

AMENDED AGENDA FOR REGULAR MEETING OF COMMON COUNCIL

To be held on Tuesday, November 16, 2021 at 6:30 P.M. in the City Hall

Council Chambers, 30 West Central Street, Chippewa Falls, WI

The meeting may be viewed via livestream at the

www.chippewafalls-wi.gov/council livestream link.

1. **CLERK CALLS THE ROLL**

2. **APPROVAL OF MINUTES OF PREVIOUS MEETING**

(a) Approve minutes of the Regular Council Meeting of November 2, 2021.

3. **PERSONAL APPEARANCES BY CITIZENS** - No matter presented by a citizen shall be acted on at the meeting except in emergencies affecting the public health, safety or welfare.

4. **PUBLIC HEARINGS** – None

5. **COMMUNICATIONS** – None

6. **REPORTS**

(a) The Board of Public Works meeting of November 8, 2021 was cancelled due to a lack of agenda items.

(b) Consider Plan Commission minutes of November 8, 2021.

(c) Consider Business Improvement District Board minutes of November 12, 2021. (*minutes to be distributed prior to meeting*)

7. **COUNCIL COMMITTEE REPORTS** in the order in which they are named in Section 2.21 of the Municipal Code

(a) Consider Committee #1 Revenues, Disbursements, Water, and Wastewater minutes of November 11, 2021.

(b) Consider Committee #4 Recycling, Computerization, Buildings & Intergovernmental Services minutes of November 16, 2021. (*minutes to be distributed prior to meeting*)

(c) Park Board minutes of November 9, 2021.

(d) Library Board minutes of October 13, 2021.

8. **APPLICATIONS** - None

9. **PETITIONS** - None

10. **MAYOR ANNOUNCES APPOINTMENTS** - None

11. **MAYOR'S REPORT** - None

12. **REPORT OF OFFICERS** - None

13. **ORDINANCES**

(a) First Reading of **Ordinance #2021-17 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls (Lots 1-3, Block 3, Lake Wissota Business Park – 1st Addition and Lots 1-3, Block 5, Lake Wissota Business Park – 2nd Addition).

(b) First Reading of **Ordinance #2021-18 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls (Parcel No. 22908-3341-73505001, Lot 1, CSM 3505).

(c) First Reading of **Ordinance #2021-19 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls (Parcel No. 22908-02000000B located North of Outlot 1, CSM 1813 and West of Outlot 2, CSM 1813)

(d) First Reading of **Ordinance #2021-20 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls (Parcel No. 22908-3324-66430306, Lot 3, Block 6, Lake Wissota Business Park – 1st Addition).

(e) First Reading of **Ordinance #2021-21 Entitled:** An Ordinance Amending §3.12 of the Chippewa Falls Municipal Code – Refunding General Obligation Bonds. (*consider suspending the rules and proceeding immediately to vote*)

14. **RESOLUTIONS** - None

15. **OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW** - None

16. **CLAIMS**

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

17. **CLOSED SESSION** - None

18. **ADJOURNMENT**

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

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

Due to COVID-19, public attendance is at your own risk.

Please note that attachments to this agenda may not be final and are subject to change.

This agenda may be amended as it is reviewed.

CERTIFICATION OF OFFICIAL NEWSPAPER

I, hereby, certify that a copy of this notice has been posted on the bulletin board at City Hall and a copy has been given to the Chippewa Herald on November 12, 2021 at 10:40 am by BNG.

I, hereby, certify that a copy of this notice has been posted on the bulletin board at City Hall and a copy has been given to the Chippewa Herald on November 15, 2021 at 3:25 pm by BNG.

MINUTES OF THE REGULAR MEETING OF THE COMMON COUNCIL

The regular meeting of the Common Council of the City of Chippewa Falls was held on Tuesday, November 2, 2021 in the City Hall Council Chambers. Mayor Greg Hoffman called the meeting to order at 6:30 pm. The Pledge of Allegiance was recited.

CLERK CALLS THE ROLL

Council Members present: Rob Kiefer, Christopher Gilliam, Chuck Hull, Hayden Frey, Paul Nadreau, and Jason Hiess. Absent was John Monarski.

Also Present: City Attorney Robert Ferg; Finance Manager/Treasurer Lynne Bauer; Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer; City Planner/Transit Manager Brad Hentschel; Fire Chief Lee Douglas; Police Chief Matt Kelm; Library Director Joe Niese; Northern Wisconsin State Fairgrounds Executive Director Rusty Volk; City Clerk Bridget Givens; and those on the attached sign-in sheet.

APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) Motion by Kiefer/Nadreau to approve the minutes of the Regular Council Meeting of October 19, 2021. **All present voting aye, motion carried.**

PERSONAL APPEARANCES BY CITIZENS

(a) Dennis Bresina, 312 Cliff Street, appeared to express his concern with anticipated special assessments on his property.

(b) Rusty Volk, Executive Director of the Northern Wisconsin State Fairgrounds, provided a presentation relative to their Barn Replacement Project. They have raised \$2M towards their funding goal to date.

PUBLIC HEARINGS - None

COMMUNICATIONS - None

REPORTS

(a) The Board of Public Works meeting of October 25, 2021 was cancelled due to a lack of agenda items.

(b) Motion by Nadreau/Hiess to approve Item #3 of the Plan Commission minutes of October 11, 2021.

Roll Call Vote: Aye – Nadreau, Hiess, Kiefer, Gilliam, Hull, Frey. Motion carried.

COUNCIL COMMITTEE REPORTS in the order in which they are named in Section 2.21 of the Municipal Code

(a) Motion by Nadreau/Frey to approve the Committee #1 Revenues, Disbursements, Water, and Wastewater minutes of October 21, 2021. **All present voting aye, motion carried.**

(b) Motion by Hiess/Gilliam to approve the Committee #1 Revenues, Disbursements, Water, and Wastewater minutes of October 28, 2021. **Roll Call Vote: Aye – Hiess, Gilliam, Hull, Frey, Nadreau, Kiefer. Motion carried.**

(c) Motion by Hull/Hiess to approve the Joint Committee #1 Revenues, Disbursements, Water, and Wastewater and Committee #2 Labor Negotiations, Personnel, Policy, and Administration minutes of November 2, 2021. **Roll Call Vote: Aye – Hull, Hiess, Kiefer, Gilliam, Nadreau; No – Frey. Motion carried.**

(d) Motion by Kiefer/Frey to approve the Committee #3 Transportation, Construction, Public Safety and Traffic minutes of October 28, 2021. **Roll Call Vote: Aye – Kiefer, Frey, Nadreau, Hiess, Gilliam, Hull. Motion carried.**

APPLICATIONS

(a) Alexander King, 1103 North Street, appeared to appeal the recommended denial of his Operator (Bartender) License Application. **Motion by Kiefer/Hull** to overturn the denial and approve an Operator (Bartender) License for Alexander King. **Roll Call Vote: Aye – Kiefer, Hull, Nadreau, Hiess; No – Gilliam, Frey. Motion carried.**

(b) Motion by Kiefer/Hiess to approve the Street Use Permit Application from Chippewa Falls Main Street for Horse Drawn Wagon rides to be held on December 7-9, 14-16, and 20-23 utilizing the parking lot at 514 N Bridge Street through downtown to Irvine Park and back. **All present voting aye, motion carried.**

APPLICATIONS (continued)

(c) Motion by Hull/Nadreau to approve the Street Use Permit Application from the Indianhead Track Club for the Frigid 8 and Thermal 3 Run/Walk to be held on December 4, 2021 utilizing various City Streets. **All present voting aye, motion carried.**

PETITIONS - None

MAYOR ANNOUNCES APPOINTMENTS - None

MAYOR’S REPORT - None

REPORT OF OFFICERS - None

ORDINANCES - None

RESOLUTIONS

(a) Motion by Hiess/Nadreau to approve **Resolution #2021-42 Entitled:** Resolution Approving a Certified Survey Map (parcel located south and east of Chippewa Crossing Blvd, north of Business Hwy 29 and west of STH 178 – Chippewa Crossing Partners, LLC). **Roll Call Vote: Aye – Hiess, Nadreau, Kiefer, Gilliam, Hull, Frey. Motion carried.**

OTHER NEW/UNFINISHED BUSINESS - None

CLAIMS

(a) Motion by Kiefer/Frey to approve the claims as recommended by the Claims Committee.

City General Claims:	\$222,999.73
Authorized/Handwritten Claims:	\$7,599.00
Department of Public Utilities:	<u>\$41,379.71</u>
Total of Claims Presented	<u>\$271,978.44</u>

Roll Call Vote: Aye – Kiefer, Frey, Nadreau, Hiess, Gilliam, Hull. Motion carried.

CLOSED SESSION

(a) Motion by Gilliam/Hiess to go into Closed Session under Wis. Stats. Sec. 19.85(1)(e) for “deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a Closed Session” to discuss and consider the following:

Potential infrastructure improvement investments along Chippewa Crossing Boulevard and all matters relative to a potential Development Agreement; and

(b) Closed Session under Wis. Stats. Sec. 19.85 (1)(g) for “conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved” to discuss and consider the following:

EOG Resources, Inc. Case No. 2021CV000197; and to include the Mayor, Council, Ferg, Bauer, Givens, Rubenzer, Hentschel, and Douglas; may return to Open Session for possible action on Closed Session items.

Roll Call Vote: Aye – Gilliam, Hiess, Kiefer, Hull, Frey, Nadreau. Motion carried.

The Council discussed Items (a) and (b) above.

Motion by Gilliam/Hiess to return to Open Session. **All present voting aye, motion carried.**

ADJOURNMENT

Motion by Hiess/Kiefer to adjourn at 8:14 pm. All present voting aye, motion carried.

Submitted by:
Bridget Givens, City Clerk

CITY COUNCIL ATTENDANCE SHEET - November 2, 2021

NAME	ADDRESS
Alexander J King	1103 North Street Chippewa Falls 54729 WZ
Leslie G. Larsen	525 East Park Ave. Apt 7 Chippewa Falls.
Dennis ROBERTSON	318 WILF ST
Puoty Volk	1676 120th St Chipp Falls

**MINUTES OF THE PLANCOMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, NOVEMBER 8, 2021-6:30 PM**

The Plan Commission met in City Hall on Monday, November 8, 2021 at 6:30P.M. Present were Commissioners Greg Misfeldt, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Jason Hiess (came during item #5), Secretary Rick Rubenzer and Vice-Chairperson Tom Hubbard. Absent were Mayor Greg Hoffman and Commissioners Dave Cihasky and Dennis Doughty. Also attending were Chippewa County Planning and Zoning Director Doug Clary, City Inspector Paul Lasiewicz and City Planner Brad Hentschel.

1. **Motion** by Smith, seconded by Misfeldt to approve the minutes of the October 11, 2021 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered the attached petition from Rooney Properties for former USH #53 right-of-way parcels. Director of Public Works Rubenzer noted that the attached petition incorrectly lists the Town of Tilden instead of the Town of Wheaton as the location of the former right-of-way parcel. In addition, Bridgewater right-of-way parcels are included on the petition that are already in the City of Chippewa Falls so the acreage, property-parcel description and annexation map need to be corrected. The commissioners discussed and came to a consensus that the petition should be corrected before it is forwarded to the Council for action.
Motion by Misfeldt, seconded by Smith to take no action on the attached petition from Rooney Properties for former USH #53 right-of-way parcels until a corrected petition is presented to the Plan Commission for recommendation to the Common Council. **All present voting aye. Motion carried.**

3. Chippewa County Planning and Zoning Director Doug Clary appeared to support the attached petition from Chippewa County to rezone Lots 1-3, Block 3, Lake Wissota Business Park – 1st Addition, Parcels #22908-3324-66430301, #22908-3324-66430302 and #22908-3324-66430303 and Lots 1-3, Block 5, Lake Wissota Business Park – 2nd Addition, Parcels #22908-3324-66490501, #22908-3324-66490502 and #22908-3324-66490503 from O-2 Office and Institutional District to I-2 Light Industrial District. City Inspector Lasiewicz stated that a six lot combination of I-2 Light Industrial along CTH I would allow very different uses than the existing O-2 Office and Institutional. He surmised that the original O-2 zoning was meant for support businesses across CTH I and created a buffer between the existing medical facilities and hospital and the industrial zoning district to the North. City Planner Hentschel stated that if rezoned, the aesthetic appeal and feel of the existing corridor would be quite different because of the wide variance of permitted uses between the O-2 and I-2 districts. He continued that typical Industrial zoning uses were warehousing, manufacturing and assembly where Office zoning uses were medical office, bank and other typical uses. When asked, Director Clary said there wasn't presently an end user for the six lot combination but that if combined, he surmised that the larger lot would be more marketable. Discussion continued about marketability of one 15 acre lot verses six 2.5 acre lots. Many commissioners had the same concerns as Inspector Lasiewicz and Planner Hentschel but since the rezoning is entirely a Council decision;
Motion by Misfeldt, seconded by Varga to recommend the Common Council schedule a public hearing to consider a petition from Chippewa County to rezone Lots 1-3, Block 3, Lake Wissota Business Park – 1st Addition, Parcels #22908-3324-66430301, #22908-3324-66430302 and #22908-3324-66430303 and Lots 1-3, Block 5, Lake Wissota Business Park – 2nd Addition, Parcels #22908-3324-66490501, #22908-3324-66490502 and #22908-3324-66490503

from O-2 Office and Institutional District to I-2 Light Industrial District. Said public hearing to be scheduled contingent on:

- 1) Proper notification of adjacent property owners and advertising in the Chippewa Herald.
- 2) Receipt of all rezoning advertising and administration fees.

All present voting aye. Motion carried.

4. Chippewa County Planning and Zoning Director Doug Clary appeared to support the attached request from Chippewa County to combine Lots 1-3, Block 3 of Lake Wissota Business Park – 1st Addition and Lots 1-3, Block 5 of Lake Wissota Business Park – 2nd Addition into one lot. The Plan Commission discussed this request with reference to the rezoning request of the previous agenda item. Director Clary indicated that if the six lots were not rezoned to I-2 Light Industrial Zoning District, then Chippewa County would withdraw the request to combine six lots into one.

Motion by Rubenzer, seconded by Tzanakis to recommend the Common Council approve the attached request from Chippewa County to combine Lots 1-3, Block 3 of Lake Wissota Business Park – 1st Addition and Lots 1-3, Block 5 of Lake Wissota Business Park – 2nd Addition into one lot contingent on:

- 1) Submission and approval of any necessary stormwater management plan.
- 2) Receipt of certified survey map review fees.
- 3) Council approval of the rezoning of the said six lots from O-2 Office and Institutional to I-2 Light Industrial.

All present voting aye. Motion carried.

5. Chippewa County Planning and Zoning Director Doug Clary appeared to support the attached petition from Chippewa County to rezone Lot 1 of Certified Survey Map 3505, Parcel #22908-3341-73505001 from P-1 Public and Institutional District to C-2 General Commercial District. The Plan Commission discussed the request and Planner Hentschel indicated that the had no concerns with the request.

Motion by Misfeldt, seconded by Varga to recommend the Common Council schedule a public hearing to consider a petition from Chippewa County to rezone Lot 1 of Certified Survey Map 3505, Parcel #22908-3341-73505001 from P-1 Public and Institutional District to C-2 General Commercial District. Said public hearing to be scheduled contingent on:

- 1) Proper notification of adjacent property owners and advertising in the Chippewa Herald.
- 2) Receipt of all rezoning advertising and administration fees.

All present voting aye. Motion carried.

6. Chippewa County Planning and Zoning Director Doug Clary appeared to support the attached petition from Chippewa County to rezone Parcel #22908-3342-02000000B located north of Outlot 1, CSM 1813 and west of Outlot 2, CSM 1813, from A-1 Agricultural District to O-2 Office and Institutional District. After a brief discussion;

Motion by Smith, seconded by Tzanakis to recommend the Common Council schedule a public hearing to consider a petition from Chippewa County to rezone Parcel #22908-3342-02000000B located north of Outlot 1, CSM 1813 and west of Outlot 2, CSM 1813, from A-1 Agricultural District to O-2 Office and Institutional District. Said public hearing to be scheduled contingent on:

- 1) Proper notification of adjacent property owners and advertising in the Chippewa Herald.
- 2) Receipt of all rezoning advertising and administration fees.

All present voting aye. Motion carried.

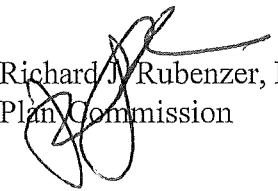
7. Chippewa County Planning and Zoning Director Doug Clary appeared to support the attached petition from Chippewa County to rezone Lot 3, Block 6 of Lake Wissota Business Park – 1st Addition, Parcel #22908-3324-66430306 from O-2 Office and Institutional District to C-2 General Commercial.

Motion by Arneberg, seconded by Rubenzer to recommend the Common Council schedule a public hearing to consider a petition from Chippewa County to rezone Lot 3, Block 6 of Lake Wissota Business Park – 1st Addition, Parcel #22908-3324-66430306 from O-2 Office and Institutional District to C-2 General Commercial. Said public hearing to be scheduled contingent on:

- 1) Proper notification of adjacent property owners and advertising in the Chippewa Herald.
- 2) Receipt of all rezoning advertising and administration fees.

All present voting aye. Motion carried.

8. **Motion** by Varga, seconded by Misfeldt to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:38 P.M.


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

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, OCTOBER 11, 2021-6:30 PM**

The Plan Commission met in City Hall on Monday, October 11, 2021 at 6:30P.M. Present were Commissioners Greg Misfeldt, Mike Tzanakis, Dan Varga, Jerry Smith, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dave Cihasky, Dennis Doughty, Beth Arneberg and Alderperson Jason Hiess. Also attending were City Planner Brad Hentschel and Brian Nodolf representing Mason Companies.

1. **Motion** by Varga, seconded by Misfeldt to approve the minutes of the September 13, 2021 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered the attached Certified Survey Map of a 44.47 acre parcel located at the Northeast corner of Commerce Parkway and Lakeview Drive in the Lake Wissota Business Park, submitted on behalf of Mason Companies by Professional Land Surveyor Neil Bowe of CBS Squared Inc. Director of Public Works Rubenzer noted that County Surveyor Samuel Wenz had provided further review/revision comments which Professional Land Surveyor Bowe had then incorporated into the two pages of the Certified Survey Map.
Motion by Hubbard, seconded by Varga to recommend the Common Council approve the attached Certified Survey Map of a 44.47 acre parcel located at the Northeast corner of Commerce Parkway and Lakeview Drive in the Lake Wissota Business Park, submitted on behalf of Mason Companies by Professional Land Surveyor Neil Bowe of CBS Squared Inc. Approval of said Certified Survey Map contingent on;
 - 1) receipt of all agenda and review fees.
 - 2) receipt and approval of any necessary stormwater management plan.
 - 3) Mason Companies recording of the Certified Survey Map and providing the City of Chippewa Falls Engineering Department with a copy of the recorded Certified Survey Map and all associated easements and deeds.**All present voting aye. Motion carried.**

3. The Plan Commission considered the attached Certified Survey Map of a four lot, 59.1 acre parcel located south and east of Chippewa Crossing Boulevard, north of Business Hwy #29 and west of STH #178 submitted on behalf of Chippewa Crossing Partners, LLC by Professional Land Surveyor Eric Sturm. Director of Public Works Rubenzer noted that Chippewa County Surveyor Samuel Wenz had been solicited for review comments. The Plan Commission discussed possible uses for the property. City Planner Hentschel said potential uses would be consistent with the commercial zoning of the parcel.
Motion by Tzanakis, seconded by Hubbard to recommend the Common Council approve the attached Certified Survey Map of a four lot, 59.1 acre parcel located south and east of Chippewa Crossing Boulevard, north of Business Hwy #29 and west of STH #178 submitted on behalf of Chippewa Crossing Partners LLC by Professional Land Surveyor Eric Sturm.

Said approval contingent on;

- 1) incorporating any review comments by Chippewa County Surveyor Samuel Wenz into the Certified Survey Map.
- 2) receipt of any agenda and review fees.
- 3) Chippewa Crossing Partners LLC recording of the approved Certified Survey Map and providing the City of Chippewa Falls Engineering Department with a copy of the recorded Certified Survey Map and any associated deed or easements.
- 4) submission, receipt and approval of any necessary stormwater management plan.

All present voting aye. Motion carried.

4. **Motion** by Smith, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:43 P.M.

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



Request for Annexation Review

Wisconsin Department of Administration

WI Dept. of Administration
Municipal Boundary Review
PO Box 1645, Madison WI 53701
608-264-6102 Fax: 608-264-6104
wimunicipalboundaryreview@wi.gov
<http://doa.wi.gov/municipalboundaryreview>

Petitioner Information

Office use only:

Name: PARK WEST TOWNHOMES LLC / JIM ROONEY

Address: 13167 COUNTY HWY OO

CHIPPEWA FALLS WI 54729

Email: JIM ROONEY

<JIMR@ROONEYPROPERTIESWI.COM>

1. Town where property is located: TILDEN

2. Petitioned City or Village: CITY OF CHIPPEWA FALLS

3. County where property is located: CHIPPEWA

4. Population of the territory to be annexed: 0

5. Area (in acres) of the territory to be annexed: 5.13

6. Tax parcel number(s) of territory to be annexed
(if the territory is part or all of an existing parcel): NON

Petitioners phone:

715-577-4412

Town clerk's phone:

715-288-6453

City/Village clerk's phone:

715-726-2719

Contact Information if different than petitioner:

Representative's Name and Address:

Surveyor or Engineering Firm's Name & Address:
PETER J GARTMANN / REAL LAND SURVEYING LLC

1360 INTERNATIONAL DR

EAU CLAIRE WI 54701

Phone:

Phone: 715-514-4116

E-mail:

E-mail: PGARTMANN@RLSWI.COM

Required Items to be provided with submission (to be completed by petitioner):

- Legal Description meeting the requirements of s.66.0217 (1) (c) [see attached annexation guide]
- Map meeting the requirements of s. 66.0217 (1) (g) [see attached annexation guide]
- Signed Petition or Notice of Intent to Circulate is included
- Indicate Statutory annexation method used:
 - Unanimous per s. 66.0217 (2), or
 - OR
 - Direct by one-half approval per s. 66.0217 (3)
- Check or money order covering review fee [see next page for fee calculation]

ANNEXATION SUBMITTAL GUIDE

s. 66.0217 (5) THE PETITION

- State the purpose of the petition:
- Direct annexation by unanimous approval; OR
 - Direct annexation by one-half approval; OR
 - Annexation by referendum.
- Petition must be signed by:
- All owners and electors, if by unanimous approval.
 - See 66.0217 (3) (a), if by one-half approval.
 - See 66.0217 (3) (b), if by referendum.
- State the population of the land to be annexed.

[It is beneficial to include Parcel ID or Tax numbers, the parcel area, and identify the annexee (Town) and annexor (Village or City) in the petition.]

s. 66.0217 (1) (c) THE DESCRIPTION

The annexation petition must include a legal description of the land to be annexed. The land must be described by reference to the government lot, private claim, quarter-section, section, town and range in which the land lies. The land must be further described by metes and bounds commencing from a monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the land lies; OR

If the land is wholly and entirely within a lot or lots, or all of a block or blocks of a recorded subdivision plat or certified survey map, it must be described by reference to the lot (s) and/or block (s) therein, along with the name of the plat or the number, volume, page, and County of the certified survey map.

The land may NOT be described only by:

- Aliquot part;
- Reference to any other document (plat of survey, deed, etc.);
- Exception or Inclusion;
- Parcel ID or tax number.

s. 66.0217 (1) (g) THE MAP

The map shall be an *accurate reflection* of the legal description of the parcel being annexed. As such, it must show:

- A tie line from the parcel to the monumented corner of the section or quarter-section, or the monumented end of a private claim or federal reservation, in which the parcel lies. The corner and monument must be identified.
- Bearings and distances along all parcel boundaries as described.
- All adjoining as referenced in the description.

The map must include a graphic scale.

The map must show and identify the existing municipal boundary, in relation to the parcel being annexed.

[It is beneficial to include a North arrow, and identify adjacent streets and parcels on the map.]

s. 66.0217 FILING

The petition must be filed with the Clerk of the annexing City or Village and with the Clerk of the Town in which the land is located.

If the annexation is by one-half approval, or by referendum, the petitioner must post notice of the proposed annexation as required by s. 66.0217 (4). *AAA*

If the lands being annexed are within a County of 50,000 or greater population, the petition must also be filed with the Department of Administration for review

[Note that no municipality within a County of 50,000 or greater population may enact an annexation ordinance prior to receiving a review determination from the Department of Administration.]

Petition for Direct Annexation

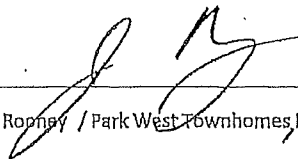
Pursuant to Section 66.0217(2) WIS. STATS.

We, the undersigned, consulting all of the electors and all of the owners of the real property in the following territory of the Town of Tilden, Chippewa County, Wisconsin, lying contiguous to the City of Chippewa Falls, petition the City of Chippewa Falls to annex the territory described in EXHIBIT A and show on scaled map in EXHIBIT B to the City of Chippewa Falls, Chippewa County, Wisconsin.

Legal Description of the proposed territory to be annexed is attached (Exhibit A). Scaled map of proposed territory to be annexed is attached (Exhibit B) parcel # None / Excess Right of way.

The current population of such territory is 0.

We, undersigned, elected that this annexation shall take effect to the full extent consistent with outstanding priorities of other annexation, incorporation or consolidation proceedings, if any.



Jim Rooney / Park West Townhomes, LLC

10-11-21

Dated

EXHIBIT "A"

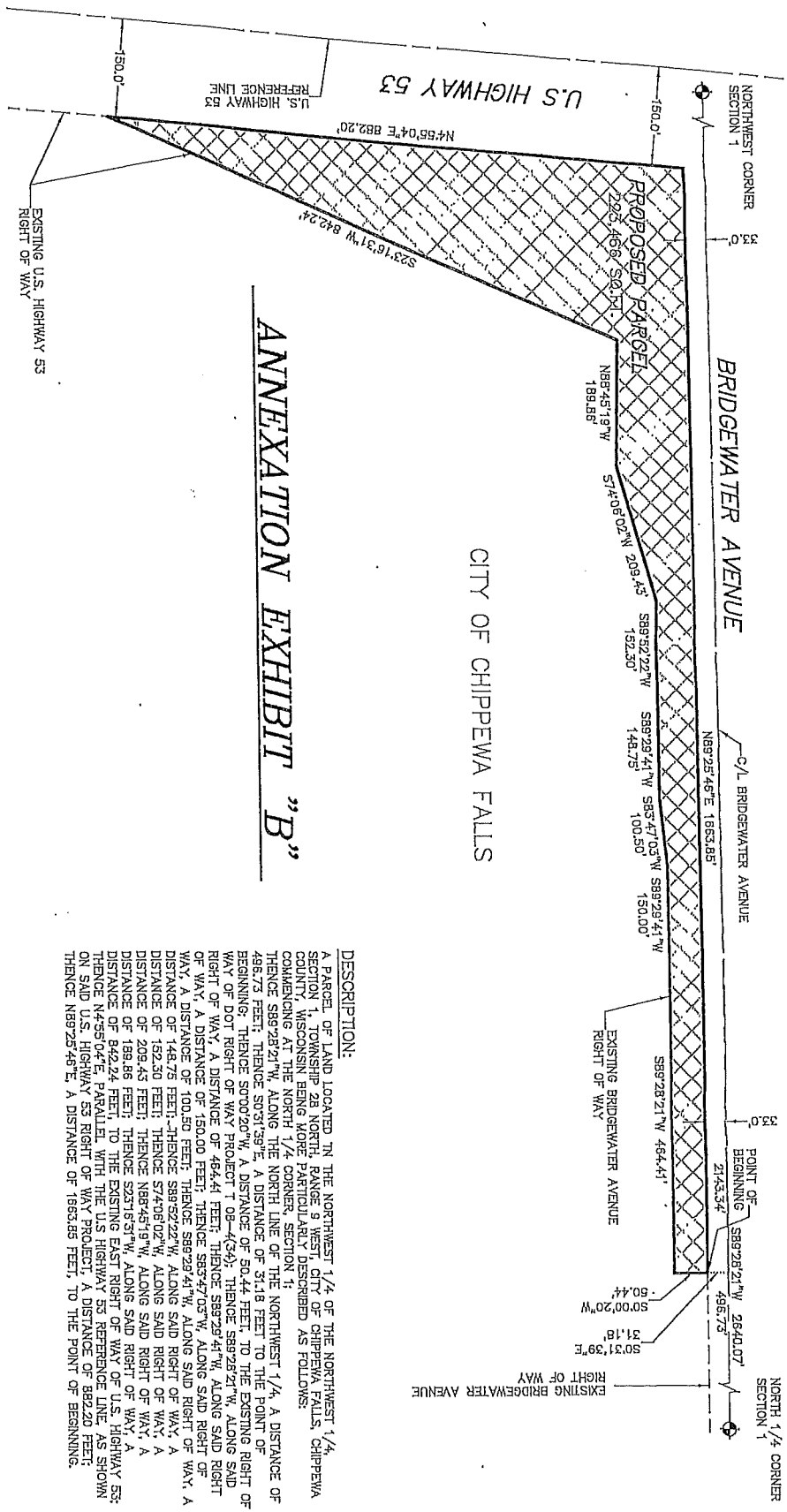
A PARCEL OF LAND LOCATED TN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 1, TOWNSHIP 28 NORTH, RANGE 9 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER, SECTION 1;

THENCE S89°28'21"W, ALONG THE NORTH LINE OF THE NORTHWEST 1/4, A DISTANCE OF 496.73 FEET; THENCE S0°31'39"E, A DISTANCE OF 31.18 FEET TO THE POINT OF BEGINNING; THENCE S0°00'20"W, A DISTANCE OF 50.44 FEET, TO THE EXISTING RIGHT OF WAY OF DOT RIGHT OF WAY PROJECT T 08-4(34); THENCE S89°28'21"W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 464.41 FEET; THENCE S89°29'41"W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 150.00 FEET; THENCE S83°47'03"W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 100.50 FEET; THENCE S89°29'41"W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 148.75 FEET; THENCE S89°52'22"W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 152.30 FEET; THENCE S74°06'02"W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 209.43 FEET; THENCE N88°45'19"W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 189.86 FEET; THENCE S23°16'31"W, ALONG SAID RIGHT OF WAY, A DISTANCE OF 842.24 FEET, TO THE EXISTING EAST RIGHT OF WAY OF U.S. HIGHWAY 53; THENCE N4°55'04"E, PARALLEL WITH THE U.S HIGHWAY 53 REFERENCE LINE, AS SHOWN ON SAID U.S. HIGHWAY RIGHT OF WAY PROJECT, A DISTANCE OF 882.20 FEET; THENCE N89°25'46"E, A DISTANCE OF 1663.85 FEET, TO THE POINT OF BEGINNING.



BEARINGS REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4, SECTION 1 ASSUMED BEARINGS OF S89°28'21"W.

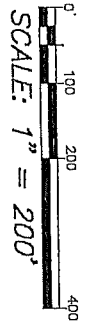


ANNEXATION EXHIBIT "B"

CITY OF CHIPPEWA FALLS

DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 1, TOWNSHIP 28 NORTH, RANGE 9 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER, SECTION 1; THENCE S89°28'21"W, ALONG THE NORTH LINE OF THE NORTHWEST 1/4, A DISTANCE OF 496.73 FEET; THENCE S07°39'E, A DISTANCE OF 50.44 FEET, TO THE POINT OF BEGINNING; THENCE S07°39'E, A DISTANCE OF 50.44 FEET, ALONG S&D RIGHT OF WAY OF DOT RIGHT OF WAY PROJECT T 08-(34); THENCE S89°28'21"W, ALONG S&D RIGHT OF WAY, A DISTANCE OF 150.00 FEET; THENCE S89°28'21"W, ALONG S&D RIGHT OF WAY, A DISTANCE OF 100.50 FEET; THENCE S89°28'21"W, ALONG S&D RIGHT OF WAY, A DISTANCE OF 148.75 FEET; THENCE S89°28'21"W, ALONG S&D RIGHT OF WAY, A DISTANCE OF 152.50 FEET; THENCE S89°28'21"W, ALONG S&D RIGHT OF WAY, A DISTANCE OF 189.86 FEET; THENCE S23°16'31"W, ALONG S&D RIGHT OF WAY, A DISTANCE OF 842.24 FEET, TO THE EXISTING EAST RIGHT OF WAY OF U.S. HIGHWAY 53; THENCE N4°59'04"E, PARALLEL WITH THE U.S. HIGHWAY 53 REFERENCE LINE, AS SHOWN ON S&D U.S. HIGHWAY 53 RIGHT OF WAY PROJECT, A DISTANCE OF 882.20 FEET; THENCE N89°25'48"E, A DISTANCE OF 1663.86 FEET, TO THE POINT OF BEGINNING.



SCALE: 1" = 200'

CADD NUMBER: 21008 R-W EXHIBIT A

PREPARED BY:
REAL LAND SURVEYING
1380 INTERNATIONAL DRIVE
SUITE 2
EAU CLAIRE, WI 54701
(715)514-4118

Date Filed: _____

Fee Paid: _____ Date: _____ TR#: _____

Fee Paid: _____ Date: _____ TR#: _____

PETITION FOR REZONING

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Common Council of the City of Chippewa Falls, WI, for rezoning authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: All Parcels are Vacant

Lot: <u>1</u>	Block: <u>3</u>	Subdivision: <u>Lake Wissota Business Park – 1st Addition</u>	Parcel #: <u>22908-3324-66430301</u>
Lot: <u>2</u>	Block: <u>3</u>	Subdivision: <u>Lake Wissota Business Park – 1st Addition</u>	Parcel #: <u>22908-3324-66430302</u>
Lot: <u>3</u>	Block: <u>3</u>	Subdivision: <u>Lake Wissota Business Park – 1st Addition</u>	Parcel #: <u>22908-3324-66430303</u>
Lot: <u>1</u>	Block: <u>5</u>	Subdivision: <u>Lake Wissota Business Park – 2nd Addition</u>	Parcel #: <u>22908-3324-66490501</u>
Lot: <u>2</u>	Block: <u>5</u>	Subdivision: <u>Lake Wissota Business Park – 2nd Addition</u>	Parcel #: <u>22908-3324-66490502</u>
Lot: <u>3</u>	Block: <u>5</u>	Subdivision: <u>Lake Wissota Business Park – 2nd Addition</u>	Parcel #: <u>22908-3324-66490503</u>

Legal Description: See Above.

Present Zoning Classification of Property: All parcels are Zoned Office & Institutional (O-2)

Zoning Classification Requested: Light Industrial (I-2)

Lot Number of Any Real Estate Owned By the Petitioner Adjacent to the Area Proposed to be Changed:

Lot: <u>1</u>	Block: <u>10</u>	Subdivision: <u>Lake Wissota Business Park – 2nd Addition</u>	Parcel #: <u>22908-3323-66491001</u>
Lot: <u>6</u>	Block: <u>10</u>	Subdivision: <u>Lake Wissota Business Park – 2nd Addition</u>	Parcel #: <u>22908-3323-66491006</u>
Lot: <u>3</u>	Block: <u>9</u>	Subdivision: <u>Lake Wissota Business Park – 2nd Addition</u>	Parcel #: <u>22908-3324-66490903</u>
Lot: <u>2</u>	Block: <u>9</u>	Subdivision: <u>Lake Wissota Business Park – 2nd Addition</u>	Parcel #: <u>22908-3313-66490902</u>
Lot: <u>4</u>	Block: <u>3</u>	Subdivision: <u>Lake Wissota Business Park – 1st Addition</u>	Parcel #: <u>22908-3313-66430304</u>

Existing Use of All Buildings on Such Land(s): These parcels are vacant.

Principal Use of All Properties Within 300 Feet of Such Land(s):

1. North and Northeast – Chippewa River Industries, 1000 & 1005 Lake Wissota Drive, Chippewa Falls, Wisconsin 54729
2. South & Southeast – A variety of medical facilities such as eye clinics, day clinics, hospitals, assisted living quarter's dentistry and sports orthopedics. There is an independent office and professional building as well.

Purpose for Which Such Property is to be Used: Chippewa County would like to combine the six (6) parcels into one via a Certified Survey Map (See Attachment "A"). The larger parcel size of approximately 15.70 +/- acres would be better suited

for industrial development similar in nature to the current development north of CTH I and within the Lake Wissota Business Park (LWBP). While we do not have prospects, the overall development would be in compliance with the Light Industrial (I-2) zoning district, if approved, and in compliance with the Lake Wissota Business Park (LWBP) Restrictive Covenants.

Recite any Facts Indicating that the Proposed Change will not be Detrimental to the General Public's Interest and the Purposes of this Chapter: Chippewa County has coordinated the development of lands within the LWBP with the City of Chippewa Falls with great success. We feel that the development of this land, within the limits of the applicable ordinance, will be beneficial to the City of Chippewa Falls and Chippewa County and would be within the purposes as defined in section 17.01 of the City's Zoning Ordinance

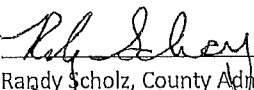
Attach a Plot Plan or Survey Plat, Drawn to Scale, showing the Property to be Rezoned, Location of Structures and Property Lines within 300 Feet of the Property to be Altered. See Attachment "A".

Add any Further Information Requested on the Petition or which may be Required by the Common Council to Facilitate the Making of a Comprehensive Report to the Council: None at the time of application.

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

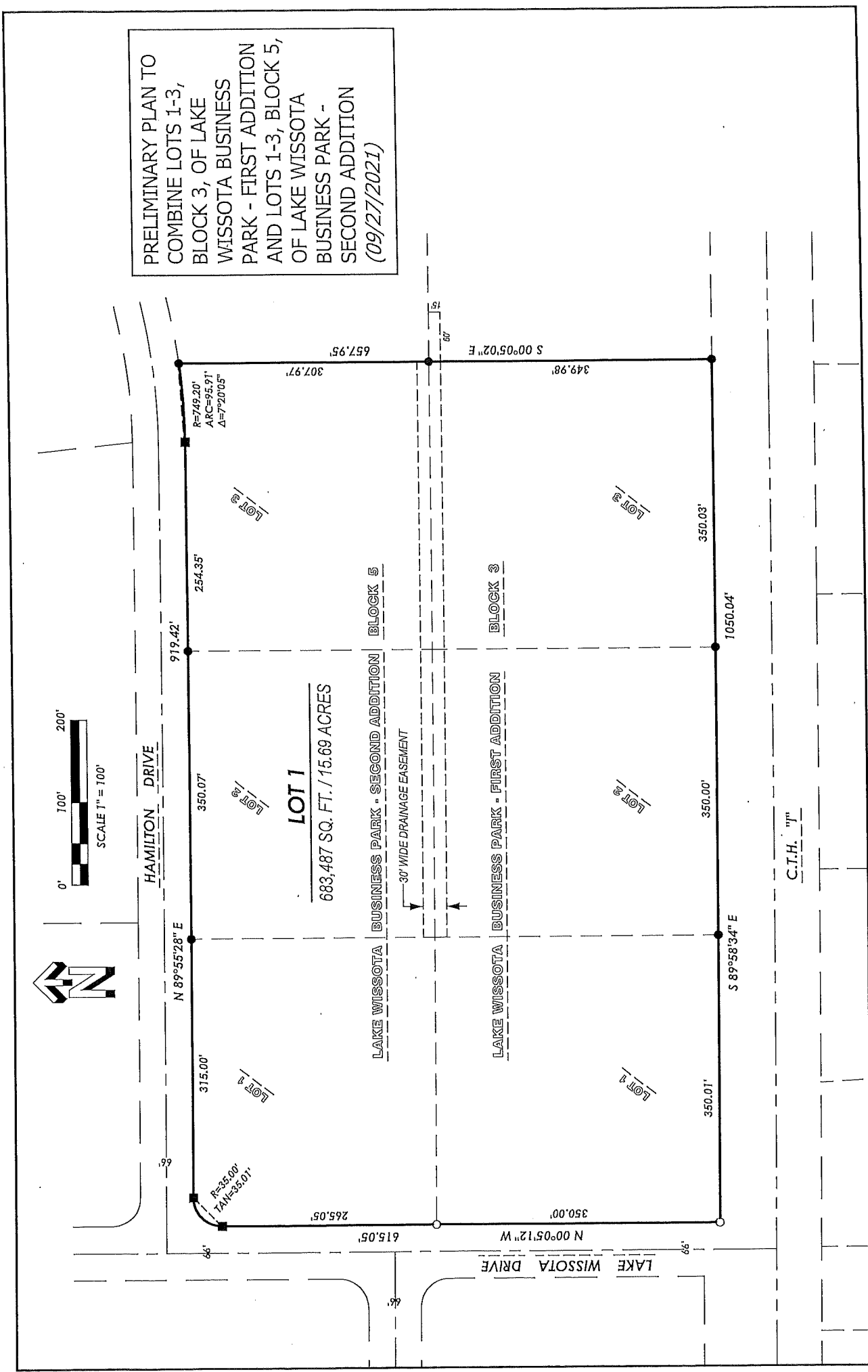
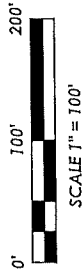
Owner & Petitioner:

Chippewa County
711 N Bridge Street, Room 108
Chippewa Falls, Wisconsin 54729
Telephone #: (715) 726-4595
Email: rscholz@co.chippewa.wi.us

Signature: 
Randy Scholz, County Administrator
Chippewa County, Wisconsin

Date: 10-19-21

PRELIMINARY PLAN TO
 COMBINE LOTS 1-3,
 BLOCK 3, OF LAKE
 WISSOTA BUSINESS
 PARK - FIRST ADDITION
 AND LOTS 1-3, BLOCK 5,
 OF LAKE WISSOTA
 BUSINESS PARK -
 SECOND ADDITION
 (09/27/2021)



HAMILTON DRIVE

LAKE WISSOTA DRIVE

LOT 1

683,487 SQ. FT. / 15.69 ACRES

BLOCK 5

BLOCK 3

LAKE WISSOTA BUSINESS PARK - SECOND ADDITION

LAKE WISSOTA BUSINESS PARK - FIRST ADDITION

30' WIDE DRAINAGE EASEMENT

C.T.H. "J"

N 89°55'28" E 315.00'
 R=335.00' Δ=35.00'
 265.05'
 615.05' N 00°05'12" W 350.00'
 350.01'
 350.07' 919.42'
 254.35'
 R=749.20' ARC=95.91' Δ=7°20'05"
 307.97' 657.95'
 349.98' S 00°05'02" E 1050.04'
 350.03'
 350.00'
 350.01'
 S 89°58'34" E

LOT 3

LOT 3

LOT 2

LOT 2

LOT 4

LOT 4

Date Filed: _____

Fee Paid: _____ Date: _____ TR#: _____

Fee Paid: _____ Date: _____ TR#: _____

PETITION FOR REZONING

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Common Council of the City of Chippewa Falls, WI, for rezoning authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: This Parcel is Vacant

Lot: 1 Block: NA Subdivision: Certified Survey Map 3505 Parcel #: 22908-3341-73505001

Legal Description: See Above.

Present Zoning Classification of Property: Public & Institutional (P-1)

Zoning Classification Requested: General Commercial (C-2)

Lot Number of Any Real Estate Owned By the Petitioner Adjacent to the Area Proposed to be Changed:

Lot: NA Block: NA Subdivision: NA Parcel #: 22908-3341-00020001

Lot: NA Block: NA Subdivision: NA Parcel #: 22908-3344-00020000

Lot: 4 Block: 2 Subdivision: Lake Wissota Business Park Parcel #: 22908-3342-66420204

Lot: 5 Block: 2 Subdivision: Lake Wissota Business Park Parcel #: 22908-3342-66420205

Lot: 6 Block: 2 Subdivision: Lake Wissota Business Park Parcel #: 22908-3342-66420206

Existing Use of All Buildings on Such Land(s): These parcels are all vacant.

Principal Use of All Properties Within 300 Feet of Such Land(s):

1. North - Residential

2. South – Vacant land with bike trail and recreational trails.

3. West – A variety of medical facilities such as eye clinics, day clinics, hospitals, assisted living quarter’s dentistry and sports orthopedics. There is an independent office and professional building as well.

Purpose for Which Such Property is to be Used: Chippewa County is seeking a rezone on this parcel of land for a potential project. The General Commercial District would be a better zoning classification for the potential use of the property.

Recite any Facts Indicating that the Proposed Change will not be Detrimental to the General Public’s Interest and the Purposes of this Chapter: Chippewa County has coordinated the development of lands within the LWBP with the City of Chippewa Falls with great success. We feel that the development of this land, within the limits of the applicable ordinance, will be beneficial to the City of Chippewa Falls and Chippewa County and would be within the purposes as defined in section 17.01 of the City’s Zoning Ordinance

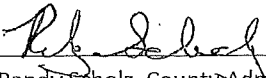
Attach a Plot Plan or Survey Plat, Drawn to Scale, showing the Property to be Rezoned, Location of Structures and Property Lines within 300 Feet of the Property to be Altered. See Attachment "A".

Add any Further Information Requested on the Petition or which may be Required by the Common Council to Facilitate the Making of a Comprehensive Report to the Council: None at the time of application.

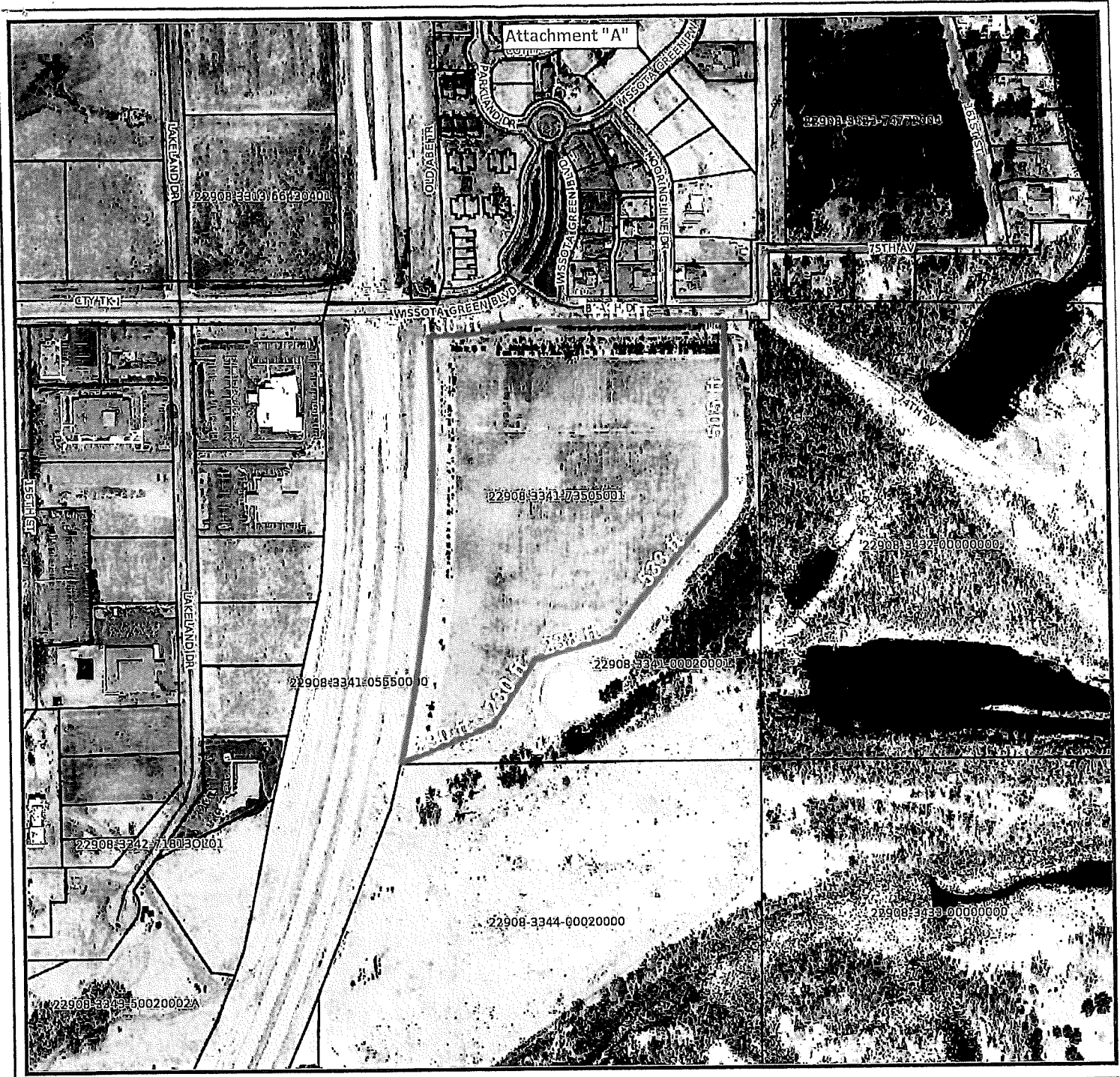
IN ORDER FOR THIS PETITION TO BE CONSIDERED, THE OWNER(S) OF THE PROPERTY MUST SIGN BELOW:

Owner & Petitioner:

Chippewa County
711 N Bridge Street, Room 108
Chippewa Falls, Wisconsin 54729
Telephone #: (715) 726-4595
Email: rscholz@co.chippewa.wi.us

Signature:  _____
Randy Scholz, County Administrator
Chippewa County, Wisconsin

Date: 10.19.21



PIN: 22908-3341-73505001

Computer Number: 211-4571.5000

Owner Name: CHIPPEWA COUNTY
 Owner Address: 711 N BRIDGE ST
 Owner Address: CHIPPEWA FALLS WI, 54729
 Physical Address:

GIS Acres: 18.9 Deed Acres: 18.9

School Code: 1092

Assessed Value: 0 Fair Market Value: 0

Description: NE SE LOT 1 OF CERT SUR MAP #3505 IN V16 P96 DOC #753173 ANNEXED INTO CITY OF CF FROM EAGLE POINT-WAS PART OF COMP #020-1401



Scale = 1":400'
 Printed 10/19/2021

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

Date Filed: _____

Fee Paid: _____ Date: _____ TR#: _____

Fee Paid: _____ Date: _____ TR#: _____

PETITION FOR REZONING

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Common Council of the City of Chippewa Falls, WI, for rezoning authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: This Parcel is Vacant

Lot: NA Block: NA Subdivision: NA

Parcel #: 22908-3342-02000000B

Legal Description: Parcel Number 22908-3342-02000000B which is located north of Outlot 1, CSM 1813 and west of Outlot 2, CSM 1813.

Present Zoning Classification of Property: Agricultural (A-1)

Zoning Classification Requested: Office & Institutional (O-2)

Lot Number of Any Real Estate Owned By the Petitioner Adjacent to the Area Proposed to be Changed:

Lot: NA Block: NA Subdivision: NA

Parcel #: 22908-3342-02000000A

Lot: NA Block: NA Subdivision: NA

Parcel #: 22908-3343-50020002A

Existing Use of All Buildings on Such Land(s): These parcels are vacant.

Principal Use of All Properties Within 300 Feet of Such Land(s):

1. West -- Storage building -- Previous use: storage building for a private laundry service.
2. North -- Dilapidated building -- Previous use: Lakeland College.

Purpose for Which Such Property is to be Used: Chippewa County is seeking a rezone on this parcel of land for a potential project. The Office & Institutional (O-2) District would be a better zoning classification for the potential use of the property.

Recite any Facts Indicating that the Proposed Change will not be Detrimental to the General Public's Interest and the Purposes of this Chapter: Chippewa County has coordinated the development of lands within the LWBP with the City of Chippewa Falls with great success. While this parcel is not within the LWBP, the County would apply the same site restrictions to the development on this parcel. We feel that the development of this land, within the limits of the applicable ordinance, will be beneficial to the City of Chippewa Falls and Chippewa County and would be within the purposes as defined in section 17.01 of the City's Zoning Ordinance

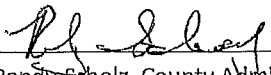
Attach a Plot Plan or Survey Plat, Drawn to Scale, showing the Property to be Rezoned, Location of Structures and Property Lines within 300 Feet of the Property to be Altered. See Attachment "A".

Add any Further Information Requested on the Petition or which may be Required by the Common Council to Facilitate the Making of a Comprehensive Report to the Council: None at the time of application.

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

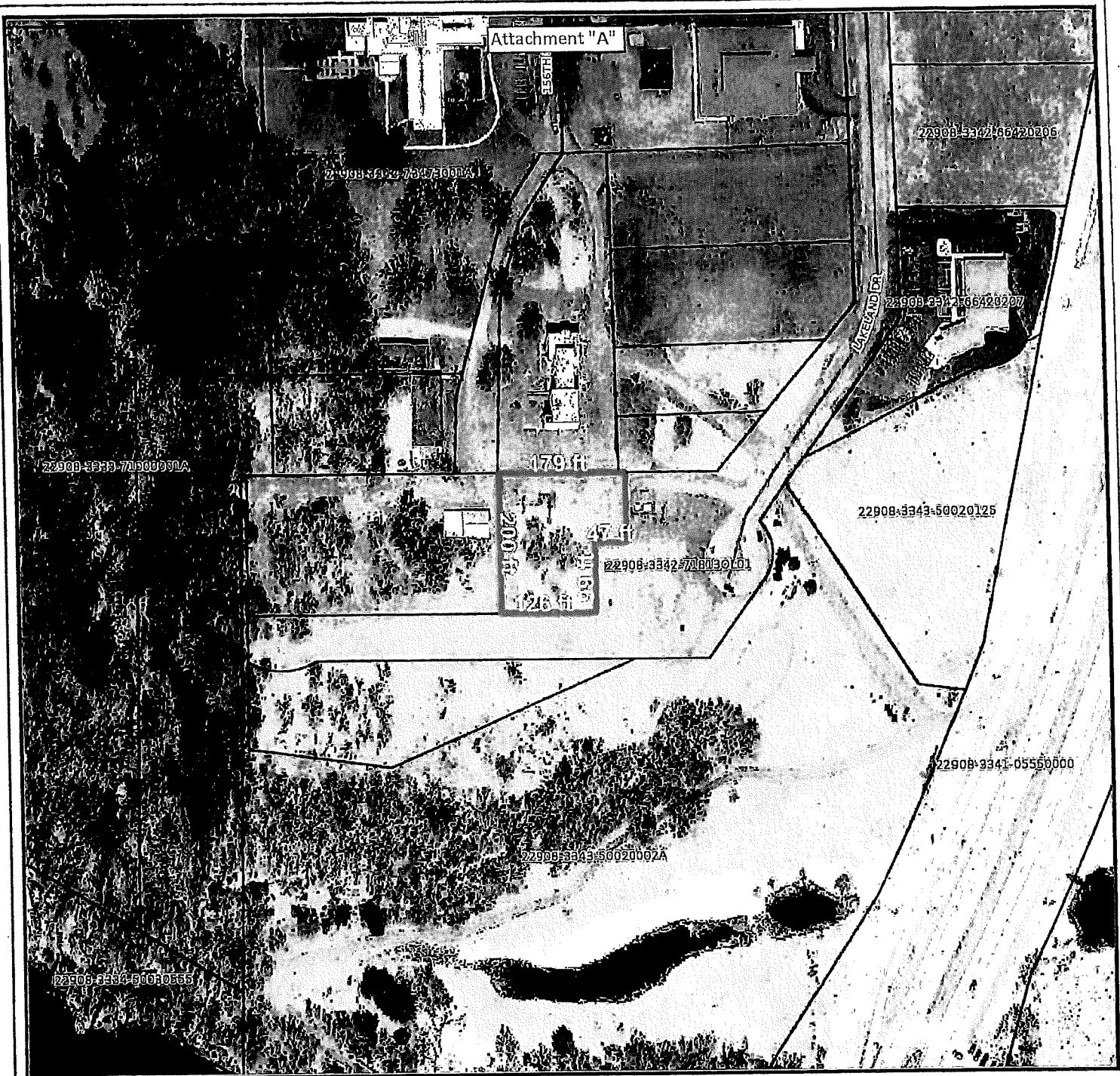
Owner & Petitioner:

Chippewa County
711 N Bridge Street, Room 108
Chippewa Falls, Wisconsin 54729
Telephone #: (715) 726-4595
Email: rscholz@co.chippewa.wi.us

Signature:  _____
Randy Scholz, County Administrator
Chippewa County, Wisconsin

Date: 10.19.21

Attachment "A"



PIN: 22908-3342-02000000B

Computer Number: 211-4572.5000

Owner Name: CHIPPEWA COUNTY FARM

Owner Address: 711 N BRIDGE ST

Owner Address: CHIPPEWA FALLS WI, 54729

Physical Address:

GIS Acres: 0.8 Deed Acres: 1.3

School Code: 1092

Assessed Value: Fair Market Value:

Description: N 1/2 SE & GOVT LOT 2 PCL BEG 1293.67' W OF E 1/4 COR SEC.33; S

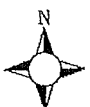
1 D E 232.33' S 13 D W 563.79', S 63 D W 393.57', 36 D

W 111.51', S 36 D W 142.27', W 111.75', S 67 D W ETC. EX

CSM #1813 (NOW LAKE WISSOTA BUSINESS PARK PLAT & SEYMOUR CRAY BLV

Scale = 1":200'

Printed 10/19/2021



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

Marge L. Geissler

'39 AUG 24 AM 9 17

CERTIFIED SURVEY MAP NO. 1813
 CHIPPEWA COUNTY, WISCONSIN
 Part of Gov't Lot 2 of Section 33 T29N R8W,
 City of Chippewa Falls

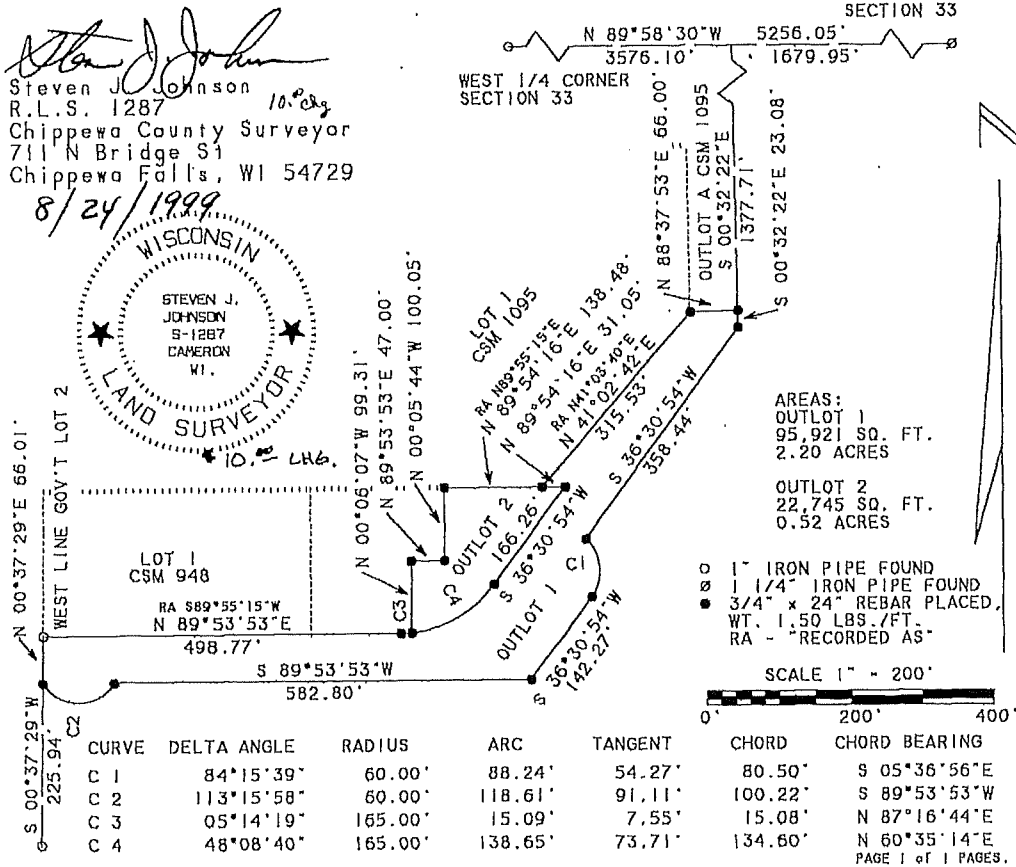
MARGE L. GEISSLER
 REGISTER OF DEEDS
 RECORDED IN VOL. 334 CHIPPEWA COUNTY WI
 OF THE CERTIFIED SURVEY MAPS

I, Steven J. Johnson, Registered Land Surveyor, S-1287, do hereby certify that to the best of my knowledge and belief, this plat is a true and correct representation of part of Gov't Lot 2 of Section 33 T29N R8W, City of Chippewa Falls described as follows: Commencing at the East 1/4 corner of said Section 33 THENCE N89°58'30"W 1679.95 FEET; THENCE S00°32'22"E 1377.71 FEET to the point of beginning of the land to be described. THENCE S00°32'22"E 23.08 FEET; THENCE S36°30'54"W 358.44 FEET; THENCE SOUTHEASTERLY 88.24 FEET ALONG THE ARC OF A CURVE WHOSE RADIUS IS 60.00 FEET; THENCE S36°30'54"W 142.27 FEET; THENCE S89°53'53"W 582.80 FEET; THENCE SOUTHWESTERLY 118.61 FEET ALONG THE ARC OF A CURVE WHOSE RADIUS IS 60.00 FEET; THENCE N00°37'29"E 66.01 FEET; THENCE N89°53'53"E 498.77 FEET; THENCE NORTHEASTERLY 15.09 FEET ALONG THE ARC OF A CURVE WHOSE RADIUS IS 165.00 FEET; THENCE N00°06'07"W 99.31 FEET; THENCE N89°53'53"E 47.00 FEET; THENCE N00°05'44"W 100.05 FEET; THENCE N89°54'16"E 138.48 FEET; THENCE N41°02'42"E 315.53 FEET; THENCE N88°37'53"E 66.00 FEET to the point of beginning.

I certify that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chippewa County Ordinances in surveying and dividing the same.

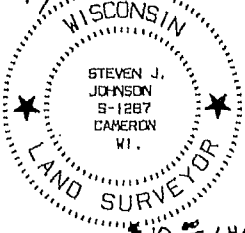
This survey was made at the request of the Chippewa County Land Development Committee.

The bearings on this map assume the east - west 1/4 line of Section 33 bears N89°58'30"W.



Steven J. Johnson
 Steven J. Johnson
 R.L.S. 1287
 Chippewa County Surveyor
 711 N Bridge St
 Chippewa Falls, WI 54729

8/24/1999



Date Filed: _____

Fee Paid: _____ Date: _____ TR#: _____

Fee Paid: _____ Date: _____ TR#: _____

PETITION FOR REZONING

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Common Council of the City of Chippewa Falls, WI, for rezoning authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: This Parcel is Vacant

Lot: 3 Block: 6 Subdivision: Lake Wissota Business Park – 1st Addition Parcel #: 22908-3324-66430306

Legal Description: See Above.

Present Zoning Classification of Property: Office & Institutional (O-2)

Zoning Classification Requested: General Commercial (C-2)

Lot Number of Any Real Estate Owned By the Petitioner Adjacent to the Area Proposed to be Changed:

Lot: 5 Block: 3 Subdivision: Lake Wissota Business Park – 1st Addition Parcel #: 22908-3313-66430305

Lot: 1 Block: 4 Subdivision: Lake Wissota Business Park – 1st Addition Parcel #: 22908-3313-66430401

Existing Use of All Buildings on Such Land(s): These parcels are vacant.

Principal Use of All Properties Within 300 Feet of Such Land(s):

1. North - Stormwater Pond
2. South – A variety of medical facilities such as eye clinics, day clinics, hospitals, assisted living quarter’s dentistry and sports orthopedics. There is an independent office and professional building as well.

Purpose for Which Such Property is to be Used: Chippewa County is seeking a rezone on this parcel of land for a potential project. The General Commercial District would be a better zoning classification for the potential use of the property.

Recite any Facts Indicating that the Proposed Change will not be Detrimental to the General Public’s Interest and the Purposes of this Chapter: Chippewa County has coordinated the development of lands within the LWBP with the City of Chippewa Falls with great success. We feel that the development of this land, within the limits of the applicable ordinance, will be beneficial to the City of Chippewa Falls and Chippewa County and would be within the purposes as defined in section 17.01 of the City’s Zoning Ordinance


Attach a Plot Plan or Survey Plat, Drawn to Scale, showing the Property to be Rezoned, Location of Structures and Property Lines within 300 Feet of the Property to be Altered. See Attachment “A”.

Add any Further Information Requested on the Petition or which may be Required by the Common Council to Facilitate the Making of a Comprehensive Report to the Council: None at the time of application.

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

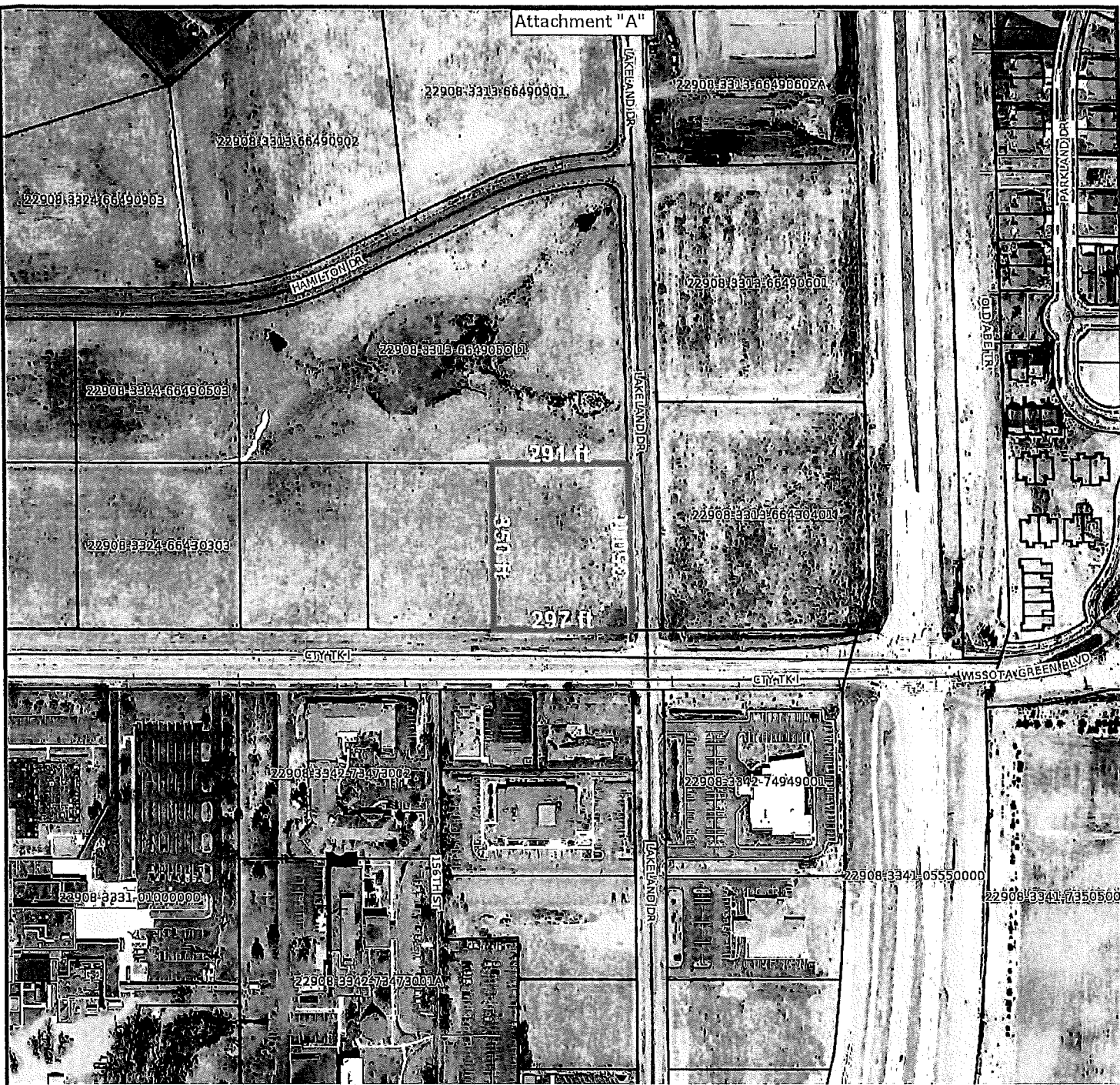
Owner & Petitioner:

Chippewa County
711 N Bridge Street, Room 108
Chippewa Falls, Wisconsin 54729
Telephone #: (715) 726-4595
Email: rscholz@co.chippewa.wi.us

Signature:  _____
Randy Scholz, County Administrator
Chippewa County, Wisconsin

Date: 10.19.21

Attachment "A"



PIN: 22908-3313-66430306

Computer Number: 211-2025.5019

Owner Name: CHIPPEWA COUNTY

Owner Address: 711 N BRIDGE ST

Owner Address: CHIPPEWA FALLS WI, 54729

Physical Address:

GIS Acres: 2.4

Deed Acres: 2.4

School Code: 1092

Assessed Value: 0

Fair Market Value: 0

Description: 1ST ADD TO LAKE WISSOTA BUSINESS PARK LOT 6 BLK

3



Scale = 1":300'

Printed 10/05/2021

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



MINUTES
COMMITTEE #1
REVENUES, DISBURSEMENTS, WATER AND WASTEWATER
November 11, 2021

Committee #1 - Revenues, Disbursements, Water and Wastewater met on Thursday, November 11, 2021 at 9:00 am in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.

Committee Members present: Rob Kiefer, John Monarski, and Paul Nadreau.

Mayor/Other Council Members present: None

Others present: Finance Manager/Treasurer Lynne Bauer; City Planner/Transit Manager Brad Hentschel; Fire Chief Lee Douglas; Police Chief Matt Kelm; Parks, Recreation and Forestry Director John Jimenez; Library Director Joe Niese; Water Supervisor Matt Boos; Street and Utility Maintenance Manager Rick Ruf; Utility Office Manager Connie Freagon; and City Clerk Bridget Givens.

Call to Order: 9:00 am

1. Discuss funding match for the Fire Department 2021 AFG Grant for the purchase of SCBAs. Possible recommendations to the Council.

Chief Douglas advised that the department typically applies for the AFG Grant each year. Douglas is requesting to apply for replacement of SCBAs which are 10 years old and near their end of life. To replace all the units would cost approximately \$226,000. If successful, the grant requires a 5% match. The existing Fire Protective Equipment account or WDVA funds could be used to cover the matching requirement. The grant opened November 8th and closes December 17th. It is anticipated that awards will be made in the spring of 2022. SCBAs are in the top five on the grant's priority listing.

Motion by Kiefer/Monarski to recommend Council approve making application for the Fire Department 2021 AFG Grant for the purchase of SCBAs. **All present voting aye, motion carried.**

2. Discuss allowable uses for American Rescue Plan Act (ARPA) funds. Possible recommendations to the Council.

Finance Manager/Treasurer Bauer provided an overview of the non-exclusive list of eligible uses of ARPA funding including:

- Responding to the public health emergency;
- Replacing lost public sector revenue;
- Providing premium pay for essential workers; and
- Investing in broadband and sewer and water infrastructure.

It was noted that correspondence was had with the League of Wisconsin Municipalities regarding the use of ARPA funds for the purchase of Badger Book Electronic Poll Books. The League feels the purchase would be covered under either replacing lost public sector revenues or responding to the public health emergency. Primary benefits of Badger Books include decreasing the number of poll workers as well as quicker elector check-in time. Discussion was also had relative to extending fiber to different locations in the City that would be beneficial to both public safety and utilities. The Committee discussed if it would be necessary to form an ad hoc committee to consider ARPA fund priorities. It was thought Committee #1 and Committee of the Whole should be able to make those decisions and recommendations.

Finance Manager/Treasurer Bauer will be meeting with the auditing firm wherein she will gather additional information on how the ARPA funds can be utilized.

No action taken.

3. Discuss proposal from Bowmar Appraisal, Inc. for renewal of their contract for 2022-2025. Possible recommendations to the Council.

Bauer had discussion with Bowmar about adding an opt out clause to the contract. Bowmar was not necessarily opposed to it and offered instead to just reflect annual maintenance in the contract. The downside is that if we need a revaluation during the contract term, the cost would not be spread out over the length of the contract. Bauer will continue to work through the proposal.

No action taken.

4. Review proposed 2022 budget data and issues affecting the budget. Possible recommendations to the Council.

Health insurance changes have been incorporated. Including a 2% increase for non-represented employees as well as any scheduled steps results in an impact of \$185,000. There is approximately \$145,000 in new funding anticipated. Bauer is continuing to review revenues and looks at a three-year average; however, 2020 and 2021 are difficult representations due to the pandemic.

An increase has been calculated for the City Attorney. The operating budgets for Transit and Police went up slightly and the remaining departments came in at 0%.

Omitted budget priorities were reviewed including an updated comprehensive plan and Badger Books (which may have an alternative funding source). Approximately \$94,000 would be available to cover the remaining requests. There is currently no room in the budget for personnel changes/additions.

It is anticipated that the Budget Public Hearing Notice will be published on November 22nd with the hearing scheduled for December 7th.

5. Adjournment.

Motion by Monarski/Nadreau to adjourn at 9:28 am. All present voting aye, motion carried.

**Minutes submitted by,
Lynne Bauer, Finance Manager/Treasurer**

PARKS, RECREATION & FORESTRY BOARD MEETING
Tuesday, November 9, 2021

1. Call to order by Beth Arneberg at 6:01 p.m.
Roll Call: Members Present: Justin Agnew, Beth Arneberg, Carmen Muenich, Christopher Gilliam, John Abbe and Audrey Stowell.
Absent: Travis Siebert
Staff present: John Jimenez
2. Approval of Minutes: October 12, 2021. **Motion by Muenich/Gilliam to approve minutes of October 12, 2021. Motion passed.**
3. Personal Appearances by Citizens. None.
4. Discuss/Consider Special Event Applications. Main Street's Bridge to Wonderland is presented. The date is December 4 at Riverfront after the Christmas parade. They plan to have food trucks, DJ, fire pits, etc. **Motion by Arneberg/Abbe to approve Special Event application as presented.**
5. Discuss/Consider
 - a. Flag Hill Update. John J. reports the punch list is complete. There are still some fixtures on back order. Once the restroom signs arrive and are set up, then the bathrooms will be open. Permanent power is on. John reports that the capacity is 144, which makes it our biggest pavilion.
 - b. Christmas Village. John J. reports there has been a great show of volunteers, so we are ahead of prior years. Christmas Village will open on Thanksgiving Day. It will be walking only from 5-6:30 and then open to traffic after 6:30 p.m. The Howard 4-H Club will be serving hot chocolate through the back window of the activity building on the Friday after Thanksgiving. December 11 will also be a walk-thru day from 5-6:30 p.m. Discussed having Olson's selling hot chocolate and other items and options for location, times, etc. There will be police department assistance with traffic control on December 4. Discussed getting better lighting at the crosswalk from Marshall Park into Irvine as well as options for marking parking spaces in the Marshall Park lot as it is currently unlined.
 - c. Riverfront Mural Art. John J. reports that he's received a letter from Aubrie Voigt of National Art Honor Society regarding a project to add art by painting various areas in Riverfront Park. At this time, the Board discussed preference to have temporary options such as chalk art at Riverfront, but open to possibility of a different location. Also discussed travelling sculptures.
 - d. Pool Facility Analysis. Board would like input from City Council before moving ahead with discussing or planning for replacement because of the cost.

- e. Recreation Report. John J. presents the recreation report. There are 182 participants signed up for Run for the Lights. Women's volleyball will be offered starting in January as the school gyms are available again, but men's basketball has been put on hold. Also discussed new possible program offerings.
 - f. Director Report. John J. reports he's getting sponsorships for Music and Movies for next year. He's working on a tourism grant for the disk golf course and on updating staff job descriptions. He also reports he's looking for a photographer for pictures for an updated brochure.
6. Approve Claims. **Motion by Gilliam/Stowell to approve claims in the amount of \$347,530.77. Motion passed.**
 7. Park Board Members' Concerns or Comments. Member was asked about the eagle; John responded that it was moved because of the weather.
 8. Adjournment. **Motion by Muenich/Abbe to adjourn at 7:16 p.m. Motion passed.**

Submitted by:
Audrey Stowell, Secretary

**Minutes of the
Meeting of the Chippewa Falls Public Library Board of Trustees
October 13, 2021**

1. Call to Order

Meeting was called to order by Vice-President Ambelang at 5:00 p.m. at Chippewa Falls Public Library Virginia O. Smith Meeting Room.

2. Roll Call of Members

Members Present: Ambelang, Drehmel, King, Newton

Absent: Hiess, Jones, Russell

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

3. Approval of Agenda

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

4. Disposition of the minutes of the Board of Trustees meeting of September 15, 2021.

Motion made by Drehmel seconded by Newton to approve the minutes of the Board of Trustees meeting of September 15, 2021. All present Voting Aye. Motion carried.

5. Disposition of the vouchers to be paid from the 2021 budget after October 19, 2021.

Motion made by Newton seconded by King to approve the vouchers to be paid from the 2021 budget after October 19, 2021. Roll Call Vote. Voting Aye: Ambelang, Drehmel, King, and Newton. Motion carried.

6. Public Appearances

One interested citizen.

7. Correspondence

None

8. Current Business

a) 2022 Budget

The 2022 Budget has some changes in line items allotments but is at a zero percent increase per the City. Motion made by Drehmel, seconded by King to approve the 2022 budget as presented. Roll Call Vote: Voting Aye: Ambelang, Drehmel, King and Newton. Motion carried.

b) Administrative Assistant job description.

Director Niese has redone the Administrative Assistant job in the format of the other job descriptions at the Library. Changes were discussed with removing the reference to bookkeeper and changing the equivalent experience in bookkeeping with related field. Motion made by Newton, seconded by King to accept Administrative Assistant job description with amended changes. All present Voting Aye. Motion carried.

9. Management report

Director Niese talked about highlights from the Management Report. The doors have been installed and the front entrance has new lighting and ceiling. Talking about adding wraps around the drops. A new self-check-out has been ordered for the children's side of the Library.

10. Committee Reports

a) None

10. Announcements

None

11. Items for future consideration

- a) Evaluation of the Director
- b) Endowment Fund awareness

14. Adjournment

Motion made to adjourn by Drehmel seconded by Newton. All present Voting Aye. Motion carried.
Meeting adjourned at 5:38 p.m.

Respectfully Submitted,
Deb Braden, Confidential Administrative Assistant

**AN ORDINANCE AMENDING THE ZONING CODE
OF THE CITY OF CHIPPEWA FALLS**

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

- 1. That the following described real estate situated in the City of Chippewa Falls, Chippewa County, Wisconsin, be rezoned:

Parcel numbers 22908-3324-66430301, Lot 1, 22908-3324-66430302, Lot 2, 22908-3324-66430303, Lot 3, all in Block 3, Lake Wissota Business Park – 1st Addition and Parcel numbers 22908-3324-66490501, Lot 1, 22908-3324-66490502, Lot 2, 22908-3324-66490503, Lot 3, all in Block 5, Lake Wissota Business Park – 2nd Addition

This parcel is located North of CTH I, East of Lake Wissota Drive and South of Hamilton Drive

O-2 Office & Institutional Zoning District to I-2 Light Industrial Zoning District

- 2. That the Zoning District Map of the City of Chippewa Falls be and the same is hereby amended in accordance with the foregoing.
- 3. That this Ordinance shall take effect from and after its passage and publication.

Dated this 7th day of December 2021

FIRST READING: November 16, 2021

Council President

SECOND READING: December 7, 2021

PUBLIC HEARING: December 7, 2021

APPROVED: _____
Mayor

ATTEST: _____
Bridget Givens, City Clerk

PUBLISHED: _____

**AN ORDINANCE AMENDING THE ZONING CODE
OF THE CITY OF CHIPPEWA FALLS**

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

- 1. That the following described real estate situated in the City of Chippewa Falls, Chippewa County, Wisconsin, be rezoned:

Parcel number 22908-3341-73505001, Lot 1, Certified Survey Map 3505

This parcel is located East of STH 178 and South of Wisconsin Green Boulevard and Beach Drive

P-1 Public & Institutional Zoning District to C-2 General Commercial Zoning District

- 2. That the Zoning District Map of the City of Chippewa Falls be and the same is hereby amended in accordance with the foregoing.
- 3. That this Ordinance shall take effect from and after its passage and publication.

Dated this 7th day of December 2021

FIRST READING: November 16, 2021

Council President

SECOND READING: December 7, 2021

PUBLIC HEARING: December 7, 2021

APPROVED: _____
Mayor

ATTEST: _____
Bridget Givens, City Clerk

PUBLISHED: _____

**AN ORDINANCE AMENDING THE ZONING CODE
OF THE CITY OF CHIPPEWA FALLS**

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

- 1. That the following described real estate situated in the City of Chippewa Falls, Chippewa County, Wisconsin, be rezoned:

Parcel number 22908-3342-02000000B located North of Outlot 1, CSM 1813 and West of Outlot 2, CSM 1813.

This parcel is located at the Southwest termini of Lakeland Drive.

A-1 Agricultural Zoning District to O-2 Office & Institutional Zoning District

- 2. That the Zoning District Map of the City of Chippewa Falls be and the same is hereby amended in accordance with the foregoing.
- 3. That this Ordinance shall take effect from and after its passage and publication.

Dated this 7th day of December 2021

FIRST READING: November 16, 2021

Council President

SECOND READING: December 7, 2021

PUBLIC HEARING: December 7, 2021

APPROVED: _____
Mayor

ATTEST: _____
Bridget Givens, City Clerk

PUBLISHED: _____

**AN ORDINANCE AMENDING THE ZONING CODE
OF THE CITY OF CHIPPEWA FALLS**

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

1. That the following described real estate situated in the City of Chippewa Falls,
Chippewa County, Wisconsin, be rezoned:

**Parcel number 22908-3324- 66430306, Lot 3, Block 6, Lake Wissota Business
Park – 1st Addition**

This parcel is located North of CTH I and West of Lakeland Drive

O-2 Office & Institutional Zoning District to C-2 General Commercial Zoning District

2. That the Zoning District Map of the City of Chippewa Falls be and the same
is hereby amended in accordance with the foregoing.
3. That this Ordinance shall take effect from and after its passage and
publication.

Dated this 7th day of December 2021

FIRST READING: November 16, 2021

SECOND READING: December 7, 2021

PUBLIC HEARING: December 7, 2021

APPROVED: _____
Mayor

ATTEST: _____
Bridget Givens, City Clerk

PUBLISHED: _____

Council President

AN ORDINANCE AMENDING §3.12 OF THE
CHIPPEWA FALLS MUNICIPAL CODE – REFUNDING
GENERAL OBLIGATION BONDS

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

That §§3.12 of the Chippewa Falls Municipal Code which presently provide as follows:

3.12 - REFUNDING GENERAL OBLIGATION BONDS.

The following procedures shall be followed in refunding outstanding general obligation bonds of the City issued pursuant to Ch. 67, Wis. Stats., and this section is enacted pursuant to the authority granted by Wis. Const. Art. XI, §3 and §§62.11(5) and 66.01, Wis. Stats.

...
(1) **PURPOSE.** The Council may from time to time refund its outstanding general obligation bonds issued pursuant to Ch. 67, Wis. Stats., more than 6 months in advance of their maturity or the date on which they are called for redemption and prepayment for the following purposes:

- (a) To reduce interest costs or affect other economies.
- (b) To reorganize all or a portion of outstanding general obligation bonds of the City.
- (c) To extend or otherwise adjust the maturities of all or a portion of such bonds to better correspond with revenues or other funds available for their payment.

(2) **DEFINITIONS.** The terms used in this section shall mean:

- (a) Federal Securities. The bills, certificates of indebtedness, notes, bonds or similar obligations which are direct obligations of the United States.
- (b) Resolution. The resolution, ordinance or other proceeding by which the City Council takes formal action and adopts legislative provisions and matters of some permanency.
- (c) Bond. A bond, note, certificate of indebtedness, warrant or other obligation for the payment of money, issued by the City pursuant to Ch. 67, Wis. Stats., which is payable, or which may be paid, from general ad valorem taxes.
- (d) Refunding Bond. A general obligation bond, note, certificate of indebtedness, warrant or other obligation for the payment of money which is authorized to be issued pursuant to §67.04, Wis. Stats., and this section.

(3) **REFUNDING AUTHORIZED WITHOUT ELECTION; PURPOSES.** The City may by resolution issue refunding bonds to refund one or more or any part of one or more

issues of its bonds and refunding bonds which are outstanding in accordance with the terms of this section without an election (unless otherwise required by State law), but subject to any provisions concerning their payment and to any other contractual limitations in the proceedings authorizing their issuance or otherwise pertaining thereto for any one or more of the purposes set forth in sub. (1).

(4) RESERVED. (Rpld. #2020-14)

(5) MAXIMUM PRINCIPAL AMOUNT OF REFUNDING BONDS. The principal amount of refunding bonds issued hereunder shall not exceed the principal amount of the bonds being refunded. The principal amount of the refunding bonds may be less than or the same as the principal amount of the bonds being refunded so long as provision is sufficiently made for the payment of the bonds being refunded. Refunding bonds and bonds authorized for any other purposes may be issued separately or issued in combination in one series or more by the City.

(6) EXCHANGE OR SALE; MINIMUM PRICE. (Am. #2020-14) Any refunding bonds may either be delivered in exchange for the outstanding bonds being refunded or sold in the manner provided by law, but refunding bonds shall not be sold at a price less than the principal amount thereof plus accrued interest thereon to the date of delivery, but less any applicable sale discounts or like charges.

(7) DISPOSITION OF PROCEEDS OF SALE. The proceeds of refunding bonds shall be immediately applied to the retirement of the bonds to be refunded or be placed in an escrow account in any State or national bank within the State which is a member of the Federal Deposit Insurance Corporation and which has trust powers, to be applied to the payment of the bonds being refunded at maturity or at such earlier redemption date as the Governing Body may in its discretion designate. The City may by resolution designate the Mayor and City Clerk to enter into an agreement with any such financial institution providing for the establishment and administration of the escrow account.

(8) ESCROW INCLUDING OTHER FUNDS; INVESTMENT PENDING USE. Any escrow account established under sub. (7) shall not necessarily be limited to proceeds of refunding bonds, but may include other moneys of the City legally available for such purpose. Any escrowed moneys, pending such use, may be invested or reinvested in federal securities.

(9) ESCROWED MONEYS AND INVESTMENTS TO BE SUFFICIENT FOR PAYMENT OF BONDS REFUNDED; VERIFICATION BY ACCOUNTANT. The moneys and federal securities deposited in an escrow account pursuant to subs. (7) and (8), together with any interest or other yield to be derived from such securities, shall be sufficient to pay the principal, interest and any prior redemption premium due on the bonds being refunded as they become due at their respective maturities or due at any designated prior redemption date or dates in connection with which the City Council shall exercise a prior redemption option, and to pay any charges of the escrow agent made payable therefrom. The computations made in determining the sufficiency shall be verified by a certified public accountant licensed to practice in this State or in any other state.

(10) DISPOSITION OF ACCRUED INTEREST AND PREMIUMS RECEIVED ON SALE. Any accrued interest and any premium appertaining to a sale of refunding bonds shall be deposited in the sinking fund established for payment of the refunding bonds.

(11) COSTS INCIDENT TO REFUNDING OF PUBLIC SECURITIES; SOURCE. The costs incident to any refunding of bonds may be paid by the purchaser of the refunding bonds or defrayed from the general fund of the City or from the proceeds of the refunding bonds (except as otherwise limited by sub. (10) or from the interest or other yield derived from the investment of such proceeds or from other sources legally available therefor.

(12) APPLICABILITY OF CERTAIN STATE LAWS. The provisions of Ch. 67, Wis. Stats., including those relating to: authorization of bonds; form and contents of bonds; maturity and place of payment; execution; registration and negotiation of bonds and, tax levy and establishment of a sinking fund for payment of bonds shall apply to any refunding bonds issued hereunder. In the event the provisions of this section conflict with any provisions of Ch. 67, Wis. Stats., or any other law of general application, the provisions of the general law shall prevail.

...

be amended to provide as follows:

3.12 - REFUNDING GENERAL OBLIGATION BONDS.

The procedure to be followed in refunding general obligation bonds of the City of Chippewa Falls shall be as permitted by Chapter 67 of the Wisconsin Statutes. This section is enacted pursuant to the authority granted by Wisconsin Constitution Art. XI, Section 3, and Sections 62.11(5) and 66.01, Wisconsin Statutes.

...

Dated this 16th day of November, 2021.

Chuck Hull, Council President

FIRST READING: November 16, 2021

RULES SUSPENDED

SECOND READING: November 16, 2021

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

PUBLISHED: _____