

## AGENDA FOR REGULAR MEETING OF COMMON COUNCIL

To be held on Tuesday, May 16, 2023 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](http://www.chippewafalls-wi.gov/council) livestream link.

1. CLERK CALLS THE ROLL
2. APPROVAL OF MINUTES OF PREVIOUS MEETING
  - (a) Approve minutes of the Council Meeting of May 2, 2023.
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) Consider Board of Public Works minutes of May 8, 2023.
  - (b) Consider Plan Commission minutes of May 8, 2023.
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 May 15, 2023. *(minutes to be distributed prior to meeting)*
  - (b) Consider Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of May 15, 2023. *(minutes to be distributed prior to meeting)*
  - (c) Consider Committee #3 Transportation, Construction, Public Safety and Traffic minutes of May 16, 2023. *(minutes to be distributed prior to meeting)*
  - (d) Consider Committee of the Whole Minutes of May 9, 2023. *(minutes to be distributed prior to meeting)*
  - (e) Park Board minutes of May 9, 2023.
  - (f) Library Board minutes of April 12, 2023.
8. APPLICATIONS
  - (a) Consider Street Use Permit Application from Chippewa Falls Main Street for the Cruise In Car Shows to be held on June 17, July 15, September 9, and October 5 utilizing the 100-800 blocks of N Bridge Street. *(see recommendation of the BPW)*
  - (b) Consider Street Use Permit Application from the Chippewa Falls Patriotic Council for the Memorial Day Parade to be held on May 29, 2023 utilizing various City Streets (see attached map).
  - (c) Consider Street Use Permit Application from the Church of Notre Dame for the Corpus Christi Procession to be held on June 11, 2023 utilizing various City Streets (see attached map).
  - (d) Consider Street Use Permit Application from the Chippewa Valley Century Ride for the Chippewa Valley Century Ride to be held on May 28, 2023 utilizing various City Streets (see attached map).
  - (e) Consider Application for Temporary Class "B" Beer Retailer's License from the Chippewa Valley Century Ride for the Chippewa Valley Century Ride to be held on May 28, 2023 at the Northern Wisconsin State Fairgrounds, 225 Edward Street.
9. PETITIONS - None
10. MAYOR ANNOUNCES APPOINTMENTS - None
11. MAYOR'S REPORT - None
12. REPORT OF OFFICERS - None
13. ORDINANCES - None

**14. RESOLUTIONS**

- (a) Consider **Resolution #2023-16 Entitled:** Resolution Final Plat of Wissota Meadows.
- (b) Consider **Resolution #2023-17 Entitled:** Resolution Approving a Certified Survey Map (Chippewa Crossing Partners).
- (c) Consider **Resolution #2023-18 Entitled:** Resolution Approving a Certified Survey Map (Estensen).
- (d) Consider **Resolution #2023-19 Entitled:** Resolution Approving a Certified Survey Map (Dove Healthcare).
- (e) Consider **Resolution #2023-20 Entitled:** Resolution Approving a Certified Survey Map (Dove Healthcare).

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

- (a) Discuss and consider awarding the Chippewa Crossing Boulevard Widening Project to low bidder, Haas Sons, Inc. in the amount of \$1,157,624.21.
- (b) Discuss and consider cancelling/rescheduling the July 4, 2023 Council Meeting to a different date and time than set by ordinance.

**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.

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 May 11, 2023 at 10:35 am 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, May 2, 2023 in the City Hall Council Chambers. Mayor Greg Hoffman called the meeting to order at 6:30 pm. The Pledge of Allegiance was recited.

### CLERK CALLS THE ROLL

Council Members present: John Monarski, Rob Kiefer, CW King, Heather Martell, Paul Nadreau, and Jason Hiess. Absent was Chuck Hull.

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 Jason Thom; Police Chief Matt Kelm; and City Clerk Bridget Givens.

### APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) **Motion by Monarski/Martell** to approve the minutes of the Council Meeting of April 18, 2023. **All present voting aye, motion carried.**

(b) **Motion by Monarski/Martell** to approve the minutes of the Organizational Meeting of the Council of April 18, 2023. **All present voting aye, motion carried.**

### PERSONAL APPEARANCES BY CITIZENS - None

### PUBLIC HEARINGS - None

### COMMUNICATIONS - None

### REPORTS

(a) The Board of Public Works meeting of April 24, 2023 was cancelled due to a lack of agenda items.

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

(a) **Motion by Hiess/Nadreau** to approve the Committee on Committees minutes of May 2, 2023. **All present voting aye, motion carried.**

### APPLICATIONS

**Motion by Monarski/Kiefer** to consider items (a) – (d) in one motion. **All present voting aye, motion carried.**

**Motion by Monarski/Kiefer** to approve items (a) – (d) as follows:

(a) Request of The Snout Saloon, 13 W Central Street, to temporarily extend their premises in relation to their Alcohol Beverage License for a one-time event to be held on May 20, 2023.

(b) Application for Temporary Class "B"/"Class B" Beer and Wine Retailer's License from the Chippewa Falls Rotary Foundation for Spring Fest to be held at the Northern Wisconsin State Fairgrounds, 225 Edward Street, on May 19 – 20, 2023.

(c) Application for Class "E" Dance and Live Music License from the Chippewa Falls Rotary Foundation for the Northern Wisconsin State Fairgrounds, 225 Edward Street, on May 19 – 20, 2023.

(d) Street Use Permit Application from Rivertrail Apartments to utilize the west side of Pumphouse Road for tenant parking for their 2023 Asphalt Project beginning June 1, 2023 – October 2023.

**All present voting aye, motion carried.**

### PETITIONS - None

### MAYOR ANNOUNCES APPOINTMENTS

(a) **Motion by Hiess/Nadreau** to approve the appointments to various Boards and Commissions as recommended by the Mayor. **All present voting aye, motion carried.**

### MAYOR'S REPORT - None

### REPORT OF OFFICERS - None

**ORDINANCES**

**(a) Motion by Hiess/Nadreau** to approve **Ordinance #2023-09 Entitled:** An Ordinance Amending Ordinance 2022-15 Recently Enacted on December 20, 2022 to Include a Monetary Penalty for 12-Hour Parking. **Roll Call Vote: Aye – Hiess, Nadreau, Monarski, Kiefer, King, Martell. Motion carried.**

**(b) Motion by Hiess/Kiefer** to approve **Ordinance #2023-12 Entitled:** An Ordinance Prohibiting Tampering With Water Meters. **Roll Call Vote: Aye – Hiess, Kiefer, King, Martell, Nadreau, Monarski. Motion carried.**

**RESOLUTIONS** - None

**OTHER NEW/UNFINISHED BUSINESS**

**(a) The Council reviewed the Side Letter of Agreement in relation to funeral leave and the Memorandum of Understanding for the therapy dog handler. Motion by Nadreau/Kiefer** to approve the Memorandum of Understanding and Side Letter of Agreement between the City of Chippewa Falls and the Chippewa Falls Professional Police Association. **Roll Call Vote: Aye – Nadreau, Kiefer, King, Martell, Hiess, Monarski. Motion carried.**

**CLAIMS**

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

City General Claims:	\$155,813.88
Authorized/Handwritten Claims:	\$870,735.61
Department of Public Utilities:	\$218,009.33
Total of Claims Presented	<u>\$1,244,558.82</u>

**Roll Call Vote: Aye – Kiefer, Monarski, King, Martell, Nadreau, Hiess. Motion carried.**

**CLOSED SESSION**

**(a) Motion by Monarski/Kiefer** 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:

1. Consideration of possible Letter of Intent Arrangement on City-owned property in TID #16; and to include Council, Mayor, Ferg, Bauer, Givens, Hentschel, and Rubenzer; may return to Open Session for possible action on Closed Session item.

**Roll Call Vote: Aye – Monarski, Kiefer, King, Martell, Nadreau, Hiess. Motion carried.**

The Council discussed Item 1 above.

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

**ADJOURNMENT**

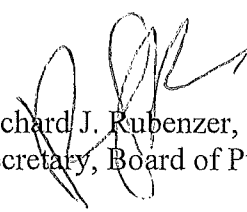
**Motion by King/Kiefer** to adjourn at 7:33 pm. **All present voting aye, motion carried.**

Submitted by:  
Bridget Givens, City Clerk

**CITY OF CHIPPEWA FALLS  
BOARD OF PUBLIC WORKS  
MEETING MINUTES  
MONDAY, MAY 8, 2023 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, May 8, 2023 at 5:30 PM. Attending were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, P.E, Finance Manager Lynne Bauer, Alderperson Jason Hiess and Tom Hubbard. Also attending were Fire Chief Jason Thom, City Inspector Paul Lasiewicz, City Planner Brad Hentschel and Erik Hennisgard of S.E.H.

1. **Motion** by Hubbard, seconded by Hiess to approve the minutes of the April 10, 2023 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**
  
2. Director of Public Works Rubenzer gave background on Street Use Permits, stating if city services were requested, the permits should go to the Board of Public Works for recommendation to the Common Council.  
**Motion** by Hubbard, seconded by Hiess to recommend the Common Council approve the Street Use Permit from Chippewa Falls Main Street for four Cruise In Car Shows on June 17, July 15, September 9 and October 5, 2023 and not charge Main Street for the \$300 per event fee. **All present voting aye. MOTION CARRIED.**
  
3. Erik Hennisgard of S.E.H. appeared and presented the attached bid summary for the Chippewa Crossing Boulevard widening project. The estimate for the project was 1.3 million dollars. The bids were received as per the attached sheets and ranged from the low bid of \$1,157,624.21 (Haas) to \$1,479,630.00 (A-1). Mr. Hennisgard recommended the project be awarded to low bidder Haas Sons Inc. of Thorp in the amount of \$1,157,624.21. He summarized that there weren't individual bid items that varied greatly in amounts. Alderperson Hiess pointed out the difference in traffic control of \$8,500 (Haas) to \$58,000 (A-1). Those traffic control differences were also evident in the five 2023 city street improvement project bids. Director of Public Works Rubenzer surmised it could be bid unbalancing. Mr. Hennisgard said it could be that Haas already has projects in the city and thus didn't have to cover a mobilization cost whereas A-1 did. Mr. Hennisgard stated the project was slated to be completed by September 8, 2023.  
**Motion** by Hubbard, seconded by Hiess to recommend the Common Council accept the low bid of \$1,157,624.21 and award the Chippewa Crossing Boulevard widening project to Haas Sons Inc. of Thorp contingent on successful review of the bids from City Attorney Ferg. **All present voting aye. MOTION CARRIED.**
  
4. **Motion** by Hiess, seconded by Hubbard to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works adjourned at 5:43 PM.

  
Richard J. Rubenzer, PE  
Secretary, Board of Public Works

**NOTICE OF PUBLIC MEETING**

CITY OF CHIPPEWA FALLS, WISCONSIN

IN ACCORDANCE with the provisions of Chapter 19, Subchapter IV of the Statutes of the State of Wisconsin, notice is hereby given that a public meeting of the:

**Board of Public Works: XXX**

Reasonable accommodations for participation by individuals with disabilities will be made upon request. Please call 715-726-2736.

Will be held on Monday, April 24, 2023 at 5:30 P.M. in the City Hall Council Chambers, Chippewa Falls, Wisconsin. Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

**NOTE: If you are a board member and unable to attend this meeting, please contact the Engineering Dept. at 726-2736.**

**NOTE:**

**THE BOARD OF PUBLIC WORKS MEETING**

**FOR**

**MONDAY, APRIL 24, 2023**

**IS**

**CANCELLED**

**DUE TO A LACK OF AGENDA ITEMS.**

**NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE CITY COUNCIL MAY BE PRESENT AT THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THEY HAVE DECISION MAKING RESPONSIBILITY.**

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.

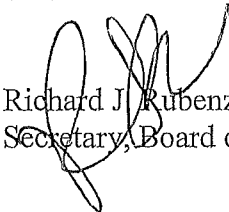
**CERTIFICATION**

I hereby certify that a copy of this Notice was placed in the Chippewa Herald mailbox, 1<sup>st</sup> floor, City Hall and posted on the City Hall Bulletin Board on Wednesday, April 19, 2023 at 10:00 AM by Mary Bowe.

**CITY OF CHIPPEWA FALLS  
BOARD OF PUBLIC WORKS  
MEETING MINUTES  
MONDAY, APRIL 10, 2023 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, April 10, 2023 at 5:30 PM. Attending were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer P.E., Alderperson Jason Hiess and Tom Hubbard. Finance Manager Lynne Bauer was absent. Also attending were Assistant City Engineer Bill McElroy P.E., Julie Williams, property owner of 612 North High Street and Wayne Abbott, contractor.

1. **Motion** by Hiess, seconded by Hubbard to approve the minutes of the March 27, 2023 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**
  
2. The Board of Public Works considered and discussed the issue of semi-truck trailers hitting the house at 612 North High street. The northwest side of the house is located along the south alley line. Director of Public Works Rubenzer presented the attached 2016 bollard costs installed by Chippewa Concrete Services. He estimated if bollards were to be constructed by Street Department staff, the cost would be around \$400 for materials and \$300 for labor. Director of Public Works Rubenzer noted that an extensive research didn't find the cost or who paid the cost of bollards constructed in 2011 along the bike path in front of Margo's Sunbeam on Park Avenue.  
**Motion** by Hoffman, seconded by Rubenzer to recommend a bollard be privately constructed a couple feet into the alley right-of-way at the north corner of the house located at 612 North High Street at city expense. **All present voting aye. MOTION CARRIED.**
  
3. Assistant City Engineer Bill McElroy presented the attached bids for the 2023 Street Improvement Projects. He noted that material costs were somewhat similar to 2022 but that labor costs were higher. He outlined differences between the two bids stating a major difference was traffic control. Board member Hiess expressed concern with the workmanship and quality of Sam's Concrete. Director of Public Works Rubenzer stated that the city had the authority to approve or disapprove of contract subcontractors. He also noted that in the 1990's, the city had debarred a contractor as a result of poor concrete work on Court Street. Alderperson Hiess also stated that property markers along the project routes should be found, marked and surveyed prior to construction and reestablished post construction.  
**Motion** by Hubbard, seconded by Hiess to recommend the Common Council accept the low bid of \$2,643,474.53 and award the 2023 Street Improvement Project contract to Haas Sons, Inc. contingent on review and approval of the bid by City Attorney Ferg. **All present voting aye. MOTION CARRIED.**
  
4. **Motion** by Hubbard, seconded by Hiess to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 6:01 P.M.

  
Richard J. Rubenzer, PE  
Secretary, Board of Public Works

# SPECIAL EVENT COVER SHEET

This form was developed to ensure that organizations wishing to have a special event in the City of Chippewa Falls have completed all appropriate applications associated with the event. Additionally, in the interest of promoting a safe and enjoyable event, to provide emergency services personnel the opportunity to review the applications and discuss any potential concerns.

Name of Event: <b>Cruise In Car Shows</b>	Event Description (e.g. walk, concert, etc.): <b>CAR SHOWS</b>
Name and Address of Sponsoring Organization: <b>Chippewa Falls Main Street, 514 N Bridge St., Chippewa Falls, WI 54729</b>	
Contact Name: <b>Teri Duimette</b>	Contact Address: <b>514 N Bridge St., Chippewa Falls</b>
Work Phone: <b>(715) 723-6661</b>	Cell Phone: <b>N/A</b>
Email: <b>teri@cfms.us</b>	Day of Event Contact Name and Number (if different): <b>Same</b>
Date(s) of Event: <b>6/17, 7/15, 9/9, 10/5</b>	Estimated Daily Attendance: <b>200/show</b>
Location(s) of Event: <b>N Bridge St (100-800 blocks)</b>	
City Services/Equipment Requested: <b>Barricades</b>	

**Please check each box below that applies to your event.**

**Corresponding applications must be completed and attached to this document.**

- |  |   |
|--|---|
| <input type="checkbox"/> Temporary Class "B"/"Class B" Retailer's License (Picnic License) Application | <input type="checkbox"/> Food Vendors*<br>*supply proof of licensure from Chippewa County             |
| <input checked="" type="checkbox"/> Street Use Permit Application                                      | <input checked="" type="checkbox"/> Dance/Music Application   |
| <input type="checkbox"/> Fireworks Permit  | <input type="checkbox"/> Temporary Extension of Premises<br>(in relation to existing license holders) |

*Events to be held in any City Park must complete a special event application with the Parks, Recreation and Forestry Department for consideration by the Park Board.*

## FOR OFFICE USE ONLY - ROUTING VERIFICATION

Police Chief Signature:	Date:
Fire Chief Signature:	Date:
Director of Public Works/City Engineer/Utilities Manager: <b>Richard J. Ruby PE</b>	Date: <b>04/17/2023</b>





# CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

Applicant Name and Address: Teri Ouimette, 514 N. Bridge St., Chippewa Falls, WI 54729	Applicant Phone Number: 715-723-6661
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<input checked="" type="checkbox"/> Please check here if the applicant is the individual in charge of the event. If not, please indicate Name, Address and Phone Number of responsible individual.	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: Chippewa Falls Main Street, Inc. 514 N. Bridge St. Chippewa Falls, WI 54729
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Name of the event: Cruise In Car Shows	Estimated number of persons participating: 200/show
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Date and start and end times requested for street use:  
June 17 (4-8 pm), July 15 (4-8 pm), September 9 (4-8 pm), October 5 (4-~~8~~<sup>7</sup> pm)

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):  
100-800 blocks of N Bridge Street (cross streets will stay open)

Use, described in detail, for which the street use permit is requested:  
Vehicles will park on the street for the annual Cruise In Car Shows

City services requested for the event (e.g., Street Department or Police Department staff time)  
Barricades for each block (4/block - 2 at each end and keeping the cross streets open)

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

Teri Ouimette 3/22/2023  
Signature of Applicant Date

### OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):  
4/4/23 - Notified From CPD #106  
6 hrs @ \$50/hour = \$300/Event for Street Dept. Services

Requirements of Applicant:

Approved by:  
[Signature] Signature of Chief of Police  
Richard J. Rudy Signature of Director of Public Works  
04/17/2023

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

Decision of City Council (required):  Approved  Denied

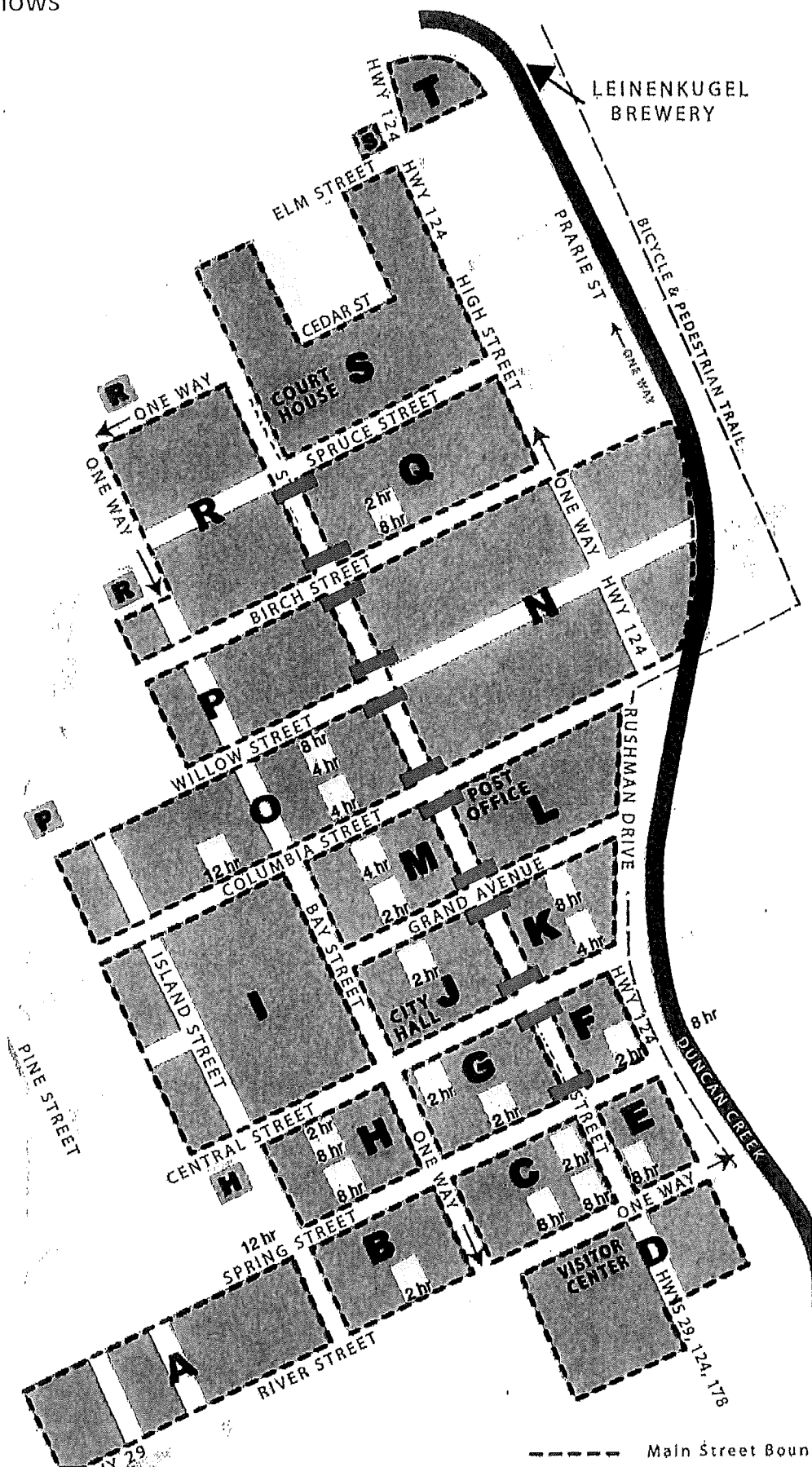
# Cruise In Car Shows

Sat. June 17

Sat. July 15

Sat. Sept 9

Thurs. Oct. 5



LEINENKUGEL  
BREWERY

--- Main Street Bound



Building a Better World  
for All of Us®

May 4, 2023

RE: Chippewa Crossing Boulevard Widening  
Chippewa Falls, WI  
SEH No. CFCIT 152562 14.00

Richard Rubenzer, PE  
Director of Public Works  
City of Chippewa Falls  
30 West Central Street,  
Chippewa Falls, WI 54729

Dear Mr. Rubenzer:

On, Thursday, May 4, 2023 unit price bids were received for the Chippewa Crossing Boulevard Widening project. The attached Tabulation of Bids shows the unit price bids received from all bids submitted.

Two bids were received for the project. The bids ranged from \$1,157,624.21 to \$1,479,630.00. The low bid was submitted by Haas Sons Inc., Thorp, WI. A bid tabulation of the bids received is attached for your reference. Based on our experience and review, it is our opinion that Haas Sons, Inc. has the required equipment and expertise to perform the work as outlined in the contract specifications. We, therefore, recommend award of the project in the low bid amount of \$1,157,624.21.

SEH retains electronic copies of bids and bonds of all bidders. The bid and bond of the low bidder will be incorporated into the contract documents after all applicable documentation has been signed by the Contractor and Client and provided to SEH.

We hope this analysis of the bids is adequate for your needs. If you have any questions regarding this information, please contact me.

I will be on hand at your Board of Public Works meeting on Monday evening to present this recommendation and answer any questions the Board might have.

Sincerely,

A handwritten signature in black ink, appearing to read "Erik Henningsgard".

Erik Henningsgard, PE  
Project Manager  
(Lic. MN, WI)

hh

Enclosure

r:\conformed contracts\contract files\bid award letter\_05.04.2023.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 10 North Bridge Street, Chippewa Falls, WI 54729-2550

715.720.6200 | 800.472.5881 | 888.908.8166 fax | sehinc.com

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer

Chippewa Falls, Wisconsin - Chippewa Crossing Boulevard Widening (CFCIT 152562) (#8463447)

Owner: Chippewa Falls WI, City of

Solicitor: SEH - Chippewa Falls

05/04/2023 10:00 AM CDT

Line Item	Item Code	Item Description	Unit	Qty	Haas Sons, Inc.		A-1 Excavating LLC	
					Unit Price	Extension	Unit Price	Extension
1	26 56 19	Remove Cables and Conduit	LF	525	\$2.00	\$1,050.00	\$2.20	\$1,155.00
2	26 56 19	Salvage Lighting Unit	EA	2	\$335.00	\$670.00	\$368.00	\$736.00
3	26 56 19	Remove Light Foundation	EA	2	\$500.00	\$1,000.00	\$550.00	\$1,100.00
4	26 56 19	Remove Luminaire	EA	2	\$200.00	\$400.00	\$220.00	\$440.00
5	26 56 19	Conduit Rigid Nonmetallic Schedule 40, 2-Inch	LF	6045	\$8.00	\$48,360.00	\$8.80	\$53,196.00
6	26 56 19	Conduit Rigid Nonmetallic Schedule 40, 2-inch (Directional Bore)	LF	160	\$30.00	\$4,800.00	\$33.00	\$5,280.00
7	26 56 19	Pull Box Non-Conductive 24x36-inch	EA	8	\$1,950.00	\$15,600.00	\$2,145.00	\$17,160.00
8	26 56 19	Concrete Base, Type 5	EA	18	\$1,300.00	\$23,400.00	\$1,430.00	\$25,740.00
9	26 56 19	Electrical Wire Lighting 8 AWG	LF	6345	\$1.50	\$9,517.50	\$1.60	\$10,152.00
10	26 56 19	Electrical Wire Lighting 6 AWG	LF	5200	\$1.90	\$9,880.00	\$2.00	\$10,400.00
11	26 56 19	Electrical Wire Lighting 4 AWG	LF	7490	\$2.75	\$20,597.50	\$3.00	\$22,470.00
12	26 56 19	Lighting Unit Type Special 1	EA	4	\$3,385.00	\$13,540.00	\$3,724.00	\$14,896.00
13	26 56 19	Lighting Unit Type Special 2	EA	14	\$4,050.00	\$56,700.00	\$4,455.00	\$62,370.00
14	26 56 19	Luminaire Type Special	EA	2	\$615.00	\$1,230.00	\$677.00	\$1,354.00
15	34 41 11	Type 1 Concrete Base	EA	3	\$1,000.00	\$3,000.00	\$1,100.00	\$3,300.00
16	34 41 11	120 VAC Powered LED Warning System	LS	1	\$26,800.00	\$26,800.00	\$29,480.00	\$29,480.00
17	201.0305	Clearing	ACRE	0.5	\$5,000.00	\$2,500.00	\$4,000.00	\$2,000.00
18	201.032	Grubbing	ACRE	0.5	\$5,000.00	\$2,500.00	\$16,000.00	\$8,000.00
19	204.011	Removing Asphaltic Surface	SY	2027	\$4.00	\$8,108.00	\$5.00	\$10,135.00
20	204.015	Removing Curb & Gutter	LF	1532	\$4.00	\$6,128.00	\$8.00	\$12,256.00
21	204.0245	Remove Storm Sewer	LF	88	\$20.00	\$1,760.00	\$20.00	\$1,760.00
22	204.022	Remove Inlets	EA	9	\$350.00	\$3,150.00	\$700.00	\$6,300.00
23	204.0155	Remove Concrete Sidewalk	SF	167	\$2.00	\$334.00	\$8.00	\$1,336.00
24	205.01	Excavation Common	CY	6720	\$12.00	\$80,640.00	\$17.00	\$114,240.00
25	211.01	Preparing the Foundation for Asphaltic Paving	LS	1	\$11,250.00	\$11,250.00	\$35,000.00	\$35,000.00
26	211.05	Preparing the Foundation for Base Aggregate	STA	29	\$200.00	\$5,800.00	\$300.00	\$8,700.00
27	305.0125	Base Aggregate Dense, 1 1/4-inch	CY	3848	\$26.00	\$100,048.00	\$37.00	\$142,376.00
28	460.6223	HMA Pavement 3 MT 58-28 S	TON	1920	\$79.51	\$152,659.20	\$80.00	\$153,600.00
29	460.6244	HMA Pavement 4 MT 58-34 S	TON	1275	\$79.51	\$101,375.25	\$80.00	\$102,000.00
30	460.6244	HMA Pavement 4 LT 58-34 S	TON	36	\$101.26	\$3,645.36	\$112.00	\$4,032.00
31	601.0411	Concrete Curb and Gutter 30-inch Type D	LF	5873	\$11.25	\$66,071.25	\$15.00	\$88,095.00
32	601.0411	Concrete Curb and Gutter 30-inch Mountable and Valley	LF	683	\$12.50	\$8,537.50	\$25.00	\$17,075.00
33	602.0415	Concrete Sidewalk, 6-inch	SF	2100	\$5.50	\$11,550.00	\$8.00	\$16,800.00
34	405.01	Coloring Concrete (WisDOT 405)	SF	1480	\$2.50	\$3,700.00	\$3.00	\$4,440.00
35	405.1	Stamping Concrete (WisDOT 405)	SF	1480	\$2.50	\$3,700.00	\$8.00	\$11,840.00
36	416.017	Concrete Driveway, 8-inch	SF	1585	\$6.25	\$9,906.25	\$10.00	\$15,850.00
37	602.0505	Curb Ramp Detectable Warning Field Yellow	SF	80	\$52.00	\$4,160.00	\$44.00	\$3,520.00
38	608.0412	Storm Sewer Reinforced Concrete Class IV 12-inch	LF	437	\$71.50	\$31,245.50	\$84.00	\$36,708.00
39	608.0412	Salvage Storm Sewer Install	LF	8	\$71.50	\$572.00	\$100.00	\$800.00
40	608.0415	Storm Sewer Reinforced Concrete Class IV 15-inch	LF	75	\$75.75	\$5,681.25	\$89.00	\$6,675.00

Chippewa Falls, Wisconsin - Chippewa Crossing Boulevard Widening (CFCIT 152562) (#8463447)

Owner: Chippewa Falls WI, City of

Solicitor: SEH - Chippewa Falls

05/04/2023 10:00 AM CDT

Line Item	Item Code	Item Description	Unit	Qty	Haas Sons, Inc.		A-1 Excavating LLC	
					Unit Price	Extension	Unit Price	Extension
41	608.0418	Storm Sewer Reinforced Concrete Class IV 18-inch	LF	8	\$85.00	\$680.00	\$136.00	\$1,088.00
42	611.811	Adjust Storm Manhole Cover	EA	1	\$550.00	\$550.00	\$500.00	\$500.00
43	611.0624	Inlet Cover, Type H	EA	22	\$855.00	\$18,810.00	\$1,155.00	\$25,410.00
44	1611.06	Inlet Cover, Type H-D	EA	1	\$1,005.00	\$1,005.00	\$1,280.00	\$1,280.00
45	611.123	Catch Basin 2-foot by 3-foot	EA	23	\$2,000.00	\$46,000.00	\$3,350.00	\$77,050.00
46	625.01	Topsoil	SY	6400	\$3.00	\$19,200.00	\$0.10	\$640.00
47	625.05	Salvaged Topsoil	SY	16060	\$1.85	\$29,711.00	\$0.10	\$1,606.00
48	627.02	Mulching	SY	12420	\$0.31	\$3,850.20	\$0.10	\$1,242.00
49	628.1504	Silt Fence	LF	1740	\$2.35	\$4,089.00	\$3.00	\$5,220.00
50	628.152	Silt Fence Maintenance	LF	1740	\$0.01	\$17.40	\$0.10	\$174.00
51	628.702	Inlet Protection Type D	EA	46	\$110.00	\$5,060.00	\$150.00	\$6,900.00
52	628.756	Tracking Pads	EA	2	\$500.00	\$1,000.00	\$800.00	\$1,600.00
53	629.021	Fertilizer, Type B	CWT	8	\$95.00	\$760.00	\$150.00	\$1,200.00
54	630.012	Seeding Mixture No. 20	LBS	163	\$10.00	\$1,630.00	\$12.00	\$1,956.00
55	630.014	Seeding Mixture No. 40	LBS	173	\$35.00	\$6,055.00	\$10.00	\$1,730.00
56	634.0612	Posts Wood 4-inch by 6-inch by 12-foot	EA	20	\$90.00	\$1,800.00	\$140.00	\$2,800.00
57	634.0814	Posts Tubular Steel 2-inch by 2-inch by 14-foot	EA	5	\$125.00	\$625.00	\$160.00	\$800.00
58	637.221	Signs Type II Reflective H	SF	196.5	\$26.00	\$5,109.00	\$20.00	\$3,930.00
59	634.01	Traffic Control	EA	1	\$8,500.00	\$8,500.00	\$8,000.00	\$58,000.00
60	638.2102	Moving Sign Type II	EA	6	\$125.00	\$750.00	\$150.00	\$900.00
61	638.2602	Removing Signs Type II	EA	3	\$25.00	\$75.00	\$100.00	\$300.00
62	646.102	Marking Line Epoxy 4-inch	LF	5570	\$0.99	\$5,514.30	\$1.20	\$6,684.00
63	646.302	Marking Line Epoxy 8-inch	LF	1490	\$3.50	\$5,215.00	\$4.00	\$5,960.00
64	646.502	Marking Arrow Epoxy	EA	1	\$300.00	\$300.00	\$350.00	\$350.00
65	646.742	Marking Crosswalk Epoxy Transverse Line 6-inch	LF	112	\$12.00	\$1,344.00	\$14.00	\$1,568.00
66	646.9	Marking Removal Line 4-inch	LF	2125	\$0.75	\$1,593.75	\$1.00	\$2,125.00
67	646.91	Marking Removal Line 8-inch	LF	1370	\$1.00	\$1,370.00	\$1.50	\$2,055.00
68	646.93	Marking Removal Special Marking	EA	2	\$200.00	\$400.00	\$300.00	\$600.00
69	690.015	Sawing Asphalt	LF	1464	\$2.25	\$3,294.00	\$3.00	\$4,392.00
70	690.025	Sawing Concrete	LF	56	\$5.00	\$280.00	\$6.00	\$336.00
71	1256.001	Sanitary Sewer Service, SDR 26, 8-inch	LF	138	\$156.00	\$21,528.00	\$367.00	\$50,646.00
72	1256.012	Tracer Wire Access Box, Sanitary	EA	3	\$100.00	\$300.00	\$100.00	\$300.00
73	1256.011	Connect to Existing Sanitary Sewer	EA	3	\$2,000.00	\$6,000.00	\$12,200.00	\$36,600.00
74	1256.006	Adjusting Manhole Cover, Sanitary	EA	8	\$550.00	\$4,400.00	\$500.00	\$4,000.00
75	1257.001	Water Main, 12-inch	LF	240	\$153.00	\$36,720.00	\$122.00	\$29,280.00
76	1257.003	Water Service, 1-inch	LF	45	\$105.00	\$4,725.00	\$69.00	\$3,105.00
77	1257.019	Tracer Wire Access Box, Water	EA	3	\$100.00	\$300.00	\$100.00	\$300.00
78	1257.005	Corporation Stop, 1-inch	EA	3	\$375.00	\$1,125.00	\$400.00	\$1,200.00
79	1257.015	Hot Tap, 12-inch	EA	3	\$2,400.00	\$7,200.00	\$4,650.00	\$13,950.00
80	1257.009	Gate Valve & Box, 12-inch	EA	3	\$5,200.00	\$15,600.00	\$7,350.00	\$22,050.00
81	1257.013	Water Main Fittings	LBS	162	\$13.00	\$2,106.00	\$14.00	\$2,268.00
82	1257.013	Insulation, 2-inch	SF	96	\$2.25	\$216.00	\$8.00	\$768.00
83	1257.016	Adjust Gate Valve Box	EA	5	\$500.00	\$2,500.00	\$200.00	\$1,000.00
84	1611.1	Connect to Existing Storm Sewer	EA	15	\$1,250.00	\$18,750.00	\$2,200.00	\$33,000.00
<b>Base Bid Total</b>					<b>\$1,157,624.21</b>		<b>\$1,479,630.00</b>	

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, MAY 8, 2023 – 6:30 PM**

The Plan Commission met in City Hall on Monday, May 8, 2023 at 6:30 P.M. Attending were Commissioners Greg Misfeldt, Ross Wilson, Mike Tzanakis, Dan Varga, Beth Arneberg, Chad Trowbridge, Alderperson Jason Hiess, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Commissioner Dave Cihasky was absent. Also attending were City Inspector Paul Lasiewicz, City Planner Brad Hentschel and Rob Barse representing Mint Development Company.

1. **Motion** by Varga seconded by Hiess to approve the minutes of the April 10, 2023 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered the attached Certified Survey Map of Lot #4, CSM #5547 of a 1.8 acre parcel north of Business Hwy #29 and east of Chippewa Crossing Boulevard submitted by Professional Land Surveyor Eric Sturm on behalf of Chippewa Crossing Partners. Director of Public Works Rubenzer stated he handed out a revised Certified Survey Map per County Surveyor Samuel Wentz's comments. City Inspector Lasiewicz noted that utilities had been installed under the parcel being subdivided. Rob Barse stated an easement along the lot line between proposed lots 1 and 2 existed but it hadn't been recorded yet.

**Motion** by Hiess, seconded by Hubbard to recommend the Common Council approve the attached Certified Survey Map of Lot #4, CSM #5547 of a 1.8 acre parcel north of Business Hwy #29 and east of Chippewa Crossing Boulevard submitted by Professional Land Surveyor Eric Sturm on behalf of Chippewa Crossing Partners contingent on;

- 1) including the utilities easement on the Certified Survey Map prior to Council approval and recording of the said Certified Survey Map.
- 2) receipt of Certified Survey Map review fees.
- 3) making any revisions from County Surveyor Sam Wentz and any revisions required by the Stormwater Ordinance.

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

3. The Plan Commission considered the subdivision of parcel #22908-3211-645004016, located at 1210 Lowner Road submitted by Hiess-Loken and Associates on behalf of Mark Connell. Jason Hiess stated that Mark Connell said there was a need for additional industrial buildable space and thus proposed the subdivision. Mr. Hiess would prepare a Certified Survey Map should the Plan Commission and Council approve the concept.

**Motion** by Tzanakis, seconded by Varga to recommend the Common Council approve the attached concept and very preliminary Certified Survey Map of parcel #22908-3211-645004016, located at 1210 Lowner Road submitted by Hiess-Loken and Associates on behalf of Mark Connell. **All present voting aye, except for Hiess who recused himself and abstained from the vote. The motion passed on a 9-0 vote with one abstention.**

4. The Plan Commission considered the attached Certified Survey Map combining Lot #9, Block #1, Korger Heights Addition and Lot #1, CSM #9575, Pine Acres Addition submitted by Hiess-Loken and Associates on behalf of Dan Estensen and located north of First Avenue and west of Pine Needle Drive. Director of Public Works Rubenzer stated that this was a result of a recent annexation of Lot #1, CSM #9575, Pine Acres Addition. The annexation was required by Inspector Lasiewicz to extend electrical

Please note, these are draft minutes and may be amended until approved by the Common Council.

service from the house on Lot #9 to a garage on said Lot #1 and have the lot combination. Mr. Hiess stated he had to make a couple corrections before submitting to the Council.

**Motion** by Rubenzer, seconded by Misfeldt to recommend the Common Council approve the attached Certified Survey Map combining Lot #9, Block #1, Korger Heights Addition and Lot #1, CSM #9575, Pine Acres Addition submitted by Hiess-Loken and Associates on behalf of Dan Estensen and located north of First Avenue and west of Pine Needle Drive contingent on;

- 1) receipt of Certified Survey Map review fees.
- 2) making any revisions from County Surveyor Sam Wentz and any revisions required by the Stormwater Ordinance.

**All present voting aye, except for Hiess who recused himself and abstained from the vote. The motion passed on a 9-0 vote with one abstention.**

5. The Plan Commission considered the attached 3 lot Certified Survey Map submitted by Hiess-Loken and Associates on behalf of Dove Healthcare and located south of CTH I and west of 156<sup>th</sup> Street in a P-1 Public and Institutional Zoning District. Alderperson Hiess stated that Dove Healthcare owner Tommy Davison wanted to separate off parcels for future builds. After discussion, the Plan Commission was not comfortable with a three lot survey but would allow lot 3 to be subdivided off from combined lots 1 and 2 on the proposed Certified Survey Map

**Motion** by Hubbard, seconded by Varga to recommend the Common Council approve an attached 2 lot Certified Survey Map submitted by Hiess-Loken and Associates on behalf of Dove Healthcare and located south of CTH I and west of 156<sup>th</sup> Street continent on;

- 1) receipt of Certified Survey Map review fees.
- 2) making any revisions from County Surveyor Sam Wentz and any revisions required by the Stormwater Ordinance.

**All present voting aye, except for Hiess who recused himself and abstained from the vote. The motion passed on a 9-0 vote with one abstention.**

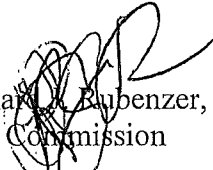
6. The Plan Commission considered the attached Certified Survey Map of Lot #2, CSM #2693 submitted by Hiess-Loken and Associates on behalf of Dove Healthcare and located south of Rutledge Street and east of Eagle Street in a R-1B Single Family Zoning District.

**Motion** by Misfeldt, seconded by Hubbard to recommend the Common Council approve the attached Certified Survey Map of Lot #2, CSM #2693 submitted by Hiess-Loken and Associates on behalf of Dove Healthcare and located south of Rutledge Street and east of Eagle Street contingent on;

- 1) receipt of Certified Survey Map review fees.
- 2) making any revisions from County Surveyor Sam Wentz and any revisions required by the Stormwater Ordinance.

**All present voting aye, except for Hiess who recused himself and abstained from the vote. The motion passed on a 9-0 vote with one abstention.**

7. **Motion** by Hubbard, seconded by Varga to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:21 P.M.

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

Please note, these are draft minutes and may be amended until approved by the Common Council.

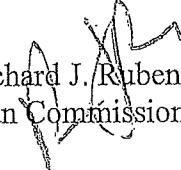




**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, APRIL 10, 2023 – 6:30 PM**

The Plan Commission met in City Hall on Monday, April 10, 2023 at 6:30 P.M. Attending were Commissioners Dave Cihasky, Ross Wilson, Mike Tzanakis, Dan Varga, Beth Arneberg, Chad Trowbridge, Alderperson Jason Hiess, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Commissioner Greg Misfeldt was absent. Also attending were Jerry Ripley and Chris Badtke of Ayres Associates, Inc.

1. **Motion** by Hubbard, seconded by Cihasky to approve the minutes of the March 13, 2023 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. Jerry Ripley and Chris Badtke of Ayres Associates, Inc. appeared and presented the attached Toycen's Addition Final Plat. Director of Public Works Rubenzer noted that the plat has been reviewed by County Surveyor Sam Wentz and revisions had been made by Ayres Associates, Inc.  
**Motion** by Hiess seconded by Hubbard to recommend the Common Council approve the attached Toycen's Addition Final Plat with the following conditions;
  - 1) Receipt of the plat review fees.
  - 2) Making any revisions determined by the State of Wisconsin Department of Administration.
  - 3) Execution of a Developer's Agreement for the development.
  - 4) Recording of the Final Plat with the Chippewa County Register of Deeds and providing the Chippewa Falls Engineering Department with a copy.**All present voting aye. Motion carried.**
  
3. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:35 P.M.

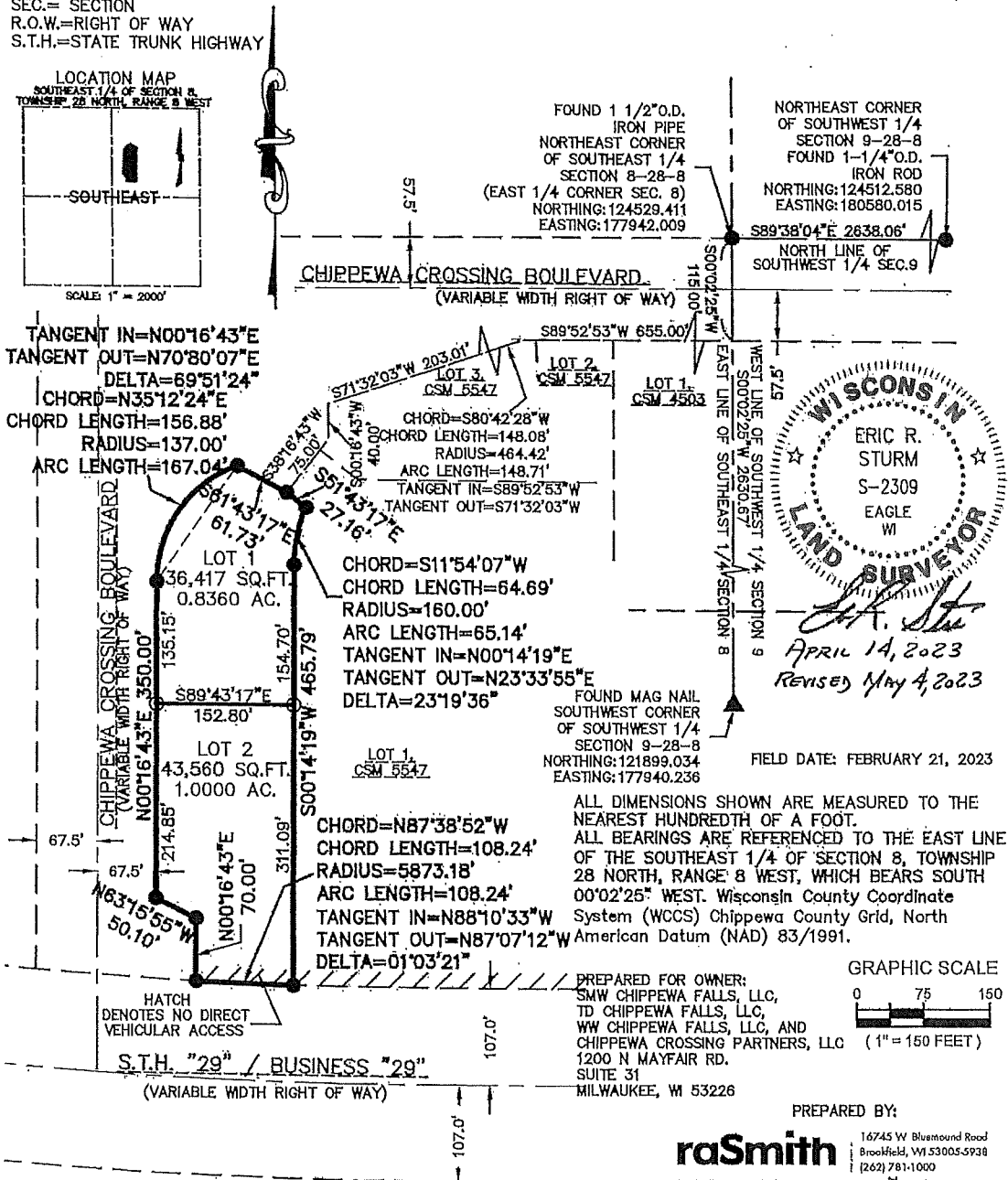
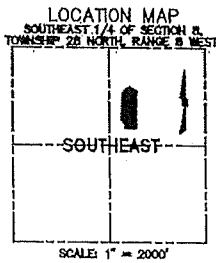
  
Richard J. Rubenzer, P.E., Secretary  
Plan Commission



# CERTIFIED SURVEY MAP

A division of Lot 4 of Certified Survey Map Number 5547 recorded in Volume 27 of Certified Survey Maps on Pages 144-151 as Document Number 929502, being part of the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin.

- INDICATES FOUND 1" O.D. IRON PIPE, UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 POUNDS PER LINEAL FOOT.
- ▲ INDICATES FOUND MAG NAIL
- O.D.=OUTSIDE DIAMETER
- CSM = CERTIFIED SURVEY MAP
- SEC.= SECTION
- R.O.W.=RIGHT OF WAY
- S.T.H.=STATE TRUNK HIGHWAY



## CERTIFIED SURVEY MAP

A division of Lot 4 of Certified Survey Map Number 5547 recorded in Volume 27 of Certified Survey Maps on Pages 144-151 as Document Number 929502, being part of the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin.

### SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN    }  
                                  :SS  
WAUKESHA COUNTY     }

I, ERIC R. STURM, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Lot 4 of Certified Survey Map Number 5547 recorded in Volume 27 of Certified Survey Maps on Pages 144-151 as Document Number 929502, being part of the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin, .

Said lands containing 79,977 square feet or 1.8360 acres.

THAT I have made the survey, land division and map by the direction of SMW Chippewa Falls, LLC, TD Chippewa Falls, LLC, WW Chippewa Falls, LLC, and Chippewa Crossing Partners, LLC, owners.

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

THAT this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter AE-7 of the Wisconsin Administrative Code.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and Chapter 14 of the City of Chippewa Falls Municipal Code in surveying, dividing and mapping the same.

DATE APRIL 14, 2023  
*REVISED*  
MAY 4, 2023

  
ERIC R. STURM (SEAL)  
PROFESSIONAL LAND SURVEYOR S-2309



**raSmith**  
CREATIVITY BEYOND ENGINEERING  
16745 W. Blumound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
rasmith.com

CERTIFIED SURVEY MAP

A division of Lot 4 of Certified Survey Map Number 5547 recorded in Volume 27 of Certified Survey Maps on Pages 144-151 as Document Number 929502, being part of the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin.

OWNER'S CERTIFICATE

SMW Chippewa Falls, LLC, TD Chippewa Falls, LLC, and WW Chippewa Falls, LLC, limited liability companies duly organized and existing under and by virtue of the laws of the State of \_\_\_\_\_, on behalf of all owners, certify that said limited liability company caused the land described on this map to be surveyed, divided, and mapped as represented on this map.

SMW Chippewa Falls, LLC, TD Chippewa Falls, LLC, and WW Chippewa Falls, LLC, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Chippewa Falls

IN Witness Whereof, \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_ its \_\_\_\_\_, at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

SMW Chippewa Falls, LLC
TD Chippewa Falls, LLC
WW Chippewa Falls, LLC

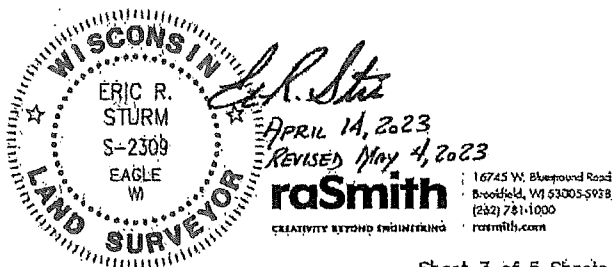
on behalf of all ownership entities above

By: Stewart M. Wangard, Member

STATE OF \_\_\_\_\_ }
:SS
\_\_\_\_\_ COUNTY }

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, \_\_\_\_\_ of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be such Member of the corporation, and acknowledged that he/she executed the foregoing instrument as such officer, by its authority.

\_\_\_\_\_(SEAL)
Notary Public, State of \_\_\_\_\_
My commission expires \_\_\_\_\_
My commission is permanent.



CERTIFIED SURVEY MAP

A division of Lot 4 of Certified Survey Map Number 5547 recorded in Volume 27 of Certified Survey Maps on Pages 144-151 as Document Number 929502, being part of the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin.

OWNER'S CERTIFICATE

Chippewa Crossing Partners, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of \_\_\_\_\_, on behalf of all owners, certify that said limited liability company caused the land described on this map to be surveyed, divided, and mapped as represented on this map.

Chippewa Crossing Partners, LLC, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Chippewa Falls

IN Witness Whereof, \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_ its \_\_\_\_\_ at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chippewa Crossing Partners, LLC

By: Deborah A. Bernhardt, attorney-in-fact for John Bernhardt, Member

STATE OF \_\_\_\_\_ } :SS \_\_\_\_\_ COUNTY }

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, \_\_\_\_\_ of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be such Member of the corporation, and acknowledged that he/she executed the foregoing instrument as such officer, by its authority.

\_\_\_\_\_(SEAL) Notary Public, State of \_\_\_\_\_ My commission expires \_\_\_\_\_ My commission is permanent.



CERTIFIED SURVEY MAP

A division of Lot 4 of Certified Survey Map Number 5547 recorded in Volume 27 of Certified Survey Maps on Pages 144-151 as Document Number 929502, being part of the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

Spring Bank, a Wisconsin Corporation, mortgagee of that portion of the above-described land identified in this Certified Survey Map, does hereby consent to the surveying, dividing and mapping of the land described in the foregoing affidavit of ERIC R. STURM, Surveyor, and does hereby consent to the certificate of said owner.

In witness whereof, the said Spring Bank, has caused these presents to be signed by Glen Michaelsen, its Vice President, at Brookfield, Wisconsin, and its corporate seal to be hereunto affixed.

this \_\_\_ day of \_\_\_\_\_, 2023,

\_\_\_\_\_

STATE OF \_\_\_\_\_ }
:SS
COUNTY OF \_\_\_\_\_ }

PERSONALLY came before me this \_\_\_ day of \_\_\_\_\_, 2023,
(name) (title) and (name) (title) of the

above named organization, to me known as the person(s) who executed the foregoing instrument, and to me known to be the \_\_\_\_\_ and the \_\_\_\_\_ of the organization, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of the organization, by its authority.

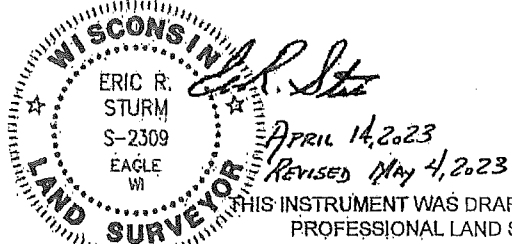
(SEAL) My commission expires \_\_\_\_\_ Notary Public, State of \_\_\_\_\_

CITY OF CHIPPEWA FALLS APPROVAL CERTIFICATE

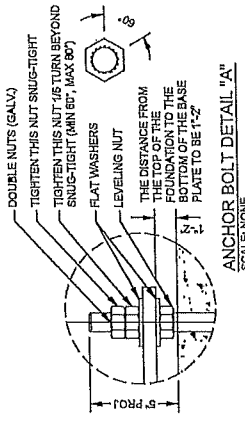
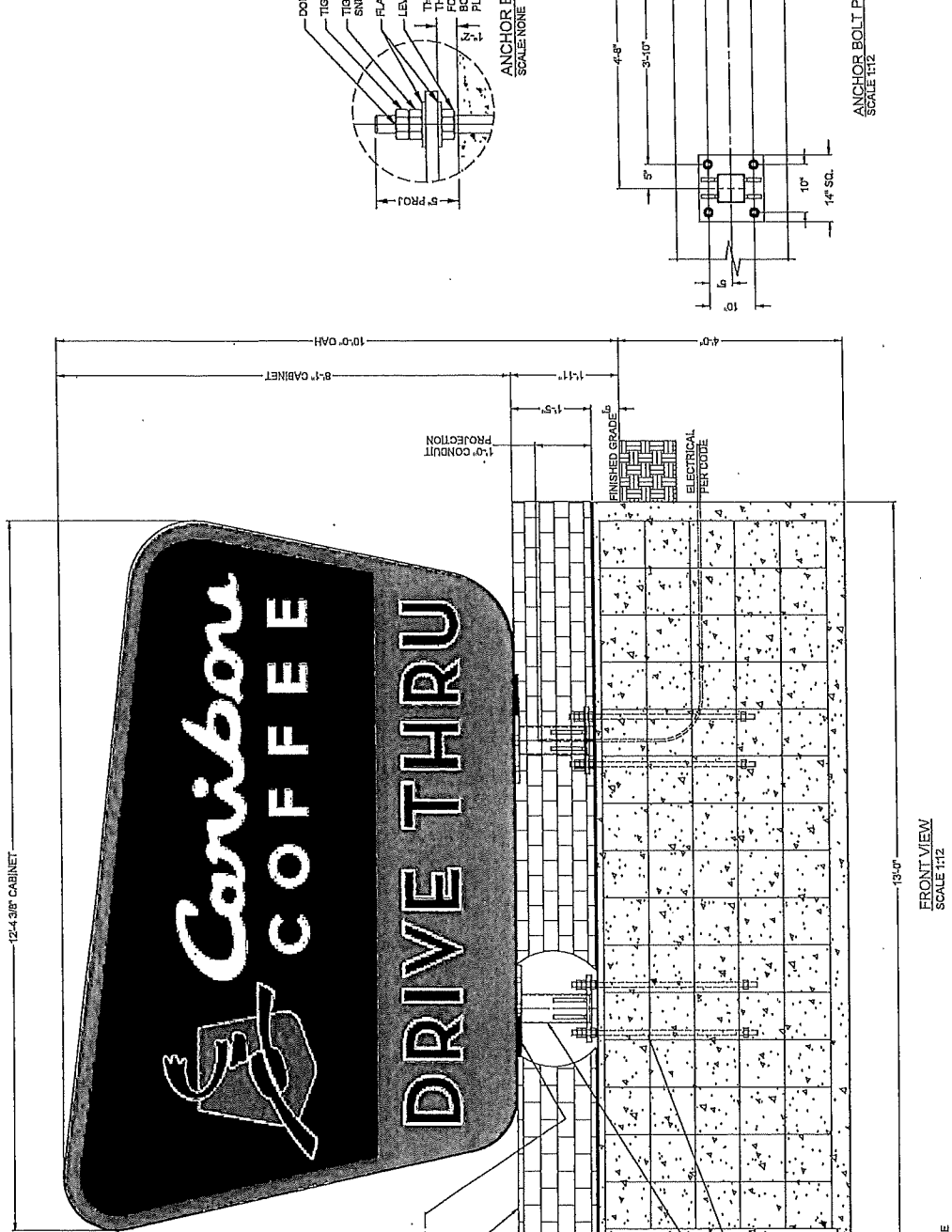
This Certified Survey Map is Approved by the Common Council of the City of Chippewa Falls this \_\_\_ day of \_\_\_\_\_ 2023.

Greg Hoffman, Mayor Date:

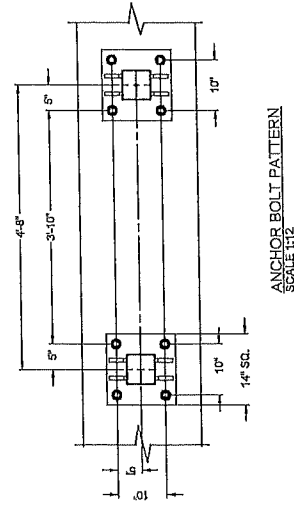
Bridget Givens, City Clerk Date:



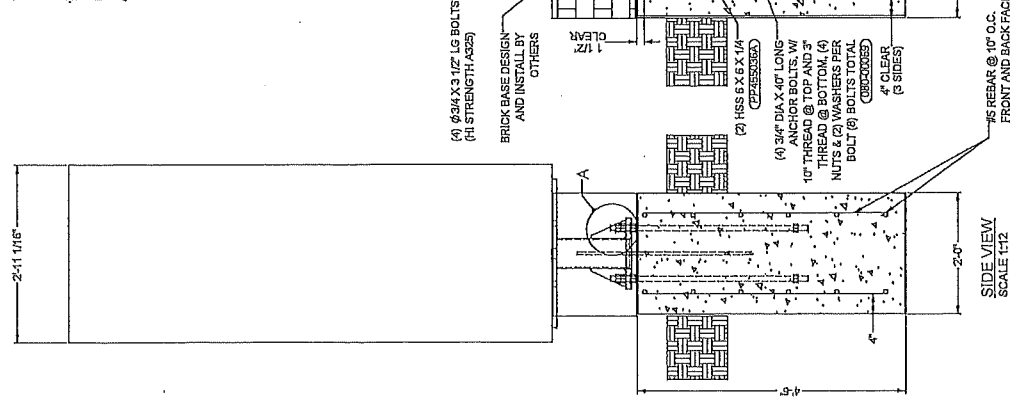
THIS INSTRUMENT WAS DRAFTED BY ERIC R. STURM, PROFESSIONAL LAND SURVEYOR S-2309



ANCHOR BOLT DETAIL "A"  
SCALE: NONE



ANCHOR BOLT PATTERN  
SCALE: 1/2\"/>



FRONT VIEW  
SCALE: 1/2\"/>

SIDE VIEW  
SCALE: 1/2\"/>

- (A) #5/4 X 3 1/2\"/>
- BRICK BASE DESIGN AND INSTALL BY OTHERS
- (2) #5S 6 X 7 1/4\"/>
- (A) 3/4\"/>
- 10\"/>
- (B) 1/2\"/>
- (6) SIDES

#5 REBAR @ 10\"/>

<p>4848 SO. 110TH ST. P.O. BOX 20029 MILWAUKEE, WI 53220 414-529-5550</p>	<p>INSTALLATION DRAWING</p>		<p>REV. DATE BY CHK. FILED FOR INSTALLATION</p>	<p>DRAWN BY: DWP DATE: 8/16/2021 CHECKED BY: CJB DATE: 8/17/21</p>	<p>SITE: CC1452 PAPERJACK DR &amp; KNOWLES AVE NEW RICHMOND, WI 54017</p>	<p>TITLE: CARIBOU COFFEE SIGN, CCCC 97"x149" DF TP FLEX @ 10'-0"</p>	<p>PROJECT NO.: 455036 DRAWING NO.: IN455036A</p>	<p>SHEET 1 OF 2</p>	<p>REV. A</p>
	<p>THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF EVERBITE, LLC. USE OF, OR DUPLICATION IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION OF EVERBITE, LLC IS PROHIBITED.</p>								



**GENERAL NOTES**  
 SIGN SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN AND INSTALLING DISCONNECT SWITCHES IF NOT FACTORY INSTALLED ON THE SIGN.

SIGN ASSEMBLY IS INTENDED FOR OUTDOOR WET LOCATION.

INSTALLER TO VERIFY SIGNS ARE PROPERLY INSTALLED, CONNECTED AND GROUNDED.

ALL BASE PLATES ARE TO BE KEPT CLEAR OF ALL LANDSCAPING MATERIAL. LANDSCAPING MATERIAL SHOULD NOT BE CLOSER THAN 2" TO SIGN POLES OR BASE PLATES.

THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY AND NOT TO BE USED FOR MANUFACTURING.

**CONCRETE SPECIFICATION**  
 ALL CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 3,000 PSI. ALL CONCRETE SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI. RECOMMENDED CURE TIME OF 7 DAYS BEFORE PROCEEDING WITH INSTALLATION.

**LIFTING HOLE NOTE**  
 ANY LIFTING HOLES CREATED ARE THE RESPONSIBILITY OF THE INSTALLER. LIFTING HOLES ARE TO BE SEALED BY A CAP PLATE, WELDED OVER TO COVER AND THEN PAINTED.

**WELDING NOTE**  
 ANY REQUIRED WELDING IS TO BE COMPLETED BY AN AWS CERTIFIED WELDER QUALIFIED IN THE APPLICABLE POSITIONS NEEDED. PROOF OF WELDER CERTIFICATION REQUIRED (COPY OF WELDER CERTIFICATION, PHOTO OF AWS CERTIFICATION CARD OF PERSON DOING THE WELDING).

**DESIGN NOTE**  
 SIGN, POLE, AND CONCRETE FOUNDATION ARE DESIGNED TO WITHSTAND AN ALLOWABLE WIND LOAD OF 20 PSF.

CONCRETE BASE DESIGNED USING A LATERAL SOIL BEARING CAPACITY OF 450 PSF/FT. OF DEPTH. IF THESE SOIL CONDITIONS DO NOT EXIST AT THE FOUNDATION LOCATION, IT IS THE INSTALLER'S RESPONSIBILITY TO NOTIFY EVERBRITE, LLC PRIOR TO PERFORMING ADDITIONAL EXCAVATION OF ANY CONCRETE PLACEMENT.

**PHOTO REQUIREMENTS**  
 INSTALLER TO PROVIDE COMPLETION PHOTOS OF THE FOLLOWING:

- MATCH PLATE SIGN CONNECTIONS
- ALL WELDED JOINTS
- WELDED CONNECTIONS DONE IN THE FIELD
- ELECTRICAL WIRING
- ALL SIGNS ILLUMINATING (PREFERABLY SHOWING LED'S OR LAMPS ILLUMINATING)
- ANY WALL PENETRATIONS CAULKED AND SEALED
- OVERALL ELEVATION

**INSTALLATION INSTRUCTIONS**

1. STAKE FOUNDATION AREA AND CONFIRM FINAL GRADE REQUIREMENTS WITH G. C.
2. EXCAVATE FOUNDATION AREA.
3. SET POLES, REBAR AND CONCRETE SET IN. (PRIMARY ELECTRICAL SERVICE TO BASE BY G. C.)
4. POUR CONCRETE TO COMPLETE FOUNDATION. CONCRETE CURE TIME AS REQUIRED. RECOMMENDED MIN. CURE TIME OF 7 DAYS BEFORE PROCEEDING WITH INSTALLATION.
5. MOUNT SIGNAGE ON POLES (INSTALLER TO PROVIDE WIRE BETWEEN SIGN AND BASE OF POLE)
6. MAKE FINAL ELECTRICAL HOOK UP TO PRIMARY (ALL ELECTRICAL TO MEET LOCAL CODES).
7. TEST SIGNAGE FOR PROPER FUNCTION AND MAKE NECESSARY ADJUSTMENTS.
8. REBAR AREA AND REMOVE ANY PACKING MATERIAL. DO NOT DISCARD ANY MATERIAL OR DEBRIS INTO ON SITE DUMPSTERS.

**SIGN SPECIFICATIONS**

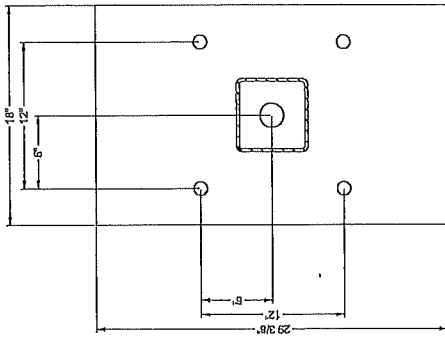
1. SIGNAGE: EVERBRITE (SIGNING POLES)
2. APPROX WEIGHT: 1324 LBS.
3. ELECTRICAL SERVICE: 120V @ 60HZ (1) 20 AMP CIRCUIT REQUIRED

**POLE SPECIFICATIONS**  
 APPROX WEIGHT: 214 LBS  
 TOTAL POLE LENGTH: 1'-5"

**INSTALLER TO FURNISH**

1. ALL ELECTRICAL COMPONENTS REQUIRED
2. FOUNDATION

**GENERAL CONTRACTOR TO FURNISH**  
 PRIMARY WIRES FROM BUILDING TO SIGN

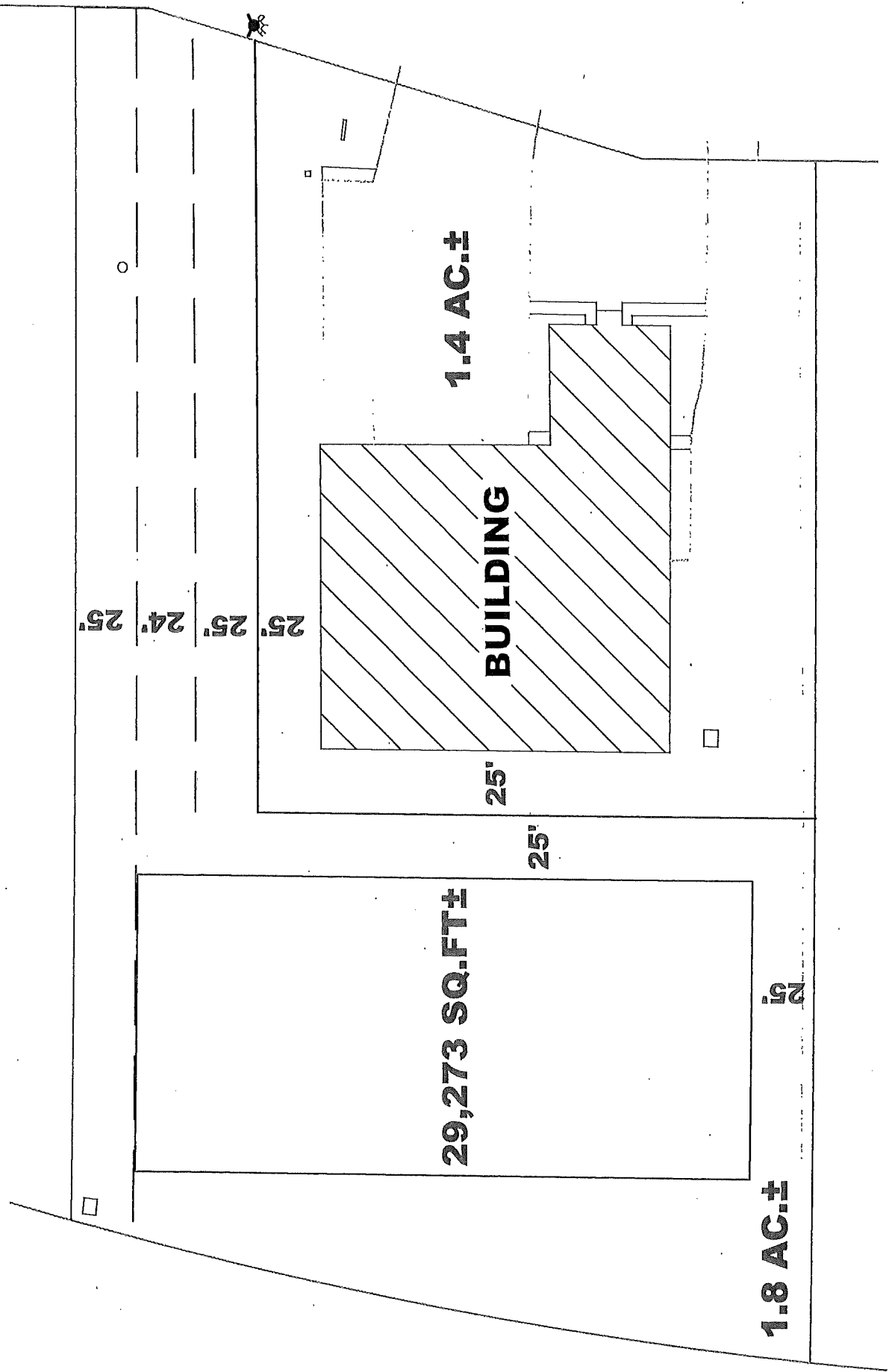


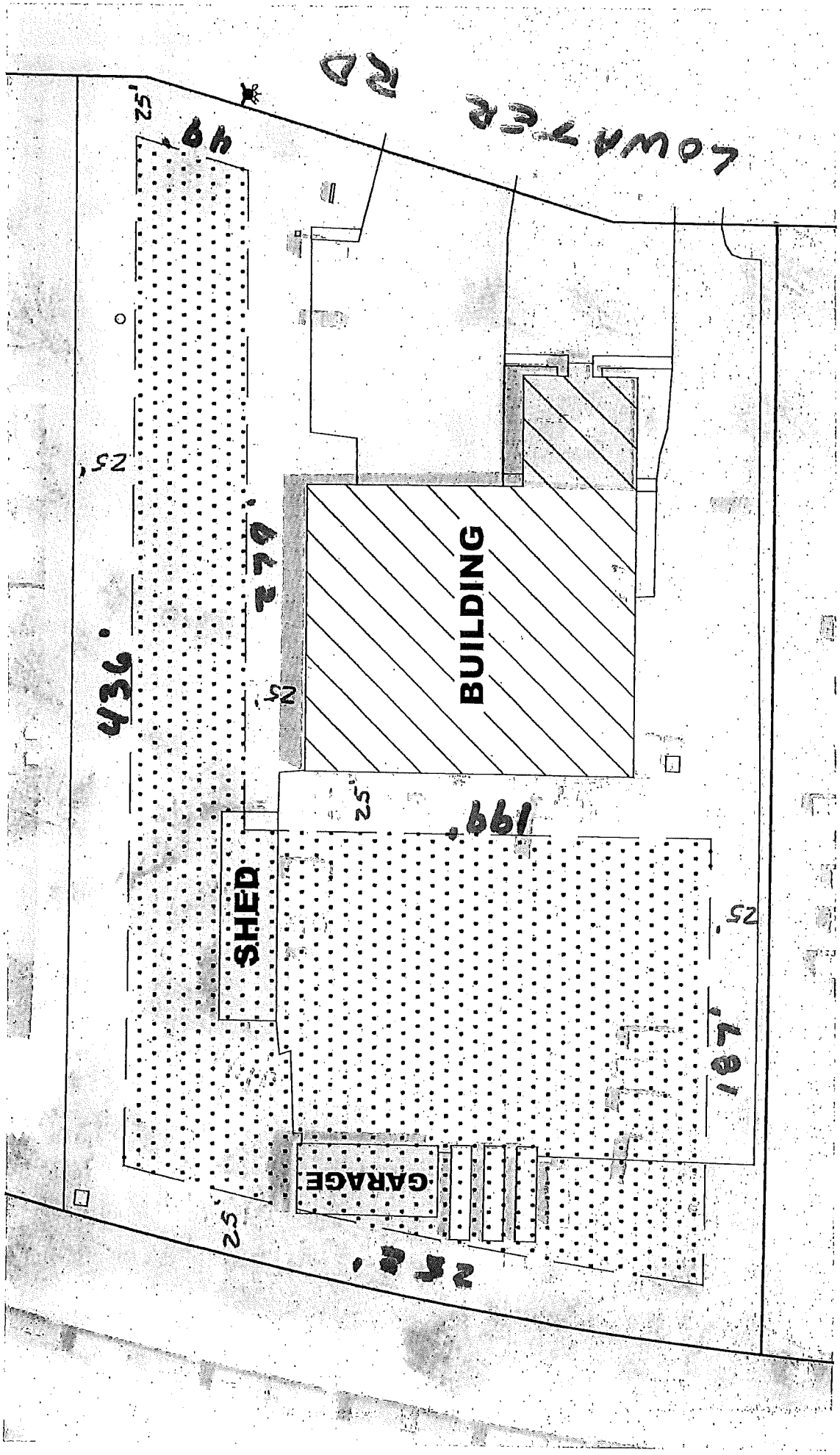
**SIGN MOUNTING PATTERN**  
 SCALE 1:5

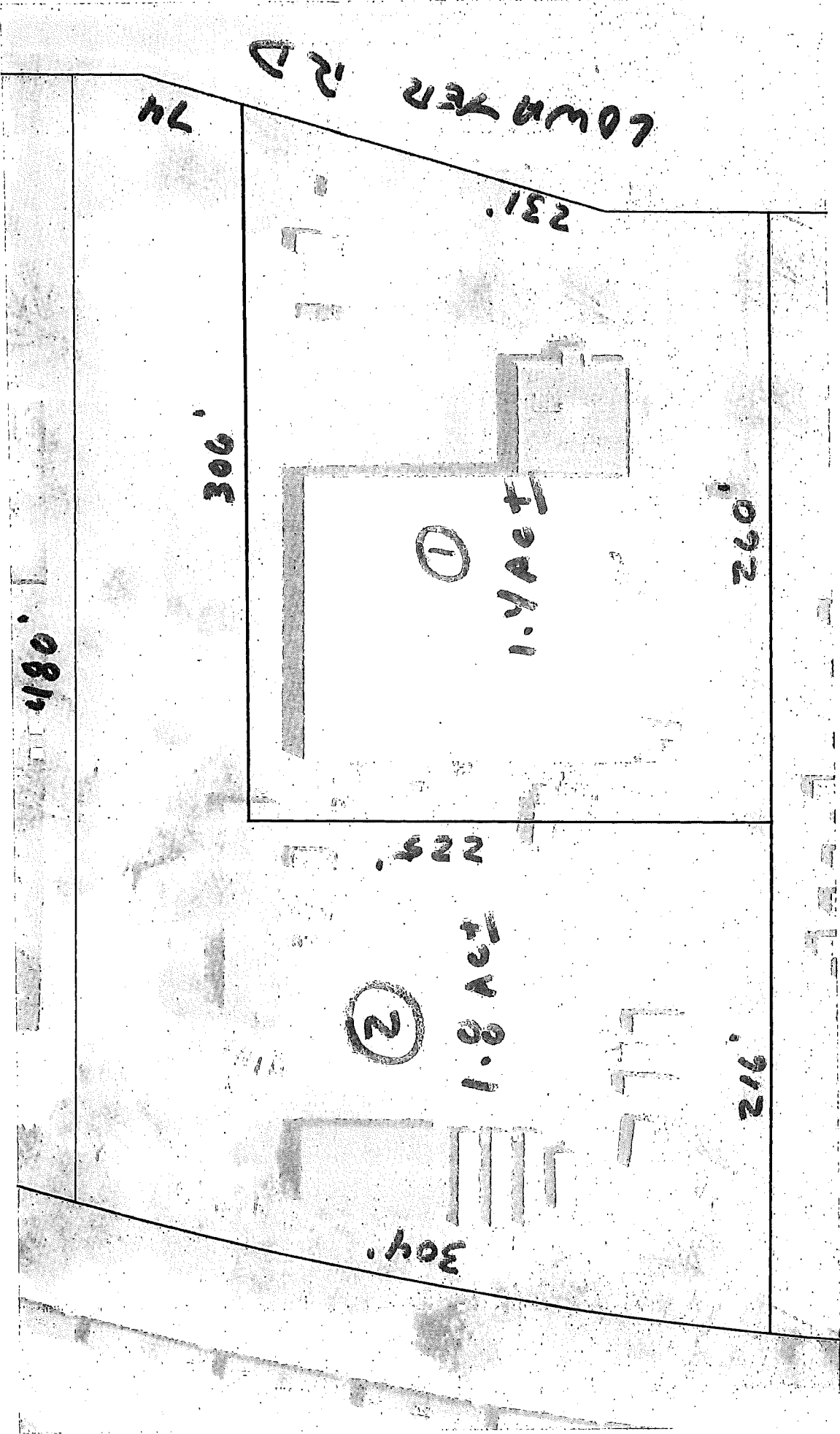
DRAWN BY: DWP		SITE: CC1482		TITLE: CARIBOU COFFEE	
DATE: 8/16/2021		PAPER/JACK DR & KNOWLES AVE		SIGN, CCCCI 97"x149" DF TP FLEX @ 10'-0"	
CHECKED BY: CJB		NEW RICHMOND, WI 54017		PROJECT NO. IN455036	
DATE: 8/17/2021		SCALE: AS SHOWN		DRAWING NO. IN455036A	
		SHEET: 2 OF 2		REV: A	

**Everbrite**  
 4648 SO. 110TH ST.  
 P.O. BOX 20020  
 GREENFIELD, WI 53220  
 414-623-5600

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF EVERBRITE, LLC. USE OR REPRODUCTION IN ANY MANNER WITHOUT EXPRESS WRITTEN PERMISSION OF EVERBRITE, LLC IS PROHIBITED.







LOWMEYER RD

74

231'

306'

①

1.4 Act

260'

480'

225'

②

1.8 Act

216'

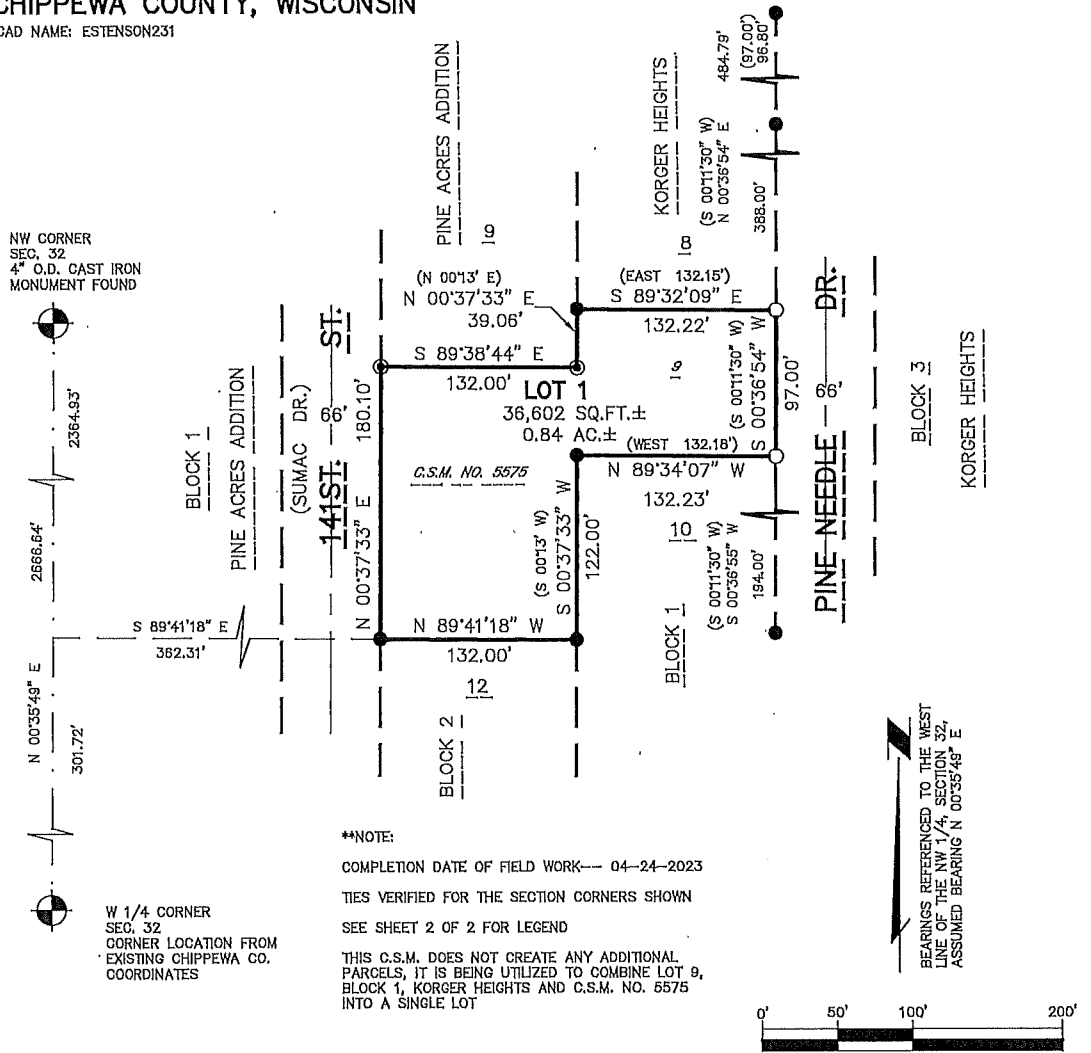
304'

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

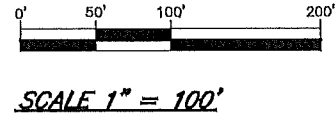
RECORDED IN VOL. \_\_\_\_\_ OF THE  
CERTIFIED SURVEY MAPS PAGE \_\_\_\_\_

**BEING LOT 9, BLOCK 1, KORGER HEIGHTS ADDITION,  
RECORDED IN VOL. 6 PLATS, P. 08, AS DOC. NO. 367258,  
AND LOT 1, C.S.M. NO. 5575, RECORDED IN VOL. 27 C.S.M.S,  
P. 210-211, AS DOC. NO. 931395,  
LOCATED IN THE SW 1/4 OF THE NW 1/4,  
SECTION 32, T29N, R8W, TOWN OF EAGLE POINT,  
CHIPPEWA COUNTY, WISCONSIN**

CAD NAME: ESTENSON231



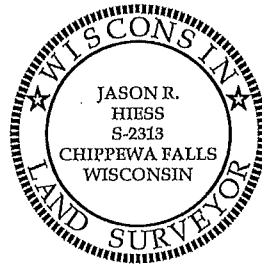
**\*\*NOTE:**  
COMPLETION DATE OF FIELD WORK--- 04-24-2023  
TIES VERIFIED FOR THE SECTION CORNERS SHOWN  
SEE SHEET 2 OF 2 FOR LEGEND  
THIS C.S.M. DOES NOT CREATE ANY ADDITIONAL PARCELS, IT IS BEING UTILIZED TO COMBINE LOT 9, BLOCK 1, KORGER HEIGHTS AND C.S.M. NO. 5575 INTO A SINGLE LOT



*Jason R. Hiess*  
JASON R. HIESS, P.L.S.

DATED THIS 24TH DAY OF APRIL, 2023.

SURVEYING SERVICES BY:  
HIESS-LOKEN & ASSOC., LLO  
PROFESSIONAL LAND SURVEYING  
4905 WEST PARK AVE.  
CHIPPEWA FALLS, WI 54729  
(715)-720-4000 PHONE  
(715)-832-3300  
WWW.HIESS-LOKEN.COM  
HLSURVEY@SBGGLOBAL.NET



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

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

BEING LOT 9, BLOCK 1, KORGER HEIGHTS ADDITION,  
RECORDED IN VOL. 6 PLATS, P. 08, AS DOC. NO. 367258,  
AND LOT 1, C.S.M. NO. 5575, RECORDED IN VOL. 27 C.S.M.S,  
P. 210-211, AS DOC. NO. 931395,  
LOCATED IN THE SW 1/4 OF THE NW 1/4,  
SECTION 32, T29N, R8W, TOWN OF EAGLE POINT,  
CHIPPEWA COUNTY, WISCONSIN

CAD NAME: ESTENSON231

SURVEYOR'S CERTIFICATE

I, JASON R. HIESS, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF DANIEL ESTENSON, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND SURVEYED AND MAPPED IS AS FOLLOWS: BEING LOT 9, BLOCK 1, KORGER HEIGHTS ADDITION, RECORDED IN VOLUME 6 PLATS, PAGE 08, AS DOCUMENT NUMBER 367258, AND LOT 1, CERTIFIED SURVEY MAP NUMBER 5575, RECORDED IN VOLUME 27 CERTIFIED SURVEY MAPS, PAGE 210-211, AS DOCUMENT NUMBER 931395, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 32, TOWNSHIP 29 NORTH, RANGE 8 WEST, TOWN OF EAGLE POINT, CHIPPEWA COUNTY, WISCONSIN. BEING SUBJECT TO EXISTING EASEMENTS.

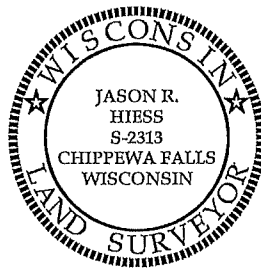
THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND MAPPED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS.



JASON R. HIESS, P.L.S.

DATED THIS 24TH DAY OF APRIL, 2023.



LEGEND

- --- 1 1/4" O.D. IRON PIPE FOUND
- ⊙ --- 1" O.D. IRON PIPE FOUND
- --- 1" O.D. X 18" IRON PIPE WEIGHING 1.13 LBS./LINEAL FOOT, SET
- ( ) --- RECORDED AS
- N. --- NORTH
- S. --- SOUTH
- E. --- EAST
- W. --- WEST
- NE. --- NORTHEAST
- NW. --- NORTHWEST
- SE. --- SOUTHEAST
- SW. --- SOUTHWEST
- ' --- DEGREES
- " --- MINUTES OR FEET
- \* --- SECONDS
- T --- TOWNSHIP
- R --- RANGE
- O.D. --- OUTSIDE DIAMETER
- LBS. --- POUNDS
- SQ. --- SQUARE
- FT. --- FEET
- AC. --- ACRES
- INCL. --- INCLUDING
- EXCL. --- EXCLUDING
- R/W --- RIGHT OF WAY
- C.S.M. --- CERTIFIED SURVEY MAP
- NO. --- NUMBER
- AVE. --- AVENUE
- ST. --- STREET
- DR. --- DRIVE
- C.T.H. --- COUNTY TRUNK HIGHWAY
- VOL. --- VOLUME
- P. --- PAGE
- COR. --- CORNER
- P.L.S. --- PROFESSIONAL LAND SURVEYOR
- SEC. --- SECTION
- WI --- WISCONSIN
- L.L.C. --- LIMITED LIABILITY COMPANY
- CO. --- COUNTY
- TAN. --- TANGENT
- BEAR. --- BEARING

CITY OF CHIPPEWA FALLS PLANNING COMMISSION RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS IS HEREBY APPROVED.

SIGNED: \_\_\_\_\_  
GREGORY S. HOFFMAN, MAYOR

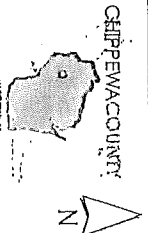
APPROVED: \_\_\_\_\_ DATE

SURVEYING SERVICES BY:  
HIESS-LOKEN & ASSOC., LLC  
PROFESSIONAL LAND SURVEYING  
4905 WEST PARK AVE.  
CHIPPEWA FALLS, WI 54729  
(715)-720-4000 PHONE  
(715)-832-3300  
WWW.HIESS-LOKEN.COM  
HLSURVEY@SBCGLOBAL.NET

# Map

Printed 04/25/2023

Scale = 1:39'



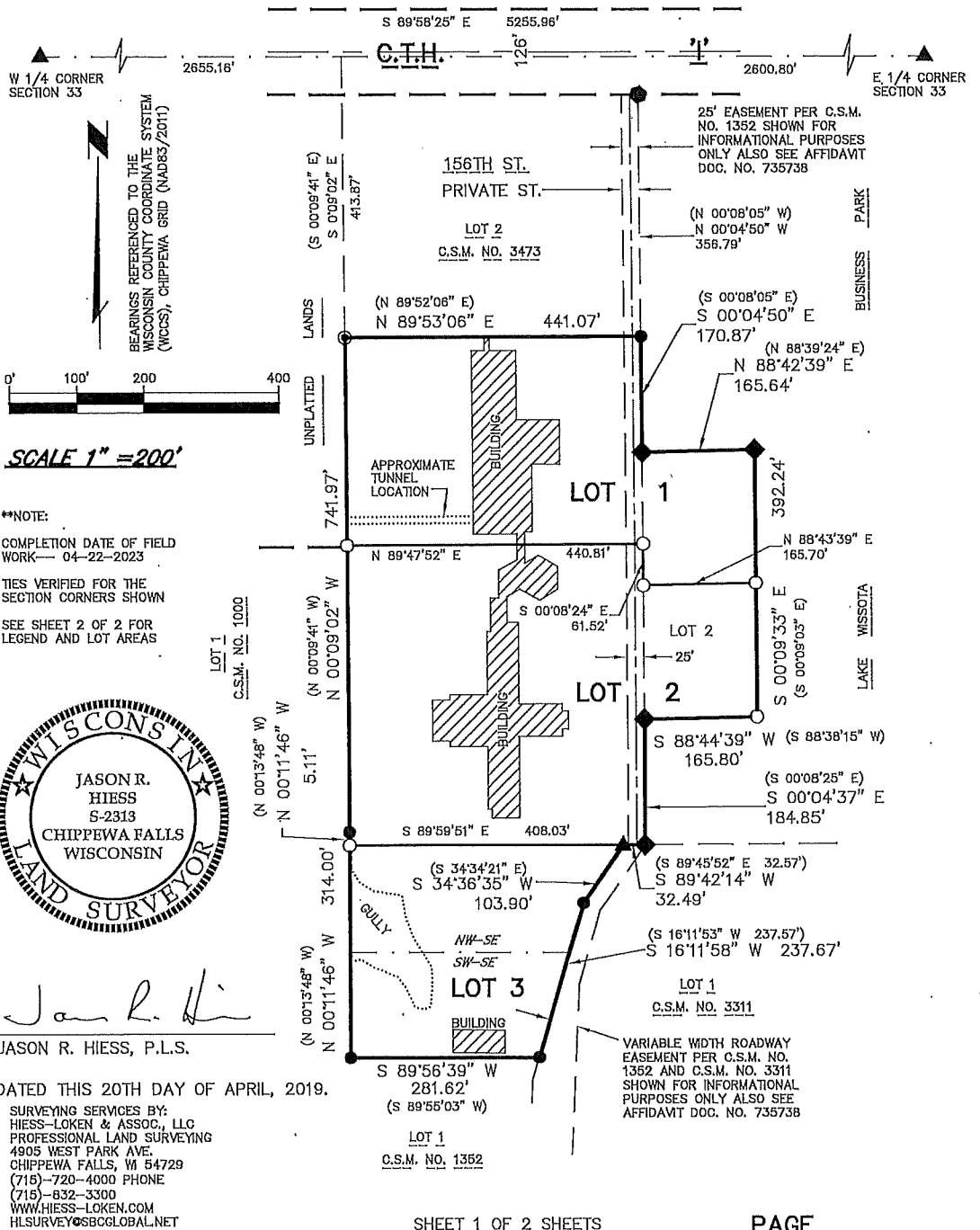
Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

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

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

BEING LOT 1, C.S.M. NO. 3473, RECORDED IN  
 C.S.M.S VOL. 16, P. 47-48, AS DOC. NO. 748933,  
 LOCATED IN THE NW 1/4 OF THE SE 1/4 AND  
 THE SW 1/4 OF THE SE 1/4,  
 SECTION 33, T29N, R8W,  
 CITY OF CHIPPEWA FALLS, CHIPPEWA CO., WI

CAD NAME: DOVE-WISSOTA231





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

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

**BEING LOT 1, C.S.M. NO. 3473, RECORDED IN  
C.S.M.S VOL. 16, P. 47-48, AS DOC. NO. 748933,  
LOCATED IN THE NW 1/4 OF THE SE 1/4 AND  
THE SW 1/4 OF THE SE 1/4,  
SECTION 33, T29N, R8W,  
CITY OF CHIPPEWA FALLS, CHIPPEWA CO., WI**

CAD NAME: DOVE-WISSOTA231

SURVEYOR'S CERTIFICATE

I, JASON R. HIESS, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF SNOWHILL DEVELOPMENT, LLC, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND SURVEYED AND MAPPED IS AS FOLLOWS: A PARCEL OF LAND BEING LOT 1, CERTIFIED SURVEY MAP NUMBER 3473, RECORDED IN VOLUME 10 OF CERTIFIED SURVEY MAPS, PAGE 47-48, AS DOCUMENT NUMBER 748933, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 33, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN, BEING SUBJECT TO EXISTING EASEMENTS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND MAPPED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS IN SURVEYING AND MAPPING THE SAME.

*Jason R. Hiess*

JASON R. HIESS, P.L.S.

DATED THIS 20TH DAY OF APRIL, 2023.



LEGEND

- --- 1 1/4" O.D. IRON PIPE FOUND
- ◆ --- 1 1/4" O.D. IRON REBAR FOUND
- ⊙ --- 1" O.D. IRON PIPE FOUND
- ▲ --- MAG NAIL FOUND
- ⊗ --- 1" O.D. STEEL SURVEY NAIL FOUND
- --- 1" O.D. X 18" IRON PIPE WEIGHING 1.13 LBS./LINEAL FOOT, SET
- ( ) --- RECORDED AS
- N. --- NORTH
- S. --- SOUTH
- E. --- EAST
- W. --- WEST
- NE --- NORTHEAST
- NW --- NORTHWEST
- SE --- SOUTHEAST
- SW --- SOUTHWEST
- ' --- DEGREES
- ' --- MINUTES OR FEET
- " --- SECONDS
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- R --- RANGE
- O.D. --- OUTSIDE DIAMETER
- LBS. --- POUNDS
- SQ. --- SQUARE
- FT. --- FEET
- AC. --- ACRES
- INCL. --- INCLUDING
- EXCL. --- EXCLUDING
- R/W --- RIGHT OF WAY
- C.S.M. --- CERTIFIED SURVEY MAP
- NO. --- NUMBER
- AVE. --- AVENUE
- ST. --- STREET
- C.T.H. --- COUNTY TRUNK HIGHWAY
- VOL. --- VOLUME
- P. --- PAGE
- GOR. --- CORNER
- P.L.S. --- PROFESSIONAL LAND SURVEYOR
- SEC. --- SECTION
- WI --- WISCONSIN
- LLC --- LIMITED LIABILITY COMPANY
- CO. --- COUNTY
- TAN. --- TANGENT
- BEAR. --- BEARING

CITY OF CHIPPEWA FALLS PLANNING COMMISSION RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS IS HEREBY APPROVED.

SIGNED: \_\_\_\_\_  
GREGORY S. HOFFMAN, MAYOR

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

**LOT AREAS:**

- LOT 1 = 167,279 SQ.FT.± 3.84 AC.±
- LOT 2 = 227,206 SQ.FT.± 5.22 AC.±
- LOT 3 = 104,328 SQ.FT.± 2.40 AC.±

SURVEYING SERVICES BY:  
HIESS-LOKEN & ASSOC., LLC  
PROFESSIONAL LAND SURVEYING  
4905 WEST PARK AVE.  
CHIPPEWA FALLS, WI 54729  
(715)-720-4000 PHONE  
(715)-832-3300  
WWW.HIESS-LOKEN.COM  
HLSURVEY@SBCGLOBAL.NET

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

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

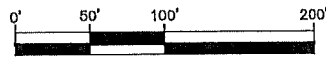
BEING PART OF LOT 2, C.S.M. NO. 2693,  
 RECORDED IN VOL. 12 OF C.S.M.S,  
 P. 158-159, AS DOC. NO. 684770,  
 LOCATED IN THE SW 1/4 OF THE SW 1/4,  
 SECTION 31, T29N, R8W, CITY OF  
 CHIPPEWA FALLS, CHIPPEWA COUNTY, WI

CAD NAME: DOVE-RUTLEDGE231

**\*\*NOTE:**

COMPLETION DATE OF FIELD WORK— 04-28-2023  
 TIES VERIFIED FOR THE SECTION CORNERS SHOWN  
 SEE SHEET 2 OF 2 FOR LEGEND

BEARINGS REFERENCED TO THE SOUTH  
 LINE OF THE SW 1/4 OF SECTION 31,  
 ASSUMED BEARING N 89°48'31" W



**SCALE 1" = 100'**

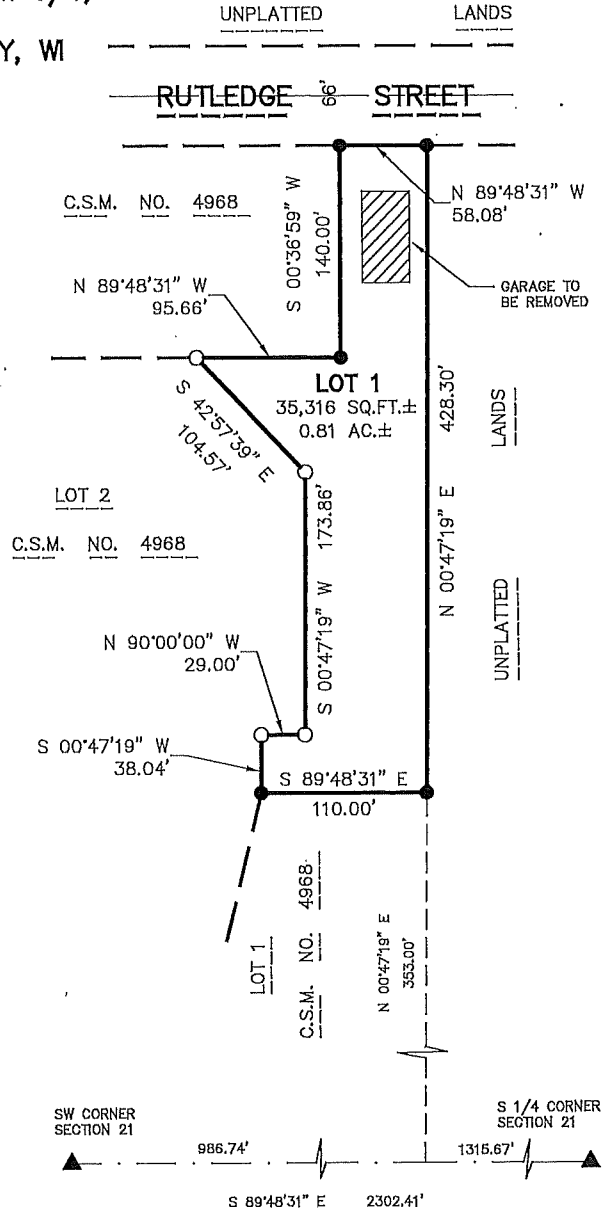
*Jason R. Hiess*

JASON R. HIESS, P.L.S.

DATED THIS 28TH DAY OF APRIL, 2023.



SURVEYING SERVICES BY:  
 HIESS-LOKEN & ASSOC., LLC  
 PROFESSIONAL LAND SURVEYING  
 4905 WEST PARK AVE.  
 CHIPPEWA FALLS, WI 54729  
 (715)-720-4000 PHONE  
 (715)-832-3300  
 WWW.HIESS-LOKEN.COM  
 HLSURVEY@SBCGLOBAL.NET



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

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

**BEING PART OF LOT 2, C.S.M. NO. 2693,  
RECORDED IN VOL. 12 OF C.S.M.S,  
P. 158-159, AS DOC. NO. 684770,  
LOCATED IN THE SW 1/4 OF THE SW 1/4,  
SECTION 31, T29N, R8W, CITY OF  
CHIPPEWA FALLS, CHIPPEWA COUNTY, WI**

CAD NAME: DOVE--RUTLEDGE231  
SURVEYOR'S CERTIFICATE

I, JASON R. HIESS, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF WOLFFEVER HOLDINGS, LLC, I HAVE SURVEYED, DIVIDED, AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND SURVEYED AND MAPPED IS AS FOLLOWS: A PARCEL OF LAND BEING PART OF LOT 2, CERTIFIED SURVEY MAP NUMBER 2693, RECORDED IN VOLUME 12 OF CERTIFIED SURVEY MAPS, PAGE 158-159, AS DOCUMENT NUMBER 684770, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 31, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN. BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE S.89°48'31"E. ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, 986.74 FEET TO A SOUTHERLY EXTENSION OF THE EAST LINE OF SAID CERTIFIED SURVEY MAP; THENCE N.00°47'19"E. ALONG SAID EXTENSION, 353.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING; THENCE CONTINUING N.00°47'19"E. ALONG THE EAST LINE OF SAID LOT 2, 428.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE N.89°48'31"W. ALONG THE NORTH LINE THEREOF, 58.08 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE S.00°36'59"W. ALONG THE WEST LINE THEREOF, 140.00 FEET; THENCE N.89°48'31"W. ALONG THE NORTH LINE OF SAID LOT 2, 95.66 FEET; THENCE S.42°57'39"E. 104.57 FEET; THENCE S.00°47'19"W. 173.86 FEET; THENCE N.90°00'00"W. 29.00 FEET; THENCE S.00°47'19"W. 38.04 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE S.89°48'31"E. ALONG SAID SOUTH LINE, 110.00 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO EXISTING EASEMENTS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND MAPPED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS IN SURVEYING AND MAPPING THE SAME.

*Jason R. Hiess*

JASON R. HIESS, P.L.S.

DATED THIS 28TH DAY OF APRIL, 2023.



LEGEND

- --- 1" O.D. IRON PIPE FOUND
- ▲ --- MAG NAIL FOUND
- --- 1" O.D. X 18" IRON PIPE WEIGHING 1.13 LBS./LINEAL FOOT, SET
- ( ) --- RECORDED AS
- N. --- NORTH
- S. --- SOUTH
- E. --- EAST
- W. --- WEST
- NE --- NORTHEAST
- NW --- NORTHWEST
- SE --- SOUTHEAST
- SW --- SOUTHWEST
- ' --- DEGREES
- " --- MINUTES OR FEET
- " --- SECONDS
- T --- TOWNSHIP
- R --- RANGE
- O.D. --- OUTSIDE DIAMETER
- LBS. --- POUNDS
- SQ. --- SQUARE
- FT. --- FEET
- AC. --- ACRES
- INCL. --- INCLUDING
- EXCL. --- EXCLUDING
- R/W --- RIGHT OF WAY
- C.S.M. --- CERTIFIED SURVEY MAP
- NO. --- NUMBER
- AVE. --- AVENUE
- ST. --- STREET
- C.T.H. --- COUNTY TRUNK HIGHWAY
- VOL. --- VOLUME
- P. --- PAGE
- COR. --- CORNER
- P.L.S. --- PROFESSIONAL LAND SURVEYOR
- SEC. --- SECTION
- WI --- WISCONSIN
- LLC --- LIMITED LIABILITY COMPANY
- CO. --- COUNTY
- TAN. --- TANGENT
- BEAR. --- BEARING

CITY OF CHIPPEWA FALLS PLANNING COMMISSION RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS IS HEREBY APPROVED.

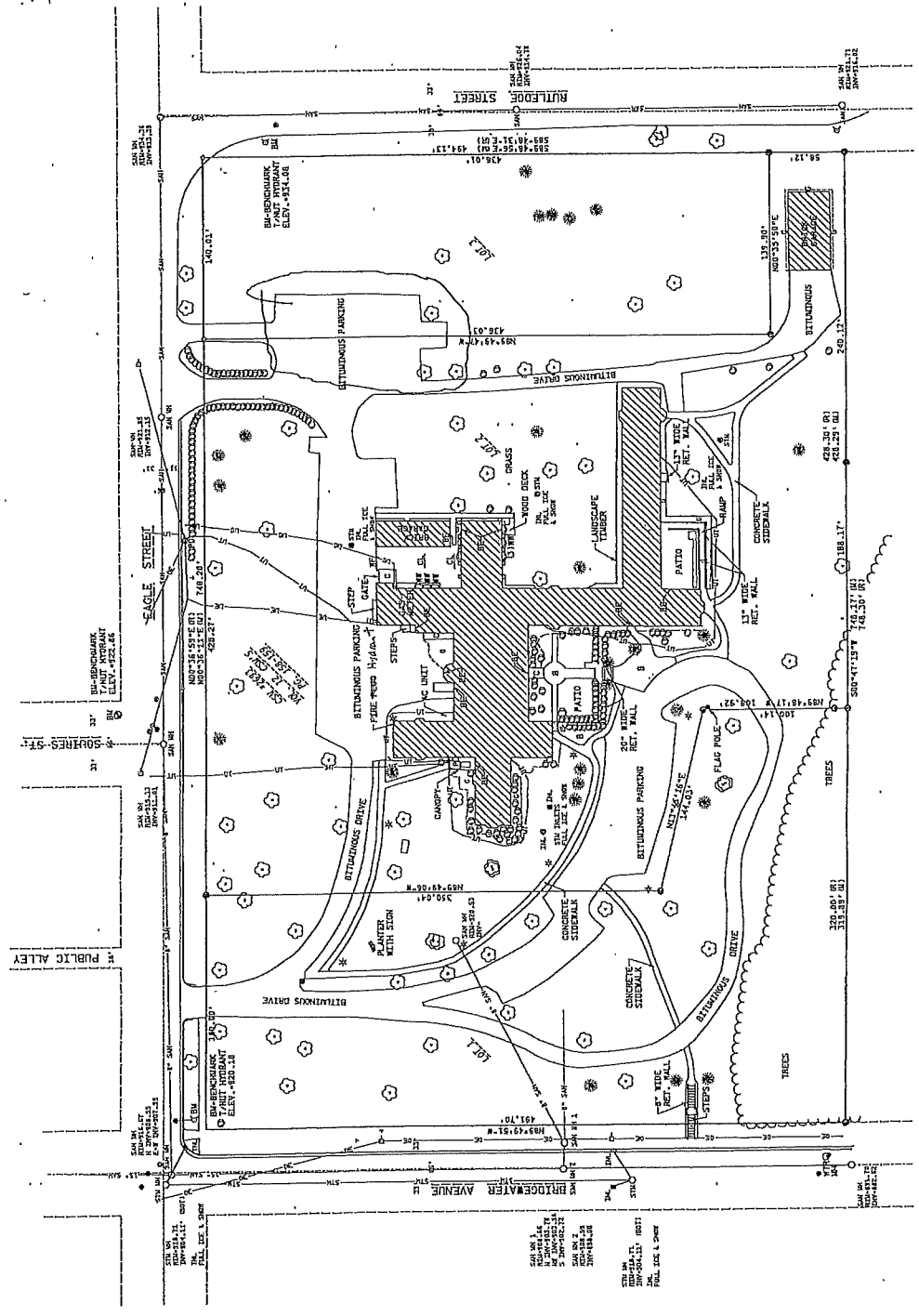
SIGNED: \_\_\_\_\_  
GREGORY S. HOFFMAN, MAYOR

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

SURVEYING SERVICES BY:  
HIESS-LOKEN & ASSOC., LLC  
PROFESSIONAL LAND SURVEYING  
4905 WEST PARK AVE  
CHIPPEWA FALLS, WI 54729  
(715)-720-4000 PHONE  
(715)-832-3300  
WWW.HIESS-LOKEN.COM  
HLSURVEY@SBCGLOBAL.NET

MEASUREMENTS ARE BASED ON  
LINE OF CORNER MARKS  
SHEET NO. 1 OF 1

- LEGEND:
- A SET BENTHREN STAKY NAIL
  - B FOUND 3" IRON PIPE UNLESS NOTED
  - C UNRECORDED AS
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GENERAL NOTES:  
 1. This plan is prepared under the title. The contractor shall assume all responsibility for the accuracy of the information and data furnished hereon.  
 2. Government utility lines shown herein were obtained by field investigation and are not guaranteed by the engineer. Government utility lines shown herein are not to be construed as a warranty of the utility service.

LOT 12, BLOCK 12, LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14, BLOCK 13, AND THE VACATED ALLEY, SOUTHWEST STREET AND NORTH BRIDGEWAY AVENUE, CHIPPewa FALLS, WISCONSIN  
 CITY OF CHIPPewa FALLS, WISCONSIN

PREPARED BY:  
 HANNAH M. RUTLEDGE HOME FOR THE AGED  
 300 BRIDGEWAY AVENUE  
 CHIPPewa FALLS, WISCONSIN 54729

SCALE: 1"=40'

DATE: 10/28/08  
 DRAWN: J. C. RICHARDS  
 CHECKED: J. C. RICHARDS  
 PROJECT NO.: 08-012  
 SHEET NO.: 1 OF 1

# EXISTING CSM

DOCUMENT# 684770

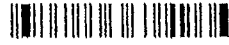
Recorded  
APR. 15, 2004 AT 08:00AM

## CHIPPEWA CO. CERTIFIED SURVEY MAP NO. 2693

RECORDED IN VOL. 12 OF THE  
CERTIFIED SURVEY MAPS PAGE 158-159  
*Marge L. Geissler*  
REGISTER

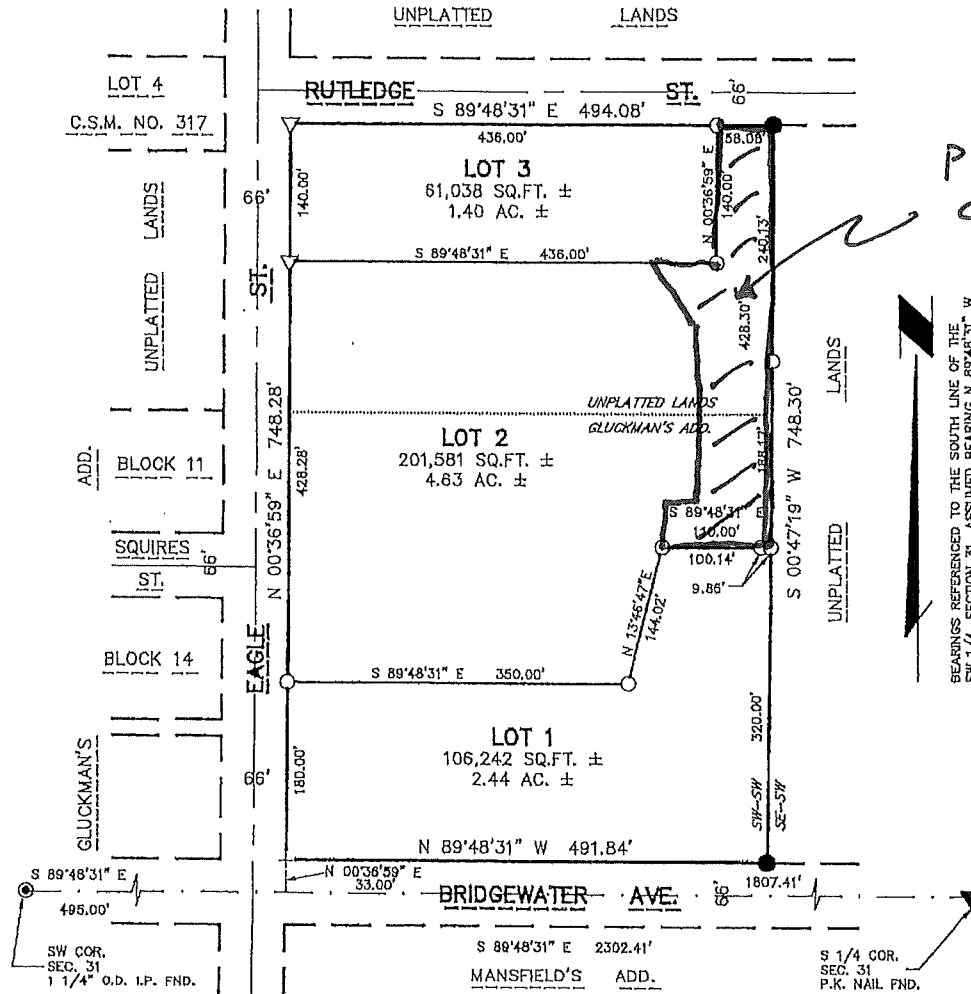
*Marge L. Geissler*

MARGE L. GEISSLER  
REGISTER OF DEEDS  
CHIPPEWA COUNTY, WI  
Fee Amount: \$13.00



BEING BLOCKS 12 AND 13, GLUCKMAN'S ADDITION,  
INCLUDING VACATED SQUIRES AND NORTH STREETS  
AND VACATED PUBLIC ALLEY,  
AND PART OF THE SW 1/4 OF THE SW 1/4,  
SECTION 31, T29N, R8W, CITY OF CHIPPEWA FALLS,  
CHIPPEWA COUNTY, WISCONSIN

CAD NAME: PETERS034



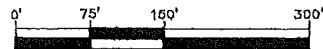
*PROPOSED  
CSM*

BEARINGS REFERENCED TO THE SOUTH LINE OF THE  
SW 1/4, SECTION 31, ASSUMED BEARING N 89°48'31" W

\*\*NOTE: NO UTILITY TO BE PLACED CLOSER  
THAN 3 FEET FROM ANY PROPERTY IRON

### LEGEND

- --- 1" O.D. IRON PIPE FOUND
- + --- CROSS FOUND IN CONG.
- ▽ --- MAG NAIL SET IN BLACKTOP
- --- 1" O.D. X 18" IRON PIPE  
WEIGHING 1.13 LBS./LINEAL  
FOOT, SET



SCALE 1" = 150'

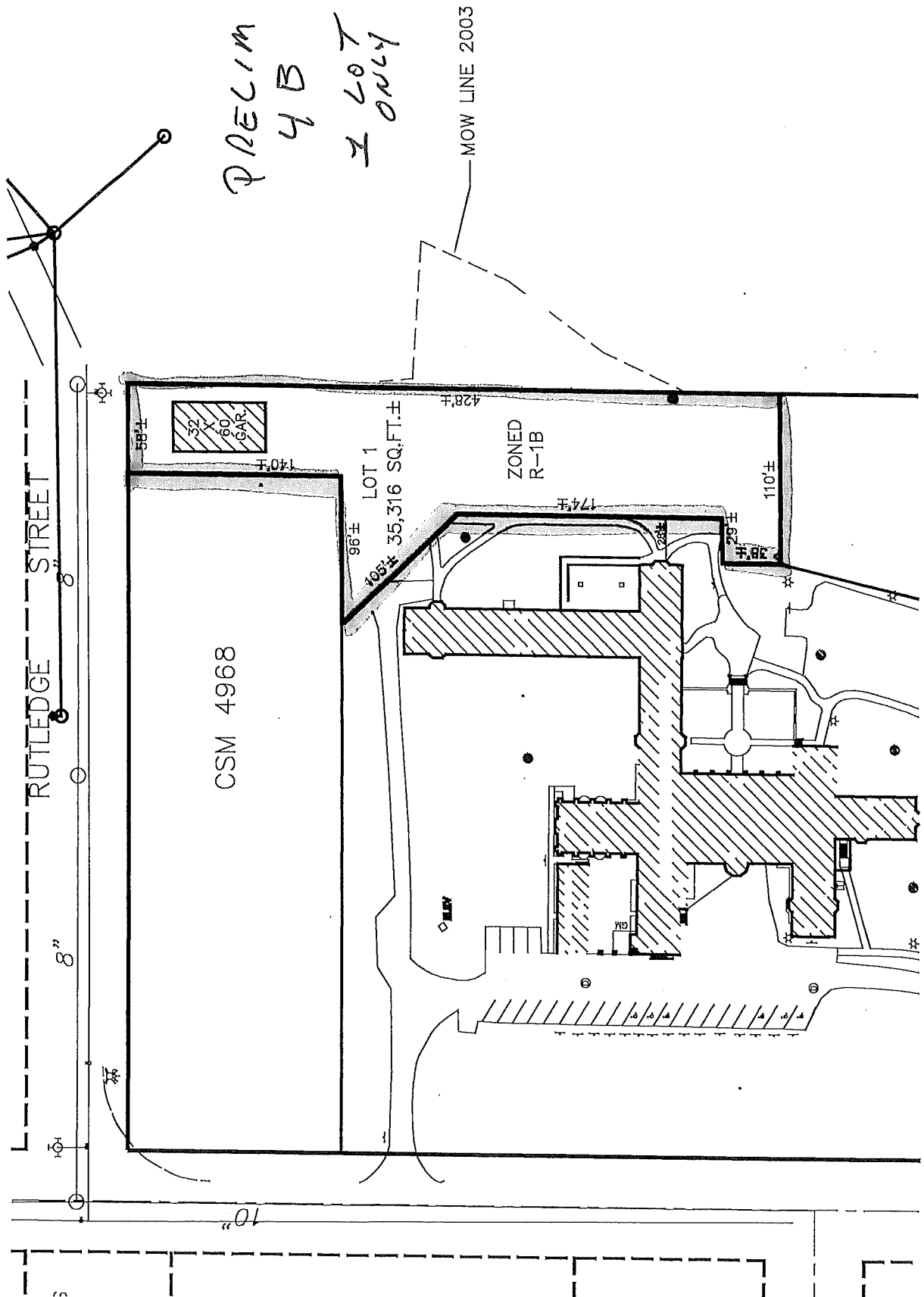
*Jerome F. Hiess*  
JEROME F. HIESS, R.L.S.



DATED THIS 300 DAY OF NOVEMBER, 2003.

SHEET 1 OF 2

PAGE 158



PRELIM  
4B  
1 LOT  
ONLY

MOW LINE 2003

RUTLEDGE STREET

CSM 4968

LOT 1

35,316 SQ.FT.±

ZONED  
R-1B

32 X 60  
GAR.

8"

10"

58'±

140'±

96'±

108'±

174'±

78'±

110'±

428'±

DR

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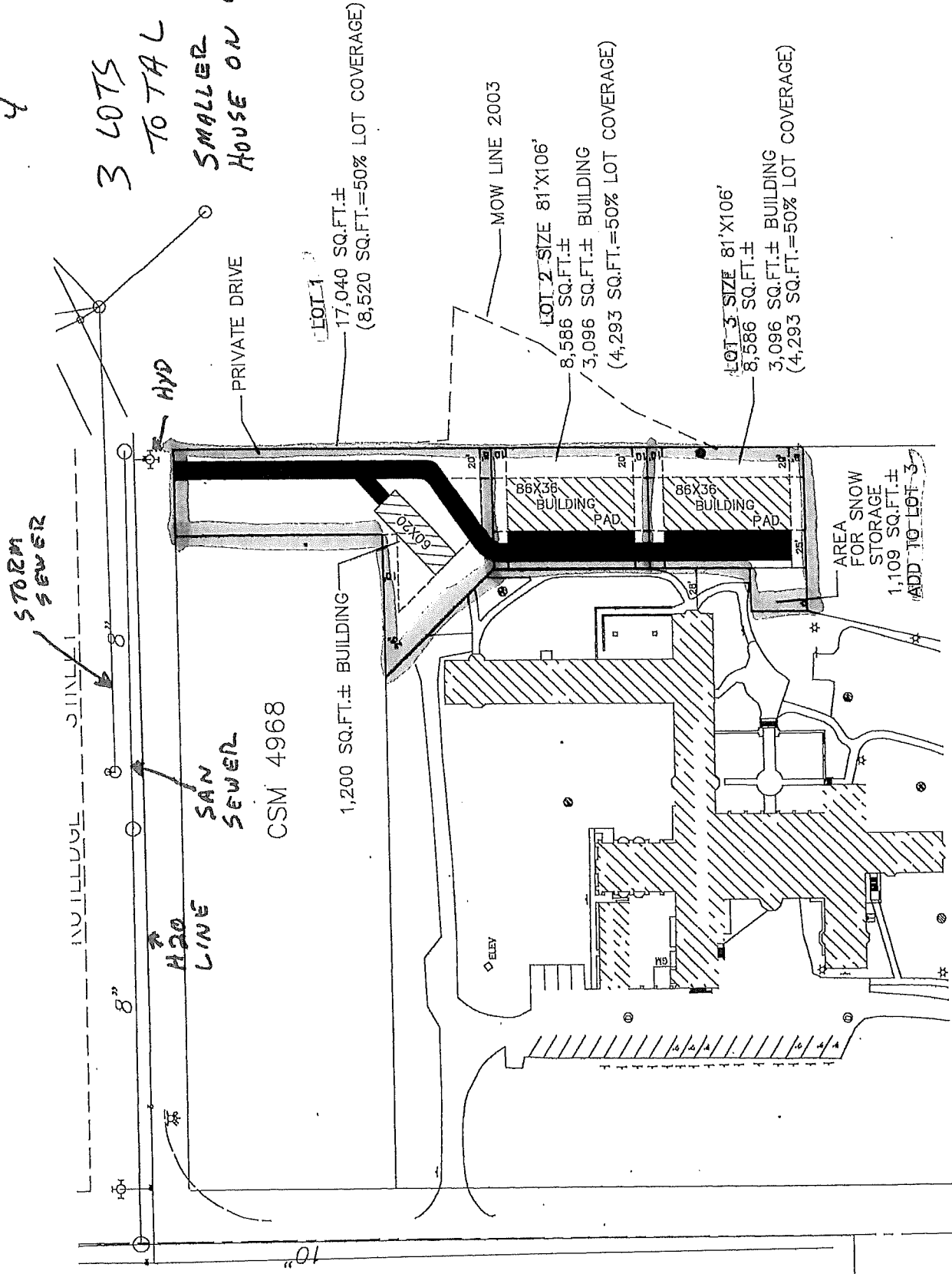
DR

DR

DR

PRELIM  
4

3 LOTS  
TOTAL  
SMALLER  
HOUSE ON LOT 1



LOT 1  
17,040 SQ.FT.±  
(8,520 SQ.FT.=50% LOT COVERAGE)

LOT 2 SIZE 81'X106'  
8,586 SQ.FT.±  
3,096 SQ.FT.± BUILDING  
(4,293 SQ.FT.=50% LOT COVERAGE)

LOT 3 SIZE 81'X106'  
8,586 SQ.FT.±  
3,096 SQ.FT.± BUILDING  
(4,293 SQ.FT.=50% LOT COVERAGE)

AREA FOR SNOW STORAGE  
1,109 SQ.FT.±  
ADD TO LOT 3

STORM SEWER

HYD

PRIVATE DRIVE

MOW LINE 2003

CSM 4968

1,200 SQ.FT.± BUILDING

86X36 BUILDING PAD

86X36 BUILDING PAD

H2O LINE

8"

8"

8"

8"

8"

8"

ELEV

MB

MB

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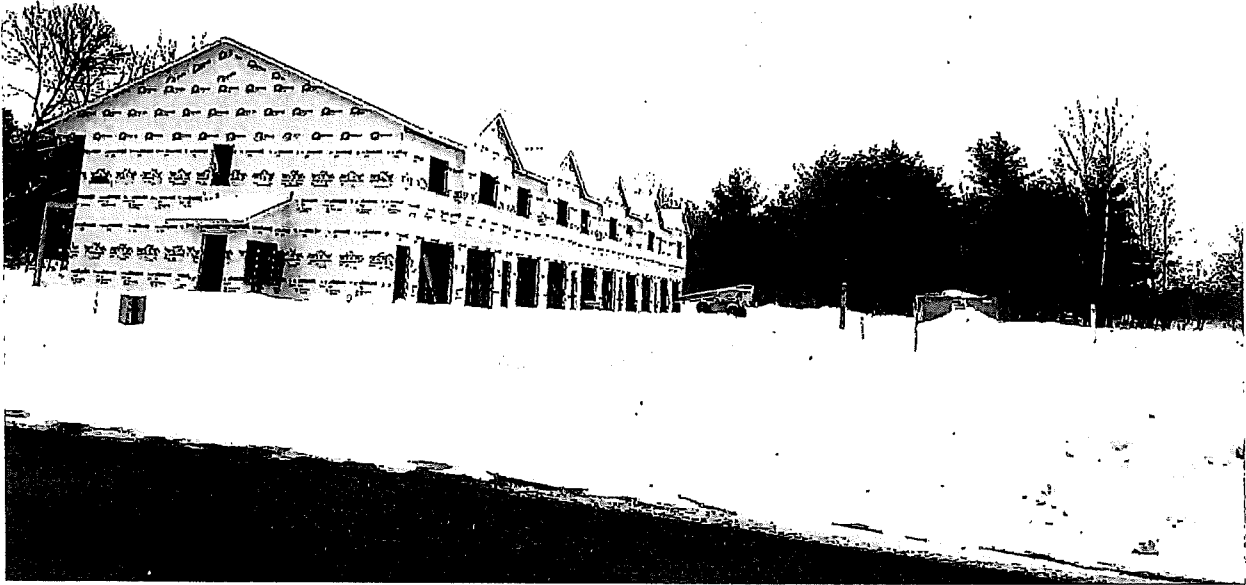
MB

MB

IN UTILITY

3

10



POSSIBLE  
BUILDING  
TYPE



PARKS, RECREATION & FORESTRY BOARD MEETING  
Tuesday, May 9, 2023

1. Call to order by Beth Arneberg at 6:00 p.m.  
Roll Call: Members Present: Audrey Stowell, Beth Arneberg, Justin Agnew, Heather Martell  
Absent: Travis Siebert, Reggie Geissler and John Abbe  
Staff present: John Jimenez and Jack Hays
2. Approval of Minutes: April 11, 2023. **Motion by Agnew/Arneberg to approve minutes of April 11, 2023. Motion passed.**
3. Personal Appearances by Citizens. Will Zwickel reports his eagle scout project of restoring the snake trail by Bridgewater Ave is complete. He reports 200 lbs of trash was removed and mulch was put down. He showed pictures, and it looks great. The Board thanks him for his work on this project.
4. Discuss/Consider Special Event Applications. There is one repeat application. Valley Vineyard Church submitted an application for their Party In the Park event for September. **Motion by Arneberg/Agnew to approve as presented with past practice. Motion passed.**
5. Discuss/Consider
  - a. Update on Flag Hill. Floors are done; partitions are back up. Need to replace three partitions that were damaged. This should complete the project and remaining funds will be released. John has been in contact with Chris, and he is working on fees and scope for Phase 2. DNR grant includes trail connectivity, and this encompasses the stairs. Phase 2 also includes plaza at the landing, a pavilion and parking lot. John will report once fees and scope received.
  - b. Pool Committee. Martell will be new member on the pool committee. John reported that 1400 people took the survey; discussion regarding pool survey, City survey, and removing current slide.  
Travis Siebert arrives during above discussion.
  - c. Relocation of the Log Cabin and the School House to the lower part of Irvine Park. Log cabin is in need of repair. John believes it would be a good idea to have both the log cabin and the school house moved down into the old campground area and discusses benefits. Park Board members agree.
  - d. Irvine Park Wayfinding. John would like to revisit the signage plan with all improvements that have been made and especially once Flag Hill is done. John feels trails would be a good starting point.
  - e. Casper Park Donations. John met with Casper staff regarding needs at Casper Park. Needs include the maintenance sheds, concession stand roofs, getting bigger bleachers at the red softball field. There was a suggestion to inquire whether the high school booster clubs are willing to make a donation toward this expense. Also discussed replacing the old

house with a barnlike structure that would be able to function as a storage facility, break and meeting area, and have restrooms. **Motion by Arneberg/Stowell to take funds from Casper Park Donation Fund for bleachers after approaching the booster clubs. Discussion regarding grants and donations from other sources. Motion passed.**

- f. ARPA Funds. John will be getting more information from Lynne Bauer. Discussion regarding items included in the request, the funds in general as well as the process.
  - g. Recreation Report. Spring seasons have started. Soccer field dimensions have been changed, so field layout is different. There are 260 participants in soccer. U10s and U12s leagues are merged with Lafayette's league. Junior Zoo Keeper program registration took one day to fill up. There will be additional classes offered in July. Additional discussion regarding softball leagues, getting new employees, and disc golf skills league.
  - h. Director Report. John reports on Governor's visit to disc golf course today. He will be meeting with Leinenkugel's committee soon. He's done hiring seasonals. Olson's will be in the Park on the weekends until Memorial Day and then every day of the week. Custer Cones will be at the pool. John states Ashley has taken on some additional responsibilities, been very helpful, and he thanks her for her work.
6. Approve Claims. Discussion regarding claims. **Motion by Arneberg/Siebert to approve claims in the amount of \$43,082.96. Motion passed.**
  7. Park Board Members' Concerns or Comments. There's been vandalism at Riverfront again. John is looking at limiting accessibility with automatic locking doors.
  8. Adjournment. **Motion by Siebert/Martell to adjourn at 8:01 p.m. Motion passed.**

Submitted by:  
Audrey Stowell, Secretary

**Minutes of the  
Meeting of the Chippewa Falls Public Library Board of Trustees  
April 12, 2023**

**1. Call to Order**

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

**2. Roll Call of Members**

Members Present: Ambelang, Drehmel, Jones, King, Russell

Members Absent: Martell, Newton

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

**3. Approval of Agenda**

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

**4. Disposition of the minutes of the Board of Trustees meeting of March 15, 2023.**

Motion made by King seconded by Russell to approve the minutes of the Board of Trustees meeting of March 15, 2023. All present Voting Aye. Motion carried.

**5. Disposition of the vouchers to be paid from the 2023 budget after April 18, 2023.**

Motion made by Jones seconded by Russell to approve the vouchers to be paid from the 2023 budget after April 18, 2023. Roll Call Vote. Voting Aye: Ambelang, Drehmel, Jones, King, and Russell. Motion carried.

**6. Public Appearances**

none

**7. Correspondence**

Jessi Peterson and Jenni Gilles received flowers as a Thank You from the Chippewa Falls School District Title I Staff for their programming.

**8. Management Report**

Director Niese talked about highlights from the Management Report. Programming has been very well attended. The McDonnell students helped out and moved shelving during a work day for the school.

**9. Current Business**

**a) Department Head reports.**

Director Niese asked if there were any questions about the reports from the Departments. Board would like the different Departments to discuss their duties with each other.

**b) New Board Members**

Director Niese recognized Connie Russell with a plaque for her years of service to the Chippewa Falls Public Library. She will be replaced with Pat Rasmus as a County Library patron on the Board of Trustees. Jan Drehmel will step down in April 2024.

**10. Closed Session under WI Statutes 19.85(1) "Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. "To**

**a) Staff updates**

Motion made by Russell, seconded by King to go into Closed Session under WI Statues 19.85(1) "Considering employment, promotion, compensation or performance evaluation data of any public employe over which the governmental body has jurisdiction or exercises responsibility. "To staff updates to include Director. Roll Call Vote: Voting Aye: Ambelang, Drehmel, Jones, King, and Russell. Motion carried. Time 5:16 pm.

Motion made by King seconded by Jones to return to open session Time 5:25 p.m.

## **12. Announcements**

none

## **13. Items for future consideration**

- a) Act 150 Bills
- b) Book Bike procedures/policies
- c)

## **14. Adjournment**

Motion made to adjourn by Russell seconded by Drehmel. All present Voting Aye. Motion carried. Meeting adjourned at 5:35 p.m.

Respectfully Submitted,  
Deb Braden, Confidential Administrative Assistant



# CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

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

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

Name of the event: Cruise In Car Shows	Estimated number of persons participating: 200/show
---	--

Date and start and end times requested for street use:  
June 17 (4-8 pm), July 15 (4-8 pm), September 9 (4-8 pm), October 5 (4-~~8~~<sup>7</sup> pm)

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):  
100-800 blocks of N Bridge Street (cross streets will stay open)

Use, described in detail, for which the street use permit is requested:  
Vehicles will park on the street for the annual Cruise In Car Shows

City services requested for the event (e.g., Street Department or Police Department staff time)  
Barricades for each block (4/block - 2 at each end and keeping the cross streets open)


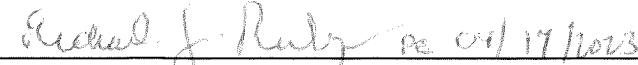
The applicant agrees to indemnify, defend, and hold the City and its employees and agents harmless against all claims, liability, loss, damage or expense incurred by the City or account of any injury to, or death of, any persons or any damage to property caused by or resulting from the activities for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

 Signature of Applicant	3/22/2023 Date
---	-------------------

### OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):  
4/4/23 - Notes From CPD #106  
6 hrs @ \$50/hour = \$300/Event for Street Dept Services

Requirements of Applicant:

Approved by:  Signature of Chief of Police	 Signature of Director of Public Works
--	---

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

Decision of City Council (required):  Approved  Denied

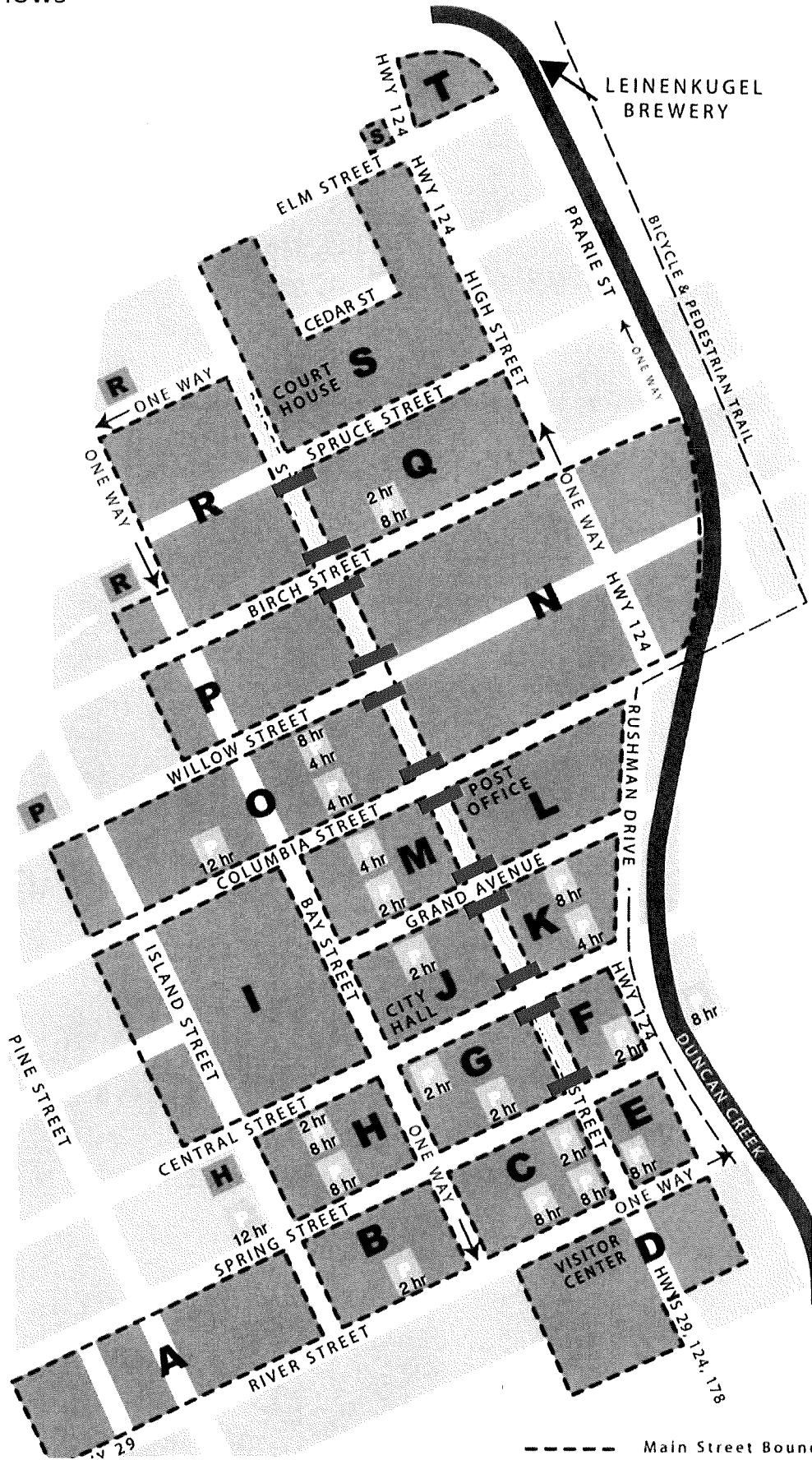
# Cruise In Car Shows

Sat. June 17

Sat. July 15

Sat. Sept 9

Thurs. Oct. 5



# SPECIAL EVENT COVER SHEET

This form was developed to ensure that organizations wishing to have a special event in the City of Chippewa Falls have completed all appropriate applications associated with the event. Additionally, in the interest of promoting a safe and enjoyable event, to provide emergency services personnel the opportunity to review the applications and discuss any potential concerns.

Name of Event: <b>Cruise In Car Shows</b>	Event Description (e.g. walk, concert, etc.): <b>car shows</b>
Name and Address of Sponsoring Organization: <b>Chippewa Falls Main Street, 514 N Bridge St., Chippewa Falls, WI 54729</b>	
Contact Name: <b>Teri Ouimette</b>	Contact Address: <b>514 N Bridge St., Chippewa Falls</b>
Work Phone: <b>(715) 723-6661</b>	Cell Phone: <b>N/A</b>
Email: <b>teri@cfms.us</b>	Day of Event Contact Name and Number (if different): <b>Same</b>
Date(s) of Event: <b>6/17, 7/15, 9/9, 10/5</b>	Estimated Daily Attendance: <b>200/show</b>
Location(s) of Event: <b>N Bridge St (100-800 blocks)</b>	
City Services/Equipment Requested: <b>Barricades</b>	

**Please check each box below that applies to your event.  
Corresponding applications must be completed and attached to this document.**

- |  |   |
|--|---|
| <input type="checkbox"/> Temporary Class "B"/"Class B" Retailer's License (Picnic License) Application | <input type="checkbox"/> Food Vendors*<br>*supply proof of licensure from Chippewa County             |
| <input checked="" type="checkbox"/> Street Use Permit Application                                      | <input checked="" type="checkbox"/> Dance/Music Application   |
| <input type="checkbox"/> Fireworks Permit  | <input type="checkbox"/> Temporary Extension of Premises<br>(in relation to existing license holders) |

*Events to be held in any City Park must complete a special event application with the Parks, Recreation and Forestry Department for consideration by the Park Board.*

## FOR OFFICE USE ONLY - ROUTING VERIFICATION

Police Chief Signature:	Date:
Fire Chief Signature:	Date:
Director of Public Works/City Engineer/Utilities Manager: <i>Richard J. Ruby DE</i>	Date: <b>04/17/2023</b>



# CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

Applicant Name and Address: Chippewa Falls Patriotic Council	Applicant Phone Number: (715) 723-0408 or (715) 829-6571
---	---

<input type="checkbox"/> Please check here if the applicant is the individual in charge of the event. If not, please indicate Name, Address and Phone Number of responsible individual. Leroy Jansky - see phone numbrs above right PO Box 685 Chippewa Falls, WI 54729	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: Wendy Larson, Commander Chippewa Falls Patriotic Council PO Box 685 Chippewa Falls, WI 54729
--	--

Name of the event: Memorial Day Parade	Estimated number of persons participating: 350 including bands
---	---

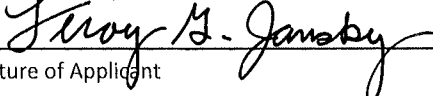
Date and start and end times requested for street use:  
Monday, May 29, 2023, 9 a.m. to 10:15 a.m., on Willow St and 10:15 a.m. to 10:45 a.m. on parade route

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):  
Willow St between Bridge and N. High St closure 9 a.m. to 10:15 a.m. and parade route 10:15 a.m. to 10:45 a.m.

Use, described in detail, for which the street use permit is requested:  
Annual Memorial Day Parade route and staging area on Willow St just prior to the start of the parade.

City services requested for the event (e.g., Street Department or Police Department staff time)  
Use of street barricades. Police Officers to stop traffic at designated intersections and car to lead the parade.

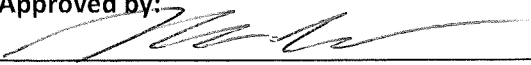
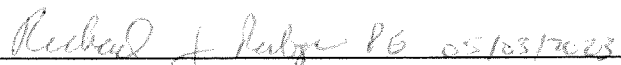
The applicant agrees to indemnify, defend, and hold the City and its employees and agents harmless against all claims, liability, loss, damage or expense incurred by the City or account of any injury to, or death of, any persons or any damage to property caused by or resulting from the activities for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

 Signature of Applicant	4/13/2023 Date
---	-------------------

**OFFICE USE ONLY**

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):  
*4/26/23 - 4 OFFICERS NEEDED (3 FOR INTERSECTIONS + 1 TO LEAD) - ON DUTY OFF. NO CHARGE. #106*

Requirements of Applicant: *CC Patriotic Council to pick up, place, and return barricades and traffic control to the city garage at #5 Bank - Riverside Drive. RSR 05/03/2023*

Approved by:  Signature of Chief of Police	 Signature of Director of Public Works
--	---

Recommendation of Board of Public Works (if required):	<input type="checkbox"/>	Approved	<input type="checkbox"/>	Denied
Decision of City Council (required):	<input type="checkbox"/>	Approved	<input type="checkbox"/>	Denied



**MEMORIAL DAY PARADE ROUTE**  
**CHIPPEWA FALLS**  
**PATRIOTIC COUNCIL**

**--- = Parade Route**  
**★ = Intersection Barricades**

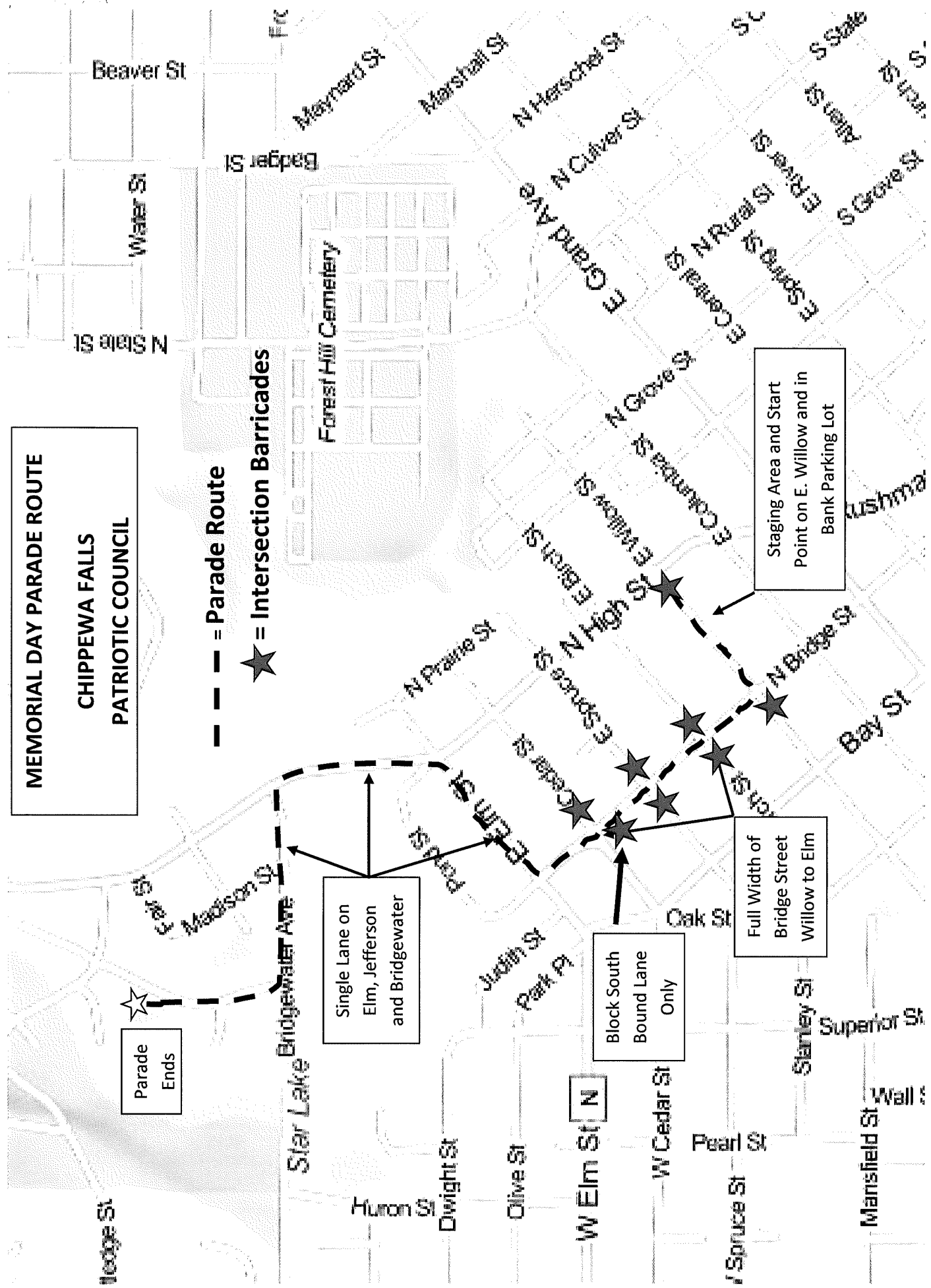
Parade Ends

Single Lane on Elm, Jefferson and Bridgewater

Block South Bound Lane Only

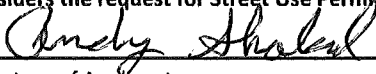

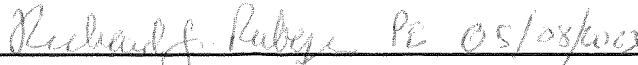
Full Width of Bridge Street Willow to Elm

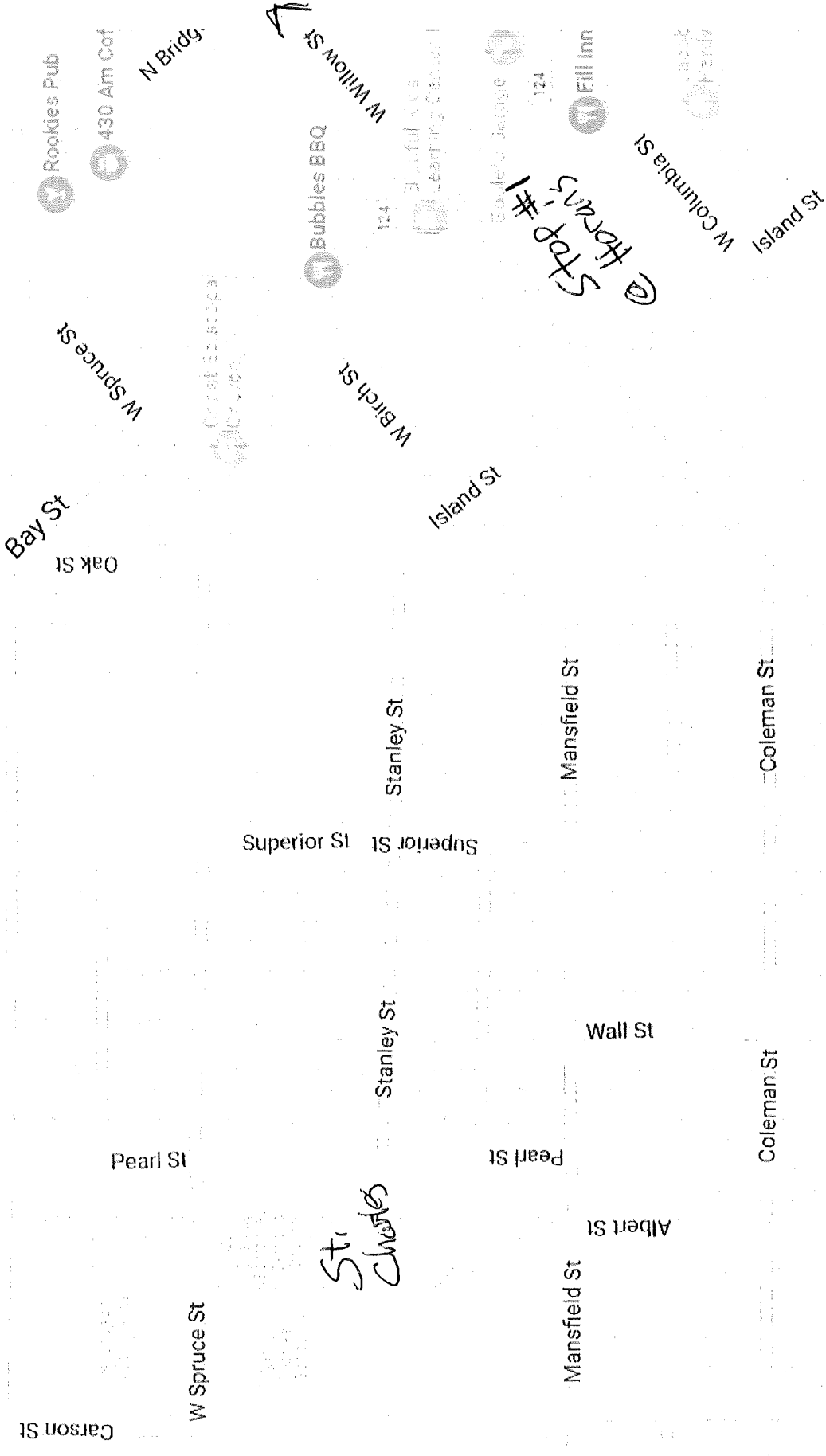
Staging Area and Start Point on E. Willow and in Bank Parking Lot





# CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

Applicant Name and Address: Andy Shakal, 15688 46th St. Bloomer, WI		Applicant Phone Number: (708) 846-6681
<input type="checkbox"/> Please check here if the applicant is the individual in charge of the event. If not, please indicate Name, Address and Phone Number of responsible individual. Very Reverend Jesse Burish 117 Allen St. Chippewa Falls	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: Church of Notre Dame 117 Allen St. Chippewa Falls, WI (715) 723-7108	
Name of the event: Corpus Christi Procession	Estimated number of persons participating: 50	
Date and start and end times requested for street use: June 11, 2023 12:30PM to 2:00 PM		
Accurate description of the portion of the street or streets being requested for use (attach maps if necessary): See attached. All streets have sidewalks that will be used as possible.		
Use, described in detail, for which the street use permit is requested: Process with the Blessed Sacrament from St. Charles Catholic Church to The Church of Notre Dame		
City services requested for the event (e.g., Street Department or Police Department staff time) None,		
The applicant agrees to indemnify, defend, and hold the City and its employees and agents harmless against all claims, liability, loss, damage or expense incurred by the City or account of any injury to, or death of, any persons or any damage to property caused by or resulting from the activities for which the permit is granted. This Street Use Permit for the event may be terminated by the Chippewa Falls Police Department if the health, safety, and welfare of the public appears to be endangered by the activities or if the event is in violation of any of the conditions of the permit or regulations adopted by the Common Council. <b>Applicant understands they shall be present when the Board of Public Works or City Council considers the request for Street Use Permit. Failure to appear may be grounds for denial of the requested permit.</b>		
 Signature of Applicant		<u>April 27, 2023</u> Date
<b>OFFICE USE ONLY</b>		
Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works): <i>5/2/23 - NO TITLES NEEDED FROM CPD. \$106</i>		
Requirements of Applicant:		
Approved by:  Signature of Chief of Police		 05/08/2023 Signature of Director of Public Works
Recommendation of Board of Public Works (if required):	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Decision of City Council (required):	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied







# CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

Applicant Name and Address: Michael Buchmann, 1125 Dover St, Chippewa Falls, WI 54729	Applicant Phone Number: 608.764.0113
--	---

<input checked="" type="checkbox"/> Please check here if the applicant is the individual in charge of the event. If not, please indicate Name, Address and Phone Number of responsible individual.	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: Chippewa Valley Century Ride PO Box 975 Chippewa Falls, WI 54729
--	---

Name of the event: Chippewa Valley Century Ride	Estimated number of persons participating: 500-700
--	---

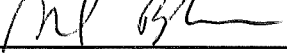
Date and start and end times requested for street use:  
Sunday, May 28, 2023 - 7am-6pm

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):  
Starting & Ending at NW Fairgrounds, route will use Edward St, State St, 1st Ave, Hallbielb, Kennedy, Jefferson - See map

Use, described in detail, for which the street use permit is requested:  
Bike route for annual road bike ride. Route will be marked with arrows and signs.

City services requested for the event (e.g., Street Department or Police Department staff time)  
No special services requested

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

  
Signature of Applicant

4/21/2023  
Date

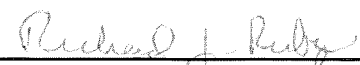
### OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):  
4/26/23 - NONE from CPD. #106

Requirements of Applicant:

Approved by:

  
Signature of Chief of Police

 RE 05/03/2023  
Signature of Director of Public Works

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

Decision of City Council (required):  Approved  Denied

Streets are North/South Avenues are East/West

35 50 75 100

**FAIRGROUNDS TO JIM FALLS**

Miles		Total
0.5	↪	Out of Fairground right on Edward Street
0.2	↪	Left on State St. 0.5
0.9	↪	Right on 1st 0.7
0.1	↪	Right on Halbleib 1.6
0.1	↪	Left on Kennedy 1.7
0.1	↑	Across Commerce Pkwy 1.8
0.7	↑	Continue on Hwy I 1.9
0.0	↑	Cross Hwy 178 (Seymour Cray Blvd) 2.6
0.1	↑	Continue on Wissota Green Blvd 2.6
0.1	⊙	At Circle Exit on Wissota Green Pkwy 2.7
1.0	↪	Right onto Dock Side Pkwy 2.8
0.0	↪	Left onto 160th 3.8
1.4	↪	Right on Hwy S 3.8
0.1	⚠	Left on 97th Ave (after bridge) 5.2
0.7	↪	Right on 162nd St 5.3
0.1	↪	Left on 105th Ave 6.0
1.1	↪	Right on 161st St 6.1
2.7	↪	Right on 115th Ave 7.2
0.9	↑	Across Hwy S continue on 115th Ave 9.9
1.0	↪	Left on 200th St 10.8
0.9	↪	Left on 125th Ave 11.8
0.4	↪	Right on Hwy S to REST STOP 12.7
<b>JIM FALLS REST STOP</b>		<b>13.1</b>

35

**JIM FALLS TO EAGLE POINT**

Miles		Total
1.6	↑	North on Hwy S to Eagle Statue
0.2	↪	Left on Y Across Bridge 1.6
0.1	↪	Right on Hwy 178 1.8
1.4	↪	Left on 145th Ave 1.9
0.1	↑	Continue on 183rd St 3.3
0.3	↪	Right 182nd St 3.4
0.5	↪	Left on 145th Ave 3.7
1.1	↪	Right on 175th St 4.2
0.5	↪	Left on 155th Ave 5.3
0.7	↪	Right on 170th St 5.8
0.5	↪	Right on 167th St 6.5
0.5	↪	Left on 165th Ave 7.0
2.3	↪	Left on 160th St 7.5
1.0	↪	Left on 145th St 9.8
0.5	↪	Right on 150th Ave 10.8
0.2	↪	Left on Hwy 124 to REST STOP 11.3
<b>EAGLE POINT REST STOP</b>		<b>11.5</b>

Printing donated by:



50

**JIM FALLS TO WATER STOP**

Miles		Total
1.6	↑	North on Hwy S to Eagle Statue
0.3	↪	Left on Y Across Bridge 1.6
0.1	↪	Right on Hwy 178 1.9
0.8	↑	Stay on Hwy 178 2.0
4.0	↪	Left on 200th St 2.8
1.1		Continue on to 205th St. 6.8
0.0	↪	Left on Hwy R 7.9
1.0	↪	Right on Hwy 64 7.9
1.5	↑	Straight on 205th St 8.9
0.8	↪	Left on Hwy Z 10.4
3.0	↪	Left on Hwy E 11.2
0.0	↪	Right on 180th St to WATER STOP 14.2
<b>WATER STOP</b>		<b>14.2</b>

75 100

Miles		Total
1.6	↑	North on Hwy S to Eagle Statue
3.4	↪	Right on Hwy S (do not cross bridge) 1.6
4.1	↪	Left on Hwy K 5.0
4.5	↪	Continue on K (do not cross bridge) 9.1
1.0	↑	Cross Hwy 27 & continue on 205th Ave 13.6
0.5	↪	Left on 265th St 14.6
0.5	↪	Right on 210th Ave 15.1
1.0	↪	Left on 270th St 15.6
2.2	↑	Cross Hwy 64 & continue on 270th St 16.6
0.2	↪	Left on 240th Ave 18.8
1.8	↪	Right on 270th St 19.0
0.7	↑	Straight on to 273th St 20.8
0.3	↪	Right on 261st Ave 21.5
0.3	↪	Left on 276th St 21.8
0.2	↪	Left on Hwy M 22.1
3.9	↪	Left on 240th St to REST STOP 22.3
<b>BIRCH CREEK REST STOP</b>		<b>26.2</b>

35

**35 MILE ROUTE**

	miles
FairGrounds to Jim Falls	13.1
Jim Falls to Eagle Point	11.5
Eagle Point to FairGrounds	12.2
<b>Total</b>	<b>36.8</b>

CHIPPEWA VALLEY CENTURY RIDE 2022

**75 BIRCH CREEK TO WATER STOP**

Miles		Total
0.7	↑ South on 240th St	
1.0	↩ Left on 260th Ave	0.7
3.4	↪ Right on Hwy CC	1.7
5.1	↪ Right on Hwy Z	5.1
3.0	↩ Left on Hwy E	10.2
0.0	↪ Right on 180th St to WATER STOP	13.2
<b>WATER STOP</b>		<b>13.2</b>

**100 BIRCH CREEK TO 40 & M**

Miles		Total
0.7	↑ South on 240th St	
1.0	↩ Left on 260th Ave	0.7
1.0	↩ Left on Hwy CC	1.7
1.9	↑ Cross M continue on to Range Line Rd	2.7
0.3	↪ Right on 290th Ave	4.6
2.0	↩ Left on 253rd St	4.9
1.3	↩ Left on 310th Ave	6.9
0.7	↪ Right on Lehman Rd / 240th St	8.2
0.4	↩ Left on Squaw Pt Rd	8.9
1.8	↩ Left on Hwy D	9.3
2.3	↩ Left on Hwy E	11.1
6.4	↪ Right on 290th Ave	13.4
	WATER STOP on 290th Ave	19.8
0.1	↪ Right on 152nd St ** new turn	19.8
2.4	↩ Left on 290th Ave	19.9
4.3	↩ Left on Hwy 40 to REST STOP	22.3
<b>HWY 40 &amp; M REST STOP</b>		<b>26.6</b>

**100 40&M TO WATER STOP**

Miles		Total
4.3	↑ Continue on STH 40	
0.7	↩ Left on 220th Ave	4.3
0.9	↑ Continue on 222nd Ave	5.0
0.4	↩ Left on CTH AA	5.9
1.6	↪ Right on 226th Ave	6.3
2.6	↑ Continue on 225th Ave	7.9
2.1	↑ Continue on 175th Ave	10.5
0.7	↑ Continue on 205th Ave to WATER STOP	12.6
<b>WATER STOP</b>		<b>13.3</b>

**50 50 MILE ROUTE** miles

FairGrounds to Jim Falls	13.1
Jim Falls to Water Stop	14.2
Water Stop to Eagle Point	8.6
Eagle Point to FairGrounds	12.2
<b>Total</b>	<b>48.1</b>

**50 75 100 WATER STOP TO EAGLE POINT**

Miles		Total
0.3	↪ Right on Hwy E	
0.2	↩ Left on Hwy 64	0.3
1.5	↪ Right on 180th St	0.5
2.7	↩ Left on 171st St	2.0
2.2	↪ Right on Boot Lake Rd	4.7
1.0	↩ Left on 145th St	6.9
0.5	↪ Right on 150th Ave	7.9
0.2	↩ Left on Hwy 124 to REST STOP	8.4
<b>EAGLE POINT REST STOP</b>		<b>8.6</b>

**35 50 75 100 EAGLE POINT TO FAIRGROUNDS**

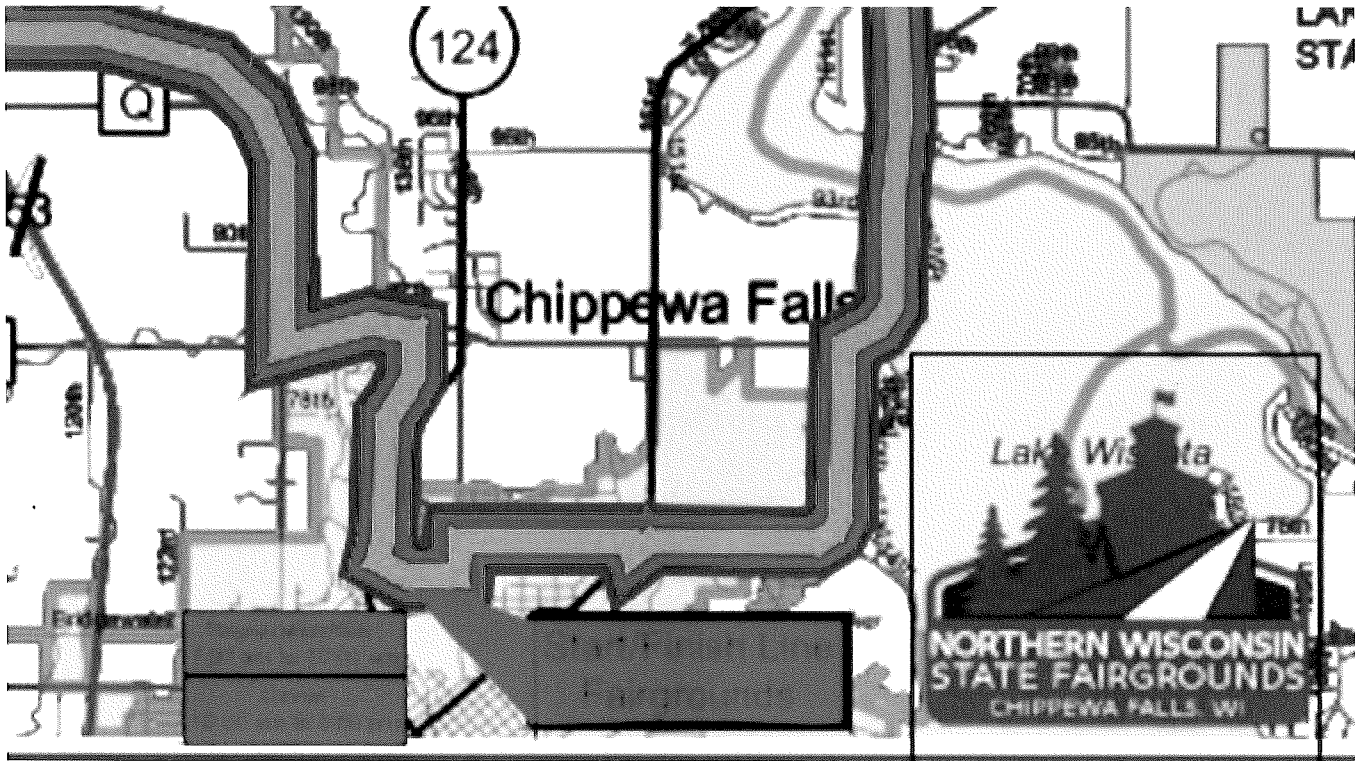
Miles		Total
0.1	↑ Continue on Hwy 124	
1.7	↪ Right on 147th St	0.1
* WATCH FOR ROUGH RR TRACKS *		
0.4	↪ Right on 135th Ave	1.8
0.9	↩ Left on 128th St	2.2
0.9	↪ Right on 128th Ave	3.1
1.1	↩ Left on 115th St	4.0
0.1	↪ Right on 118th Ave	5.1
1.9	↩ Left on Hwy Q	5.2
1.2	↩ Left on 102nd St ** new turn	7.1
0.3	↪ Right on 129th St	8.3
1.3	↩ Left on to Hwy Q	8.6
0.7	↩ Left on Hwy S	9.9
0.7	↪ Right on 136th St.	10.6
0.6	↑ Continue on Hwy 124	11.3
0.1	↩ Left on to Edward St	11.9
0.2	↪ Right into FairGrounds Dr to Pavilion	12.0
<b>FAIRGROUNDS</b>		<b>12.2</b>

**75 75 MILE ROUTE** miles

FairGrounds to Jim Falls	13.1
Jim Falls to Birch Creek	26.2
Birch Creek to Water Stop	13.2
Water Stop to Eagle Point	8.6
Eagle Point to FairGrounds	12.2
<b>Total</b>	<b>73.3</b>

**100 100 MILE ROUTE** miles

FairGrounds to Jim Falls	13.1
Jim Falls to Birch Creek	26.2
Birch Creek to 40 & M	26.6
40 & M to Water Stop	13.3
Water Stop to Eagle Point	8.6
Eagle Point to FairGrounds	12.2
<b>Total</b>	<b>100.0</b>





# Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.00

Application Date: 3/31/2023

Town  Village  City of Chippewa Falls

County of Chippewa

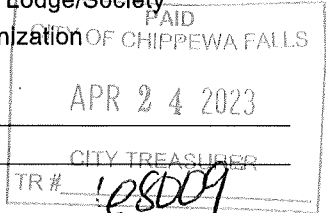
The named organization applies for: (check appropriate box(es).)

A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 5/28/2023 and ending 5/28/2023 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. **Organization** (check appropriate box) →  Bona fide Club  Church  Lodge/Society  
 Chamber of Commerce or similar Civic or Trade Organization  
 Veteran's Organization  Fair Association



- (a) Name Chippewa Valley Century Ride  
 (b) Address PO Box 975, Chippewa Falls, WI 54729  
(Street)  Town  Village  City  
 (c) Date organized April 2005  
 (d) If corporation, give date of incorporation May 2006  
 (e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:   
 (f) Names, addresses and phone numbers of all officers:  
 President Lairy Normand, 2430 170th St, Chippewa Falls, WI 54729 - 715.723.0177  
 Vice President Greg Dachel, 922 Bluffview Ct, Chippewa Falls, WI 54729 - 715.723.6071  
 Secretary \_\_\_\_\_  
 Treasurer Michael Buchmann, 1125 Dover St, Chippewa Falls, WI 54729 - 608.764.0113  
 (g) Name and address of manager or person in charge of affair: Michael Buchmann (same as above)

2. **Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:**

- (a) Street number Northern Wisconsin State Fairgrounds - 225 Edward St, Chippewa Falls, WI 54729  
 (b) Lot \_\_\_\_\_ Block \_\_\_\_\_  
 (c) Do premises occupy all or part of building? Part - Leinenkugel Pavillion  
 (d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover:  
 (e) Will minors be present? Yes Reason for minors being present: Participants and Volunteers  
 Security measures: ID checks and wrist bands

3. **Name of Event**

- (a) List name of the event Chippewa Valley Century Ride  
 (b) Dates and times of event Sunday, May 28, 2023 - 6am-9pm

### DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

<p>Officer <u>Michael Blum</u> <u>4/5/2023</u>  <small>(Signature/date)</small></p> <p>Officer <u>Greg Dachel</u> <u>4/5/2023</u>  <small>(Signature/date)</small></p> <p>Date Filed with Clerk <u>4/24/23</u></p> <p>Date Granted by Council _____</p> <p>Police Department Approval <u>Det. K. Boz</u></p>	<p><u>Chippewa Valley Century Ride, LLC</u>  <small>(Name of Organization)</small></p> <p>Officer <u>Lairy J. Normand</u> <u>4/5/2023</u>  <small>(Signature/date)</small></p> <p>Officer _____  <small>(Signature/date)</small></p> <p>Date Reported to Council or Board _____</p> <p>License No. _____</p> <p>Date <u>04-26-23</u> Wisconsin Department of Revenue</p>
--	--

**RESOLUTION  
FINAL PLAT OF WISSOTA MEADOWS**

**RESOLVED**, that the Final Plat of Wissota Meadows, being a parcel of land in part of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  and the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , Section 10, T28N, R8W in the Town of Lafayette, Chippewa County, Wisconsin, is hereby approved by the City of Chippewa Falls Plan Commission and the City of Chippewa Falls Common Council.

Dated this 16<sup>th</sup> day of May, 2023.

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

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

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

Mayor

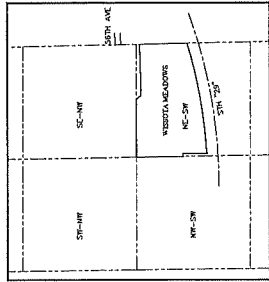
I hereby certify that the foregoing is a copy of a Resolution adopted by the Common Council of the City of Chippewa Falls, Wisconsin.

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

City Clerk

VICINITY MAP

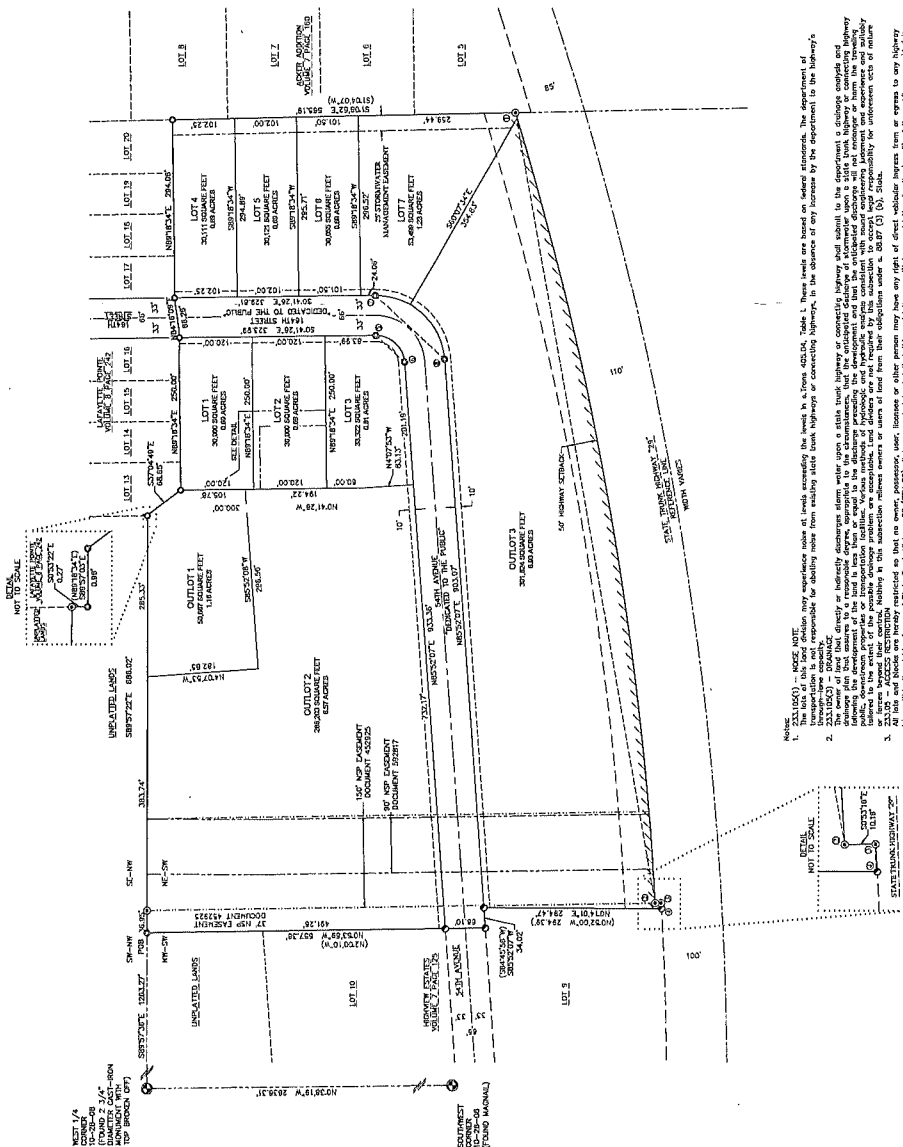
North 1/2 of the Southwest Quarter, and South 1/2 of the Northwest Quarter, Section 10, Township 28 North, Range 8 West.



- ① EXISTING EASEMENT AS SHOWN
- ② EXISTING 1" UTILITY EASEMENT AS SHOWN
- ③ EXISTING 1" UTILITY EASEMENT AS SHOWN
- ④ EXISTING 1" UTILITY EASEMENT AS SHOWN
- ⑤ EXISTING 1" UTILITY EASEMENT AS SHOWN
- ⑥ EXISTING 1" UTILITY EASEMENT AS SHOWN
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- ㊾ EXISTING 1" UTILITY EASEMENT AS SHOWN
- ㊿ EXISTING 1" UTILITY EASEMENT AS SHOWN

WISSOTA MEADOWS

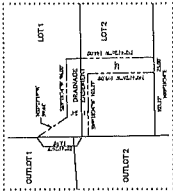
Part of the Northwest Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter, Section 10, Township 28 North, Range 8 West, Town of Lathrop, Chippewa County, Wisconsin.



1. 231.10(1) - MAKE NOTE any easements shown on this map are based on public records. The department of transportation is not responsible for showing easements from existing state highways or connecting highways, in the absence of any increase by the department in the highway's right-of-way.
2. 231.10(2) - DRAINAGE: Any drainage easements shown on this map are based on public records. The department of transportation is not responsible for showing easements from existing state highways or connecting highways, in the absence of any increase by the department in the highway's right-of-way.
3. 231.10(3) - EASEMENTS: Any easements shown on this map are based on public records. The department of transportation is not responsible for showing easements from existing state highways or connecting highways, in the absence of any increase by the department in the highway's right-of-way.
4. 231.10(4) - EASEMENTS: Any easements shown on this map are based on public records. The department of transportation is not responsible for showing easements from existing state highways or connecting highways, in the absence of any increase by the department in the highway's right-of-way.

CURVE	LOT	MADE	CHORD BEARING	CHORD	ARC	DETA	TANGENT IN	TANGENT OUT
1/2	23021T	100.00'	N00°00'00"W	100.00'	100.00'	0.00'	N00°00'00"E	100.00'
1/2	23022T	100.00'	N00°00'00"W	100.00'	100.00'	0.00'	N00°00'00"E	100.00'
1/2	23023T	100.00'	N00°00'00"W	100.00'	100.00'	0.00'	N00°00'00"E	100.00'
1/2	23024T	100.00'	N00°00'00"W	100.00'	100.00'	0.00'	N00°00'00"E	100.00'
1/2	23025T	100.00'	N00°00'00"W	100.00'	100.00'	0.00'	N00°00'00"E	100.00'
1/2	23026T	100.00'	N00°00'00"W	100.00'	100.00'	0.00'	N00°00'00"E	100.00'
1/2	23027T	100.00'	N00°00'00"W	100.00'	100.00'	0.00'	N00°00'00"E	100.00'
1/2	23028T	100.00'	N00°00'00"W	100.00'	100.00'	0.00'	N00°00'00"E	100.00'
1/2	23029T	100.00'	N00°00'00"W	100.00'	100.00'	0.00'	N00°00'00"E	100.00'
1/2	23030T	100.00'	N00°00'00"W	100.00'	100.00'	0.00'	N00°00'00"E	100.00'
1/2	23031T	100.00'	N00°00'00"W	100.00'	100.00'	0.00'	N00°00'00"E	100.00'
1/2	23032T	100.00'	N00°00'00"W	100.00'	100.00'	0.00'	N00°00'00"E	100.00'
1/2	23033T	100.00'	N00°00'00"W	100.00'	100.00'	0.00'	N00°00'00"E	100.00'
1/2	23034T	100.00'	N00°00'00"W	100.00'	100.00'	0.00'	N00°00'00"E	100.00'
1/2	23035T	100.00'	N00°00'00"W	100.00'	100.00'	0.00'	N00°00'00"E	100.00'
1/2	23036T	100.00'	N00°00'00"W	100.00'	100.00'	0.00'	N00°00'00"E	100.00'
1/2	23037T	100.00'	N00°00'00"W	100.00'	100.00'	0.00'	N00°00'00"E	100.00'
1/2	23038T	100.00'	N00°00'00"W	100.00'	100.00'	0.00'	N00°00'00"E	100.00'
1/2	23039T	100.00'	N00°00'00"W	100.00'	100.00'	0.00'	N00°00'00"E	100.00'
1/2	23040T	100.00'	N00°00'00"W	100.00'	100.00'	0.00'	N00°00'00"E	100.00'

DETAIL NOT TO SCALE



EVERYDAY SURVEYING & ENGINEERING  
 714 S MILLSBREE PARKWAY  
 ALTONA, WI 54201  
 PH: (715) 831-0654 - EMAIL: INFO@ESLCC.CO



**RESOLUTION NO. 2023-17**

**RESOLUTION  
APPROVING A CERTIFIED SURVEY MAP**

**RESOLVED**, that a Certified Survey Map prepared by Professional Land Surveyor Eric Sturm on behalf of Chippewa Crossing Partners is hereby approved by the Chippewa Falls Common Council. Said parcel being a division of Lot 4 of Certified Survey Map No. 5547, being part of the NE ¼ of the SE ¼ of Section 8, T28N, R8W, City of Chippewa Falls, Chippewa County, Wisconsin.

Dated this 16<sup>th</sup> day of May, 2023

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

\_\_\_\_\_

Council President

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

Mayor

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

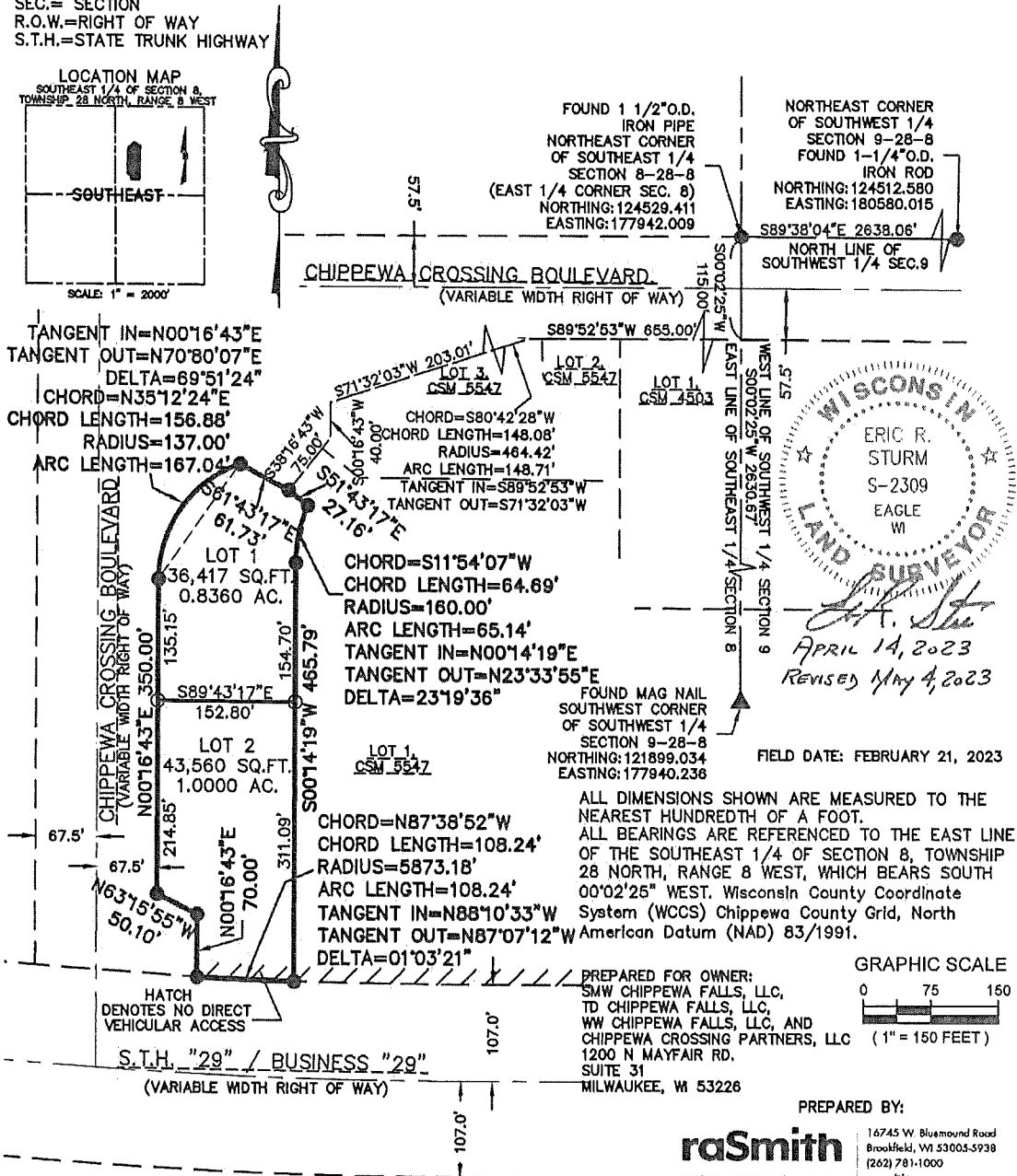
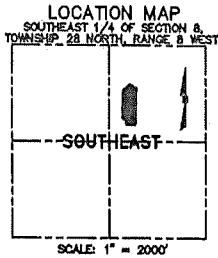
ATTEST: \_\_\_\_\_

City Clerk

# CERTIFIED SURVEY MAP

A division of Lot 4 of Certified Survey Map Number 5547 recorded in Volume 27 of Certified Survey Maps on Pages 144-151 as Document Number 929502, being part of the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin.

- INDICATES FOUND 1" O.D. IRON PIPE, UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 POUNDS PER LINEAL FOOT.
- ▲ INDICATES FOUND MAG NAIL
- O.D.=OUTSIDE DIAMETER
- CSM = CERTIFIED SURVEY MAP
- SEC.= SECTION
- R.O.W.=RIGHT OF WAY
- S.T.H.=STATE TRUNK HIGHWAY



## CERTIFIED SURVEY MAP

A division of Lot 4 of Certified Survey Map Number 5547 recorded in Volume 27 of Certified Survey Maps on Pages 144-151 as Document Number 929502, being part of the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin.

### SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN    )  
                                  :SS  
WAUKESHA COUNTY     )

I, ERIC R. STURM, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Lot 4 of Certified Survey Map Number 5547 recorded in Volume 27 of Certified Survey Maps on Pages 144-151 as Document Number 929502, being part of the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin, .

Said lands containing 79,977 square feet or 1.8360 acres.

THAT I have made the survey, land division and map by the direction of SMW Chippewa Falls, LLC, TD Chippewa Falls, LLC, WW Chippewa Falls, LLC, and Chippewa Crossing Partners, LLC, owners.

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

THAT this survey was prepared under my supervision and is correct to the best of my professional knowledge and belief and complies with Chapter AE-7 of the Wisconsin Administrative Code.

THAT I have fully complied with Chapter 236 of the Wisconsin Statutes and Chapter 14 of the City of Chippewa Falls Municipal Code in surveying, dividing and mapping the same.

DATE APRIL 14, 2023  
          *REVISED*  
          MAY 4, 2023

 (SEAL)  
ERIC R. STURM  
PROFESSIONAL LAND SURVEYOR S-2309



**raSmith** | 16745 W. Blumound Road  
Brookfield, WI 53005-5938  
(262) 781-1000  
raSmith.com  
CREATIVITY BEYOND ENGINEERING

CERTIFIED SURVEY MAP

A division of Lot 4 of Certified Survey Map Number 5547 recorded in Volume 27 of Certified Survey Maps on Pages 144-151 as Document Number 929502, being part of the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin.

OWNER'S CERTIFICATE

SMW Chippewa Falls, LLC, TD Chippewa Falls, LLC, and WW Chippewa Falls, LLC, limited liability companies duly organized and existing under and by virtue of the laws of the State of \_\_\_\_\_, on behalf of all owners, certify that said limited liability company caused the land described on this map to be surveyed, divided, and mapped as represented on this map.

SMW Chippewa Falls, LLC, TD Chippewa Falls, LLC, and WW Chippewa Falls, LLC, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Chippewa Falls

IN Witness Whereof, \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_ day of \_\_\_\_\_, 2023.

SMW Chippewa Falls, LLC
TD Chippewa Falls, LLC
WW Chippewa Falls, LLC

on behalf of all ownership entities above

By: Stewart M. Wangard, Member

STATE OF \_\_\_\_\_ }
:SS
\_\_\_\_\_ COUNTY }

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, \_\_\_\_\_ of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be such Member of the corporation, and acknowledged that he/she executed the foregoing instrument as such officer, by its authority.

(SEAL)
Notary Public, State of \_\_\_\_\_
My commission expires \_\_\_\_\_
My commission is permanent.

Notary seal for Eric R. Sturm, Wisconsin Land Surveyor, No. S-2309, Eagle WI. Includes signature of Eric R. Sturm, date APRIL 14, 2023, and a note REVISED May 4, 2023. Contact info for raSmith: 16745 W Blumound Road, Brookfield, WI 53005-5978, (262) 781-1000, rasmith.com.



CERTIFIED SURVEY MAP

A division of Lot 4 of Certified Survey Map Number 5547 recorded in Volume 27 of Certified Survey Maps on Pages 144-151 as Document Number 929502, being part of the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin.

OWNER'S CERTIFICATE

Chippewa Crossing Partners, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of \_\_\_\_\_, on behalf of all owners, certify that said limited liability company caused the land described on this map to the surveyed, divided, and mapped as represented on this map.

Chippewa Crossing Partners, LLC, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: City of Chippewa Falls

IN Witness Whereof, \_\_\_\_\_, has caused these presents to be signed by \_\_\_\_\_, its \_\_\_\_\_, at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Chippewa Crossing Partners, LLC

By: Deborah A. Bernhardt, attorney-in-fact for John Bernhardt, Member

STATE OF \_\_\_\_\_ } :SS \_\_\_\_\_ COUNTY }

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023, \_\_\_\_\_ of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be such Member of the corporation, and acknowledged that he/she executed the foregoing instrument as such officer, by its authority.

\_\_\_\_\_(SEAL) Notary Public, State of \_\_\_\_\_ My commission expires \_\_\_\_\_ My commission is permanent.



# CERTIFIED SURVEY MAP

A division of Lot 4 of Certified Survey Map Number 5547 recorded in Volume 27 of Certified Survey Maps on Pages 144-151 as Document Number 929502, being part of the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin.

## CONSENT OF CORPORATE MORTGAGEE

Spring Bank, a Wisconsin Corporation, mortgagee of that portion of the above-described land identified in this Certified Survey Map, does hereby consent to the surveying, dividing and mapping of the land described in the foregoing affidavit of ERIC R. STURM, Surveyor, and does hereby consent to the certificate of said owner.

In witness whereof, the said Spring Bank, has caused these presents to be signed by Glen Michaelsen, its Vice President, at Brookfield, Wisconsin, and its corporate seal to be hereunto affixed.

this \_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_

STATE OF \_\_\_\_\_ )

:SS

COUNTY OF \_\_\_\_\_ )

PERSONALLY came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023,  
, \_\_\_\_\_ and \_\_\_\_\_ of the  
(name) (title) (name) (title)

above named organization, to me known as the person(s) who executed the foregoing instrument, and to me known to be the \_\_\_\_\_ and the \_\_\_\_\_ of the organization, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of the organization, by its authority.

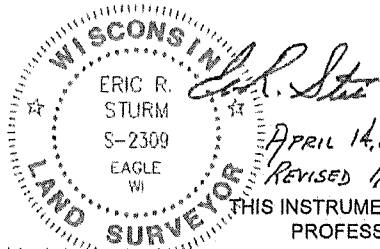
(SEAL) My commission expires \_\_\_\_\_ Notary Public, State of \_\_\_\_\_

## CITY OF CHIPPEWA FALLS APPROVAL CERTIFICATE

This Certified Survey Map is Approved by the Common Council of the City of Chippewa Falls this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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

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



THIS INSTRUMENT WAS DRAFTED BY ERIC R. STURM,  
PROFESSIONAL LAND SURVEYOR S-2309



**RESOLUTION NO. 2023-18**

**RESOLUTION  
APPROVING A CERTIFIED SURVEY MAP**

**RESOLVED**, that a Certified Survey Map prepared by Registered Land Surveyor Jason Hiess on behalf of Dan Estensen is hereby approved by the Chippewa Falls Common Council. Said parcel being Lot 9, Block 1, Korger Heights Addition and Lot 1, of Certified Survey Map No. 5575, located in the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 32 T29N, R8W, Town of Eagle Point, Chippewa County, Wisconsin.

Dated this 16<sup>th</sup> day of May, 2023

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

\_\_\_\_\_

Council President

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

Mayor

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

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

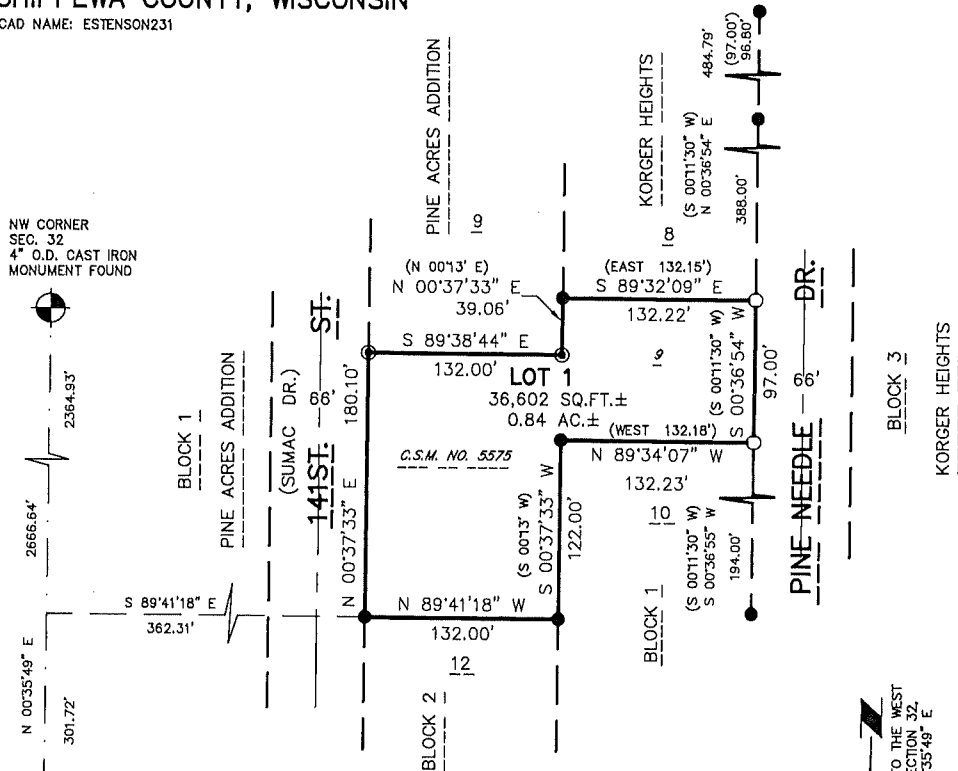
City Clerk

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

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

BEING LOT 9, BLOCK 1, KORGER HEIGHTS ADDITION,  
RECORDED IN VOL. 6 PLATS, P. 08, AS DOC. NO. 367258,  
AND LOT 1, C.S.M. NO. 5575, RECORDED IN VOL. 27 C.S.M.S,  
P. 210-211, AS DOC. NO. 931395,  
LOCATED IN THE SW 1/4 OF THE NW 1/4,  
SECTION 32, T29N, R8W, CITY OF CHIPPEWA FALLS,  
CHIPPEWA COUNTY, WISCONSIN

CAD NAME: ESTENSON231



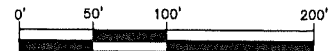
NW CORNER  
SEC. 32  
4" O.D. CAST IRON  
MONUMENT FOUND

W 1/4 CORNER  
SEC. 32  
CORNER LOCATION FROM  
EXISTING CHIPPEWA CO.  
COORDINATES

**\*\*NOTE:**

COMPLETION DATE OF FIELD WORK-- 04-24-2023  
TIES VERIFIED FOR THE SECTION CORNERS SHOWN  
SEE SHEET 2 OF 2 FOR LEGEND  
THIS C.S.M. DOES NOT CREATE ANY ADDITIONAL  
PARCELS, IT IS BEING UTILIZED TO COMBINE LOT 9,  
BLOCK 1, KORGER HEIGHTS AND C.S.M. NO. 5575  
INTO A SINGLE LOT

BEARINGS REFERENCED TO THE WEST  
LINE OF THE NW 1/4, SECTION 32,  
ASSUMED BEARING N 00°35'49" E

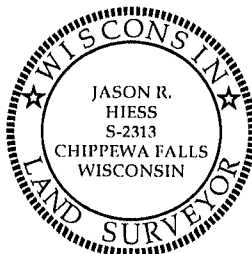


SCALE 1" = 100'

*Jason R. Hiess*  
JASON R. HIESS, P.L.S.

DATED THIS 24TH DAY OF APRIL, 2023.

SURVEYING SERVICES BY:  
HIESS-LOKEN & ASSOC., LLC  
PROFESSIONAL LAND SURVEYING  
4905 WEST PARK AVE.  
CHIPPEWA FALLS, WI 54729  
(715)-720-4000 PHONE  
(715)-832-3300  
WWW.HIESS-LOKEN.COM  
HLSURVEY@SBCGLOBAL.NET



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

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

BEING LOT 9, BLOCK 1, KORGER HEIGHTS ADDITION,  
RECORDED IN VOL. 6 PLATS, P. 08, AS DOC. NO. 367258,  
AND LOT 1, C.S.M. NO. 5575, RECORDED IN VOL. 27 C.S.M.S,  
P. 210-211, AS DOC. NO. 931395,  
LOCATED IN THE SW 1/4 OF THE NW 1/4,  
SECTION 32, T29N, R8W, CITY OF CHIPPEWA FALLS,  
CHIPPEWA COUNTY, WISCONSIN

CAD NAME: ESTENSON231

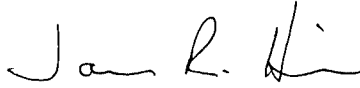
SURVEYOR'S CERTIFICATE

I, JASON R. HIESS, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF DANIEL ESTENSON, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND SURVEYED AND MAPPED IS AS FOLLOWS: BEING LOT 9, BLOCK 1, KORGER HEIGHTS ADDITION, RECORDED IN VOLUME 6 PLATS, PAGE 08, AS DOCUMENT NUMBER 367258, AND LOT 1, CERTIFIED SURVEY MAP NUMBER 5575, RECORDED IN VOLUME 27 CERTIFIED SURVEY MAPS, PAGE 210-211, AS DOCUMENT NUMBER 931395, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 32, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN. BEING SUBJECT TO EXISTING EASEMENTS.

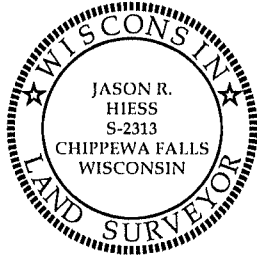
THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND MAPPED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS.



JASON R. HIESS, P.L.S.

DATED THIS 24TH DAY OF APRIL, 2023.



CITY OF CHIPPEWA FALLS COMMON COUNCIL RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS IS HEREBY APPROVED.

SIGNED: \_\_\_\_\_  
GREGORY S. HOFFMAN, MAYOR

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

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS.

\_\_\_\_\_  
BRIDGETT GIVENS, CITY CLERK

SURVEYING SERVICES BY:  
HIESS-LOKEN & ASSOC, LLC  
PROFESSIONAL LAND SURVEYING  
4905 WEST PARK AVE.  
CHIPPEWA FALLS, WI 54729  
(715)-720-4000 PHONE  
(715)-832-3300  
WWW.HIESS-LOKEN.COM  
HLSURVEY@SBCGLOBAL.NET

LEGEND

- --- 1 1/4" O.D. IRON PIPE FOUND
- ⊙ --- 1" O.D. IRON PIPE FOUND
- --- 1" O.D. X 18" IRON PIPE WEIGHING 1.13 LBS./LINEAL FOOT, SET
- ( ) --- RECORDED AS
- N. --- NORTH
- S. --- SOUTH
- E. --- EAST
- W. --- WEST
- NE --- NORTHEAST
- NW --- NORTHWEST
- SE --- SOUTHEAST
- SW --- SOUTHWEST
- ' --- DEGREES
- ' --- MINUTES OR FEET
- \* --- SECONDS
- T --- TOWNSHIP
- R --- RANGE
- O.D. --- OUTSIDE DIAMETER
- LBS. --- POUNDS
- SQ. --- SQUARE
- FT. --- FEET
- AC. --- ACRES
- INCL. --- INCLUDING
- EXCL. --- EXCLUDING
- R/W --- RIGHT OF WAY
- C.S.M. --- CERTIFIED SURVEY MAP
- NO. --- NUMBER
- DOC. --- DOCUMENT
- AVE. --- AVENUE
- ST. --- STREET
- DR. --- DRIVE
- C.T.H. --- COUNTY TRUNK HIGHWAY
- VOL. --- VOLUME
- P. --- PAGE
- COR. --- CORNER
- P.L.S. --- PROFESSIONAL LAND SURVEYOR
- SEC. --- SECTION
- WI --- WISCONSIN
- LLC --- LIMITED LIABILITY COMPANY
- CO. --- COUNTY
- TAN. --- TANGENT
- BEAR. --- BEARING

**RESOLUTION NO. 2023-19**

**RESOLUTION  
APPROVING A CERTIFIED SURVEY MAP**

**RESOLVED**, that a Certified Survey Map prepared by Registered Land Surveyor Jason Hiess on behalf of Dove Healthcare is hereby approved by the Chippewa Falls Common Council. Said parcel being part of Lot 2 of Certified Survey Map No. 2693 located in the SW ¼ of the SW ¼ of Section 31, T29N, R8W, City of Chippewa Falls, Chippewa County, Wisconsin.

Dated this 16<sup>th</sup> day of May, 2023

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

\_\_\_\_\_

Council President

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

Mayor

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

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

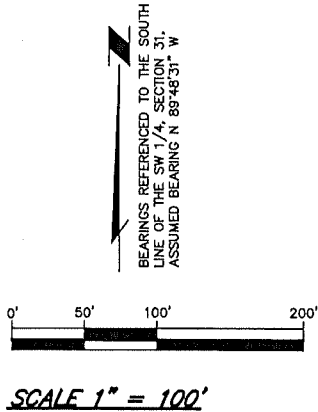
City Clerk

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

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

BEING PART OF LOT 2, C.S.M. NO. 2693,  
 RECORDED IN VOL. 12 OF C.S.M.S,  
 P. 158-159, AS DOC. NO. 684770,  
 LOCATED IN THE SW 1/4 OF THE SW 1/4,  
 SECTION 31, T29N, R8W, CITY OF  
 CHIPPEWA FALLS, CHIPPEWA COUNTY, WI  
 CAD NAME: DOVE-RUTLEDGE231

**\*\*NOTE:**  
 COMPLETION DATE OF FIELD WORK-- 04-28-2023  
 TIES VERIFIED FOR THE SECTION CORNERS SHOWN  
 SEE SHEET 2 OF 2 FOR LEGEND

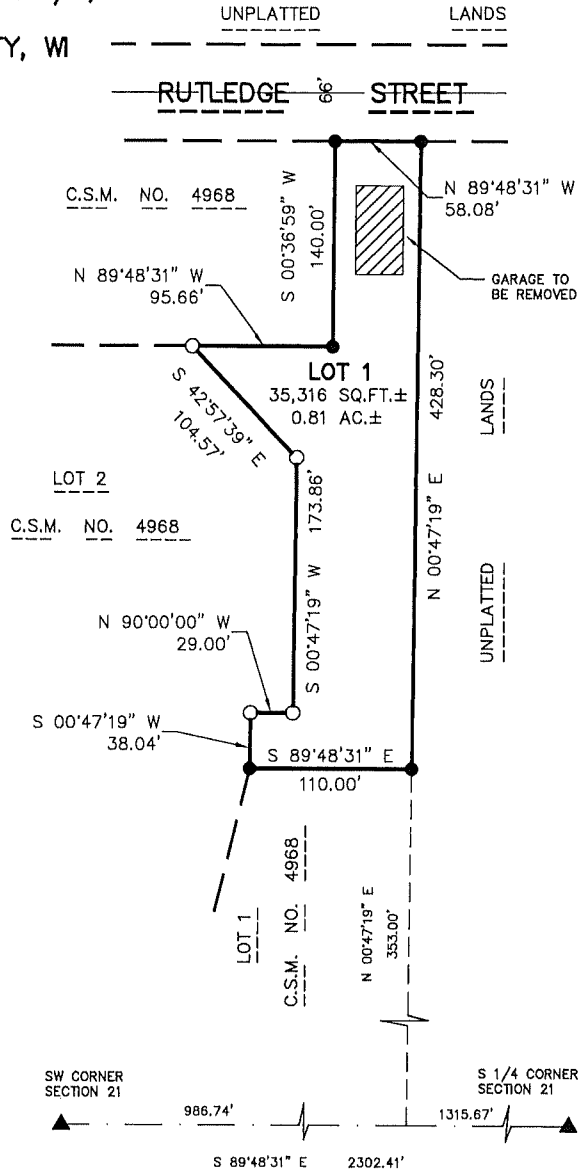


*Jason R. Hiess*  
 JASON R. HIESS, P.L.S.

DATED THIS 28TH DAY OF APRIL, 2023.



SURVEYING SERVICES BY:  
 HIESS-LOKEN & ASSOC., LLC  
 PROFESSIONAL LAND SURVEYING  
 4905 WEST PARK AVE.  
 CHIPPEWA FALLS, WI 54729  
 (715)-720-4000 PHONE  
 (715)-832-3300  
 WWW.HIESS-LOKEN.COM  
 HLSURVEY@SBCGLOBAL.NET



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

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

**BEING PART OF LOT 2, C.S.M. NO. 2693,  
RECORDED IN VOL. 12 OF C.S.M.S,  
P. 158-159, AS DOC. NO. 684770,  
LOCATED IN THE SW 1/4 OF THE SW 1/4,  
SECTION 31, T29N, R8W, CITY OF  
CHIPPEWA FALLS, CHIPPEWA COUNTY, WI**

CAD NAME: DOVE-RUTLEDGE231  
SURVEYOR'S CERTIFICATE

I, JASON R. HIESS, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF WOLFEVER HOLDINGS, LLC, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND SURVEYED AND MAPPED IS AS FOLLOWS: A PARCEL OF LAND BEING PART OF LOT 2, CERTIFIED SURVEY MAP NUMBER 2693, RECORDED IN VOLUME 12 OF CERTIFIED SURVEY MAPS, PAGE 158-159, AS DOCUMENT NUMBER 684770, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 31, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN. BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE S.89°48'31"E. ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31, 986.74 FEET TO A SOUTHERLY EXTENSION OF THE EAST LINE OF SAID CERTIFIED SURVEY MAP; THENCE N.00°47'19"E. ALONG SAID EXTENSION, 353.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING; THENCE CONTINUING N.00°47'19"E. ALONG THE EAST LINE OF SAID LOT 2, 428.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE N.89°48'31"W. ALONG THE NORTH LINE THEREOF, 58.08 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE S.00°36'59"W. ALONG THE WEST LINE THEREOF, 140.00 FEET; THENCE N.89°48'31"W. ALONG THE NORTH LINE OF SAID LOT 2, 95.66 FEET; THENCE S.42°57'39"E. 104.57 FEET; THENCE S.00°47'19"W. 173.86 FEET; THENCE N.90°00'00"W. 29.00 FEET; THENCE S.00°47'19"W. 38.04 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE S.89°48'31"E. ALONG SAID SOUTH LINE, 110.00 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO EXISTING EASEMENTS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND MAPPED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS IN SURVEYING AND MAPPING THE SAME.

*Jason R. Hiess*

JASON R. HIESS, P.L.S.

DATED THIS 28TH DAY OF APRIL, 2023.



LEGEND

- --- 1" O.D. IRON PIPE FOUND
- ▲ --- MAG NAIL FOUND
- --- 1" O.D. X 18" IRON PIPE WEIGHING 1.13 LBS./LINEAL FOOT, SET
- ( ) --- RECORDED AS
- N. --- NORTH
- S. --- SOUTH
- E. --- EAST
- W. --- WEST
- NE --- NORTHEAST
- NW --- NORTHWEST
- SE --- SOUTHEAST
- SW --- SOUTHWEST
- ' --- DEGREES
- ' --- MINUTES OR FEET
- " --- SECONDS
- T --- TOWNSHIP
- R --- RANGE
- O.D. --- OUTSIDE DIAMETER
- LBS. --- POUNDS
- SQ. --- SQUARE
- FT. --- FEET
- AC. --- ACRES
- INCL. --- INCLUDING
- EXCL. --- EXCLUDING
- R/W --- RIGHT OF WAY
- C.S.M. --- CERTIFIED SURVEY MAP
- NO. --- NUMBER
- AVE. --- AVENUE
- ST. --- STREET
- C.T.H. --- COUNTY TRUNK HIGHWAY
- VOL. --- VOLUME
- P. --- PAGE
- COR. --- CORNER
- P.L.S. --- PROFESSIONAL LAND SURVEYOR
- SEC. --- SECTION
- WI --- WISCONSIN
- LLC --- LIMITED LIABILITY COMPANY
- CO. --- COUNTY
- TAN. --- TANGENT
- BEAR. --- BEARING

CITY OF CHIPPEWA FALLS COMMON COUNCIL RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS IS HEREBY APPROVED.

SIGNED: \_\_\_\_\_  
GREGORY S. HOFFMAN, MAYOR

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

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS.

\_\_\_\_\_  
BRIDGETT GIVENS, CITY CLERK

SURVEYING SERVICES BY:  
HIESS-LOKEN & ASSOC., LLC  
PROFESSIONAL LAND SURVEYING  
4905 WEST PARK AVE.  
CHIPPEWA FALLS, WI 54729  
(715)-720-4000 PHONE  
(715)-832-3300  
WWW.HIESS-LOKEN.COM  
HLSURVEY@SBCGLOBAL.NET



**RESOLUTION NO. 2023-20**

**RESOLUTION  
APPROVING A CERTIFIED SURVEY MAP**

**RESOLVED**, that a Certified Survey Map prepared by Registered Land Surveyor Jason Hiess on behalf of Dove Healthcare is hereby approved by the Chippewa Falls Common Council. Said parcel being Lot 1 of Certified Survey Map No. 3473 located in the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 33 T29N, R8W, City of Chippewa Falls, Chippewa County, Wisconsin.

Dated this 16<sup>th</sup> day of May, 2023

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

\_\_\_\_\_

Council President

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

Mayor

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

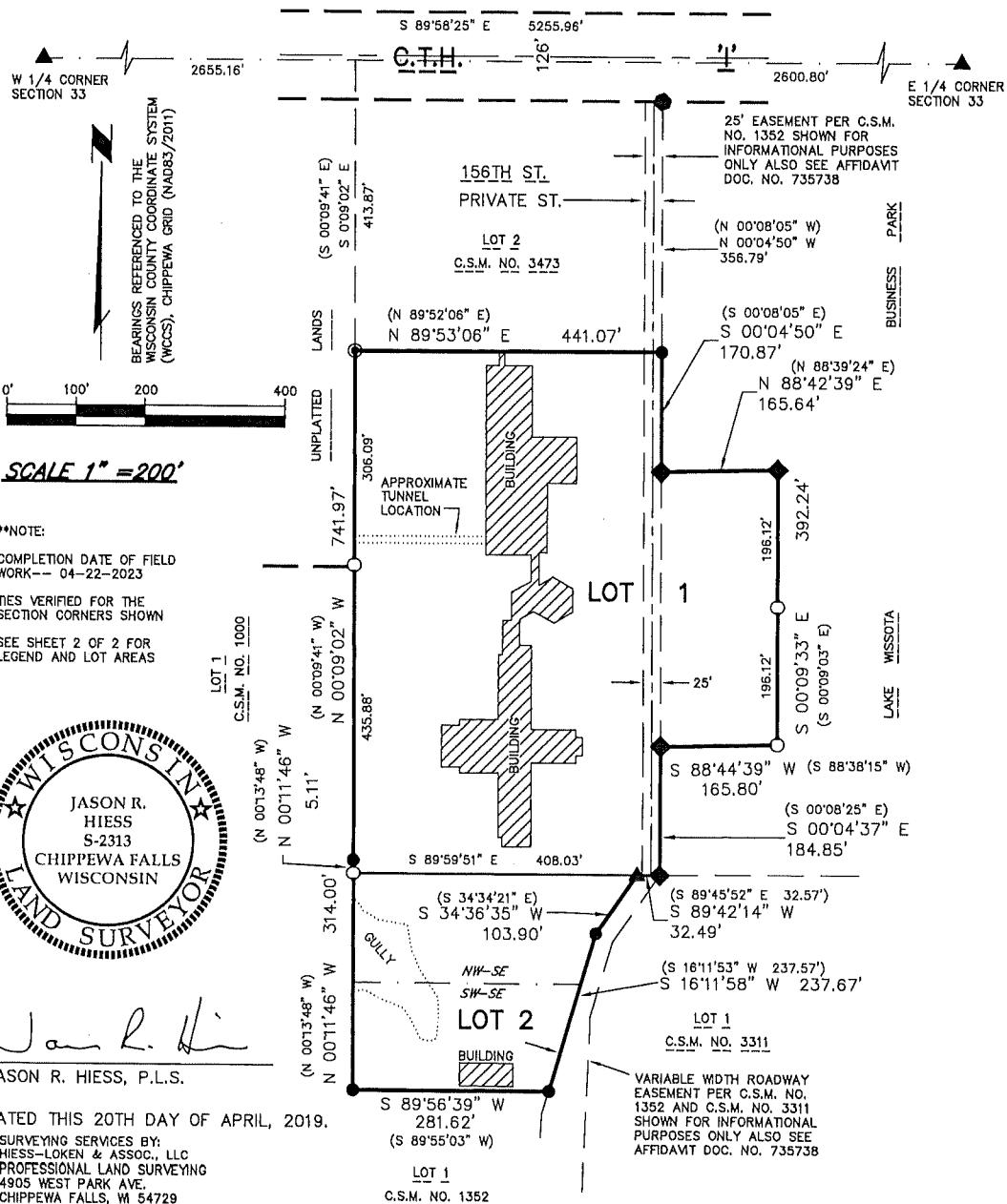
ATTEST: \_\_\_\_\_

City Clerk

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

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

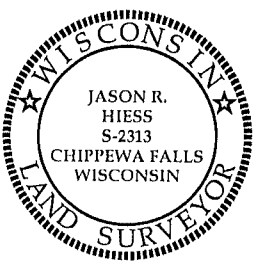
BEING LOT 1, C.S.M. NO. 3473, RECORDED IN  
C.S.M.S VOL. 16, P. 47-48, AS DOC. NO. 748933,  
LOCATED IN THE NW 1/4 OF THE SE 1/4 AND  
THE SW 1/4 OF THE SE 1/4,  
SECTION 33, T29N, R8W,  
CITY OF CHIPPEWA FALLS, CHIPPEWA CO., WI  
CAD NAME: DOVE-WISSOTA231 REV A



W 1/4 CORNER SECTION 33  
E 1/4 CORNER SECTION 33  
BEARINGS REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), CHIPPEWA GRID (NAD83/2011)

0' 100' 200' 400'  
**SCALE 1" = 200'**

\*\*NOTE:  
COMPLETION DATE OF FIELD WORK -- 04-22-2023  
TIES VERIFIED FOR THE SECTION CORNERS SHOWN  
SEE SHEET 2 OF 2 FOR LEGEND AND LOT AREAS



*Jason R. Hiess*  
JASON R. HIESS, P.L.S.

DATED THIS 20TH DAY OF APRIL, 2019.  
SURVEYING SERVICES BY:  
HIESS-LOKEN & ASSOC., LLC  
PROFESSIONAL LAND SURVEYING  
4905 WEST PARK AVE.  
CHIPPEWA FALLS, WI 54729  
(715)-720-4000 PHONE  
(715)-832-3300  
WWW.HIESS-LOKEN.COM  
HLSURVEY@SBCGLOBAL.NET

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

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

BEING LOT 1, C.S.M. NO. 3473, RECORDED IN  
C.S.M.S VOL. 16, P. 47-48, AS DOC. NO. 748933,  
LOCATED IN THE NW 1/4 OF THE SE 1/4 AND  
THE SW 1/4 OF THE SE 1/4,  
SECTION 33, T29N, R8W,  
CITY OF CHIPPEWA FALLS, CHIPPEWA CO., WI

CAD NAME: DOVE-WISSOTA231 REV A  
SURVEYOR'S CERTIFICATE

I, JASON R. HIESS, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF SNOWHILL DEVELOPMENT, LLC, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND SURVEYED AND MAPPED IS AS FOLLOWS: A PARCEL OF LAND BEING LOT 1, CERTIFIED SURVEY MAP NUMBER 3473, RECORDED IN VOLUME 10 OF CERTIFIED SURVEY MAPS, PAGE 47-48, AS DOCUMENT NUMBER 748933, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 33, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN. BEING SUBJECT TO EXISTING EASEMENTS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND MAPPED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS IN SURVEYING AND MAPPING THE SAME.



JASON R. HIESS, P.L.S.

DATED THIS 20TH DAY OF APRIL, 2023.



CITY OF CHIPPEWA FALLS COMMON COUNCIL RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS IS HEREBY APPROVED.

SIGNED: \_\_\_\_\_  
GREGORY S. HOFFMAN, MAYOR

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

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS.

\_\_\_\_\_  
BRIDGETT GIVENS, CITY CLERK

**LOT AREAS:**

LOT 1 = 394,518 SQ.FT.± 9.06 AC.±  
LOT 2 = 104,328 SQ.FT.± 2.40 AC.±

SURVEYING SERVICES BY:  
HIESS-LOKEN & ASSOC., LLC  
PROFESSIONAL LAND SURVEYING  
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CHIPPEWA FALLS, WI 54729  
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LEGEND

- -- 1 1/4" O.D. IRON PIPE FOUND
- ◆ -- 1 1/4" O.D. IRON REBAR FOUND
- ⊙ -- 1" O.D. IRON PIPE FOUND
- ▲ -- MAG NAIL FOUND
- -- 1" O.D. STEEL SURVEY NAIL FOUND
- -- 1" O.D. X 18" IRON PIPE WEIGHING 1.13 LBS./LINEAL FOOT, SET
- ( ) -- RECORDED AS
- N. --- NORTH
- S. --- SOUTH
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- WI --- WISCONSIN
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- TAN. --- TANGENT
- BEAR. --- BEARING



Building a Better World  
for All of Us®

May 4, 2023

RE: Chippewa Crossing Boulevard Widening  
Chippewa Falls, WI  
SEH No. CFCIT 152562 14.00

Richard Rubenzer, PE  
Director of Public Works  
City of Chippewa Falls  
30 West Central Street,  
Chippewa Falls, WI 54729

Dear Mr. Rubenzer:

On, Thursday, May 4, 2023 unit price bids were received for the Chippewa Crossing Boulevard Widening project. The attached Tabulation of Bids shows the unit price bids received from all bids submitted.

Two bids were received for the project. The bids ranged from \$1,157,624.21 to \$1,479,630.00. The low bid was submitted by Haas Sons Inc., Thorp, WI. A bid tabulation of the bids received is attached you're your reference. Based on our experience and review, it is our opinion that Haas Sons, Inc. has the required equipment and expertise to perform the work as outlined in the contract specifications. We, therefore, recommend award of the project in the low bid amount of \$1,157,624.21.

SEH retains electronic copies of bids and bonds of all bidders. The bid and bond of the low bidder will be incorporated into the contract documents after all applicable documentation has been signed by the Contractor and Client and provided to SEH.

We hope this analysis of the bids is adequate for your needs. If you have any questions regarding this information, please contact me.

I will be on hand at your Board of Public Works meeting on Monday evening to present this recommendation and answer any questions the Board might have.

Sincerely,

Erik Henningsgard, PE  
Project Manager  
(Lic. MN, WI)

hh

Enclosure

r:\conformed contracts\contract ltr\bld award letter\_05.04.2023.docx

Chippewa Falls, Wisconsin - Chippewa Crossing Boulevard Widening (CFCIT 152562) (#8463447)

Owner: Chippewa Falls WI, City of

Solicitor: SEH - Chippewa Falls

05/04/2023 10:00 AM CDT

Line Item	Item Code	Item Description	Unit	Qty	Haas Sons, Inc.		A-1 Excavating LLC	
					Unit Price	Extension	Unit Price	Extension
1	26 56 19	Remove Cables and Conduit	LF	525	\$2.00	\$1,050.00	\$2.20	\$1,155.00
2	26 56 19	Salvage Lighting Unit	EA	2	\$335.00	\$670.00	\$368.00	\$736.00
3	26 56 19	Remove Light Foundation	EA	2	\$500.00	\$1,000.00	\$550.00	\$1,100.00
4	26 56 19	Remove Luminaire	EA	2	\$200.00	\$400.00	\$220.00	\$440.00
5	26 56 19	Conduit Rigid Nonmetallic Schedule 40, 2-Inch	LF	6045	\$8.00	\$48,360.00	\$8.80	\$53,196.00
6	26 56 19	Conduit Rigid Nonmetallic Schedule 40, 2-Inch (Directional Bore)	LF	160	\$30.00	\$4,800.00	\$33.00	\$5,280.00
7	26 56 19	Pull Box Non-Conductive 24x36-inch	EA	8	\$1,950.00	\$15,600.00	\$2,145.00	\$17,160.00
8	26 56 19	Concrete Base, Type 5	EA	18	\$1,300.00	\$23,400.00	\$1,430.00	\$25,740.00
9	26 56 19	Electrical Wire Lighting 8 AWG	LF	6345	\$1.50	\$9,517.50	\$1.60	\$10,152.00
10	26 56 19	Electrical Wire Lighting 6 AWG	LF	5200	\$1.90	\$9,880.00	\$2.00	\$10,400.00
11	26 56 19	Electrical Wire Lighting 4 AWG	LF	7490	\$2.75	\$20,597.50	\$3.00	\$22,470.00
12	26 56 19	Lighting Unit Type Special 1	EA	4	\$3,385.00	\$13,540.00	\$3,724.00	\$14,896.00
13	26 56 19	Lighting Unit Type Special 2	EA	14	\$4,050.00	\$56,700.00	\$4,455.00	\$62,370.00
14	26 56 19	Luminaire Type Special	EA	2	\$615.00	\$1,230.00	\$677.00	\$1,354.00
15	34 41 11	Type 1 Concrete Base	EA	3	\$1,000.00	\$3,000.00	\$1,100.00	\$3,300.00
16	34 41 11	120 VAC Powered LED Warning System	LS	1	\$26,800.00	\$26,800.00	\$29,480.00	\$29,480.00
17	201.0305	Clearing	ACRE	0.5	\$5,000.00	\$2,500.00	\$4,000.00	\$2,000.00
18	201.032	Grubbing	ACRE	0.5	\$5,000.00	\$2,500.00	\$16,000.00	\$8,000.00
19	204.011	Removing Asphaltic Surface	SY	2027	\$4.00	\$8,108.00	\$5.00	\$10,135.00
20	204.015	Removing Curb & Gutter	LF	1532	\$4.00	\$6,128.00	\$8.00	\$12,256.00
21	204.0245	Remove Storm Sewer	LF	88	\$20.00	\$1,760.00	\$20.00	\$1,760.00
22	204.022	Remove Inlets	EA	9	\$350.00	\$3,150.00	\$700.00	\$6,300.00
23	204.0155	Remove Concrete Sidewalk	SF	167	\$2.00	\$334.00	\$8.00	\$1,336.00
24	205.01	Excavation Common	CY	6720	\$12.00	\$80,640.00	\$17.00	\$114,240.00
25	211.01	Preparing the Foundation for Asphaltic Paving	LS	1	\$11,250.00	\$11,250.00	\$35,000.00	\$35,000.00
26	211.05	Preparing the Foundation for Base Aggregate	STA	29	\$200.00	\$5,800.00	\$300.00	\$8,700.00
27	305.0125	Base Aggregate Dense, 1 1/4-Inch	CY	3848	\$26.00	\$100,048.00	\$37.00	\$142,376.00
28	460.6223	HMA Pavement 3 MT 58-28 S	TON	1920	\$79.51	\$152,659.20	\$80.00	\$153,600.00
29	460.6244	HMA Pavement 4 MT 58-34 S	TON	1275	\$79.51	\$101,375.25	\$80.00	\$102,000.00
30	460.6244	HMA Pavement 4 LT 58-34 S	TON	36	\$101.26	\$3,645.36	\$112.00	\$4,032.00
31	601.0411	Concrete Curb and Gutter 30-inch Type D	LF	5873	\$11.25	\$66,071.25	\$15.00	\$88,095.00
32	601.0411	Concrete Curb and Gutter 30-inch Mountable and Valley	LF	683	\$12.50	\$8,537.50	\$25.00	\$17,075.00
33	602.0415	Concrete Sidewalk, 6-inch	SF	2100	\$5.50	\$11,550.00	\$8.00	\$16,800.00
34	405.01	Coloring Concrete (WisDOT 405)	SF	1480	\$2.50	\$3,700.00	\$3.00	\$4,440.00
35	405.1	Stamping Concrete (WisDOT 405)	SF	1480	\$2.50	\$3,700.00	\$8.00	\$11,840.00
36	416.017	Concrete Driveway, 8-inch	SF	1585	\$6.25	\$9,906.25	\$10.00	\$15,850.00
37	602.0505	Curb Ramp Detectable Warning Field Yellow	SF	80	\$52.00	\$4,160.00	\$44.00	\$3,520.00
38	608.0412	Storm Sewer Reinforced Concrete Class IV 12-Inch	LF	437	\$71.50	\$31,245.50	\$84.00	\$36,708.00
39	608.0412	Salvage Storm Sewer Install	LF	8	\$71.50	\$572.00	\$100.00	\$800.00
40	608.0415	Storm Sewer Reinforced Concrete Class IV 15-Inch	LF	75	\$75.75	\$5,681.25	\$89.00	\$6,675.00

Chippewa Falls, Wisconsin - Chippewa Crossing Boulevard Widening (CFCIT 152562) (#8463447)

Owner: Chippewa Falls WI, City of

Solicitor: SEH - Chippewa Falls

05/04/2023 10:00 AM CDT

Line Item	Item Code	Item Description	Unit	Qty	Haas Sons, Inc.		A-1 Excavating LLC	
					Unit Price	Extension	Unit Price	Extension
41	608.0418	Storm Sewer Reinforced Concrete Class IV 18-Inch	LF	8	\$85.00	\$680.00	\$136.00	\$1,088.00
42	611.811	Adjust Storm Manhole Cover	EA	1	\$550.00	\$550.00	\$500.00	\$500.00
43	611.0624	Inlet Cover, Type H	EA	22	\$855.00	\$18,810.00	\$1,155.00	\$25,410.00
44	1611.06	Inlet Cover, Type H-D	EA	1	\$1,005.00	\$1,005.00	\$1,280.00	\$1,280.00
45	611.123	Catch Basin 2-foot by 3-foot	EA	23	\$2,000.00	\$46,000.00	\$3,350.00	\$77,050.00
46	625.01	Topsoil	SY	6400	\$3.00	\$19,200.00	\$0.10	\$640.00
47	625.05	Salvaged Topsoil	SY	16060	\$1.85	\$29,711.00	\$0.10	\$1,606.00
48	627.02	Mulching	SY	12420	\$0.31	\$3,850.20	\$0.10	\$1,242.00
49	628.1504	Silt Fence	LF	1740	\$2.35	\$4,089.00	\$3.00	\$5,220.00
50	628.152	Silt Fence Maintenance	LF	1740	\$0.01	\$17.40	\$0.10	\$174.00
51	628.702	Inlet Protection Type D	EA	46	\$110.00	\$5,060.00	\$150.00	\$6,900.00
52	628.756	Tracking Pads	EA	2	\$500.00	\$1,000.00	\$800.00	\$1,600.00
53	629.021	Fertilizer, Type B	CWT	8	\$95.00	\$760.00	\$150.00	\$1,200.00
54	630.012	Seeding Mixture No. 20	LBS	163	\$10.00	\$1,630.00	\$12.00	\$1,956.00
55	630.014	Seeding Mixture No. 40	LBS	173	\$35.00	\$6,055.00	\$10.00	\$1,730.00
56	634.0612	Posts Wood 4-inch by 6-inch by 12-foot	EA	20	\$90.00	\$1,800.00	\$140.00	\$2,800.00
57	634.0814	Posts Tubular Steel 2-inch by 2-inch by 14-foot	EA	5	\$125.00	\$625.00	\$160.00	\$800.00
58	637.221	Signs Type II Reflective H	SF	196.5	\$26.00	\$5,109.00	\$20.00	\$3,930.00
59	634.01	Traffic Control	EA	1	\$8,500.00	\$8,500.00	\$58,000.00	\$58,000.00
60	638.2102	Moving Sign Type II	EA	6	\$125.00	\$750.00	\$150.00	\$900.00
61	638.2602	Removing Signs Type II	EA	3	\$25.00	\$75.00	\$100.00	\$300.00
62	646.102	Marking Line Epoxy 4-inch	LF	5570	\$0.99	\$5,514.30	\$1.20	\$6,684.00
63	646.302	Marking Line Epoxy 8-inch	LF	1490	\$3.50	\$5,215.00	\$4.00	\$5,960.00
64	646.502	Marking Arrow Epoxy	EA	1	\$300.00	\$300.00	\$350.00	\$350.00
65	646.742	Marking Crosswalk Epoxy Transverse Line 6-inch	LF	112	\$12.00	\$1,344.00	\$14.00	\$1,568.00
66	646.9	Marking Removal Line 4-inch	LF	2125	\$0.75	\$1,593.75	\$1.00	\$2,125.00
67	646.91	Marking Removal Line 8-inch	LF	1370	\$1.00	\$1,370.00	\$1.50	\$2,055.00
68	646.93	Marking Removal Special Marking	EA	2	\$200.00	\$400.00	\$300.00	\$600.00
69	690.015	Sawing Asphalt	LF	1464	\$2.25	\$3,294.00	\$3.00	\$4,392.00
70	690.025	Sawing Concrete	LF	56	\$5.00	\$280.00	\$6.00	\$336.00
71	1256.001	Sanitary Sewer Service, SDR 26, 8-Inch	LF	138	\$156.00	\$21,528.00	\$367.00	\$50,646.00
72	1256.012	Tracer Wire Access Box, Sanitary	EA	3	\$100.00	\$300.00	\$100.00	\$300.00
73	1256.011	Connect to Existing Sanitary Sewer	EA	3	\$2,000.00	\$6,000.00	\$12,200.00	\$36,600.00
74	1256.006	Adjusting Manhole Cover, Sanitary	EA	8	\$550.00	\$4,400.00	\$500.00	\$4,000.00
75	1257.001	Water Main, 12-Inch	LF	240	\$153.00	\$36,720.00	\$122.00	\$29,280.00
76	1257.003	Water Service, 1-Inch	LF	45	\$105.00	\$4,725.00	\$69.00	\$3,105.00
77	1257.019	Tracer Wire Access Box, Water	EA	3	\$100.00	\$300.00	\$100.00	\$300.00
78	1257.005	Corporation Stop, 1-Inch	EA	3	\$375.00	\$1,125.00	\$400.00	\$1,200.00
79	1257.015	Hot Tap, 12-Inch	EA	3	\$2,400.00	\$7,200.00	\$4,650.00	\$13,950.00
80	1257.009	Gate Valve & Box, 12-Inch	EA	3	\$5,200.00	\$15,600.00	\$7,350.00	\$22,050.00
81	1257.013	Water Main Fittings	LBS	162	\$13.00	\$2,106.00	\$14.00	\$2,268.00
82	1257.013	Insulation, 2-Inch	SF	96	\$2.25	\$216.00	\$8.00	\$768.00
83	1257.016	Adjust Gate Valve Box	EA	5	\$500.00	\$2,500.00	\$200.00	\$1,000.00
84	1611.1	Connect to Existing Storm Sewer	EA	15	\$1,250.00	\$18,750.00	\$2,200.00	\$33,000.00
<b>Base Bid Total</b>					<b>\$1,157,624.21</b>		<b>\$1,479,630.00</b>	