or commercial environment. The guests of the R&R House are those who are making strides in their recovery, who choose to seek out peer services, and who agree to uphold the values and expectations of the house. While many community members took care to point out that they honor and respect the sacrifice made by veterans who may have injured their very souls to protect the values of the United States, many were just as quick to state that they were not willing to sacrifice any amount of their security in order to pay that debt back. MHA does not believe this is anywhere close to a fair exchange, and we hope the Common Council will see the value of permitting the R&R House to open in Pewaukee at the proposed location, and take comfort that it will be operated with the utmost level of responsibility and care for the community.

Thank you for your consideration.

Best,

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Impact of the 2nd Story Peer Respite Program on Use of Inpatient and Emergency Services

Bevin Croft, M.A., M.P.P., and Nilüfer İsvan, Ph.D.

Objective: By providing a safe and supportive space for individuals experiencing or at risk of experiencing a mental health crisis, a peer respite may reduce the need for traditional crisis interventions. This study examined the relationship between peer respite and use of inpatient and emergency services among adults receiving publicly funded behavioral health services.

Methods: This analysis used propensity score matching to create matched pairs of 139 users of peer respite and 139 nonusers of respite with similar histories of behavioral health service use and clinical and demographic characteristics. A two-stage regression model first predicted the likelihood of inpatient or emergency service use after peer respite start date and then predicted hours of inpatient and emergency service use among 89 individuals who used any inpatient or emergency services.

Results: After the authors controlled for relevant covariates, the odds of using any inpatient or emergency services after

the program start date were approximately 70% lower among respite users than nonrespite users, although the odds increased with each additional respite day. Among individuals who used any inpatient or emergency services, a longer stay in respite was associated with fewer hours of inpatient and emergency service use. However, the association was one of diminishing returns, with negligible decreases predicted beyond 14 respite days.

Conclusions: By reducing the need for inpatient and emergency services for some individuals, peer respites may increase meaningful choices for recovery and decrease the behavioral health system's reliance on costly, coercive, and less person-centered modes of service delivery.

Psychiatric Services in Advance, March 2, 2015; doi: 10.1176/appi.ps.201400266

In the wake of the deinstitutionalization movement and the current emphasis on recovery-oriented and person-centered models of behavioral health service delivery, stakeholders are increasingly interested in less coercive alternatives to traditional inpatient and emergency interventions (1). Peer respites are voluntary residential programs designed to provide a safe space for individuals experiencing or at risk of experiencing a self-defined mental health crisis. Currently, a handful of such programs operate throughout the world, including 13 in the United States (2).

Peer support is based on the principle that as providers, persons with lived experience offer a unique perspective on mental health and foster hope that recovery is achievable (3). Two recent literature reviews examining the effectiveness of peer supports found that peer-provided services are associated with reductions in inpatient service use, although both reviews concluded that methodological shortcomings and measurement issues limited existing research (4,5).

A smaller body of literature has examined peer respites. In the only randomized trial, Greenfield and colleagues (6) examined mental health service costs, functioning, psychiatric symptoms, self-esteem, and satisfaction among 393

individuals facing civil commitment for mental health issues who were randomly assigned to peer respite or to a locked inpatient facility. Compared with the control group, respite users had higher satisfaction and experienced greater improvements in symptoms, social functioning, and self-esteem. There were no significant cost differences between groups, although authors noted that randomization and attrition issues may have biased the study against the respite condition, leading to an underestimation of cost reductions for the respite group.

In 2013, Thomas and Rickwood (7) conducted a systematic review of acute and subacute residential services, which included the aforementioned study by Greenfield and colleagues (6) and 25 other studies that examined similar programs staffed by nonpeers. That review found that residential crisis alternatives are generally associated with higher satisfaction, similar or improved symptoms and quality of life, and reduced costs compared with inpatient psychiatric units. Recent reviews of other community-based crisis alternatives, such as day hospitals and crisis resolution teams, found improved clinical and recovery outcomes and lower inpatient utilization (8,9).

The existing literature suggests that peer respites may lower system costs through reductions in inpatient and emergency services. Using a quasi-experimental design with propensity score matching and two-stage regression analysis, we examined whether use of inpatient and emergency services differed among individuals who used or did not use a peer respite during a two-year period. This analysis was part of a mixed-methods evaluation of 2nd Story, a peer respite program in Santa Cruz County, California. The program is funded by a grant from the Substance Abuse and Mental Health Services Administration, administered through a community-based organization, and overseen by the Santa Cruz County behavioral health department.

2nd Story offers short-term residential support for six individuals, or “guests,” in a homelike environment for up to 14 days per visit. Some program participants return to 2nd Story after their stays to take part in program activities as visitors or volunteers. The program is staffed entirely by peers trained in Intentional Peer Support, a trauma-informed service delivery paradigm emphasizing mutuality, reciprocity, and growth (10). Participation in all program activities, such as informal groups, open staff meetings, shared meals, day trips, and other social events, is entirely optional.

Individuals currently receiving publicly funded behavioral health services through the county’s system of care are the program’s target population. Program staff conduct ongoing outreach and education with staff and participants at local mental health programs. To be eligible, individuals must be adults enrolled in the county system of care who are not homeless at the time of admission. Each admission (including readmissions) is contingent on an interview with program staff to discuss what brings a potential guest to the program and what he or she hopes to accomplish by staying there. On the basis of the interview, two or more staff reach consensus on whether to admit a potential guest.

METHODS

Data and Variables

We examined deidentified, county-derived demographic and service use data for individuals receiving county behavioral health services over a period of approximately two years, from the program’s opening date on May 16, 2011, to June 30, 2013. The data set includes basic demographic variables, clinical characteristics, and date and length of services. It also includes service records dating to the individuals’ entry into the county system, which were used to establish baseline service history. Because the data are organized by service episode, there were multiple observations per individual. For variables that could possibly change from one episode to another, such as marital status, employment, age, diagnosis, and Global Assessment of Functioning (GAF) score, we used the observation closest to the program’s opening date. We constructed binary variables to indicate whether an individual used each service from a detailed list

of services. The outcome of interest of this analysis—inpatient and emergency service use—included crisis support services, crisis residential services, and short- and long-term psychiatric inpatient hospitalization. The study protocol was reviewed and approved by the Human Services Research Institute’s Institutional Review Board.

During the study period, 8,462 adults received services through the county’s system of care, and 141 of these used the peer respite. Of the former group, 139 nonusers of respite were assigned to a comparison group by using propensity score matching. Propensity score matching is commonly used in cases in which a randomized control group is unavailable (11,12). By simultaneously accounting for multiple observed factors that may influence selection of an intervention group, propensity score matching minimizes the effects of confounders associated with selection and mimics randomization by generating a sample that is comparable to the intervention group in terms of characteristics relevant to the study. A propensity score reflects the predicted probability of receiving versus not receiving an intervention.

We fitted a binary logistic regression model predicting the log odds of having participated in the program and used the predicted values as propensity scores. Predictors were selected on the basis of their hypothesized relationship to the treatment variable (peer respite use) and the outcome (inpatient or emergency service use) and were composed of the following factors: demographic characteristics (age and gender), clinical characteristics (schizophrenia, substance abuse, and axis II diagnosis), and behavioral health service use prior to the program’s opening date (use of a care coordinator; subacute, outpatient, inpatient, crisis, locked, and substance use services; homelessness support; medication management; employment support; board and care; jail support; and benefits counseling). The model fit the data well: the omnibus test of model coefficients yielded a chi square value of 493.7 ($df=17$, $p<.001$), and the Hosmer-Lemeshow test indicated no significant differences between observed and model-predicted values.

Using nearest-neighbor matching, we assigned each respite guest to a nonuser of respite (13). Of the 141 respite guests, 139 had data for all of the characteristics used for matching and were successfully assigned a match, yielding a final sample size of 278.

After matching a respite guest and a nonuser of respite, each member of the pair was assigned an index date corresponding to the respite user’s first visit to the respite. This “matched pair” index date assignment ensured that potential bias due to a “censored cohort” effect was similar for both groups. We then calculated two outcome variables: a binary variable indicating whether an individual ever used inpatient or emergency services after the index date and the total number of hours of use of inpatient and emergency services after the index date, log transformed to account for nonnormality and heteroskedasticity typical of health care utilization data (14,15).

TABLE 1. Characteristics of 139 users of a peer respite program and a matched sample of 139 nonusers of the program^a

Characteristic	Respite		No respite		p
	N	%	N	%	
Respite episodes (M±SD)	2.3±1.9		—	—	—
Days in respite (M±SD)	28.4±40.3		—	—	—
Has care coordinator	107	77	108	78	.89
Baseline demographic					
Age (M±SD)	43.7±14.0		43.6±14.8		.94
Female	67	48	62	45	.55
Hispanic	18	13	26	19	.20
Non-Hispanic white	98	72	98	72	.92
Currently married	4	6	5	6	.89
Employed	5	5	5	5	.99
Baseline clinical					
GAF (M±SD score) ^b	46.4±10.4		45.8±10.5		.64
Substance abuse	21	15	29	21	.21
Schizophrenia	55	40	61	44	.47
Use of services before index date					
Emergency or inpatient	98	71	84	60	.08
Substance use	19	14	12	9	.18
Outpatient	126	91	114	82	.04
Homelessness	9	6	10	7	.81
Board and care	19	14	18	13	.86
Received any emergency or inpatient services after index date	58	42	40	29	.02
Total days of emergency and inpatient services received after index date among service users (M±SD days) ^c	43.1±73.8		55.0±106.6		.52

^a For the continuous variables, the significance test was a two-tailed, independent-samples t test. For dichotomous variables, the significance test was a two-tailed, Pearson's chi square test with the asymptotic p value reported. For dichotomous variables, the data are reported for clients coded 1; clients without that characteristic, males (for females), and clients from all other racial-ethnic groups (for whites) were coded 0. Data were missing for some variables: race-ethnicity (N=3, respite; N=2, no respite), marital status (N=67, respite; N=57, no respite), employment status (N=36, respite; N=35, no respite), and Global Assessment of Functioning (GAF) score (N=29, respite; N=25, no respite).

^b Possible scores range from 1 to 100, with higher scores indicating higher assessed functioning.

^c Data from 58 respite and 40 nonrespite clients

Statistical Analysis

All analyses were performed by using SPSS software, version 22 (16). Because of the zero-inflated nature of the outcome variable (inpatient and emergency service hours), we used a two-stage regression approach. This approach is appropriate in cases in which the dependent variable has a disproportionate number of zeros; hence logarithmic transformations do not fully address nonnormality, a situation frequently encountered in health care utilization studies (14,15). In stage 1, we fitted a logistic regression model to estimate the log odds of any use of inpatient or emergency services after the index date, controlling for relevant covariates.

In stage 2, we estimated an ordinary least-squares regression model predicting total hours of use of inpatient and emergency services among individuals who used these services after the index date. Regression diagnostics ensured model assumptions were not violated, and eight cases with residuals larger than two standard deviations from zero on either side were removed from the final model. To capture

the full complexity of program effects, group membership information was represented by two separate variables: a dichotomous variable indicating whether the individual was a respite guest and a "dosage" variable measuring total days of respite, coded zero for the comparison group.

RESULTS

Table 1 displays study sample characteristics. A vast majority of participants were non-Hispanic white, single, and unemployed and had a care coordinator. Most had used some outpatient, inpatient, and emergency services prior to the index date. On average, respite guests had 2.3 program episodes and 28.4 total respite days.

We observed only one significant baseline difference between the groups—greater use of outpatient mental health services before the index date among respite users (Pearson's $\chi^2=4.4$, $df=1$, $p=.04$). Differences between the two groups in use of inpatient or emergency services at baseline were marginally significant. The analytic models included these two factors as controls to account for this baseline non-equivalence. No significant group differences were observed in the proportion of participants with care coordinators, suggesting that the propensity scores successfully addressed selection bias due to possible differences in referral and admission processes between individuals with and without care coordinators.

Individuals in the comparison group were, unexpectedly, less likely to use inpatient and emergency services after the index date (29%) compared with respite guests (42%). The multivariate analysis that follows provides a more nuanced picture of program effects than is implied by this bivariate association.

The results of the stage 1 model predicting the log odds of using inpatient or emergency services after the index date indicated that both respite use and respite days had significant effects independent of each other (Table 2). The probability of using inpatient or emergency services was approximately 70% lower for respite guests compared with members of the comparison group (odds ratio [OR]=.16, $p=.014$) after we controlled for respite days and other relevant covariates. However, the likelihood of this outcome increased with every additional respite day (OR=2.21, $p=.001$). When other factors were held constant, having a care coordinator was associated with an increased likelihood of use of inpatient or emergency services (OR=2.16, $p=.048$).

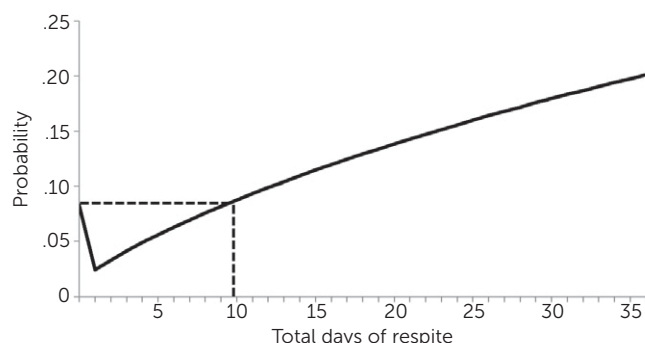
Because of logarithmic transformations and the inclusion of both respite use and dosage in the model, the information

TABLE 2. Log odds of using inpatient or emergency services after the index date among users of a peer respite program versus a matched sample of nonusers of the program^a

Variable	OR	95% CI	p
Respite user	.16	.04–.69	.01
Days in respite (log transformed)	2.21	1.39–3.51	<.01
Received inpatient or emergency services prior to index date	1.61	.87–2.99	.13
Hispanic	1.75	.85–3.61	.13
Female	1.26	.73–2.19	.41
Has care coordinator	2.16	1.01–4.65	.05
Ever received other services			
Substance use	1.34	.67–2.68	.41
Outpatient	3.08	.62–15.21	.17
Homelessness	.49	.15–1.62	.24
Board and care	1.66	.83–3.31	.15
Constant	.04		<.01

^a The results are from the stage 1 model (logistic regression) (respite clients, N=136; nonusers of respite, N=137); Hosmer-Lemeshow test, $\chi^2=4.19$, df=8, p=.84. An index date corresponding to the respite user's first visit to the respite program was assigned to each member in a matched pair of respite clients and nonusers of the respite program. Reference groups were clients without that characteristic and males (for females).

in Table 2 alone does not adequately convey the association between respite stay and use of inpatient or emergency services. Figure 1 is a visual representation of this association. We calculated the probabilities in the figure based on the results of the stage 1 model, holding constant all other variables that were at least marginally significant (using means for continuous variables and modes for dichotomous variables). The probability plot reveals that respite users with stays of up to about nine days were less likely to use inpatient or emergency services compared with nonusers of respite. Among respite participants who stayed longer, use of inpatient or emergency services was equal to or higher compared with use among nonusers of respite, based on predicted probabilities.

FIGURE 1. Predicted probabilities of using inpatient or emergency services after the index date, by total days of respite^a

^a Predictions were based on the stage 1 model, a logistic regression predicting the likelihood of using inpatient or emergency services after the index date among users and nonusers of a respite program, controlling for all other covariates that were at least marginally significant. An index date corresponding to the respite user's first visit to the respite was assigned to each member of a matched pair of users and nonusers of respite.

TABLE 3. Results of the stage 2 model (OLS regression) predicting the number of hours of inpatient and emergency services used after the index date among users versus nonusers of a peer respite program^a

Variable	B ^b	β^c	t
Respite user	1.17	.43	1.65
Days in respite (log transformed)	-.44	-.56	-2.12*
Days of use of inpatient or emergency services prior to index date (log transformed)	.13	.18	1.68†
Hispanic	.79	.23	1.59
Non-Hispanic white	.47	.17	1.21
Female	.79	.29	2.70**
Has care coordinator	.39	.10	.96
Ever received other services			
Substance use	.48	.15	1.40
Outpatient	1.62	.18	1.75†
Homelessness	.97	.17	1.61
Board and care	.13	.04	.37
Constant	2.97	—	2.92**

^a OLS, ordinary least squares. Hours of inpatient and emergency services are log transformed. Model $R^2=.27$. Nine of the 98 individuals who used inpatient or emergency services had missing values or were identified as outliers and eliminated from the analysis; the final sample included 53 users and 36 nonusers of respite. An index date corresponding to the respite user's first visit to the respite program was assigned to each member in a matched pair of users and nonusers of respite.

^b Unstandardized coefficient

^c Standardized coefficient

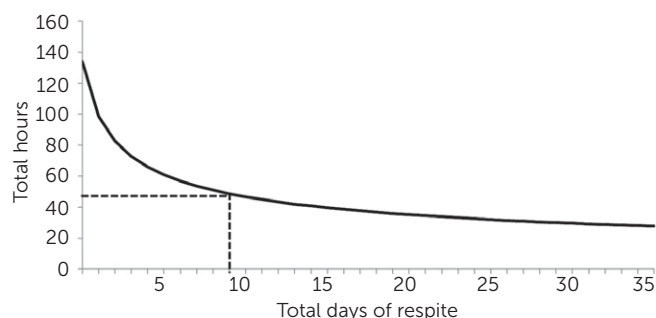
*p<.05, **p<.01, †p<.1, df=1, two tailed

Table 3 displays results of the stage 2 regression model in which we predicted the log-transformed hours of inpatient and emergency services among individuals who used those services, controlling for demographic characteristics and use of other services. Within this subsample (N=98), respite use had no net effect on inpatient and emergency service hours after we controlled for dosage. However, log-transformed respite days were negatively associated with inpatient or emergency service hours ($\beta=-.559$, $p=.037$). On average, women were more intensive users of inpatient and emergency services compared with men ($\beta=.294$, $p=.008$). The model explained 27% of the variability in hours of inpatient and emergency services among users of these services.

Figure 2 displays the relationship between total hours of inpatient and emergency services and number of respite days. The number of hours was predicted by the stage 2 model, after we controlled for all other covariates that were at least marginally significant. The predicted decline in hours of inpatient and emergency services was steepest between zero days (no respite) and one day of respite, from 134 to 99 hours. The decline continued with increasing respite days but at a gradually lower gradient. The curve appears to level off around nine to ten days of respite. After this point, each additional respite day predicted a negligible reduction; for example, participants who stayed at 2nd Story for 14 days used only one additional hour of inpatient and emergency services compared with participants who stayed 15 days.

As demonstrated by the stage 2 results, longer respite stays were significantly associated with fewer hours of

FIGURE 2. Predicted hours of inpatient and emergency service use after the index date among users of these services, by total days of respite^a



^a Predictions were based on the stage 2 model that used ordinary least-squares regression to predict hours of inpatient and emergency service use after the index date among users and nonusers of a respite program, controlling for all other covariates that were at least marginally significant. An index date corresponding to the respite user's first visit to the respite was assigned to each member of a matched pair of users and nonusers of respite.

inpatient and emergency services, although there appeared to be diminishing returns with each additional respite day, especially after nine or ten days. Stage 1 results suggested a similar “breaking point” of around nine or ten days in the program’s effects on the probability of using inpatient or emergency services.

DISCUSSION

These results, which were based on data from the first two years of a five-year program, highlight several noteworthy points. First, even with a relatively small sample, we detected a significant association between participation in a peer respite and use of inpatient and emergency services. Equally important, results suggest that this association is complex and nonlinear.

When the analysis was restricted to individuals who used any inpatient or emergency services, results suggested that program benefits were larger for guests who stayed no more than nine to ten days compared with those who stayed longer. It is possible that individuals who stayed at 2nd Story longer than nine days had some shared functional or clinical characteristics that increase the need for inpatient and emergency services, regardless of respite use. One such factor may be housing instability. However, receipt of board-and-care or homelessness services in the past, which may be proxies for housing instability, were already included as covariates in the models.

We also examined available baseline measures of diagnosis and functioning to explore possible clinical differences between respite participants who stayed longer than nine days and those whose stays were shorter. There was no significant difference between the groups in mean GAF scores. We also considered diagnostic categories. Controlling for these factors made no notable difference in the conclusions, so they were not included in the final models.

Although the results were practically unchanged after addressing housing instability and clinical differences between guests with shorter or longer stays, further research is needed before this finding is used to guide program design decisions about optimal length of stay because the currently available data did not allow us to fully investigate other potentially important underlying mechanisms. The relationship between length of stay and use of inpatient and emergency services could be reflective of a habitual reliance on institutional services by some individuals. In addition, the relationship may be mediated by other unobserved factors, such as health and wellness, nonclinical supports, and other life stressors. More reliable measures of functioning and housing stability than were available for this analysis could also yield different models. In any case, results suggest that a respite may act as an alternative to inpatient and emergency services, at least for individuals who use a respite program for relatively brief periods.

These results, although promising, should be regarded with caution because of several study limitations. First, propensity score matching carries significant limitations, chief among them the fact that propensity scores can account for only observed characteristics and cannot account for unobserved factors that might influence a decision to use respite services (17).

Further, the shapes of the predicted curves (Figures 1 and 2) may be influenced by unobserved factors, as discussed earlier; and the curves could shift vertically or horizontally as new data become available. These cautionary notes notwithstanding, the preliminary results have important policy implications for the incorporation of peer respites into mental health systems.

CONCLUSIONS

This analysis adds to the limited literature on service use implications of peer respites. The peer respite model is currently understudied. Although its methods carried limitations, this study provides a much-needed glimpse into the impact of this innovative model. Findings suggest peer respites may be an effective alternative to traditional crisis services. Peer respites may have the potential to increase meaningful choices for recovery and decrease the behavioral health system’s reliance on more coercive, less person-centered modes of service delivery.

Future research should continue this line of inquiry by using more rigorous experimental designs, analyzing cost implications, and incorporating additional covariates, such as quality of life, social supports, and life stressors. The observed reductions in use of inpatient and emergency services by respite guests likely translated to some degree of cost savings, given the resource-intensive nature of these services. Future analyses should test this hypothesis by generating reliable estimates of the potential savings attributable to this service model.

AUTHOR AND ARTICLE INFORMATION

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Peer-Run Respite: FAQs

A peer-run respite is a place for people with mental health and substance use concerns who may be experiencing increased stress or symptoms and need to take a break in a peer-supported environment. Guests do not need a mental health or substance use diagnosis in order to stay at a peer-run respite.

Support from people who have been there

Peer-run respites are managed by people who have lived through emotional, psychological, and life challenges. The peer support and other supportive services offered at a peer-run respite are designed to aid in the individual's recovery and avert crises and avoid hospitalizations.

- [Iris Place](#) - Appleton
- [Monarch House](#) - Menomonie
- [Solstice House](#) - Madison

The following is a list of frequently asked questions regarding Wisconsin's peer-run respites.

Accessing a peer-run respite

Who is eligible to stay?

Adults (age 18 or older) who need or want peer support to navigate or avoid a crisis related to mental health and substance use concerns may stay at a peer-run respite. A specific diagnosis is not necessary. Guests must be residents of Wisconsin.

Who may benefit from a stay?

People who need support during a period of increased stress or symptoms related to mental health and substance use concerns, but not traditional medical care or treatment.

People who are willing and able to choose this service freely.

People who can safely and cooperatively live in a communal living environment.

How much does a stay cost?

There is no cost to stay at a peer-run respite.

What is the process to set up a stay?

Call the peer-run respite location and talk with staff about the services and supports available and whether these services and supports are the right ones at the right time.

Stays are voluntary. Services are provided at no cost to the guest.

Service providers, family members, and friends are welcome to contact one of the peer-run respites, but staff always will speak with the prospective guest prior to a stay. Because peer support is based on choice, individuals must self-refer to a peer-run respites. People who need someone to make a referral for them may need more help than a peer-run respite can offer.

Peer-run respites are not drop-in centers. Please call and talk to staff before visiting one of the peer-run respites.

What if staff and the guest determine a stay is not a good fit?

If a stay at a peer-run respite is not in the best interest of a prospective guest, staff will provide information on other community resources available to the individual. For example, individuals in severe, immediate crisis may be referred to the county crisis line. The peer-run respites do not provide clinical services and supports. Individuals who are intoxicated, disrespectful, or verbally abusive are not good fits for the peer-run respite environment.

Do the peer-run respites offer drop-in services?

No. Prospective guests must contact the peer-run respite prior to their intended stay to engage in a conversation with staff to determine if the environment suits their needs.

Are the respites accessible to people with disabilities?

All three peer-run respites are accessible to people with disabilities.

Is transportation offered?

Guests are responsible for securing transportation to and from the peer-run respite. If guests need assistance accessing transportation, they should contact the peer-run respite. However, in general, the peer-run respites do not provide transportation services for guests.

Staying at a peer-run respite

What will a guest experience?

The peer-run respites offer guests 24/7 opportunities for one-on-one peer support as well as opportunities to connect in group settings. Peer support provides an opportunity to learn from one another to help everyone reach their goals and dreams. In other words, positive outcomes are more likely when people in emotional distress talk with someone who has been there rather than being isolated in the community with little to no support system. Services include wellness, educational, and social activities. All services are voluntary. Guests can come and go as they wish. This includes going to school, work, or appointments. Guests also may access recovery resources in the community. Guests are encouraged to complete wellness plans to help guide their journey. Guests may have visitors during their stay.

How many people can stay at one time?

The maximum number of guests at each peer run respite is limited by the number of bedrooms. Iris Place in Appleton has five bedrooms. Monarch House in Menomonie has four bedrooms. Solstice House in Madison has four bedrooms. Each guest has their own bedroom and access to shared community spaces. Each bedroom also has a lock box for medications and valuables.

Are the bedrooms private?

Yes. Bedrooms are not shared. Guests each have their own room.

How long may a guest stay at a peer-run respite?

Stays typically range from one to five days.

Are there restrictions on when guests can come and go?

No. Guests may come and go as they wish. Guests who may be gone for an extended period (24 hours or more) are encouraged to have a conversation with staff to discuss whether a stay at the peer-run respite is still needed.

Are clinical supports and services or other medical care offered?

No. There are no doctors or nurses on staff. Therefore, clinical supports and services like medication management and psychiatric services are not offered. However, staff will support individuals who may be interested in accessing these supports and services in the community. All guests have access to a lock box in their room for prescription medications.

Are there required activities?

No. There are no participation requirements. Everything is optional.

Are pets allowed?

Service animals are allowed. Due to concerns with allergies and the possible conflicting needs of others staying at the peer-run respite, animals who are not trained to do work or perform a specific task for a person in the way that service animals are trained are not allowed. The peer-run respites may be able to accommodate visits from pets.

Is transportation provided for guests?

There is no guarantee that staff will be available to provide transportation for guests to school, work, or other community activities. However, staff will work with guests to explore transportation options.

Staffing at the peer-run respites

How are the respites staffed?

Each peer-run respite is responsible for developing a staffing plan to ensure for the health, safety, and wellness of the guests, staff, and neighborhood. At least one staff member is on-site and awake 24/7/365. During the day and evening, there may be multiple staff on-site.

What is the level of training provided to staff?

Each peer-run respite is responsible for staff training and development. Many employees are certified peer specialists, a title earned through formal training and continuing education in the peer specialist model of mental health support. Each location also provides instruction on such topics as crisis de-escalation, cultural awareness, Emotional CPR, non-violent communication, and trauma-informed care.

History of peer-run respites in Wisconsin

What is the history of program?

The Peer-Run Respite Program is a key part of Wisconsin's effort to improve community-based mental health and substance use services.

Wisconsin consumers and advocates began raising awareness about peer-run respites in 2012. In response, the Department of Health Services made a commitment to engage in further research. The research included

several conference calls with representatives from peer-run respites operating in other states.

In early 2013, Governor Scott Walker met with consumers of behavioral health services and advocates to explore ways to enhance and expand behavioral health services in Wisconsin. Peer-run respites was one of the items discussed in this meeting. The 2013-2015 Biennial Budget included \$1.2 million in funding for peer-run respites.

In the fall of 2013, the Division of Mental Health and Substance Abuse Services (now known as the Division of Care and Treatment Services) convened a committee to advise the Department of Health Services on the development and implementation of a Peer-Run Respite Program. In keeping with the peer-run value of the peer-run respite concept, the advisory committee's makeup was a majority of individuals with lived experience of mental health and/or substance use disorders. Family members, providers, representatives from the Wisconsin Council on Mental Health, the State Council on Alcohol and Other Drug Abuse, county staff, and Department of Health Services staff participated. Additionally, an online survey was distributed in December 2013 to offer all stakeholders statewide an opportunity to offer comments on this program.

In 2014, Governor Scott Walker signed 2013 Wisconsin Act 129 which provided \$125,000 in additional funding for the Peer-Run Respite Program. This piece of legislation was part of the Speaker's Task Force on Mental Health.

A Request for Proposals for the Peer-Run Respite Program was issued in March 2014 inviting interested parties to apply for grant money to develop and operate a peer-run respite in Wisconsin. Three grants were awarded in June 2014. Contracts were issued to Grassroots Empowerment Project, NAMI Fox Valley, and SOAR Case Management Services.

Iris Place in Appleton (NAMI Fox Valley) opened April 13, 2015. Solstice House (SOAR Case Management Services) in Madison opened January 4, 2016. The peer-run respite operated by Grassroots Empowerment Project (Grassroots Wellness) in Menomonie opened April 5, 2016. The contract with Grassroots Empowerment Project ended in the summer of 2018.

The space housing Grassroots Wellness reopened as peer-run respite December 18, 2018, under new a name. Monarch House is managed by Wisconsin Milkweed Alliance through an arrangement with SOAR Case Management Services.

How were the locations selected?

In June 2014, following a competitive application process, the Department of Health Services contracted with three non-profit organizations (Grassroots Empowerment Project, NAMI Fox Valley, and SOAR Case Management Services) to develop and operate peer-run respites. Most peer-run respites in the United States are located in residential neighborhoods. Locating and securing a property was a challenging task for each organization. Multiple factors were considered in the process, including lease availability and affordability, available space for group meetings, and the degree of improvements needed to create a home-like environment.

The contract with Grassroots Empowerment Project ended in the summer of 2018. The space housing Grassroots Empowerment Project's peer-run respite reopened as peer-run respite December 18, 2018, under

new a name. Monarch House is managed by Wisconsin Milkweed Alliance through an arrangement with SOAR Case Management Services.

<u>What do neighbors need to know?</u>

The Peer-Run Respite Program has the support of many elected officials, members of law enforcement, providers of mental health and substance use services, and Wisconsin residents who support a broad array of services for people living with mental health and substance use concerns. Each peer-run respite is committed to working with neighbors and community leaders to be a good neighbor and a partner in community safety.

The people served at the peer run respites are not dangerous. They are family, friends, co-workers, and neighbors who are seeking help with an issue impacting their emotional and physical well-being. Peer-run respites serve people who have voluntarily decided to seek help for a mental health or substance use concern. Prior to their stay, guests and staff talk about the values of the Peer-Run Respite Program, which include self-directed healing, and mutual respect. Only guests who respect these values are allowed to stay. Seeking help for mental health and substance use concerns can be very hard because of the way many in the public view people experiencing these concerns. It is important to be welcoming and supportive. Research shows that seeking help early on increases the likelihood of positive outcomes for the individual.

The Division of Care and Treatment Services oversees the Peer-Run Respite Program for the Department of Health Services.

Last Revised: August 1, 2019

R&R HOUSE
Policies and Procedures

Our Mission: R&R House provides a safe and welcoming environment for former members of the United States Armed Forces facing barriers to their emotional or behavioral wellness to grow and heal through support from others with shared lived experience.

Our Values:

We believe No Veteran should be Left Behind.

- We believe that every person who signed a contract to defend the United States with their life is a veteran.
- We recognize that not every veteran is able or willing to receive support or care from the Department of Veterans Affairs.
- We recognize that the experience of every veteran during their service is unique.
- We recognize that the experiences during active service contribute to making the veteran who they are.

We believe in the value of connection.

- We value the camaraderie that is unique to the veteran experience.
- We believe in mutuality of relationships, rather than relying on rank.
- We recognize the value of connection outside and within the R&R House.
- We believe there is positive value in the lived experience of every individual.

We believe in hope and that recovery is possible for every veteran.

- We recognize all veterans have strengths and experience different pathways to recovery.
- We will make space for veterans to find their own way to wellness and provide support with education, information, connections, and resources.
- We foster an environment that supports renewal and growth.
- We believe everyone has an opportunity to give back using strengths developed through lived experience.

We believe in respect for self, others, and the community.

- We will communicate with compassion and listen with empathy.
- We have the ability to set our own boundaries and limits and will respect the boundaries and limits of others, including privacy and confidentiality.
- We will honor and respect our differences in beliefs, values, and culture and use respectful and person-centered language.
- We will address conflict through non-violent resolution which respects the experience and perspective of each.

We believe in creating a welcoming and healing space that is integrated into the community.

- The R&R House is a peaceful and healing space that is accessible for all Wisconsin veterans.
- We honor the value of trauma-informed care, including the need for physical and emotional safety which respects the lived experience of each.
- Our space will be completely free of alcohol, illicit drugs, and weapons, as they limit the capacity of individuals to develop internal strength and resolve.

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Guest Pre-Arrival Information Inquiry

Prior to inviting a veteran guest to the R&R House, it is important for staff to learn about the needs of the guest, the guest's hopes and expectations for their stay, and to determine whether the R&R House can provide the needed support or if the veteran would benefit more from referrals to other resources.

The R&R House is not a crisis stabilization house or treatment center. The following scale will be used to help determine whether the R&R House is an appropriate resource for the veteran.

- **Level 1** - Very low-level stress: Veteran is dealing with issues which can be resolved with referrals to appropriate community resources. (e.g. lack of knowledge about where to file VA disability claim; lack of knowledge of survivor benefits; increased stress but not looking for overnight/residential stay.)
 - **Refer to appropriate community resource provider, with direct connection if possible.**
- **Level 2** - Low-Level Stress: Veteran is dealing with substantial life stressors (difficult transition to civilian life; employment issues; lack of healthy peer connections). Able to maintain abstinence from alcohol and illicit drug use for length of stay.
 - **Continue with Guest Inquiry, potential for invitation to R&R House.**
- **Level 3** - High-Level Stress: Veteran is facing serious life stressors and/or deteriorating mental/behavioral health issues. Veteran is having difficulty managing daily life activities or maintaining sobriety for more than several days at a time.
 - **Refer to inpatient recovery or health services, including VA or Crisis Resource Center. Assist veteran with making connection to service.**
- **Level 4** - Extreme High-Level Stress (Crisis) - Veteran is in active crisis during phone conversation. Difficulty answering questions, repeated threats to harm self or others, incoherent speech due to intoxication or impairment.
 - **Contact Veterans Crisis Line or local emergency services.**

NOTE: Only veteran callers at Level 2 are appropriate for invitation to R&R House.

After making a determination of the appropriate level of need and taking any steps to ensure the safety of the caller and others, the caller will be asked to find a private space to talk. The caller will be advised that the conversation regarding their potential stay at the R&R House may take approximately 30 minutes. During the conversation, the following will be accomplished:

- Guest learns basic information about the intent and extent of peer support and the experience of staying at the R&R House.
- Guest shares information about their referral to R&R House and the stress which led them to call.

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- Guest shares information about their hopes, goals, or purpose for getting support at the R&R House.
- Guest will be informed that staff may be taking notes during the conversation, and that any notes will be available to them upon request.
- Guest will be informed that the decision of whether to invite a veteran to the R&R House is made by 2 staff members, and that the guest will be notified within 4 hours if the R&R House is an appropriate support for them, based on guest need, current guests, and house expectations.
- **PLEASE NOTE:** Having an empty room will not be the deciding factor on whether or not someone is considered to be a good fit for the house.

The following information shall be collected by R&R House staff either electronically or in paper form. All paper notes are to be kept in a locked file, available to the individual guest or caller upon their request.

Date: _____ Time of Call: _____
First Name: _____ Last Name: _____
Name you go by if different than above: _____

Potential Guest is: _____ New _____ Returning _____
When were you hoping to arrive (if looking to arrive at a later date potential guest must call back) _____
Is guest self-referred and voluntarily seeking support? _____
Accommodation Requests (Accessibility, Allergies, etc.) _____

Address: _____

County of Residence (very important as available referrals and resources vary by county): _____

Are you over the age of 18: _____
Telephone # _____ Secondary phone # _____
Can we leave a message at these numbers: _____
Email: _____
Emergency Contact: _____ Phone: _____
Gender Pronoun: _____
How did you hear about us: _____

What do you know about R&R House or peer support? (If they are unfamiliar share what a stay at R&R House and peer support looks like) _____

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“There is some additional information we will need in order to make an informed decision regarding your potential stay. Are you in a space where you feel comfortable speaking openly?” (If they are not ask them if they can go to a place or call back when they are in a comfortable space)

Can you share a little bit about what’s going on with you right now and what led to this call: _____

What recovery oriented goals and/or activities will you be working towards during you stay? _____

What would your needs look like during your stay: _____

How can staff assist you with your needs: _____

What are you hoping got get out of this stay: _____

What is the permanent address you will be returning to after your stay? _____

****Please explain that we require that individuals have a permanent address to return to because R&R House is not transitional housing.****

Any additional information you feel I need to know about your potential stay or any questions you have for me?

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Are you able to agree to the following?

- ☐ Are you someone who identifies with lived experience with substance use and/or mental health?
- ☐ Are you someone experiencing a need for emotional support?
- ☐ Are you able to administer your medications if applicable?
- ☐ Are you able to care for daily living activities? (showering, cooking, cleaning, etc.)
- ☐ Does potential guest have any known communicable illnesses? (fever, flu, etc.)
- ☐ Has potential guest had any known contact with bed bugs over the last month?
- ☐ Does potential guest agree to refrain from any behavior that puts them at risk of physical Harm?
- ☐ Does potential guest agree to refrain from any behavior that puts staff, other guests, and community members at risk of physical, emotional, and psychological harm?
- ☐ Can potential guest abstain from alcohol, non-prescribed drugs, or misuse of prescribed medications?
- ☐ Does potential guest understand that we are a weapons-free environment?
- ☐ Is potential guest informed of possibility to hear sounds from outdoor firearm range, seasonal hunting activity, or quarry operations?

Estimated arrival date/time (within 24 hours):

Estimated departure date/time:

Staff completing conversation and
inquiry: _____

Do you feel this guest would be a good fit? _____ **If NO, why not?**

Follow up plan (who are you going to consult/discuss/call)?

2nd staff consulted on
inquiry: _____

Do you feel this guest would be a good fit? _____ **If NO, why not?**

Final decision: Yes _____ No _____

Reason: _____

Staff who informed caller of decision:

Date: _____ Time: _____

Advise guest that they can bring 1 bag and 1 personal item (ie: backpack, purse, etc...) with them, and that a photo ID will be required upon arrival.

If approved when can we expect your arrival:

Date: _____ Time: _____

R&R HOUSE
Policies and Procedures

Guest Agreement

R&R House is located in a residential neighborhood, offering an alternative to traditional behavioral health services which is completely peer run. Peer Support is the primary program and service of the respite and follows the tasks and foundations established through Intentional Peer Support including:

- Moving From Helping to Learning
- Moving From the Individual to Relationships
- Moving From Fear to Hope
- Moving From Boundaries to Limits
- Building Connections
- Mutuality of Shared Responsibility in Relationships
- Listening for the Untold Story
- Awareness of Trauma and Providing Trauma-Informed Peer Support
- Belief that Crisis can be an Opportunity for Growth & Connection

In order to provide an opportunity for as many people as possible, guest stays will be limited to 6 nights within a 60 day period.

These values create a space that works only when everyone agrees to uphold these values and mission. Every staff member and guest of the R&R House will review and sign this Agreement and is subject to removal from the premises due to failure to maintain compliance.

NAME: _____

By signing below, I acknowledge that:

- ☐ I believe that a 24hour, peer supported environment will benefit me at this time.
- ☐ I have been given a copy and understand the mission, vision and values of R&R House and that I am able to be responsible for my part of holding the mission and intent of the space.
- ☐ I understand that the PRR values of respecting guests privacy by not sharing information of guests or staff of the R&R House with other individuals outside the house.
- ☐ I understand that R&R House is funded by the Department of Care and Treatment Services (DCTS) and they may periodically review our space and documentation. I understand that the PRR is subject to guidelines, regulations and codes of DCTS.
- ☐ I understand that the respite strives to be conscious of staff and other guest's needs and sensitivities to products and personal care items with scents during my stay.
- ☐ I understand that although the respite will support me to keep my personal items safe and secure by providing me with a locked private room and a lock box for valuables and/or medication, the R&R House is not responsible for lost or stolen items.

R&R HOUSE
Policies and Procedures

- ☐ I understand that individual's private bedrooms are private spaces and I will not enter that space. Common areas are provided throughout the respite along with additional private space for support and conversation.
- ☐ I understand that there is the possibility I will hear sounds from an outdoor firearm range, seasonal hunting activity, or quarry operations?
- ☐ I understand that I have the right to:
 - ☐ Choose the programs, services and supports I want.
 - ☐ Ask questions and receive answers about programs, services, and support.
 - ☐ Lead and participate in all decisions during my stay.
 - ☐ Make my needs known.
 - ☐ Work toward my Wellness Vision, hopes, needs and goals.
 - ☐ Follow my own schedule and have access to private and common spaces.
 - ☐ Access peer support and resource information during my stay.
 - ☐ Leave the respite at any time between the hours of 6am and 10pm, with exceptions for family or work obligations.
 - ☐ Have visitors throughout the day with limitations related to the privacy of others and capacity of the R&R House. I understand I am responsible for the actions of my visitors and that they must not interfere with the stay of other guests. Visitors are not allowed in guest bedrooms. I have the right to refuse visitors.
 - ☐ Acknowledge if I would like to be able to be contacted as a guest during my stay (by phone) or have my stay remain private.
 - ☐ Access written information about my stay at any time, add to that information or challenge the information.
 - ☐ Share feedback, complaints or grievances via verbal or written requests. I may file a grievance if I am not satisfied with the response to my feedback or complaint.
 - ☐ Not be discriminated against on the basis of race, age, sex, religion, national origin, sexual orientation or identity, disability, marital status, financial status or any other aspect of personal or family culture.
 - ☐ Hope and Recovery!
- ☐ **I understand that efforts will be made to work through most conflicts but I will be asked to leave or denied entry if:**
 - ☐ I leave and do not make contact with the PRR within 24 hours.
 - ☐ I bring illicit drugs, alcohol, drug paraphernalia, or weapons to the R&R House premises or use alcohol or illicit drugs during my stay.
 - ☐ I fail to return to the respite prior to 10pm without providing notice to staff.
 - ☐ I do anything to show disregard for the space including smoking or using e-cigarettes in the house, stealing, damaging property, or fail to clean up after myself, or show disrespect to staff, guests, visitors, or community members through yelling in anger, bringing weapons to the premises, making threats, using hateful or obscene verbal or non-verbal language, etc.
 - ☐ I have other medical or daily needs which I am unable to manage independently..

R&R HOUSE
Policies and Procedures

- ☐ I am otherwise not in a place where I can uphold the values and mission of the space or benefit from the programs, services, or supports offered.
- ☐ If I am asked to leave and choose not to do so R&R House will consider me to be trespassing and may contact local law enforcement for intervention.
- ☐ If I provide false information during my Guest Inquiry or make misrepresentations in order to gain access to the R&R House.
- ☐ I understand that guest privacy is one of the R&R House values but in the event of the need for emergency medical treatment for a dangerous and/or potentially life-threatening situation or condition, I acknowledge my consent to treatment is implied if I am incapacitated and unable to provide such consent. Guest personal information may be shared with treatment providers to insure effective emergency treatment.

By signing this agreement I acknowledge that I have reviewed and understand this agreement and commit to upholding the mission and values of the R&R House.

GUEST SIGNATURE:

DATE: _____

R&R HOUSE
Policies and Procedures

WI DHS Chapter 94 Compliance Statement

Guest Rights & Resolution of Guest Grievances and Administrative Code Compliance

1. In compliance with DHS 94, the staff and volunteers of Mental Health America of WI's Peer Run Respite (R&R House) will ensure the rights of guests receiving services at the respite for mental illness and/or substance abuse.
2. In compliance with DHS 94.17 (Confidentiality of records) Mental Health America of WI will ensure all records are confidential. Guests may inspect, copy and challenge their records. Guests will be able to view any paperwork related to their stay at all times.

R&R HOUSE
Policies and Procedures
Confidentiality of Records

Ensuring privacy and confidentiality for guests is essential to creating a safe and welcoming environment.

1. In the Guest Agreement document draft, “Record Privacy & Access” includes:
 - Staff will keep all information related to guests and staff confidential.
 - Records of a guest or staff member may not be released without that individual’s written consent.
 - Guests and staff may always see their records, add to their record and challenge the accuracy, completeness, timeliness and relevance of entries in their records.
2. A guest may review their written records during their stay at R&R House at any reasonable time. Records for past guests will be kept in a locked file cabinet on site at R&R House. Only R&R House staff will have access to the locked records. Past guests may have access to their records but need to call to make an appointment in advance to do so.
3. Personnel records for staff will be kept in a locked file cabinet at Mental Health America of WI’s office. Mental Health America of WI’s Executive Director and the R&R House Program Director will have access to staff records.

Data Collection and Storage

In order to provide the highest quality service and support to guests, while ensuring staff capacity and ability to respond to guest needs and program evaluation, the following data and information shall be collected during R&R House operations:

- Staff Information:
 - Caregiver Background Checks
 - Employment History
 - Military Discharge Documentation
 - Hiring Date
 - Position Description
 - Salary/Rate of Pay
 - Training and certification spreadsheet
 - Performance Evaluation based on semi-annual review and as needed.
- Guest Data:
 - Guest Inquiry
 - Guest Expectations Agreement
 - Guest Contact Logs
 - Guest Visitor Forms
 - Guest Follow-ups, to include 30, 60, 90, and 180 day intervals.
 - Self-disclosed Demographic Information, including ethnicity, gender, marital status, county of residence, other information as volunteered
 - Guest Departure Survey
 - Other Guest documents (grievance, request for referrals, etc.)

All records will be maintained for a minimum of 3 years, and are not to be released without written consent of the specific guest or staff member to which they pertain.

Statement of Americans with Disabilities Act (ADA) Compliance & Accessibility Reviews

The R&R House will not discriminate or turn away any guest due to disabilities defined under the ADA, to the extent capacity is available. While accommodations will be sought to support every guest, veteran guests are required to maintain daily living activities regarding cleaning, personal hygiene, medication management, and other adult living skills without assistance from R&R House staff. The R&R House will operate pursuant to the following accessibility guidelines:

1. Ensuring access to R&R House is a priority for Mental Health America of WI and R&R House. As such, Mental Health America of WI and R&R House will work to ensure a safe and welcoming atmosphere that eliminates barriers to access.
2. Mental Health America of WI is committed to providing equal access for all members of the community who are interested in involvement with R&R House. To create a safe and welcoming environment, Mental Health America of WI will comply with all requirements of the ADA including:
 - a. Compliance with all standards for accessible design.
 - b. Ensuring that all written and spoken communication is as clear and understandable to all as possible.
 - c. Providing reasonable accommodations to guests to meet their needs.
 - d. Training staff and volunteers on understanding the ADA and its implementation at the respite.
3. The House Manager will be responsible for quarterly and annual reviews for accessibility of the program and facility. This review will include evaluation based on ADA guidelines as well as ensuring the environment is safe, welcoming and accessible.
4. Part of the guest checkout evaluation will include questions about accessibility and assessing if the respite provided a “safe and welcoming environment.”

R&R HOUSE
Policies and Procedures

Creating a Safe, Stable & Welcoming Environment

Mental Health America of WI will work with the local health department, law enforcement and fire departments to ensure compliance with city, county, state and federal codes and guidelines related to:

- Fire
- Weather
- Communicable Disease: Including flu, TB and Ebola
- Food Contamination
- Safety Hazards/Precautions

The House Manager will be responsible for daily, weekly, monthly, quarterly and annual checklists and inspections to review policies, procedures and compliance with code.

R&R HOUSE
Policies and Procedures

Cleanliness/Use of Common Areas

During a guest's stay at R&R House, they are welcome to use common areas to the extent they do not interfere with the support of other guests and staff. Upon arrival and during welcoming/orientation to the house, guests will be provided with information about house policies and expectations, including cleaning, personal responsibility, and respect for others in the house and community. Such information will include:

- Information on proper cleaning items and where to locate them.
- Expectations for personal hygiene and maintenance of bedrooms and common areas.
- Reference to posted food safety guidelines.
- Contact information for any urgent maintenance issue.

While R&R House staff will perform regular maintenance and cleaning of common areas and ensure guests are welcomed into a clean living space, guests are expected to clean up after themselves and to take pride in their surroundings. Guests who substantially fail to meet this standard may be asked to leave the R&R House as they may present a health or safety hazard to staff and other guests or may otherwise be unable to benefit from the shared living environment provided by R&R House.

R&R HOUSE
Policies and Procedures

Security of Building, Equipment & Guest Belongings

For the safety, privacy, and security of guests and staff at the R&R House, the following policies will be maintained:

1. R&R House will be locked at all times. Staff will be responsible for opening the door for R&R House.
2. No less than 2 staff members will be on-site at R&R House at all times, 24 hours a day, seven days a week.
3. The R&R House will have capacity for **three** guests at any time. One bedroom of the R&R House will be designated as the staff office.
4. Guests will be provided with a lanyard with an R&R House business card upon arrival and which must be returned at departure. Guests must present this card to regain entry to the premises after leaving for any reason.
5. Guest rooms will have keypad locks allowing each guest to customize their entry code.
6. Guest bedrooms will have lockboxes for medication and valuables. Medication requiring refrigeration will be kept in a lock box in the refrigerator and must be accessed by staff.
7. **Staff will not be responsible for any items or property of guests which is lost/stolen, or any property which remains following the end of a guest's stay.**
8. Each guest will have a designated space in the cupboard to store any food they wish to bring to the respite, as well as having shared refrigerator space. Guests will be asked to mark any food that is theirs in the refrigerator with their name and a date or the expiration date and to be respectful of leaving space for other guests to also store items in the refrigerator. All food left after a guest's stay will be disposed of upon their checkout.

R&R HOUSE
Policies and Procedures

Guest Arrival and Orientation

Once it has been determined that the guest and respite are an appropriate fit, the guest will be invited to meet at a designated time that they determine between the hours of 8 a.m. and 9 p.m. with an R&R House Staff Member.

Registration/Check In will include:

1. Completing an anonymous demographic form.
2. Reviewing the Mission, Vision and Values of R&R House.
3. Acknowledging these values by signing the Guest Agreement which also includes information about their stay.
4. Guests will receive a tour of the respite and receive access to their room and lockbox as well as a lanyard indicating that they are currently staying at R&R House. As the guests are settling into their room, this is also the time to get the cloth/plush items they brought with them into the dryer and ask them to change into those clothes once done. They should then be asked to place the clothes they wore into R&R House into the dryer.
5. Guest Wellness Vision: After they have had an opportunity to settle in for their stay, guests will be encouraged to meet with staff to draft this document or a similar document of their choosing..
6. Guests will also receive a “menu” of R&R House programming.
7. Guests will be asked to fill out an emergency form including contacts and medications/allergies. This form is intended for if an emergency were to occur that leaves them unable to communicate with medical personnel while they are at the respite. In addition, guests will also be given a chance to fill out a form indicating which potential callers they wish to allow R&R House staff to acknowledge their presence at R&R House to, in order for the guest to facilitate communication with calls from individuals they may wish to speak with.
8. Staff will review the Guest Checkout form/responsibilities with the guest the day before the guest indicates that they intend to leave.

R&R HOUSE
Policies and Procedures

Guest Checkout Sheet

The following document is to be discussed with the guest in a conversation with a staff member in order to answer any remaining questions and to continue to develop the peer relationship at the end of the guest's stay.

R&R House Guest Checkout

- ☐ Do you have all of your personal belongings?
 - ☐ Did you remove all of your bed linens?
 - ☐ Did you remove all trash from your room and dispose of in kitchen or outdoor garbage?
 - ☐ Did you remove all leftover food you wish to take or dispose of it properly?
 - ☐ Did you return your lanyard to staff?
 - ☐ Did you perform a final walkthrough of the living space to determine if any items were left or missing?
 - ☐ Did you complete the R&R House Departure Survey?
 - ☐ Are there any other questions or concerns you wish to raise at the time of your departure?
-
-
-
-

Remember: Guests may end their stay at any time they choose, but we encourage that departing guests respect the needs of other guests and staff at the R&R House when departing.

A guest will be asked to leave if:

- The guest leaves and does not contact the R&R House within 24 hours.
- The guest brings alcohol, illicit drugs, paraphernalia, or weapons to the R&R House premises.
- The guest has medical or other needs which cannot be managed independently.
- The guest is unable or unwilling to uphold the values, guest agreement and expectations, or house policies of the R&R House, or otherwise engages in conduct which threatens the health or safety of guests, staff, or the community.

R&R HOUSE
Policies and Procedures

Alcohol & Illegal Drugs

1. Guests and staff at the R&R House may not use or possess alcohol, illicit drugs, or drug paraphernalia on R&R House premises.
2. Guests who violate this policy risk exclusion from the house and being denied R&R House services in the future.
3. A guest's use of alcohol or illicit drugs will be addressed by on-site staff and in consultation with a house supervisor, either the House Manager, Project Coordinator, or Program Director.
 - a. If a guest is determined to be interfering with the recovery of other guests, the guest will be asked to leave the premises.
 - b. If the guest can conform behavior to the expectations of the R&R House, the guest will be allowed to stay with the understanding that any further infractions of Guest Agreement **will** result in being asked to leave the house.
4. Staff will work with local law enforcement as necessary in regards to disposal of any illicit substances or items or to ensure the safety of the community.

R&R HOUSE
Policies and Procedures

Pet Policy

If someone wishing to stay at R&R House has a service animal that has been trained (or is in training) to do work or perform a specific task that the person is unable to do on their own, R&R House will make accommodations to welcome that animal. We will also request proof of vaccination and training. Unfortunately, we are unable to accommodate emotional support pets who may offer emotional support or comfort to an individual, but are not trained to do work or perform a specific task in the way that service animals are trained to do so. When service animals do accompany someone to R&R House, they are expected to stay with that person and under their control at all times.

An emotional support animal is defined as (from ADA National Network (adata.org)): *While Emotional Support Animals or Comfort Animals are often used as part of a medical treatment plan as therapy animals, they are not considered service animals under the ADA. These support animals provide companionship, relieve loneliness and sometimes help with depression, anxiety, and certain phobias, but do not have special training to perform tasks that assist people with disabilities. Even though some states have laws defining therapy animals, these animals are not limited to working with people with disabilities and therefore are not covered by federal laws protecting the use of service animals.*

From the US Department of Justice Civil Rights Division ADA website on Service Animals:

Service animals are defined as dogs that are individually trained to do work or perform tasks for people with disabilities. Examples of such work or tasks include guiding people who are blind, alerting people who are deaf, pulling a wheelchair, alerting and protecting a person who is having a seizure, reminding a person with mental illness to take prescribed medications, calming a person with Post Traumatic Stress Disorder (PTSD) during an anxiety attack, or performing other duties. Service animals are working animals, not pets. The work or task a dog has been trained to provide must be directly related to the person's disability. Dogs whose sole function is to provide comfort or emotional support do not qualify as service animals under the ADA.

Guests will need to find another place for their pets to stay, and/or someone else to care for them if they do not wish to leave their animals at home alone. We may be able to accommodate visits from pets, though this may be limited to the backyard or other designated areas based on the needs of the others in the house and would need to be arranged with staff and other guests. In such cases, the pet owner assumes all responsibility for the pet's actions, as well as for cleaning up after their pet.

R&R HOUSE
Policies and Procedures

Staff Training & Support

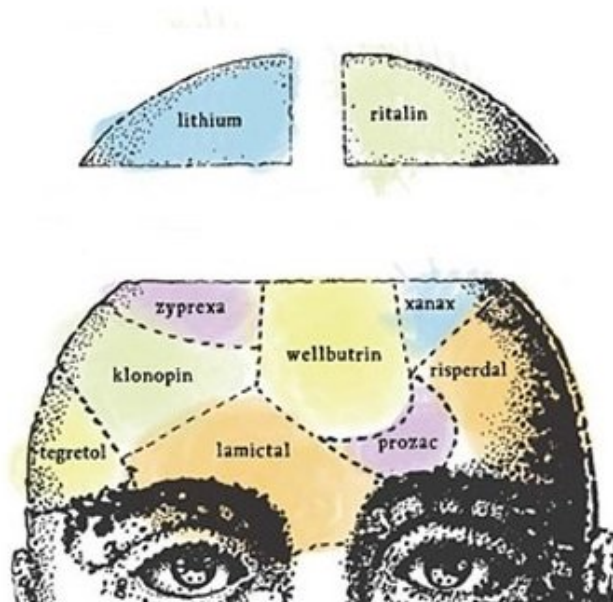
1. At the beginning of each shift, staff will connect on guest/house needs/support. Staff will be responsible for reading all contact logs and the communications log during each shift.
2. All staff are encouraged to attend R&R House Community Events which include monthly community events organized with support of R&R House's Program Director and Project Coordinator.
3. A weekly staff meeting will be held with all staff to provide training, support and administrative/policy updates.
4. The R&R House Manager (and any interested staff from R&R House) will attend the monthly Mental Health America of WI agency meeting, Mental Health America of WI agency events and other agency related meetings.
5. Mental Health America of WI will provide clinical staffing support to R&R House staff as needed, and will be available for consultation regarding needs of specific guests as required.

What the Research Has Told Us About Peer-Run Respite Houses: The Second Story Story

 madinamerica.com/2015/06/what-the-research-has-told-us-about-peer-run-respites/

By Yana Jacobs

June 4, 2015



The Second Story Peer Respite House, located in Santa Cruz, California, is completing their five-year funding cycle with a Mental Health Transformation Grant awarded by SAMHSA. The intent was to implement and evaluate the effectiveness of peer respites in promoting wellness and supporting individuals experiencing psychological distress through community-based alternatives to psychiatric emergency services.

When Second Story opened its doors in the fall of 2011, we were the first peer respite house in California, and the seventh peer respite in the nation. The experience of “transformation” has been alive and well in Santa Cruz County over the past five years as the community joined together, built new collaborations, flattened traditional hierarchies, and embraced the core values of Sherry Mead’s model and practice of Intentional Peer Support.

As the author of the original SAMHSA grant, I had never actually visited a Peer Respite house. I had read about the few houses scattered around the country, each one slightly different from the other. I found each model was unique by virtue of the fact that peer-run respites were in their pioneer phase of development. Since there was no consistent, established model for Peer Respite Houses, I chose to draw upon some of my earlier personal work and experience at the original Soteria House.

Soteria was developed by a psychiatrist, Loren Mosher, who at the time was the Chief of Schizophrenia division at the National Institute of Mental Health. He saw that people were not improving, and were not recovering, from mainstream treatments. He created Soteria as a research project, to see what would happen if people are provided a safe place to be – with other people who basically were there to “be with” each other during extreme states such as psychosis.

People there got better with little to no medication. It was the human connection and “being with” that made the difference, and allowed people to move forward with their lives.

I felt a resonance when reading of the other respites, and found a similar philosophy was embedded in these various approaches to being with people during challenging times. The fundamental difference between Soteria House and peer respites was that Soteria didn’t require that the primary “treatment” model be support by people with their own lived experience of extreme states.

Unlike peer respites, which are open to individuals at any stage of their lives, Soteria was envisioned as an alternative to the hospital for people experiencing a “first break” psychosis. Peer Respites have been developed as a more general alternative, providing respite when someone is self-identified as having a crisis and needing a safe and supportive environment for a short term.

I felt deeply committed, passionate, and certain that creating a space for people to come together and share their common experiences could only create a positive result.

Today this dream has been validated and confirmed via a presentation of research results by the evaluation team from the Human Services Research Institute (HSRI), led by Bevin Croft. The findings were presented to a room filled with County staff, providers from various agencies, peer staff, current and former program guests, family members, and neighbors.

While I sat and listened to Bevin present her findings I couldn’t hold back my tears. Her report was so positive and affirming that all I could do was cry with joy.

The presentation consisted of findings from several aspects of the evaluation project, including an analysis of County service utilization data that found Second Story guests were significantly less likely to use inpatient and emergency services when compared with similar mental health service users who did not visit the respite (more information about those results can be found [here](#)). Bevin also presented some early results from a guest survey and in-depth interviews that focused on the individual guest experience of Second Story and its impact on their lives. On the whole, guests reported statistically significant improvements in wellness, quality of life, personal relationships and, importantly, connection to a community of peers after staying at Second Story, when compared to these factors before coming to the program.

Here are a few Quotes that were recorded by the evaluators upon surveying the guests at 2nd Story:

“I don’t feel ‘less than’ in this environment. I feel like across the table we’re all equals. Even though I’m not peer staff, still... [In traditional crisis services] I may have come out of this feeling like somehow I’m defective. You know, if this wasn’t around and there was just the hospital and crisis house, I would feel in those environments very mentally ill. Like, labeled that. Like, ‘These are mentally ill patients.’ And I’m not a patient. I’m a person. And I get treated like a full human being.”

“I really like that we [guests and staff] can have a real serious conversation between each other and exchange information from each other. It is not like a one-way talking... it is a two-way relationship and communication, and it’s really genuine... We’re just really real with each other. And they tell me when something’s not working for them... They’re real. It’s like a friendship instead of a very closed, cold-hearted professional support... There’s connection. There’s real connection at 2nd Story.”

"I'd say that [Second Story] gave you a sense of identity. It gave you a sense of belonging. It showed me that there are people whose minds work the way mind does who are in control of their minds, don't let their minds control them—who are hugely intelligent and really run their own lives."

Today the community came together to listen and learn about what works, what gives people hope, and what supports the journey of "recovery," or discovery of oneself. Mental Health Systems need to hear the evidence of what works and begin to implement peer-run respite homes in communities across the country. The evidence is in!

So where do we go from here? The research team will continue analyzing the data and will produce a series of materials that describe Second Story's impact and document best practices for future peer respite programs. Establishing peer respites as an "evidence-based practice" seems to be required by "the mainstream" for both federal and state funding, and may provide the impetus for replication.

I've been pondering an article I read recently from **Forbes**, about the differences between "open networks" and "closed networks." Second Story was designed intentionally to be an "open network," involving a mix of people in various positions, from those with "lived experience" aka "peers," County and Contract administrators, clinical providers, all joining together to make Second Story a reality. While the house staff and manager are required to have "lived experience," the non-profit agency that was selected to be the umbrella for the program was not a peer-owned and operated agency.

Thus we earned the title "hybrid," according to the National Empowerment Center's catalogue of different versions of peer respites nationwide. To me this design forced a dialogue to happen across all tables. Rather than creating a "closed network" of only people with lived experience to create and implement this new program model, diverse stakeholders were called to the table with the understanding that when they entered the house, they were in "our house," one staffed and run by people with lived experience... and the power dynamics and hierarchies of patient and provider, diagnoses, and labels were left outside the door. This is where I believe the possibilities are profound for systems to begin to change. Where lessons are learned and eyes are opened. At the end of the day I heard one of the respite staff exclaim, "Hybrid pride!"

Second Story is a place where people – guests, peer staff, family and community members and those working within the traditional mental health system – find their common humanity and are called upon to be together for the common good. A neighbor of Second Story shared with the group that there had been much concern and trepidation by the neighborhood when they learned that a mental health facility was in their midst. This is commonly known as "not in my backyard," or "NIMBY."

She went on to say that Second Story has proven to be a wonderful neighbor, responsive to the community when issues arise, and always wanting to help. She feels honored to have this program in her community as they make "good neighbors." I believe that deep learning may be shared with the "old seasoned staff or providers" when they are able to see that mutuality and sharing personal stories creates connection, and connection – not the label/diagnoses and the pill – fills the emptiness, the void, confusion, and loneliness. The "open network" allows this learning to flow.

Dream One has been accomplished. Second Story has been promised ongoing funding from the Mental Health Services Act in California. This act was voted into legislation as a 1% tax on millionaires to help fund mental health programs statewide. Second Story has been embraced by the Santa Cruz Community mental health system as a vital and important model that must be supported and funded.

Dream Two? When all people are able to set aside their need to label and diagnose another human being in order to understand “what’s wrong,” and instead sit at a kitchen table to find out “what happened,” and share stories. This is my dream of what “mental health” will look like one day.

* * * * *

From: [Meghan Cartmill](#)
To: [Fuchs, Nick](#)
Subject: Monarch House// 820 N Broadway, Menomonie
Date: Monday, November 4, 2019 11:23:12 AM
Attachments: [820 N Broadway.pdf](#)

Hello Nick,

You had requested some information regarding 820 N Broadway, or the Monarch House Facility.

I pulled all of our cases from the last two years there and I have attached that list to this email.

Also, I am not sure if your department uses the same four letter codes that ours does, so here are the ones that show up on the search:

WARR= Warrant Pick-up

SUSP=Suspicion

WELF/MENT= Welfare Check/ Mental Call

TANI=Traffic Crash

911H= 911 Hang-up

DISO=Disorderly

EMMS= EMS Call

Please let me know if you have any questions!

Meghan Cartmill
Records Technician
Menomonie Police Department
715-231-8514

This communication constitutes an electronic communication within the meaning of the Electronic Privacy Act, 18 USC 2510 and its disclosure is strictly limited to the recipient intended by the sender of this message. This communication is confidential and may contain information that is privileged, confidential and exempt from disclosure under applicable law. Receipt by anyone other than the intended recipient does not constitute waiver or loss of the confidential or privileged nature of the communication. If the person receiving this message is not the intended recipient or you have received this message in error, any review, publication, copying or other distribution of this information is strictly prohibited. If you received this communication in error, please notify the sender immediately at the email address above, return the original message to me by mail, destroy any copies you may have made and delete the communication from any computer and/or storage media. Thank you for your cooperation.

Tarczewski, Kelly

Subject: FW: November 4th Common Council packet, Mental Health America Conditional Use
Attachments: Monarch House , 820 N Broadway, Menomonie.pdf; Monarch House__ 820 N Broadway, Menomonie.pdf; Solstice House, 2649 Milwaukee, Madison - PD Comments.pdf

From: Fuchs, Nick
Sent: Monday, November 4, 2019 3:37 PM
To: Mayor; Bergman, Brandon; Bierce, Steve; Brown, Colleen; Dziwulski, Brian; Grosch, Ray; Kara, Jeff; Wamser, Jerry
Cc: Hurd, Ami; Klein, Scott; Tarczewski, Kelly
Subject: RE: November 4th Common Council packet, Mental Health America Conditional Use

Staff also received police department calls for two of the non-veteran respites that have been mentioned as similar facilities. See attached. Below is a staff summary of these calls. This summary groups categories that appear to be similar in nature and lists the total number of calls. Thanks.

Solstice House Incident Report Summary

Location: 2649 Milwaukee Street
Madison, WI 54915

Number of bedrooms: 4

Madison Police Department Call Summary (January 1, 2016 through October 31, 2019):

<u>Incident Type Summary</u>	<u>Number of calls</u>
Check Property (1)/Check Person (8)/Follow-up (1)/Information (2)/Phone (1)	13
Assist Police (1)/Assist EMS/Fire (8)/Assist Citizen (1)	10
911 Call Unintentional(1)/911 Disconnect (3)/911 Call Question (1)/911 Call Silent (1)	6
Disturbance Unwanted Person (1)/Domestic Disturbance (1)/Disturbance (1)	3
Theft (1)/Stolen Bicycle (1)	2
Threats Complaint	2
Unknown	2
Missing Adult	1
Safety Hazard	1
Animal Found	1
Adult Arrested Person	1
TOTAL	42

Monarch House Incident Report Summary

Location: 820 Broadway Street
Menomonie, WI 54751

Number of bedrooms: 4

Menomonie Police Department Call Summary (January 1, 2018 through November 1, 2019):

Incident Type Summary	Number of calls
Warrant Pick-up (WARR)	1
Suspicion (SUSP)	3
Welfare Check (1)/Mental Call (3) (WELF/MENT)	4
Traffic Crash (TANI)	1
911 Hang-up (911H)	2
Disorderly (DISO)	2
EMS Call (EMMS)	1
Parking Complaint (PARK)	1
TOTAL	15

Nick Fuchs
Planner & Community Development Director
[City of Pewaukee](#)
W240N3065 Pewaukee Road
Pewaukee, WI 53072
262-691-6007
fuchs@pewaukee.wi.us

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Computer Assisted Dispatch



CAD Search Results

Page 1 of 1

 << < > >> All ☒


The SEARCH CRITERIA was: Department="MENOMONIE POLICE DEPARTMENT
(Dunn)" Location="820 n bro" MaxReturns="200" StartDate="1/1/2018"
EndDate="11/04/19" CallStatus="All"

OCA	Call #	1st Unit	Caller	Location	Complaint	How Received	Date-Time	Zone	Disp
M19-09080	1927560	192	THIBADO, TREVOR D 07141990	820 N BROADWAY ST	SUSP	PHONE	2019-09-05 22:23	CMNM	CL
M19-03854	1910920	183	ST GERMAINE, GREG	820 N BROADWAY ST	WELF	PHONE	2019-04-12 08:43	CMNM	CL
M19-03820	1910852	161	JASPER, BRENNIA	820 N BROADWAY ST	MENT	PHONE	2019-04-11 15:46	CMNM	no data
M19-03567	1910011	186	LONG, ALYSSA L 04091996	820 N BROADWAY ST	SUSP	PHONE	2019-04-03 19:23	CMNM	CL
M19-00429	1901287	160	BERG, DAVID	820 N BROADWAY ST	TANI	WIRE	2019-01-14 12:33	CMNM	CL
M19-00397	1901186	161	no data	820 N BROADWAY ST	911H	WIRE	2019-01-13 10:39	CMNM	no data
M18-12802	1837091	192	JACKSON, EMILY P 11061996	820 N BROADWAY ST	MENT	PHONE	2018-12-28 20:48	CMNM	no data
M18-06168	1817594	183	ANON	820 N BROADWAY ST	WARR	PHONE	2018-06-26 10:34	CMNM	no data
M18-06063	1817315	161	no data	820 N BROADWAY ST	911H	WIRE	2018-06-23 15:36	CMNM	no data
M18-04925	1813811	169	DOLAN, STEPHANIE A 01141989	820 N BROADWAY ST	DISO	WIRE	2018-05-20 15:07	CMNM	CL
M18-04486	1812383	112	BREHOLT, LELAND	820 N BROADWAY ST	PARK	PHONE	2018-05-07 13:42	CMNM	CL
M18-04231	1811713	189	KATHY	820 N BROADWAY ST	DISO	WIRE	2018-05-02 07:49	CMNM	
M18-03563	1809935	189	SONNENBERG, ERICA L 12241970	820 N BROADWAY ST	MENT	PHONE	2018-04-15 14:28	CMNM	
M18-00442	1801196	MF M1	STAFF	820 N BROADWAY ST	EMMS	WIRE	2018-01-15 00:57	CMNM	CL
M18-00024	1800058	160	BARRON COUNTY	820 N BROADWAY ST	SUSP	PHONE	2018-01-01 17:09	CMNM	no data



MADISON POLICE DEPARTMENT

Victor Wahl, Acting Chief of Police

City-County Building

211 S. Carroll St.

Madison, WI 53703

Phone: (608) 266-4022 | Fax: (608) 266-4855

madisonpolice.com

10/31/2019

Dear Records Requestor:

RE: Madison Police Records: calls for service to 2649 Milwaukee St.

The Madison Police Department has received your request for a copy of the record(s) associated with the matter identified above. I have reviewed the record(s) and determined part of your request is disclosable and part is not. Wis. Stat. §19.36(6). Information in the record(s) that is not disclosable to you was redacted because the redacted information would disclose:

- ☐ Confidential juvenile records (no applicable exceptions). See Wisconsin Stats. §§ 48.396 and/or 938.396.
- ☐ Law enforcement informant identities in violation of Wis. Stats. §§ 19.35(1)(am)2.b. and 19.36(8).
- ☒ Medical condition, diagnosis, treatment and/or prescription drug related information. Multiple state and federal statutes protect the sensitive nature of medical information by declaring such records/information to be confidential. (HIPAA, 42 U.S.C. §1320d-2, 45 C.F.R. pts. 160 and 164).
- ☒ Highly personal and private information concerning a sensitive investigation, the disclosure of which would likely have a substantial adverse effect on important public interests because it:
 - ☐ Would deter persons from reporting allegations and cooperating in investigations and prosecutions.
 - ☐ Would disclose sensitive investigative techniques or procedures.
 - ☐ Would disclose guidelines for law enforcement investigations or prosecutions that could reasonably be expected to risk circumvention of the laws.
 - ☐ Would endanger the life or safety of an individual in violation of Wisconsin Stat. §19.35(1)(am)2.a.
 - ☐ Would endanger the security of any public or private building or facility.
- ☐ Personally identifiable dates of birth, home address, account numbers (See Wis. Stats. § 19.36(13)) and private telephone numbers related to cooperating contacts. Release of this information would facilitate identity theft crimes and thus, would be contrary to the well-established public interests in crime prevention and reduction (19.36(13) Wis. Stats.). Additionally, releasing this information would be contrary to the public interests in crime detection and crime fighting in that witnesses may be reluctant to report what they know to the police if they have to fear that this personal and sensitive information is subject to release upon a public records request.

I have reached the above conclusions after applying appropriate statutes, case law, and after weighing the reasons for non-disclosure against the presumed public interests favoring disclosure. For the reasons set forth above, I have concluded that the public interest in non-disclosure of the redacted portions of the record(s) requested outweighs the public interest in disclosure. Pursuant to Sec. 19.35(4)(b) Wis. Stats., this determination is subject to review by Mandamus under Sec. 19.37(1) Wis. Stats., or upon application to the Wisconsin Attorney General or the Dane County District Attorney. I have consulted with the City Attorney's Office, per 3.70(6) MGO.

Sincerely,

Julie A. Laundrie
Madison Police Records Custodian

JAL/bnw

Calls For Service

2649 Milwaukee 10-31-14 - 10-31-19

Incident Address	Incident Date and Time	Incident Number	Case Number	Incident Type
2649 MILWAUKEE ST	04/12/2016 23:46:39	2016-00118107		Assist Police
2649 MILWAUKEE ST	07/22/2016 00:53:19	2016-00256177		Check Property
2649 MILWAUKEE ST	09/27/2016 19:50:15	2016-00348394		Disturbance Unwanted Person
2649 MILWAUKEE ST	09/29/2016 20:30:39	2016-00350872		Assist EMS/Fire
2649 MILWAUKEE ST	10/06/2016 11:50:05	2016-00359070	2016-00359070	Assist EMS/Fire
2649 MILWAUKEE ST	10/25/2016 14:30:11	2016-00382499	2016-00382499	Check Person
2649 MILWAUKEE ST	12/19/2016 15:03:25	2016-00447864		Assist EMS/Fire
2649 MILWAUKEE ST	12/28/2016 20:47:50	2016-00458231	2016-00458231	Assist EMS/Fire
2649 MILWAUKEE ST	01/13/2017 04:45:02	2017-00013543		Assist Citizen
2649 MILWAUKEE ST	01/23/2017 15:41:06	2017-00025736		Information
2649 MILWAUKEE ST	05/11/2017 16:00:14	2017-00156979	2017-00156979	Assist EMS/Fire
2649 MILWAUKEE ST	05/18/2017 05:16:20	2017-00165670	2017-00165670	Domestic Disturbance
2649 MILWAUKEE ST	05/26/2017 20:23:09	2017-00177215	2017-00177215	Check Person
2649 MILWAUKEE ST	05/28/2017 00:06:11	2017-00178748		Threats Complaint
2649 MILWAUKEE ST	06/28/2017 22:43:41	2017-00222652	2017-00222652	Threats Complaint
2649 MILWAUKEE ST	07/08/2017 14:59:51	2017-00236210		911 Call Unintentional
2649 MILWAUKEE ST	08/15/2017 12:34:57	2017-00288420	2017-00288420	Theft
2649 MILWAUKEE ST	08/21/2017 17:07:37	2017-00296976	2017-00296976	Missing Adult
2649 MILWAUKEE ST	10/20/2017 07:41:58	2017-00379447	2017-00379447	Check Person
2649 MILWAUKEE ST	10/25/2017 00:59:33	2017-00385898		911 Disconnect
2649 MILWAUKEE ST	01/05/2018 15:54:51	2018-00005923	2018-00005923	Assist EMS/Fire
2649 MILWAUKEE ST	06/19/2018 16:01:43	2018-00228392		Safety Hazard
2649 MILWAUKEE ST	06/19/2018 16:19:35	2018-00228422		Animal Found
2649 MILWAUKEE ST	06/22/2018 09:04:00	2018-00902387	2018-00902387	Stolen Bicycle
2649 MILWAUKEE ST	08/14/2018 18:26:58	2018-00312654		911 Disconnect
2649 MILWAUKEE ST	08/21/2018 11:48:33	2018-00323496		Follow-Up
2649 MILWAUKEE ST	09/27/2018 15:45:52	2018-00379391	2018-00379391	Information
2649 MILWAUKEE ST	02/27/2019 06:12:08	2019-00075547		911 Disconnect
2649 MILWAUKEE ST	02/27/2019 06:18:13	2019-00075551		Assist EMS/Fire
2649 MILWAUKEE ST	04/04/2019 07:43:19	2019-00123361		911 Call Question
2649 MILWAUKEE ST	04/20/2019 16:10:42	2019-00146628		Disturbance
2649 MILWAUKEE ST	05/26/2019 19:18:17	2019-00199260	2019-00199260	Check Person
2649 MILWAUKEE ST	06/01/2019 09:32:21	2019-00207923		Check Person
2649 MILWAUKEE ST	06/15/2019 07:37:33	2019-00231009		911 Call Silent

2649 MILWAUKEE ST	06/21/2019 15:14:20	2019-00241381	2019-00241381	Adult Arrested Person
2649 MILWAUKEE ST	06/29/2019 12:42:04	2019-00254590		Check Person
2649 MILWAUKEE ST	09/25/2019 00:47:30	2019-00397608	2019-00397608	Check Person
2649 MILWAUKEE ST	10/06/2019 10:39:52	2019-00414745		Assist EMS/Fire
2649 MILWAUKEE ST	10/06/2019 11:00:19	2019-00414772		Assist EMS/Fire
2649 MILWAUKEE ST	10/16/2019 00:28:13	2019-00429494		Phone
2649 MILWAUKEE ST	10/19/2019 04:49:19	2019-00434334		Assist EMS/Fire
2649 MILWAUKEE ST	10/27/2019 20:18:56	2019-00446830	2019-00446830	Check Person

10/31/2019 4:06:17 PM

MENTAL HEALTH OF AMERICA

IN FAVOR OF PROJECT

September 12, 2019	SOAR Case Management Services, Inc.
October 3, 2019	NAMI National Alliance on Mental Illness - Waukesha
October 8, 2019	Housing Action Coalition – Waukesha County
October 11, 2019	Cheri Enters – City of Pewaukee Resident
October 11, 2019	American Legion Pewaukee Post 71
October 14, 2019	Rogers Behavioral Health
October 17, 2019	No Veteran Left Behind USA, Inc.
December 2, 2019	Maria Nicholas – Groves & Dr. Grant Grove

SOAR Case Management Services, Inc.

2132 Fordem Ave.
Madison, WI 53704
Phone: 608/287-0839
Fax: 608/287-0840
E-mail: soaroffice@soarcms.org

September 12, 2019

Re: Support for Mental Health America – Veteran Peer Run Respite – The R&R House

To whom it may concern:

We are contacting you to share our strong support for the opening and community embracement of Mental Health America's veteran peer run respite, The R&R House.

Our agency was one of the recipients for funding of the first three Peer Run Respites in the state of Wisconsin. We opened our respite home in Madison, Wi. and have had an overwhelming amount of successes. Not only have we provided respite to over 350 individuals with 2,500 nights utilized but we have brought a resource to our community that allows the guests we serve an alternative to traditional treatment methods. This alternative is an evidence based, best practice resource. Research has shown that peer support not only facilitates recovery but also reduces health care costs.

Recovery for individuals with behavioral health conditions is greatly enhanced by social connection. A Peer Run Respite provides a person with that connection, resources, skills, and tools they need to be successful in the management of their symptoms and within their community. Through shared lived experience a sense of hope and empowerment is instilled, and recovery becomes reality.

As the director of Madison's Peer Run Respite, I see daily the positive outcomes of Peer Run Respite's and what this has done for our community. My hope is that you can embrace the R&R House to provide its community the chance at recovery as well.

Thank you for your consideration.

Sincerely,



Autumn Shaffer, CPS
Project & Peer Programs Director
SOAR Case Management Services, Inc.
(608)-287-0839
autumnc@soarcms.org



nami
National Alliance on Mental Illness

Waukesha

October 3, 2019

To Whom It May Concern,

On behalf of our Board of Directors, staff and those we serve in Waukesha County, I am providing this letter of support for Mental Health America of Wisconsin and their proposal to open a Veteran Peer Run Respite in Pewaukee.

NAMI Waukesha has provided services for individuals and families impacted by mental health conditions in Waukesha County since 1982. During 2018 we provided services for more than 6,000 individuals who live and/or work in Waukesha County. Veterans are among those we provide services for and specifically we have worked with veterans who are homeless in the community to connect them with necessary treatment and support that will assist them with achieving safe, affordable, and permanent housing. NAMI Waukesha has been providing peer support since its inception and continues to operate on a peer based model. In 2013 we hired a Veteran Outreach Specialist to provide peer based services.

Since the 1940's, Mental Health America (MHA) has responded to war-related stresses in both the civilian and military populations. In 2010 MHA of Wisconsin and NAMI Waukesha began a partnership to provide Crisis Intervention Training for law enforcement officers in Waukesha County to provide them with the necessary knowledge and skills to work effectively with people experiencing a mental health crisis including Veterans. MHA of Wisconsin and NAMI Waukesha have actively worked in partnership since that time to reduce stigma, encourage early intervention and advocate to protect and improve the mental health of our communities.

Recovery for individuals impacted by mental health conditions is greatly enhanced by social connections. Peer support is an evidenced based practice that provides important social connections. When an individual receives peer support it assists greatly with an increase in their self-care, sense of community belonging, and satisfaction with various life domains; and decreases levels of depression and psychosis, hospitalizations and use of more expensive community resources such as emergency room services. Social connections are even more vital for Veterans with PTSD and other mental health conditions, that manifest themselves as a result of combat, because of the strong bonds among military service members and the importance of Veteran peers in coping with stress.

As the Director of NAMI Waukesha, I see the daily positive outcomes that peer run services provide for our community. Our organization gives its full support for MHA of Wisconsin to open a Veteran Peer Run Respite home in Pewaukee. This is a necessary service that we should not be hesitating to provide for our Veterans who have given so much of themselves to our Country.

Sincerely,

Mary Madden
Executive Director

217 Wisconsin Ave., Suite 300 Waukesha, WI 53186 Phone: (262) 524-8886 Fax: (262) 547-1321



**Housing Action Coalition
of Waukesha County**

P.O. Box 605
Waukesha, WI 53187
262.522.3815
www.cocwaukesha.org

October 8, 2019

To Whom It May Concern,

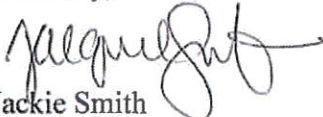
It is my pleasure to write this letter of support for Mental Health America of Wisconsin and their proposal to open a Veteran Peer Run Respite Center in Pewaukee, WI.

The Housing Action Coalition of Waukesha County, Inc. works in the capacity for finding responsive solutions to address housing instability along with supportive services and programs. The Coalition works with over 40 member agencies to foster an environment where agencies and businesses can come together to identify gaps and needs but also share information to gain a greater understanding for what is already a service and what is still needed in Waukesha County to better serve individuals and families.

Individuals and families who have been impacted by a housing crisis or homelessness, should be connected to supportive services, such as case management or peer support to assist in finding safe, affordable and permanent housing opportunities amongst other community resources. Having a Veteran Peer Run Respite Center in Pewaukee would greatly enhance our community partnerships, collaboration, and education while also providing enriched supportive services to Veterans in our community.

The Housing Action Coalition gives its full support for Mental Health America of Wisconsin to open a Veteran Peer Run Respite Center in Pewaukee. This opportunity should be available to our Veterans and our community to better serve those in need with this much-needed service in Waukesha County.

Sincerely,


Jackie Smith
Program Coordinator

The Mission of the Housing Action Coalition is to educate, advocate, and raise awareness while providing a cohesive coordinated response to homelessness and the issues related to it.



American Legion Pewaukee Post 71

118 Main Street Pewaukee, WI 53072

October 11, 2019

**Honorable Steve Bierce
Mayor-City of Pewaukee
N240W3065 Pewaukee Road
Pewaukee, WI 53072**

Re: Veterans Mental Health Respite Planned

Mr. Mayor,

I am writing on behalf of the Pewaukee Legion and its support of the planned respite facility for the local council and care for Veterans who may have a mental issue or problem getting care or guidance through "regular" channels. Mental health issues among Veterans is a serious issue for the Veterans returning from war and other reasons.

I understand this will not be a home to live in long term, but a respite or temporary place to get help, & be directed to where they can get help. As a Veteran and citizen of City Pewaukee they have our support and we hope the City will feel the same.

Thank You

John Arnold

Commander

American Legion Pewaukee Post 71

118 Main Street

Pewaukee, WI 53072

414-416-4073 Cell

Arnoldjohn944@gmail.com

Celebrating 100 Years in America & Pewaukee

Cheri R. Enters
N35 W22442 Wethersfield Court
Pewaukee, WI 53072
C: 262-844-5440

October 11, 2019

City Mayor Steve Bierce
Pewaukee Common Council
Pewaukee Plan Commission
W240 N3065 Pewaukee Road
Pewaukee, WI 53072

Dear Mayor, Council and Plan Commission members:

I have met at length with Jayne Holland, Community Outreach Coordinator for the R & R House for Veterans regarding their request for a Conditional Use Permit. I understand the facility being considered is located at W252 N4304 Sussex Road, Pewaukee. I've known Jayne for many years through her work with veterans at UWM's Veterans Resource Center (MAVRC). She serves our veterans well. She is well connected and very knowledgeable regarding the needs of returning veterans. I have reviewed their printed materials and considered the need for this type of facility in the Pewaukee communities.

As I've worked with veterans in Waukesha County these past six years, I see a need for assistance in helping them find the right resources as they transition to civilian life. It's not always easy for them to find what's available to meet their particular needs as each member of our military comes home with a different set of circumstances. Some need to push the "pause" button, take a breath, and talk to an advocate who will help them sort things out. I see this short-term (one week) facility providing the state-certified peer support these veterans need. We owe them that much and more.

I hope that the Council and Plan Commission will vote to approve this housing facility that will offer recovery services to our returning veterans on a short term basis. I hope Pewaukee will go on record as giving them a hand up in return for their service to our country. It's the least we can do.

Blessings,



Cheri Enters

October 14, 2019

Dear members of the City of Pewaukee Planning Council and Pewaukee Common Council:

We are writing in support of Mental Health America of Wisconsin's proposal to open a Veteran Peer Run Respite in Pewaukee.

For more than 110 years, Rogers Behavioral Health has been a leading not-for-profit, private provider of specialized mental health and addiction treatment for adults, teens, and children. Our mission is to provide highly effective mental health and addiction treatment that helps people reach their full potential for health and well-being. With roots in Waukesha County, Rogers now offer services in six Wisconsin communities and more than 10 other locations across the nation. Rogers offers inpatient and residential care in Waukesha County and Milwaukee County and an intensive level of outpatient treatment that typically ranges from three to six hours a day for four to six weeks for a broad range of conditions including OCD and related anxiety disorders, eating disorders, depression, bipolar and other mood disorders, posttraumatic stress disorder, and addiction.

We believe that this respite location is a much-needed resource that will help prevent veterans from needing crisis services and maintain longer periods of wellness. At Rogers, we know firsthand that individuals with mental health concerns do best when they have a strong support system. This safe and welcoming space combined with peers who have shared life experiences will be incredibly beneficial to veterans who have given of themselves for our country. The level of 24/7 assistance and linking to other vital resources will give these men and women the connection they need to rise above their challenges. It would be unfortunate if the stigma surrounding mental health conditions prevented these deserving individuals from accessing much-needed support.

As an advocate for those with mental health concerns, Rogers Behavioral Health offers our full support to Mental Health America of Wisconsin and its plans to open the Veteran Peer Run Respite in Pewaukee. Please let us know if we can help to answer any questions about the conditions, symptoms, and treatments to help address any concerns.

Sincerely,



Paul Mueller
CEO, Hospital Division



34700 Valley Road, Oconomowoc, WI 53066

PHONE: 262-646-4411 or 800-767-4411 FAX: 262-646-3158 WEBSITE: rogersbh.org



No Veteran Left Behind USA, Inc.

2025 S 107th Street, West Allis, WI 53227-1232

Phone: (414)395-6043 Fax: (414)375-2634 Email: info@noveteranleftbehindusa.us

Website: <http://www.noveteranleftbehindusa.us>

No Veteran Left Behind USA, Inc. is a 501(c)(3) veterans organization.

October 17, 2019

City of Pewaukee Mayor Steve Bierce
Pewaukee Common Council
Pewaukee Plan Commission

Dear Mayor, Council, and Plan Commission members:

I am writing on behalf of Mental Health America of Wisconsin, and am submitting this letter of support for the R&R House, to be located on Sussex Rd in Pewaukee.

The R&R House will provide needed support to veterans who would benefit from talking to a peer with shared their life experiences, and an understanding of the unique challenges former service members experience when they transition from the military. In my work with veterans I have experienced the sense of community and trust that peer support can bring and have seen how this can help them begin to integrate themselves into their civilian lives. I also appreciate that the R&R House will provide short-term stays for veterans, giving them an opportunity to take a break from the challenges they may be experiencing to improve their coping skills and connect with veteran resources if needed.

I hope that you will vote to approve the R&R House opening in Pewaukee.

Respectfully Submitted,

Ellen M. Kozel, US Army Retired
Chairman of the Board
No Veteran Left Behind USA, Inc.

December 2, 2019

Common Council Chambers

Pewaukee City Hall

W240 N3065 Pewaukee Road

Pewaukee, WI 53072

Dear Council:

Thank you for your continued commitment to reviewing this peer respite opportunity for veterans. I am the homeowner of the property – W252N4304 Sussex Street. In our last public hearing, I spoke about facts that govern the home and the potential lease agreement with MHA. I'll recount these for the benefit of newcomers today. In addition to these facts, I will talk about the evident **bias** that is happening in front of our eyes as it would be **unjust** not to bring to light. I hope by the end, you will see that MHA has made significant accommodations by listening to the public's requests as well as Staff's recommendations. I strongly believe they will be a thoughtful and good neighbor and bring positive impact to our community. For this reason, Dr. Groves & me are renting our fully furnished home to MHA and their team. It is my opinion, *not* granting the conditional use permit only endorses a few people's intolerance and reinforces stigma all the more and I believe we are better than that.

Let's discuss the facts first:

- 1) MHA has compromised to limit the space to **three** (3) bedrooms for guests, and will use one bedroom as an office, cutting capacity by 25% over the original intent. This specifically addresses community concerns about increased traffic or too many cars on the property. Let me restate, there is space for 3.5 cars in the garage and another 2 spaces in the driveway that cannot be seen from the road. In addition to this, there's ample space on the driveway for more vehicles, however, this will not be needed. Additionally, the one neighbor who would be

visibly able to see the home and driveway and cars and switching of staff and guests, is in support of this program and these neighbors.

- 2) **No weapons will be allowed under any circumstances.** Guests who are found to have brought a weapon will be asked to leave and store it off-premises, and if they are unwilling to do so, will be excluded from the program and informed they will be liable for trespassing. There were community concerns about weapons. This requirement addresses it fully and with no exceptions to the rule.
- 3) Fencing can be installed which blocks view from the adjacent north-bound neighbor and prevents unintentional trespassing beyond the property lines. This specifically addresses the concern of the neighbor to the North -who has had countless signs up in opposition to the R&R home. I'll restate that the backyard is 100% fenced in and there is natural barrier of trees in the front yard to the South. Allow me to remind all of us, that veterans who have a verifiable address, transportation that gets them to Pewaukee, WI, and have chosen to come to R&R home are likely not interested in roaming around the neighbors' yards. They've got about an acre in our backyard to walk around should they choose.
- 4) Guest curfew hours will be 6am to 10pm, and failure to return prior to 10pm *may* be grounds for exclusion from the program. MHA staff are in charge of enforcing curfews. The community asked for this and it will be enforced. There will be two staff members on duty 24/7.
- 5) No alcohol or substance use will be allowed on the premises. Guests who return to the premises who have engaged in alcohol or substance use will be asked to leave if they are infringing on the recovery and support of other guests. Those who refuse to do so will be liable for trespassing.
- 6) Guests will be advised during phone screening and arrival that individuals staying at the R&R House may hear sounds from the local firearm range, from hunting activities, or from the local

quarry (albeit we have never heard noise from the quarry in ten years of owning our home).

Guests are to make the determination if this would be a trigger for their recovery and if the R&R House would be appropriate for them. Again, the vets staying at R&R House are not in a high-level crisis – there are other services for people who are. They would not be referred to R&R and if somehow, they are, they would be not be accepted and therefore not given the address to come to this home. Rather, they would be referred to an appropriate service in line with their needs. Point is, they are fully functioning adults who can decide for themselves about the hearing sounds from a gun-range.

- 7) External doors to the R&R House will be subject to video surveillance, and signs advising of this fact will be posted.

Now, I'd like to switch gears and talk about the elephant in the room. Bias – whether its conscious or unconscious, there is intolerance bleeding out throughout this. I know this is an uncomfortable topic to talk about, but I am going to anyway. I'm going to provide examples of it. Please know, I respect all Pewaukee citizens, regardless of our differing views. I also acknowledge that the thing about bias is, we all have it. However, not looking at it in the mirror, calling it what it is, and learning and growing through it is the real problem. So, let me share some observations of bias:

- Residents speculating that their home value will decrease because of the R&R House is operating here. This is speculative and has zero merit. Again, this would be an 18-month lease agreement and the conditional use permit follows MHA not the home where it would be operating under the lease. What deteriorates this theory all the more is the increased home values in Appleton, within the radius of the respite.
- By the neighbor to the north who told me on an initial phone call, "I wish I could afford to pay you whatever they are paying you and you could leave the house vacant; I think they should go to a non-residential area like where the Girl Scouts own property – by a lake and where there are no neighbors." If I could have that moment back, I'd respond, "These are vets. They served our country. These are not people on America's Most Wanted – your statements are shameful."

- “I/We support the vets, **but....**” which we heard countless times at the first public hearing. This sentence was rarely finished with facts, but rather, speculation married with perceptions that carry stigma (wrongfully) associated with mental health.
- Others talked about the nearby trail – Simmon’s park and made mention that their children would be unable to use if the R&R House opened. These are public lands folks, which *any* member of the public, including those with much more serious issues than guests at the R&R House, can use freely today.
- Perhaps the ideal examples are the signs – I could be polite and call these “signs in opposition of the respite,” but instead, I’m going to call them what they are – biased and misleading. The last sign of the series brings it home: WE CAN WIN! TAKE ACTION AND SAY NO TO UNSECURED MENTAL ILLNESS DRUG ABUSE FACILITY NEXT DOOR “NO MEDICAL STAFF.” There is staff 24/7, there is no medical staff required because we are not will dealing with medical needs nor acute needs. This sign which is in all caps and lit up at night is rooted in bias and sets a low bar for what civil dispute should look like.

I believe I’ve captured plenty of facts which showcase MHA’s approach to listening to the community and making reasonable accommodations to their requests. I’ve also called out bias for what it is. Council, once again, I thank you for your time and consideration. I hope you see the need for the R&R Home, the good it will do in the lives of our vets, and the benefits it brings to Pewaukee and our society. I also ask that you recognize and reject the blatant intolerance and stigma this dispute has been wrapped up in. Please grant the conditional use permit – with the prudent conditions and governance guiding the program. I have no doubt MHA will prove to Council and the community that they will be valuable and conscientious neighbors.

Sincerely,

Maria Nicholas-Groves & Dr. Grant Groves

AGAINST PROJECT

No Date	Various Village of Pewaukee Residents
No Date	Kristen Shea – City of Pewaukee Resident
October 2, 2019	Susan Nienow – City of Pewaukee Resident <i>Clean Copy Dated November 1, 2019 is attached as well</i>
October 6, 2019	Lynne Brandt – Village of Pewaukee
October 8, 2019	David Edge – City of Pewaukee Resident
October 14, 2019	Tom & Sue Nienow – City of Pewaukee Residents
October 14, 2019	Protest Petition – Various Village & City of Pewaukee Residents
October 21, 2019	John Stetzenbach
October 23, 2019	David Edge – City of Pewaukee Resident
October 23, 2019	David Edge – City of Pewaukee Resident
October 23, 2019	Tom & Sue Nienow – City of Pewaukee Resident
October 23, 2019	Darrel Lee – City of Pewaukee Resident
October 24, 2019	Tom Nienow – City of Pewaukee Resident
October 25, 2019	Sue Nienow – City of Pewaukee Resident
October 26, 2019	Darcy Sefcik – City of Pewaukee Resident
October 27, 2019	Susan Gain – Village of Pewaukee Resident
October 28, 2019	Ryan Lang – Village of Pewaukee Resident
October 28, 2019	John Yench
October 28, 2019	Mary Dexter – Village of Pewaukee Resident
October 28, 2019	Brad Brandt – Village of Pewaukee Resident
October 28, 2019	Sumit Pathak – Village of Pewaukee Resident
October 28, 2019	Lynne Brandt – Village of Pewaukee Resident

To: Jeff Knudson, President - Village of Pewaukee

Cc: Ed Hill, Trustee - Village of Pewaukee
Heather Gergen, Trustee - Village of Pewaukee
Tony Hopkins, Trustee - Village of Pewaukee
Kevin Yonke, Trustee - Village of Pewaukee
Bob Rohde, Trustee - Village of Pewaukee
Craig Roberts, Trustee - Village of Pewaukee

Steve Bierce, Mayor – City of Pewaukee
Ray Grosch, Alderperson – City of Pewaukee
Brandon Bergman, Alderperson – City of Pewaukee
Jeff Kara, Alderperson – City of Pewaukee
Colleen Brown, Alderperson – City of Pewaukee
Jerry Wamser, Alderperson – City of Pewaukee
Brian Dziwulski, Alderperson – City of Pewaukee
Nick Fuchs, Planner/Community Development Director – City of Pewaukee

We are writing this letter as concerned residents of the Village of Pewaukee and are asking for the assistance of Village leadership. Mayor and City of Pewaukee Council members, we have copied you on this letter as we wanted to voice our concerns to you directly as well.

Monday night, October 21, several residents of the Hawthorne Hill subdivision attended the City of Pewaukee public hearing regarding the proposed approval of a conditional use permit for Mental Health America of Wisconsin ("MHA") to operate a facility on Sussex Street intended to aid veterans struggling with mental health issues and/or substance abuse.

Hawthorne Hill is located directly across Lindsay Road, less than half of a mile from the proposed operation. We, as residents of this subdivision, moved here because we thought it would be a safe place for our families and raise our children. We pay a premium in property taxes to live in this great community. Several other subdivisions are located within a similar distance to the property.

First, as everyone who spoke at the meeting indicated, there is no debate as to whether we support veterans. Every single person signing this letter agrees that we are forever in debt to our veterans. They are heroes who have sacrificed tremendously for all of us. This is not about the cause, but rather the location. We can all agree that veterans facing mental health challenges or substance abuse issues should be afforded every possible measure of assistance. We merely feel that this should not be done at the expense of even the slightest decrease in safety for those in the surrounding area. We are husbands, wives, fathers, mothers and grandparents first, and it is our responsibility to look out for the best interest of our families.

We had significant concerns when we learned of the proposed issuance of the conditional use permit, so we attended the hearing and listened to representatives from MHA and the community speak for several hours. It is clear that a) the surrounding residents strongly object and have serious concerns for safety, and b) MHA has not provided sufficient details of the operations in terms of safety precautions, history of success or any conclusive data.

This residence would be the first of its kind in the nation. It was said multiple times at the meeting, by MHA representatives and supporters themselves, that the facility will be safe for its residents and the community but yet "MHA is still figuring out how to do this" and there would "probably be one to two incidents per year." We are not comfortable with this given our children and others in the community take that route to school on the bus every single day and it is within easy walking distance of our homes where our children play. Our small community should not be the test subject for this project. We would like to call your attention specifically to the following concerns:

- Our decisions to move and continue to live here were driven by a desire for safety, stable property values and great schools. We pay a premium in property taxes for those values. This decision, if approved, strikes directly against two of those three values.
- As we indicated above, this is a first of its kind facility. While MHA attempts to draw comparisons to other facilities in Appleton and Madison, those facilities are a) not run by MHA, b) do not have identical focus on veterans and c) are not located in residential areas. As a result, MHA has no comparable data or track record to show the community.
- Allowing a conditional use permit for this property opens the door to other issues in the future. Current residents did not sign up for a business operating in the midst of their residential community. We acknowledge MHA is a not-for-profit organization; however, they would be providing a service out of this home.
- MHA contends that no individuals entering this facility will be actively using drugs/alcohol or find themselves in mental crisis. Yet that determination is made via a phone interview, not an examination by a trained medical professional. Furthermore, although the facility will forbid use of firearms, individuals who own firearms would be allowed to bring them into the residence and store them under lock and key.

As MHA explained at the public hearing, there could be 4-5 individuals at the facility at any point in time, staying for less than a week. That means hundreds of people could cycle through in a year. There is a clear distinction to be made between the community opposing a single veteran or any other individual or family with mental health or substance abuse issues into the community and opposing operation of a residence that is tantamount to a hotel. There will be hundreds of different people with hundreds of different unique issues ranging from mental health, to drug or alcohol abuse and beyond. This is not what people living in a residential area signed up for! Furthermore, the supervisors employed at the location are, by MHA's admission, not medical professionals. They are veterans themselves who have overcome similar issues and have undergone short periods of training in order to supervise the facility. While they may provide a strong support group for residents of the facility, this leaves them ill-trained and ill-equipped to handle crisis situations which may arise.

Lastly, it is disingenuous on the part of the City of Pewaukee to consider approving this in a location that is in a relatively isolated area of the City yet so close to heavily populated areas of the Village which essentially surrounds the site on three sides. We in the Village will certainly feel the impact of this decision.

We respectfully submit this letter looking for any help that leadership of the Village of Pewaukee can provide in ensuring our concerns are addressed. This project should not proceed. Thank you very much for your time and consideration.

Sincerely and respectfully,

{See attached signatures}

Matt Wallace
Name (Signature)

Matt Wallace
Name (Print)

750 Chevrolet Dr. Pawnee, ND 58072
Address

Ryan Lange
Name (Signature)

Ryan Lange
Name (Print)

778 Chevrolet Dr. Pawnee 58072
Address

Chris Bernauer
Name (Signature)

CHRIS BERNAUER
Name (Print)

564 POND VIEW CT 58072
Address

John Stetzenbach
Name (Signature)

John Stetzenbach
Name (Print)

727 Stepping Stone Way 58072
Address

Elizabeth Lang
Name (Signature)

Elizabeth Lang
Name (Print)

778 Chevrolet Dr. Pawnee 58072
Address

Jim Talor
Name (Signature)

Jim Talor
Name (Print)

705 Stepping Stone Way
Address

Todd VanZande
Name (Signature)

Todd VanZande
Name (Print)

739 Stepping Stone Way
Address

Tiffany Vandezande
Name (Signature)

Tiffany Vandezande
Name (Print)

739 Stepping Stone Way
Address

Niede Wirth
Name (Signature)

Niede Wirth
Name (Print)

715 Stepping Stone way
Address

Phil Koehler
Name (Signature)

Phil Koehler
Name (Print)

763 Stepping Stone Way
Address

Barbara J Koehler
Name (Signature)

Barbara J Koehler
Name (Print)

763 Stepping Stone Way
Address

Angela Palmer
Name (Signature)

Angela Palmer
Name (Print)

705 Stepping Stone Way 58072
Address

Lunden Wirth
Name (Signature)

Lunden Wirth
Name (Print)

715 Stepping Stone way, Pawnee
Address

Katie Waller Katie Waller 750 Cheviot Dr.
Name (Signature) Name (Print) Address

Michael Shea Michael Shea 588 Pond View Ct
Name (Signature) Name (Print) Address

Kristin Shea Kristin Shea 588 Pond View Ct
Name (Signature) Name (Print) Address

Nicole Gustafson NICOLE GUSTAFSON 702 Stepping Stone Way
Name (Signature) Name (Print) Address

Michael Gustafson Michael Gustafson 702 Stepping Stone Way
Name (Signature) Name (Print) Address

Megan Stetzenbach MEGAN STETZENBACH 727 STEPPING STONE WAY
Name (Signature) Name (Print) Address

Patrick Wunsch Patrick Wunsch 751 Stepping Stone Way
Name (Signature) Name (Print) Address

Diane Wunsch Diane Wunsch 751 Stepping Stone Way
Name (Signature) Name (Print) Address

Danielle Betz Danielle Betz 777 Chenot Dr. Pewaukee, WI 53072
Name (Signature) Name (Print) Address

Timothy Betz Timothy Betz " "
Name (Signature) Name (Print) Address

Carl Peluso CARL PELOSO 703 Stepping Stone Way Pewaukee, WI 53072
Name (Signature) Name (Print) Address

Dear Mr. Fuchs,

I am writing you today to request a denial for a Peer Respite Mental Health Facility at the residence of W252 N4304 Sussex St. Pewaukee WI 53072. I have attended both public meetings and have found NO evidence that this facility will not pose a risk to my family and community. The last meeting on Monday, October 20 a professor from the Medical College of Wisconsin and partner with this program asked us, the residents of Pewaukee, to "take a risk". He stated several times that there is a risk involved in allowing this pilot program and facility in our community. A peer counselor who will be a staff member working at this facility came forward and agreed that he fights his "demons" of PTSD, alcohol and drug addiction daily. Peer counselors with only 40 mandated education hours will be the "professionals" on staff at this facility. There will be no Licensed mental health professional on-site. Mental Health of America, who will oversee this project, confirmed that guns will be allowed on the premises, only to be locked up when the resident is staying at the facility and then given to them upon leaving the facility. There is a five day maximum stay. If the in-crisis resident is still in crisis what happens to them and the gun that they brought on residence? Mental Health America states that none of the residents will be using drugs but admitted they will have no proof of this. The facility will utilize drug testing. The student athletes at Pewaukee High School are drug tested (this was done last week on school property). There is no reason these individuals should not be tested for their safety and ours. We were told that there will be either no specific consequences for breaking the "participant signed agreement" or the decision will be up to the peer counselors working at the time. This can cause for many inconsistencies in how the facility is run therefor causing an unstable and unsafe environment. Is this facility co-ed? How many visitors are allowed per resident? Is there a time limit for visitors? Visiting hours? What is the agreement to be signed upon arrival? What is the 40-hour curriculum of education for the peer counselors? What type of insurance does this facility have? Is this facility certified and by what company/organization? CBRF's have many mandates, certifications and state codes to keep the residents, staff and community safe. It was stated by Brian Michel of Mental Health America stated that they cannot be a CBRF because they do not meet the criteria to be CERTIFIED as a Community Based Residential Facility. There are so many unanswered questions that make the RISK you are asking me to take a larger RISK that I am saying NO to.

There are too many questions, concerns and not enough safeguards in place to have this facility in our neighborhood. Some conditions imposed into the facilities contract should be:

- 1) No guns allowed on the property ever.
- 2) Drug testing for all incoming residents before being allowed to stay at the facility as well as regular testing of all employees.
- 3) Facility should be placed in a location where daily gun shots will not be heard from the gun range, weekly explosions from the quarry, and adjacent to land used for hunting.
- 4) There should be full time security on premises at all times.
- 5) Published information on the identities of employees and supervisors, along with contact information so that concerns can be presented as they arise.
- 6) Two Licensed counselors on site 24 hours.

- 7) Fenced in yard with driveway gate, security passes or key cards in and out of facility with strict penalties enforced for violating policies (such as curfew)
- 8) A published plan of how vehicles will be moved around and parked by staff and attendees. Given that there could be 5 residents, 2 staff, and 2 shift change vehicles being jockeyed, and this does not include the fact that we were told there can be visitors on the premise.

As the elected official in charge of looking out for the goodwill of your community, I hope that you take into consideration all the information and concerns I have provided and protect us, the residents of Pewaukee by denying the request of a Peer Respite Mental Health Facility in our neighborhood. Thank you.

Sincerely,
Kristin Shea

Fuchs, Nick

From: Thomas Nienow <nienow99@sbcglobal.net>
Sent: Wednesday, October 2, 2019 9:35 PM
To: Fuchs, Nick
Subject: FW: Failure Notice

resend

From: MAILER-DAEMON@yahoo.com
Sent: Wednesday, October 2, 2019 8:57 PM
To: nienow99@sbcglobal.net
Subject: Failure Notice

Sorry, we were unable to deliver your message to the following address.

<fuchs@pewaukee.wi>:
No mx record found for domain=pewaukee.wi

--- Below this line is a copy of the message.

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Received: by smtp424.mail.gq1.yahoo.com (Oath Hermes SMTP Server) with ESMTPA ID 33b5da7de928b4b7040c7dd5968d1394;

Thu, 03 Oct 2019 01:57:00 +0000 (UTC)

MIME-Version: 1.0

To: "mayor@pewaukee.wi.us" <mayor@pewaukee.wi.us>,
"grosch@pewaukee.wi.us" <grosch@pewaukee.wi.us>,
"bergman@pewaukee.wi.us" <bergman@pewaukee.wi.us>,
"kara@pewaukee.wi.us" <kara@pewaukee.wi.us>,
"fuchs@pewaukee.wi.us" <fuchs@pewaukee.wi.us>,
"brown@pewaukee.wi.us" <brown@pewaukee.wi.us>,
"wamser@pewaukee.wi.us" <wamser@pewaukee.wi.us>,
"dziwulski@pewaukee.wi.us" <dziwulski@pewaukee.wi.us>,
"brian@mhawi.org" <brian@mhawi.org>

From: Thomas Nienow <nienow99@sbcglobal.net>

Subject: proposed conditional use permit at W252 N4304 Sussex St.,
Pewaukee, WI 53072

Date: Wed, 2 Oct 2019 20:57:02 -0500

Importance: normal

X-Priority: 3

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Content-Transfer-Encoding: quoted-printable

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Dear Mr. Mayor =E2=80=93

I want to go on record stating my opposition to the proposed =E2=80=98conditional use permit=E2=80=99 at the address above. We, as adjacent neighbors= and taxpayers, along with the majority of homeowners in this residential n= eighborhood zoned RS3, contest this proposition and have the right to infor= mation and =E2=80=98safety first=E2=80=99 in our neighborhood.

I tried to contact Brian at Mental Health America Wisconsin on Monday, Sept= ember 30, 2019 and left a message asking for security assurances and more i= nformation for the proposed program at this location. At this time it has = been 3 days and he has not responded to my inquiry about details of this pr= oposed program.

The current owners of the property intend to vacate the property and lease = the house to Mental Health America. =20

Mental Health America intends to run a =E2=80=98pilot=E2=80=99 program=E2= =80=99 placing up to six new individuals per week with mental health and su= bstance abuse issues in this house for a one week stay. If I understand co= rrectly, this unsecured property will host up to 312 =E2=80=98at risk=E2=80= =99 guests per year. This volume of turnover is unacceptable in a resident= ial neighborhood.

This =E2=80=98program=E2=80=99 is NOT OPEN TO ALL VETERANS WHO SERVED OUR C= OUNTRY, only those with mental health and substance abuse issues. No homeo=

wner will feel safe in the sanctity of their own backyard. =20

I=E2=80=99ve had many conversations with Nick Fuchs and he told me that if =
this conditional use permit is granted, it will stay with that property for=
ever. The value of our properties and the safety of our families will be c=
ompromised.

Please don=E2=80=99t allow this and protect OUR rights as taxpayers of Pewa=
ukee. Thank you for your time and consideration on this matter. I can be =
reached at 414.305.3389

Respectfully -

Susan Nienow
W252N4350 Sussex St
Pewaukee, WI 53072

--_1A5CBAFA-C74B-4E65-BA89-6B84C14CF47A_
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e proposed =E2=80=98conditional use permit=E2=80=99 at the address above.=
=C2=A0 We, as adjacent neighbors and taxpayers, along with the majority of =
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homeowners in this residential neighborhood zoned RS3, contest this proposition and have the right to information and safety first in our neighborhood.

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This program is NOT OPEN TO ALL VETERANS WHO SERVED OUR COUNTRY, only those with mental health and substance abuse issues.

No homeowner will feel safe in the sanctity of their own backyard.

I have had many conversations with Nick Fuchs and he told me that if this conditional use permit is granted, it will stay with that property forever. The value of our properties and the safety of our families will be compromised.

Please don't allow this and protect OUR rights as taxpayers of Pewaukee. Thank you for your time and consideration on this matter.

I can be reached at 414.305.3389

Respectfully -

Susan Nienow

W252N4350 Sussex St
Pewaukee, WI 53072

--_1A5CBAFA-C74B-4E65-BA89-6B84C14CF47A_--

Tarczewski, Kelly

From: Fuchs, Nick
Sent: Friday, November 1, 2019 3:27 PM
To: Mayor; Bergman, Brandon; Bierce, Steve; Brown, Colleen; Dziwulski, Brian; Grosch, Ray; Kara, Jeff; Wamser, Jerry
Cc: Hurd, Ami; Klein, Scott; Tarczewski, Kelly; nienow99@sbcglobal.net; Susan Nienow
Subject: November 4th Common Council packet, Mental Health America Conditional Use

Mayor and Alderpersons,

On page 84-87 of 153 in the November 4th Common Council packet, an email was provided that was not very clear. Mrs. Nienow, the author of the email, notified me that the clean version she later submitted to staff was not included in the packet and is concerned that the email will not be read clearly. As such, below is a clean version of the email for your review. Thanks.

To: "mayor@pewaukee.wi.us" <mayor@pewaukee.wi.us>, "grosch@pewaukee.wi.us" <grosch@pewaukee.wi.us>, "bergman@pewaukee.wi.us" <bergman@pewaukee.wi.us>, kara@pewaukee.wi.us <kara@pewaukee.wi.us>, "fuchs@pewaukee.wi.us" <fuchs@pewaukee.wi.us>, "brown@pewaukee.wi.us" <brown@pewaukee.wi.us>, "wamser@pewaukee.wi.us" <wamser@pewaukee.wi.us>, dziwulski@pewaukee.wi.us <dziwulski@pewaukee.wi.us>, "brian@mhawi.org" <brian@mhawi.org>

From: Thomas Nienow <nienow99@sbcglobal.net>

Subject: proposed conditional use permit at W252 N4304 Sussex St., Pewaukee, WI 53072

Date: Wed, 2 Oct 2019 20:57:02 -0500

Dear Mr. Mayor

I want to go on record stating my opposition to the proposed conditional use permit at the address above. We, as adjacent neighbors and taxpayers, along with the majority of homeowners in this residential neighborhood zoned RS3, contest this proposition and have the right to information and safety first in our neighborhood.

I tried to contact Brian at Mental Health America Wisconsin on Monday, September 30, 2019 and left a message asking for security assurances and more information for the proposed program at this location. At this time it has been 3 days and he has not responded to my inquiry about details of this proposed program.

The current owners of the property intend to vacate the property and lease the house to Mental Health America.

Mental Health America intends to run a pilot program placing up to six new individuals per week with mental health and substance abuse issues in this house for a one week stay. If I understand correctly, this unsecured property will host up to 312 at risk guests per year. This volume of turnover is unacceptable in a residential neighborhood.

This program is NOT OPEN TO ALL VETERANS WHO SERVED OUR COUNTRY, only those with mental health and substance abuse issues. No homeowner will feel safe in the sanctity of their own backyard.

I've had many conversations with Nick Fuchs and he told me that if this conditional use permit is granted, it will stay with that property forever. The value of our properties and the safety of our families will be compromised.

Please don't allow this and protect OUR rights as taxpayers of Pewaukee. Thank you for your time and consideration on this matter. I can be reached at 414.305.3389

Respectfully -

Susan Nienow
W252N4350 Sussex St
Pewaukee, WI 53072

Nick Fuchs
Planner & Community Development Director
[City of Pewaukee](#)
W240N3065 Pewaukee Road
Pewaukee, WI 53072
262-691-6007
fuchs@pewaukee.wi.us

This message originates from the City of Pewaukee. It contains information that may be confidential or privileged and is intended only for the individual named above. It is prohibited for anyone to disclose, copy, distribute, or use the contents of this message without permission, except as allowed by the Wisconsin Public Record Law. If this message is sent to a quorum of a governmental body, my intent is the same as though it were sent by regular mail and further e-mail distribution is prohibited. All personal messages express views solely of the sender, which are not attributed to the municipality I represent and may not be copied or distributed with this disclaimer. If you have received this message in error please notify me immediately.

From: Lynne Brandt
To: Mayor; Grosch, Ray; Bergman, Brandon; Kara, Jeff; Brown, Colleen; Wamser, Jerry; Dziwulski, Brian; Fuchs, Nick
Cc: villagepresident@villageofpewaukee.com; ehill@villageofpewaukee.com; hgergen@villageofpewaukee.com; thopkins@villageofpewaukee.com; kvonke@villageofpewaukee.com; brohde@villageofpewaukee.com; croberts@villageofpewaukee.com
Subject: Proposed conditional use permit at W252 N4304 Sussex St., Pewaukee, WI 53072
Date: Sunday, October 6, 2019 10:26:29 PM

Dear Pewaukee City Mayor,

We want to go on record stating our opposition to the proposed 'conditional use permit' at the address above. We, as adjacent neighbors and taxpayers, along with the majority of homeowners in this residential neighborhood zoned RS3, contest this proposition and have the right to information and 'safety first' in our neighborhood.

The current owners of the property, falsely advertised this property as a rental property adjacent to a Nature Preserve. This property is adjacent to 'No Trespassing Private Property' owned by the Brandt's for over 100 years.

The current owners of the property intend to vacate the property and lease the house to Mental Health America.

Mental Health America intends to run a 'pilot' program' placing up to four new individuals per week with mental health and substance abuse issues in this house for a one week stay. If I understand correctly, this unsecured property will host up to 208 'at risk' guests per year. This volume of turnover is unacceptable in a residential neighborhood.

This 'program' is NOT OPEN TO ALL VETERANS WHO SERVED OUR COUNTRY, only those with **mental health and substance abuse issues**. After researching and reading more on this, I have concerns about this being more of a veterans crisis respite center. No homeowner will feel safe in the sanctity of their own backyard.

We have concerns for the safety of our young grandchildren, 2 1/2 year old twins, a 7 and 5 year old, who come over to our house, they love to play outside and take nature hikes. We will no longer feel safe to allow them to do these things.

There's a lot of foot traffic, (joggers, walkers, bicycle riders, cross country runners, track and field runners from Pewaukee High School, young families out for a walk) who go right in front of the above referenced property. These people will no longer feel safe.

We can hear gun shots coming from The Waukesha Gun Club, which is located on Watertown Road, only 4.1 miles from the above referenced property. This may have a huge impact on the individuals staying at this house.

It's my understanding that all property owners within 600 feet of the exterior boundaries of the property for which the conditional use is being proposed were to be notified. Brandt Farm LLC, which is adjacent to the above referenced property, has not been notified of this proposed conditional use permit.

I had a conversation with Nick Fuchs who told me that if this conditional use permit is granted, it will stay with that property forever. The value of our properties and the safety of our families will be compromised.

Please don't allow this and protect OUR rights as taxpayers of Pewaukee. Thank you for your time and consideration on this matter. I can be reached at 262-290-6208.

Sincerely,

Lynne and Robert Brandt
648 Ole Dairy Road
Pewaukee, WI 53072

Brandt Farm LLC
-Robert Brandt
-Edward Brandt
-Jeanne Brandt
-Richard Brandt
-Karen Luedke
-Maureen Rausch
-Steve Cheaney
648 Ole Dairy Road
Pewaukee, WI 53072

Susan Nienow

From: Thomas Nienow <nienow99@sbcglobal.net>
Sent: Tuesday, October 08, 2019 1:18 PM
To: Susan Nienow
Subject: FW: Proposed Conditional Use Permit for Mental Health America

Tom Nienow
Nienow Woodwork
W252N4350 Sussex St
Pewaukee, WI 53072
262.853.9943

From: David Edge
Sent: Tuesday, October 8, 2019 11:46 AM
To: mayor@pewaukee.wi.us; grosch@pewaukee.wi.us; bergman@pewaukee.wi.us; sbierce@wi.rr.com
Subject: Proposed Conditional Use Permit for Mental Health America

I am a Viet Nam veteran, SSGT USAF, 1970-1974.

I live on Sussex Street just a few houses north of the proposed property. We choose this location due to its quiet rural environment. I only heard about this through a neighbor. I did not learn about this from any official notice, probably because I live more than 600 feet away. I am adamantly opposed the granting of this Conditional Use Permit to Mental Health America of Wisconsin for the following reasons:

1. This would be permanent and not temporary.
2. This is an experiment that has never been done before for veterans, soldiers with war related mental and drug issues and are in crisis.
3. Unlike the civilian versions of this type of facility, these soldiers have conditions that can be much more severe and more dangerous to the surrounding public.
 - a. PTSD is most likely going to be an underlying condition that many of these soldiers are going to have.
 - b. Paranoia is also commonly associated with these issues.
 - c. Suicide is also very high risk with this demographic.
 - d. WHEN they hear the guns from the Waukesha Gun Club are they going to have a flash back and think they are back in combat and the neighbors are the enemy? I heard that gun fire on a regular basis.
 - e. These are soldiers that have seen combat and have been trained to kill.
 - f. These veterans need better support than this.
4. There are children, grandchildren, bikers, walkers, school cross country runners, and high traffic in this neighborhood that would be at risk.
5. This facility would have no security or medical services that would be needed.
 - a. There is no way to keep any of them from bringing drugs or weapons into the facility.
 - b. People with these issues are in crisis and interaction with others will be volatile at times creating a high risk of injury or worse.
 - c. There is no support for these situations other than telling them to leave, which puts them in this state into the neighboring area without treatment or constraint. Police and ambulance calls could be expected to significantly increase for Sussex Street.
6. It is not a question of if there will be an incident but a question of when.
7. A one (1) to five (5) day stay is hardly enough time to handle any one in crisis.

- a. They would be in this facility because they cannot handle it in their own homes so how is this going to be any different.
- b. When I have a health crisis I seek professional help. I don't go to a "flop house" where there is not cost.
8. What do drug addicts do to support their habit? They steal.
 - a. That puts the neighborhood in risk of stolen property at a minimum.
 - b. If there is an encounter with one of these "visitors" trying to steal personal property there could be an altercation with injury and possible death.

What does the VA hospital do for security:

1. Due to a drug overdose death of a U.S. Army Ranger from Fox Valley, Cole Schuler, in November 2015 in a residential drug treatment facility on the Milwaukee VA campus, a federal government inspection and watch for two year resulted in significant security changes were made.
 - a. Full report can be found here.
 - b. Where is our security gong to be?
2. There are metal detectors and security guards at the entrance that you must go through even if you are only a relative there for some administrative purpose.
3. Obviously there is also medical staff trained to handle the types of crisis issues these veterans are experiencing.
4. None of these precautions or support service would be available at this facility located in a strictly residential area.

What information does Mental Health America of Wisconsin provide about this facility.

1. It is an experiment that is the first in the NATION for veteran solders.
2. They call it a respite and cloak it in words like "challenges" vs. crisis.
3. The information is VERY hard to find in regard to this type of facility.
4. The staff member at the facility would only have 2 weeks of training. This seems hardly adequate given the nature of the types of crisis that would be encountered.
5. The grant for this was for Milwaukee. This is not Milwaukee.
6. It has been stated that this will be "CHEAPER" than the use of mental facilities or VA hospitals.
 - a. I find it appalling that these veterans that have given so much for our freedom and way of life, and this is how their resulting conditions are addressed. How cheap and dishonorable can we be to those that gave so much.

When I have a health crisis I seek professional help, I don't spend a couple of nights at Motel 6, even if it were to be free.

Watch the movie "American Sniper". **Pay attention to the ending.**

I do not want the experiment in my neighborhood.

As the official of the City of Pewaukee, where I live and pay taxes, your responsibly is to your constituents for our safety and wellbeing. Mental Health America of Wisconsin is not from our community and they are working from grant from outside of our community. Therefore they have no interest other than their own in this venture.

I would submit that this could be more costly to the City of Pewaukee and its residents than the additional cost to the appropriate facilities.

1. Increased burden on the Police and emergency services.
2. Loss of security to the neighborhood.
3. Loss of personal property.
4. Loss of our piece of mind provided by our rural environment.

Mental Health America of Wisconsin needs to find a more appropriate location that is near to the proper institutions that can provide the type of help needed in these types of crisis. Something more like the Fisher House model would be far more beneficial.

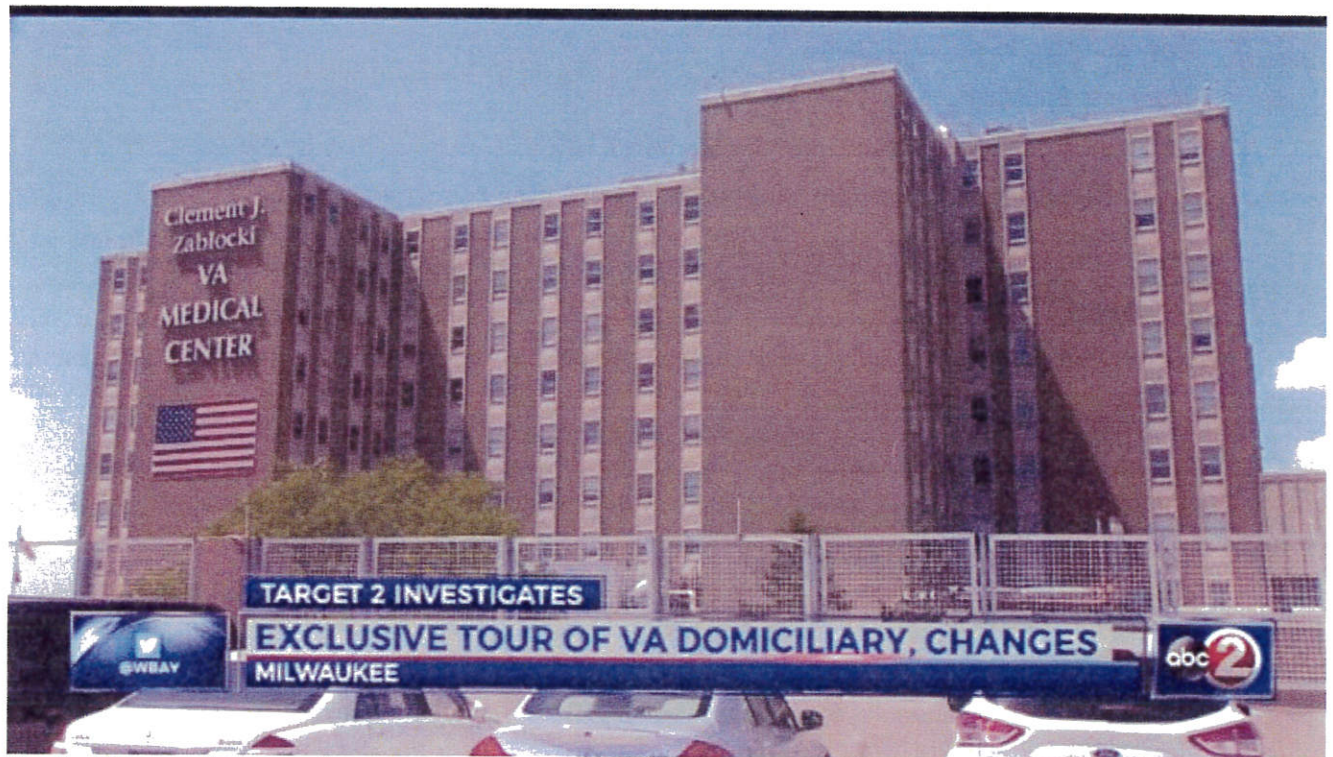
Sincerely,

David Edge
W252 N4468 Sussex Street

Target 2: Exclusive tour of new Milwaukee VA security

Volume 90%

MILWAUKEE, Wis. (WBAY) - Big changes are being made at the Milwaukee VA in the wake of a Target 2 Investigates story we aired last year.



The facility says it has made more than one million dollars in upgrades to ensure the safety and security of veterans.

For more than a year, Target 2 has been closely watching the VA's security measures.

Cole Schuler, a U.S. Army Ranger from the Fox Valley, died of a drug overdose in the Domiciliary, a residential drug treatment facility on the Milwaukee VA campus, in November of 2015.

The federal government has been watching that facility for two years.

Friday, the VA announced sweeping changes, as Target 2 learned what happened after the feds made yet another surprise visit.

Our cameras were allowed rare access to see the changes firsthand.

Many of the \$1.6 million in security upgrades can be seen wherever you look inside Milwaukee's Domiciliary.

One of the biggest is the addition of security cameras, now totaling 123, constantly recording and being monitored.

Zablocki VA Director and CEO Dr. Dan Zomchek tells Target 2 it's one of many changes he felt had to be made within his first year in charge.

"Clearly when I came, there were things we still needed to work on," says Zomchek, adding that there had been other changes made before he arrived, including the addition of a drug-sniffing K9.

But it was a surprise visit by the feds that prompted major change.

"This was a big eye opener," says Zomchek.

Target 2 learned the Office of the Inspector General showed up at the Domiciliary unannounced late last summer and walked right in, no questions asked.

As we've reported, the feds made a similar surprise visit the year before, which ended the same way, with no one stopping them.

This time, Zomchek took swift action.

"That really drove in my brain, holy cow. It's again, safety is the top priority for me," he says.

Zomchek ordered all windows in the Domiciliary locked and permanently sealed.

"We're on the ground floor, close to National Avenue and the fact is, drugs, heroin, it's a big problem in the city and this state," he says, adding there was initial push back from veterans, but they soon agreed the change was good.

Despite several security and safety changes, Zomchek says he knows this is not a foolproof system. There was an incident a couple of months ago where a veteran was found inside the Domiciliary with a syringe of heroin.

"It's not to say incidents won't happen. We know that," says Zomchek. "This is a very vulnerable population," but the great news it was caught. It was our internal procedures that discovered this."

There are many other changes, too.

Screech alarms now sound in the building anytime someone uses the facility's locked doors. Under an old system, alarms would only sound outside the building and alert VA Police, who were not always nearby.

A guard at the front entrance checks all veterans and visitors, 24/7, searching bags, even food, and makes everyone empty their pockets.

That's a key change after our Target 2 Investigates stories found a visitor brought heroin inside a VA facility last year.

"In this world, you don't know what you don't know, so it made me worry," says Zomchek.

"Guards are trained to look for risk signs or behavior that might be unusual," adds Domiciliary Manager Dr. Martha Carlson.

More staff has been hired to monitor halls and conduct room checks.

If veterans don't come back to the Domiciliary within an hour of their scheduled return, staff start calling them.

Veterans tell us they like these changes.

"The safety and their protocol is where it needs to be," says Brandon Renier, a veteran from Green Bay currently in programs and staying at the Domiciliary.

The VA admits security changes should be made continually.

Target 2 is still waiting for the Inspector General to release a report on its recent investigation. We'll share those findings as soon as we get them.

United States Department of Veterans Affairs Police

The **United States Department of Veterans Affairs Police** is the uniformed law enforcement service of the U.S. Department of Veterans Affairs, responsible for the protection of the VA Medical Centers (VAMC) and other facilities such as Outpatient Clinics (OPC) and Community Based Outpatient Clinics (CBOC) operated by United States Department of Veterans Affairs and its subsidiary components of the Veterans Health Administration (VHA) as well as the National Cemetery Administration (NCA) and the Veterans Benefits Administration (VBA) respectively. The VA Police have several divisions and operate separately but alongside the VA Law Enforcement Training Center (VA LETC) under the umbrella of the Office of Security and Law Enforcement. The primary role of VA Police is to serve as a protective uniformed police force in order to deter and prevent crime, maintain order, and investigate crimes (ranging from summary to felony offenses) which may have occurred within the jurisdiction of the Department or its federal assets. Some cases are investigated in conjunction with agents from the Office of the Inspector General (VA OIG).

The Office of Security and Law Enforcement (OS&LE) is the parent agency of the VA Police within the Law Enforcement Oversight & Criminal Investigation Division (LEO/CID) which provides national oversight to individual VA Police Services at each location throughout the United States. They also facilitate support, guidance, funds and regulation of the Police Service and their corresponding independent facilities. Upper level management and specialty positions other than Police Officer include (in no particular order); Detective and Special Agent (1811 Series Criminal Investigator). Other semi standardized rank structures are developed within each VA Police Service at the local level. These serve to reflect job title, function, and/or role and range from Sergeant to Chief. The VA Police also maintain groups of specialty service elements such as K-9, bicycle, boat and motorcycle patrols.

The VA Police are an armed, federal law enforcement and protective service entity that operates in and around the various Veterans Affairs Medical Centers, National Cemeteries and other VA facilities located throughout the whole of United States to include Puerto Rico and the United States Virgin Islands. Among others, the VA Police are a specialized federal law enforcement agency, whose officers have full police powers derived from statutory authority to enforce all federal laws, VA rules and regulations, and to make arrests on VA controlled property whether owned or leased.

Specialization

VA Police encounters and methods of law enforcement are often unique because the majority of their work is conducted in and around a clinical or medical setting. Enhanced methodology and incident solutions (including advanced interpersonal communication, conflict resolution, and problem solving skills) are required by their officers to be successful; as in addition to the full range of incidents and calls for service one might normally associate with police work, the

United States Department of Veterans Affairs Police (Service)



Patch of the U.S. Dept. of Veterans Affairs Police



Seal of the U.S. Department of Veterans Affairs



Badge of the U.S. Dept. of Veterans Affairs Police



Flag of the U.S. Department of Veterans Affairs

Common name V

Motto "Protecting those who served"

Agency overview

Formed 1973

Preceding agency

- VA Protective Service (1930)

VA Police also often encounter trained military veterans suffering from medical and psychological traumas. Beyond normal law enforcement contact with the general public, VA Police officers also work in an environment which includes an extremely high percentage of individuals (to include patients and even other VA employees) who are military trained veterans (with an increasingly large number of individuals who are returning combat veterans). VA Police officers must strive to enforce the law while working with other VA staff to maintain an equitable balance; ensuring that the medical needs of the veterans/patients are being met while at the same time continuing to operate as a full federal law enforcement agency.

Although the Office of Security and Law Enforcement exists and policies and training are standardized, VA Police operate throughout the United States under the direction of individual facility directors (much like a municipal agency would function under a mayor), causing an extensive amount of difference in operational format. VA Police personnel serving in the Executive Protection Division provide Protective Services for the United States Secretary of Veterans Affairs and the Deputy Secretary of Veterans Affairs. The Veterans Affairs Police (Service) is made up of over 4000 appointed officers and administrative personnel. The agency's motto is "Protecting Those Who Served".

Employees 4,000+

Jurisdictional structure

Federal agency (Operations jurisdiction) United States

Operations jurisdiction United States

Legal jurisdiction All properties owned, leased or occupied by the Department of Veterans Affairs and not under the control of the General Services Administration

General nature

- Federal law enforcement
- Civilian police

Headquarters Washington, D.C.

Agency executive

- Frederick Jackson, Director

Parent agency United States Department of Veterans Affairs

Website

http://www.osp.va.gov/OSandLE_Overview.asp

Contents

History

Statutory Authority

Line-of-duty deaths

Personnel

Department of Veterans Affairs Police Ranks & Insignia (Rank Structure & Position Varies by Location)

See also

References

External links

History



VA Police
Badge in use
from 1989 to
2013

The roots of today's VA police force began at the National Home for Disabled Volunteer Soldiers (VHA origins) which was authorized as a national soldiers and sailors asylum by President Lincoln on March 3, 1865.

A court martial system was established at the National Homes in September 1867 to consider all cases of offenses made by residents of the Home. Judgment and sentencing were determined by the Governor of each National Home and a Sergeant of Police—a "member" of the Home—was appointed and paid \$15 per month. By comparison, the home's chief baker was paid \$20 monthly and nurses (male in those days) received \$8. A guard house (jail) was located at each National Home branch to protect home "members" from themselves or others.

The first official police force was authorized at the National Home in Dayton at the April 11, 1882 Board of Managers meeting in order to preserve "the peace and quiet of the branch." The force consisted of a Captain, one 1st Lieutenant, and one 2nd Lieutenant. They were referred to as "guards" and the force eventually expanded to over 40 guards. The Homes operated under military rules, which often did not suit many of the former farmers and young immigrant residents who lived there. Drunkenness, fighting, violation of passes, profanity, disorderly conduct, and creating a nuisance were the most common offenses. Proceedings of the Home "court" were recorded in Discipline Books.

From: [Thomas Nienow](#)
To: [Mayor; Grosch, Ray; Bergman, Brandon; Fuchs, Nick](#)
Subject: Mental Health America Petition For Conditional Use Permit
Date: Monday, October 14, 2019 8:34:20 AM
Attachments: [Screenshot \(11\).png](#)

October 13, 2019
Pewaukee Mayor Steve Bierce
City of Pewaukee common Council
Pewaukee Plan Commission

Dear Mayor, Plan Commission and Common Council,

Upon reading the agenda regarding Mental Health America's petition for Conditional Use Permit for the Grove's property at W2252N4304 Sussex St, it is stated "there is existing landscaping that buffers this property from abutting single family homes". The petition states the property "is bordered by agriculture to the south and a supportive neighbor across Sussex St." The petition fails to mention a private residence abutting to the north. It also states that guests can come and go freely.

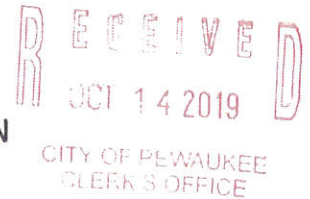
Attached is an aerial view of the proposed property showing the irregular lot line to the property to the north. As owners of the property to the north, we can say there is no existing landscaping buffering the properties on the west side of our property. We are opposed to the petition and feel that for our safety and peace of mind the only way for this proposal to pass would be the construction of a fence around their property with gated entry to keep guests from inadvertently entering private property and trespassing. We are also requesting security cameras so staff at the property can monitor the perimeter at all hours.

SAFETY FIRST! The burden of security should not be placed on us

Tom and Sue Nienow
W252N4350 Sussex St
Pewaukee, WI 53072
262.853.9943



REZONING (CONDITIONAL USE PERMIT) PROTEST PETITION



We, THE UNDERSIGNED PROPERTY OWNERS, do hereby protest the granting by the Board Of Common Council of Pewaukee, WI, of a CUP to permit 'a peer-run respite' to support recovery from mental health and substance use challenges on the following described property:

PT SE1/4 SEC 4 T7N R19E COM S1/4 COR E 667.00 FT N16°14'E 1004.60 FT N13°52'E 818.00 FT N38°01'E 128.60 FT THE BGN N38°01'E 442.65 FT S3°47'W 223.00 FT N89°57'E 200.46 FT S12°32'W 230.15 FT N76°29'W 420.5 FT TO BGN EX HY DOC# 3633569

Common Description or name: **W252 N4304 Sussex St, Pewaukee, WI**

Tax Key Number: PCW 0880997 **Current zoning:** Rs-3 Single-Family Residential

The current owners of this property intend to vacate the premises and rent the house to Mental Health America.

Mental Health America intends to run a 'pilot program' offering free one week stays to **four different individuals per week** with mental health and/or substance abuse issues. No medically trained individual will be living on the premises with these vets. A paid staff member, without medical training, will be inside the house, but the guests are unrestricted and unsupervised outside of the home. They are free to come and go as they please. This program IS NOT open to all veterans who served our country, only those with mental health and/or substance abuse issues. This unsecured property will host over 200 'at risk' guests per year.

Safety first!

1. This will unreasonably affect the neighbors/neighborhood
2. Applicant seeks to have more than 200 people stay in the house per year
3. Property is unsecured. No fencing exists around the property facing the road, so there is no protection for people passing by on foot or bicycle

4. We question the safety risks to our neighborhood
5. No formal risk analysis performed by an independent qualified expert has been provided by the applicant
6. No studies or written analysis on the potential conduct of guests dealing with mental health and/or substance abuse were provided by the applicant
7. No analysis disclosed on the known relapse rate of substance abusers and the impact or consequences that will have on the other guests
8. No information provided on who has responsibility for the guests while inside and outside the house
9. No analysis that process of choosing guests will be able to screen potentially dangerous people, eg: do the guests have a criminal history or a history of violence
10. What kind of background check is done on the guests? How will we be alerted to be on lock-down should a problem arise?
11. How do we know that the screening process is appropriate and who will enforce the rules, if violated?
12. There are no formal contingency plans in place if things go wrong
13. There has been nothing showing that other more appropriately zoned property is not available to conduct a business operation of this scope and risky nature

This program compromises our safety in our own backyards. The bottom line is that Applicant has failed to meet their burden in asking this Board to allow a potentially dangerous business to operate in an established residential neighborhood. Since burden is on Applicant, the request must be denied.

We the undersigned, have personally signed this Petition and are owners of real property located within the statutory area of notification related to the area for which the CUP is sought.

Printed Name /Signature	Address	Date
Susan Nienow	W252 N4350 SUSSEX ST.	
Susan Nienow	PEWAUKEE WI 53072	10/06/2019
Lynne Brandt	649 Old Dairy Rd	
Lynne Brandt	PEWAUKEE, WI 53072	10/6/2019
MARY BUEFIRENS	W252 N4394 SUSSEX	
Mary Buefrens	PEWAUKEE WI 53072	10/6/2019
RANDY BOOTH	W25 N4366 SUSSEX ST.	10/6/2019
TIM SZEWECZYK	W252 N4400 SUSSEX ST	10/6/19 J. Szewczyk
David Edge	David Edge W252 N4468 SUSSEX ST.	10/6/2019 USAF
Angeline Edge	W252 N4468 SUSSEX ST	10/6/2019
Steve Chagley	841 SUSSEX ST.	10-6-2019
Steve Chagley	841 SUSSEX ST.	10-6-2019
James Oliver for M. Oliver	W252 N4408 SUSSEX ST.	10-6-2019

State of Wisconsin

County of Waukesha

I am the circulator of the Protest Petition and I am qualified to circulate this Protest Petition and I have personally witnessed the signing of the Protest Petition by each person whose name appears thereon.

Circulator Signature Susan Nienow Printed Name Susan Nienow

Circulator's Residence and Address W252 N 4350 Sussex St. Pewaukee, WI

Date 10/14/19

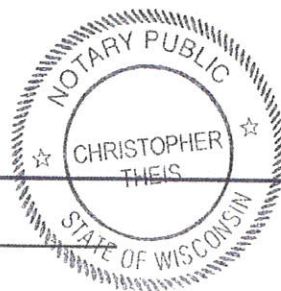
53072

Signed and sworn to (or affirmed) before me on this 14 day of October

2019, by Susan Nienow, circulator of this Protest Petition.

Notary Public

Christopher Theis



My commission expires: 06 Nov 2020

From: [Steve Bierce](#)
To: [Hurd, Ami](#)
Subject: Fwd: Proposed conditional use permit for Mental Health America of Wisconsin
Date: Monday, October 28, 2019 1:58:01 PM

Sent from my iPhone

Begin forwarded message:

From: John Stetzenbach <jstetzenbach@gmail.com>
Date: October 21, 2019 at 3:34:02 PM CDT
To: bergman@pewaukee.wi.us, grosch@pewaukee.wi.us
Cc: kara@pewaukee.wi.us, brown@pewaukee.wi.us, wamser@pewaukee.wi.us, dziwulski@pewaukee.wi.us, mayor@pewaukee.wi.us
Subject: Proposed conditional use permit for Mental Health America of Wisconsin

Good afternoon,

I am writing to express my opposition to the proposed conditional use permit for Mental Health America of Wisconsin. For several reasons, I do not believe approving this facility, in its proposed location, is a good idea.

This is not a referendum on whether the community supports veterans and to think of it as such is missing the point. Veterans are heroes and we should absolutely strive to help them. However, security is a significant concern. This proposed facility will be located in the middle of a residential area, between a handful of subdivisions and immediately adjacent to several lots, in close proximity to small children. This issue isn't about the community or anyone living in it rejecting a single veteran who is moving into the area. This is about potentially hundreds of people, all with different issues and problems, cycling through for a very short period of time under the "supervision" of individuals who, to me, seem ill-equipped and ill-trained to deal with the kinds of situations that may present themselves.

My wife and I, like many others choose to live Pewaukee because we feel it offers a safe environment to raise our children. A decision to approve this will strike at the core of our concerns and show a lack of judgement and disregard for the safety and concerns of the community on the part of the Common Council.

I also have great reservations that, if approved, this mission can possibly accomplish the goals it holds itself out to achieve. As the first of its kind in the nation, there is no track record of success that the organization can lean on. They are asking the community to bet on them with very little information. I would not be willing to make that bet, certainly not at the expense of even the slightest safety concern.

Less important, but certainly not irrelevant, is the impact on property value for individuals and families in the facility's close proximity. It's obvious this will have a detrimental impact on the value of land and homes that people have worked and continue to work hard for.

I appreciate the opportunity to share my concerns with you and hope that you take them seriously. Please DO NOT vote in support of this project. Thank you very much for your time.

John Stetzenbach

From: [Steve Bierce](#)
To: [Hurd, Ami](#)
Subject: Fwd: Question on Procedure of City Common Council Meetings
Date: Monday, October 28, 2019 1:55:58 PM

Sent from my iPhone

Begin forwarded message:

From: David Edge <davedge@ameritech.net>
Date: October 23, 2019 at 4:20:54 PM CDT
To: mayor@pewaukee.wi.us, bergman@pewaukee.wi.us, kara@pewaukee.wi.us, brown@pewaukee.wi.us, wamser@pewaukee.wi.us, dziwulski@pewaukee.wi.us, grosch@pewaukee.wi.us
Subject: Question on Procedure of City Common Council Meetings

During this past Common Council Meeting, one alderman stated that the MHA request for Conditional Use Permit did not even meet the requirements in the City Ordinances. Why was there no further discussion of that point? Why did it appear that this comment had no bearing on this request?

Thank you for your time and assistance in understanding this point,

David Edge
W252 N4468 Sussex St.

Fuchs, Nick

From: David Edge <davedge@ameritech.net>
Sent: Wednesday, October 23, 2019 9:58 PM
To: Fuchs, Nick
Subject: Conditions for MHA Respite

AT THE CITY COUNCIL MEETING AN ALDERMAN STATED THAT THIS DOES NOT EVEN MEET THE ORDINANCE REQUIREMENTS TO BE IN THIS ZONING. SO WHY ARE WE EVEN PUTTING TOGETHER CONDITIONS? WHY WAS THERE NO FURTHER DISCUSSED AT THE CITY COUNCIL MEETINT.

The conditions below for the MHA Respite are required because of the following reasons.

1. The Respite is NOT a residential environment which is different from a CBRF. **THERE ARE NO RESIDENTS.**
2. It has a constant daily turnover in staff and "guests". NO ONE RESIDES THERE and this is a residential zoning, not business.
3. MHA has never run even a civilian respite. The other 3 in the state are run by different organizations that include NAMI Fox Valley, SOAR Case Management Services, and Wisconsin Milkweed Alliance.
4. MHA, without prior experience wants to run a respite for veterans with mental illness and substance abuse which is a much different and much more volatile demographic than those that use the civilian respites. The challenges with this demographic are illustrated by the security measures implemented by the United States Department of Veterans Affairs.
5. There is no security at this proposed site the sets within a single family residential area.
6. MHA has not done their due diligence because they did not even know about the environmental situations (gun fire, blasting, low flying aircraft) that can be detrimental to their very clientele. They did not know it was there, and did they even know those could be triggers for their "guests"?
7. They have not provided the details of the screening they say will be done.
8. They have not adequately answered the questions regarding what the training is for their care givers.
9. They have not provided the code of conduct that they say the "guests" will be required to sign.
10. They have not provided the rules of the house and any associate consequence.
11. This is the FIRST EVER in the entire US, not just Wisconsin so there are no statistics or evidence that is required by City statute.
12. Compared to VA Standards, there is not a single security measure in place other than against bed bugs and gun locks.
13. There is no verification that the "guest" are not actively using drugs
14. The Village of Pewaukee must be informed of this request because the west side of Sussex Street is in the Village of Pewaukee while the east side is the City of Pewaukee.

Conditions:

1. To be provided to the city for review and approval and available for public review and discussion with the City and to the Village of Pewaukee.
 - a. All interview screening questions used to accept a person in to the house.
 - b. All training requirements and material.
 - c. Code of conduct to be signed by the "guests".
 - d. All rules defined and posted to be followed.
 - i. Stated consequences for rules not followed.
 - ii. What actions will be taken.
 - e. Detail budget including funding sources and amounts, and where funds will be spent.

- f. Details of insurance that will be carried.
 - g. Notice given to the VA hospital and Veterans Affairs.
 - h. Notice given to Pewaukee Police and tour of facilities.
- 2. Initial interviews for acceptance to the house are to be electronically recorded.
 - a. These are to be retained for 3 years.
 - b. They are to be made available to the city council and residents of the City and Village of Pewaukee upon request.
- 3. Upon entry to this facility photo ID is to be checked and photo copied.
 - a. Photo copies are to be retained for 3 years
 - b. They are to be available to City and Village councils upon request.
- 4. Entry and exit logs for the premises are to be maintained for both staff and Guests.
 - a. Log to include name, date, time, purpose, and signature.
 - b. Must be retained for 3 years and available to the city council and residents of the City and Village of Pewaukee upon request.
- 5. Screening upon arrival.
 - a. Criminal screening
 - b. All personal items are to be searched.
 - i. Entrance is to be refused if any of the following are present include the vehicle they arrived in.
 - 1. Illegal or non-prescribed drugs and drug paraphernalia
 - 2. Weapons including but not limited to fire arms, knives over 3.5", any other item considered a weapon.
 - c. Any sign of current drug use is grounds for refusal and police are to be contacted.
- 6. Security cameras are to be installed and recorded.
 - a. All common areas inside and outside of the facility
 - b. Recording are to be retained for 3 year and available to the city council and residents of the City and Village of Pewaukee upon request.
 - c. Cameras are to be high definition of 1080p or better.
- 7. Staffing
 - a. There are to be a minimum of 2 trained staff members on site at all times with no exceptions.
 - b. If 2 staff members at not available the facility is to be closed until required staffing level is on site.
- 8. Guests.
 - a. There are to be not guest of the guests.
 - b. No sleep overs or use of the pool by guests of guest.
- 9. Political activities.
 - a. There are to be no political activates conducted at this site.
 - b. No voter registration or other political based activities.
- 10. Conditions for permit revocation.
 - a. Any violent or threatening incident that occurs endangering the neighborhood, actual or perceived .
 - b. Any suicide attempt or successful on site or the surrounding neighborhood by "guest" or staff.
 - c. Any bodily harm done by or to staff or "guest".
 - d. Any fire arms or illegal drugs on the site.

From: [Thomas Nienow](#)
To: [Fuchs, Nick](#)
Subject: MHA Conditional Use Permit
Date: Thursday, October 24, 2019 9:56:05 PM

To Pewaukee Mayor, Plan Commission and Common Council,

In regards to the application for a Conditional Use Permit submitted by Mental Health America WI., I am opposed to the issuance of the permit for many reasons which I have stated at the 2 previous Plan/Council meetings and here I will list a few stipulations I believe are needed before a permit can be granted.

- Mandatory drug screening. Guests are said to be non using, let's make sure.
- No weapons of any kind allowed. They say someone may bring a weapon because they don't want to leave them behind with there kids or spouse. Lock 'em up at home.
- For public safety, a fence to enclose the front yard to match existing fence parallel with the front of the residence
- Security cameras
- At least one staff member certified in CPR on every shift
- MHA WI stated at the last meeting that our property values would probably increase. At the Oct 17th Plan Commission meeting they contend there is no proof that property values will decrease yet boldly say that property values will probably increase without any studies or data to show that. Where is the proof? Why do the citizens carry the burden of proof when it should be the applicant doing so.
- An assessment of the parking area. If 5 vehicles arrive at different times, would the first to arrive be able to be the first to leave? Is another spur needed to turn around?
- A handicap parking spot must be allotted with proper clearances.
- A full building inspection including plumbing and electrical. All violations must be brought to code before a permit can be approved.
- Health inspection. Guests will be cooking and bathing here. Must pass inspection before a permit can be approved.
- A fire/safety inspection. Are there proper egresses, smoke alarms in all bedrooms, fire extinguishers throughout the building. Must pass inspection before a permit can be approved.
- The main floor and all it's entry points must be brought to ADA compliance. Must have an ADA compliant bathroom/shower/kitchen before a permit can be approved.

Any and all infractions are to be made public, as will the repairs for those infractions provided to show they are in compliance with all inspections. This facility will now be more like a motel than a residence and should be treated as such.

MHA WI neglected to address the existing private residence directly abutting to the north, had I not appeared at the meetings would the council only have taken into consideration the 2 properties mentioned?

MHA WI also failed to make any contact with the community to get the community endorsement stated in the petition prior to the plan commission, yet tried to do so after the fact.

MHA WI contends those opposed have no proof of the possibility of safety and other issues, yet they haven't shown any studies or hard data to the contrary.

I have heard a lot of side stepping and back peddling throughout this process and have no faith in this organization to be forthright in the future, and don't believe they should be left to police themselves. It is up to the council to see that they fly right.

Thank you for your consideration

Tom Nienow
W252N4350 Sussex St
Pewaukee, WI 53072
262.853.9943









From: Susan Nienow [<mailto:snienow@gswise.org>]
Sent: Friday, October 25, 2019 9:50 AM
To: Fuchs, Nick <fuchs@pewaukee.wi.us>
Subject: Safety conditions for proposed MHA - CUP application

Mr. Fuchs –

I am submitting my own set of conditions for the Council's consideration, separate from my husbands concerns.

Please include the attached safety conditions with the materials under consideration for the Pewaukee Common Council's review of the application for a Conditional Use Permit by Mental Health America Wisconsin to operate at: W252 N4304 Sussex St., Pewaukee, WI 53072.

Thank you for your attention to this matter.

Respectfully -

Sue Nienow
W252 N4350 Sussex St.
Pewaukee, WI 53072
414.305.3389

Data Integrity Specialist
[Girl Scouts of Wisconsin Southeast](#)
(414) 443-3983

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Dated 10.25.2019

RE: Safety Conditions

Dear Common Council and Mr. Fuchs -

You asked the citizens of Pewaukee to submit conditions to the Council that would make us feel safe if the Council were to approve the risky CUP application proposed by MHA Wisconsin in our neighborhood at the address below:

W252 N4304 Sussex St., Pewaukee, WI 53072

As I sat on my deck this past Wednesday evening I thought about the task at hand.

What safety precautions should be in place when housing over 200 veterans per year with mental health and substance abuse issues?

'Mental health' covers a very broad spectrum.

These veterans are not in the recovery phase of their issues, but in some level of crisis.

There are not enough safety measures or professionally trained staff on-site to handle what MHA is proposing.

CONDITIONS I Recommend to the Council:

1)

For a period of 60 consecutive days, MHA should pay for an independent study, by an accredited firm, to document the audible environment that currently exists in this neighborhood and gather real facts. Occupancy shall not be granted until the evidence is reviewed by medical experts from the Veterans Administration.

The opinion of these professionals on the potential harmful effects the environment may trigger in military vets and the possible threats facing the citizenry of Pewaukee, should be heard by the Common Council, PRIOR to approving the CUP application.

2)

On-site staff should consist of one currently state licensed professional in the mental health field. Either, a doctor of psychology, psychiatry, or a state licensed mental health counselor for each shift, along with one veteran in 'recovery' on staff for each eight hour shift to help guide the guests on the road to recovery.

Medical staff must have access to mental health/substance abuse records on each guest to adequately handle any possible situation that may come up.

*Guests must sign a waiver allowing access to the medical staff their past and current mental health records prior to being considered for the program.

#3)

Drug and alcohol screening on arrival, prior to allowing anyone to check-in.

For the safety of the other guests on the premises, everybody needs to be clean and sober. If the new arrival is impaired, absolutely no admittance to the house.

The responsibility would fall on MHA to find transportation and housing for the impaired individual. Under no circumstances can the impaired individual be allowed to drive under the influence.

If no arrangements can be made to transport and house the impaired person, the authorities need to be called.

#4)

No weapons. Period.

Neither staff nor guests should be allowed any lethal weapon on the premises.

Search the guest and their belongings prior to allowing entry.

Any weapons found, need to be stored off the property in a secure location.

#5)

Fence the entire lot line on the North, South and West exposures with the same fencing materials currently used as entry gates to the backyard of the property, a 6' high stockade fence.

#6)

Install outside security system and cameras filming 24/7 monitoring entrance and exits at the front door.

Obtain photo ID of every guest occupying the property so staff at shift change has visual knowledge of the guests they have not yet come into contact with when the guest returns to the house.

#7)

Guests must have a background check, post discharge date from the military. What level of civilian criminal history is allowed at the Respite? MHA stated in their application that no veteran would be turned away, no matter his discharge status.

#8)

Building, Health and Safety inspections should be performed by the City of Pewaukee prior to allowing the leasing of the house. This property needs to be up to code to house over 200 individuals per year.

This property is not ADA compliant. Egress from the master bedroom is not compliant. Open wooden stairs lead up to the second floor and hand rail is not in compliance either.

Who will clean and disinfect the sleeping quarters and bathrooms after a guest checks-out. Some guests may stay a day, some may stay four nights. Is the staff going to perform housekeeping duties daily?

#9)

MHA must fully disclose the house rules and regulations to the public.

#10)

MHA needs to find a more suitable, rural location, to test this 'pilot' program for military veterans with mental health and substance abuse struggles.

Real safety data needs to be put forth, if MHA can prove this isn't a risk to the area, they could try to expand into a more residential setting at a later date.

The council needs to control the impact of the secondary effects of this Conditional Use Permit. This 'test' program is not safe for the welfare of the citizens of Pewaukee in the proposed location.

Please deny this application. The PRR-V does not meet the criteria to operate from an Rs-3 home.

Sincerely,

Susan Nienow

From: [Steve Bierce](#)
To: [Hurd, Ami](#)
Subject: Fwd: MHA Conditional Use Permit
Date: Monday, October 28, 2019 1:56:15 PM

Sent from my iPhone

Begin forwarded message:

From: Thomas Nienow <nienow99@sbcglobal.net>
Date: October 23, 2019 at 1:35:30 PM CDT
To: "mayor@pewaukee.wi.us" <mayor@pewaukee.wi.us>,
"fuchs@pewaukee.wi.us" <fuchs@pewaukee.wi.us>
Subject: MHA Conditional Use Permit

Dear Mayor Bierce and Mr. Fuchs,

I am writing in regards to the application for a conditional use permit submitted by Mental Health America Wisconsin. We have had several people stop here to ask why the letters sent to you and the local aldermen weren't represented in the common council and plan commission agendas. We feel these letters should have been entered for the commission and council to see so as to know the stance of the community. We ask that those letters/emails please be forwarded to the plan commission/common council to give the full representation of their stance by the Monday Oct 28th deadline presented to us for the Nov. 4th meeting.

Thank You,
Tom & Sue Nienow
W252N4350 Sussex St
Pewaukee, WI 53072
262.853.9943

DUFFEY & ASSOCIATES, S.C.

ATTORNEYS AND COUNSELORS

Peter G. Duffey

Of Counsel

Attorney Darryl J. Lee, LLC

Matthew H. Huppertz

Law Offices at Rivers Edge
W240N1221 Pewaukee Road
Waukesha, Wisconsin 53188
Phone: 262-549-2003
Fax: 262-549-3933

October 23, 2019

Pewaukee City Council
Attn: Nick Fuchs

Re: MHA Conditional Use Permit

My name is Darryl Lee. I live at N32W23148 Stonewall Ct., Pewaukee, Wisconsin. This letter is intended to address acceptable conditions for issuance of the Conditional Use Permit to MHA.

First, I have to assert an objection to this process. MHA is obligated to put forth an acceptable plan to obtain approval for this project. It is not the homeowners' responsibility to craft "conditions" under which the project will operate. MHA should do their job and put forth a complete plan that can be analyzed by everyone involved. This is an unfair burden on the Pewaukee residents who object to this project. Why hasn't MHA put forth any conditions that would make this project safe for the neighborhood. Why hasn't MHA provided any concrete data, studies or expert analysis to support this project at this Pewaukee location?

Interestingly, MHA has offered significant expert analysis that peer to peer respite houses are good for veterans. I don't think anybody disagrees with that. What MHA has failed to do is provide any reliable evidence or analysis on the risk of violence this project will bring to this purely residential neighborhood. Someone's statement that none of the other non-veteran respite homes have had any violence is pure hearsay and not reliable evidence. Where is the data on police calls to the facilities? Where is the analysis of any hard data? MHA could easily obtain this information under a FOIA request, but they have failed to do so. Again, it is not the Pewaukee residents' responsibility to prove that the project is unsafe for this neighborhood.

MHA has not addressed the concerns with the sound of gunfire from Waukesha Gun Club or blasting at the Quarry.

Many of the guests expected to utilize this facility are combat veterans with PTSD. Attached is a scientific study addressing "Violent Behavior and PTSD in U.S. Iraq and Afghanistan Veterans". The results identify 2 significant findings:

- (1) 9% engaged in severe violence and 26% in other physical aggression
- (2) Veterans with both PTSD and alcohol misuse had a "**substantially higher rate of subsequent severe violence** (35.9%) compared with veterans with alcohol misuse without PTSD."

What effect will the sound of constant gunfire and blasting have on these veterans? Where is the analysis by MHA? We know that even fireworks can trigger crisis in veterans with PTSD. See attached article from Wellness and Prevention titled "Coping with PTSD During Fireworks Season. What will be the effect of real gunfire and real explosions on the veterans staying at this house. Where is the analysis from MHA. How can the Counsel disregard this critical issue?

The conditions that would have to be imposed on this project to assure neighborhood safety are substantial

1. Have a professional mental health expert evaluate each potential guest to determine whether they might pose a risk to themselves or others
2. Have a professional drug counselor evaluate each potential guest to determine whether there is any relapse, or likelihood of relapse regarding drug use and/or dependency.
3. Have a criminal background check done on each potential guest to determine whether they have a criminal history, or a history of violence (restraining orders, spousal abuse, etc)
4. Require MHA to contact all VA facilities to determine if there is any patient history that may suggest possible violence or instability
5. Require a drug screening for all potential guests
6. Require a search of belongings to ensure that drugs or guns are not brought onto the property.
7. Expand parking facilities at the property to account for employees, guests and visitors.
8. Have a professional mental health expert on site at all times to address any crisis that should arise
9. Have adequate security measures in place at the house to handle security situations that will arise. This would have to include at least one person at all times who could physically handle any of the guests that become violent. This may not even be possible.
10. No guns on the property, other than those owned by staff or employees with proper permits.
11. Concrete plan to address rule violations by the guests.
12. Written promise of financial responsibility by MHA if damage or injury results from the guests, either on or off the property.
13. Minimum of one million dollar (\$1,000,000.00) liability insurance policy.
14. Proof that house is ADA compliant
15. Proof that there are no building code violations.
16. Clear rules on trespassing, and how those rules will be enforced.
17. Security Cameras on site that record activity of who is coming and going.
18. No alcohol policy. The closest place to buy alcohol is less than a mile from the home. How do you restrict that?

It seems to me that the Council should require MHA to do their due diligence and have MHA provide data, analysis and specific conditions that would satisfy the Council and Pewaukee residents' objections to this project.

To say that the Conditional Use Permit would be of limited duration or subject to review after a period of time is not a solution and does not address the safety issues raised by the Pewaukee residents. All it takes is one person to act out.

I think that MHA should go back to the drawing board and come up with a plan that addresses the Pewaukee residents legitimate concerns.

If you have any questions or comments, please feel free to contact me at your convenience.

Sincerely,

Darryl J. Lee

DJL/ld
Enclosures



Br J Psychiatry. 2014 May; 204(5): 368–375.

PMCID: PMC4006087

doi: 10.1192/bjp.bp.113.134627; 10.1192/bjp.bp.113.134627

PMID: 24578444

Violent behaviour and post-traumatic stress disorder in US Iraq and Afghanistan veterans

Eric B. Elbogen, Sally C. Johnson, H. Ryan Wagner, Connor Sullivan, Casey T. Taft, and Jean C. Beckham

Eric B. Elbogen, PhD, Department of Psychiatry, Forensic Psychiatry Program and Clinic, University of North Carolina - Chapel Hill School of Medicine, Chapel Hill, North Carolina, and Mid-Atlantic Mental Illness Research, Education, and Clinical Center (MIRECC), Durham VA Medical Center, Durham, North Carolina; **Sally C. Johnson**, MD, Department of Psychiatry, Forensic Psychiatry Program and Clinic, University of North Carolina - Chapel Hill School of Medicine, Chapel Hill, North Carolina; **H. Ryan Wagner**, PhD, MIRECC, Durham VA Medical Center, Durham, North Carolina, and Department of Psychiatry, Duke University School of Medicine, Durham, North Carolina; **Connor Sullivan**, BA, Department of Psychiatry, Forensic Psychiatry Program and Clinic, University of North Carolina - Chapel Hill School of Medicine, Chapel Hill, North Carolina; **Casey T. Taft**, PhD, Psychology Service, VA National Center for PTSD, VA Boston Healthcare, Boston, Massachusetts, and Department of Psychiatry, Boston University School of Medicine, Boston, Massachusetts; **Jean C. Beckham**, PhD, MIRECC, Durham VA Medical Center, Durham, North Carolina, and Department of Psychiatry, Duke University School of Medicine, Durham, North Carolina, USA

Correspondence: Eric B. Elbogen, University of North Carolina - Chapel Hill, Box 7160, Chapel Hill, NC 27599, USA. Email: eric.elbogen@unc.edu

Received 2013 Jul 2; Revised 2013 Oct 30; Accepted 2013 Nov 7.

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Abstract

Background

Violence towards others in the community has been identified as a significant problem for a subset of Iraq and Afghanistan veterans.

Aims

To investigate the extent to which post-traumatic stress disorder (PTSD) and other risk factors predict future violent behaviour in military veterans.

Method

A national, multiwave survey enrolling a random sample of all US veterans who served in the military after 11 September 2001 was conducted. A total of 1090 veterans from 50 US states and all military branches completed two survey waves mailed 1 year apart (retention rate = 79%).

Results

Overall, 9% endorsed engaging in severe violence and 26% in other physical aggression in the previous year, as measured at Wave 2. Younger age, financial instability, history of violence before military service, higher combat exposure, PTSD, and alcohol misuse at Wave 1 were significantly associated with higher

severe violence and other physical aggression in the past year at Wave 2. When combinations of these risk factors were present, predicted probability of violence in veterans rose sharply. Veterans with both PTSD and alcohol misuse had a substantially higher rate of subsequent severe violence (35.9%) compared with veterans with alcohol misuse without PTSD (10.6%), PTSD without alcohol misuse (10.0%) or neither PTSD nor alcohol misuse (5.3%). Using multiple regression, we found that veterans with PTSD and without alcohol misuse were not at significantly higher risk of severe violence than veterans with neither PTSD nor alcohol misuse. There was a trend for other physical aggression to be higher in veterans with PTSD without alcohol misuse.

Conclusions

Co-occurring PTSD and alcohol misuse was associated with a marked increase in violence and aggression in veterans. Compared with veterans with neither PTSD nor alcohol misuse, veterans with PTSD and no alcohol misuse were not significantly more likely to be severely violent and were only marginally more likely to engage in other physical aggression. Attention to cumulative effects of multiple risk factors beyond diagnosis - including demographics, violence history, combat exposure, and veterans' having money to cover basic needs like food, shelter, transportation, and medical care - is crucial for optimising violence risk management.

Violence towards others after returning home from military service has been documented to be a significant problem among a subset of veterans in the US,¹⁻³ UK,⁴ Australia⁵ and Canada.⁶ As more men and women re-enter civilian life, there is an increased need to assist clinicians with effective assessment and management of veterans who may be at higher risk of community violence. To date, there has been relatively little direction available to clinicians to help them gauge what level of risk a veteran may pose in the near future. Admission and discharge decisions as well as community treatment planning would be greatly enhanced by research that directly informs, and possibly improves, decision-making and resource allocation in these clinical contexts.⁷

Existing research that has examined violent behaviour towards others among veterans of Iraq and Afghanistan^{1,2,4,8} and previous eras of service⁹⁻¹² provides a starting point, but many questions remain. Empirical studies have found that post-traumatic stress disorder (PTSD)^{1,3,7,13} and alcohol misuse^{1,8,10,11,13} are each associated with violence in veterans, but research in this field has predominantly been retrospective in design, with only a few exceptions,⁴ which to a large extent limits data interpretation.⁷ To illustrate, although multiple studies have shown that PTSD in veterans is correlated with aggression in the past, there has been relatively little empirical work examining whether current PTSD statistically predicts subsequent violent behaviour in veterans in the future, and if so, what the extent and nature of this relationship is.

Moreover, the links between PTSD, alcohol misuse and aggression warrant further clarification^{5,13} because although research has shown that PTSD and alcohol misuse each independently relate to aggression towards others in veterans, there has been virtually no attention given to examining violence risk among veterans with comorbid PTSD and alcohol misuse. As PTSD and alcohol misuse often co-occur in returning veterans,¹⁴⁻¹⁶ it is largely unknown whether veterans with dual disorders pose a higher risk of violence than veterans with PTSD only or with alcohol misuse only, similar to that reported in literature on mental illness and violence in civilian populations.^{17,18}

By what mechanism might risk be elevated? Current theory and science of self-dysregulation conceptualises violence and physical aggression as occurring when the strength of impelling forces (those pushing towards action) exceed the strength of the inhibiting forces (those preventing a move towards action).^{19,20} Within this model, if PTSD is viewed as an impelling force and alcohol misuse is considered a

disinhibiting force, then the two in tandem could substantially elevate risk for aggression.¹⁹⁻²¹ What is it about PTSD that could impel a veteran towards violence? One answer appears to be hyperarousal symptoms.^{4,7,10,11,13} Anger and irritability, both measureable states, have been identified as empirically related among veterans to be associated with increased violence and aggression.^{4,7,13} In contrast, although alcohol is known to cause disinhibition, most people who drink are not aggressive. This begs the question of when drinking is likely to contribute to aggression.

Applying this theory to the returning veteran population suggests that veterans with PTSD could feel impelled to act aggressively as a result of anger symptoms but still desist from acting if they are not disinhibited as a result of drinking alcohol. Similarly, veterans misusing alcohol may be disinhibited but be less impelled to act violently if not experiencing PTSD symptoms such as anger and irritability. This relationship may be especially complex for veterans because the military trains soldiers to aggress in a controlled way in the context of war but difficulties caused by PTSD and disinhibition from alcohol misuse could allow trained aggression meant for combat to become less well-controlled. The purpose of this paper is to employ a multiwave data-set of a random sample of US Iraq and Afghanistan veterans to analyse the association of risk factors with subsequent violence and aggression and to test the hypothesis that co-occurring PTSD and alcohol misuse leads to a higher odds of future violence and aggression than PTSD without alcohol misuse or alcohol misuse without PTSD. To our knowledge, this is the first national study of violence in US Iraq and Afghanistan veterans.

Method

Study design and participants

The study sample was taken from the National Post-Deployment Adjustment Survey (NPDAS),²² which was conducted as part of a US National Institute of Mental Health funded grant to develop risk assessment tools for veterans and was drawn by the US Department of Veterans Affairs (VA) Environmental Epidemiological Service in May 2009. The sample consisted of a random selection of 3000 veterans from a database of over 1 million US military service members who: (a) served after 11 September 2001 in Operation Iraqi Freedom (OIF) or Operation Enduring Freedom (OEF); and (b) either had separated from active duty service or were in the reserves/national guard. The sample was stratified by gender, and female veterans were oversampled to ensure adequate representation: specifically, 1000 female veterans were randomly selected from all female OEF/OIF veterans and 2000 male veterans were selected from all male OEF/OIF veterans.

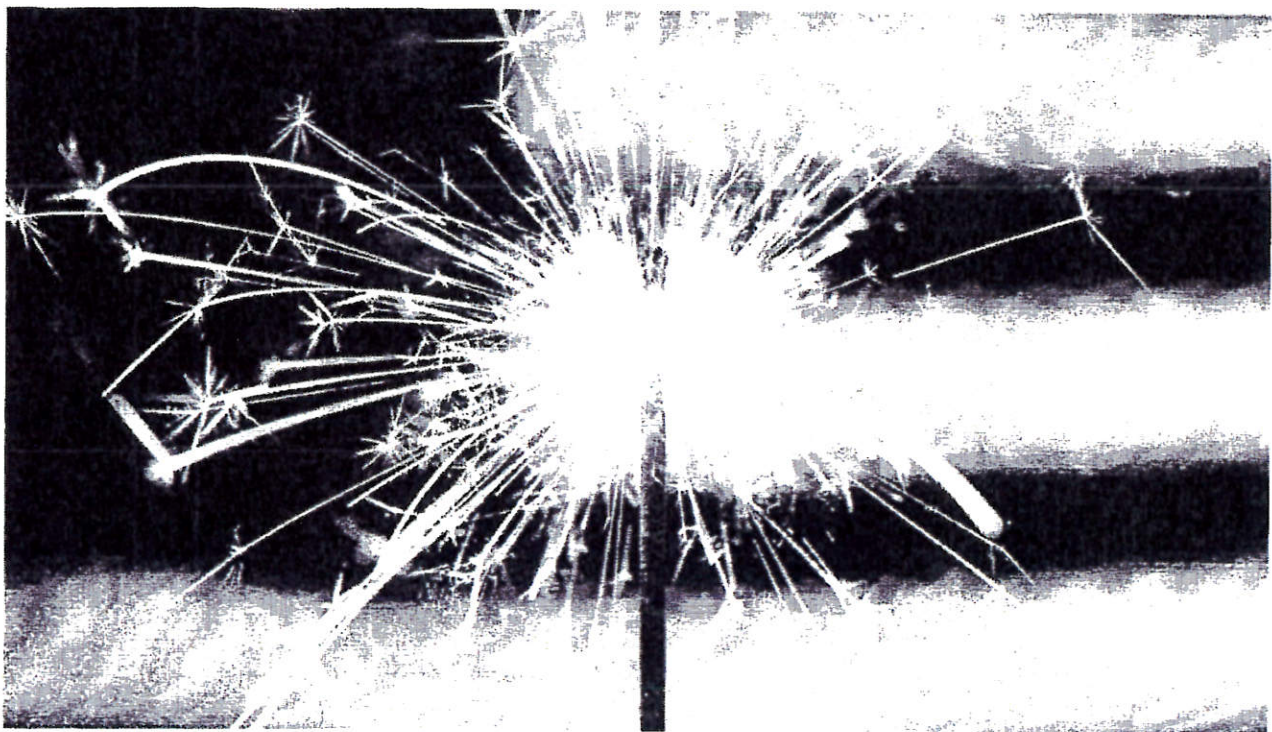
After obtaining institutional review board approval, we surveyed veterans using Dillman survey methodology²³ using multiple and varied contacts to maximise response rate. We implemented two waves of data collection 1-year apart involving parallel procedures, and participants were reimbursed after finishing each wave. At Wave 1, participants were first sent an introductory letter regarding the upcoming survey. Four days later, potential participants were sent an invitation by mail, which contained commemorative postage stamps as an incentive and instructions on how to complete a 35-minute confidential internet-based survey. Sixteen days after invitations were mailed, potential participants were sent postcards thanking them for completing the survey or reminding them to do so. Two weeks after postcard mailings, those who had not taken the survey received a paper version with a postage-paid return envelope. Two months after the print survey a final letter was sent encouraging participation and explaining the survey would close the following week.

Wave 1 was conducted July 2009 to April 2010, yielding a 47% response rate and 56% cooperation rate. The 'response rate' refers to the number of surveys completed divided by the number of surveys sent out, whereas the 'cooperation rate' refers to the number of surveys completed divided by the number of surveys received by participants (i.e. not returned by mail).²³ These achieved rates are comparable to, or greater

Coping with PTSD During Fireworks Season

June 26, 2019 12:00 PM

For victims of gun violence and veterans of war who have post-traumatic stress disorder, the Fourth of July holiday can be a stressful time of year.



For some people, Fourth of July fireworks aren't reason to celebrate.

The random explosion of fireworks can trigger a startle response in people who have post-traumatic stress disorder (PTSD). The mental health condition develops in some people after they witness a shocking, scary or dangerous event.

These triggers can be sights, sounds or scents that remind them of the trauma in any way.

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For individuals who have witnessed gun violence or who have served in the military, fireworks may trigger their PTSD.

"Although the loud noise of the fireworks can itself be triggering of traumatic memories, typically it is the unpredictability of the explosion that activates the arousal system or sympathetic nervous system," says Todd K. Favorite, Ph.D., clinical assistant professor of psychiatry and director of the U-M Psychological Clinic.

Symptoms of PTSD may include:

- Extreme vigilance and arousal
- Nightmares or insomnia
- Negative changes in mood
- Intrusive thoughts of the trauma
- Avoidance or social isolation

People with PTSD typically are highly alert to any movement or change that could signal danger.

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"It is often hard for them to focus their attention, and they experience intrusive mental images or 'flashbacks' and thoughts about the trauma events," says Favorite. "They can become easily angered or reactive to perceived threats.

"It is also likely that their mood is anxious, depressed, angry or fearful," he says.

PTSD affects about 7% to 8% of the U.S. population, a number reflecting only a small portion of those who have gone through a traumatic experience.

A predisposition for anxiety or depression

Those with a family history or a predisposition for anxiety or depression, and one's psychological temperament, may influence the development and expression of PTSD symptoms.

When people are aware of fireworks displays in advance, they are not surprised by the explosions and are able to better prepare for them.

If you have PTSD, ask your neighbors to alert you if they plan to set off fireworks.

SEE ALSO: 8 Tips for a Safer Fourth of July Fireworks Show

This will give you time to prepare yourself for the fireworks by gathering any materials you may need to help you (such as headphones or blackout curtains), practice self-regulation techniques, or even distance yourself from the fireworks display.

It is important to keep in mind that PTSD is not a sign of psychological weakness.

"PTSD can happen to anyone who has gone through, or witnessed, a terrifying death or life-threatening experience," says Favorite. "However, most people who go through traumatic events may have temporary difficulty adjusting and coping, but with time and good self-care, they usually get better."

If the symptoms last for months or years and interfere with your day-to-day functioning, you may need further treatment.

Seeking help

The National Center for Telehealth and Technology and the Department of Veterans Affairs' National Center for PTSD have helped in the development of two free apps for smartphones to help people cope better with symptoms of anxiety, panic and PTSD. One app is called Virtual Hope Box and the other is PTSD Coach.

If you are struggling with PTSD and want confidential guidance, you can call the Substance Abuse and Mental Health Services Administration (SAMHSA) National Helpline at 1-800-662-HELP (4357), or if you experience suicidal thoughts along with your PTSD episodes, call the National Suicide Prevention Lifeline at 1-800-273-8255.

MORE ARTICLES ABOUT: Post-Traumatic Stress Disorder (PTSD), Mental Health

RELATED ARTICLES

From: darcysefcik@aol.com
To: [Fuchs, Nick](#)
Subject: residential house to be used as a metal/substance abuse facility
Date: Saturday, October 26, 2019 2:22:57 PM

I want to go on record as being against this mental health/substance abuse house in my neighborhood.
Property address is;

W252 N4304 Sussex St. Pewaukee, WI 53072

I do not want this in my neighborhood!

Thank you,
Darcy Sefcik

From: [Susan Gain](#)
To: [Fuchs, Nick](#)
Cc: nienow99@sbcglobal.net
Subject: Conditions to Impose on Veterans Mental Health/Substance Abuse Facility
Date: Sunday, October 27, 2019 4:43:17 PM

Mr Fuchs

I am sending this email regarding the Veterans Mental Health/Substance Abuse Facility proposed to be located at W252 N4304 Sussex St, Pewaukee. I was made aware that the neighborhood is responsible for listing the conditions that should be imposed on such a facility if it were to be instated.

I would first like to go on record to say how disappointed I am that the people who we of Pewaukee elected, chose to ignore the almost unanimous wishes of their community. I was always under the impression that we voted for them to enforce our best interests. To say that I'm appalled is an understatement.

For your records, below is a list of the conditions I would like to see imposed upon a facility that I don't believe should be in this neighborhood to start with.

- 1) NO firearms or weapons of any type. No Alcohol
- 2) 2 Trained and certified personal (professionals not volunteers) on staff 24/7, who have experience dealing with PTSD, drug abuse, physical and emotional disorders. They would also be responsible to make sure all prescribed medications were taken when needed.
- 3) Build a 6 ft fence around the property. If there is an outside entry through the fence, it is to be locked and the only key be accessible to the staff.
- 4) Put up 24/7 security cameras and install panic buttons that go directly to the police department.
- 5) Establish Accountability for the Safe Operation of the Facility.
 - Appoint a committee to perform a monthly review of any instances at the facility that disturb the neighborhood or cause police action.
 - Empower that committee to be able to take action to correct those instances.
 - That empowerment should include the recommendation of the closure of the facility if it is deemed unsafe.
 - The committee should be comprised of local police, local neighbors, social workers and someone from an officially recognized veterans organization.
- 6) Only grant the operation of the facility for 1 year. At the end of the year reassess if it should be continued for the full grant.

I can only say that I hope this facility is not placed in our neighborhood because what I just described is a minimum security prison. Are minimum security prisons located in a residential area anywhere else in Wisconsin?

For your records my address is; 715 Lindsay Rd, Pewaukee, WI. I am 1/2 mile from the

proposed facility.

--

Susan Gain

262-853-2563

sgain54@gmail.com ☐

From: [Ryan Lange](#)
To: [Fuchs, Nick](#); [Kara, Jeff](#); [Brown, Colleen](#); [Wamser, Jerry](#); [Dziwulski, Brian](#); [Bergman, Brandon](#); [Grosch, Ray](#); [Mayor](#)
Subject: Conditional Use Permit for MHA
Date: Monday, October 28, 2019 8:13:07 PM

Please consider this letter as a formal request to NOT approve the conditional use permit application for Mental Health America of Wisconsin (MHA).

The surrounding neighborhoods have collected signatures from concerned residents that demonstrate strong objection to this project with serious concerns for the safety and preservation of a "harmonious" neighborhood environment. I would be happy to provide them for you if needed.

MHA has not provided sufficient details of the operations in terms of safety precautions, history of success or any comparisons to the impact an operation like this has in a residential setting as it is currently proposed. As we understand it, this would be a "first of its kind" location and the board/commission must acknowledge the assumed risk in approving something like this without prior history (or guarantee) of safety for neighborhood residents.

If approval cannot be avoided, and the project moves forward to the disappointment of countless would-be-affected citizens, we strongly urge the board to attach strict recommendations against the conditions of approval:

- Scheduled performance and safety reviews at frequent intervals (e.g. 1 month, 3 month, 6 month, 9 months and 12 months post-approval)
- ZERO tolerance policy on any drug/alcohol related incidents (one strike you're out for the entire program)
- ZERO tolerance policy on any fighting/violence (one strike you're out)
- ZERO tolerance policy on any Disturbing the Peace complaints from surrounding neighbors
- A dedicated communication channel - and point of contact - for residents to express concern/feedback both AT the facility as well as at City Hall.
- City commitment for increased police patrol during probationary period.

To make it very clear, this position has absolutely nothing to do with the public's support for Veterans nor our sensitivity to the need for rehabilitation services for those that need them. My very own Father is a vet and I have seen friends and family find sobriety after getting treatment for drug/alcohol abuse.

This position has EVERYTHING to do with the proposed location - its a quiet residential neighborhood. With an average of 4-5 residents per week, the surrounding neighbors are being asked to be comfortable with allowing literally a few hundred transient people - with no connection to the local community and with a history of drug/alcohol abuse - take up short term residence right next door to them.

As a member of the Village's Planning Commission, I can appreciate the tough situation you are in and I thank you for your consideration of this letter and for our position.

If there are any other questions I can answer, or information I can provide, please let me know.

Ryan Lange
778 Cheviot Dr.
Pewaukee, WI 53072
Hawthorne Hill

From: [John Yench](#)
To: [Fuchs, Nick](#)
Subject: Proposed Veteran Facility
Date: Monday, October 28, 2019 4:21:06 PM

I am sending this message to go on record to voice my displeasure and concern over the proposed Veterans Mental Health/Substance Abuse Facility on Sussex Street in Pewaukee. Although I was unable to attend the public meetings on the subject, I did discuss my concerns with people who did attend. My worries include, but are not limited to, the loose requirements for caretaker certification as well as apparent lack of adequately trained security in and around the premises. I was told that in order to be a certified caregiver/attendant, all that would be required would be the completion of a 40-hour on-line certification course. With no trained security staff on-site, it appears that any "certified" caregiver, regardless of age, sex, or physical stature, could conceivably be in charge of not only the well-being of, but also the supervision of as many as four individuals suffering from mental health or substance abuse. To me, this seems like an accident waiting to happen. In closing, I would like it to be known that I am very supportive of giving proper care, both physical and mental, to all of our veterans in need who defended our country and paid dearly to protect our freedom, however, I feel very strongly that it should be done in a suitable environment with a professionally trained staff as opposed to a residential facility supervised by on-line graduates/attendants.

PS I am also appalled that individual personal notification was limited to those living within a 600 foot radius of the proposed facility. If it were not for signs posted in their yard by concerned neighbors, I would have never been made aware of the proposal being voted on by our Common Council.

From: [Mary Dexter](#)
To: [Fuchs, Nick](#)
Subject: Mental Health Facility
Date: Monday, October 28, 2019 6:30:34 PM

We have a home in Hawthorne Hill subdivision. We are totally opposed to having the property at W252 N4304 Sussex Street in Pewaukee re-zoned to allow a mental health/substance abuse facility on this location. Our vote is NO!

Tom and Mary Dexter
608 Pond View Ct.
Pewaukee, Wisconsin 53072

From: [Brad Brandt](#)
To: [Fuchs, Nick](#)
Cc: [Mayor](#); [Grosch, Ray](#); [Bergman, Brandon](#); [Kara, Jeff](#); [Brown, Colleen](#); [Wamser, Jerry](#); [Dziwulski, Brian](#)
Subject: Conditions for the proposed Conditional Use Permit - MHA
Date: Monday, October 28, 2019 3:43:56 PM

Dear Common Council and Mr. Nick Fuchs,

I am writing this letter in response to the Common Council's request to have any conditions we would like to see imposed on the Conditional Use Permit being proposed by Mental Health America of Wisconsin.

I would first like to state that there are absolutely NO conditions which could possibly be imposed that would make this acceptable at the proposed address of W252 N4304 Sussex Street in Pewaukee, Wisconsin. The safety of the hard working, tax paying residents of this neighborhood and their families MUST BE the number one priority. On 10/21/19 it was noted that Brian Michel from MHA stated that they would not locate in a community where they are not wanted. The extreme opposition from numerous neighboring residents proves that they are not wanted at this location. All of those residents have expressed significant safety concerns and opposition to this pilot program and therefore this Conditional Use Permit needs to be DENIED AT THIS LOCATION.

The Common Council meeting proved that there are significant safety concerns and ADMITTED RISK associated with bringing this pilot program to our neighborhood. MHA brought in Doctor Zeno Franco from the Medical College of Wisconsin to speak at the Public Hearing on October 21, 2019. Doctor Franco stated that **"there is risk associated with this program"**. To be perfectly clear; ALL OF THIS RISK lies with the NEIGHBORS and their CHILDREN. They are not asking the City of Pewaukee to take that risk. They are asking the numerous neighbors who are vehemently opposed to this pilot program to take that risk. There were two members of the Planning Committee and two members of the Common Council who already stated that they don't believe this is the appropriate location for this pilot program. The risks to the neighboring residents and their children are far too great, therefore MHA needs to find a new location.

The following is a list of conditions that would need to be imposed on ANY property where this pilot program is proposed and these will need to be imposed when MHA finds a DIFFERENT PROPERTY for this program.

1. Find a new location in the City of Pewaukee or somewhere else in the State of Wisconsin
2. Install a security fence, a minimum of 6 feet high, around the entire perimeter of the property with locked security gates and key cards required to enter. This is to ensure that NO TRESPASSING on neighboring properties will occur.
3. Video surveillance of the entire property 24 hours per day, 7 days per week with a panic button that alerts the local Police Department IMMEDIATELY.
4. Mandatory drug testing to be completed within 24 hours of arrival. Any failed drug screens will result in access to the facility being denied.

5. Breathalyzer testing every time a resident comes to the facility. This includes if they leave for any reason and come back. Anything other than a 0.00 breathalyzer reading will result in access to the facility being denied.

6. Mandatory Walk-Through Metal Detectors to screen ALL individuals entering the property gates for guns, knives or any other type of weapons. Any individual (staff included) arriving with a weapon will be denied entry permanently and the police will be called.

7. Trained and Certified Medical personnel on site 24/7. The 40 hour training class for staff members that is being proposed is quite frankly, insulting to the community members. The risks associated with PTSD, Military SEXUAL ABUSE, Drug abuse and Alcohol abuse are clearly being understated by MHA. Those issues cannot be treated by individuals with no medical or psychological background and training, yet that is exactly what is being proposed by MHA. Having individuals that are "about to go into crisis" arrive at a facility where there are no trained medical or psychological PROFESSIONALS is not only risky but EXTREMELY DANGEROUS.

I am asking the Common Council to DENY this Conditional Use Permit due to a high number of extreme safety risks, which have been admitted by MHA. The proposed property is clearly not a good fit for this pilot program and you've had a chance to hear from all of the residents that actually live there speak out against it. When you go through your discussions about this topic, please consider how you would vote if this was being proposed at the house next door to each of your own homes. Please deny this request and advise MHA to find a new property that is more suited for this type of program.

Sincerely,

Brad Brandt
648 Ole Dairy Drive
Pewaukee, WI 53072

From: [Sumit Pathak](#)
To: [Mayor; Fuchs, Nick](#)
Cc: [Prachi Pathak](#)
Subject: Proposed conditional use permit at W252 N4304 Sussex St., Pewaukee, WI 53072
Date: Monday, October 28, 2019 9:40:00 AM

Dear Pewaukee City Mayor,

Through this email communication, we would like to present our concerns about the proposed 'conditional use permit' at the address above. We, as neighbors and taxpayers, living blocks away from this property, would like to question this proposal and strongly feel that we have the right to question an activity that can have a significant impact on the safety of my family.

We have chosen Pewaukee and this neighborhood to raise our kids because as parents we would like to give them a safe and secure environment where they can build relationships, become confident and meet their potential, as much as we respect, care and love our veterans we would like to feel relaxed that my family and home is safe when we go out for work. We have middle and elementary school kids and would no longer feel safe when they are playing outside or biking in the neighborhood.

Knowing that this facility can allow more than 250+ veterans in a year, recovering from mental health and substance challenges, a quiet neighborhood, with multiple single families homes in close vicinity, is not the right place for it to run, we also feel that a facility like this in a residential area can necessitate emergency calls, and require more police in an otherwise quiet, safe neighborhood, and my family and kids will feel more anxious which can have a negative impact on their health and growth.

Building a commercial facility in like this in our neighborhood would also have an adverse impact on the value of our properties as well as it will impact our relationship with families and friends as they no longer feel safe to visit our home.

Please don't allow this and protect our rights as taxpayers of Pewaukee. Thank you for your time and consideration in this matter. We can be reached at sumitpathakin@gmail.com or prachi_pathak24@yahoo.co.in to answer any follow-up questions.

Sumit and Prachi Pathak

Permanent Address:

716 Stepping Stone Way

Pewaukee, WI-53072

Provisional Mailing Address

43308 Old Ryan Rd, Ashburn VA-20148

From: [Lynne Brandt](#)
To: [Fuchs, Nick](#)
Cc: [Mayor](#); [Grosch, Ray](#); [Bergman, Brandon](#); [Kara, Jeff](#); [Brown, Colleen](#); [Wamser, Jerry](#); [Dziwulski, Brian](#); [villagepresident@villageofpewaukee.com](#); [ehill@villageofpewaukee.com](#); [hgergen@villageofpewaukee.com](#); [thopkins@villageofpewaukee.com](#); [kyonke@villageofpewaukee.com](#); [brohde@villageofpewaukee.com](#); [croberts@villageofpewaukee.com](#)
Subject: Conditions to Impose on Veterans Mental Health/Substance Abuse Facility
Date: Monday, October 28, 2019 3:14:16 PM

Dear Common Council and Mr. Fuchs,

You've had 2 meetings where the tax paying citizens in this quiet country setting neighborhood have voiced their reasons why this Conditional Use Permit should be denied.

You asked the citizens of Pewaukee to submit conditions to the Common Council that would make us feel safe if the Common Council were to approve this very risky Conditional Use Permit application proposed by MHA Wisconsin in our neighborhood at the address below: W252 N4304 Sussex St., Pewaukee, WI 53072

Honestly I don't feel any conditions will ever make me feel safe here again, if this were to be approved!

Our neighborhood has been a quiet hidden gem, country setting, yet close to all the conveniences of every day living.

The Conditional Use Permit will expose this neighborhood, as if we were living next to a hotel, to unforeseen safety issues.

My question to the entire Common Council is, why aren't each and everyone of you also putting together conditions, as if this were right next door to each of you and infringing on your safety!

We chose to live in Pewaukee, in our quiet neighborhood, because we like the community and have felt safe.

The CEO of MHA said they have 6 clinics in Wisconsin. Hire a peer Veteran at each of these clinics and have the veterans go there.

What fail-safes are in place?

The US govt didn't send these soldiers out with zero training, but the city of Pewaukee wants the citizens to figure out how to protect our families without any training or assistance.

What IF something terrible were to happen to my grandchildren or neighbors or individuals who are not aware of what this property is being used for?

The safety of the people living in Riverwood Park Subdivision (who were not notified of this Conditional Use Permit application) and the people who use Simmons Woods Park may be at risk, as the veterans are walking to the store.

Again... What fail-safes are in place?

What proof will you have that these people are in fact veterans if the screening process is done over the phone? MHA isn't associated with the VA, therefore there's no access to a veteran database to validate they truly are a veteran.

What about our well being as law abiding, tax paying and voting citizens? The few neighbors that were notified of this Conditional Use Permit proposal, have been under an extreme amount of physical and mental stress and illness to not only myself but to many of the neighbors.

What other properties have been considered? Motel [6 on Bluemound Road in Brookfield](#) is sitting empty, there are empty storefronts on Capital Drive in the Pick and Save shopping center and Pick and Save on Ryan Road is sitting empty!

Keep in mind the Brandt Farm LLC property is Private Property and the staff and veterans are not allowed to trespass on the property!!! We will not be liable for any of the staff or veterans who decide to trespass!!!! MHA will have to have the liability coverage.

Brian from MHA of Wisconsin said to a gentleman after the planning committee meeting October 17th, that they would not locate in a neighborhood or community that they are not wanted. This gentleman spoke at the October 21st meeting and shared with everyone what Brian had said to him. With that being said the proposed neighborhood does not want this, therefore this should be denied.

The entire property should be fenced in with a 6' stockade fence.

Install outside security system and filming [24/7](#) monitoring entrance and exits at the front door.

Obtain photo ID of every guest occupying the property so staff at shift change has visual knowledge of the guests they have not yet come into contact with when the guest returns to the house.

MHA did not do their due diligence because they don't know what they don't know, with this being a pilot! MHA has made statements on October 17th (no guns allowed) only to say on October 20th (guns are allowed and will be locked up).

Way to many inconsistencies to be placing the entire neighborhoods safety at risk!

Please deny this application.

Nick - please reply to me that you received this email.

Sincerely,

Lynne and Robert Brandt

MENTAL HEALTH OF AMERICA

Scan 2 of 3

AGAINST PROJECT

November 1, 2019	Darrel Lee – City of Pewaukee Resident
November 2, 2019	Sue Nienow – City of Pewaukee Resident
November 4, 2019	David Edge – City of Pewaukee Resident
November 4, 2019	Darryl Lee – City of Pewaukee Resident
November 4, 2019	David Edge – City of Pewaukee Resident
November 22, 2019	Tom Nienow – City of Pewaukee Resident
November 24, 2019	Lynne Brandt – Village of Pewaukee Resident
November 25, 2019	David Edge – City of Pewaukee Resident
November 25, 2019	Angelina Edge – City of Pewaukee Resident

Fuchs, Nick

From: Susan Nienow <suenienow9940@gmail.com>
Sent: Friday, November 1, 2019 12:59 PM
To: Fuchs, Nick
Subject: Further conditions for the Common Council's review for the 11.04.19 meeting

Ffrom: [Darryl Lee](#)
Sent: Friday, November 1, 2019 8:19 AM
To: [Thomas Nienow](#)

- (1) If the City grants the conditional use permit, does that mean that Pewaukee residents can now use their houses as Air BNB respites? Does it open the door to all short term housing rentals in the City?
- (2) The City should consider that the City may be subject to lawsuits if anyone does get hurt. As a trial attorney with more than 30 years experience, I think the City has exposure because it has failed to demand that MHA provide reliable evidence, data or analysis which shows that this project will not pose a threat to public safety. The City should require such evidence before they green light the project. Limiting the project to a short duration and subject to renewal will not be a defense.
- (3) Currently, the only reliable data before the Council comes from a formal published study that shows that there is a 9% higher incidence of **severe violence** in PTSD patients who are combat veterans. (See study attached to Darryl Lee submission entitled "**Violent behavior and PTSD in US Iraq and Afghanistan veterans**") The incidence of **severe violence increases to 35.9% when PTSD is combined with alcohol misuse**. These numbers are staggering. Someone needs to address the findings of this study. MHA has never addressed this issue and the City never asked about it.
- (4) If fireworks can cause crisis in PTSD patients (per article submitted with Darryl Lee's materials)... what about gunfire or blasting. Has anyone addressed this issue. The City should demand that MHA provide some reliable evidence to address this issue.
- (5) Why didnt MHA perform an analysis of police calls involving the other respites. It is improper to rely on some vague representation that there has been no violence at those facilities. Where is the hard data? It is easily obtainable through a Freedom of Information Act request (FOIA) This seems like a reasonable step to take before any permit is approved.
- (6) Finally, imagine a scenario where a combat veteran diagnosed with PTSD visits the house. The combat veteran is stressed-out over recent events in his or her life and they need some time away. While at the house, the combat veteran visits a local tavern or stops at the liquor store to get something to drink. Upon returning to the house, the combat veteran is exposed to the sound of constant gunfire because of a shooting event at the Waukesha Gun Club. Perhaps the combat veteran hears explosions coming from the nearby stone quarry. Suddenly a low flying helicopter, jet or plane from one of the local airports (Crites Field or Capital Drive Airport) flies overhead. All of this stimuli causes the combat veteran to have a flashback and he retrieves the gun from his car thinking

that he is under attack. A neighbor who happens to be walking by is shot and killed. Is this type of scenario so hard to imagine? What assurances do we have that it won't happen? What type of safeguards are going to be in place to prevent it from happening? Surely there is a better location to put this project.

From: [Susan Nienow](#)
To: [Fuchs, Nick](#); [Mayor](#); [brandly6480@gmail.com](#); [Darryl Lee](#); [davedge@ameritech.net](#); [Tom Nienow](#)
Subject: Amendments to conditions for the 11.04.19 Common Council Meeting
Date: Saturday, November 2, 2019 4:03:34 PM
Attachments: [Comprehensive Plan for conditional use permit.pdf](#)
[Discrepancies that need to be addressed prior to 11.04.19 Common Council decision \(1\).pdf](#)

First, are 'snippets' of the comprehensive plan sent by Nick Fuchs to all parties involved with the conditional use permit under consideration by the Common Council submitted by MHA WI.

Clearly, the applicant has not met either of the guidelines for a conditional use permit and the request should be denied. Plan states, and I quote:

“that such uses are similar in character to the principal uses permitted in the zoning district and create no circumstances that would detrimentally affect adjacent properties.”

By staff's own admission:

quote:

‘Staff would acknowledge that the proposed turnover and the number of different people that would reside at the facility **IS** different in use and operation as compared to a single-family home or potentially even to State licensed Community Living Arrangements.’

The Plan also states that the proposed CUP will not “that such uses are similar in character to the principal uses permitted in the zoning district and **create NO circumstances that would detrimentally affect adjacent properties.**”

Staff does not find that the proposed use would have adverse impacts on adjacent properties as it relates to traffic and parking. (But **safety and high turnover rate is an adverse impact, not mentioned**)

Second, discrepancies are listed in how MHA wrote their 'policies and procedures' where the language differs significantly from what Brian Michael stated on record at the last Common Council meeting of 10/28/19.

These altered policies change the impact of promises made by MHA and must be amended prior to the Council's consideration of their conditional use application.

Sent by Nick Fuchs to residents responding to MHA application for a conditional use permit:

(de) Conditional use permits.

1. In this paragraph:

b. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

We argue: NO safety or risk analysis has been presented by the applicant. ONLY speculation about what won't happen. Demand expert safety analysis report on this demographic and high concentration of military soldiers who don't know one another, sharing a small space and all coping with mental health and substance abuse issues, while being exposed to constant gunfire and other exterior noise.

Also sent by Nick Fuchs:

It can also be noted that Section 17.0209d. allows 'unclassified uses' to be permitted by the Plan Commission provided "that such uses are similar in character to the principal uses permitted in the zoning district and create no circumstances that would detrimentally affect adjacent properties."

Staff does not find that the proposed use would have adverse impacts on adjacent properties as it relates to traffic and parking. (But safety and high turnover rate is an adverse impact, not mentioned) Further, there is existing landscaping that buffers this property from the abutting single-family homes. 'With that said, two emails are included in the Plan Commission packets from adjacent property owners stating concerns with the proposed facility and use. These emails detail many concerns, one of which relates to turnover.'

Quoting Nick Fuchs below:

'Staff would acknowledge that the proposed turnover and the number of different people that would reside at the facility IS different in use and operation as compared to a single-family home or potentially even to State licensed Community Living Arrangements.'

We argue: Staff acknowledges that the facility is substantially different in use and operation as compared to a single-family home or potentially even to State licensed Community Living Arrangements.

This conditional use permit should be DENIED

THERE ARE DISCREPANCIES THAT NEED TO BE CORRECTED TO CONDITIONAL USE LANGUAGE ATTACHED TO MENTAL HEALTH AMERICA WISCONSIN'S APPLICATION, PRIOR TO COMMON COUNCIL'S CONSIDERATION

Highlighted in yellow: Changes that need to be made to MHA's guidelines AND COVENANTS FROM THE PLAN COMMISSION, prior to any conditional use permit under consideration by the Pewaukee Common Council

Add this new restrictive language

Highlighted in green: Delete this VAGUE language FROM MHA'S POLICIES AND PROCEDURES as numbered below:

found on page 36 of the Common Council packet

First:

ADD: 6' high Fencing WILL be installed around the entire property which blocks view from the adjacent neighbors, plural, (ON BOTH SIDES OF THE PROPERTY), and which prevents unintentional trespassing beyond the property lines of the R&R House premises, PRIOR TO OCCUPANCY BY MHA

The applicant is not proposing any exterior site or building modifications and no signage is proposed. Some interior changes WILL be made to comply with ADA requirements

DELETE: 'Fencing can be installed which blocks view from the adjacent neighbor, and which prevents unintentional trespassing beyond the property lines of the R&R House premises.'

'The applicant is not proposing any exterior site or building modifications and no signage is proposed. Some interior changes may be made to comply with ADA requirements. MHA has stated that the existing driveway provides sufficient area for parking.'

Second:

AMEND ITEM #4 on MHA policies

ADD: Guest curfew hours will be 6am to 10pm, and failure to return prior to 10pm **WILL** be grounds for exclusion from the program

DELETE: 'Guest curfew hours will be 6am to 10pm, and failure to return prior to 10pm **may** be grounds for exclusion from the program'

Third:

AMEND ITEM #5 on MHA policies

ADD: No alcohol or substance use will be allowed on the premises. Guests who return to the premises who have engaged in alcohol or substance use **will be immediately removed from the property.**

.....

DELETE: 'No alcohol or substance use will be allowed on the premises. Guests who return to the premises who have engaged in alcohol or substance use **will be asked to leave if they are infringing on the recovery and support of other guests. Those who refuse to do so will be liable for trespassing.**'

Fourth:

AMEND ITEM #6 on MHA policies

ADD: Guests will be **informed** during phone screening that they **will be exposed to substantial noise from the local rifle/gun club, from hunting activities, and/or blasting from the local quarry.**

.....

DELETE: Guests will be **advised** during phone screening **and arrival that individuals staying at the R&R House may hear sounds** from the local firearm range, from hunting activities, or from the local quarry. **Guests are to make the determination if this would be a trigger for their recovery and if the R&R House would be appropriate for them.**

Change to the City of Pewaukee's recommendation:

***1. The subject Conditional Use is personal to Mental Health America of Wisconsin, does not run with the land, is not transferrable, and is temporal. All rights and approvals granted hereunder shall terminate and become null and void as of November 4, 2021. ~~Upon expiration, the applicant may reapply for a new Conditional Use Permit.~~ **This clause needs to be deleted or the MHA program could operate out of this location indefinitely.**

***10. No more than **three**, ~~NOT FOUR~~, individuals shall reside at the subject dwelling at any given time.

Add this new restrictive language to the covenants set forth by Pewaukee staff

The facility proposed by MHA **is for veterans** who are recovering from mental health and substance use challenges.

11. Guests at the property **ARE NOT** allowed visitors. The intent of the house is not a vacation resort, but a respite and reflection stay. Non-guests could cause unnecessary angst for other guests staying the house.

From: [David Edge](#)
To: [Fuchs, Nick](#); ["Susan Nienow"](#); [Mayor](#); [brandly6480@gmail.com](#); ["Darryl Lee"](#); ["Tom Nienow"](#)
Cc: [Hurd, Ami](#); [Klein, Scott](#); [Tarczewski, Kelly](#)
Subject: RE: Amendments to conditions for the 11.04.19 Common Council Meeting
Date: Monday, November 4, 2019 9:04:42 AM

How is Sue misrepresenting this?

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WHAT DO YOU NOT UNDERSTAND ABOUT THIS????

From: Fuchs, Nick [mailto:fuchs@pewaukee.wi.us]
Sent: Monday, November 04, 2019 8:51 AM
To: Susan Nienow <suenienow9940@gmail.com>; Mayor <mayor@pewaukee.wi.us>; brandly6480@gmail.com; Darryl Lee <darryllee042@gmail.com>; davedge@ameritech.net; Tom Nienow <nienow99@sbcglobal.net>
Cc: Hurd, Ami <hurd@pewaukee.wi.us>; Klein, Scott <sklein@pewaukee.wi.us>; Tarczewski, Kelly <tarczewski@pewaukee.wi.us>
Subject: RE: Amendments to conditions for the 11.04.19 Common Council Meeting

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"Staff would acknowledge that the proposed turnover and the number of different people that would reside at the facility is different in use and operation as compared to a single-family home or potentially even to State licensed Community Living Arrangements."

Again, this is not meant to be argumentative, but I felt clarification of staff's position was needed to prevent confusion.

Thanks.

Nick Fuchs
Planner & Community Development Director
[City of Pewaukee](#)
W240N3065 Pewaukee Road
Pewaukee, WI 53072
262-691-6007
fuchs@pewaukee.wi.us

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From: Susan Nienow [<mailto:suenienow9940@gmail.com>]

Sent: Saturday, November 2, 2019 4:03 PM

To: Fuchs, Nick <fuchs@pewaukee.wi.us>; Mayor <mayor@pewaukee.wi.us>; brandly6480@gmail.com; Darryl Lee <darryllee042@gmail.com>; davedge@ameritech.net; Tom Nienow <nienow99@sbcglobal.net>

Subject: Amendments to conditions for the 11.04.19 Common Council Meeting

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Clearly, the applicant has not met either of the guidelines for a conditional use permit and the request should be denied. Plan states, and I quote:

“that such uses are similar in character to the principal uses permitted in the zoning district and create no circumstances that would detrimentally affect adjacent properties.”

By staff's own admission:

quote:

‘Staff would acknowledge that the proposed turnover and the number of different people that would reside at the facility **IS** different in use and operation as compared to a single-family home or potentially even to State licensed Community Living Arrangements.’

The Plan also states that the proposed CUP will not “that such uses are similar in character to the principal uses permitted in the zoning district and **create NO circumstances that would detrimentally affect adjacent properties.**”

Staff does not find that the proposed use would have adverse impacts on adjacent properties **as it relates to traffic and parking.** (But **safety and high turnover rate is an adverse impact, not mentioned**)

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These altered policies change the impact of promises made by MHA and must be amended prior to the Council's consideration of their conditional use application.

From: [Darryl Lee](#)
To: [Fuchs, Nick](#)
Cc: [Susan Nienow](#); [Mayor](#); [brandly6480@gmail.com](#); [davedge@ameritech.net](#); [Tom Nienow](#); [Hurd, Ami](#); [Klein, Scott](#); [Tarczewski, Kelly](#)
Subject: Re: Amendments to conditions for the 11.04.19 Common Council Meeting
Date: Monday, November 4, 2019 10:25:19 AM

Mr. Fuchs,

The statement as written is crystal clear. You can offer to explain it and interpret it all you want, but it says what it says. To me, there is nothing confusing about it.

I am alarmed that you and the Staff made any recommendation considering the glaring lack of credible data provided by MHA. Where are the studies, data, and analysis from MHA that address safety concerns? Are PTSD veterans more prone to **severe violence or not**? At least one formal study that was submitted, and is now part of the record, says yes. Where is MHA's study and analysis. Where is the Staffs' consideration of this hard data in reaching their recommendation. Safety should be the primary objective of everyone. You and the Staff should demand reasonable proof of safety, and not just some hearsay statements from some of the interested parties. I would love to hear your explanation for this. I am sure the other Pewaukee residents would like to hear it as well.

Darryl Lee
N32W23148 Stonewall Ct.
Pewaukee, WI 53072

On Mon, Nov 4, 2019 at 8:51 AM Fuchs, Nick <fuchs@pewaukee.wi.us> wrote:

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Thanks.

Nick Fuchs

Planner & Community Development Director

[City of Pewaukee](#)

W240N3065 Pewaukee Road

Pewaukee, WI 53072

262-691-6007

fuchs@pewaukee.wi.us

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Sent: Saturday, November 2, 2019 4:03 PM

To: Fuchs, Nick <fuchs@pewaukee.wi.us>; Mayor <mayor@pewaukee.wi.us>; brandly6480@gmail.com; Darryl Lee <darryllee042@gmail.com>; davedge@ameritech.net; Tom Nienow <nienow99@sbcglobal.net>

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From: [David Edge](#)
To: [Fuchs, Nick](#); ["Susan Nienow"](#); [Mayor; brandly6480@gmail.com](#); ["Darryl Lee"](#); ["Tom Nienow"](#)
Cc: [Hurd, Ami](#); [Klein, Scott](#); [Tarczewski, Kelly](#)
Subject: RE: Amendments to conditions for the 11.04.19 Common Council Meeting
Date: Monday, November 4, 2019 11:39:43 AM

Nick,

If I call you it is not on the record as having ever been said. So I am sending this in email form so there is a written record.

Do you have the authority to shut this down? I don't believe so. Do you live in Pewaukee? Is this on your street, where your family and kids are? If you think this is a good idea then put it on your street.

I believe you just a hired city planner the same as you are for Franklin.

This is an exception to an exception to the City ordinances. The exceptions are to be based on actual facts. I do not believe that there has been any hard facts at all in the presentation for this CUP, only "I think", "I believe", Even the Mayor stated this same thing at the last council meeting. Comparisons to other facilities are not valid because they have civilian "guests" not combat military persons suffering from combat related issues.

One alderman at the last council meeting stated that this does not even meet the requirements for this type of facility. So why did this even go any further?

At the planning commission meeting it was stated that the 10 signatures on the petition against this did not meet the criteria for a 2/3 vote to move forward. Well maybe not for the ENTIRE city of Pewaukee, but that was 10:1 against it from this neighborhood. That should have accounted for something and not be dismissed as not relevant. And at that same meeting NO ONE would make a motion to vote to approve which forced the Mayor to make that motion. Then NO ONE would second that motion. There was a motion to deny but again NO ONE would second.

At the common council meeting, again there was no approval vote, just moved further down the road.

This is not a case of discrimination against military veterans. It is looking out for the safety and concerns of the neighborhood.

This will not be a home or residence, but a motel type facility/business, where the guest do not have to pay. There is only one tax payer the home owner and they will be getting around \$50,000 per year to lease this to people who are not residents of Pewaukee for guest that are not from Pewaukee either for the greater part. Yet we are paying the cost through our taxes, and we get no say for what is in our neighborhood? The only tie to this community is the homeowner that is leasing their property for profit.

The City Ordinances have long lists against neighborhood nuisances to the point of tree limbs that extend too far on to our property. Are there none of these that would prohibit the use of a house as a motel or hotel, or the constant turnover of people that are not even from the City/neighborhood, or the running of a business 24x7 with shift staffing and not one residing there? The ordinances are for anything that might impact the enjoyment and use of our property. I would think that concern about this type of facility could be classified as a detriment to the enjoying the safety of my neighborhood.

We have read the handbook for setting up a respite. At first they thought it would be good to call it exactly what it was: **CRISIS DIVERSION SERVES AND HOSPITAL DIVERSION SERVICES**. They found calling it what is actually is resulted in great resistance from the neighbors. So they say you have to come up with a much softer name like Monarch House, Solstice House, or R&R House. Something that does not indicate that it is a Crisis intervention center for people that are at a level of crisis that they cannot stay in their own home, are about to reach the level where they would be jailed or hospitalized, and want to be talked down.

The only benefit to the neighborhood is the homeowner that will be paid for the use of their house. Everything else is a negative to the neighborhood, everything. There is no benefit, only safety concerns that can easily be factually established just by looking at the security requirements in place at ALL VA facilities, even administrative and outpatient clinics.

David and Angie Edge
W252 N4468 Sussex Street
Pewaukee, WI

From: Fuchs, Nick [mailto:fuchs@pewaukee.wi.us]
Sent: Monday, November 04, 2019 9:06 AM
To: David Edge <davedge@ameritech.net>; 'Susan Nienow' <suenienow9940@gmail.com>; Mayor <mayor@pewaukee.wi.us>; brandly6480@gmail.com; 'Darryl Lee' <darryllee042@gmail.com>; 'Tom Nienow' <nienow99@sbcglobal.net>
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Subject: RE: Amendments to conditions for the 11.04.19 Common Council Meeting

David,

If you would like to discuss further, please feel free to give me a call. Thanks.

Nick Fuchs
Planner & Community Development Director
[City of Pewaukee](#)
W240N3065 Pewaukee Road
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fuchs@pewaukee.wi.us

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Sent: Monday, November 4, 2019 9:04 AM

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November 22, 2019

To City of Pewaukee Mayor and Common Council

I am writing to again state my opposition to the Conditional Use Permit for the proposed PRR-V to be run By Mental Health America at W252N4304 Sussex St. The following is an overview of statements made and updated policies from previous meetings.

At the Oct. 21st Common Council meeting MHA stated that the proposed property **"closely resembles the Iris Place respite located in Appleton"**, there are some major differences in the two properties. Iris Place is located on a **13.34-acre campus**, the building is a former Convent and built for communal living with all 2nd floor rooms having their own sinks according to a staff member there. The property also has ample parking for more than a dozen vehicles as shown in the attached photo, the **property is zoned PI- Public Institutional Use.**

The proposed Pewaukee property is a single-family home on 1.39 acres and is zoned RS-3, Single Family Dwelling.

The other respites in Wisconsin are not zoned residential either, **Solstice House in Madison is zoned NMX- Commercial Mixed Use** while **Monarch House in Menomonie is zoned B2- Local Commercial.** Attached is an article where the Mayor of Menomonie put a cease and desist order for the Grassroots Wellness Center in a residential area because of neighbor's concerns, safety issues and improper zoning for such a facility (later named Monarch House), he stated that the respite house did not meet the criteria for CBRF or Community Living Arrangement. The very same issues exist for the proposed CUP location on Sussex St.

Maria Groves (the homeowner), stated **"there were only 2 police calls to the Iris Place respite, and those were for medical reasons"**, the attached Appleton police report shows there have been **38** calls to the address since 2015, **including 10 this year**, for mental health checks, domestic disturbance, rescue and suspicious activities.

Also attached are the police reports from Madison and Menomonie. Solstice House in Madison, had **42** calls since 2016 and Monarch House had **38** calls since 2016. These calls range from mental health checks to theft, threats, domestic disturbances, warrants and arrests.

These are only the police calls; it doesn't include any fire or EMT calls.

Council should have the Pewaukee police department retrieve all law enforcement/EMT calls with the other respites and provide an informed analysis to the Common Council.

MHA downplays the calls as being normal and minor in nature. On 5-2-18 a call was made for **"a very aggressive female possibly with a scissors and possibly under the influence of something."** And on 5-20-18 a call for **"a guest being violent and attempting to break into the location, breaking the door and windows"**. What impact should be investigated when these calls involve military trained guest. These calls are **NOT minor incidents**, and I don't see them being NORMAL in any way.

By comparison, the Pewaukee police department reported there have been **ZERO police calls to the Groves property in 10+ years.**

The disturbing issue here is the omission of facts by MHA, from not mentioning the abutting neighbor to the north in their CUP application, to minimizing police activity at the other respites. MHA has not fully disclosed the facts on a variety of issues: police activity, no community engagement AT ALL, but claimed they had at the Plan Commission Meeting, nor how guests are actually dropped off at the respites after a period of hospitalization.

MHA's personal feelings and assurances that the security and safety of the house and surrounding homes would not be compromised, is PURELY speculation, they haven't provided any facts to substantiate that there will be NO adverse effects on the neighboring residences.

MHA spoke of "**lessons learned**", from the Madison respite being in a location that was too close to a liquor store, yet they ignore the fact that these veterans will be in close proximity to a **very active gun club** located just over 2 miles away and hunting land right across the street.

In a United Press release dated April 13th of this year, Brian Michel is quoted as saying "**staff will receive training on being peer counselors and veteran-specific training regarding post-traumatic stress disorder**". How is MHA accounting for the gunfire and how it may affect someone suffering from PTSD?

From MHA's policies- "**Guests will be advised during phone screening and arrival that individuals staying at the R&R House may hear sounds from the local firearm range, from hunting activities, or from the local quarry. Guests are supposed to determine if this would be a trigger and if the R&R House would be appropriate for them.**"

MHA claims in their values- "**We believe No Veteran should be Left Behind**", however these statements seem to contradict each other, veterans can't stay at this location if they have issues with trigger noises, but MHA also says their facility is open to ALL veterans "**regardless of barriers to accessing benefits or resources**".

Another of MHA's policies- "**Guests who return to the premises who have engaged in alcohol or substance use will be asked to leave if they are infringing on the recovery and support of other guests.**" Why is it "if"? If this is to be a respite for sober individuals, shouldn't the guest be removed at that point? Also, with no drug screening, how do we know guests are not using when they arrive?

As for guests having visitors MHA states they have the right to "**Have visitors throughout the day with limitations related to the privacy of others and capacity of the R&R House.**" By guests having guests, doesn't that also increase the pressure on the current occupants?

Has there been an actual physical observation of the parking available? Where will guests of guests park? This house will operate as if it were a motel. If this were a motel, I'm sure this issue would be put under more scrutiny. I believe a study regarding parking and access to it must be done. Having guests of

guests also increases the total number of different people revolving in and out of the home, the turnover of people with guests and staff with no one actually living there is astounding.

The adverse effects of these issues - zoning, turnover, parking, police activity and location in general; mean this conditional use permit must be denied. It doesn't resemble a CBRF or Community Living Arrangement. A more suitable location with the proper zoning and needed environment should be sought.

Tom Nienow
W252N4350 Sussex St
Pewaukee



Municipality: 201 - CITY OF APPLETON

Parcel No: 314471000

Created: n/a

School: 0147 - SCH D OF APPLETON AREA

Owners

Name	Interest
ST BERNADETTE CONGREGATION OF APPLETON	

Addresses

Owner... ST BERNADETTE CONGREGATION OF APPLETON
2331 E LOURDES DR
APPLETON WI 54915

Site... n/a

Government Owned

Total Acres: 13.3400

MFL/PFC Acres: 0.000

Active

Created By: MUNI IMPORT

Special Districts

Type	District

Physical Location

Sect	Town/Range	Name	Verified

Tax Parcel Description

LANG PLAT LOT 1 BLK 4 LESS S130 FT & LESS 1112M20 AND SCHAEFER
PARK PLAT BLK 18 LESS N6FT & LESS E3FT AND THE HENRY
SCHAEFER PLAT COM NE COR BLK 17 W105FT S100 FT M/L E105FT M/L
N102.5FT TO BEG LESS N6FT FOR ST 13.34 AC M/L

Notes Status Addresses Other Districts Assessments Taxes MFL/PFC History Documents Survey History Attachments Farmland Preservation

Description	Doc #	Vol/Pg	Type	LID #	Recorded	Document Date	Except.	Geom.	Back Ind
Image Avail Only Records	532404	557/37	ROD Document		1/1/1935		☐	☐	☐

From: [Lynne Brandt](#)
To: [Mayor; Bergman, Brandon; Brown, Colleen; Fuchs, Nick; Dziwulski, Brian; Grosch, Ray; Kara, Jeff; Wamser, Jerry](#)
Cc: [villagepresident@villageofpewaukee.com; ehill@villageofpewaukee.com; hgergen@villageofpewaukee.com; thopkins@villageofpewaukee.com; kyonke@villageofpewaukee.com; brohde@villageofpewaukee.com; croberts@villageofpewaukee.com](#)
Subject: Proposed conditional use permit at W252 N4304 Sussex St., Pewaukee, WI 53072
Date: Sunday, November 24, 2019 11:07:45 PM

Dear Pewaukee City Mayor, City of Pewaukee Elected Officials, Nick Fuchs and Village of Pewaukee Elected Officials,

In preparation for the December 2nd meeting I am submitting my emails to be included in the Common Council packets for the meeting.

We want to go on record stating our opposition to the proposed 'conditional use permit' at the address above. We, as adjacent neighbors and taxpayers, along with the majority of homeowners in this residential neighborhood zoned RS3, contest this proposition and have the right to information and 'safety first' in our neighborhood.

The current owners of the property, falsely advertised this property as a rental property adjacent to a Nature Preserve. This property is adjacent to 'No Trespassing Private Property' owned by the Brandt's for over 100 years.

The current owners of the property intend to vacate the property and lease the house to Mental Health America.

Mental Health America intends to run a 'pilot' program' placing up to four new individuals per week with mental health and substance abuse issues in this house for a one week stay. If I understand correctly, this unsecured property will host up to 208 'at risk' guests per year. This volume of turnover is unacceptable in a residential neighborhood.

This 'program' is NOT OPEN TO ALL VETERANS WHO SERVED OUR COUNTRY, only those with **mental health and substance abuse issues**. After researching and reading more on this, I have concerns about this being more of a veterans crisis respite center.

No homeowner will feel safe in the sanctity of their own backyard.

We have concerns for the safety of our young grandchildren, 2 1/2 year old twins, a 7 and 5 year old, who come over to our house, they love to play outside and take nature hikes. We will no longer feel safe to allow them to do these things.

There's a lot of foot traffic, (joggers, walkers, bicycle riders, cross country runners, track and field runners from Pewaukee High School,

young families out for a walk) who go right in front of the above referenced property. These people will no longer feel safe.

We can hear gun shots coming from The Waukesha Gun Club, which is located on Watertown Road, only 4.1 miles from the above referenced property. This may have a huge impact on the individuals staying at this house.

It's my understanding that all property owners within 600 feet of the exterior boundaries of the property for which the conditional use is being proposed were to be notified. Brandt Farm LLC, which is adjacent to the above referenced property, has not been notified of this proposed conditional use permit.

I had a conversation with Nick Fuchs who told me that if this conditional use permit is granted, it will stay with that property forever. The value of our properties and the safety of our families will be compromised.

Please don't allow this and protect OUR rights as taxpayers of Pewaukee. Thank you for your time and consideration on this matter. I can be reached at 262-290-6208.

Dear Common Council and Mr. Fuchs,

You've had 2 meetings where the tax paying citizens in this quiet country setting neighborhood have voiced their reasons why this Conditional Use Permit should be denied.

You asked the citizens of Pewaukee to submit conditions to the Common Council that would make us feel safe if the Common Council were to approve this very risky Conditional Use Permit application proposed by MHA Wisconsin in our neighborhood at the address below: W252 N4304 Sussex St., Pewaukee, WI 53072

Honestly I don't feel any conditions will ever make me feel safe here again, if this were to be approved!

Our neighborhood has been a quiet hidden gem, country setting, yet close to all the conveniences of every day living.

The Conditional Use Permit will expose this neighborhood, as if we were living next to a hotel, to unforeseen safety issues.

My question to the entire Common Council is, why aren't each and everyone of you also putting together conditions, as if this were right next door to each of you and infringing on your safety!

We chose to live in Pewaukee, in our quiet neighborhood, because we like the community and have felt safe.

The CEO of MHA said they have 6 clinics in Wisconsin. Hire a peer Veteran at each of these clinics and have the veterans go there.

What fail-safes are in place?

The US govt didn't send these soldiers out with zero training, but the city of Pewaukee wants the citizens to figure out how to protect our families without any training or assistance.

What IF something terrible were to happen to my grandchildren or neighbors or individuals who are not aware of what this property is being used for?

The safety of the people living in Riverwood Park Subdivision (who were not notified of this Conditional Use Permit application) and the people who use Simmons Woods Park may be at risk, as the veterans are walking to the store.

Again... What fail-safes are in place?

What proof will you have that these people are in fact veterans if the screening process is done over the phone? MHA isn't associated with the VA, therefore there's no access to a veteran database to validate they truly are a veteran.

What about our well being as law abiding, tax paying and voting citizens? The few neighbors that were notified of this Conditional Use Permit proposal, have been under an extreme amount of physical and mental stress and illness to not only myself but to many of the neighbors.

What other properties have been considered? Motel [6 on Bluemound Road in Brookfield](#) is sitting empty, there are empty storefronts on Capital Drive in the Pick and Save shopping center and Pick and Save on Ryan Road is sitting empty!

Keep in mind the Brandt Farm LLC property is Private Property and the staff and veterans are not allowed to trespass on the property!!! We will not be liable for any of the staff or veterans who decide to trespass!!!! MHA will have to have the liability coverage.

Brian from MHA of Wisconsin said to a gentleman after the planning committee meeting October 17th, that they would not locate in a neighborhood or community that they are not wanted. This gentleman spoke at the October 21st meeting and shared with everyone what Brian had said to him. With that being said the proposed neighborhood does not want this, therefore this should be denied.

The entire property should be fenced in with a 6' stockade fence.

Install outside security system and filming [24/7](#) monitoring entrance and exits at the front door.

Obtain photo ID of every guest occupying the property so staff at shift change has visual knowledge of the guests they have not yet come into contact with when the guest returns to the house.

MHA did not do their due diligence because they don't know what they don't know, with this being a pilot! MHA has made statements on October 17th (no guns allowed) only to say on October 20th (guns are allowed and will be locked up).

Way to many inconsistencies to be placing the entire neighborhoods safety at risk!

Please deny this application.

Nick - please reply to me that you received this email and these will be included in the Common Councils packets.

Sincerely,

Lynne and Robert Brandt
648 Ole Dairy Road
[Pewaukee, WI 53072](#)

Brandt Farm LLC
-Robert Brandt
-Edward Brandt
-Jeanne Brandt
-Richard Brandt
-Karen Luedke
-Maureen Rausch
-Steve Cheaney
648 Ole Dairy Road
Pewaukee, WI 53072

MHA Application for a Conditional Use Permit (CUP) – Facts

David Edge Resident for 20 years at W252 N4468 Sussex Street

USAF, HQ SAC, SSGT

Contents:

1. [Key Points](#)
2. [City Of Pewaukee Ordinances](#)
3. [CBRF vs. Respite](#)
4. [Review of Statements Made in Request for Conditional Use Permit](#)
5. [Facts Regarding This Proposed Respite](#)
6. [Other Misstatements and Concerns](#)
7. [Our Wounded Veterans Deserve Better](#)



1. Key Points

Item #	Item	Facts	Reference/Source
1	Zoning	1. Zoned for residential with CBRF allowed. 2. No one will be residing at this location 3. Potential volume more in line with Motel or Hotel overnight stays 4. 3 Shifts of 2 paid staff members and possible volunteers, trainees, or interns 5. Up to 3 guests, each for 1 – 5 (or 7) days plus guest of the guests,	1. City ordinance 2. MHA definition of use 3. Potential for up to 1,000 or more per year based on calculations 4. MHA definition & “Peer Respite Hand Book” 5. MHA definition
2	Conditional Use Permit Request	1. Request is to be supported by facts 2. MHA has presented no facts to support the request.	1. City ordinance 2. Acknowledged by the Mayor at 10/17/2019 Common Council Meeting.
3	Request Applicability	1. Request does not meet requirements for Conditional Use Permit	1. Per City Attorney at 10/17/2019 Common Council Meeting.
4	Respite Location Denial	1. A Wisconsin respite has already been denied for residential zoning.	1. Initial Menomonie location was ordered to cease and desist prior to opening in March 2015.
5	Legal Opinions	According to the legal opinion from Schofield, Higley and Mayer, a peer-run respite center also does not qualify under the state’s definition as either a community-based residential facility (CBRF) or as a community living arrangement (CLA) in which five or more unrelated adults can reside. Another issue cited by the legal opinion precludes a peer-run facility from being considered the same as a CBRF or CLA. At those facilities, adults receive care, treatment or services.	Law offices of from Schofield, Higley and Mayer, Menomonie, WI Cited in the Menomonie Mayor’s letter to cease and desist.

If this request does not meet the criteria for this zoning and denied in other cities, then why does this need to go any further than this? **VOTE To DENY**

2. City Of Pewaukee Ordinances

Ordinance #	Ordinance	Commentary
17.0209.a Zoning	Principal Uses. Only those principal uses as specified in zoning district regulations set forth herein, their essential services, and the following uses shall be permitted in that zoning district. Principal residential units located within a residential zoning district may not be used for retail or service commercial, institutional or industrial purposes except for an approved home occupation as defined in Section 17.1400 or a Community Based Residential Facility (CBRF), and such residential units may not be rented or leased by the owner or occupant to a second party for a period of time less than 28 consecutive days.	This CUP is more like commercial Hotel/Motel than a single family residence. It is also not like a CBRF because there is no one residing at this location and is not licensed or regulated. It would appear that this also violates the last part of this ordinance because the people ("guests") staying there for a week or less are not the ones leasing the property. Leasing party will not be at the location, only temporary staff and constant flow of clients with no ties to the neighborhood.
17.0209.d Zoning	Unclassified or Unspecified Uses may be permitted by the Plan Commission provided that such uses are similar in character to the principal uses permitted in the zoning district and create no circumstances that would detrimentally affect adjacent properties.	How can this use be considered similar in character when no one will be living there? This is a constant turnover of both staffing and "guests". The demographic that will be making use of this location, I would contend, does in fact create a circumstance that does detrimentally affect the adjacent properties and the neighborhood in whole because of the loss of security and safety that would be experienced by the neighborhood.
7.02(a)	PUBLIC NUISANCE DEFINED (1) PUBLIC NUISANCE. A public nuisance is a thing, act, occupation, condition or use of property which shall continue for such length of time as to: Substantially annoy, injure or endanger the comfort, health, repose or safety of the public; In any way render the public insecure in life or in the use of property; Greatly offend the public morals or decency standards of the City of Pewaukee; Unlawfully and substantially interfere with, obstruct or tend to obstruct or render dangerous for passage any street, alley, highway, navigable body of water or other public way or the use of public property.	As you have been presented in each previous meeting, the residents of this neighborhood have stated their significant insecurity and fear for their safety just at the idea that this would be approved.

These ordinances contain statements that are in direct opposition to the proposed respite presented by MHA and should be grounds for denial. VOTE To DENY

3. CBRF vs. Respite

Item #	CBRF <u>Wisconsin Department Of Health Services</u>	Respite <u>Peer Respite Handbook (2017)</u>
1	CBRFs are licensed under <u>Wis. Admin. Code ch. DHS 83</u>	Not Licensed or regulated
2	A Community-Based Residential Facility (CBRF) is a place where adults who are not related to the operator or administrator reside and receive care, treatment or services that are above the level of room and board and that may include up to three hours per week of nursing care per resident. Same residents for extended time.	No one resides at a respite. They are only there up one week. This is an overnight stay not a residence. (up to 21 people per week) Staff is on three 8 hour shifts. (6 people per day + weekend staff) There could also be part-time staff that could increase staff turnover even more. No professional care, treatment, or services are provided.
3	All CBRFs must adhere to <u>Wis. Admin. Code chs. DHS 12</u> and <u>DHS 13</u> – Caregiver Background Checks and Allegation Reporting.	There are no governing regulations. Guidelines are published in the <u>“Peer Respite Handbook”</u> There are no required background checks for the staff. Staff totals 6 individuals at the site 24 hours each day or more if staff is part-time.
4	<u>Wis. Stats. ch. 50</u> provides penalties for CBRFs that are not in compliance with state laws governing them.	None exist. There are no reporting requirements. Any documents are destroyed after a very short period. Even note taking is discouraged.
5	All residents and staff are screened for communicable disease including TB and certified by a licensed medical professional.	There is no screening or testing. Guests are not to be searched or questioned as that would be an intrusion of their privacy.
6	CBRF Staff may contact emergency service any time they feel it is necessary.	Avoiding the use of force (calling emergency services or police against someone’s will, ... it is something that peer respites strive to avoid. They should have the guests’ permission first. This is central to being a part of a movement that fights against oppression and abuse of power. <u>Peer Respite Handbook</u> page(s): 21-22

There is a magnitude more differences in comparison of this respite request to a CBRF than there are similarities. The only similarity is that they would be in a residential area using an existing building, nothing more.

VOTE To DENY

4. Review of Statements Made in Request for Conditional Use Permit

#	Statement	Rebuttal
1	It can also be noted that Section 17.0209d. allows 'unclassified uses' to be permitted by the Plan Commission provided "that such uses are similar in character to the principal uses permitted in the zoning district and create no circumstances that would detrimentally affect adjacent properties."	Addressed under City Ordinances section as not similar use. There is no similarity.
2	The applicant has indicated that the proposed use is similar in character to Community Living Arrangements, particularly Community Based Residential Facilities, which are listed as a Permitted Use in the Rs-3 District	There is no one residing at this facility. There is no state licensing. There are no professionals or licensed staff on site. There are no services provided (other than listening) There are no reporting or documentation requirements. There are no site inspections. There is no accountability.
3	Note that 2017 Act 67 made changes regarding Conditional Use Permits (see requirements below). The applicant has provided detailed information related to the proposed use for Plan Commission and Common Council review and consideration. (de) Conditional use permits. 1. In this paragraph: a. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a city, but does not include a variance. b. "Substantial evidence" means facts and information other than merely, personal preferences or speculation. directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.	MHA has not presented any facts in support of this CUP. It has all been personal perspective, vague statements, and speculation.
4	The city's decision to approve or deny the permit must be supported by substantial evidence .	We believe we are providing substantial evidence to deny. We do not believe that MHA has provided substantial evidence or facts to support approval.
5	The guests at the PRR-V would be more self-sufficient than those at a CBRF, but would receive a similar level of supervision to ensure the safety of guest, staff, and the community.	This statement assumes that the proposed demographic is the same as that of a CBRF. This is ignoring the fact that this is a very different demographic. All "guests" are military trained in mortal combat and most if not all have actually been involved in that mortal combat which is a likely cause of their mental illness and substance abuse. To provide same level of safety for guest, staff and the community, you would reasonably need security similar to that provided by the VA for their facilities. All VA facilities have trained and armed security, metal detectors, and all

		personal bags are searched (even food items). Reference: Target 2: Exclusive tour of new Milwaukee VA security outlines upgraded security due to an Army Ranger over dosing and dying while in residence at the VA hospital.
6	Respite support is specifically for individuals who have a permanent address, who are not actively using substances.	If you do not do drug screening, you WILL NOT KNOW if they are actively using substances. Addicts are very good about lying and covering up their use.
7	While the PRR-V does not meet the exact definition of a permitted CBRF, the use of the premises is extremely similar and meets the intent of the zoning district to allow operation of a communal-based living facility to provide services to people living with mental health or substance use challenges.	We contend that this CUP is not at all similar to CBRF and does not meet the intent of the zoning district. Unlike a CBRF: • No one will be RESIDING at the location • This will not be a STATE LICENSED FACILITY • The turnover rate is magnitudes higher every week • There are no reporting or inspection requirements • There are no LIVING ASSISTANCE PROVIDED
8	MHA does not propose to make any modification to the existing structures on the premises, and on the contrary, finds the location to be the ideal setting for veterans struggling in the recovery to find healing from their invisible wounds.	The first part of this is contradictory to the property needing modification to be ADA compliant. The statement of this being an ideal setting for veterans struggling in their recovery, indicates either their lack of understanding of the triggers for PTSD and/or their neglect to properly research this location for conditions that would negatively impact their guests. • Gun fire from nearby largest shot gun range in the state (Wisconsin Open 7/19-21/2019 – 108,900 rounds) • Hunting area just across the street • Blasting from nearby queries • High traffic volume on the street including emergency vehicles
9	Exhibit 1.1 – 1 • Security and safety needs will be met • Offered as an alternative to utilizing other crisis services	Security and safety needs for this demographic would require measures similar to that used by the VA at their locations. There are no plans to provide the level of security or safety needed for this specific demographic. This is a crisis support operation, meaning those “guests” are in some level of crisis to a level that they feel they must remove themselves from their home environment to prevent further escalation.
10	Exhibit 1.5 – 1 Measurement of success. At least 50% of guests will report a decrease in contact with law enforcement or emergency services for mental health or substance abuse crisis 90 days after departure.	The other side of this metric is that up to 50% of guest will have come in contact with law enforcement or emergency services. The concern of the neighborhood is that these incidents could be in our neighborhood.

We believe that the facts presented here on behalf of the residents of Sussex Street in the City of Pewaukee, far outweigh the vague and unsupported statements made by MHA. This should be the factual evidence required to deny this request.

VOTE To DENY

5. Facts Regarding This Proposed Respite			
Item #	Item	Facts	Reference/Source
1	Comparison to other respites	1. All other respites are primarily for civilian guests 2. This respite is for military veterans only 3. Veterans have a much higher suicide rate than their civilian counter parts at 1.5 times. 4. Veterans with PTSD have a high rate of sever violence.	1. Per defined use and statement by MHA, very few veterans have used these services. 2. This will be the first every in the entire US for Military veterans only 3. 2019 National Veteran Suicide Prevention Annual Report 4. The British Journal of Psychiatry: Violent behaviour and post-traumatic stress disorder in US Iraq and Afghanistan veterans
2	Zoning	1. NONE of the current civilian respites are located in residential zoned areas. 2. Menominee location that started up in a residential area was told to cease and desist by the mayor. It was then relocated to area zoned G2 Commercial.	1. Zoning a. Madison – NMX - Commercial and Mixed-Use District b. Appleton – P1 – Public Intuitionl c. Menomonie – G2 - Commercial 2. Mayor's letter halts respite program's plans to open
3	Neighborhood Opposition	1. Pewaukee City Residents residing on Sussex Street ALL oppose granting this CUP. 2. Only the home owner supports and they are being paid around \$50,000/year 3. The only other supporter is across the street living in the Village of Pewaukee 4. All other village residents have been opposed	Petition in opposition and statements made by residents at Planning Meeting and Common Council meeting.
4	Client Demographics	1. All have mortal combat training and most will have experienced combat situations. 2. Mental health and substance abuse mostly the result of active combat experience 3. 9% of combat veterans with PTSD engaged in severe violence. This is nearly 1 in every 10. 4. To use this facility guest must be veterans with mental illness or substance abuse and at some level of crisis. 5. Veterans have a much higher suicide rate than their civilian counter parts of the same age.	1. This is the very nature of being in the military 2. Recognized fact for this demographic 3. The British Journal of Psychiatry: Violent behaviour and post-traumatic stress disorder in US Iraq and Afghanistan veterans 4. MHA definition 5. Veteran Suicide Data from the US Department of Veterans affairs.

5	Location's Detrimental Environmental Considerations	1. Measured Street traffic is 2,700 per day a. This is almost 3 times the normal residential traffic volume 2. Property is 2.75 Miles (4.4 Klicks) from largest shotgun range in Wisconsin, Waukesha Gun Club 3. Property is 1.8 Miles (2.9 Klicks) from stone quarry where blasting is done. You can both hear and feel the blasts. 4. Property is 3.6 miles (5.8 Klicks) from Waukesha County Airport. Low flying aircraft are common. 5. Property is only 1,500 feet (0.5 Klicks) from duck/bird/deer hunting grounds. 6. Military helicopters with their distinctive sound fly over this area.	1. Pewaukee City a. ITE Trip Generation Report, 10th Edition 2. Measured using Google Maps measurement tool 3. Measured using Google Maps measurement tool 4. Measured using Google Maps measurement tool 5. Measured using Google Maps measurement tool 6. Personal experience from residing on this street for 20 years.
6	Site Determination Guidelines	1. Increased noise and traffic can be a negative factor 2. Gun shots and blasting can be a trigger for veterans with PTSD	1. Peer Respite Handbook page(s): 31, 2. What Are PTSD Triggers?
7	PTSD	Prevalence of PTSD in Veterans: Estimates of PTSD prevalence rates among returning service members vary widely across wars and eras. In one major study of 60,000 Iraq and Afghanistan veterans, 13.5% of deployed and non-deployed veterans screened positive for PTSD, ¹² while other studies show the rate to be as high as 20% to 30%.	PTSD Treatment for Veterans: What's Working, What's New, and What's Next
8	Security	There is no effective security that will be provided by MHA for this site. 1. Stockade Fence 2. Security Cameras 3. ID Checks 4. Bag Searches	Common Sense and comparison to security measures in place for VA locations. 1. No fence of any kind will stop a trained war Vet during a PTSD flashback where they are back in the battle. 2. Only provides after the fact identification 3. Only verifies who they are, maybe 4. Stated that bags WILL NOT BE CHECKED.
9	Conditions for entry	1. Veteran with mental illness or substance abuse 2. Being in some level of crisis 3. Not currently using drugs or alcohol	1. MHA statements 2. Stated purpose of peer run respites 3. Cannot be determined without drug testing which will not be done.
10	What they sign to enter	Sign an agreement to be respectful of the others on site.	MHA statements

11	Searches on arrival	“it may be tempting to ask to search people’s belongings. However, this is a real show of power over another human being that is likely to leave both the person doing the searching and the person whose belongings are being searched feeling uncomfortable and violated.	Peer Respite Handbook page(s): 158
12	Drugs	Some prohibit any use of non-prescribed drugs or alcohol at any time during one’s stay, even when off the property. However, another approach that’s consistent with peer respite values is to ask that someone avoid smelling of drugs/alcohol while in the space, clearly appearing to be high or drunk, or bringing drugs/alcohol (or paraphernalia) onto the property. The thinking behind this approach is that the goal is less to judge what someone chooses to do on their own time, and more to ask them to be respectful of the impact on their environment.	Peer Respite Handbook page(s): 158
13	Weapons	If someone arrives with a gun/weapon they will be ask to secure that gun/weapon off site. Where in this area is there a location to accomplish this?	Statement by MHA
14	Contacting Emergency Services	16. Avoiding the use of force (calling emergency services or police against someone’s will, etc.) is a priority , and there’s a process in place for internal review and learning should force ever be used. 11. Guidelines about Interacting with Police or 911—Generally, there is a real effort in peer respites to not jump quickly to calling the police or 911 when there is difficulty in the space.	Peer Respite Handbook page(s): 15, 127
15	Staffing	No professional persons on site Staff is persons that are veterans that also have mental illness or substance abuse background. There is no permanent staffing. 3 shifts per day with 2 staff on site 24x7x365. NO ONE IS IN RESIDENCE	MHA Statement

These facts should provide adequate additional information regarding existing civilian respites in Wisconsin and the proposed veteran respite to support a decision to deny.

VOTE To DENY

6. Other Misstatements and Concerns

1	Common Council 11/4/2019 Nick Fuchs stated that he had talked to the Appleton police department and received information from Madison and Menomonie. There was no indication of what that information was or its extent. Only that the staff still recommended approval.	Per Open Records request, From local Police Departments 114 Police Calls 2649 Milwaukee St, Madison (39) 2016 – 7 • Assist Police – 1 • Check Property – 1 • Disturbance Unwanted Person – 1 • Assist EMS/Fire – 3 • Redacted – 1 2017 – 11 • Information – 1 • Redacted – 1 • Domestic Disturbance – 1 • Check Person – 2 • Threats Complaint – 2 • 911 Unintentional or Disconnect – 2 • Theft – 1 • Missing Adult – 1 2018 – 6 • Assist EMS/Fire – 1 • Safety Hazard – 1 • Animal Found – 1 • 911 Disconnect – 1 • Follow-Up – 1 • Information – 1 2019 – 15 as of 10/27/2109 • 911 disconnect - 1 • Assist EMS/Fire – 4 • 911 Call Question – 1 • Disturbance – 1 • Check Person – 5 • 911 Call Silent – 1 • Adult Arrested Person – 1 • Phone – 1 820 N Broadway St, Menomonie (37) 2016 – 4 • MISC – 1 • DISO – 1 (Disorderly) • ATLO – 1 • SUSP – 1 2017 – 18
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- WARR – 1 (Warrant)
- MISC – 3
- DOME – 1 (Domestic)
- DISO – 1 (Disorderly)
- HARA – 1 (Harassment)
- TRES – 1
- THEF – 3 (Theft)
- EMMS – 2 (EMS)
- MENT – 2
- ESCO – 1

2018 – 9

- MENT – 2
- WARR – 1 (Warrant)
- 911H – 1 (911)
- DISO – 2 (Disorderly)
- PARK – 1
- EMMS – 1 (EMS)
- SUSP – 1

2019 – 6

- SUSP – 2
- WELF – 1 (Welfare)
- MENT – 1
- TANI – 1
- 911H – 1 (911)

1213 S Matthias St, Appleton (38)

2015 – 10

- Crime Prevent – 1
- Assist – 2
- Welfare Check – 2
- Rescue – 1
- Susp Incident – 1
- Warrant – 1
- Emergency Comm – 1
- Fire Alarm Comm – 1

2016 – 3

- Welfare Check – 2
- Susp Incident – 1

2017 – 7

- Welfare Check – 1
- Lost and Found – 1
- Fire Alarm Comm – 1
- Emergency Comm – 2
- 911 Hangup – 1
- Assist – 1

		2018 – 8 • Assist – 2 • Civil Matter – 1 • Emergency Comm – 1 • Domestic – 1 • Welfare Check – 3 2019 – 10 • Welfare Check – 6 • Emergency Comm – 2 • Assist – 1 • Transport Acc D – 1
2	MHA stated that there have only been about 100 guests at all three other respites combined.	As of September 25, 2017 “Solstice House, a peer-run respite center for people with mental health or substance abuse challenges, has had more than 200 guests and expanded since opening on Madison’s East Side in January 2016. ... guests have stayed an average of four nights”. September 25, 2017 article in the Wisconsin State Journal MHA either does not know the facts or miss-represented them.
3	Brian stated that this would not affect property values.	American Real Estate Society “Location, Location, Location” is the ever present concern of a prospective buyer. Using a large MLS dataset from central Virginia, we estimate the impact of substance abuse treatment centers on nearby home prices and liquidity (time on market). A neighboring treatment center is associated with an 8% reduction in nearby home prices and 17% if they treat opiate addiction. The Fair Housing Act (FHA) has a provision (42 U.S.C. 3604(f)(3)(B) that permits the exclusion of those “whose tenancy would constitute a direct threat to the health or safety of other individuals or ... would result in substantial physical damage to the property of others.” Thus the FHA does not protect an individual currently using illegal drugs or a person with a conviction of distributing or illegal manufacture of controlled substance.

Misrepresentation or inaccurate presentation of facts is a standalone reason to deny.

VOTE To DENY

There are really two perspectives to the recommendation to deny this request for a Conditional Use Permit.

1. The residents' concerns for safety and security of the neighborhood which has been voiced by many of the residents at each and every meeting where they were allowed to speak, plus numerous emails.
2. The wellbeing of the veterans themselves. This location for a war veteran with PTSD could very well be more like a house of horrors than a calm restful location. This location has about every major trigger for PTSD. All it is missing is the hot sand.

I don't recall anyone standing up for the veteran's health and safety, in opposition to this request, so I will.

Maybe the following chart will help explain the issue and impact to the veteran.

7. Our Wounded Veterans Deserve Better



What Is a Peer Respite

Angelina Edge, W252 N4468 Sussex St

I am opposed to allowing this exception

- Lack of **security**
- No enforcement of curfews, open door policy, **they can come and go any time of day or night**
- **No drug Screening**, so there is no assurance they are not actively using
- Possibility of **firearms** brought to the neighborhood
- High turnover of staff and guest – **NO ONE IS RESIDING THERE**. This is more like a motel than anything else.
- Demographic is a **Much greater risk** compared to civilian respite
- This is for veterans at **some level of crisis** that have mental illness, substance abuse, and/or PTSD
- Veterans with PTSD and substance abuse have a higher rate of **extreme violence**

Factual information from MHA has been limited to nonexistent.

MHA in their haste to open the never before tried first respite for Vets, chose the worst possible location for Vets suffering from PTSD.

- This is 2 ¼ miles from the largest shot gun club in the state, which can be clearly heard and is used year round.
- Quarry blasting can be both heard and felt
- Duck hunting is just across the street
- There are low flying airplanes going in and out of Waukesha airport

When I spoke with Brian after the planning meeting he told me they were unaware of the gun club and the quarry, but said it was like a rural hunting! Hunting is seasonal. The gun club is active year round.

So now to resolve their responsibility to these potential triggers to all their guests, MHA will inform them when they are calling (in crisis no less) that gun fire **might** be heard.

Understanding PTSD and PTSD Treatment (National Center for PTSD, May 2019) States:

Reliving the event, flashback is real and scary as if the event is happening again.

Memories of the trauma can happen because of a trigger such as something that reminds you of the event. Hearing a car backfire might bring back memories of gunfire for a combat veteran. So REAL GUNFIRE and BLASTING for a combat veteran might be a very significant problem.

PTSD may make you feel more negative, sad, or numb, feeling on edge. You may suddenly get angry and irritable. You may act in unhealthy ways, smoking, abusing drugs and alcohol or driving aggressively.

Many people who have PTSD also have other mental problems such as depression, anxiety, alcohol and drug abuse or thinking of hurting themselves or others.

Treatment works:

When PTSD isn't treated, it usually doesn't get better and may get worse.

What about support groups? They can be a good addition to PTSD treatment or something you can do after you have gotten treatment. **BUT THEY WON'T TREAT YOUR PTSD** (page 12).

Where can you go to get help? If a veteran, check with the VA.

[From Dryhootch,](#)

Dryhootch is a place where Veterans can gather informally in a coffee house; a safe, comfortable, drug-and-alcohol-free environment.

They state that 80% of those with combat PTSD issues will develop addiction issues. **Before** a veteran can deal with PTSD, family readjustment, legal problems, employment, etc. **they must stop using!**

With this statement from Dryhootch, a bag check for illegal drugs, drug paraphernalia, and potentially weapons must be mandatory!

MHA has to be held responsible for the neighborhood, guests, and staff safety and illegal drug use. By their very stated purpose it is for addicts in some form of recovery.

They are offering lockboxes in private rooms.

Their practice is to NOT ask or document what medication or even allergies their clients might have. So this information would not be available in case of a medical emergency. NOT THEIR RESPONSIBILITY UNLESS THE CLIENT REQUESTS IT. ([Page 120 of the respite handbook.](#))

Security

Veterans are in a special class of people that have been trained in all forms of weapons, hand to hand combat skills, and the mindset required for surviving war. Their ability is equal to marshal arts that are lethal.

In the [Target 2: Exclusive tour of new Milwaukee VA security report](#), the VA director stated that safety is a top priority for me. This is a very vulnerable population. Fact is drugs and heroin are a big problem in the city and state wide.

- Security cameras are recording & monitored 24/7.
- There are screech alarms on all locked doors.
- More staff was added to monitor Hallways and conduct bed checks
- Armed guards are at the front entrance check all veterans and visitors 24/7
- Bags are searched, even food
- Everyone empties their pockets

Guards are trained to look for risk signs and behavior that might be unusual.

If veterans do not come to the Domiciliary within one hour of scheduled return, staff starts calling them.

[United States Department Of Veteran Affairs Police:](#)

VA police encounters and methods of law enforcement are often unique because the majority is conducted in and around clinical or medical settings (requiring interpersonal communication conflict resolution and problem solving skills). VA police also often encounter trained military veterans suffering from medical and psychological traumas.

Beyond normal law enforcement contact with general public, VA police officers also work in an environment which includes and extremely high percentage of individuals (to include patients and VA employees) who are military veterans (with an increasingly large number of individuals who are returning combat veterans).

VA police officers must strive to enforce the law while working with other VA staff to maintain equitable balance.

Their motto: Protecting those who server.

Their level of security compared to MHA = zero. Treating the very same people with the same issues.

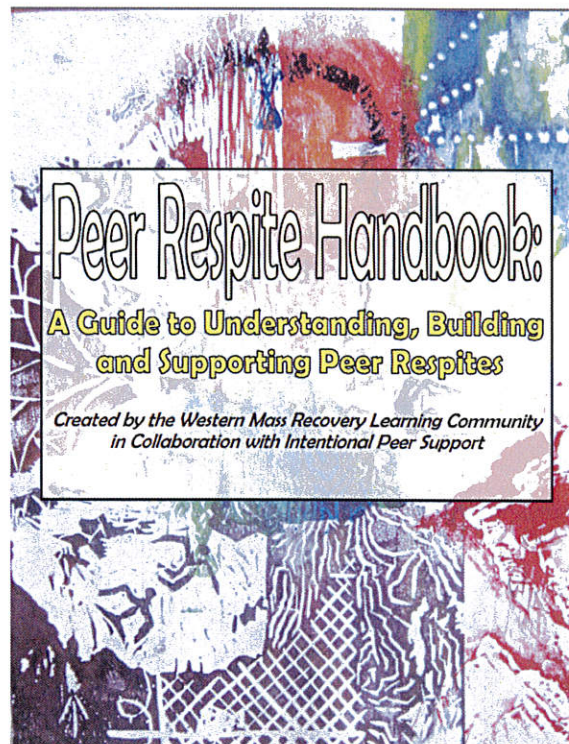
So exactly what does a respite do for its clients (guests)?

I have done extensive research on respites, their policies, operation, and results. A very key resource is the Peer Respite Handbook: A Guide to Understanding, Building and Supporting Peer Respites. The picture of the handbook is a link to the full 273 pages of this handbook.

Approach

My approach is a look behind the curtain, what exactly is the Peer Respite movement. Looking through all of the Wisconsin respite web pages gave no real insight to the behind the scenes operation. I have hyper linked to my sources and provided page numbers where appropriate.

I found and read the [handbook \(2018\)](#) on how to start a respite. This handbook last updated in 2018 gives an accurate insight to what this R&R House will actually be. Many other resources were also researched.



What Is In the Name

Let's start with the original names of the first few respites.

- [Crisis Hostel](#)
- Crisis Diversion Services
- Hospital Diversion Services

They quickly found that even though they accurately described their function, it caused adverse reactions and problems so they decided to soften their names to be less threatening.

- Iris House
- Monarch House
- R&R House

This is actually an attempt at crisis intervention. For a guest to be allowed to stay they must be **self-diagnosed** to be in some level of crisis. There are no services provide at the house. You can talk if you want with the staff or you can stay in your room. **It is all "self" diagnosing and "self" determination.**

The requirement for location is just: **Not attached to a mental health clinic.**

Does It Work

MHA claims that this Peer Support Works. However, [Peer Support Interventions: A Brief Summary of the Evidence, May 2018, from the Psychological Health Center of Excellence](#), found that peer support **DID NOT significantly help** mental health or other outcomes. However, a type of peer support intervention improved social health/connectedness and engagement.

Staffing

Qualifications for staff:

- Life experience
- On the job training
- Possible classes or certificate (helpful but not necessary)
- Have their own self diagnosed mental health or drug abuse

It is all about human connections. Some states may require certification.

Staffing is to include:

- Respite workers, Volunteers, trainees, and/or interns
- Staffed 24 hours per day, 7 days per week, **NEVER CLOSED**
- **No Professional staff on site or in chain of command**

So who might be at the R&R house on any given day?

- 3 or 4 quests
- 6 employees full or 12 if part time (more coming and going), page 74
- ?? Volunteers
- ?? Interns
- Oh we need to also include guest of the guest because that is allowed

Total unrelated people on site during a day, when guest are there, is between 7 to 10 or more.

How many unrelated people are coming in and out of this house every day? **This is NO ONE'S HOME.** The workers go back to their homes at the end of their shift. The guests go back to their homes at the end of their 1 to 7 day stay. Volunteers go back to their homes.

A CRBF is home to unrelated adults needing up to 3 hours per week of assistance. They reside there on an ongoing basis, meaning little of no turnover.

24 HOURS A DAY 7 DAYS A WEEK THERE IS A CONSTANT TURNOVER OF PEOPLE! IT IS NEVER CLOSED!

The typical guest that is likely to use this place could be (page 43):

- Avoiding psychiatric hospitalization.
- Overwhelmed by distressing voices or disturbing thoughts or urges.
- Struggling with suicidal thoughts.
- Grieving and loss.
- Recent or resurfaced trauma.
- Struggling with addiction or substance use.
- Struggling with impact of taking or stopping psychiatric medications.
- Overwhelmed by a chaotic living environment.
- Difficulty taking care of basic needs (eating and sleeping regularly).
- Struggling with deep sadness or highs and lows.
- Overwhelmed by the stress of school and/or work.
- This is by no means a comprehensive list.

Admittance Policy

This has been ask but never answered by MHA.

What is the policy on criminal background checks, such as assault, battery, possession, dealing, theft ... How about warrant for their arrest?

The Conditional Use Permit request states: it is a success if 50% of quest aren't hospitalized or incarcerated within 90 days of their stay. This leaves the obvious conclusion that many or most of their guests, prior to coming to the respite might have a police record.

So will they check and disallow or will they just make the invitation.

Page 159: How about sex offender's policy? Will they check the registry and deny access if the guest is on it? OR POLICY OF NOT CHECKING THE REGISTRY but informing the caller, for example, they don't allow level three (3) offenders and let the caller self-determine whether they fit. This policy again removes liability from the respite. Page 159 has more information on this.

But they note that if they adopt this policy and a sex offender has stayed even for a few days it could get put in newspapers, **thereby alerting the neighbors and causing a conflict.**

REMEMBER, NO PROFESSIONALS WILL BE ON SITE.

Arrival of Guest

Remember addicts and mental health respite. They state no drug use but for this to be followed drug test must be done to ensure the guest is complying with the respite policy. (Drug testing is done for military, drug rehab, drug halfway house, being hired for a job.)

How about bag check so that no illegal substance or drug paraphernalia is brought in or weapons. (page 145)

Originally Brian was offering gun locks and cables to guest. Now if they bring a gun(s) he is telling them they must be stored off site. Where could they be stored off site? The handbook states that if did this, since they can come and go as they please there is nothing stopping them from getting more drugs.

So if there is no bag check, how will they know? Or is this just another don't ask, don't tell and yet another way of not being held responsible for what gets brought into the space?

If not checked, is this not enabling or even illegal?

They will be providing guests with a lock box in their private room. What addict would not love that.

Is Narcan going to be on site and available if needed?

PLEASE DON'T FORGET THIS LOCATION IS RESIDENTIAL, these are our homes where we are raising our families and chose to retire enjoying our grandkids and the outdoors.

So unless MHA actually takes steps to enforce their policies, then they are no more than words on paper to cover their responsibilities in what people use this space for.

- Criminal background, what level is permitted
 - Assault
 - Domestic violence
 - Battery
 - Theft
- Sex Offender
- Dealing drugs

- Manufacturing drugs

Who use peer respite (page 43)

- People avoiding psychiatric hospital
- Overwhelmed by distressing voices or disturbing thoughts or urges
- Struggling with suicidal thoughts
- Grieving or loss
- Recent or resurfaced trauma
- Struggling with addiction or substance abuse
- Etc.

While it is true some things are not a fit for peer respite (detoxing for example, due to medical issues involved), people will reach out in very extreme states, including thinking of killing themselves (page 149).

Mandated Reporting

What is MHA's policy?

Page 152 states, ultimately the laws vary from place to place related to peer employees' responsibilities if someone is talking about suicide. However, more often than not how a respite employee is expected to respond to someone who is talking of suicide is going to be dictated by the organizations own policies and that of their funders tolerance for risk around liability and so on.

Self-Injury

Defined by the Mayo Clinic as: Deliberately harming your own body

- Cutting with sharp objects
- Scratching
- Burns (lit matches or cigarettes or heated sharp objects)
- Self-hitting
- Punching or head banging

When to see a doctor: If you are injuring yourself even in a minor way! (Mayo Clinic)

Page 155: Self-injury is actually a way of coping with difficult emotions.

MOST peer respites DO NOT PROHIBIT SELF-INJURY, but ask that it not occur in common places, because of how it might impact others! **THIS COULD BE A BIO HAZZARD!**

"Remember that ALL MOST ALL OF US engage in behaviors that might be called self-injury (food, other substances abusive relationships, unsafe sex, risk taking, exercise, work or even excessive use of internet or video games).

What if Something Goes Wrong Policy

Calling for help either 911 or police is **seen as FORCE and NOT TO BE DONE** against someone's will. Meaning the one that is hurt or injured, whether self-induced or accidental or out of control guest. The guest should give consent or even make the call themselves. If that is not possible, the policy is the other staff member must agree along with a call to the supervisor. Then 911 can be called.

They do have the clause, **if they believe that the person might truly die then it is OK to call.**

There is a process in place for internal review and learning should **force ever be used.**

This is peppered throughout their handbook.

Page 127 – Guidelines about interacting with police or 911: Generally there is a real effort when there is a difficulty in the space to not call the police. This is because the police are not often well trained with emotional distress.

Page 151: Important not to call 911 behind someone's back.

Drugs and Alcohol Policies and Guidelines

Page 127: Drug and Alcohol guidelines: Some respites have zero tolerance policy for alcohol or illicit drug use. While others have a more liberal policy that acknowledges people may drink or use drugs etc. off the premises provided they do not return to the space heavily intoxicated.

Page 158: Some respites have the approach of no drinking or sharing alcohol, drugs or non-prescribed drugs at any time during one's stay, even when off the property.

However, another approach that's consistent with peer respite values is to ask that someone avoid smelling or drugs/alcohol while in the space, clearly appearing to be high or drunk or bring drugs/alcohol or paraphernalia onto the property.

The thinking behind this approach is that the goal is less to judge what someone chooses to do on their own time and ask them to be respectful of the impact on the environment.

Page 145: Hold a person's space and belonging in high regard;

This means avoiding invasive practices like searching someone's belongings. By searching them, all that will accomplish is a sense of lack of trust, and they can go right back in to the world and get more.

Generally speaking the barrier created simply isn't worth what is ultimately only an ILLUSION OF SAFETY.

Provider's Handbook On Developing & Implementing Peer Roles

Page 57: Below are examples of questions you might ask to better understand interviewees overall skillfulness in areas related to work:

6. Some people are here because they have been found not criminally responsible for serious crimes. Those range from theft and arson to rape and murder. Some have been high profile and you may have read or heard some outrageous things about them in the media. What are your thoughts or feelings on working with people in this situation?

Example:

Let's look at a local example of this very situation of someone that might end up at this R&R House:

November 7, 2019, Associated Press:

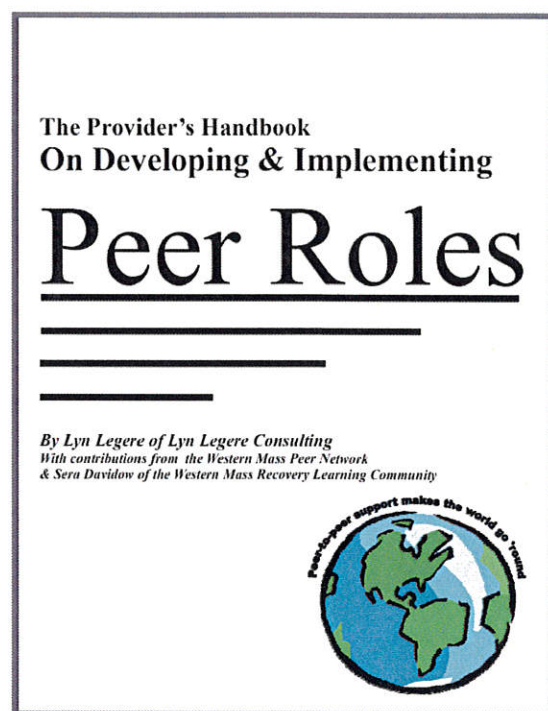
Milwaukee resident accused of throwing acid in man's face is charged with hate crime;

A 61 year old Milwaukee man accused of throwing acid on a Hispanic man's face will be charged with a hate crime, increasing the possible sentence he may receive if convicted, prosecutors announced Wednesday.

His roommate stated he was antisocial and short tempered.

His mother reported he had sought care for post-traumatic stress (PTSD).

This man or someone similar could end up staying at the R&R House.



Last Thought

If anyone on the Common Council is considering a vote other than DENY, you should first read the two handbooks that I have referenced and provided links to. Upon completion of reading these two handbooks, I believe you would unanimously and strongly support denial of this type of facility in ANY residential zoning.

MENTAL HEALTH OF AMERICA

Scan 3 of 3

AGAINST PROJECT

November 25, 2019	Tom Nienow – City of Pewaukee Resident
November 29, 2019	Susan Nienow – City of Pewaukee Resident
December 1, 2019	Tom Nienow – City of Pewaukee Resident

Tarczewski, Kelly

From: Fuchs, Nick
Sent: Tuesday, November 26, 2019 8:27 AM
To: Tarczewski, Kelly
Cc: Klein, Scott; Hurd, Ami
Subject: FW: Proposed Conditional Use Permit
Attachments: Monarch House Police Reports.pdf; Solstice_House_2649_Milwaukee_Madison-Police report.pdf; Iris Place Police Reports.pdf; Mayor's Letter.pdf; Iris Place acreage.docx; Screenshot (23).png; Common Council Letter1.docx

See below and attached.

Nick Fuchs
Planner & Community Development Director
[City of Pewaukee](#)
W240N3065 Pewaukee Road
Pewaukee, WI 53072
262-691-6007
fuchs@pewaukee.wi.us

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From: Thomas Nienow [<mailto:nienow99@sbcglobal.net>]
Sent: Monday, November 25, 2019 5:30 PM
To: Mayor <mayor@pewaukee.wi.us>; Grosch, Ray <grosch@CITYOFPEWAUKEE.onmicrosoft.com>; Bergman, Brandon <bergman@CITYOFPEWAUKEE.onmicrosoft.com>; Kara, Jeff <kara@pewaukee.wi.us>; Brown, Colleen <brown@pewaukee.wi.us>; Wamser, Jerry <wamser@pewaukee.wi.us>; villagepresident@villageofpewaukee.com; ehill@villageofpewaukee.com; hgergen@villageofpewaukee.com; thopkins@villageofpewaukee.com; kyonke@villageofpewaukee.com; brohde@villageofpewaukee.com; croberts@villageofpewaukee.com
Cc: Fuchs, Nick <fuchs@pewaukee.wi.us>
Subject: FW: Proposed Conditional Use Permit

To Pewaukee Mayor and Common Council

Attached is information regarding the proposed Conditional Use Permit for Mental Health America at W252N4304 Sussex Ln
Please include this include this in the Common Council packet

Thank you

Tom Nienow
W252N4350 Sussex St
Pewaukee, WI 53072
262.853.9943

Computer Assisted Dispatch



CAD Search Results

Page 1 of 1

<< < > >> All



The SEARCH CRITERIA was: Department="MENOMONIE POLICE DEPARTMENT
(Dunn)" Location="820 n bro" MaxReturns="200" StartDate="1/1/2018"
EndDate="11/13/19" CallStatus="All"

OCA	Call #	1st Unit	Caller	Location	Complaint	How Received	Date-Time	Zone	Disp
M19-09080	1927560	192	THIBADO, TREVOR D 07141990	820 N BROADWAY ST	SUSP	PHONE	2019-09-05 22:23	CMNM	CL
M19-03854	1910920	183	ST GERMAINE, GREG	820 N BROADWAY ST	WELF	PHONE	2019-04-12 08:43	CMNM	CL
M19-03820	1910852	161	JASPER, BRENNNA	820 N BROADWAY ST	MENT	PHONE	2019-04-11 15:46	CMNM	no data
M19-03567	1910011	186	LONG, ALYSSA L 04091996	820 N BROADWAY ST	SUSP	PHONE	2019-04-03 19:23	CMNM	CL
M19-00429	1901287	160	BERG, DAVID	820 N BROADWAY ST	TANI	WIRE	2019-01-14 12:33	CMNM	CL
M19-00397	1901186	161	no data	820 N BROADWAY ST	911H	WIRE	2019-01-13 10:39	CMNM	no data
M18-12802	1837091	192	JACKSON, EMILY P 11061996	820 N BROADWAY ST	MENT	PHONE	2018-12-28 20:48	CMNM	no data
M18-06168	1817594	183	ANON	820 N BROADWAY ST	WARR	PHONE	2018-06-26 10:34	CMNM	no data
M18-06063	1817315	161	no data	820 N BROADWAY ST	911H	WIRE	2018-06-23 15:36	CMNM	no data
M18-04925	1813811	169	DOLAN, STEPHANIE A 01141989	820 N BROADWAY ST	DISO	WIRE	2018-05-20 15:07	CMNM	CL
M18-04486	1812383	112	BRENHOLT, LELAND	820 N BROADWAY ST	PARK	PHONE	2018-05-07 13:42	CMNM	CL
M18-04231	1811713	189	KATHY	820 N BROADWAY ST	DISO	WIRE	2018-05-02 07:49	CMNM	
M18-03563	1809935	189	SONNENBERG, ERICA L 12241970	820 N BROADWAY ST	MENT	PHONE	2018-04-15 14:28	CMNM	
M18-00442	1801196	MF M1	STAFF	820 N BROADWAY ST	EMMS	WIRE	2018-01-15 00:57	CMNM	CL
M18-00024	1800058	160	BARRON COUNTY	820 N BROADWAY ST	SUSP	PHONE	2018-01-01 17:09	CMNM	no data

Computer Assisted Dispatch**Call Detail Information**

Call Number	OCA Number	Class	Taker	Pos	Call Owner	Status	Date-Time-Received	Inj
1800058	M18-00024	G	rnormand	2	no data	C	2018-01-01 17:09:13	0
Complaint	Ten Code	Priority	ESN	Disp Zone	IRA	How Received		
SUSP	no data	5	10	CMNM	10I	PHONE		
Incident Location	Apartment/Suite	Floor/Bldg	Incident City					
820 N BROADWAY ST	no data	no data	MENOMONIE					
Caller Name	Fire Run Zone	Fire Grade	EMS Run Zone	Telephone	Jurisdiction			
BARRON COUNTY	no data	no data	no data	715-537-3106	Dunn			
Tract	Weapons							
no data	no data							
☐ Images	☐ BOLO	☐ Warrant	☐ Medical	☐ Hazard	☐ Fire Plan	☒ Previous		
CallRec'd	Xmit	Dispatch	Enroute	OnScene	Departed	Arrived	Comp	AlarmCode
17:09:13	17:13:35	17:14:23	17:17:19	17:19:33	no data	no data	17:37:09	no data
								Unit
								160

Narrative...

[1/1/2018 17:13:35 : pos2 : rnormand]

Cross streets: TAINTER ST//BIRCH AV

Landmark: GRASSROOTS WELLNESS

Landmark Comment: 24/7 STAFFED

COMP ADV GREAT RIVERS 211 TRANSFERRED PAUL TEXLEY TO THEM STATING HE WAS SUICIDAL AND LOOKING FOR SOMEONE TO TALK TO. TEXLEY WAS UPSET THAT HE WAS TRANSFERRED TO LAW ENFORCEMENT. TEXLEY STATED HE WAS GOING TO BE RELEASED FROM THE LOCATION IN A FEW DAYS AND HAS NO WHERE TO GO SO HE ~MIGHT AS WELL BE DEAD~. NO SPECIFIC PLAN STATED.

[01/01/2018 17:35:55 : MOB : 160]

CONTACT MADE WITH A STAFF MEMBER, PEAK, WHO WOULDN'T CONFIRM IF TEXTLY WAS AT THE FACILITY. WHEN I EXPLAINED THE REASON FOR THE VISIT, PEAK ADVISED HE HAD JUST SPOKE WITH A CLIENT BUT WOULDN'T SPECIFY THE NATURE OF THE CONVERSATION. PEAK DID NOT FEEL ANYONE AT THE FACILITY WAS IN IMMINENT DANGER OF HARMING THEMSELF. PEAK WAS ALSO AWARE OF PROTOCOLS HE WOULD TAKE IF SOMEONE AT THE FACILITY BECAME A THREAT TO THEMSELF OR OTHERS. PEAK ADVISED THE 10-21 FOR THE FACILITY WAS 715-619-0588.

[01/01/2018 17:36:21 : MOB : 160]

NO FURTHER ACTION TAKEN. NO REPORT.

Press Release Notes

no data

Location Comment

Landmark Comment: 24/7 STAFFED

Department Numbers

Department	Dept Number	Unit ID
MPD	18-000024	160
MPD	18-000024	183

Department/RMS OCA Numbers

Department	OCA Number	RMS Jurisdiction
MPD	M18-00024	WI0170100

Call Log

Unit	Status	Date - Time	Dept	Type	Comments	Officers	Odometer
183	REM	2018-01-01 17:28:43	MPD	POL	REM	183	0
183	ONS	2018-01-01 17:20:11	MPD	POL	820 N BROADWAY ST, MENOMONIE	183	0
160	DIS	2018-01-01 17:14:23	MPD	POL	820 N BROADWAY ST, MENOMONIE	160	0
160	COM	2018-01-01 17:37:09	MPD	POL	COM	160	1
160	ONS	2018-01-01 17:19:33	MPD	POL	820 N BROADWAY ST, MENOMONIE	160	0
183	ENR	2018-01-01 17:17:19	MPD	POL	820 N BROADWAY ST, MENOMONIE	183	0

Unit	Dept	DIS	ENR	ONS	LEF	ARR	BUS	REM	COM
160	MPD	17:14:23	no data	17:19:33	no data	no data	no data	no data	17:37:09
183	MPD	no data	17:17:19	17:20:11	no data	no data	no data	17:28:43	no data

Call Persons

Category	Last	First	Middle	Suffix	Race	Sex	Ethnic	Hgt	Wgt	Age	DOB	OLN
				Description								
no data	TEXLEY PAUL	N		no data	W	M	~	506	190	52 0	6/23/1965	
no data	PEAK	JEREMY JAMES		no data	W	M	~	~	~	39	7/9/1978	no data

Computer Assisted Dispatch**Call Detail Information**

Call Number	OCA Number	Class	Taker	Pos	Call Owner	Status	Date-Time-Received	Inj
1801196	M18-00442	E	hmittchell	1	no data	C	2018-01-15 00:57:34	0
Complaint	Ten Code	Priority	ESN	Disp Zone	IRA	How Received		
EMMS	no data	1	10	CMNM	10I	WIRE		
Incident Location	Apart/Suite	Floor/Bldg	Incident City					
820 N BROADWAY ST	no data	no data	MENOMONIE					
Caller Name	Fire Run Zone	Fire Grade	EMS Run Zone	Telephone	Jurisdiction			
STAFF	no data	no data	no data	715-619-0588	Dunn			
Tract	no data	Weapons	no data					
☐ Images	☐ BOLO	☐ Warrant	☐ Medical	☐ Hazard	☐ Fire Plan	☒ Previous		
CallRec'd	Xmit	Dispatch	Enroute	OnScene	Departed	Arrived	Comp	AlarmCode
00:57:34	00:59:20	01:00:35	01:00:50	01:02:37	01:09:37	01:15:42	01:26:36	no data
								Unit
								MF
								M1

Narrative...

[01/15/2018 00:59:20 : pos1 : hmittchell]

Landmark Comment: 24/7 STAFFED

Landmark: GRASSROOTS WELLNESS

Cross streets: TAINTER ST//BIRCH AV

ALI X Coordinate: -091.932671

ALI Y Coordinate: 044.877616

**Nearest Address: 520 4TH ST W

CALLER REQ EMS FOR A ADULT FEMALE RESIDENT THERE WHO MAY HAVE USED COUGH MEDICINE TO GET HIGH AND IS VOMITTING. IS AWAKE AND ALERT.

[01/15/2018 01:05:49 : pos1 : hmittchell]

185 ADV PATIENT IS AWAKE AND ALERT.

[01/15/2018 01:10:11 : MOB : 162]

DENIED TAKING COUGH MEDICATION AND NO EVIDENCE TO THE CONTRARY. NO REPORT.

Press Release Notes

no data

Location Comment

Landmark Comment: 24/7 STAFFED

Department Numbers

Department	Dept Number	Unit ID
MPD	18-000442	162
MFD	18-000112	MF M1

Department/RMS OCA Numbers

Department	OCA Number	RMS Jurisdiction
MPD	M18-00442	WI0170100

Call Dispositions

Date - Time	Disposition
2018-01-15 01:26:36	CLEARED

Call Log

Unit	Status	Date - Time	Dept	Type	Comments	Officers	Odometer
MF	COM	2018-01-15	MFD	EMS	COM	MF M1	0
M1		01:26:36					
MF	LEF	2018-01-15	MFD	EMS	Left Scene, STATION, MENOMONIE	MF M1	0
M1		01:25:09					
MF	ARR	2018-01-15	MFD	EMS	Left Scene, MAYO MENOMONIE,	MF M1	0
M1		01:15:42			MENOMONIE		
MF	LEF	2018-01-15	MFD	EMS	Left Scene, 76 MAYO MENOMONIE,	MF M1	0
M1		01:09:37			MENOMONIE		
185	ONS	2018-01-15	MPD	POL	820 N BROADWAY ST, MENOMONIE	185	0
		01:02:50					
162	ONS	2018-01-15	MPD	POL	820 N BROADWAY ST, MENOMONIE	162	0
		01:02:48					

192	ONS	2018-01-15 01:02:37	MPD POL	820 N BROADWAY ST, MENOMONIE	192	0
MF M1	ENR	2018-01-15 01:02:31	MFD EMS	820 N BROADWAY ST, MENOMONIE	MFM1	0
MF M1	DIS	2018-01-15 01:00:35	MFD EMS	820 N BROADWAY ST, MENOMONIE	MFM1	0
162	REM	2018-01-15 01:10:16	MPD POL	REM	162	1
192	REM	2018-01-15 01:09:19	MPD POL	REM	192	1
185	REM	2018-01-15 01:08:47	MPD POL	REM	185	1
162	ENR	2018-01-15 01:00:50	MPD POL	820 N BROADWAY ST, MENOMONIE	162	0

Unit	Dept	DIS	ENR	ONS	LEF	ARR	BUS	REM	COM
162	MPD	no data	01:00:50	01:02:48	no data	no data	no data	01:10:16	no data
185	MPD	no data	no data	01:02:50	no data	no data	no data	01:08:47	no data
192	MPD	no data	no data	01:02:37	no data	no data	no data	01:09:19	no data
MF M1	MFD	01:00:35	01:02:31	no data	01:09:37	01:15:42	no data	no data	01:26:36

Call Persons

Category	Last	First	Middle	Suffix	Race	Sex	Ethnic	Hgt	Wgt	Age	DOB	OLN
Description												
COMP	MYKLEBUST TWOHIG	ELITA	M	no data	~	F	~	~	~	23	0 5/22/1994	
no data	KRENZELOK	KRISTINA	M	no data	~	F	~	~	~	26	0 4/17/1991	
no data												

Computer Assisted Dispatch**Call Detail Information**

Call Number	OCA Number	Class	Taker	Pos	Call Owner	Status	Date-Time-Received	Inj
1809935	M18-03563	E	kbuhrow	1	no data	C	2018-04-15 14:28:55	0
Complaint	Ten Code	Priority	ESN	Disp Zone	IRA	How Received		
MENT	96	2	10	CMNM	101	PHONE		
Incident Location	Apartment/Suite	Floor/Bldg	Incident City					
820 N BROADWAY ST	no data	no data	MENOMONIE					
Caller Name	Fire Run Zone	Fire Grade	EMS Run Zone	Telephone	Jurisdiction			
SONNENBERG, ERICA L 12241970	no data	no data	no data	715-505-3768	Dunn			
Tract	Weapons							
no data	no data							
☐ Images	☐ BOLO	☐ Warrant	☐ Medical	☐ Hazard	☐ Fire Plan	☒ Previous		
CallRec'd	Xmit	Dispatch	Enroute	OnScene	Departed	Arrived	Comp	AlarmCode Unit
14:28:55	14:32:44	14:37:41	14:41:29	14:41:29	no data	no data	15:55:34	no data 189

Narrative...

[04/15/2018 14:32:44 : pos1 : kbuhrow]

Cross streets: TAINTER ST//BIRCH AV

Landmark: GRASSROOTS WELLNESS

Landmark Comment: 24/7 STAFFED

STATES SHE AND OTHER FAMILY MEMBERS RECEIVED A TEXT MESSAGE FROM HER SON DEVIN SONNENBERG MARKO APOLOGIZING AND BASICALLY SAYING GOOD BY. CALLER STATES THE LAST SHE KNEW HE WAS STAYING AT GRASSROOTS.

[04/15/2018 15:55:30 : MOB : 189]

SAFETY PLAN WAS PUT IN PLACE WITH GRASSROOTS STAFF. ERICA WAS ADVISED OF MY FINDINGS. REPORT COMPLETED.

Press Release Notes

no data

Location Comment

Landmark Comment: 24/7 STAFFED

Department Numbers

Department	Dept Number	Unit ID	Department/RMS OCA Numbers	OCA Number	RMS Jurisdiction
MPD	18-003575	109	MPD	M18-03563	WI0170100
MPD	18-003575	189			

Call Log

Unit	Status	Date - Time	Dept	Type	Comments	Officers	Odometer
189	COM	2018-04-15 15:55:33	MPD	POL	COM	189	1
109	REM	2018-04-15 15:40:19	MPD	POL	REM	109	1
109	ONS	2018-04-15 15:34:35	MPD	POL	820 N BROADWAY ST, MENOMONIE	109	0
109	ENR	2018-04-15 15:27:09	MPD	POL	820 N BROADWAY ST, MENOMONIE	109	0
189	ONS	2018-04-15 14:41:29	MPD	POL	820 N BROADWAY ST, MENOMONIE	189	0
189	DIS	2018-04-15 14:37:41	MPD	POL	820 N BROADWAY ST, MENOMONIE	189	0

Unit	Dept	DIS	ENR	ONS	LEF	ARR	BUS	REM	COM
109	MPD	no data	15:27:09	15:34:35	no data	no data	no data	15:40:19	no data
189	MPD	14:37:41	no data	14:41:29	no data	no data	no data	no data	15:55:33

Call Persons

Category	Last	First	Middle	Suffix	Race	Sex	Ethnic	Hgt	Wgt	Age	DOB	OLN
Description												
no data	SONNENBERG- MARKO	DEVIN	VAN ALAN	no data	~	M	~	~	~	25 0	11/21/1992	

no data

Menomonie Police Department

Incident Report

Administrative:				
A	Incident #	18-3563	PI #	Reporting Officer/Badge#: Gates / 189 56189
Offense/Type of Incident:			MENT	
Incident Location:			820 N. Broadway Grassroots Wellness	
Date Occurred:			4/15/2018	
Time Occurred:			1420	
Date Reported:			4/15/2018	
Time Reported:			1428	
Medical Treatment:			☐ Yes ☒ No If "Yes" list type of injury (Lacerations, Broken Bones, etc.) and treatment (Stitches, Surgery, etc.) in Narrative	
Alcohol/Drug Related			☐ Yes ☒ No	
Copies To:			☐ General Investigator ☐ YSO ☐ WCDTF ☐ Human Services ☐ Bridge ☐ Other	
Names Mentioned: (C-complainant V-victim, NM-names mentioned, W-witness, S-suspect, A-arrest, O-offender, I-injured)				
C: Sonnenberg, Erica L. F/W 12/24/1970 E9346 HY 40 Colfax, WI. 54730 715-505-3768 V: Sonnenberg-Marko, Devin V.A. M/W 11/21/1992 820 N. Broadway 715-308-9425 NM: Peak, Jeremy J. M/W 07/09/1976 Grassroots Wellness employee 715-619-0588 NM: Bowe, Sara Northwest Connections Crisis Worker 1-888-552-6642				
Property: (S-stolen, R-recovered, D-damaged, L-lost, F-found, E-evidence, FI-forged item)				
Property	Qty	Description/Brand/Model	Serial Number	Value
Incident Vehicle(s): (List Color, Year, Make, Model, Body Style, Plate#, State, VIN)				
Narrative:				
On 04/15/2018 at 1428 hours, Erica Sonnenberg called to report her son, Devin Sonnenberg-Marko, had sent her and other family members messages advising he was sorry and saying goodbye. Upon arrival at Grassroots, I spoke with Devin who appeared to be calm. Devin advised he was going through some hard times and was feeling depressed. When I asked him why he was depressed, he advised for personal reasons. I asked Devin about the messages he sent to Erica and other family members, and he stated he simply wanted to tell them he was sorry for the person he had become. I asked Devin if he had any plans on harming himself or others, which he stated no but he wanted help for his depression. I asked Devin what he thought the best solutions would be for him for the night, and he replied to stay at Grassroots or go home to Erica's residence. I asked Devin what would happen if he stayed at Grassroots for the night, and he said he would go to his room and wouldn't harm himself. I next spoke with Erica who advised she did not want to come get Devin or drive him to Eau Claire for a voluntary hospitalization due to the weather conditions. Erica advised she would be willing to work with Devin later in the week on seeking help for his depression. After I spoke with Erica, I spoke with Sara Bowe from Northwest Connections, and advised her of the incident. Sara then spoke with Devin and Grassroots employee, Jeremy Peak. Sara and I agreed Devin did not meet the criteria for a Chapter 51, and a safety plan was put in place with Devin and Jeremy. Jeremy also advised when his shift ended he would pass the information on to the next staff members.				

Devin and Jeremy were provided the phone number for Northwest Connections, and were advised to call back if they had any further issues.

Disposition

☒ Cleared ☐ Pending ☐ Cleared by Arrest ☐ Closed Inactive ☐ Cleared by Apprehension ☐ Cleared Unfounded ☐ Cleared by Exception

Computer Assisted Dispatch**Call Detail Information**

Call Number	OCA Number	Class	Taker	Pos	Call Owner	Status	Date-Time-Received	Inj
1811713	M18-04231	G	rsmeltzer	1	no data	C	2018-05-02 07:49:23	0
Complaint	Ten Code	Priority	ESN	Disp Zone	IRA	How Received		
DISO	no data	3	10	CMNM	101	WIRE		
Incident Location	Apart/Suite			Floor/Bldg	Incident City			
820 N BROADWAY ST	no data			no data	MENOMONIE			
Caller Name	Fire Run Zone	Fire Grade	EMS Run Zone	Telephone	Jurisdiction			
KATHY	no data	no data	no data	612-210-8033	Dunn			
Tract	no data			Weapons	no data			
☐ Images ☐ BOLO ☐ Warrant ☐ Medical ☐ Hazard ☐ Fire Plan ☒ Previous								
CallRec'd	Xmit	Dispatch	Enroute	OnScene	Departed	Arrived	Comp	AlarmCode Unit
07:49:23	07:51:34	07:54:02	07:54:02	08:01:48	08:29:15	08:07:21	09:01:13	no data 189

Narrative...

[05/02/2018 07:51:34 : pos1 : rsmeltzer]

Landmark Comment: 24/7 STAFFED

Landmark: GRASSROOTS WELLNESS

Cross streets: TAINTER ST//BIRCH AV

ALI X Coordinate: -091.732428

ALI Y Coordinate: 044.990666

**Nearest Address: None

3RD PARTY CALL, REQ OFFICERS RESPOND FOR A FEMALE, VERY AGGRESSIVE, NO FURTHER INFO WAS ABLE TO BE PROVIDED AS CALLER IS NOT ON SCENE

[05/02/2018 08:05:27 : pos1 : rsmeltzer]

FEMALE LEFT ON FOOT, WHITE FEMALE, SALT & PEPPER COLORED HAIR HAS LEFT ON FOOT, POSSIBLY HAS SCISSORS IN HER POSSESSION.

[05/02/2018 08:05:55 : pos1 : rsmeltzer]

BLACK JACKET, SHORT HAIR, POSSIBLY UNDER THE INFLUENCE OF SOMETHING.

[05/02/2018 08:06:15 : pos1 : rsmeltzer]

OUT WITH FEMALE AT TACO JOHNS

[05/02/2018 08:59:50 : MOB : 189]

GRASSROOTS STAFF SIMPLY WANTED HOLM TO LEAVE TO PROPERTY DUE TO HER BEHAVIORS. HOLM WAS TRANSPORTED TO EAU CLAIRE AS SHE REQUESTED. NO REPORT.

Press Release Notes

no data

Location Comment

Landmark Comment: 24/7 STAFFED

Department Numbers

Department	Dept Number	Unit ID
MPD	18-004245	104
MPD	18-004245	189
DUSO	18-004233	206

Department/RMS OCA Numbers

Department	OCA Number	RMS Jurisdiction
DUSO	D18-04268	WI0170000
MPD	M18-04231	WI0170100

Call Log

Unit	Status	Date - Time	Dept	Type	Comments	Officers	Odometer
189	ARR	2018-05-02 08:56:38	MPD	POL	Left Scene, MAYO EAU CLAIRE AREA, MENOMONIE	189	84204.2
206	REM	2018-05-02 08:42:46	DUSO	OTH	REM	206KOB	0
187	REM	2018-05-02 08:35:03	MPD	POL	REM	187	0
104	REM	2018-05-02 08:30:05	MPD	POL	REM	104	0
189	LEF	2018-05-02 08:29:15	MPD	POL	Left Scene, MAYO EAU CLAIRE AREA, MENOMONIE	189	84180.2
187	ARR	2018-05-02	MPD	POL	Assigned to 1811713, TACO JOHNS,	187	0

189	ARR	08:13:09	MPD	POL	MENOMONIE	189	0
206	ARR	2018-05-02 08:12:59	DUSO	OTH	Arrive Scene, TACO JOHNS, MENOMONIE	206KOB	0
206	DIS	2018-05-02 08:08:22	DUSO	OTH	Assigned to 1811713, TACO JOHN, MENOMONIE	206KOB	0
104	ARR	2018-05-02 08:08:15	MPD	POL	820 N BROADWAY ST, MENOMONIE	104	0
187	ONS	2018-05-02 08:07:21	MPD	POL	Arrive Scene, TACO JOHNS, MENOMONIE	187	0
104	ONS	2018-05-02 08:02:54	MPD	POL	820 N BROADWAY ST, MENOMONIE	104	0
189	ONS	2018-05-02 08:01:49	MPD	POL	820 N BROADWAY ST, MENOMONIE	189	0
189	ONS	2018-05-02 08:01:48	MPD	POL	820 N BROADWAY ST, MENOMONIE	189	0
189	ENR	2018-05-02 07:54:02	MPD	POL	820 N BROADWAY ST, MENOMONIE	189	0
189	COM	2018-05-02 09:01:13	MPD	POL	COM	189	1
104	ENR	2018-05-02 07:55:30	MPD	POL	820 N BROADWAY ST, MENOMONIE	104	0

Unit	Dept	DIS	ENR	ONS	LEF	ARR	BUS	REM	COM
104	MPD	no data	07:55:30	08:01:49	no data	08:07:21	no data	08:30:05	no data
187	MPD	no data	no data	08:02:54	no data	08:13:09	no data	08:35:03	no data
189	MPD	no data	07:54:02	08:01:48	08:29:15	08:12:59	no data	no data	09:01:13
206	DUSO	08:08:15	no data	no data	no data	08:08:22	no data	08:42:46	no data

Call Persons

Category	Last	First	Middle	Suffix	Race	Sex	Ethnic	Hgt	Wgt	Age	DOB	OLN
				Description								
SUSPECT	HOLM	AMBER	LEE	no data	W	F	~	~	~	38 0	9/21/1979	no data
				no data								

Computer Assisted Dispatch**Call Detail Information**

Call Number	OCA Number	Class	Taker	Pos	Call Owner	Status	Date-Time-Received	Inj
1812383	M18-04486	G	GRIDINGS	1	no data	C	2018-05-07 13:42:08	0
Complaint	Ten Code	Priority	ESN	Disp Zone	IRA	How Received		
PARK	no data	9	10	CMNM	101	PHONE		
Incident Location	Apart/Suite	Floor/Bldg	Incident City					
820 N BROADWAY ST	no data	no data	MENOMONIE					
Caller Name	Fire Run Zone	Fire Grade	EMS Run Zone	Telephone	Jurisdiction			
BRENHOLT, LELAND	no data	no data	no data	715-619-0588	Dunn			
Tract	no data	Weapons	no data					
☐ Images	☐ BOLO	☐ Warrant	☐ Medical	☐ Hazard	☐ Fire Plan	☒ Previous		
CallRec'd	Xmit	Dispatch	Enroute	OnScene	Departed	Arrived	Comp	AlarmCode Unit
13:42:08	13:44:31	13:46:11	13:59:17	14:02:41	no data	no data	14:59:47	no data 112

Narrative...

[05/07/2018 13:44:31 : pos1 : GRIDINGS]

Cross streets: TAINTER ST//BIRCH AV

Landmark: GRASSROOTS WELLNESS

Landmark Comment: 24/7 STAFFED

REPORTED A TAN FORD TAURUS, OWNER IS MICHAEL SCHEFFLER AND THEY CAN NOT MAKE CONTACT WITH HIM. LOOKING FOR OPTIONS TO GET THE VEHICLE REMOVED.

[05/07/2018 14:00:17 : pos1 : GRIDINGS]

112 ADV THEY ARE LOOKING TO FIND OUT WHAT HAPPENED TO THE OWNER FROM AN INCIDENT OVER THE WEEKEND. REQ AN OFFICER RESPOND

[05/07/2018 14:06:47 : MOB : 189]

STAFF WAS ADVISED MICHAEL WAS CHAPTERED ON SUNDAY. THEY WERE PROVIDED WITH OPTIONS AND THEIR QUESTIONS WERE ANSWERED. NO REPORT.

Press Release Notes

no data

Location Comment

Landmark Comment: 24/7 STAFFED

Department Numbers

Department	Dept Number	Unit ID
MPD	18-004503	189

Department/RMS OCA Numbers

Department	OCA Number	RMS Jurisdiction
MPD	M18-04486	WI0170100

Call Dispositions

Date - Time	Disposition
2018-05-07 14:59:43	CLEARED

Call Log

Unit	Status	Date - Time	Dept	Type	Comments	Officers	Odometer
112	COM	2018-05-07 14:59:46	MPD	POL	COM	112	0
112	no data	2018-05-07 13:46:52	MPD	POL	Primary Unit	112	0
189	DIS	2018-05-07 13:46:11	MPD	POL	820 N BROADWAY ST, MENOMONIE	189	0
189	REM	2018-05-07 13:46:25	MPD	POL	REM	189	0
112	DIS	2018-05-07 13:46:30	MPD	POL	820 N BROADWAY ST, MENOMONIE	112	0
189	ENR	2018-05-07 13:59:17	MPD	POL	820 N BROADWAY ST, MENOMONIE	189	0
189	ONS	2018-05-07 14:02:41	MPD	POL	820 N BROADWAY ST, MENOMONIE	189	0
189	REM	2018-05-07 14:06:49	MPD	POL	REM	189	1

Unit	Dept	DIS	ENR	ONS	LEF	ARR	BUS	REM	COM
112	MPD	13:46:30	no data	no data	no data	no data	no data	no data	14:59:46
189	MPD	13:46:11	13:59:17	14:02:41	no data	no data	no data	14:06:49	no data

Computer Assisted Dispatch**Call Detail Information**

Call Number	OCA Number	Class	Taker	Pos	Call Owner	Status	Date-Time-Received	Inj
1813811	M18-04925	G	rnormand	1	no data	C	2018-05-20 15:07:25	0
Complaint	Ten Code	Priority	ESN	Disp Zone	IRA	How Received		
DISO	no data	3	10	CMNM	101	WIRE		
Incident Location	Apart/Suite	Floor/Bldg	Incident City					
820 N BROADWAY ST	no data	no data	MENOMONIE					
Caller Name	Fire Run Zone	Fire Grade	EMS Run Zone	Telephone	Jurisdiction			
DOLAN, STEPHANIE A 01141989	no data	no data	no data	715-205-4101	Dunn			
Tract	Weapons							
no data	no data							
☐ Images	☐ BOLO	☐ Warrant	☐ Medical	☐ Hazard	☐ Fire Plan	☒ Previous		
CallRec'd	Xmit	Dispatch	Enroute	OnScene	Departed	Arrived	Comp	AlarmCode Unit
15:07:25	15:08:04	15:10:10	15:11:32	15:11:32	no data	no data	16:13:30	no data 169

Narrative...

[5/20/2018 15:08:04 : pos1 : rnormand]

Landmark Comment: 24/7 STAFFED

Landmark: GRASSROOTS WELLNESS

Cross streets: TAINTER ST//BIRCH AV

ALI X Coordinate: -091.903918

ALI Y Coordinate: 044.876500

**Nearest Address: None

CALLER STATED STAFF REPORTS A GUEST IS BEING VIOLENT AND ATTEMPTING TO BREAK INTO THE LOCATION.

[05/20/2018 15:09:03 : pos2 : acanfield]

RECEIVED A CALL FROM SAMANTHA JASPER STATING THAT BRI IS BREAKING THE DOOR AND WINDOWS.

[5/20/2018 15:09:35 : pos1 : rnormand]

FEMALE CALLED, 480-204-6854, REFUSING TO IDENTIFY HERSELF STATED STAFF IS TAKING HER PROPERTY AND HAS LOCKED HER OUT.

[5/20/2018 15:12:37 : pos1 : rnormand]

169 ADV 10-2

[05/20/2018 16:12:56 : MOB : 169]

STOOD BY WHILE FALLIN GATHERED HER BELONGINGS AND LEFT THE PREMESIS WITH LARRY. NO REPORT.

Press Release Notes

no data

Location Comment

Landmark Comment: 24/7 STAFFED

Department Numbers

Department	Dept Number	Unit ID
MPD	18-004945	169

Department/RMS OCA Numbers

Department	OCA Number	RMS Jurisdiction
MPD	M18-04925	WI0170100

Call Dispositions

Date - Time	Disposition
2018-05-20 16:13:29	CLEARED

Call Log

Unit	Status	Date - Time	Dept	Type	Comments	Officers	Odometer
183	COM	2018-05-20 16:13:30	MPD	POL	COM	183	0
161	REM	2018-05-20 15:26:38	MPD	POL	REM	161	0
183	ONS	2018-05-20 15:12:53	MPD	POL	820 N BROADWAY ST, MENOMONIE	183	0

169	ONS	2018-05-20 15:11:32	MPD POL	820 N BROADWAY ST, MENOMONIE	169	0
161	DIS	2018-05-20 15:10:41	MPD POL	820 N BROADWAY ST, MENOMONIE	161	0
183	DIS	2018-05-20 15:10:38	MPD POL	820 N BROADWAY ST, MENOMONIE	183	0
169	DIS	2018-05-20 15:10:10	MPD POL	820 N BROADWAY ST, MENOMONIE	169	0
169	REM	2018-05-20 16:13:10	MPD POL	REM	169	1

Unit	Dept	DIS	ENR	ONS	LEF	ARR	BUS	REM	COM
161	MPD	15:10:41	no data	no data	no data	no data	no data	15:26:38	no data
169	MPD	15:10:10	no data	15:11:32	no data	no data	no data	16:13:10	no data
183	MPD	15:10:38	no data	15:12:53	no data	no data	no data	no data	16:13:30

Call Persons

Category	Last	First	Middle	Suffix	Race	Sex	Ethnic	Hgt	Wgt	Age	DOB	OLN
Description												
SUSPECT FALLIN BREEANNE MAY					no data ~	F	~	501	205	32 0	6/17/1985	
					no data							

Call Vehicles

Year	Make	Model	VIN	Plate	Color	Towed	BOLO
Comments			Owner				
1997	CHEV	Blazer	1GNDT13W6V2244737	DEONLY1	GRN	☐	☐
no data			HAYES LARRY T 02-12-53				

Computer Assisted Dispatch**Call Detail Information**

Call Number	OCA Number	Class	Taker	Pos	Call Owner	Status	Date-Time-Received	Inj
1817315	M18-06063	E	rnormand	1	no data	C	2018-06-23 15:36:14	0
Complaint	Ten Code	Priority	ESN	Disp Zone	IRA	How Received		
911H	no data	1	10	CMNM	101	WIRE		
Incident Location	Apart/Suite	Floor/Bldg	Incident City					
820 N BROADWAY ST	no data	no data	MENOMONIE					
Caller Name	Fire Run Zone	Fire Grade	EMS Run Zone	Telephone	Jurisdiction			
no data	no data	no data	no data	715-944-8746	Dunn			
Tract	Weapons							
no data	no data							
☐ Images	☐ BOLO	☐ Warrant	☐ Medical	☐ Hazard	☐ Fire Plan	☒ Previous		
CallRec'd	Xmit	Dispatch	Enroute	OnScene	Departed	Arrived	Comp	AlarmCode Unit
15:36:14	15:36:29	15:37:36	no data	no data	no data	no data	15:47:49	no data 161

Narrative...

[6/23/2018 15:36:29 : pos1 : rnormand]
 Landmark Comment: 24/7 STAFFED
 Landmark: GRASSROOTS WELLNESS
 Cross streets: TAINTER ST//BIRCH AV
 ALI X Coordinate: -091.930997
 ALI Y Coordinate: 044.890898
 **Nearest Address: 820 N BROADWAY ST
 PHASE 2 OPEN LINE.

[6/23/2018 15:37:14 : pos1 : rnormand]
 ON CALL BACK PHONE WAS ANSWERED, BUT NOTHING WAS HEARD.

[06/23/2018 15:47:38 : MOB : 161]
 MADE CONTACT W/ THE CALLER, WHO REPORTED THAT IT WAS A POCKET DIAL, THERE WERE NO EMERGENCIES AND HE HAD CONTINUED ON.

NO REPORT

Press Release Notes

no data

Location Comment

Landmark Comment: 24/7 STAFFED

Department Numbers

Department	Dept Number	Unit ID
MPD	18-006094	161

Department/RMS OCA Numbers

Department	OCA Number	RMS Jurisdiction
MPD	M18-06063	WI0170100

Call Log

Unit	Status	Date - Time	Dept	Type	Comments	Officers	Odometer
161	COM	2018-06-23 15:47:49	MPD	POL	COM	161	1
161	DIS	2018-06-23 15:37:36	MPD	POL	820 N BROADWAY ST, MENOMONIE	161	0

Unit	Dept	DIS	ENR	ONS	LEF	ARR	BUS	REM	COM
161	MPD	15:37:36	no data	no data	no data	no data	no data	no data	15:47:49

Computer Assisted Dispatch**Call Detail Information**

Call Number	OCA Number	Class	Taker	Pos	Call Owner	Status	Date-Time-Received	Inj
1817594	M18-06168	G	kbuhrow	1	no data	C	2018-06-26 10:34:28	0
Complaint	Ten Code	Priority	ESN	Disp Zone	IRA	How Received		
WARR	99	3	10	CMNM	10I	PHONE		
Incident Location	Apart/Suite	Floor/Bldg	Incident City					
820 N BROADWAY ST	no data	no data	MENOMONIE					
Caller Name	Fire Run Zone	Fire Grade	EMS Run Zone	Telephone	Jurisdiction			
ANON	no data	no data	no data	no data	Dunn			
Tract	no data	Weapons	no data					
☐ Images	☐ BOLO	☐ Warrant	☐ Medical	☐ Hazard	☐ Fire Plan	☒ Previous		
CallRec'd	Xmit	Dispatch	Enroute	OnScene	Departed	Arrived	Comp	AlarmCode Unit
10:34:28	10:35:37	10:50:35	10:50:35	10:59:47	no data	no data	11:08:57	no data 183

Narrative...

[06/26/2018 10:35:37 : pos1 : kbuhrow]

Cross streets: TAINTER ST//BIRCH AV

Landmark: GRASSROOTS WELLNESS

Landmark Comment: 24/7 STAFFED

STATES A RYAN HORSTMAN HAS BEEN STAYING AT THE ABOVE LOCATION AND HAS WARRANTS.

CALLER STATED HE DID GO TO LE PHILIPS FOR AN APPOINTMENT TODAY BUT SHOULD BE

RETURNING AT AN UNKNOWN TIME.

HORSTMAN DOES HAVE A WARRANT OUT OF CHIPPEWA COUNTY AND ONE FROM PROBATION.

[06/26/2018 11:08:54 : MOB : 183]

RYAN'S WHEREABOUTS ARE UNKNOWN. GRASSROOTS STAFF ADVISED RYAN'S BELONGINGS IS STILL AT THE RESIDENCE. UNKNOWN VEHICLE OR MODE OF TRANSPORTATION. NO REPORT.

06/26/2018 11:38:11

RECEIVED A CALL FROM GRASSROOTS STATING RYAN IS CURRENTLY IN CHIPPEWA COUNTY, COULD NOT PROVIDE ANYTHING FURTHER.

Press Release Notes

no data

Location Comment

Landmark Comment: 24/7 STAFFED

Department Numbers

Department	Dept Number	Unit ID
MPD	18-006200	183

Department/RMS OCA Numbers

Department	OCA Number	RMS Jurisdiction
MPD	M18-06168	WI0170100

Call Log

Unit	Status	Date - Time	Dept	Type	Comments	Officers	Odometer
183	ONS	2018-06-26 10:59:49	MPD	POL	820 N BROADWAY ST, MENOMONIE	183	0
161	ONS	2018-06-26 10:59:47	MPD	POL	820 N BROADWAY ST, MENOMONIE	161	0
183	COM	2018-06-26 11:08:57	MPD	POL	COM	183	1
161	REM	2018-06-26 11:07:45	MPD	POL	REM	161	1
183	ENR	2018-06-26 10:50:35	MPD	POL	820 N BROADWAY ST, MENOMONIE	183	0

Unit	Dept	DIS	ENR	ONS	LEF	ARR	BUS	REM	COM
161	MPD	no data	no data	10:59:47	no data	no data	no data	11:07:45	no data
183	MPD	no data	10:50:35	10:59:49	no data	no data	no data	no data	11:08:57

Call Persons

Category	Last	First	Middle	Suffix	Race	Sex	Ethnic	Hgt	Wgt	Age	DOB	OLN
----------	------	-------	--------	--------	------	-----	--------	-----	-----	-----	-----	-----

		Description
no data	HORSTMAN RYAN P	no ~ M ~ ~ 34 0 1/5/1984 
		data
		no data

Call Vehicles

Year	Make	Model	VIN	Plate	Color	Towed	BOLO
Comments			Owner				
2004	CHRY	no data	4C3AG42G04E146413	631XKT	BLU	☐	☐
no data			DOLAN STEPHANIE ANN OR TIMOTHY J				

Computer Assisted Dispatch**Call Detail Information**

Call Number	OCA Number	Class	Taker	Pos	Call Owner	Status	Date-Time-Received	Inj
1837091	M18-12802	E	acarlon	1	no data	C	2018-12-28 20:48:32	0
Complaint	Ten Code	Priority	ESN	Disp Zone	IRA	How Received		
MENT	96	2	10	CMNM	101	PHONE		
Incident Location	Apart/Suite	Floor/Bldg	Incident City					
820 N BROADWAY ST	no data	no data	MENOMONIE					
Caller Name	Fire Run Zone	Fire Grade	EMS Run Zone	Telephone	Jurisdiction			
JACKSON, EMILY P 11061996	no data	no data	no data	715-563-1812	Dunn			
Tract	Weapons							
no data	no data							
☐ Images	☐ BOLO	☐ Warrant	☐ Medical	☐ Hazard	☐ Fire Plan	☒ Previous		
CallRec'd	Xmit	Dispatch	Enroute	OnScene	Departed	Arrived	Comp	AlarmCode Unit
20:48:32	20:50:34	20:50:57	20:51:18	20:51:18	no data	no data	21:44:55	no data 192

Narrative...

[12/28/2018 20:50:34 : pos1 : acarlon]

Landmark Comment: 24/7 STAFFED

Landmark: GRASSROOTS WELLNESS

Cross streets: TAINTER ST//BIRCH AV

ADV THAT HER FRIEND ROSEMARY BUTTKE IS THREATENING TO TAKE A BOTTLE OF PILLS IN AN ATTEMPT TO HARM HERSELF.

[12/28/2018 20:57:17 : pos1 : acarlon]

192 ADV IN CONTACT 10-2

[12/28/2018 21:44:53 : MOB : 193]

BUTTKE WISHED TO BE TRANSPORTED TO MAYO EAU CLAIRE. JACKSON AGREED TO TRANSPORT HER. REPORT COMPLETED.

Press Release Notes

no data

Location Comment

Landmark Comment: 24/7 STAFFED

Department Numbers

Department	Dept Number	Unit ID
MPD	18-012871	192

Department/RMS OCA Numbers

Department	OCA Number	RMS Jurisdiction
MPD	M18-12802	WI0170100

Call Log

Unit	Status	Date - Time	Dept	Type	Comments	Officers	Odometer
192	DIS	2018-12-28 20:50:57	MPD	POL	820 N BROADWAY ST, MENOMONIE	192	0
192	ONS	2018-12-28 20:51:18	MPD	POL	820 N BROADWAY ST, MENOMONIE	192	0
192	REM	2018-12-28 21:11:38	MPD	POL	REM	192	1
193	COM	2018-12-28 21:44:55	MPD	POL	COM	193	1
193	DIS	2018-12-28 20:51:42	MPD	POL	820 N BROADWAY ST, MENOMONIE	193	0
193	ONS	2018-12-28 20:57:18	MPD	POL	820 N BROADWAY ST, MENOMONIE	193	0

Unit	Dept	DIS	ENR	ONS	LEF	ARR	BUS	REM	COM
192	MPD	20:50:57	no data	20:51:18	no data	no data	no data	21:11:38	no data
193	MPD	20:51:42	no data	20:57:18	no data	no data	no data	no data	21:44:55

Call Persons

Category	Last	First	Middle	Suffix	Race	Sex	Ethnic	Hgt	Wgt	Age	DOB	OLN
Description												
no data	BUTTKE	ROSEMARY	K		no data	~	F	~	~	18 0	2/22/2000	
					no data							
					no data							

Menomonie Police Department

Incident Report

Administrative:				
A	Incident #	18-12802	PI #	
			Reporting Officer/Badge#:	Harmon / 193 <i>MH #193</i>
Offense/Type of Incident:			Supervisor Approving/Badge #:	
MENT			<i>CM #200</i>	
Incident Location:		820 NORTH BROADWAY STREET		Written Statements:
				☐ Yes ☒ No
Date Occurred:		12/28/2018		Photos Taken:
				☐ Yes ☒ No
Time Occurred:		2048 HOURS		Victim Witness Sheet:
				☐ Yes ☒ No
Date Reported:		12/28/2018		NCIC/CIB Entered:
				☐ Yes ☒ No
Time Reported:		2048 HOURS		Proxy Completed:
				☐ Yes ☒ No
Medical Treatment:			Domestic Related Arrest:	
☐ Yes ☒ No			☐ Yes ☒ No	
If "Yes" list type of injury (Lacerations, Broken Bones, etc.) and treatment (Stitches, Surgery, etc.) in Narrative			Lethality Form:	
			☐ Yes ☒ No	
Alcohol/Drug Related		Person wishing contact with domestic advocate		
☒ Yes ☐ No				
Copies To: ☐ General Investigator ☐ YSO ☐ WCDTF ☒ Human Services ☐ Bridge ☐				
Names Mentioned: (C-complainant V-victim, NM-names mentioned, W-witness, S-suspect, A-arrest, O-offender, I-injured)				
C- JACKSON, EMILY, P. F/W 11-06-1996 3541 KAREN COURT, EAU CLAIRE, WI 54701 715-563-1812				
V- BUTTKE, ROSEMARY, K. F/W 02-22-2000 820 NORTH BROADWAY STREET				
NM- FRUEHLING, JULIE, A. F/W 03-25-1970 MONARCH HOUSE STAFF 715-505-5641				
NM- OFFICER SCHLICHTING MENOMONIE POLICE DEPARTMENT				
Property: (S-stolen, R-recovered, D-damaged, L-lost, F-found, E-evidence, FI-forged item)				
Property	Qty	Description/Brand/Model	Serial Number	Value
Incident Vehicle(s): (List Color, Year, Make, Model, Body Style, Plate#, State, VIN)				
Narrative:				
On December 28, 2018, I was working a midnight shift for the City of Menomonie Police Department dressed in full police uniform operating marked squad 23. At 2048 hours I was dispatched to a mental complaint at 820 North Broadway, which is the Monarch House. Emily Jackson called law enforcement advising that her friend, Rosemary Buttke, was suicidal. Upon arrival, I was met by Officer Schlichting, who had already spoken with Buttke. Buttke stated she has been having thoughts of self-harm. She stated she was going to consume a full bottle of ibuprofen tablets in an attempt to harm herself. Officer Schlichting did confiscate a bottle of ibuprofen from the room. Buttke stated she has been diagnosed with depression and anxiety. She went on to say she has an extensive mental health history and has sought psychiatric care several times in the past. She didn't have a specific reason for her thoughts tonight, but stated she has been struggling for some time. Buttke was willing to voluntarily seek psychiatric care at Mayo Eau Claire, where she was recently discharged from. She requested Jackson transport her to Mayo Eau Claire.				

I then spoke with Julie Fruehling, who is a staff member at the Monarch House. She stated the Monarch House is a peer run respite for individuals seeking mental health assistance. She stated Buttke was the first patient at Monarch House and further stated Buttke arrived approximately one week ago. Fruehling thought the best option for tonight was for Buttke to seek assistance from the psychiatric department at Mayo Eau Claire.

Jackson was then contacted and a safety plan was put into place for her to transport Buttke to Mayo Eau Claire. I provided her contact information for Menomonie Police Department and advised her to call with any issues. Buttke was provided contact information for Northwest Connections for future use.

Officer Schlichting destroyed the bottle of ibuprofen.

I have no further information at this time.

Disposition

☒ Cleared ☐ Pending ☐ Cleared by Arrest ☐ Closed Inactive ☐ Cleared by Apprehension ☐ Cleared Unfounded ☐ Cleared by Exception

Computer Assisted Dispatch**Call Detail Information**

Call Number	OCA Number	Class	Taker	Pos	Call Owner	Status	Date-Time-Received	Inj
1901186	M19-00397	E	acanfield	1	no data	C	2019-01-13 10:39:29	0
Complaint	Ten Code	Priority	ESN	Disp Zone	IRA	How Received		
911H	no data	1	10	CMNM	10I	WIRE		
Incident Location	Apart/Suite	Floor/Bldg	Incident City					
820 N BROADWAY ST	no data	no data	MENOMONIE					
Caller Name	Fire Run Zone	Fire Grade	EMS Run Zone	Telephone	Jurisdiction			
no data	no data	no data	no data	715-505-9061	Dunn			
Tract	no data	Weapons	no data					
☐ Images	☐ BOLO	☐ Warrant	☐ Medical	☐ Hazard	☐ Fire Plan	☒ Previous		
CallRec'd	Xmit	Dispatch	Enroute	OnScene	Departed	Arrived	Comp	AlarmCode Unit
10:39:29	10:41:53	10:41:57	no data	no data	no data	no data	10:51:15	no data 161

Narrative...

[01/13/2019 10:41:53 : pos1 : acanfield]

Landmark Comment: 24/7 STAFFED

Landmark: GRASSROOTS WELLNESS

Cross streets: TAINTER ST//BIRCH AV

ALI X Coordinate: -091.930890

ALI Y Coordinate: 044.890727

**Nearest Address: 820 N BROADWAY ST

RECEIVED A 9-1-1 ABANDONED CALL. CALL PLOTS TO THIS LOCATION. ATTEMPTED CALLBACK, NO ANSWER, VOICEMAIL LEFT FOR DAVE. INHOUSE SHOWS THE NUMBER BELONGS TO A MOHAMMED WITH AN UNKNOWN ADDRESS FROM 2017.

[01/13/2019 10:50:07 : MOB : 161]

CONTACT MADE W/ MARY AT THE MONARCH HOUSE AT 715-505-5641 AND SHE ADVISED THERE WERE NO PROBLEMS.

NO REPORT

[01/13/2019 10:57:19 : pos2 : agabler]

RECEIVED CALL BERG, DAVID A 03051981, CURRENTLY AT GRASSROOTS, WAS SETTING UP A NEW PHONE AND ACCIDENTALLY DIALED. NO EMERGENCIES.

Press Release Notes

no data

Location Comment

Landmark Comment: 24/7 STAFFED

Department Numbers

Department	Dept Number	Unit ID
MPD	19-000404	161

Department/RMS OCA Numbers

Department	OCA Number	RMS Jurisdiction
MPD	M19-00397	WI0170100

Call Log

Unit	Status	Date - Time	Dept	Type	Comments	Officers	Odometer
161	DIS	2019-01-13 10:41:57	MPD	POL	820 N BROADWAY ST, MENOMONIE	161	0
161	COM	2019-01-13 10:51:14	MPD	POL	COM	161	1

Unit	Dept	DIS	ENR	ONS	LEF	ARR	BUS	REM	COM
161	MPD	10:41:57	no data	no data	no data	no data	no data	no data	10:51:14

Computer Assisted Dispatch**Call Detail Information**

Call Number	OCA Number	Class	Taker	Pos	Call Owner	Status	Date-Time-Received	Inj
1901287	M19-00429	E	kbuhrow	3	no data	C	2019-01-14 12:33:32	0
Complaint	Ten Code	Priority	ESN	Disp Zone	IRA	How Received		
TANI	50	3	10	CMNM	101	WIRE		
Incident Location	Apart/Suite		Floor/Bldg		Incident City			
820 N BROADWAY ST	no data		no data		MENOMONIE			
Caller Name	Fire Run Zone	Fire Grade	EMS Run Zone	Telephone	Jurisdiction			
BERG, DAVID	no data	no data	no data	715-505-9199	Dunn			
Tract	no data		Weapons		no data			
☐ Images ☐ BOLO ☐ Warrant ☐ Medical ☐ Hazard ☐ Fire Plan ☒ Previous								
CallRec'd	Xmit	Dispatch	Enroute	OnScene	Departed	Arrived	Comp	AlarmCode Unit
12:33:32	12:36:12	12:44:10	12:44:10	12:48:04	no data	no data	13:56:40	no data 160

Narrative...

[01/14/2019 12:36:12 : pos3 : kbuhrow]

Landmark Comment: 24/7 STAFFED

Landmark: GRASSROOTS WELLNESS

Cross streets: TANTER ST/BIRCH AV

ALI X Coordinate: -091.930804

ALI Y Coordinate: 044.890405

**Nearest Address: 808 N BROADWAY ST

REPORTED 2 VEHICLE ACCIDENT, NO INJURY AND THE VEHICLES HAVE PULLED INTO THE DRIVEWAY AT THE ABOVE ADDRESS.

[01/14/2019 12:37:21 : pos1 : agabler]

104 WAS ADV

[01/14/2019 13:33:15 : pos1 : agabler]

FOLLOWING TO 907 STOUT ST TO ISSUE CITATION

[01/14/2019 13:55:10 : MOB : 160]

SONOMA WAS CITED AND RELEASED FOR OAR-CRIMINAL, & CITED FOR INATTENTIVE & NO INSURANCE.

DT4000 COMPLETED.

Press Release Notes

no data

Location Comment

Landmark Comment: 24/7 STAFFED

Department Numbers

Department	Dept Number	Unit ID
MPD	19-000436	160

Department/RMS OCA Numbers

Department	OCA Number	RMS Jurisdiction
MPD	M19-00429	WI0170100

Call Dispositions

Date - Time	Disposition
2019-01-14 13:56:35	CLEARED

Call Log

Unit	Status	Date - Time	Dept	Type	Comments	Officers	Odometer
160	ENR	2019-01-14 12:44:10	MPD	POL	820 N BROADWAY ST, MENOMONIE	160	0
160	ONS	2019-01-14 12:48:04	MPD	POL	820 N BROADWAY ST, MENOMONIE	160	0
160	REM	2019-01-14 13:55:28	MPD	POL	REM	160	1

Unit	Dept	DIS	ENR	ONS	LEF	ARR	BUS	REM	COM
160	MPD	no data	12:44:10	12:48:04	no data	no data	no data	13:55:28	no data

Call Persons

Category	Last	First	Middle	Suffix	Race	Sex	Ethnic	Hgt	Wgt	Age	DOB	OLN
				Description								
no data	HUEBNER	SONOMA	JOSEPH	no data	~	M	~	~	~	20 0	5/18/1998	no data
no data				no data	~	M	~	~	~			
no data	SIEBENALER	DUSKA	KAY	no data	~	F	~	~	~	50 0	7/8/1968	no data
no data	SIEBENALER	SUE	KAREN	no data	~	F	~	~	~	73 0	8/31/1945	

Call Vehicles

Year	Make	Model	VIN	Plate	Color	Towed	BOLO
			Owner				
2002	CHEV	Impala	2G1WF55E929163998	AET8368	TAN	☐	☐
no data			HENSON MELISSA JEAN 08-28-71				
2008	TOYT	Corolla	1NXBR32E78Z995224	330PCJ	RED	☐	☐
no data			SIEBENALER, DONALD JOSEPH & SUE KAREN				

4PL18NGSH9

19-429

WISCONSIN MOTOR VEHICLE CRASH REPORT

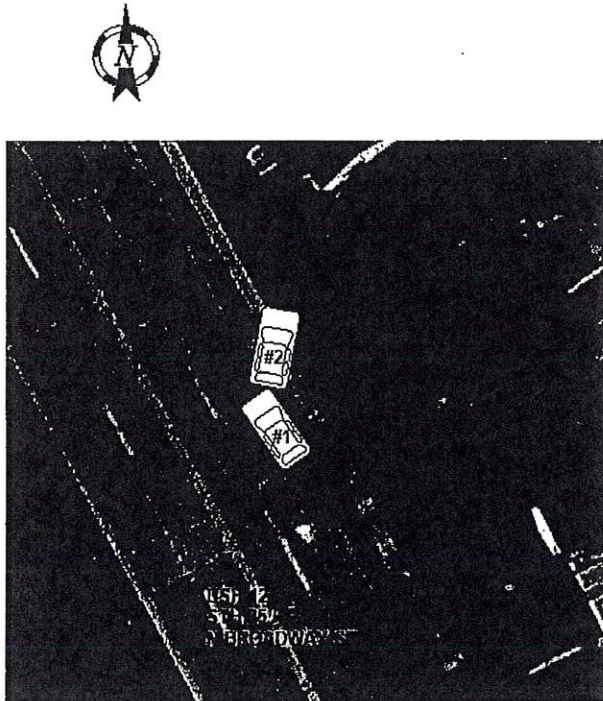
MENOMONIE POLICE DEPARTMENT
615 STOKKE PARKWAY, SUITE G200
MENOMONIE, WI 54751
(715) 232-2198

4PL18NGSH9

Document Number Override		Primary Crash Document #		Agency Crash Number ZONE 1		Investigating Officer/Deputy AARON BERGH	
Crash Date 01/14/2019		Crash Time 12:33 PM		Date Arrived 01/14/2019		Time Arrived 12:48 PM	
Date Notified 01/14/2019		Time Notified 12:33 PM		Total Units 02		Total Injured 00	Total Killed 00
☐ On Emergency	☐ Hit and Run	☐ Lane Closure		☐ Work Zone		☐ Trailer or Towed	☐ Reporting Threshold
☐ Government Property		☐ Active School Zone		School Bus Related NO		Tags	
☒ Reportable		Crash Type DT4000 (STANDARD CRASH)		☐ Amended		☐ Secondary Crash	

Description

Diagram



NOT TO SCALE

Reconstruction By

 Photos By
OFC A BERGH

 Additional Information
PHOTOS

☒ I, a sworn law enforcement officer, agree that I have not added any CJIS data in this report.

UNIT 2, SIEBENALER, WAS N/B ON N BROADWAY ST IN THE RIGHT LANE. SHE SAID SHE WAS SLOWING AND HAD HER TURN INDICATOR ON. HER INTENT WAS TO TURN INTO THE DRIVEWAY OF 814 N BROADWAY ST. ACCORDING TO SIEBENALER, AS SHE WAS ABOUT HALF WAY THROUGH THE TURN INTO THE DRIVEWAY, HER VEHICLE WAS STRUCK FROM THE REAR BY UNIT 1. HER VEHICLE SPUN 180 DEGREES AND CAME TO A REST IN THE DRIVEWAY. SIEBENALER AND HER PASSENGER ADVISED THEY COULD HEAR LOUD MUSIC COMING FROM UNIT 1 AFTER THE CRASH.

THE DRIVER OF UNIT 1, HUEBNER, SAID HE WAS N/B ON N BROADWAY ST WHEN HE CHECKED HIS SPEED. ACCORDING TO HUEBNER, HE WAS TRAVELING APPROXIMATELY 40 MPH. HUEBNER ADVISED WHEN HE LOOKED UP HE SAW THE TAIL LIGHTS OF UNIT 2. HE SAID HE SLAMMED ON THE BRAKES AND THE TIRES LOCKED UP. HUEBNER ADVISED THE VEHICLE THEN SLID AND ULTIMATELY STRUCK UNIT 2. HUEBNER STATED ONCE HE LOOKED UP AND SAW UNIT 2 IT WAS TOO LATE. HUEBNER ADVISED THE VEHICLE BELONGED TO HIS MOTHER AND THAT IT DIDN'T HAVE INSURANCE.

4PL18NGSH9

19-429

WISCONSIN MOTOR VEHICLE CRASH REPORT

MENOMONIE POLICE DEPARTMENT
615 STOKKE PARKWAY, SUITE G200
MENOMONIE, WI 54751
(715) 232-2198

Location

ON USH12 WB 433 FT N OF TAINTER ST IN THE CITY OF MENOMONIE IN DUNN COUNTY	Latitude 44.890722972	Longitude -91.93119331
	X Coordinate 110606.375	Y Coordinate 4982652
	Structure Type NO STRUCTURE	

Crash Scene

First Harmful Event MOTOR VEH IN TRANSPORT		First Harmful Event Location ON ROADWAY	
Manner of Collision 02--FRONT TO REAR		Light Condition DAYLIGHT	
Road Surface Condition(s) WET		ROAD SURFACE CONDITION (WET, ICY, SNOW, SLUSH, ETC)	
Environment Factor(s) WEATHER CONDITIONS			
Weather Condition(s) CLOUDY, RAIN			
Animal Type		Relation To Trafficway TRAFFICWAY - ON ROAD	
Crash Classification - Location PUBLIC PROPERTY		Crash Classification - Jurisdiction NO SPECIAL JURISDICTION	
Tribal Land		Access Control NO CONTROL	Special Study
Within Interchange Area NO	Junction Location NON-JUNCTION	Intersection Type NOT AN INTERSECTION	

Unit Summary

UNIT 01	Unit Status IN TRANSIT		Vehicle Operating As Classification D CLASS		Unit Type AUTOMOBILE		
	Vehicle Type PASSENGER CAR				Operating As Endorsements		
	Total Occs 2	Train/Bus # Recorded	Total # Citations Issued 3	Total Trailers 0	Total HazMat Types 0		
	Insurance? NO	Direction Of Travel NORTHBOUND	☐ Pre Crash Tire Mark	Speed Limit 35	Total Lanes 4		
	Most Harmful Event: Collision With MOTOR VEH IN TRANSPORT		Special Function NO SPECIAL FUNCTION		Emergency Motor Vehicle Use NOT APPLICABLE		
	Traffic Way TWO-WAY, NOT DIVIDED, WITH A CONTINUOUS L		Traffic Control NO CONTROL		Traffic Control Inoperative/Missing NO		
	Surface Type CONCRETE		Road Curvature STRAIGHT		Road Grade LEVEL		
	Truck Bus or HazMat NO						
	UNIT 01 VEHICLE	Vehicle					
		License Plate Number AET8368		Plate Type AUT - AUTOMOBILE	St WI	Country of Issuance UNITED STATES	
Vehicle Identification Number 2G1WF55E929163998		Make CHEVROLET	Year 2002	Model IMPALA			
Color TAN - TAN		Body Style SD - SEDAN		Bus Use NOT A BUS			
Initial Contact Point 1--RIGHT FRONT CORNER		Vehicle Damage 1--RIGHT FRONT CORNER, 12--FRONT					
Extent Of Damage FUNCTIONAL DAMAGE							

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19-429

WISCONSIN MOTOR VEHICLE CRASH REPORT

MENOMONIE POLICE DEPARTMENT
615 STOKKE PARKWAY, SUITE G200
MENOMONIE, WI 54751
(715) 232-2198

UNIT 01	VEHICLE 01	Towed Due To Damage NOT TOWED	Vehicle Removed By OWNER		
		What Driver Was Doing GOING STRAIGHT	Vehicle Factors		
		Driver Prior Action Other	NOT APPLICABLE		
		Driver Actions OTHER CONTRIBUTING ACTION			
UNIT 01	INDIVIDUAL 01	Owner Name MELISSA JEAN HENSON (715) 619-6121	Owner Address 907 STOUT ST MENOMONIE, WI 54751 , US		
		Sequence Of Events			
		Event MOTOR VEH IN TRANSPORT			
		Event			
UNIT 01	INDIVIDUAL 01	Event			
		Event			
		Event			
		Event			
UNIT 01	INDIVIDUAL 01	Individual			
		Driver SONOMA JOSEPH HUEBNER (612) 403-9421	Citations Issued 3	Sex MALE	
		Date of Birth 05/18/1998	Race WHITE		
		Address 907 STOUT ST MENOMONIE, WI 54751 , US	Driver License Number [REDACTED]		
UNIT 01	INDIVIDUAL 01	Safety Equipment			
		On Duty Crash	Safety Equipment SHOULDER & LAP BELT		
		Seat Position 1--FRONT SEAT-LEFT SIDE (DRIVER/MOTORCY	Helmet Compliance		
		Helmet Use	Tint Compliance		
UNIT 01	INDIVIDUAL 01	Eye Protection	Airbag NON DEPLOYED		
		Injury	Injury Severity NO APPARENT INJURY	Trapped/Extricated NOT TRAPPED	
		Ejected NOT EJECTED	Ejection Path NOT EJECTED/NOT APPLICABLE	EMS Run #	
		Medical Transport NOT TRANSPORTED	EMS Agency Identifier	Time of Death	
UNIT 01	INDIVIDUAL 01	Hospital	Date of Death	Time of Death	
		Distracted By			
		Distracted By Source OTHER DISTRACTION (ANIMAL, FOOD, GROOMING)			
		Distracted By Action OTHER ACTION (LOOKING AWAY FROM TASK ETC)			
UNIT 01	INDIVIDUAL 01	Non Motorist			
		Striking Unit #	Location		

4PL18NGSH9

19-429

WISCONSIN MOTOR VEHICLE CRASH REPORT

MENOMONIE POLICE DEPARTMENT
615 STOKKE PARKWAY, SUITE G200
MENOMONIE, WI 54751
(715) 232-2198

UNIT	INDIVIDUAL	Prior Action			
		Action			
		Action Other			To/From School
		Suspected Alcohol Use NO		Suspected Drug Use NO	
01	001	Alcohol Test Given TEST NOT GIVEN		Alcohol Test Type	Alcohol Test Results
		Drug Test Given TEST NOT GIVEN		Drug Test Type	Drug Test Results
		Drug Type			
		Individual Condition APPEARED NORMAL			
UNIT	INDIVIDUAL	Individual			
		Passenger [REDACTED]		Citations Issued 0	Sex [REDACTED]
		Date of Birth [REDACTED]		Race [REDACTED]	
		Address [REDACTED]		Driver License Number	
01	002	Safety Equipment		On Duty Crash	
		Seat Position 3--FRONT SEAT-RIGHT SIDE (TRAIN ENGINEER		Safety Equipment SHOULDER & LAP BELT	
		Helmet Use		Helmet Compliance	
		Eye Protection		Tint Compliance	
01	002	Injury		Injury Severity NO APPARENT INJURY	
		Airbag NON DEPLOYED		Ejected NOT EJECTED	
		Ejection Path NOT EJECTED/NOT APPLICABLE		Trapped/Extricated NOT TRAPPED	
		Medical Transport NOT TRANSPORTED		EMS Agency Identifier	
Hospital		Date of Death		Time of Death	
Distracted By		Distracted By Source			
Distracted By Action					
Non-Motorist		Striking Unit #		Location	

4PL18NGSH9

19-429

WISCONSIN MOTOR VEHICLE CRASH REPORT

MENOMONIE POLICE DEPARTMENT
615 STOKKE PARKWAY, SUITE G200
MENOMONIE, WI 54751
(715) 232-2198

UNIT INDIVIDUAL	Prior Action														
	Action														
	Action Other			To/From School											
	Suspected Alcohol Use NO		Suspected Drug Use NO												
	Alcohol Test Given TEST NOT GIVEN		Alcohol Test Type	Alcohol Test Results											
	Drug Test Given TEST NOT GIVEN		Drug Test Type	Drug Test Results											
	Drug Type														
	Individual Condition APPEARED NORMAL														
	Violations														
	<table border="1"> <tr> <td>UTC Number AE746086</td> <td>Issue To? 001</td> <td>Statute Number 343.44(1)(b)</td> <td>Description OPERATING WHILE REVOKED (REV DUE TO ALC/CONT SUBST/REFUSAL)</td> </tr> <tr> <td>UTC Number AE746087</td> <td>Issue To? 001</td> <td>Statute Number 346.89(1)</td> <td>Description INATTENTIVE DRIVING</td> </tr> <tr> <td>UTC Number AE746088</td> <td>Issue To? 001</td> <td>Statute Number 344.62(1)</td> <td>Description OPERATE MOTOR VEHICLE W/O INSURANCE</td> </tr> </table>				UTC Number AE746086	Issue To? 001	Statute Number 343.44(1)(b)	Description OPERATING WHILE REVOKED (REV DUE TO ALC/CONT SUBST/REFUSAL)	UTC Number AE746087	Issue To? 001	Statute Number 346.89(1)	Description INATTENTIVE DRIVING	UTC Number AE746088	Issue To? 001	Statute Number 344.62(1)
UTC Number AE746086	Issue To? 001	Statute Number 343.44(1)(b)	Description OPERATING WHILE REVOKED (REV DUE TO ALC/CONT SUBST/REFUSAL)												
UTC Number AE746087	Issue To? 001	Statute Number 346.89(1)	Description INATTENTIVE DRIVING												
UTC Number AE746088	Issue To? 001	Statute Number 344.62(1)	Description OPERATE MOTOR VEHICLE W/O INSURANCE												
Unit Summary															
UNIT	Unit Status IN TRANSIT		Vehicle Operating As Classification D CLASS		Unit Type AUTOMOBILE										
	Vehicle Type PASSENGER CAR				Operating As Endorsements										
	Total Occs 2	Train/Bus # Recorded	Total # Citations Issued 0	Total Trailers 0	Total HazMat Types 0										
	Insurance? YES	Direction Of Travel NORTHBOUND	☐ Pre Crash Tire Mark	Speed Limit 35	Total Lanes 4										
	Most Harmful Event: Collision With MOTOR VEH IN TRANSPORT		Special Function NO SPECIAL FUNCTION		Emergency Motor Vehicle Use NOT APPLICABLE										
	Traffic Way TWO-WAY, NOT DIVIDED, WITH A CONTINUOUS L		Traffic Control NO CONTROL		Traffic Control Inoperative/Missing NO										
	Surface Type CONCRETE		Road Curvature STRAIGHT		Road Grade LEVEL										
	Truck Bus or HazMat NO														
	Vehicle														
	License Plate Number 330PCJ		Plate Type AUT - AUTOMOBILE	St MN	Country of Issuance UNITED STATES										
Vehicle Identification Number 1NXBR32E78Z995224		Make TOYOTA	Year 2008	Model CAROLLA											
Color RED - RED		Body Style 4D - 4DR	Bus Use NOT A BUS												

4PL18NGSH9

19-429

WISCONSIN MOTOR VEHICLE CRASH REPORT

MENOMONIE POLICE DEPARTMENT
615 STOKKE PARKWAY, SUITE G200
MENOMONIE, WI 54751
(715) 232-2198

UNIT	VEHICLE	Initial Contact Point		Vehicle Damage	
		6--REAR		6--REAR	
		Extent Of Damage			
		FUNCTIONAL DAMAGE			
		Towed Due To Damage		Vehicle Removed By	
UNIT	VEHICLE	NOT TOWED		OPERATOR	
		What Driver Was Doing		Vehicle Factors	
		LEAVING TRAVEL LANE		NOT APPLICABLE	
		Driver Prior Action Other			
		Driver Actions		NO CONTRIBUTING ACTION	
02	02	Owner Name		Owner Address	
		SUE KAREN SIEBENALER (651) 343-9647		16615 15TH ST S LAKELAND, MN 55043 9765, US	
UNIT	01	Sequence Of Events			
		Event			
		MOTOR VEH IN TRANSPORT			
		Event			
		Event			
UNIT	02	Event			
		Event			
		Event			
		Event			
		Event			
UNIT	03	Policy Holder			
		Insurance Company		Individual	
		OWNERS-INS-CO		SUE SIEBENALER	
		Individual			
		Driver		Citations Issued	Sex
UNIT	04	SUE KAREN SIEBENALER (651) 343-9647		0	FEMALE
		Date of Birth		Race	
		08/31/1945		WHITE	
		Address		Driver License Number	
		16615 15TH ST S LAKELAND, MN 55043 9765, US		V482233161714 STATE: MINNESOTA COUNTRY: UNITED STATES	
UNIT	003	Safety Equipment		Safety Equipment	
		On Duty Crash		SHOULDER & LAP BELT	
		Seat Position		Helmet Compliance	
		1--FRONT SEAT-LEFT SIDE (DRIVER/MOTORCY		Tint Compliance	
		Helmet Use		Airbag	
02	003	Eye Protection		NON DEPLOYED	
		Injury		Injury Severity	
		NO APPARENT INJURY		NO APPARENT INJURY	
		Ejected		Ejection Path	Trapped/Extricated
		NOT EJECTED		NOT EJECTED/NOT APPLICABLE	NOT TRAPPED
Medical Transport		EMS Agency Identifier	EMS Run #		
NOT TRANSPORTED					
Hospital		Date of Death	Time of Death		

4PL18NGSH9

19-429

WISCONSIN MOTOR VEHICLE CRASH REPORT

MENOMONIE POLICE DEPARTMENT
615 STOKKE PARKWAY, SUITE G200
MENOMONIE, WI 54751
(715) 232-2198

UNIT INDIVIDUAL	Distracted By		Distracted By Source NOT APPLICABLE (NOT DISTRACTED)	
	Distracted By Action NOT DISTRACTED			
	Non Motorist		Striking Unit #	Location
	Prior Action			
	Action			
	Action Other			
	To/From School			
	Drug & Alcohol		Suspected Alcohol Use NO	Suspected Drug Use NO
	Alcohol Test Given TEST NOT GIVEN		Alcohol Test Type	Alcohol Test Results
	Drug Test Given TEST NOT GIVEN		Drug Test Type	Drug Test Results
02 003	Drug Type			
	Individual Condition APPEARED NORMAL			
	Individual			
	Passenger DUSKA KAY SIEBENALER (715) 505-9199		Citations Issued 0	Sex FEMALE
	Address 407 1ST AVE # 2 COLFAX, WI 54730 , US		Date of Birth 07/08/1968	Race WHITE
			Driver License Number S1541716874803	STATE: WISCONSIN COUNTRY: UNITED STATES
	Safety Equipment		On Duty Crash	
	Seat Position 3--FRONT SEAT-RIGHT SIDE (TRAIN ENGINEER)		SHOULDER & LAP BELT	
	Helmet Use		Helmet Compliance	
	Eye Protection		Tint Compliance	
02 004	Injury		Injury Severity NO APPARENT INJURY	Airbag NON DEPLOYED
	Ejected NOT EJECTED		Ejection Path NOT EJECTED/NOT APPLICABLE	Trapped/Extricated NOT TRAPPED
	Medical Transport NOT TRANSPORTED		EMS Agency Identifier	EMS Run #
	Hospital		Date of Death	Time of Death
	Distracted By			
	Distracted By Source			

4PL18NGSH9

19-429

WISCONSIN MOTOR VEHICLE
CRASH REPORTMENOMONIE POLICE DEPARTMENT
615 STOKKE PARKWAY, SUITE G200
MENOMONIE, WI 54751
(715) 232-2198

UNIT INDIVIDUAL 02 004	Distracted By Action			
	Non Motorist	Striking Unit #	Location	
	Prior Action			
	Action			
	Action Other		To/From School	
	Drug & Alcohol	Suspected Alcohol Use NO	Suspected Drug Use NO	
	Alcohol Test Given TEST NOT GIVEN	Alcohol Test Type	Alcohol Test Results	
	Drug Test Given TEST NOT GIVEN	Drug Test Type	Drug Test Results	
	Drug Type			
	Individual Condition APPEARED NORMAL			
Witness				
WITN 01 ESS	Individual DAVID ALLEN BERG		Address , ,	Date of Birth 03/05/1981

Computer Assisted Dispatch**Call Detail Information**

Call Number	OCA Number	Class	Taker	Pos	Call Owner	Status	Date-Time-Received	Inj
1910011	M19-03567	G	agabler	1	no data	C	2019-04-03 19:23:14	0
Complaint	Ten Code	Priority	ESN	Disp Zone	IRA	How Received		
SUSP	no data	5	10	CMNM	101	PHONE		
Incident Location	Apart/Suite	Floor/Bldg	Incident City					
820 N BROADWAY ST	no data	no data	MENOMONIE					
Caller Name	Fire Run Zone	Fire Grade	EMS Run Zone	Telephone	Jurisdiction			
LONG, ALYSSA L 04091996	no data	no data	no data	651-808-4151	Dunn			
Tract	Weapons							
no data	no data							
☐ Images	☐ BOLO	☐ Warrant	☐ Medical	☐ Hazard	☐ Fire Plan	☒ Previous		
CallRec'd	Xmit	Dispatch	Enroute	OnScene	Departed	Arrived	Comp	AlarmCode Unit
19:23:14	19:27:49	19:30:19	19:32:21	19:36:23	no data	no data	21:18:26	no data 186

Narrative...

[04/03/2019 19:27:49 : pos1 : agabler]

Cross streets: TAINTER ST//BIRCH AV

Landmark: MONARCH

Landmark Comment: 24/7 STAFFED

REPORTING HER PURSE WAS STOLEN FROM HER ROOM AT THE MONARCH HOUSE SOMETIME SINCE YESTERDAY AFTERNOON. WAITING IN A WHITE BUICK RENDEVOUZ CORNER BY BEACH VOLLEYBALL COURT

[04/03/2019 20:11:31 : MOB : 186]

REPORT COMPLETED.

[04/03/2019 21:17:53 : MOB : 186]

LONG REPORTED THAT SHE LOCATED HER PURSE AT MCDONALD'S. NO REPORT.

Press Release Notes

no data

Location Comment

Landmark Comment: 24/7 STAFFED

Department Numbers

Department	Dept Number	Unit ID
MPD	19-003598	186

Department/RMS OCA Numbers

Department	OCA Number	RMS Jurisdiction
MPD	M19-03567	WI0170100

Call Dispositions

Date - Time	Disposition
2019-04-03 20:16:38	CLEARED
2019-04-03 21:18:26	CLEARED

Call Complaints

Date - Time	Complaint	Action By
2019-04-03 21:18:16	THEF	agabler

Call Log

Unit	Status	Date - Time	Dept	Type	Comments	Officers	Odometer
186	ENR	2019-04-03 19:32:21	MPD	POL	820 N BROADWAY ST, MENOMONIE	186	0
186	REM	2019-04-03 20:15:06	MPD	POL	REM	186	1
no data	no data	2019-04-03 21:17:28	no data	no data	Reactivated	no data	0
186	REM	2019-04-03 21:18:00	MPD	POL	REM	186	1
186	DIS	2019-04-03 19:30:19	MPD	POL	820 N BROADWAY ST, MENOMONIE	186	0
186	ONS	2019-04-03 19:36:23	MPD	POL	820 N BROADWAY ST, MENOMONIE	186	0
186	ENR	2019-04-03 19:55:36	MPD	POL	820 N BROADWAY ST, MENOMONIE	186	0
186	ONS	2019-04-03 19:58:11	MPD	POL	820 N BROADWAY ST, MENOMONIE	186	0

186 DIS 2019-04-03 MPD POL 820 N BROADWAY ST, 186 0
21:17:31 MENOMONIE

Unit	Dept	DIS	ENR	ONS	LEF	ARR	BUS	REM	COM
186	MPD	19:30:19	19:32:21	19:36:23	no data	no data	no data	21:18:00	no data

Call Persons

Category	Last	First	Middle	Suffix	Race	Sex	Ethnic	Hgt	Wgt	Age	DOB	OLN
				Description								
no data	LAHTI	WILLIAM	MICHAEL	no data	~	M	~	510	195	22 0	1/10/1997	
				no data								
no data	HOFFMAN	ANTHONY D		no data	~	M	~	~	~	27 0	6/13/1991	
				no data								

Computer Assisted Dispatch**Call Detail Information**

Call Number	OCA Number	Class	Taker	Pos	Call Owner	Status	Date-Time-Received	Inj
1910852	M19-03820	E	rnormand	1	no data	C	2019-04-11 15:46:25	0
Complaint	Ten Code	Priority	ESN	Disp Zone	IRA	How Received		
MENT	96	2	10	CMNM	101	PHONE		
Incident Location	Apart/Suite		Floor/Bldg		Incident City			
820 N BROADWAY ST	no data		no data		MENOMONIE			
Caller Name	Fire Run Zone	Fire Grade	EMS Run Zone	Telephone	Jurisdiction			
JASPER, BRENNIA	no data	no data	no data	715-	Dunn			
Tract	no data		Weapons		no data			
☐ Images ☐ BOLO ☐ Warrant ☐ Medical ☐ Hazard ☐ Fire Plan ☒ Previous								
CallRec'd	Xmit	Dispatch	Enroute	OnScene	Departed	Arrived	Comp	AlarmCode Unit
15:46:25	15:48:08	15:48:12	15:50:33	15:51:51	16:29:36	16:35:29	17:47:56	no data 161

Narrative...

[04/11/2019 15:48:08 : pos1 : rnormand]

Cross streets: TANTER ST//BIRCH AV

RECEIVED FACEBOOK MESSAGE FROM ROSEMARY BUTTKE STATING SHE WAS PLANNING HERSELF BY OVERDOSING ON MEDICATION.

[04/11/2019 15:50:25 : pos1 : rnormand]

Cross streets: TANTER ST//BIRCH AV

Landmark Comment: 24/7 STAFFED

[04/11/2019 17:45:13 : MOB : 161]

MOBILE CRISIS RESPONDED TO MAYO AND ARRANGED FOR VOLUNTARY BED AT SACRED HEART. BUTTKE WAS TRANSPORTED BY MOBILE WORKER.

REPORT COMPLETED

Press Release Notes

no data

Location Comment

Landmark Comment: 24/7 STAFFED

Department Numbers

Department	Dept Number	Unit ID	Department/RMS OCA Numbers	OCA Number	RMS Jurisdiction
MPD	19-003852	104	MPD	M19-03820	WI0170100
MPD	19-003852	169			

Call Log

Unit	Status	Date - Time	Dept	Type	Comments	Officers	Odometer
161	COM	2019-04-11 17:47:55	MPD	POL	COM	161	1
169	DIS	2019-04-11 15:48:12	MPD	POL	800 N BROADWAY ST, MENOMONIE	169	0
161	DIS	2019-04-11 15:48:54	MPD	POL	800 N BROADWAY ST, MENOMONIE	161	0
104	ENR	2019-04-11 15:50:33	MPD	POL	820 N BROADWAY ST, MENOMONIE	104	0
161	ONS	2019-04-11 15:51:51	MPD	POL	820 N BROADWAY ST, MENOMONIE	161	0
169	ONS	2019-04-11 15:55:44	MPD	POL	820 N BROADWAY ST, MENOMONIE	169	0
104	ONS	2019-04-11 15:58:09	MPD	POL	820 N BROADWAY ST, MENOMONIE	104	0
169	REM	2019-04-11 16:01:28	MPD	POL	REM	169	0
161	no data	2019-04-11 16:01:29	MPD	POL	Primary Unit	161	0
104	REM	2019-04-11	MPD	POL	REM	104	1

161 LEF 16:29:05
 2019-04-11 MPD POL Left Scene, MMC, MENOMONIE 161 10168
 16:29:36
 161 ARR 2019-04-11 MPD POL Left Scene, MMC, MENOMONIE 161 10170.5
 16:35:29

Unit	Dept	DIS	ENR	ONS	LEF	ARR	BUS	REM	COM
104	MPD	no data	15:50:33	15:58:09	no data	no data	no data	16:29:05	no data
161	MPD	15:48:54	no data	15:51:51	16:29:36	16:35:29	no data	no data	17:47:55
169	MPD	15:48:12	no data	15:55:44	no data	no data	no data	16:01:28	no data

Call Persons

Category	Last	First	Middle	Suffix	Race	Sex	Ethnic	Hgt	Wgt	Age	DOB	OLN
----------	------	-------	--------	--------	------	-----	--------	-----	-----	-----	-----	-----

				Description									
no data	BUTTKE	ROSEMARY	K	no data	W	F	~	505	120	19	0	2/22/2000	
				no data									

Menomonie Police Department

Incident Report

COPY

Administrative:					
A	Incident #	19-3820	PI #	N/A	Reporting Officer/Badge#: Pugmire / 161 <i>YM #161</i>
Offense/Type of Incident:			MENT		
Supervisor Approving/Badge #:			<i>Hamann / 108 JA</i>		
Incident Location:		820 N. Broadway / Monarch House		Written Statements: ☐ Yes ☒ No	
Date Occurred:		4/11/2019		Photos Taken: ☐ Yes ☒ No	
Time Occurred:		1546		Victim Witness Sheet: ☐ Yes ☒ No	
Date Reported:		4/11/2019		NCIC/CIB Entered: ☐ Yes ☒ No	
Time Reported:		1546		Proxy Completed: ☐ Yes ☒ No	
Medical Treatment: ☐ Yes ☒ No			Domestic Related Arrest: ☐ Yes ☒ No		
If "Yes" list type of injury (Lacerations, Broken Bones, etc.) and treatment (Stitches, Surgery, etc.) in Narrative			Lethality Form: ☐ Yes ☒ No		
Alcohol/Drug Related		☐ Yes ☒ No		Person wishing contact with domestic advocate	
				N/A	
Copies To: ☐ General Investigator ☐ YSO ☐ WCDTF ☐ Human Services ☐ Bridge ☐ Other					
Names Mentioned: (C-complainant V-victim, NM-names mentioned, W-witness, S-suspect, A-arrest, O-offender, I-injured)					
NM: Buttke, Rosemary Kay F/W DOB: 02/22/2000 *Homeless* *No Phone* C: Jasper, Brenna Crime Prevention Specialist Menomonie Police Department NM: Schaller, Avery A. F/W DOB: 11/04/1996 Northwest Connections 888-552-6642 NM: Meinen, Michelle J. F/W DOB: 07/23/1973 *Mobile Crisis Worker*					
Property: (S-stolen, R-recovered, D-damaged, L-lost, F-found, E-evidence, FI-forged item)					
Property	Qty	Description/Brand/Model	Serial Number	Value	
Incident Vehicle(s): (List Color, Year, Make, Model, Body Style, Plate#, State, VIN)					
N/A					
Narrative:					
On the reported date and time, Jasper reported that she had received a Facebook message from Buttke on the MPD Facebook, stating that she was going to harm herself by overdosing on medication. Buttke reported that she was at the incident location, which was a peer run respite house, and Jasper reported the incident to E911 for officer response. Prior to arrival, in-house records were checked and 3 previous MENT calls were noted, with the last being on 12/28/2018, when she was again staying at Monarch House and was having thoughts of self-harm. During that incident, she was transported by private party to Mayo – Eau Claire. Upon arrival, I met with Buttke, who was very emotional and initially hard to understand. She eventually calmed and explained that she had been at Monarch House for 4 days and her 5 day respite stay was ending the next morning. Buttke reported that she was anxious about not having anywhere to go and she advised that she was thinking that suicide would be a better option than not having anywhere to go.					

Buttke stated that she had been recently kicked out of a group home in Rice Lake, WI and had been reaching out to family & friends for a place to stay and plans to stay with grandparents had fallen through. She reported that she had been diagnosed with Depression, Anxiety, PTSD and a Borderline Personality Disorder.

Buttke reported several prior commitments for mental health issues and advised that she had taken 5 ibuprofen to harm herself on 04/09/2018. When asked about plans for harm, she stated that she would continue to take medications / pills until she died. She further stated that if she stayed at Monarch House overnight and assistance was provided the next day, she would still attempt to harm herself and she did not feel safe.

Northwest Connections was contacted and Schaller was briefed on the incident. She spoke to Buttke and there was concern over answers to questions and whether or not she would be safe at Monarch House, with limited / no monitoring. She advised that a respite bed may be an appropriate option, but medical clearance would be needed and she would also like a mobile worker to speak to her.

Buttke was transported to Mayo – Menomonie for medical clearance and she also met with Meinen, a mobile worker for Northwest Connections.

Meinen advised that Buttke was hoping to do a voluntary admission for mental health and she contacted Sacred Heart Hospital, who advised that a bed was likely available, depending on lab results. Meinen stated that she would provide transportation to Sacred Heart Hospital and no further assistance was requested or needed, unless Sacred Heart Hospital refused admission.

At this point, no further action will be taken and Meinen will contact MPD if further assistance was needed.

Cleared

Disposition

☒ Cleared ☐ Pending ☐ Cleared by Arrest ☐ Closed Inactive ☐ Cleared by Apprehension ☐ Cleared Unfounded ☐ Cleared by Exception

Computer Assisted Dispatch**Call Detail Information**

Call Number	OCA Number	Class	Taker	Pos	Call Owner	Status	Date-Time-Received	Inj
1910920	M19-03854	G	acanfield	2	no data	C	2019-04-12 08:43:52	0
Complaint	Ten Code	Priority	ESN	Disp Zone	IRA	How Received		
WELF	no data	9	10	CMNM	10I	PHONE		
Incident Location	Apart/Suite	Floor/Bldg	Incident City					
820 N BROADWAY ST	no data	no data	MENOMONIE					
Caller Name	Fire Run Zone	Fire Grade	EMS Run Zone	Telephone	Jurisdiction			
ST GERMAINE, GREG	no data	no data	no data	888-552-6642	Dunn			
Tract	no data	Weapons	no data					
☐ Images	☐ BOLO	☐ Warrant	☐ Medical	☐ Hazard	☐ Fire Plan	☒ Previous		
CallRec'd	Xmit	Dispatch	Enroute	OnScene	Departed	Arrived	Comp	AlarmCode
08:43:52	08:45:49	08:46:17	08:54:39	09:01:56	no data	no data	09:08:24	no data
Unit								
								183

Narrative...

[04/12/2019 08:45:49 : pos2 : acanfield]

Cross streets: TAINTER ST//BIRCH AV

Landmark: MONARCH

Landmark Comment: 24/7 STAFFED

REQUESTING A WELFARE CHECK ON ROSEMARY BUTTKE. SHE FAILED TO CALL NORTHWEST BACK TODAY LIKE SHE IS SUPPOSE TO.

[04/12/2019 09:07:33 : MOB : 183]

CONTACT MADE WITH BUTTKE, AND MONARCH HOUSE EMPLOYEE, HALVERSON, WHO BOTH ADVISED EVERYTHING WAS 10-2. BUTTKE STATED SHE JUST WOKE UP AND SIMPLY FORGOT TO CALL NORTHWEST CONNECTIONS. GREG WAS MADE AWARE OF MY FINDINGS. NO REPORT.

Press Release Notes

no data

Location Comment

Landmark Comment: 24/7 STAFFED

Department Numbers

Department	Dept Number	Unit ID
MPD	19-003886	160
MPD	19-003886	183

Department/RMS OCA Numbers

Department	OCA Number	RMS Jurisdiction
MPD	M19-03854	WI0170100

Call Dispositions

Date - Time	Disposition
2019-04-12 09:08:22	CLEARED

Call Log

Unit	Status	Date - Time	Dept	Type	Comments	Officers	Odometer
183	DIS	2019-04-12 08:46:17	MPD	POL	820 N BROADWAY ST, MENOMONIE	183	0
183	ENR	2019-04-12 08:54:39	MPD	POL	820 N BROADWAY ST, MENOMONIE	183	0
160	ENR	2019-04-12 08:57:59	MPD	POL	820 N BROADWAY ST, MENOMONIE	160	0
183	ONS	2019-04-12 09:01:56	MPD	POL	820 N BROADWAY ST, MENOMONIE	183	0
160	ONS	2019-04-12 09:03:37	MPD	POL	820 N BROADWAY ST, MENOMONIE	160	0
183	REM	2019-04-12 09:07:35	MPD	POL	REM	183	1
160	REM	2019-04-12 09:08:17	MPD	POL	REM	160	1

Unit	Dept	DIS	ENR	ONS	LEF	ARR	BUS	REM	COM
160	MPD	no data	08:57:59	09:03:37	no data	no data	no data	09:08:17	no data
183	MPD	08:46:17	08:54:39	09:01:56	no data	no data	no data	09:07:35	no data

Call Persons												
Category	Last	First	Middle	Suffix	Race	Sex	Ethnic	Hgt	Wgt	Age	DOB	OLN
				Description								
no data	BUTTKE	ROSEMARY K		no data	W	F	~	505	120	19 0	2/22/2000	
no data	HALVERSON MARY		H	no data	W	F	~	~	~	27 0	1/25/1992	
				no data								

Computer Assisted Dispatch**Call Detail Information**

Call Number	OCA Number	Class	Taker	Pos	Call Owner	Status	Date-Time-Received	Inj
1927560	M19-09080	G	rnormand	2	no data	C	2019-09-05 22:23:04	0
Complaint	Ten Code	Priority	ESN	Disp Zone	IRA	How Received		
SUSP	no data	5	10	CMNM	101	PHONE		
Incident Location	Apart/Suite	Floor/Bldg	Incident City					
820 N BROADWAY ST	no data	no data	MENOMONIE					
Caller Name	Fire Run Zone	Fire Grade	EMS Run Zone	Telephone	Jurisdiction			
THIBADO, TREVOR D 07141990	no data	no data	no data	715-600-2953	Dunn			
Tract	no data	Weapons	no data					

☐ Images
 ☐ BOLO
 ☐ Warrant
 ☐ Medical
 ☐ Hazard
 ☐ Fire Plan
 ☒ Previous

CallRec'd	Xmit	Dispatch	Enroute	OnScene	Departed	Arrived	Comp	AlarmCode	Unit
22:23:04	22:25:18	22:26:57	22:26:57	no data	no data	no data	22:28:51	no data	192

Narrative...

[09/05/2019 22:25:18 : pos2 : rnormand]

Cross streets: TAINTER ST//BIRCH AV

Landmark: MONARCH

Landmark Comment: 24/7 STAFFED

COMP ADV THEFT OF MEDICATION.

[09/05/2019 22:26:58 : pos1 : kmarx]

108 WAS ADVISED

[09/05/2019 22:28:20 : pos1 : kmarx]

TREVOR CALLED BACK STATING HE LOCATED HIS MEDICATION. NO LONGER REQUESTING LAW ENFORCEMENT.

[09/05/2019 22:28:47 : pos1 : kmarx]

192 ADVISED NO REPORT

Press Release Notes

no data

Location Comment

Landmark Comment: 24/7 STAFFED

Department Numbers

Department	Dept Number	Unit ID
MPD	19-009138	192

Department/RMS OCA Numbers

Department	OCA Number	RMS Jurisdiction
MPD	M19-09080	WI0170100

Call Dispositions

Date - Time	Disposition
2019-09-05 22:28:50	CLEARED

Call Complaints

Date - Time	Complaint	Action By
2019-09-05 22:28:39	THEF	kmarx

Call Log

Unit	Status	Date - Time	Dept	Type	Comments	Officers	Odometer
192	COM	2019-09-05 22:28:50	MPD	POL	COM	192	0
192	ENR	2019-09-05 22:26:57	MPD	POL	820 N BROADWAY ST, MENOMONIE	192	0

Unit	Dept	DIS	ENR	ONS	LEF	ARR	BUS	REM	COM
192	MPD	no data	22:26:57	no data	no data	no data	no data	no data	22:28:50

Public Records Request

Date: 11-7-19

To:

- | | | |
|--|--|---|
| ☐ Alderperson _____ | ☐ Assessor | ☐ Attorney |
| ☐ City Clerk | ☐ Common Council | ☐ Community and Economic Development |
| ☐ Finance | ☐ Fire | ☐ Health |
| ☐ Human Resources | ☐ Library | ☐ Mayor |
| ☐ Parks, Recreation and Facilities Management | ☒ Police | ☐ Public Works |
| ☐ Technology Services | ☐ Utilities | ☐ Valley Transit |

Requester Information (Please print):

Name: Darryl Lee

Address: N32 W23148 Stonewall Ct.
Pewaukee, WI 53072

Phone/Fax: 262 696-8282 fax 262 549-3933

E-mail address: dlee@duffeyandassociates.com

I request the following records:

A list of service calls to the property located at 1213 S. Matthias Street, Appleton, WI. ("Iris Place") from January 1, 2015 to the present.

Please also provide all police reports, arrest records etc for any service calls identified, if such records exist.

These records are needed for a City of Pewaukee hearing on December 2, 2019.

Thank you for your attention to this matter.

Please use back if more space is needed.

J:\WORD\et\Human Resources\public records presentation\standardized PRR.doc

11/20/19
09:28

APPLETON POLICE DEPARTMENT
Law Incident Addr. History Report, by Date Reported

4592
Page: 1

Inc. No.	Reported	Nature	Address	Loctn	Dsp
A15009427	14:52:06 03/22/15	Crime Prevent	1213 S MATTHIAS ST, APPLET		
A15024809	13:48:06 07/11/15	Assist	1213 S MATTHIAS ST, APPLET		
A15026745	16:35:05 07/24/15	Welfare Check	1213 S MATTHIAS ST, APPLET	OCLA	
A15026905	16:41:40 07/25/15	Assist	1213 S MATTHIAS ST, APPLET	OCLA	
A15029469	12:39:45 08/12/15	Welfare Check	1213 S MATTHIAS ST, APPLET	OCLA	
A15029470	12:40:40 08/12/15	Rescue	1213 S MATTHIAS ST, APPLET	OCLA	CAC
A15032494	17:42:52 09/02/15	Susp Incident	1213 S MATTHIAS ST, APPLET	OCLA	CLO
A15037009	15:42:37 10/05/15	Warrant	1213 S MATTHIAS ST, APPLET	OCLA	
A15044130	20:37:22 12/01/15	Emergency Comm	1213 S MATTHIAS ST, APPLET	OCLA	
A15046497	11:01:56 12/22/15	Fire Alarm Comm	1213 S MATTHIAS ST, APPLET	OCLA	
A16012837	14:07:42 04/15/16	Welfare Check	1213 S MATTHIAS ST, APPLET	OCLA	
A16020503	19:30:49 06/05/16	Welfare Check	1213 S MATTHIAS ST, APPLET	OCLA	
A16028123	21:53:00 07/26/16	Susp Incident	1213 S MATTHIAS ST, APPLET	OCLA	
A17001612	08:44:43 01/13/17	Lost and Found	1213 S MATTHIAS ST, APPLET	OCLA	
A17008220	17:20:46 03/03/17	Welfare Check	1213 S MATTHIAS ST, APPLET	OCLA	
A17009249	09:41:55 03/11/17	Fire Alarm Comm	1213 S MATTHIAS ST, APPLET	OCLA	
A17017812	22:58:30 05/10/17	Emergency Comm	1213 S MATTHIAS ST, APPLET	OCLA	
A17034203	19:17:45 08/27/17	Emergency Comm	1213 S MATTHIAS ST, APPLET	OCLA	
A17038915	14:11:00 09/29/17	911 Hangup	1213 S MATTHIAS ST, APPLET	OCLA	
A17039927	04:23:06 10/06/17	Assist	1213 S MATTHIAS ST, APPLET	OCLA	
A18008799	06:50:10 03/13/18	Assist	1213 S MATTHIAS ST, APPLET	OCLA	
A18013053	23:37:08 04/14/18	Civil Matter	1213 S MATTHIAS ST, APPLET	OCLA	
A18013941	18:52:05 04/20/18	Assist	1213 S MATTHIAS ST, APPLET	OCLA	
A18014954	23:29:01 04/27/18	Emergency Comm	1213 S MATTHIAS ST, APPLET	OCLA	
A18016818	13:28:19 05/11/18	Domestic	1213 S MATTHIAS ST, APPLET	OCLA	
A18031379	12:13:05 08/13/18	Welfare Check	1213 S MATTHIAS ST, APPLET	OAPS	CLO
A18041751	13:22:35 11/06/18	Welfare Check	1213 S MATTHIAS ST; IRIS,	OAPS	SUM
A18046655	17:45:22 12/20/18	Welfare Check	1213 S MATTHIAS ST, APPLET	OAPS	CLO
A19004595	15:25:11 02/12/19	Welfare Check	1213 S MATTHIAS ST, APPLET	OAPS	CLO
A19006051	11:48:37 02/25/19	Emergency Comm	1213 S MATTHIAS ST ; IRIS	OAPS	ROA
A19015239	19:20:07 05/10/19	Welfare Check	1213 S MATTHIAS ST; IRIS P	OAPS	CLO
A19023148	16:44:45 07/07/19	Welfare Check	1213 S MATTHIAS ST, APPLET	OAPS	CLO
A19023159	18:56:50 07/07/19	Assist	1213 S MATTHIAS ST, APPLET	OAPS	CAA
A19027183	13:50:13 08/04/19	Emergency Comm	1213 S MATTHIAS ST, APPLET	OAPS	ROA
A19032026	18:09:49 09/08/19	Welfare Check	1213 S MATTHIAS ST; IRIS P	OAPS	ROA
A19032632	09:48:45 09/13/19	Welfare Check	1213 S MATTHIAS ST, APPLET	OAPS	
A19036316	15:20:22 10/09/19	Transport Acc D	1213 S MATTHIAS ST, APPLET	OAPS	CLO
A19041037	06:39:04 11/14/19	Welfare Check	1213 S MATTHIAS ST; IRIS PL	OAPS	CLO

Total Incidents for This Report: 38

Report Includes:

All dates greater than `00:00:00 01/01/15`
All location codes
All cities
All addresses matching `1213 s matthias \*`
All agencies matching `AC`
All offenses observed
All offenses reported
All offense codes
All nature of incidents
All circumstance codes

*** End of Report /tmp/rptTZ0yfx-rplwiah.r1_1 ***

https://chippewa.com/dunnconnect/news/local/mayor-s-letter-halts-respite-program-s-plans-to-open/article_940471fc-a01e-5a6e-9b16-e834d1cacbf.html

Mayor's letter halts respite program's plans to open

BARBARA LYON editor@dunnconnect.com Mar 17, 2015

Randy Knaack

SUBSCRIBE FOR 99¢

Cease and desist: That's the message in a letter from Menomonie Mayor Randy Knaack to the director of a peer-run respite center set to open soon in an east side Menomonie neighborhood.

At Monday night's city council meeting, the mayor unveiled a letter sent to William Parke-Sutherland ordering him to stop plans to open Grassroots Wellness, a place for people recovering from substance abuse and mental health issues to stay and receive support from others who have others who have had similar experiences.

The issue isn't with the group's mission; it's with its location in a house on Blackberry Trail in the Shorewood Heights subdivision. The property was purchased in December by the Wisconsin Partnership for Housing Development and is being leased by Grassroots Empowerment Project, Inc. The organization, headed by Parke-Sutherland, has also leased properties in Madison and Appleton for Grassroots Wellness Centers.

Ordinance violated

According to the mayor's letter, the city's legal counsel has determined that the center's presence in a neighborhood zoned single family violates the city's zoning ordinances. Under city code, only one person who is not a member of the family can "board, lodge, reside or otherwise live with the family."

According to the legal opinion from Schofield, Higley and Mayer, a peer-run respite center also does not qualify under the state's definition as either a community-based residential facility (CBRF) or as a community living arrangement (CLA) in which five or more unrelated adults can reside.

Parke-Sutherland indicated that the Menomonie center would be opening with two guest beds and expanding to a maximum of four beds after the basement of the Blackberry Trail house is renovated.



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Another issue cited by the legal opinion precludes a peer-run facility from being considered the same as a CBRF or CLA. At those facilities, adults receive care, treatment or services.

At Grassroots Wellness, the staff is not allowed to distribute medications nor can they provide clinical or medical treatment. The peers are not counseling the guests; instead they are “talking to them and trying to relate their experiences to help guests through a difficult time.”

The mayor told the council — and more than a dozen Shorewood Heights residents at the meeting — that Parke-Sutherland has seven days to respond to the letter.

Resident response

Representing many of the concerned neighbors, Meadowbrook Lane resident Amy Anderson lives about four houses away from the proposed Grassroots Wellness facility.

After the meeting she said she was happy with the mayor's letter and the support of the city council. "The whole neighborhood thinks it's good cause, but we don't feel that being in a residential neighborhood with many children is the best location, especially given that they're an unlicensed facility," Anderson said. "They don't have the oversight to ensure the safety, health and well-being of the neighborhood."

As of 4 p.m. Friday, no response was received from Parke-Sutherland about the status of the Grassroots Wellness project.



📷 +2

Neighbors question location of respite facility



MADISON POLICE DEPARTMENT

Victor Wahl, Acting Chief of Police

City-County Building

211 S. Carroll St.

Madison, WI 53703

Phone: (608) 266-4022 | Fax: (608) 266-4855

madisonpolice.com

10/31/2019

Dear Records Requestor:

RE: Madison Police Records: calls for service to 2649 Milwaukee St.

The Madison Police Department has received your request for a copy of the record(s) associated with the matter identified above. I have reviewed the record(s) and determined part of your request is disclosable and part is not. Wis. Stat. §19.36(6). Information in the record(s) that is not disclosable to you was redacted because the redacted information would disclose:

- ☐ Confidential juvenile records (no applicable exceptions). See Wisconsin Stats. §§ 48.396 and/or 938.396.
- ☐ Law enforcement informant identities in violation of Wis. Stats. §§ 19.35(1)(am)2.b. and 19.36(8).
- ☒ Medical condition, diagnosis, treatment and/or prescription drug related information. Multiple state and federal statutes protect the sensitive nature of medical information by declaring such records/information to be confidential. (HIPAA, 42 U.S.C. §1320d-2, 45 C.F.R. pts. 160 and 164).
- ☒ Highly personal and private information concerning a sensitive investigation, the disclosure of which would likely have a substantial adverse effect on important public interests because it:
 - ☐ Would deter persons from reporting allegations and cooperating in investigations and prosecutions.
 - ☐ Would disclose sensitive investigative techniques or procedures.
 - ☐ Would disclose guidelines for law enforcement investigations or prosecutions that could reasonably be expected to risk circumvention of the laws.
 - ☐ Would endanger the life or safety of an individual in violation of Wisconsin Stat. §19.35(1)(am)2.a.
 - ☐ Would endanger the security of any public or private building or facility.
- ☐ Personally identifiable dates of birth, home address, account numbers (See Wis. Stats. § 19.36(13)) and private telephone numbers related to cooperating contacts. Release of this information would facilitate identity theft crimes and thus, would be contrary to the well-established public interests in crime prevention and reduction (19.36(13) Wis. Stats.). Additionally, releasing this information would be contrary to the public interests in crime detection and crime fighting in that witnesses may be reluctant to report what they know to the police if they have to fear that this personal and sensitive information is subject to release upon a public records request.

I have reached the above conclusions after applying appropriate statutes, case law, and after weighing the reasons for non-disclosure against the presumed public interests favoring disclosure. For the reasons set forth above, I have concluded that the public interest in non-disclosure of the redacted portions of the record(s) requested outweighs the public interest in disclosure. Pursuant to Sec. 19.35(4)(b) Wis. Stats., this determination is subject to review by Mandamus under Sec. 19.37(1) Wis. Stats., or upon application to the Wisconsin Attorney General or the Dane County District Attorney. I have consulted with the City Attorney's Office, per 3.70(6) MGO.

Sincerely,

Julie A. Laundrie

Madison Police Records Custodian

JAL/bnw

Calls For Service

2649 Milwaukee 10-31-14 - 10-31-19

<u>Incident Address</u>	<u>Incident Date and Time</u>	<u>Incident Number</u>	<u>Case Number</u>	<u>Incident Type</u>
2649 MILWAUKEE ST	04/12/2016 23:46:39	2016-00118107		Assist Police
2649 MILWAUKEE ST	07/22/2016 00:53:19	2016-00256177		Check Property
2649 MILWAUKEE ST	09/27/2016 19:50:15	2016-00348394		Disturbance Unwanted Person
2649 MILWAUKEE ST	09/29/2016 20:30:39	2016-00350872		Assist EMS/Fire
2649 MILWAUKEE ST	10/06/2016 11:50:05	2016-00359070	2016-00359070	[REDACTED]
2649 MILWAUKEE ST	10/25/2016 14:30:11	2016-00382499	2016-00382499	Check Person
2649 MILWAUKEE ST	12/19/2016 15:03:25	2016-00447864		Assist EMS/Fire
2649 MILWAUKEE ST	12/28/2016 20:47:50	2016-00458231	2016-00458231	Assist EMS/Fire
2649 MILWAUKEE ST	01/13/2017 04:45:02	2017-00013543		Assist Citizen
2649 MILWAUKEE ST	01/23/2017 15:41:06	2017-00025736		Information
2649 MILWAUKEE ST	05/11/2017 16:00:14	2017-00156979	2017-00156979	[REDACTED]
2649 MILWAUKEE ST	05/18/2017 05:16:20	2017-00165670	2017-00165670	Domestic Disturbance
2649 MILWAUKEE ST	05/26/2017 20:23:09	2017-00177215	2017-00177215	Check Person
2649 MILWAUKEE ST	05/28/2017 00:06:11	2017-00178748		Threats Complaint
2649 MILWAUKEE ST	06/28/2017 22:43:41	2017-00222652	2017-00222652	Threats Complaint
2649 MILWAUKEE ST	07/08/2017 14:59:51	2017-00236210		911 Call Unintentional
2649 MILWAUKEE ST	08/15/2017 12:34:57	2017-00288420	2017-00288420	Theft
2649 MILWAUKEE ST	08/21/2017 17:07:37	2017-00296976	2017-00296976	Missing Adult
2649 MILWAUKEE ST	10/20/2017 07:41:58	2017-00379447	2017-00379447	Check Person
2649 MILWAUKEE ST	10/25/2017 00:59:33	2017-00385898		911 Disconnect
2649 MILWAUKEE ST	01/05/2018 15:54:51	2018-00005923	2018-00005923	Assist EMS/Fire
2649 MILWAUKEE ST	06/19/2018 16:01:43	2018-00228392		Safety Hazard
2649 MILWAUKEE ST	06/19/2018 16:19:35	2018-00228422		Animal Found
2649 MILWAUKEE ST	06/22/2018 09:04:00	2018-00902387	2018-00902387	Stolen Bicycle
2649 MILWAUKEE ST	08/14/2018 18:26:58	2018-00312654		911 Disconnect
2649 MILWAUKEE ST	08/21/2018 11:48:33	2018-00323496		Follow-Up
2649 MILWAUKEE ST	09/27/2018 15:45:52	2018-00379391	2018-00379391	Information
2649 MILWAUKEE ST	02/27/2019 06:12:08	2019-00075547		911 Disconnect
2649 MILWAUKEE ST	02/27/2019 06:18:13	2019-00075551		Assist EMS/Fire
2649 MILWAUKEE ST	04/04/2019 07:43:19	2019-00123361		911 Call Question
2649 MILWAUKEE ST	04/20/2019 16:10:42	2019-00146628		Disturbance
2649 MILWAUKEE ST	05/26/2019 19:18:17	2019-00199260	2019-00199260	Check Person
2649 MILWAUKEE ST	06/01/2019 09:32:21	2019-00207923		Check Person
2649 MILWAUKEE ST	06/15/2019 07:37:33	2019-00231009		911 Call Silent

2649 MILWAUKEE ST	06/21/2019 15:14:20	2019-00241381	2019-00241381	Adult Arrested Person
2649 MILWAUKEE ST	06/29/2019 12:42:04	2019-00254590		Check Person
2649 MILWAUKEE ST	09/25/2019 00:47:30	2019-00397608	2019-00397608	Check Person
2649 MILWAUKEE ST	10/06/2019 10:39:52	2019-00414745		Assist EMS/Fire
2649 MILWAUKEE ST	10/06/2019 11:00:19	2019-00414772		Assist EMS/Fire
2649 MILWAUKEE ST	10/16/2019 00:28:13	2019-00429494		Phone
2649 MILWAUKEE ST	10/19/2019 04:49:19	2019-00434334		Assist EMS/Fire
2649 MILWAUKEE ST	10/27/2019 20:18:56	2019-00446830	2019-00446830	Check Person

10/31/2019 1:06:17 PM

Tarczewski, Kelly

From: Fuchs, Nick
Sent: Monday, December 2, 2019 8:37 AM
To: Tarczewski, Kelly; Klein, Scott; Hurd, Ami
Subject: FW: New information submitted for council meeting on Dec. 2, 2019
Attachments: 11.29.19 letter to Common Council.pdf

See attached for tonight's Council packet.

Nick Fuchs
Planner & Community Development Director
[City of Pewaukee](#)
W240N3065 Pewaukee Road
Pewaukee, WI 53072
262-691-6007
fuchs@pewaukee.wi.us

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From: Susan Nienow [mailto:suenienow9940@gmail.com]
Sent: Friday, November 29, 2019 2:08 PM
To: Mayor <mayor@pewaukee.wi.us>; Grosch, Ray <grosch@CITYOFPEWAUKEE.onmicrosoft.com>; Bergman, Brandon <bergman@CITYOFPEWAUKEE.onmicrosoft.com>; Kara, Jeff <kara@pewaukee.wi.us>; Brown, Colleen <brown@pewaukee.wi.us>; Wamser, Jerry <wamser@pewaukee.wi.us>; Dziwulski, Brian <dziwulski@pewaukee.wi.us>; villagepresident@villageofpewaukee.com; Fuchs, Nick <fuchs@pewaukee.wi.us>
Subject: New information submitted for council meeting on Dec. 2, 2019

Please see attached with new information for your review as it relates to the council meeting on 12.2.19

11.29.19

First, I'd like to thank the Council for not expediting this process and allowing citizens a chance to voice our opposition to this conditional use permit, supported by our evidence. I appreciate the opportunity to present facts.

Below are three new points the Council has not yet heard;

1. Rental as a source of revenue for the Groves
2. Constant party atmosphere from the Airbnb renters and their 'guests'
3. Other Peer Run MHA respites

The homeowners at W252 N4304 Sussex St. have been renting out their house as a revenue source at this location for many years. They have owned the property for 11 years, however in 2014 and 2015 the house was leased to two different families from Marcus Corporation. Each family had a one year lease.

In addition, the Groves repeatedly rented their house to Airbnb customers. In the past few years I would estimate the number of rentals would range somewhere around 25 -30 times.

If this proposed CUP is granted it is a guaranteed long-term revenue source for the Groves.

This past summer the Airbnb turnover was **non-stop all summer long**. At least 15 different rentals were in that house from June through mid-September. We complained to Grant and Maria that the crowds were rowdy and noisy and Maria said they wouldn't rent to those families again. She said she would give them a BAD review on Airbnb.

While Maria thought she was renting the house to a few responsible people, it turned out those people invited a lot of their friends over to party. It was like living next door to a Frat house.

We expressed our dislike of the revolving Airbnb door and the constant noise and couldn't wait for the couple to return to living in their house.

We first heard a rumor in late August that the owners were thinking about renting to an 'atypical' long-term revenue source. When I reached out to the owner, via text, she said it was 'ATYPICAL' and that we should talk.

We talked, never in person but on the phone and I asked what 'atypical' meant and she gave me very little information (never once mentioning MHA). She said they would be vacating the premises and someone planned to run a program where four Veterans could come and 'hang out' for a week, and the next week would be four new veterans. No other information was shared.

We tried repeatedly to get more information from Maria and we explained that at the proposed occupancy rate, there would be more than 300 people a year at that house (not including any guests they might invite over) and that we were strongly opposed to this rental. We voiced our safety concerns and the noise factors we endured all summer long.

On Sunday, September 1st, Grant Groves came over to our house to talk to us. He claimed he didn't know any specifics about the program, but said it was modeled 'like' three other respite houses in the state. He didn't share any information about the program, nor did he mention MHA.

I began digging online and looked into programs funded by the state for veterans. The Internet is how we found out about MHA's involvement. I texted Grant to inquire if he was referring to Monarch House, Iris Place, and Solstice House as the prototype houses for comparison that this 'pilot program' would operate from his property? I explained that the three 'houses' were for mental health and substance abusers and not medically staffed. I expressed that safety was a major concern.

We were struggling to get any information on what was being proposed at the property next door.

At no point in time did MHA reach out to us or our community and try to gain community support. They never called, did not send a letter or email, and never walked up to our door to have a conversation.

I called the City Planner on 9.4.19 to ask how we could prevent this from happening in our neighborhood.

Mr. Fuchs explained that our neighborhood was zoned RS-3, single family residential and this proposition could not occur without rezoning to an 'I-1' status or Institutional status. Mr. Fuchs asked me to advise the Groves that they were in violation of the city ordinance by not disclosing their rental activity. He said the City of Pewaukee was due a 'room tax' on their rental activities. Later that day I spoke to Maria Groves regarding all of the above.

We officially received 'notice of conditional use public hearing' from the City of Pewaukee on 9.24.19 and I started researching Mental Health America of Wisconsin.

On 9.30.19, I tried to reach out to Brian Michel from MHA and received no response. I left voicemails with Milan, the receptionist at MHA, asking for Brian Michel to return my calls. He did not.

I sent an opposition email to Mayor Bierce on 10.2.19 (and copied Mr. Fuchs), Mr. Fuchs got in touch with Brian Michel and advised him to call me. On 10.3.19 Mr. Michel called me at work.

So much information has been omitted by MHA while they choose 'selective disclosure' and not 'full disclosure'.

As a lay-person it is extremely difficult to get data about respite facilities. I was able to find out that:

MHA operates a respite house in Lincoln, Nebraska called the KEYA House.

I tried to get the address of KEYA House so we could obtain safety records to present to the Council, however no one from DHS in Nebraska, nor from MHA or Region V Services who partners with MHA, at this location, returned my calls regarding the address of KEYA house.

MHA also operates the HONU HOME in Lincoln, NE for prisoners returning to the civilian population.

'The Honu Home in Lincoln offers a place of respite for those recently released from correctional institutions battling with behavioral health issues.' It is run by Peers as well.

Is this what's next in store for our block?

I'm disclosing the above details so everyone is aware of the timeline and effort we put in trying to get any information from the Groves, the Internet, or MHA regarding this proposed conditional use request.

You have all received the law enforcement reports from the other three respites and the number of police calls related to guests at these respites turns out to be 10 – 15%.

Please DENY the conditional use request on Sussex Street. Do not put us in jeopardy. The council needs to control the impact of the secondary effects in order to protect the safety and welfare of the citizenry of Pewaukee.

Respectfully submitted –

Susan Nienow

Tarczewski, Kelly

From: Fuchs, Nick
Sent: Monday, December 2, 2019 8:40 AM
To: Tarczewski, Kelly; Hurd, Ami; Klein, Scott
Subject: FW: Addendum to Common Council 12-2 Meeting
Attachments: Iris Place PD Reports.pdf

See below and attached.

Thanks.

Nick Fuchs
Planner & Community Development Director
[City of Pewaukee](#)
W240N3065 Pewaukee Road
Pewaukee, WI 53072
262-691-6007
fuchs@pewaukee.wi.us

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From: Thomas Nienow [mailto:nienow99@sbcglobal.net]
Sent: Sunday, December 1, 2019 9:33 PM
To: Mayor <mayor@pewaukee.wi.us>; Grosch, Ray <grosch@CITYOFPEWAUKEE.onmicrosoft.com>; Bergman, Brandon <bergman@CITYOFPEWAUKEE.onmicrosoft.com>; Kara, Jeff <kara@pewaukee.wi.us>; Brown, Colleen <brown@pewaukee.wi.us>; Wamser, Jerry <wamser@pewaukee.wi.us>; Dziwulski, Brian <dziwulski@pewaukee.wi.us>; Fuchs, Nick <fuchs@pewaukee.wi.us>
Subject: Addendum to Common Council 12-2 Meeting

Dear Mayor and Common Council,
If you would, please include this attachment with the 12-2 Common Council packet. It was received just recently

Thank You

Tom Nienow
W252N4350 Sussex St
Pewaukee, WI 53072
262.853.9943

Inc. No.	Reported	Nature	Address	Page:	4592
1	A15009427	14:52:06 03/22/15	Crime Prevent	1213 S MATTHIAS ST, APPLETON	NR
2	A15024809	13:48:06 07/11/15	Assist	1213 S MATTHIAS ST, APPLETON	NR
	A15026745	16:35:05 07/24/15	Welfare Check	1213 S MATTHIAS ST, APPLETON	OCLA
	A15026905	16:41:40 07/25/15	Assist	1213 S MATTHIAS ST, APPLETON	OCLA
	A15029469	12:39:45 08/12/15	Welfare Check	1213 S MATTHIAS ST, APPLETON	OCLA
	A15029470	12:40:40 08/12/15	Rescue	1213 S MATTHIAS ST, APPLETON	OCLA
	A15032494	17:42:52 09/02/15	Susp Incident	1213 S MATTHIAS ST, APPLETON	OCLA
	A15032494	10/05/15	Warrant	1213 S MATTHIAS ST, APPLETON	OCLA
	A15044130	20:37:22 12/01/15	Emergency Comm	1213 S MATTHIAS ST, APPLETON	OCLA
	A15046497	11:01:56 12/22/15	Fire Alarm Comm	1213 S MATTHIAS ST, APPLETON	OCLA
	A16012837	14:07:42 04/15/16	Welfare Check	1213 S MATTHIAS ST, APPLETON	OCLA
	A16020503	19:30:49 06/05/16	Welfare Check	1213 S MATTHIAS ST, APPLETON	OCLA
	A16028123	21:53:00 07/26/16	Susp Incident	1213 S MATTHIAS ST, APPLETON	OCLA
	A17001612	08:44:43 01/13/17	Lost and Found	1213 S MATTHIAS ST, APPLETON	OCLA
	A17008220	17:20:46 03/03/17	Welfare Check	1213 S MATTHIAS ST, APPLETON	OCLA
	A17009249	09:41:55 03/11/17	Fire Alarm Comm	1213 S MATTHIAS ST, APPLETON	OCLA
	A17017812	22:58:30 05/10/17	Emergency Comm	1213 S MATTHIAS ST, APPLETON	OCLA
	A17034203	19:17:45 08/27/17	Emergency Comm	1213 S MATTHIAS ST, APPLETON	OCLA
	A17038915	14:11:00 09/29/17	911 Hangup	1213 S MATTHIAS ST, APPLETON	OCLA
	A17039927	04:23:06 10/06/17	Assist	1213 S MATTHIAS ST, APPLETON	OCLA
	A18008799	06:50:10 03/13/18	Assist	1213 S MATTHIAS ST, APPLETON	OCLA
	A18013053	23:37:08 04/14/18	Civil Matter	1213 S MATTHIAS ST, APPLETON	OCLA
	A18013941	18:52:05 04/20/18	Assist	1213 S MATTHIAS ST, APPLETON	OCLA
	A18014954	23:29:01 04/27/18	Emergency Comm	1213 S MATTHIAS ST, APPLETON	OCLA
	A18016818	13:28:19 05/11/18	Domestic	1213 S MATTHIAS ST, APPLETON	OCLA
	A18031379	12:13:05 08/13/18	Welfare Check	1213 S MATTHIAS ST, APPLETON	OAPS
	A18041751	13:22:35 11/06/18	Welfare Check	1213 S MATTHIAS ST, APPLETON	OAPS
	A18046655	17:45:22 12/20/18	Welfare Check	1213 S MATTHIAS ST, APPLETON	OAPS
	A19004595	15:25:11 02/12/19	Welfare Check	1213 S MATTHIAS ST, APPLETON	OAPS
	A19006051	11:48:37 02/25/19	Emergency Comm	1213 S MATTHIAS ST, APPLETON	OAPS
	A19015239	19:20:07 05/10/19	Welfare Check	1213 S MATTHIAS ST, APPLETON	OAPS
	A19023148	16:44:45 07/07/19	Welfare Check	1213 S MATTHIAS ST, APPLETON	OAPS
	A19023159	18:56:50 07/07/19	Assist	1213 S MATTHIAS ST, APPLETON	OAPS
	A19027183	13:50:13 08/04/19	Emergency Comm	1213 S MATTHIAS ST, APPLETON	OAPS
	A19032026	18:09:49 09/08/19	Welfare Check	1213 S MATTHIAS ST, APPLETON	OAPS
	A19032632	09:48:45 09/13/19	Welfare Check	1213 S MATTHIAS ST, APPLETON	OAPS
	A19036316	15:20:22 10/09/19	Transport Acc	1213 S MATTHIAS ST, APPLETON	OAPS
	A19041037	06:39:04 11/14/19	Welfare Check	1213 S MATTHIAS ST, APPLETON	OAPS

Total Incidents for This Report: 38

Report Includes:

All dates greater than `00:00:00 01/01/15`
All location codes
All cities
All addresses matching `1213 s matthias`
All agencies matching `AC`
All offenses observed
All offenses reported
All offense codes
All nature of incidents
All circumstance codes

*** End of Report /tmp/rptT20yfx-rplwiahx.r1_1 ***

11/21/19
11:33

APPLETON POLICE DEPARTMENT
CAD Master Call Table:

4592
Page: 1

Call

Long-Term Call ID 19D033024

Active Call Nature Welfare Check Type 1 Priority 3
Address✓ 1213 S MATTHIAS ST ; IRIS PLACE City APC APPLETON
Calls 20 Dupl 0 Names 1 w/Alrts 0 Wants 0 Prem 1 Adr 0
E LOURDES DR & E BONA AV
Zones + + + Determinant Alarm
Directions

Complainant

Number
Last Fst Mid
Address DOB
City ST ZIP SSN
Phone Race Sex Prev Calls Wants Adr
Alert

Contact

Contact val neff
Address

Telephone [REDACTED]

Information

Info (See below)

License Plate State
How Received T Telephone Occurred between 11:48:37 02/25/19
Received By OTTO M and 11:48:37 02/25/19
Hold Until: : : / / When Reported: 11:48:37 02/25/19

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
LW	A19006051	02/25/19	Emergency Comm	*Initiating Call

Call Taker Comments:

[REDACTED]

11/21/19
11:34

APPLETON POLICE DEPARTMENT
CAD Master Call Table:

4592
Page: 1

Call

Long-Term Call ID 19D159884

Active Call Nature Transport Acc DType lf Priority 1
Address✓ 1213 S MATTHIAS ST City APC APPLETON
Calls 20 Dupl 0 Names 1 w/Alrts 0 Wants 0 Prem 1 Adr 0
E LOURDES DR & E BONA AV
Zones + + + Determinant ACC_D Alarm
Directions

Complainant

Number
Last Fst Mid
Address DOB
City ST ZIP SSN
Phone Race Sex Prev Calls Wants Adr
Alert

Contact

Contact PAULA VERRETT
Address

Telephone

Information
Info (See below)

License Plate State
How Received 9 911 Line Occurred between 15:19:56 10/09/19
Received By ELLIOTT D and 15:20:22 10/09/19
Hold Until: : : / / When Reported: 15:20:22 10/09/19

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
LW	A19036316	10/09/19	Transport Acc D	*Initiating Call
FR	19AP04780	10/09/19	Transport Acc D	*Initiating Call
FR	19GA06524	10/09/19	Transport Acc D	*Initiating Call

ProQA Determinant Log Table:

Seq Determ	Meaning	ProQA Determinant	Type	Time/Date
1 ACC_D			f	15:21:13 10/09/19

Call Taker Comments:

MALE THAT WAS IN A SCOOTER WAS HIT BY A VEH// IN THE DRIVEWAY
15:21:12 10/09/2019 - ELLIOTT D (ProQA Medical)

ProQA Code: 29D02 Suffix: m

Unit Response: AD

82-year-old, Male, Conscious, Breathing.

- The incident involves an auto vs. pedestrian.

15:21:13 10/09/2019 - ELLIOTT D

Nature change from Rescue to Transport Acc D

15:21:40 10/09/2019 - ELLIOTT D (ProQA Medical)

- Chemicals or other hazards are not involved.

- There is no one pinned.

- Everyone appears to be completely awake (alert).

- No obvious injuries were reported (unconfirmed).

- There is no bleeding now.

15:25:41 10/09/2019 - HIRS R

Address change from 13 MATTHIAS CT to 1213 S MATTHIAS ST

15:26:24 10/09/2019 - HIRS R

MED 8

11/21/19
11:05

APPLETON POLICE DEPARTMENT
CAD Master Call Table:

4592
Page: 1

Call Long-Term Call ID CR328358 Related Incident

Active Call Nature Crime Prevent Type Priority 4
Address 1213 S MATTHIAS ST City APC APPLETON
Calls Dupl Names w/Alrts Wants Prem Adr

Zones + + + Determinant Alarm
Directions

Complainant
Number
Last Fst Mid
Address DOB
City ST ZIP SSN
Phone Race Sex Prev Calls Wants Adr
Alert

Contact
Contact Telephone () -
Address

Information
Info

License Plate State
How Received Occurred between 14:52:06 03/22/15
Received By and 14:52:06 03/22/15
Hold Until : : / / When Reported 14:52:06 03/22/15

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
MI	AA328353	03/22/15	AC15032200009427 APPLETON PD	Related Incident

11/21/19
11:06

APPLETON POLICE DEPARTMENT
CAD Master Call Table:

4592
Page: 1

Call
Long-Term Call ID CR436069
Related Incident

Active Call	Nature	Assist	Type	Priority	4
Address 1213 S MATTHIAS ST				City APC APPLETON	
Calls Dupl	Names	w/Alrts	Wants	Prem	Adr
Zones +	+	+	Determinant	Alarm	
Directions					
Complainant					
Number					
Last			Fst	Mid	
Address				DOB	
City	ST	ZIP		SSN	
Phone	Race	Sex	Prev Calls	Wants	Adr
Alert					
Contact					
Contact			Telephone ()	-	
Address					

Information
Info (See below)

License Plate	State	Occurred between	13:48:06 07/11/15
How Received		and	13:48:06 07/11/15
Received By		When Reported	13:48:06 07/11/15
Hold Until	: : / /		

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
MI	AA436064	07/11/15	AC15071100024809 APPLETON PD	Related Incident

Call Taker Comments:

DISPO 003:WAS REQUESTED TO LOCATE [REDACTED] SHELLY STRUCK WHO LEFT WITH A ROOM KEY (NOT A THEFT) AND GET IT BACK FOR THEM. SHELLY WAS LOCATED AT HOME [REDACTED] AND SAID SHE RETURNED IT ALREADY. I CONTACTED STAFF (AMANDA) AND SHE VERIFIED THIS.

11/21/19
11:08

APPLETON POLICE DEPARTMENT
CAD Master Call Table:

4592
Page: 1

Call
Long-Term Call ID CR468682
Related Incident

Active Call Nature Rescue Type Priority 3
Address 1213 S MATTHIAS ST City APC APPLETON
Calls Dupl Names w/Alrts Wants Prem Adr

Zones + + + Determinant Alarm
Directions

Complainant
Number
Last Fst Mid
Address DOB
City ST ZIP SSN
Phone Race Sex Prev Calls Wants Adr
Alert

Contact
Contact Telephone () -
Address

Information
Info (See below)

License Plate State
How Received Occurred between 12:40:40 08/12/15
Received By and 12:40:40 08/12/15
Hold Until : : / / When Reported 12:40:40 08/12/15

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
MI	AA468677	08/12/15	AC15081200029470 APPLETON PD	Related Incident

Call Taker Comments:

PERSON OVERDOSED [REDACTED] CONSC BREATHING
THEY ARE IN THE OLD CONVENT
THEY ARE IN ISLAND PLACE
[REDACTED]
[REDACTED]

11/21/19
11:09

APPLETON POLICE DEPARTMENT
CAD Master Call Table:

4592
Page: 1

Call Long-Term Call ID CR489852 Related Incident

Active Call Nature Susp Incident Type Priority 4
Address 1213 S MATTHIAS ST City APC APPLETON
Calls Dupl Names w/Alrts Wants Prem Adr

Zones + + + Determinant Alarm
Directions

Complainant
Number
Last Fst Mid
Address DOB
City ST ZIP SSN
Phone Race Sex Prev Calls Wants Adr
Alert

Contact
Contact Telephone () -
Address PHONE CALL

Information
Info (See below)

License Plate State
How Received Occurred between 17:41:43 09/02/15
Received By and 17:41:43 09/02/15
Hold Until : : / / When Reported 17:42:52 09/02/15

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
MI	AA489847	09/02/15	AC15090200032494 APPLETON PD	Related Incident

Call Taker Comments:

PHONE CALL TO RP // THEFT OF A TABLET FROM THE ADDRESS // ONLY STAFF AND A COUPLE OTHER INDIVIDUALS WOULD HAVE ACCESS TO THE ITEM
DISPO 008:RP IS DIRECTOR OF FACILITY. SHE STATES THAT THE KINDLE (VALUE \$100) WAS ON A DESK, FOR ANYONE TO USE, AND WAS LOCATED IN THE LIBRARY. SHE SAID SHE KNOWS THAT NO STAFF MEMBER WOULD HAVE TAKEN IT. SHE STATES SHE'S TALKED TO THE TEMPORARY RESIDENTS WHO WERE IN THE FACILITY DURING THE PERIOD THAT IT WENT MISSING, AND ALL OF THEM DENIED TAKING IT. SHE REFUSED TO PROVIDE ME WITH THEIR NAMES, DUE TO CONFIDENTIALITY REASONS. I ADVISED HER I WOULD NOT BE COMPLETING A REPORT IN THAT CASE. SHE SAID THAT WAS FINE, AS ALL SHE WANTED WAS AN INCIDENT NUMBER FOR THE INSURANCE CLAIM (\$500 DEDUCTIBLE, BUT THIS APPLIES TOWARD IT, IN CASE OF FUTURE INCIDENTS). SHE WILL BE CHANGING THEIR PROCEDURE, TO REQUIRE RESIDENTS

TO "CHECK-OUT" THE KINDLE IN THE FUTURE, TO AVOID ANOTHER THEFT.

11/21/19
11:17

APPLETON POLICE DEPARTMENT
CAD Master Call Table:

4592
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Call
Long-Term Call ID CR521498
Related Incident

Active Call
Address 1213 S MATTHIAS ST
Calls Dupl Names w/Alrts Wants City APC APPLETON
Priority 3
Prem Adr
Zones + + + Determinant Alarm
Directions

Complainant
Number
Last Fst Mid
Address DOB
City ST ZIP SSN
Phone Race Sex Prev Calls Wants Adr
Alert

Contact
Contact Telephone () -
Address IRIS GROUP HOME

Information
Info (See below)

License Plate State
How Received Occurred between 15:41:54 10/05/15
Received By and 15:41:54 10/05/15
Hold Until : : / / When Reported 15:42:37 10/05/15

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
MI	AA521492	10/05/15	AC15100500037009 APPLETON PD	Related Incident
NM	1034363	10/05/15	VOSS, CALEB RICHARD	Contact

Call Taker Comments:

CHECK ON SUBJ THAT WALKED AWAY FROM THE LOCATION NO FURTHER INFO // CALL WAS LOST DURING TRANSFER WILL ATTEMPT TO GET A PHONE NUMBER
CALEB VOSS ABOUT 30 YOA // LSW KHAKI PANTS AND GRN JACKET // LEFT ON FOOT ABOUT 2 MIN AGO // ALSO HAS A BACKPACK WITH HIM // IS ENR TO EITHER THE HOSPITAL OR [REDACTED] // NO WEAPONS ON HIM // NO INTOX OR DRUGS // [REDACTED]
DOESN'T WANT POLICE TO COME BUT IS AWARE OFFICERS WERE CALLED // WAS VERY AGGITATED
REQ CIT OFFICER
LSH NB ON MATTHIAS

REQUESTINA RIDE TO ST EZ
IN CUSTODY

DISPO 005:SUBJECT WAS TAKEN TO SEH AND MET WITH OUTAGAMIE CRISIS

WAS MEDICALLY CLEARED TO BE CONFINED
AT OCJ FOR A MARSHFIELD PD WARRANT.

REPORT TYPE
☒ INITIAL
☐ FOLLOW UP/SUPPLEMENT

**APPLETON POLICE DEPARTMENT
APPREHENSION - NO NEW CHARGES**

RVWG SUP
956

INCIDENT/OFFENSE

OFFICER BADGE/NAME: 9169 OFFICER LEHMAN	LOCATION OF INCIDENT: 1213 S. MATTHIAS ST.	DISTRICT: S
DATE REPORT: 10/5/2015	TIME: 15:47	STATUS/DISPOSITION: 02 - CLEARED ARREST
STATUTE: 999.99	OFFENSE DESCRIPTION: OA WARRANT PICK UP - MARSHFIELD PD	

☒ ARREST	☐ JUV ARREST	FP/PHOTO	FP/PHOTO LOCATION:
ARREST DATE/ TIME: 10/5/2015 19:15	ARREST TYPE: TAKE INTO CUSTODY	DISTRICT OF ARREST: SOUTHERN	
JUVENILE DISPOSITION:		WHEN ARRESTED, SU ARMED WITH: UNARMED	

LAST NAME: VOSS	FIRST NAME: CALEB	MIDDLE: RICHARD	MONIKER:	SUFFIX/GEN:
☐ ADDRESS SAME AS VISION RMS	ADDRESS:	APT:	CITY:	STATE: ZIP: COUNTY:
HOME PHONE:	WORK PHONE:	EXT:	CELL PHONE:	SSN:
DATE BORN: 04/01/1983	SEX: M	RACE: W	RESIDENT:	ETHNIC:
STATUTE: 999.99	OFFENSE DESCRIPTION: OA WARRANT PICK UP - MARSHFIELD PD	MODIFIER:	FEL/MISD/ORD	COUNTS: 1
OCCUPATION:	DESCRIPTION:	EMPLOYER NAME/SCHOOL:	LOCATION/ADDRESS:	
CITY:	STATE:	PHONE:	SCAR/MARK/TATTOO:	SCAR/MARK/TATTOO:
NOTES:				
FORMER/OTHERWISE KNOWN NAME/S:				

PERSON/BUSINESS	CONTACT CODE: OTH
LAST NAME OR BUSINESS NAME: OUTAGAMIE COUNTY CRISIS	FIRST NAME:
☒ ADDRESS SAME AS VISION RMS	ADDRESS:
HOME PHONE:	WORK PHONE: (920) 832-4646
DOB:	SEX:
RACE:	RESIDENT OF APPLETON?
ETHNIC:	EYE:
HAIR:	HEIGHT:
WEIGHT:	SSN:
DLID #:	STATE:
OCCUPATION:	DESCRIPTION:
EMPLOYER NAME (OR SCHOOL, IF STUDENT)	
LOCATION/ADDRESS:	CITY:
STATE:	ZIP:
PHONE:	
FORMER/OTHERWISE KNOWN NAME/S: ON CALL WORKER - TOM G. CODY	

SUMMARY
On above date/time, I was sent to attempt to locate and check the welfare of the AR who had walked away from a group home. AR was located and asked to be taken to SEH [REDACTED] CRISIS was contacted, accessed the AR and determined he did not meet criteria for an emergency detention [REDACTED] It was determined that the AR had a warrant through Marshfield PD and he was taken into custody without incident and confined at OCJ. Cleared by arrest. END. #9169
REFER REPORT TO:
CHECK ALL THAT APPLY: ☐ RENTAL PROPERTY ☐ LANDLORD NOTIFIED ☐ SHIFT ALERT COMPLETED
NARRATIVE: N RECORDING DEVICE: ☒ YES ☐ NO

INCIDENT NUMBER: LAC15-037009

11/21/19
11:25

APPLETON POLICE DEPARTMENT
CAD Master Call Table:

4592
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Call

Related Incident

Long-Term Call ID CR573518

Active Call Nature Rescue Type Priority 3
Address 1213 S MATTHIAS ST City APC APPLETON
Calls Dupl Names w/Alrts Wants Prem Adr
Zones + + + Determinant Alarm
Directions

Complainant

Number Fst Mid
Last DOB
Address City ST ZIP SSN
Phone Race Sex Prev Calls Wants Adr
Alert

Contact

Contact

Telephone () -

Address IRIS PLACE

Information

Info (See below)

License Plate State Occurred between 20:37:22 12/01/15
How Received and 20:37:22 12/01/15
Received By When Reported 20:37:22 12/01/15
Hold Until : : / /

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
MI	AA573510	12/01/15	AC15120100044130 APPLETON PD	Related Incident

Call Taker Comments:

CAD RESPONSE: AC

[REDACTED]

9174: IRIS PLACE IS LOCATION

11/21/19
11:20

APPLETON POLICE DEPARTMENT
CAD Master Call Table:

4592
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Call Long-Term Call ID CR591350 Related Incident

Active Call Nature Fire Alarm CommType Priority 1
Address 1213 S MATTHIAS ST City APC APPLETON
Calls Dupl Names w/Alrts Wants Prem Adr

Zones + + + Determinant Alarm
Directions

Complainant
Number
Last Fst Mid
Address DOB
City ST ZIP SSN
Phone Race Sex Prev Calls Wants Adr
Alert

Contact
Contact Telephone () -
Address

Information
Info (See below)

License Plate State
How Received Occurred between 10:59:04 12/22/15
Received By and 10:59:04 12/22/15
Hold Until : : / / When Reported 11:01:56 12/22/15

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
MI	AA591341	12/22/15	AC15122200046497 APPLETON PD	Related Incident

Call Taker Comments:

CINTAS SECURITY REPORTS A GENERAL FIRE ALARM ZONE ONE AT IRIS PLACE PREMISE
CINTAS IS
CINTAS CALLED BACK TALKED WITH KAREN RIGERS WHO IS A KEYHOLDER BUT COULD NOT
GIVE PROPER PASSCODE SAYS THEY ARE WORKING AND DUST PROBABLY SET IT OFF BUT SH
E IS NOT ON SCENE
CLEANING SERVICE REMOVING MOLD FROM BASEMENT SET OFF ALARM

11/21/19
11:22

APPLETON POLICE DEPARTMENT
CAD Master Call Table:

4592
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Call Long-Term Call ID CR811135 Related Incident

Active Call	Nature	Susp Incident	Type	Priority	4
Address 1213 S MATTHIAS ST				City APC APPLETON	
Calls Dupl	Names	w/Alrts	Wants	Prem	Adr
Zones +	+	+	Determinant	Alarm	
Directions					
Complainant					
Number					
Last		Fst		Mid	
Address				DOB	
City	ST	ZIP		SSN	
Phone	Race	Sex	Prev Calls	Wants	Adr
Alert					
Contact					
Contact			Telephone ()	-	
Address IRIS PLACE-PHONE CALL					

Information
Info (See below)

License Plate	State	Occurred between	21:50:07 07/26/16
How Received		and	21:50:07 07/26/16
Received By		When Reported	21:53:00 07/26/16
Hold Until	: : / /		

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
MI	AA811124	07/26/16	AC16072600028123 APPLETON PD	Related Incident

Call Taker Comments:

RECEIVED A STRANGE PHONE CALL AND THEN A SUSPICIOUS TRUCK WAS SEEN DRIVING IN THE AREA. PHONE RP
DISPO 003:RP STATED A MALE CALLED AND WAS TALKING ABOUT A BLUE HOPE MONSTER, SHOOTINGS AND BOMBS. RP STATED HE WAS NOT THREATENING BUT AS DIFFICULT TO UNDERSTAND. RP STATED THE NUMBER WAS FROM STEVENS PT AND THE MALE STATED HE WAS FROM STEVENS POINT, RP STATED AFTER SHE HUNG UP SHE WAS A TRUCK IN THE AREA, NO DESCRIPTION. RP REQUEST XP WHILE SHE WAS WORKING TONIGHT

11/21/19
11:24

APPLETON POLICE DEPARTMENT
CAD Master Call Table:

4592
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Call
Long-Term Call ID CR1100605

Related Incident

Active Call Nature Rescue Type Priority 3
Address 1213 S MATTHIAS ST City APC APPLETON
Calls Dupl Names w/Alrts Wants Prem Adr

Zones + + + Determinant Alarm
Directions

Complainant
Number
Last Fst Mid
Address DOB
City ST ZIP SSN
Phone Race Sex Prev Calls Wants Adr
Alert

Contact
Contact Telephone () -
Address IRIS PLACE

Information
Info (See below)

License Plate State
How Received Occurred between 22:58:30 05/10/17
Received By and 22:58:30 05/10/17
Hold Until : : / / When Reported 22:58:30 05/10/17

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
MI	AA1100588	05/10/17	AC17051000017812 APPLETON PD	Related Incident

Call Taker Comments:

11/21/19
11:27

APPLETON POLICE DEPARTMENT
CAD Master Call Table:

4592
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Call

Related Incident

Long-Term Call ID CR1221846

Active Call	Nature	Welfare Check	Type	Priority 3
Address 1213 S MATTHIAS ST				City APC APPLETON
Calls Dupl	Names	w/Alrts	Wants	Prem Adr
Zones +	+	+	Determinant	Alarm
Directions				

Complainant

Number		Fst		Mid
Last				DOB
Address				SSN
City	ST	ZIP		
Phone	Race	Sex	Prev Calls	Wants
Alert				Adr

Contact

Contact

Telephone () -

Address IRISH PLACE

Information

Info (See below)

License Plate	State	Occurred between	19:13:04 08/27/17
How Received		and	19:13:04 08/27/17
Received By		When Reported	19:17:45 08/27/17
Hold Until	: : / /		

=====

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
MI	AA1221827	08/27/17	AC17082700034203 APPLETON PD	Related Incident

Call Taker Comments:

11/21/19
12:17

APPLETON POLICE DEPARTMENT
CAD Master Call Table:

4592
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Call

Related Incident

Long-Term Call ID CR1449874

Active Call	Nature	Civil Matter	Type	Priority	4
Address	1213 S MATTHIAS ST			City	APC APPLETON
Calls	Dupl	Names	w/Alrts	Wants	Prem
Zones	+	+	+	Determinant	Alarm
Directions					

Complainant
Number
Last
Address
City
Phone
Alert

Fst	Mid
DOB <td>SSN</td>	SSN
ST <td>ZIP</td>	ZIP
Race <td>Sex</td>	Sex
Prev Calls <td>Wants</td>	Wants
Adr	

Contact
Contact
Address PHONE CALL

Telephone () -

Information
Info (See below)

License Plate	State	Occurred between	23:34:40 04/14/18
How Received		and	23:34:40 04/14/18
Received By		When Reported	23:37:08 04/14/18
Hold Until	: : / /		

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
MI	AA1449848	04/14/18	AC18041400013053 APPLETON PD	Related Incident

Call Taker Comments:

GRAY AIR JORDANS SHOES TAKEN OUT OF RP'S CAR // HAS A SUSPECT TYLER ROBI
NSON WHO LIVES IN LITTLE CHUTE // OCCURED TWO DAYS AGO
THE RP STATED HE NO LONGER WANTED TO MAKE A REPORT. HE STATED HE WANTED TO TALK
WITH HIS ATTORNEY AND RECOVER HIS SHOES CIVILLY.

11/21/19
12:19

APPLETON POLICE DEPARTMENT
CAD Master Call Table:

4592
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Call Long-Term Call ID CR1463032 Related Incident

Active Call Nature Welfare Check Type Priority 3
Address 1213 S MATTHIAS ST City APC APPLETON
Calls Dupl Names w/Alrts Wants Prem Adr
Zones + + + Determinant Alarm
Directions

Complainant
Number
Last Fst Mid
Address DOB
City ST ZIP SSN
Phone Race Sex Prev Calls Wants Adr
Alert

Contact
Contact Telephone () -
Address

Information
Info (See below)

License Plate State
How Received Occurred between 23:26:54 04/27/18
Received By and 23:26:54 04/27/18
Hold Until : : / / When Reported 23:29:01 04/27/18

=====

INVOLVEMENTS:
Type Record # Date Description Relationship
MI AA1463006 04/27/18 AC18042700014954 APPLETON PD Related Incident
[REDACTED] [REDACTED]

Call Taker Comments:

[REDACTED]

11/21/19
11:32

APPLETON POLICE DEPARTMENT
CAD Master Call Table:

4592
Page: 1

Call
Long-Term Call ID CR1476625

Related Incident

Active Call Nature Disturbance Type Priority 3
Address 1213 S MATTHIAS ST City APC APPLETON
Calls Dupl Names w/Alrts Wants Prem Adr
Zones + + + Determinant Alarm
Directions

Complainant
Number
Last Fst Mid
Address DOB
City ST ZIP SSN
Phone Race Sex Prev Calls Wants Adr
Alert

Contact
Contact Telephone () -
Address REOPEN/APD LOBBY

Information
Info (See below)

License Plate State
How Received Occurred between 13:27:30 05/11/18
Received By and 13:27:30 05/11/18
Hold Until : : / / When Reported 13:28:19 05/11/18

INVOLVEMENTS:

Type	Record #	Date	Description	Relationship
MI	AA1476598	05/11/18	AC18051100016818 APPLETON PD	Related Incident
NM	1695768	05/11/18	SEFFENS, JOE P	Contact

Call Taker Comments:

RPS BOYFRIEND GRABBED RP WHILE DRIVING CAR
RP WIATING IN A BLK TOYOTA HIGHLANDER PARKED ON STREET
MALE WALKING SOUTH TOWARD CALUMET ST
M/W WEARING BURGER KING SHIRT
MAY HAVE A BOX CUTTER ON HIM
MALE IS INTOXICATED
RP DOES NOT NEED AN AMBULANCE
MAY BE WALKING TO 1217 E CALUMET ST
RP DOES NOT LIVE WITH HIM
HAVE CHILD TOGETHER

RE-OPEN SU JOSEPH STEFFENS IN APD LOBBY // STATES HE NEEDS TO TALK TO AN OFFICE
R ABOUT THE INCIDENT // STATES HE THINKS HIS CHILDREN ARE IN DANGER
VC IN APD LOBBY WISHING TO WAIVE 5 DAY NO CONTACT

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 12.**

DATE: December 2, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Waive the First Reading and Approve **Ordinance 19-23** Related to the Salaries of Non-Union Employees [Woldanski]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

19.23 Non Union Salaries Revised

ORDINANCE NO. 19-23**ORDINANCE TO FIX AND ESTABLISH THE AMOUNT OF SALARIES, WAGES AND ALLOWANCES WHICH SHALL BE PAID BY THE CITY OF PEWAUKEE TO ITS NON-UNION EMPLOYEES**

The Common Council of the City of Pewaukee does ordain as follows:

SECTION 1. Beginning January 1, 2020, and every two weeks thereafter, the annual, bi-weekly, and hourly rates of the elected and appointed officials of the City of Pewaukee, and certain special allowances to be paid, are hereby fixed at the following rates:

(A) ELECTED OFFICIALS	<u>ANNUAL</u>
Mayor	\$ 10,500.00
Alderspersons	\$ 6,500.00
Municipal Judge	\$ 16,028.00
(B) ELECTION OFFICIALS	<u>PER HOUR</u>
Chief Inspectors	\$10.00
Poll Workers	\$ 8.50
(C) APPOINTED OFFICIALS	<u>ANNUAL</u>
Administrator	\$104,000.00
Assessor	\$ 80,725.00
Appraiser	\$ 62,317.00
Clerk/Treasurer	\$ 86,809.00
Chief of Fire Department	\$121,118.00
Assistant Fire Chief	\$103,920.00
Deputy Fire Chief	\$ 93,709.00
Fire Division Chiefs FT	\$ 87,069.00 - \$89,777.00
DPW Director	\$ 98,634.00
City Engineer	\$ 78,104.00
Civil Engineer	\$ 65,000.00 - \$73,778
Street Superintendent	\$ 80,709.00
Director of People & Culture	\$ 99,334.00
IT Director	\$ 87,372.00
Park/Recreation Director	\$ 77,542.00
Planner/Community Development Director	\$102,003.00
Recreation Supervisor	\$ 69,493.00
Parks Maintenance Supervisor	\$ 75,832.00
Utility Manager	\$ 85,759.00
(D) HOURLY EMPLOYEES	<u>HOURLY</u>
Building Services Administrative Assistant	\$ 22.98
Building Inspector – FT	\$ 24.98 - \$34.62
Accountant	\$ 34.98

(D) HOURLY EMPLOYEES (CONTINUED)	<u>HOURLY</u>
Clerk Treasurer Administrative Assistant	\$ 20.66
Court Administrator	\$ 26.24
Clerk – Court PT	\$ 19.40 - \$19.92
Deputy Clerk/Comm. Dev. Coordinator	\$ 28.42
Accounting & Payroll Specialist	\$ 23.05
Park and Rec/Building Insp. Administrative Assistant	\$ 17.72
Senior Engineering Technician	\$ 29.00
Engineering Technician	\$ 26.47
Administrative Clerk – Police	\$ 18.37
HR Generalist PT	\$ 24.51
Assessing Staff	\$ 25.00
Fire Inspector – PT	\$ 22.19
Fire Administrative Assistant	\$ 23.99
Fire Paid-On Premise ~ EMT/FF	\$ 12.00
Fire Paid-On Premise ~ Paramedic	\$ 15.00
Fire Paid-On Premise ~ Paramedic/Driver	\$ 18.00
Paid-On-Premise ~ Holiday Stipend	\$ 75.00 per 12-hr Duty Shift
Division Chief Shift Premium	\$250.00 per 12-hr Duty Shift
Fire Paid-On-Premise Division Chief	\$ 24.65
Parks Foreman	\$ 26.47
Parks Laborer	\$ 19.21 - \$19.53
Parks Maintenance – Seasonal PT	\$ 9.00 - \$14.00
Recreation Staff – Seasonal PT	\$ 8.00 - \$20.00
Recycling Attendant – PT	\$ 15.00
Highway – Seasonal	\$ 25.00 - \$26.00
Highway – Streets Crew Leader	\$ 30.90
Highway – Mechanic	\$ 30.74
Highway – Laborer	\$ 26.45 - \$30.14
Water Superintendent	\$ 35.07
Water Operator	\$ 28.59 - \$29.97
Utility Billing Specialist	\$ 24.89
Public Works – Administrative Assistant	\$ 23.01

SECTION 2. The amounts herein before specified shall be the salaries and wages in full per year, per bi-weekly, per hour, or as specified, for the various officials and employees, subject to the following:

MILEAGE: Reimbursement for mileage shall be paid to all employees who are authorized by their department head/supervisor to use their personal vehicles for city purposes, and who do not currently receive a monthly/ quarterly car allowance. Reimbursement shall be made at the current federal rate, for actual mileage incurred. A Mileage Reimbursement form shall be filed with the City Clerk on a monthly basis for all reimbursement requests before any such payment shall be made.

The Mayor will receive an annual mileage stipend of \$1,350.00 and each Common Council Members will receive an annual mileage stipend of \$800.00.

SECTION 3. Employees shall be covered under the State of Wisconsin Retirement System (“WRS”) effective January 1, 2011. The City will pay the employer contribution to the WRS as required by law, which effective January 1, 2020 is 6.75% for general employees.

SECTION 4. Effective January 1, 2013, all non-union employees opting to participate in the City’s health, dental and/or vision insurance plans, shall contribute fifteen (15%) percent towards their monthly health, dental and vision insurance premium costs via payroll deduction on a biweekly basis. If the employee (and spouse where applicable) participates in the City’s wellness program, benefited non-union employees may qualify for health insurance premium discounts as outlined in the City’s wellness plan.

SECTION 5. This ordinance shall not be printed or published as part of the Pewaukee Municipal Code.

SECTION 6. This ordinance shall take effect beginning January 1, 2020.

Dated this 2nd day of December, 2019.

CITY OF PEWAUKEE

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, City Clerk

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 13.**

DATE: December 2, 2019

DEPARTMENT: Employee Services

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Waive the First Reading and Approve **Ordinance 19-24** Related to the Salaries of Union Employees [Woldanski]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

19.24 Union Salaries

ORDINANCE NO. 19-24**ORDINANCE TO FIX AND ESTABLISH THE AMOUNT OF SALARIES, WAGES AND ALLOWANCES WHICH SHALL BE PAID BY THE CITY OF PEWAUKEE TO ITS UNION EMPLOYEES**

The Common Council of the City of Pewaukee does ordain as follows:

SECTION 1. Beginning January 1, 2020, and every two weeks thereafter, the hourly rates of the union employees of the City of Pewaukee, and certain special allowances to be paid, are hereby fixed at the following rates:

<u>FIRE DEPARTMENT</u>	<u>HOURLY RATE</u>
<u>Firefighter</u>	
1 st year	\$20.48
2 nd year	\$21.51
3 rd year	\$22.50
4 th year	\$23.49
5 th year	\$24.96
<u>Inspection Technician</u>	
1 st year	\$20.99
2 nd year	\$22.04
3 rd year	\$23.07
4 th year	\$24.09
5 th year	\$25.58
<u>EMT-P</u>	
1 st year	\$21.51
2 nd year	\$22.56
3 rd year	\$23.63
4 th year	\$24.67
5 th year	\$26.20
<u>Lieutenant</u>	
1 st year	\$22.57
2 nd year	\$23.70
3 rd year	\$24.81
4 th year	\$25.90
5 th year	\$27.50
Lieutenant-Paramedic Allowance	\$750.00 per year
Paramedic Preceptor Allowance	\$250.00 per year
Uniform Allowance	\$450.00 per year

SECTION 2. The amounts herein before specified shall be the salaries and wages in full per year, per bi-weekly, per hour, or as specified, for the various officials and employees, subject to the following:

MILEAGE: Reimbursement for mileage shall be paid to all employees who are authorized by their department head/supervisor to use their personal vehicles for city purposes, and who do not currently receive a monthly/ quarterly car allowance. Reimbursement shall be made at the current per mile reimbursement rate in effect for the State of Wisconsin employees, for actual mileage incurred. A Mileage Reimbursement form shall be filed with the City Clerk on a monthly basis for all reimbursement requests before any such payment shall be made.

SECTION 3. Employees shall be covered under the State of Wisconsin Retirement System (“WRS”) effective January 1, 2011. The City will pay the employer contribution to the WRS as outlined in Acts 10 and 32, which effective January 1, 2020 is 11.65% for protective services.

SECTION 4. Effective January 1, 2013, all benefited union employees opting to participate in the City’s health, dental and/or vision insurance plans shall contribute fifteen (15%) percent towards their monthly health, dental and vision insurance premium costs via payroll deduction on a biweekly basis. If the employee (and spouse where applicable) participates in the City’s wellness program, benefited union employees may qualify for health insurance premium discounts as outlined in the City’s wellness plan.

SECTION 5. This ordinance shall not be printed or published as part of the Pewaukee Municipal Code.

SECTION 6. This ordinance shall take effect beginning January 1, 2020.

Dated this 2nd day of December, 2019.

CITY OF PEWAUKEE

ATTEST:

Steve Bierce, Mayor

Kelly Tarczewski, City Clerk

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 14.**

DATE: December 2, 2019

DEPARTMENT: PW - Engineering

PROVIDED BY: Jeffrey L. Weigel, PE Public Works Director

SUBJECT:

Further Discussion and Possible Action to Clarify the Authority to Apply for WISDOT Grants from the October 7, 2019 Common Council Meeting, and in Particular the Duplainville Road Bike Trail Application [Weigel / Wagner]

BACKGROUND:

On October 7th we briefed the Council on possible grant submittal opportunities seeking authorization to submit same. Recall that the MLS LRIP Grant involved \$75M in grant opportunity created by the State government, and we asked for authority to submit on the Busse Road Bridge replacement and Bike Trails (paved shoulders) on Duplainville Road between Green Road and Weyer Road. This grant can pay up to 90% of approved eligible project costs.

While working on the Duplainville grant it became clear that we should combine the proposed Duplainville Road paving project projected for 2022 with the paved shoulder grant. The combined project cost is about 2.4M. In an effort to be transparent and open (see Strategic Plan Goals) we believe it prudent to bring this project back to the Council for authorization to send in the grant. The road paving portion should not be a surprise: the Council approved \$60,000 of preliminary engineering in the 2020 budget. Attached is a copy of our Capital Improvements Plan (CIP). Note that we projected \$60,000 for 2020 design; \$100,000 for 2021 final design; and \$1.6M for 2022 construction. These costs do not include the paved shoulders which we project at \$372,000. We have included a copy of the budget (draft copy) estimates that we would send in the grant application (due Dec. 6th).

FINANCIAL IMPACT:

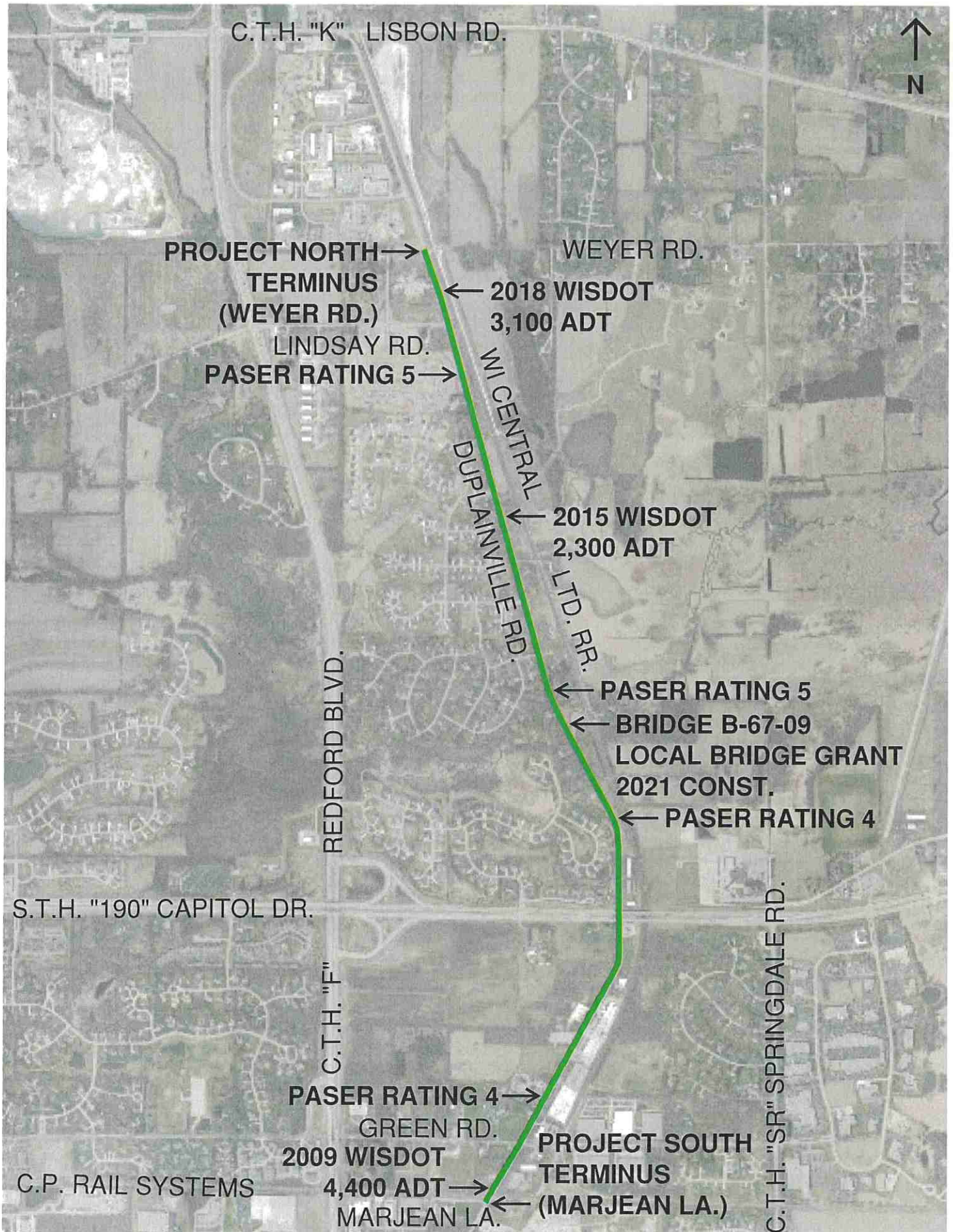
Up front, the only fiscal impact is the time I spent preparing the grant application (about 12 hours). By combining the paving and the shoulders, we have a chance at getting State funds to help pay for both parts--and there is hope that an award of the grant could save the City tens or hundreds of thousands of dollars. Should the State offer a grant award, the City would have a chance to agree or reject the award; however, it is important for the public record, and for compliance with the adopted City Grant Policy that the Council authorize the grant submittal knowing that this might be a \$2M project.

RECOMMENDED MOTION:

Common Council authorize the MLS LRIP Grant application to include both the Road Paving Project (Marjean to Weyer) and the Bike Lane Project (Green Road to Weyer Road) understanding that the total project cost may exceed \$2M.

ATTACHMENTS:

Description
Project Map



Add Sealing
Northwest
1st Ward

YEAR 2018 TO 2022 PAVING PROGRAM
CITY OF PEWAUKEE

YEAR - 2020

ROAD	RATING	BUDGET ESTIMATE	% ASSBLE	NOTES
<i>Local Collectors</i>				
Duplainville (Tracks to Weyer) (8883')	4,5	\$60,000.00	0%	Design
<i>Subtotal Local Collectors</i>		\$60,000.00		
<i>Subdivision Roads - Maintenance</i>				
Roundy's Industrial Park II (7598')	4	\$1,000,000.00	90%	Full Depth Mill & Overlay
Oak Peninsula (5,121')	4	\$1,130,000.00	10%	Reconstruction / Full Depth Mill & Overlay
Shady Lane/Shady Nook (1,742')	2	\$325,000.00	10%	Reconstruction - Sewer & Water Potential
Busse Road Bridge Replacement		\$350,000.00	0%	Design Full Structure Replace 50/50 share with SWU
Lexington/Takoma Area	3,4	\$84,000.00	20%	Design
Duplainville Road Bridge Replacement		\$100,000.00	0%	Design
Spice Creek/Meadowbrook Farms Ph. 1		\$15,000.00	20%	Design
<i>Subtotal Subdivision Roads</i>		\$3,004,000.00		
TOTAL RECOMMENDED BUDGET ESTIMATE		\$3,064,000.00		

YEAR - 2021

ROAD	RATING	BUDGET ESTIMATE	% ASSBLE	
<i>Local Collectors</i>				
Duplainville (Tracks to Weyer) (8883')		\$100,000.00		Design
<i>Subtotal Local Collectors</i>		\$100,000.00		
<i>Subdivision Roads - Maintenance</i>				
Spice Creek/Meadowbrook Farms Ph. 1 (3600')		\$280,000.00	50%	Partial depth mill & Overlay
Lexington/Takoma Area	3,4	\$950,000.00	20%	Partial Replacement & Pulverize & Overlay
Duplainville Road Bridge Replacement		\$50,000.00		Design Full Structure Replace 50/50 share with SWU
Sherwood Forest/Busse		\$60,000.00		Design - Sewer & Water Potential
Spice Creek/Meadowbrook Farms Ph 2		\$15,000.00		Design
<i>Subtotal Subdivision Roads</i>		\$1,355,000.00		
TOTAL RECOMMENDED BUDGET ESTIMATE		\$1,455,000.00		

YEAR - 2022

ROAD	RATING	BUDGET ESTIMATE		
<i>Local Collectors</i>				
Duplainville (Tracks to Weyer) (12,150')	5,8	\$1,600,000.00	20%	Pulverize & Overlay - ASPHALT PRICE
Green Road Microsurfacing		\$150,000.00	0%	Maintenance
Watertown Road		\$100,000.00		Design
<i>Subtotal Local Collectors</i>		\$1,850,000.00		
<i>Subdivision Roads - Maintenance</i>				
Sherwood Forest/Busse (9495')		\$1,400,000.00	10%	Pulverize & Overlay, Recon - Sewer & Water Potential
Spice Creek/Meadowbrook Farms Ph 2 (4,704')		\$370,000.00	50%	Partial depth Mill & Overlay
Duplainville Road Bridge Replacement		\$300,000.00	0%	Full Structure Replacement 50/50 share with SWU
Spice Creek/Meadowbrook Farms Ph 3 (5,940')		\$15,000.00		Design
Rolling Ridge I (3,907')	3,4	\$40,000.00		Design - Sewer & Water Potential
<i>Subtotal Subdivision Roads</i>		\$2,125,000.00		
TOTAL RECOMMENDED BUDGET ESTIMATE		\$3,975,000.00		

YEAR - 2023

ROAD	RATING	BUDGET ESTIMATE		
<i>Local Collectors</i>				
Watertown Road		\$100,000.00		Design
<i>Subtotal Local Collectors</i>		\$100,000.00		
<i>Subdivision Roads - Maintenance</i>				
Rolling Ridge I (3,907')	3,4	\$625,000.00	25%	Pulverize & Overlay
Spice Creek/Meadowbrook Farms Ph 3 (5,940')		\$470,000.00	50%	Partial Depth Mill & Overlay
Hickory Grove Estates (4,389')		\$57,000.00		Design
Spice Creek/Meadowbrook Farms Ph 4 (5,045')		\$15,000.00		Design
Rolling Ridge II (4,175')	3,4,6	\$42,000.00		Design - Sewer & Water Potential
<i>Subtotal Subdivision Roads</i>		\$1,209,000.00		
TOTAL RECOMMENDED BUDGET ESTIMATE		\$1,309,000.00		

Duplainville Road Pavement Replacement and New Paved Bike Lane Estimates

Pavement Replacement
 Project Length: 2.9 mi.
 Pavement Width 24 feet
 Area of Pavement Replacement 40,832 sq. y.d
 Use 41,000 sq. y.d

amount	unit	description	cost per unit
41,000	sq. yd.	Full Depth Asphalt milling	\$ 3.5 \$ 143,500
41,000	sq. yd.	8" Concrete "white top"	\$ 40 \$ 1,640,000
		subtotal	\$ \$ 1,783,500
			\$ 89,175
			\$ 178,350
			\$ 2,051,025
		Per mile cost	\$ 707,250

New Paved Bike Lane
 Project Length: 2.2
 Lane Width 6 feet each side
 Area of Bike Lane Const. 15,488 sq. yd.
 Use 15,500 sq. yd.

amount	unit	description	cost per unit
15,500	sq. yd.	remove, grade, restore	\$ 3 \$ 46,500
4,262	ton	pave 4,262 ton (5" asphalt)	\$ 65 \$ 277,030
		subtotal	\$ \$ 323,530
		plus 5% design	\$ 16,177
		plus 10% const. eng & cont.	\$ 32,353
		Project Total	\$ 372,060
		Per lane-mi. cost	\$ 64,148

Combined Project Totals

Design	\$ 105,352
Construction	\$ 2,317,733
Total	\$ 2,423,085

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 15.**

DATE: December 2, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Approve **Resolution 19-12-26** Claiming the Adjustment for Prior Years of Unused Levy Carryforward in the Amount of \$98,729 [Klein]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

19-12-26 Tax Levy

RESOLUTION NO. 19-12-26**A RESOLUTION APPROVING PRIOR YEAR'S UNUSED CARRYFORWARD LEVY
CAPACITY FOR THE 2019 LEVY LIMIT WORKSHEET**

WHEREAS, the Wisconsin Statutes section 66.0602 describes the local levy limits and one of the permitted adjustments is a carryforward for prior years unused levy capacity; and

WHEREAS, Wisconsin Statutes section 66.0602(3)(fm) states the prior years unused levy capacity can be claimed if a political subdivision's governing body approves of the adjustment by a two-thirds majority vote of the governing body and if the political subdivision's level of outstanding general obligation debt in the current year is less than or equal to the political subdivision's level of outstanding general obligation debt in the previous year; and

WHEREAS, Whereas, the Department of Revenue has calculated on the 2019 levy limit worksheet a permitted adjustment of \$95,729 for the prior years carryforward in Section C;

WHEREAS, outstanding general obligation debt in the current year is less than the level of outstanding general obligation debt in the previous year;

THEREFORE, BE IT HEREBY RESOLVED by the City of Pewaukee Common Council that it approves claiming the prior years carryforward amount in Section C and it will be claimed on the 2019 levy limit worksheet on Adjustment R as an addition to the allowable levy.

Dated this 2nd day of December 2019.

CITY OF PEWAUKEE

Steve Bierce, Mayor

ATTEST:

Kelly Tarczewski, Clerk/Treasurer

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 16.**

DATE: December 2, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action to Make an Appointment to the Fire Commission [Mayor Bierce]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 17.**

DATE: December 2, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding **Resolution 19-12-28** Authorizing 2019 Budget Amendments in the Amount of \$1,306,000 [Klein]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Resolution 19-12-28

RESOLUTION NO. 19-12-28

A RESOLUTION AUTHORIZING AMENDMENTS TO THE 2019 BUDGET

WHEREAS, the Common Council of the City of Pewaukee adopted the 2019 Budget at their meeting held on November 5, 2018; and

WHEREAS, \$364,985 was budgeted and approved for transferring Park & Recreation fixed assets from the General Fund to the Capital Equipment Fund; and

WHEREAS, 2018 year end balance of Park & Recreation Capital equipment was \$370,985; and

WHEREAS, the Common Council is dedicated to funding the Capital Equipment fund allowing for future purchases;

WHEREAS, the Common Council approves an additional transfer of \$1,000,000 from the General Fund to the Capital Equipment Fund;

WHEREAS, With the addition of bays at the Fire Station the Common Council authorizes transferring \$300,000 from the Impact Fee Fund to the Capital Equipment Fund.

NOW, THEREFORE, BE IT RESOLVED, that the City of Pewaukee hereby authorizes and directs the following transfers \$1,006,000 from the General Fund and \$300,000 from the Impact Fee Fund to the Capital Equipment Fund.

PASSED and ADOPTED this 2nd day of December, 2019

CITY OF PEWAUKEE

Steve Bierce, Mayor

ATTEST:

Kelly Tarczewski, Clerk/Treasurer

**ATTACHMENT “A”
RESOLUTION 19-12-28**

Amendment to the 2019 Budget of the City of Pewaukee

	<u>Original Budget</u>	<u>Proposed Amendment</u>	<u>Amended Budget</u>
Transfers:			
General Fund to Capital Equipment	364,985	1,006,000	1,370,985
Impact Fee Fund to Capital Equipment	-0-	300,000	300,000

**CITY OF PEWAUKEE
COMMON COUNCIL AGENDA ITEM 18.**

DATE: December 2, 2019

DEPARTMENT: Clerk/Treasurer

PROVIDED BY:

SUBJECT:

Discussion and Possible Action Regarding **Resolution 19-12-29** Authorizing the City Administrator to Uncommit and Reassign Funds [Klein]

BACKGROUND:

FINANCIAL IMPACT:

RECOMMENDED MOTION:

ATTACHMENTS:

Description

Resolution 19-12-29

Rotroff Email

RESOLUTION NO. 19-12-29

**A RESOLUTION AUTHORIZING
THE CITY ADMINISTRATOR TO UNCOMMIT AND REASSIGN FUNDS**

WHEREAS, the Common Council has been committed to setting aside funds yearly to properly plan so the replacement of items would not have a financial impact on the annual budget;

WHEREAS, due to accounting changes it has been determined that giving the Administrator the authority to assign funds would be sufficient;

WHEREAS, the Administrator will give a yearly report to the Common Council listing all current assignments of funds;

NOW, THEREFORE, BE IT RESOLVED, the Common Council hereby uncommits all funds, assigns the current balances and gives consent to the Administrator to assign funds as necessary.

PASSED and ADOPTED this 2nd day of December, 2019.

CITY OF PEWAUKEE

Steve Bierce, Mayor

ATTEST:

Kelly Tarczewski, Clerk/Treasurer

Sazama, Carol

From: Michael T. Rotroff <mike@rotroffjeanson.com>
Sent: Thursday, November 21, 2019 2:27 PM
To: Sazama, Carol
Subject: Commitments and Assignments

Carol

For the past many years the Common Council of the City of Pewaukee has Committed a certain amount of the City's reserves for the purpose of replacing capital equipment as it reaches the end of its useful life. Commitments, as discussed below in the Summary of GASB 54, are created through Resolutions that restrict the use of resources to their intended purpose. GASB 54 required resolutions to ensure that the Commitments were reserved until such time as the governing body changed the reservation through another resolution.

The Governmental Accounting Standards Board issued their Statement 54 in February of 2009. The objective of this Statement is to enhance the usefulness of fund balance information by providing clearer fund balance classifications that can be more consistently applied and by clarifying the existing governmental fund type definitions. This Statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds.

The Statement provides for the classifications as restricted, committed, assigned, and unassigned based on the relative strength of the constraints that control how specific amounts can be spent.

1. The restricted fund balance category includes amounts that can be spent only for the specific purposes stipulated by constitution, external resource providers, or through enabling legislation outside of the government.
2. The committed fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the government's highest level of decision-making authority.
3. Amounts in the assigned fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as restricted or committed. In governmental funds other than the general fund, assigned fund balance represents the remaining amount that is not restricted or committed.
4. Unassigned fund balance is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications.

Carol you have advised me that managing reserves through the use of commitments for 100's of assets is becoming unmanageable. I understand. Commitments are restrictive and the planning for equipment purchases is constantly changing. Items never cost what you had projected, and projects get eliminated and replaced with other projects. Because Commitments require new resolutions to change previous actions you are constantly requesting changes from the Common Council.

An option to this problem is the use of Assignments in place of Commitments. An Assignment is an intention, a goal, which can be changed at any time. The Common Council can approve assignments, but they don't have to. They can give the authority so someone else who can make the appropriate changes. For example, the Common Council can appoint the Administrator to make assignments and to present a list on the necessary amounts each year during the budget process. As circumstances change and asset needs change and the amount assigned can be redirected to the appropriate assets without the formal process of new resolutions. To keep the Common Council up to date the Administrator could provide a new listing whenever the need arises but the Common Council would not need to act on the new list unless they considered it necessary.

It is always a good time prior to the issuance of the year-end financial statements to review the assignments and make the appropriate adjustments so the reserve amounts coincide with the Common Council's goals for maintaining adequate reserves to cover future capital equipment purchases. Assignments made after the end of the fiscal year can still be presented on the previous year's financial statements. Commitments must be created by resolution before the end of the fiscal year to be reported in the fiscal year financial statements.

Overall I believe the use of Assignments might provide you with the flexibility to more easily manage the reserves for capital equipment.

Michael Rotroff, CPA, CGMA

Rotroff Jeanson, SC

Certified Public Accountants & Consultants

Voice 262.303.4701 Cell 262.366.6212 Fax 262.303.4704