

New 45 Unit ADU Rental Community

Location! Location!

- Affordable, workforce and handicap housing
- Perfect location for residential rental
- In the heart of the commercial area
- Walk to parks, trails, work and businesses
- Alleviate rental demand in other areas
- Small town feel, single family home design

Finally, a solution to Chisago City's severe shortage of affordable, workforce, handicap rental housing.



45 rental ADU (accessory dwelling units) that will serve the needs and wants of the city, renters, and businesses.

NatureViewHomes.com



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Executive Summary

Introduction

In early 2020 Nature View Homes received final plat approval for 15 single family home lots. Because of the pandemic the development has been delayed. In February 2022, Nature View Homes received an extension of the original final plat approval.

Location Overview

Nature View Homes is located in Chisago City, MN within the Chisago Lakes Area, 30 minutes from the Twin Cities. The Chisago Lakes Area is noted for seven recreational lakes with lots of trails, parks, restaurants, entertainment and shopping. The Chisago Lakes Area was a finalist for the “America’s Best Communities Award” out of 100’s of entrants across the USA.

Nature View Homes is located in the center of the commercial district with over 100 businesses within one mile. Nature View Homes residents can easily walk to city amenities, trails, parks. shopping, dining, bars and businesses.

ADU (Accessory Dwelling Unit) Designation

Because of the medium density zoning, located in the middle of a commercial district, the severe need for affordable, workforce and handicap housing and the proximity to neighborhood amenities we have made the decision to pursue ADU (accessory dwelling unit) designation for the development. The change will result in 15 single family homes each with one ADU in the lower level and one JADU (junior accessory dwelling unit) above the garage for a total of 45 rental dwelling units.

Key Points



45 Rental Dwelling Units



**Affordable, Workforce,
Handicap Housing**



To be Built 2025



High Demand - Filling Needs



**Affordable
Rental Housing**

Top 10 Reasons to Approve

Top 10 Reasons to Approve Nature View Homes Rental Proposal

1. Provides severely needed affordable workforce, handicap housing.
2. Fullfills rental needs as there are no available rentals in Chisago City.
3. Follows the development goals and objectives of the comprehensive plan
4. Follows Chisago City's vision statement "Embrace and maintain the Small-Town feel" - with single family design vs box apartment style.
5. Rental housing is close to job opportunities - over 100 businesses within one mile.
6. Within one mile of 50+ acres of vacant commercial land with 1,000+ future jobs.
7. Close to city amenities - within walking distance of trails, parks, shopping, dining, bars and more.
8. Makes no sense to have single family homes located right in the middle of the commercial district, especially with 100's of acres of single family land available.
9. Perfect location for rental dwelling units as there are no single family neighbors.
10. Affordable development and building project in order to keep rental rates lower and competitive.

100+ Businesses within One Mile

There are 50+ acres of vacant commercial land within one mile of Nature View Homes.
Workforce housing close to jobs is extremely important.

Area Map



Businesses Within One Mile

No Car Needed - Walk to Your Favorite Businesses

Restaurants & Food

Wagon Wheel
Smitty's
Scooters
Uncommon Loon
Stone Inn
The Northern
McDonalds
Winehaven
Kwik Trip
Don Julio
Subway
Viet Thai Cuisine
Casey's
Brinks
China Panda

Professional Services

Farmers Insurance
Edward Jones
Chisago Abstract
US Bank
Midwest One Bank
CopyPro
SF Insurance
Generations Real Estate
Lindgren Accounting
Frankie's Marine

Shopping

Brinks Grocery
Chisago Farmers Market
Mueller Jewelers
Family Dollar Store
Tobacco
Sven Factory Store

Public Services

Chisago City Offices
DMV Licenses
Public Library
US Post Office
Chisago Fire Dept

Hotels

AmeriVu Inn
Rodeway Inn

Schools

Trio Wolf Creek
Lakeside Elementary
Chisago Primary
Chisago Achievement

Personal Services

Chisago Nails
Anytime Fitness
Northwoods Salon
Old Towne Hair
Room For Growing
Bright Beginnings
MN School Martial Arts
Designers Salon Spa
Fantastic Sams
Rustic Roots
JA Nails
Chisago Nails

Bars and Alcohol

The Northern
Scooters
The Stone Inn
Uncommon Loon
Winehaven Winery
Don Julio's
Smitty's
Chisago Lakes Liquor
MGM

Parks and Recreation

Swedish Immigrant Trail
Paradise Park
Lahn's Landing
Russell Park
Chuckie Lundquist Park
Chisago City Dog Park
Water Tower Park
Railroad Park
Frankie's Live Bait
Captain Shawn's
Chisago Boat Launch
Chisago Sportsman's

Medical

M Health Fairview
Total Eye Care
Wagner Chiropractic
Northwoods Healing
Lakes Area Chiropractic
Randy Johnson DC
Midwest Dental
Bratteig Kindra DDS
Fairview Pharmacy

Auto Care & Gas

TGK Automotive
Chisago Garage & Tire
O'Reilly Auto Parts
Fisk Tire
Victory Oil
Happy Wheels Carwash
A! Auto Sales
Marathon Gas
Kwik trip
Casey's
All Ways Automotive

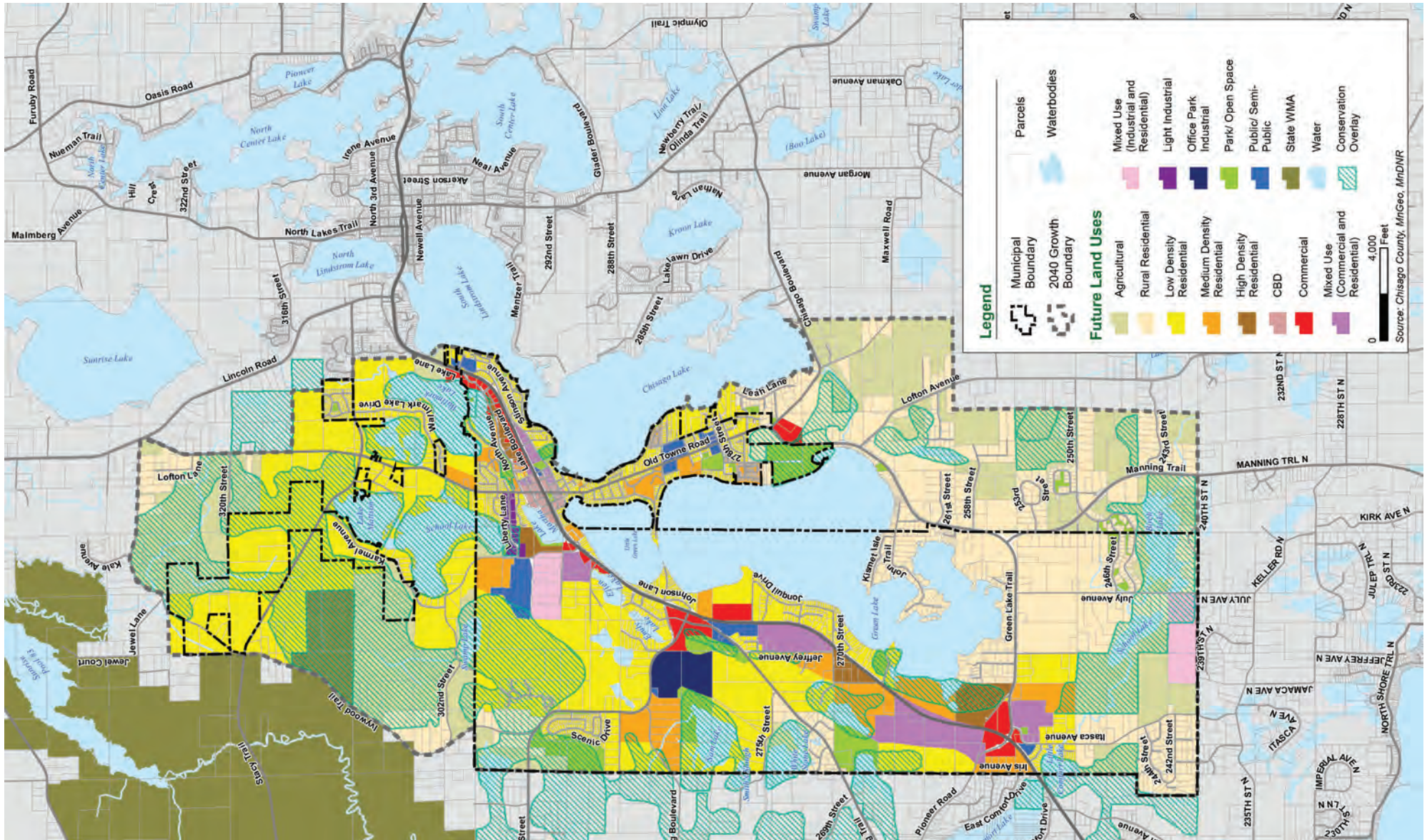
Home Services

Giese Carpet
Doug's TV & Appliance
Gregory Contracting
Lakeside Kitchens
Neighborhood Plumbing
Chisago Hardware/
Soderlunds Wood Mill
Lakeview Electric
Bergerson Sewer

100's of Acres of Vacant Single Family Land.

Rental housing should be located where there are city services, city amenities, commerce and job opportunities.

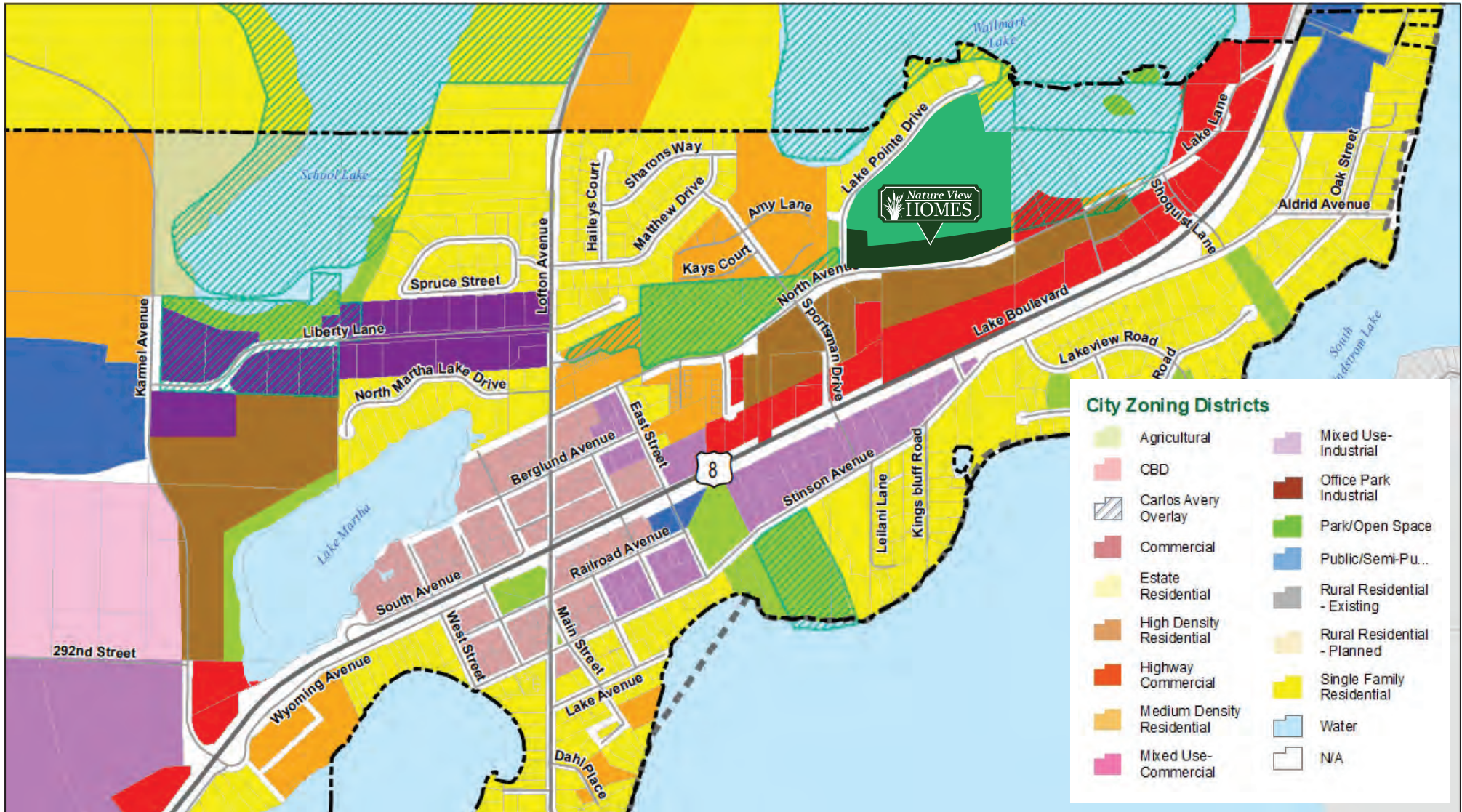
Chisago City Zoning



Mostly Commercial Zoning

Nature View Homes is surrounded by commercial property with no residential neighbors, which makes sense to have rental dwellings.

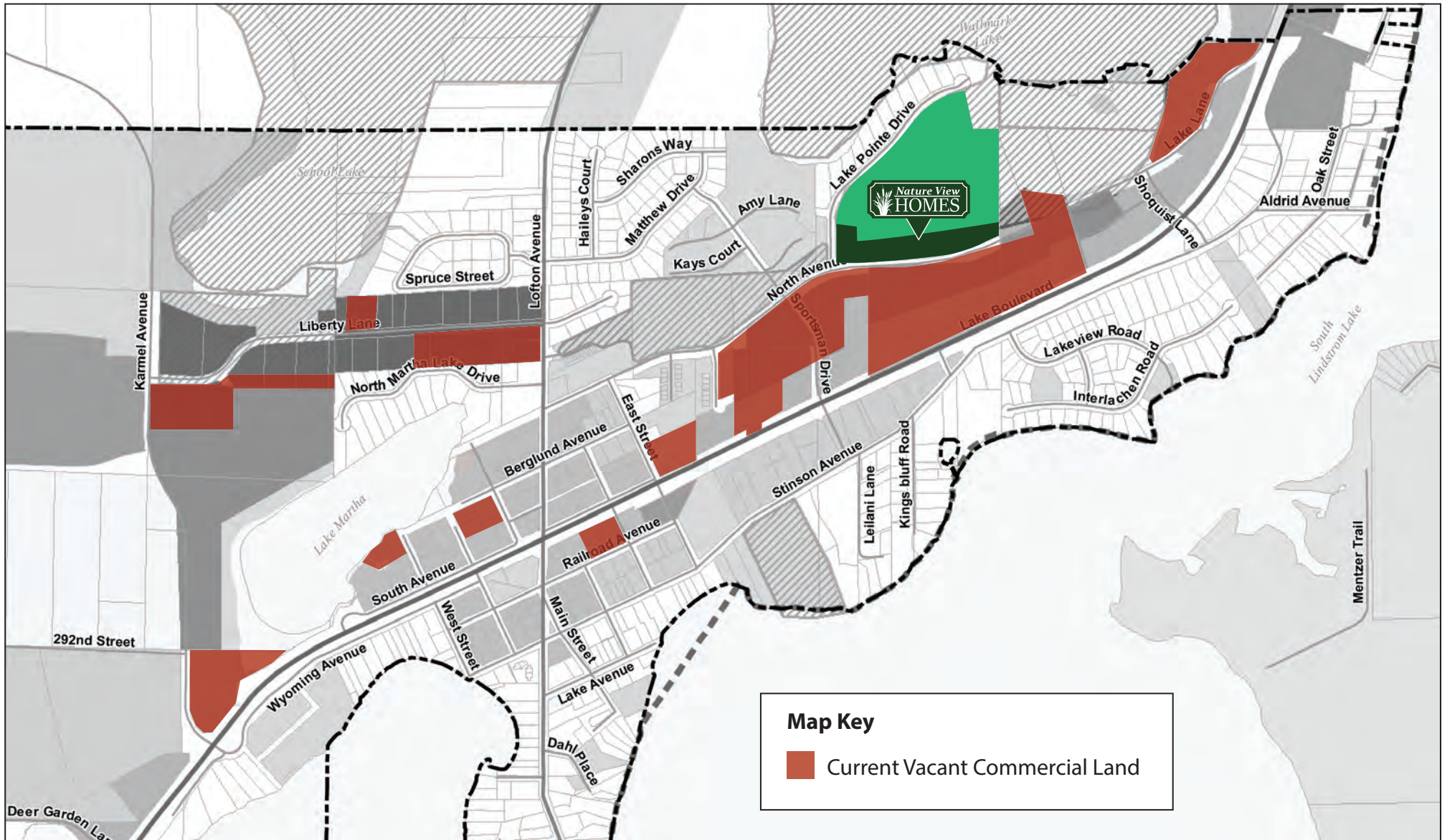
Downtown Zoning



50+ Acres of Vacant Land

1,000+ Future Jobs within One Mile

Commercial Vacant Land



Chisago City has NO Rentals Available

See below search results from 3/12/22 from Apartments.com

Rental Vacancies

Menu Español Apartments.com Sign Up / Sign In Add a Property

Chisago City, MN Price Beds Type Lifestyle Move-In Date More Sort Save

Draw Nearby

Palmdale Stacy Lindstrom Center City Shafer Chisago City Forest Lake Columbus Wyoming

North Pool Great Lake MINNESOTA WISCONSIN

No rentals currently available in Chisago City. Please check back soon.

Home / Minnesota / Chisago City / Chisago City Apartments for Rent

Apartments for Rent in Chisago City, MN

You searched for rentals in Chisago City, MN. You searched for apartments in Chisago City, MN. Let Apartments.com help you find the perfect rental near you. Apartments.com has the most extensive inventory of any apartment search site, with over one million currently available apartments for rent. You can trust Apartments.com to find your next Chisago City rental.

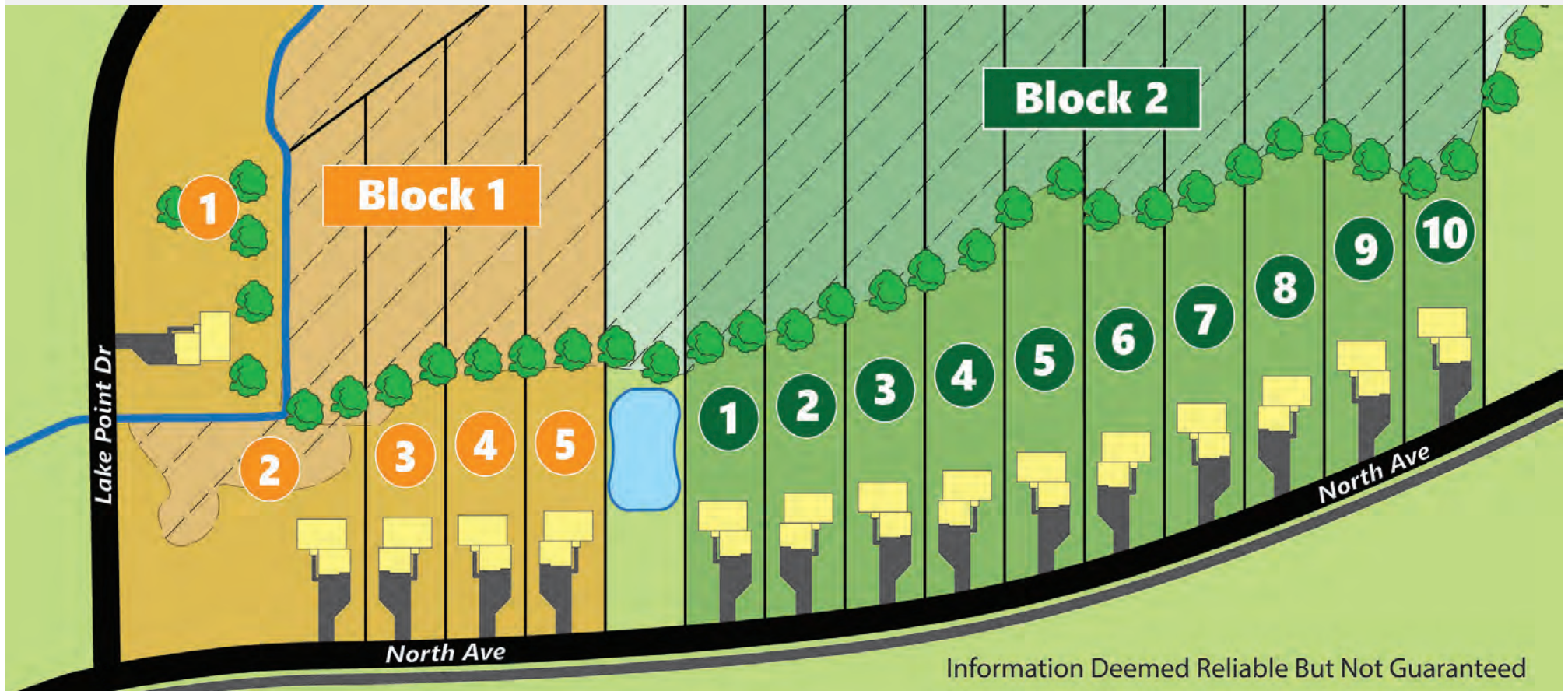
“Embrace and Maintain the Small-Town Feel”

Nature View Homes follows Chisago City’s vision statement.

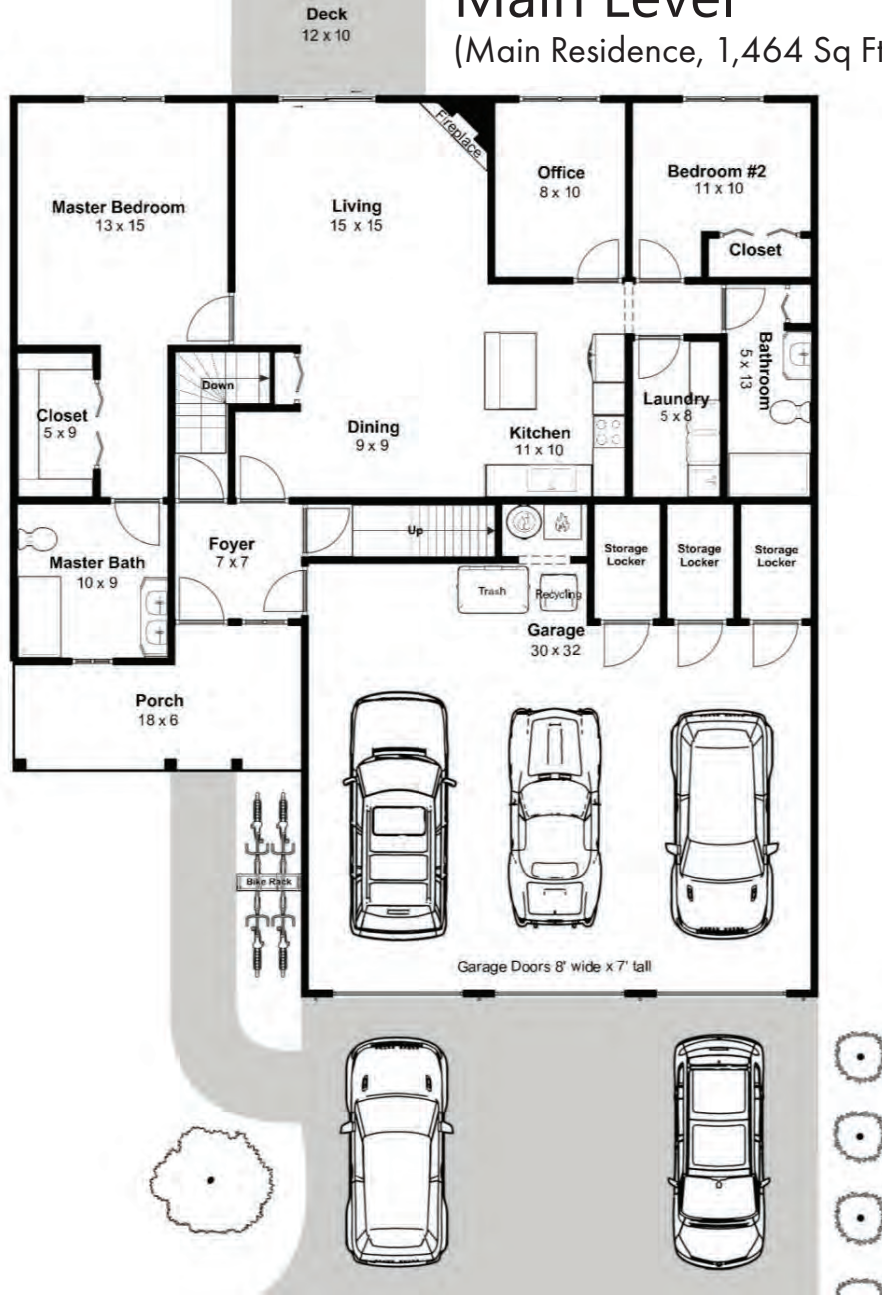
Site Plan

Site Plan

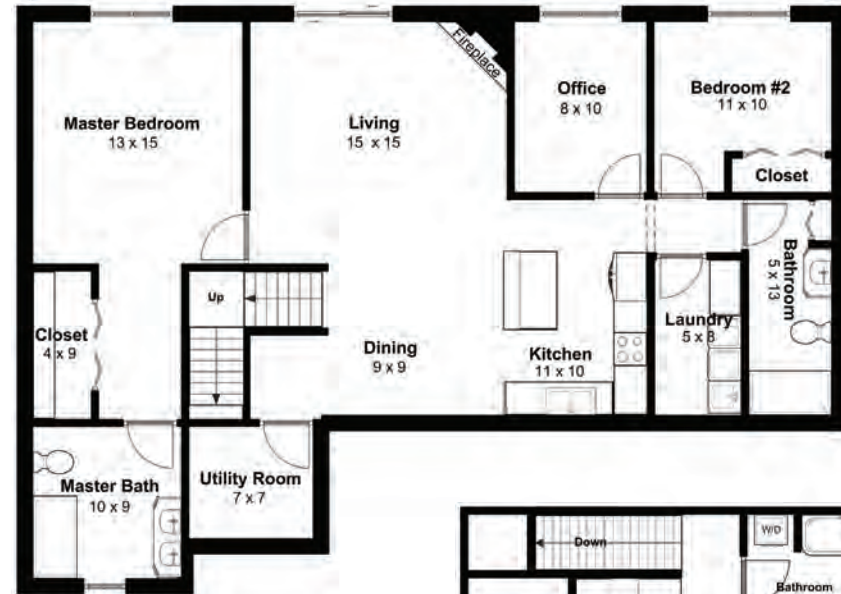
Nature View Homes has 15 individual single family lots and is located in the middle of a commercial district - perfect for multiple dwelling units. Nature View Homes follows Chisago City’s comprehensive plan vision statement: “Embrace and maintain the small-town feel” - with single family design vs box style apartment buildings.



Main Level (Main Residence, 1,464 Sq Ft)



Lower Level (Lower ADU, 1,350 Sq Ft)



Upper Level (Studio JADU, 550 Sq Ft)



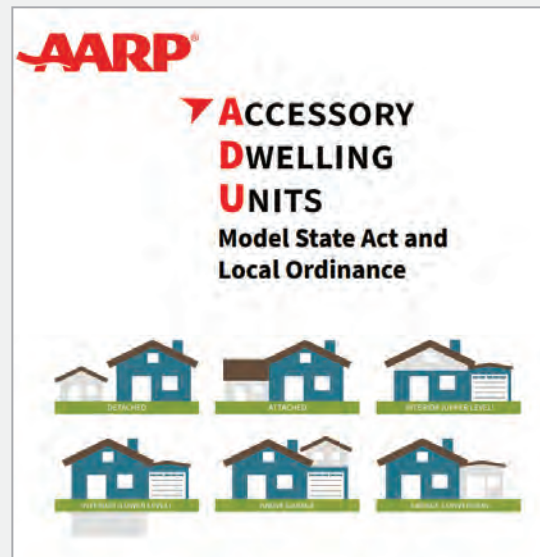
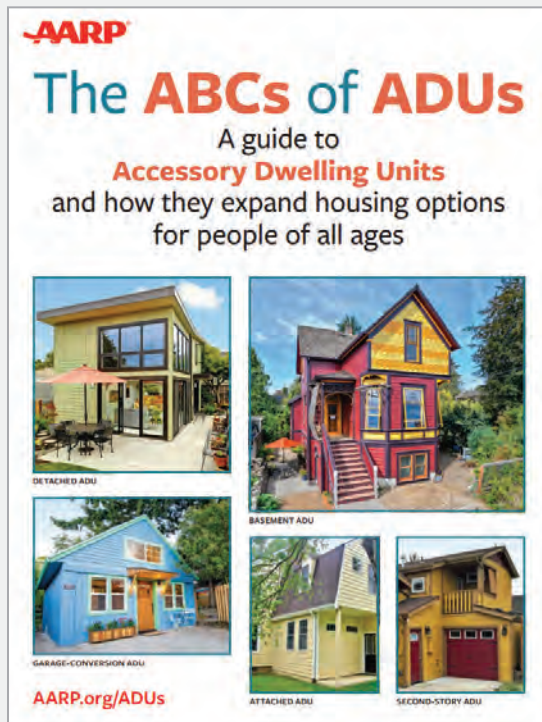
Plans subject to change. See final blueprint and specifications.

Read and learn more about ADU's and how they benefit communities.

About ADU's

About ADU's

As small houses or apartments that exist on the same property lot as a single-family residence, Accessory Dwelling Units - or ADU's - play a major role in serving a national housing need. This traditional home type is re-emerging as an affordable and flexible housing option that meets the needs of older adults and young families alike.



Download / Read
Visit ADUresearch.com

Highlights of AARP Model State Act & Local Ordinance

- Non owner occupancy - OK
- 3 dwellings per single family lot - OK
- Short term rental - OK
- Density - same as single family home
- Parking - Garage and Driveway

Proposed Process & City Requests

Proposed Process and City Requests

Below is a list of items and suggested steps for approval of rental units in Chisago City

- 1.** Chisago City has to decide if it wants rental affordable housing, workforce housing and handicap housing in the proposed location.
- 2.** Using the ADU (Accessory Dwelling Units) ordinance tool will move the project forward and be viable.
- 3.** Chisago City will need to approve Nature View Homes project by creating a special ADU district.
- 4.** Each single family home will have a main dwelling unit on the main level, an ADU (Accessory Dwelling Unit) in the lower level and a JADU (Junior Accessory Dwelling Unit) above the garage.
- 5.** Non-owner occupancy is allowed.
- 6.** No park and trail fees with TIF or Tax abatement.

