

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

To be held on Tuesday, February 20, 2024 at 6:30 P.M. in the City Hall

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

The meeting may be viewed via livestream at the

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

1. **CLERK CALLS THE ROLL**
2. **APPROVAL OF MINUTES OF PREVIOUS MEETING**
 - (a) Approve minutes of the Regular Council Meeting of February 6, 2024.
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 February 12, 2024.
 - (b) Consider Plan Commission minutes of February 12, 2024.
 - (c) Consider Transit Board minutes of February 20, 2024. (*minutes to be distributed prior to meeting*)
7. **COUNCIL COMMITTEE REPORTS** in the order in which they are named in Section 2.21 of the Municipal Code
 - (a) Consider Committee #1 Revenues, Disbursements, Water and Wastewater and Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of February 16, 2024. (*minutes to be distributed prior to meeting*)
 - (b) Park Board minutes of February 13, 2024. (*minutes to be distributed prior to meeting*)
8. **APPLICATIONS**
 - (a) Consider Application for Temporary Class “B” Beer Retailer’s License from the Northern Wisconsin State Fair Association, Inc. for the Harley Davidson-Hog Rally to be held on June 5-9, 2024 at the Northern Wisconsin State Fairgrounds, 225 Edward Street.
 - (b) Consider Application for Class “E” Dance and Live Music License from the Northern Wisconsin State Fair Association for the Northern Wisconsin State Fairgrounds, 225 Edward Street, on June 6 - 8, 2024.
 - (c) Consider Application for Temporary Class “B” Beer Retailer’s License from the Northern Wisconsin State Fair Association, Inc. for a Dartball Tournament to be held on April 5 – 6, 2024 at the Northern Wisconsin State Fairgrounds, 225 Edward Street.
 - (d) Consider Application for Temporary Class “B” Beer Retailer’s License from the Knights of Columbus for the Smelt Fry to be held at the Knights of Columbus Hall, 236 Pumphouse Road, on April 18, 2024.
 - (e) Consider Street Use Permit Application from the Chippewa Falls YMCA for the Leinenkugel’s/YMCA Pure Water Days Races to be held on August 10, 2024 utilizing various City Streets (see attached map).
 - (f) Consider Street Use Permit Application from Chippewa Falls Main Street for the Downtown Earth Day Cleanup to be held on April 20, 2024 utilizing Harmony Courtyard.
9. **PETITIONS** - None
10. **MAYOR ANNOUNCES APPOINTMENTS**
 - (a) Consider the appointment of Julie Keown-Bomar to the Business Improvement District Board to fulfill the term of Paul Winger.
11. **MAYOR’S REPORT** - None
12. **REPORT OF OFFICERS** – None

13. ORDINANCES

- (a) Consider **Ordinance #2024-01 Entitled:** An Ordinance Requiring a Stop Sign for Northbound Lowater Road Traffic at the Intersection with Lakeview Drive.
- (b) Consider **Ordinance #2024-02 Entitled:** An Ordinance Amending the False Alarms Prohibited Section of the Chippewa Falls Municipal Code, §9.08.
- (c) Consider **Ordinance #2024-03 Entitled:** An Ordinance Amending §10.03(6) of the Chippewa Falls Municipal Code to Allow for a No Mow May.
- (d) First Reading of **Ordinance #2024-05 Entitled:** An Ordinance Establishing the Width of Pavement on Bryant Street (Eva St to Howard St) at 30 Feet Face to Face of Curbs.
- (e) First Reading of **Ordinance #2024-06 Entitled:** An Ordinance Establishing the Width of Pavement on Howard Street (Bryant St to Cliff St) at 30 Feet Face to Face of Curbs.
- (f) First Reading of **Ordinance #2024-07 Entitled:** An Ordinance Establishing the Width of Pavement on Garden Street (Termini to Herbert St) at 34 Feet Face to Face of Curbs.
- (g) First Reading of **Ordinance #2024-08 Entitled:** An Ordinance Establishing the Width of Pavement on Warren Street (Badger St to Palmer St) at 34 Feet Face to Face of Curbs.
- *(h)** First Reading of **Ordinance #2024-09 Entitled:** An Ordinance Amending §12.11(14)(b) of the Chippewa Falls Municipal Code Regarding Proper Outdoor Shelter Standards for Dogs.

14. RESOLUTIONS

- (a) Consider **Resolution #2024-06 Entitled:** Resolution Approving a Certified Survey Map (John Hillery).

15. OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW

- (a) Discuss and consider Xcel Energy Easement on E Park Avenue for Electrical Distribution.

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 February 16, 2024 at 9:22 am by BNG.

I, hereby, certify that a copy of this notice has been posted on the bulletin board at City Hall and a copy has been given to the Chippewa Herald on February 19, 2024 at 2:45 pm by BNG.

MINUTES OF THE REGULAR MEETING OF THE COMMON COUNCIL

The regular meeting of the Common Council of the City of Chippewa Falls was held on Tuesday, February 6, 2024, in the City Hall Council Chambers. Council President John Monarski called the meeting to order at 6:30 pm. The Pledge of Allegiance was recited.

CLERK CALLS THE ROLL

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

Also Present: City Attorney Robert Ferg; Finance Manager/Treasurer Lynne Bauer; Director of Public Works/Utility Manager Brandon Cesafsky; City Planner/Transit Manager Brad Hentschel; Police Chief Matt Kelm; Fire Chief Jason Thom; Parks, Recreation and Forestry Director John Jimenez; Police Lt. Ryan Douglas; Police Lt. Korry Boos; Battalion Chief Nate Martell; City Clerk Bridget Givens; and those on the attached sign-in sheet.

APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) **Motion by Hiess/Martell** to approve the minutes of the Regular Council Meeting of January 16, 2024. **All present voting aye, motion carried.**

(b) **Motion by Hiess/Martell** to approve the minutes of the Special Council Meeting of January 29, 2024. **All present voting aye, motion carried.**

PERSONAL APPEARANCES BY CITIZENS

(a) Allyson Wisniewski and Sue Leonard of the Chippewa Falls Area Chamber of Commerce provided a year-end tourism and financial summary.

(b) Honorable Benjamin Lane appeared in support of the Committee #4 recommendation to approve the request of the Chippewa County Circuit Court Judges to utilize City facilities as part of their Continuation of Operations Plan.

PUBLIC HEARINGS

(a) Director of Public Works/Utility Manager Cesafsky provided an overview of the proposed change in Zoning Districts for 440 W Elm Street. Nina Eisold, new owner of the property, provided information relative to the planned adult day services operation. Council President Monarski opened a Public Hearing regarding the proposed change of districts in the Zoning Code for Parcels 22808-0622-60151807 and 22808-0622-60151808, Lots 7 and 8, Mansfield Addition, from C-1 Neighborhood Shopping to C-2 General Commercial at 6:46 pm. There being no requests to speak, the hearing was closed at 6:47 pm.

COMMUNICATIONS - None

REPORTS

(a) **Motion by Nadreau/Hull** to approve the Board of Public Works minutes of January 22, 2024. **All present voting aye, motion carried.**

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

(a) **Motion by Hiess/King** to approve the Committee #1 Revenues, Disbursements, Water and Wastewater minutes of February 6, 2024. **Roll Call Vote: Aye – Hiess, King, Hull, Nadreau; No – Martell. Motion carried.**

(b) **Motion by Nadreau/King** to approve the Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of February 5, 2024. **Roll Call Vote: Aye – Nadreau, King, Hull, Hiess; No – Martell. Motion carried.**

(c) **Motion by Martell/Hull** to approve the Committee #3 Transportation, Construction, Public Safety and Traffic minutes of February 1, 2024. **All present voting aye, motion carried.**

(d) **Motion by Nadreau/Martell** to approve the Committee #4 Recycling, Computerization, Buildings and Intergovernmental Services minutes of February 6, 2024 with a correction in the call to order time. **All present voting aye, motion carried.**

APPLICATIONS

Motion by Hiess/Martell to consider items (a) – (h) in one motion. **All present voting aye, motion carried.**

Motion by Hiess/Nadreau to approve items (a) – (h) as follows:

- (a) Application for Temporary Class "B"/"Class B" Beer and Wine Retailer's License from the Chippewa Falls Senior High School Athletic Booster Club for the Booster Club Extravaganza to be held at the Northern Wisconsin State Fairgrounds, 225 Edward Street, on April 19 – 20, 2024.
- (b) Application for Class "E" Dance and Live Music License from the Chippewa Falls Senior High School Athletic Booster Club for the Northern Wisconsin State Fairgrounds, 225 Edward Street, on April 20, 2024.
- (c) Application for Temporary Class "B"/"Class B" Beer and Wine Retailer's License from the McDonell Music (Fine Arts) Boosters for the MACS Mid-Winter Mardi Gras to be held at McDonell Central Catholic High School, 1316 Bel Air Blvd, on February 10, 2024.
- (d) Application for Class "E" Dance and Live Music License from the McDonell Music (Fine Arts) Boosters for McDonell Central Catholic High School, 1316 Bel Air Blvd, on February 10, 2024.
- (e) Application for Temporary Class "B" Beer Retailer's License from the McDonell Alumni Association for the McDonell Alumni Weekend to be held at McDonell Central Catholic High School, 1316 Bel Air Blvd, on March 22 – 23, 2024.
- (f) Street Use Permit Application from the Chippewa Falls High School for the 23rd Annual Chilly Chippewa 5K to be held on March 2, 2024 utilizing various City Streets.
- (g) Street Use Permit Application from The ALS Association for a Walk to Defeat ALS to be held on June 9, 2024 utilizing various City Streets within Irvine Park.
- (h) Street Use Permit Application from Carry the Load for the Carry the Load National Relay to be held on May 6, 2024 utilizing various City Streets.

All present voting aye, motion carried.

(i) **Motion by Hiess/Nadreau** to approve the conditional surrender from Dustin Kluck (The Brass Lantern Pub & Grill) of his Class "B"/"Class B" Intoxicating Liquor and Malt Beverage License predicated upon the granting of the license to Venomous Duck, LLC (Robert Thibedeau). **All present voting aye, motion carried.**

(j) **Motion by Hiess/Nadreau** to approve the Original Alcohol Beverage Retail License Application of Venomous Duck, LLC, Karmin Thibedeau, Agent, for a Class "B"/"Class B" Intoxicating Liquor and Malt Beverage License for The Brass Lantern Pub & Grill, located at 130 Fleet Street. **All present voting aye, motion carried.**

(k) **Motion by Hiess/Martell** to approve the Application for Class "B" Annual Dance and Live Music License from Robert Thibedeau for The Brass Lantern Pub & Grill, 130 Fleet Street. **All present voting aye, motion carried.**

PETITIONS - None

MAYOR ANNOUNCES APPOINTMENTS - None

MAYOR'S REPORT - None

REPORT OF OFFICERS - None

ORDINANCES

(a) The First Reading of **Ordinance #2024-01 Entitled:** An Ordinance Requiring a Stop Sign for Northbound Lowater Road Traffic at the Intersection with Lakeview Drive was held.

(b) The First Reading of **Ordinance #2024-02 Entitled:** An Ordinance Amending the False Alarms Prohibited Section of the Chippewa Falls Municipal Code, §9.08 was held.

(c) The First Reading of **Ordinance #2024-03 Entitled:** An Ordinance Amending §10.03(6) of the Chippewa Falls Municipal Code to Allow for a No Mow May was held.

ORDINANCES (continued)

(d) Motion by Hiess/Nadreau to suspend the rules and proceed immediately to vote on **Ordinance #2024-04 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls. **Roll Call Vote: Aye – Hiess, Nadreau, King, Hull, Martell. Motion carried. Motion by Hiess/Martell** to approve **Ordinance #2024-04 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls. **Roll Call Vote: Aye – Hiess, Martell, Nadreau, King, Hull. Motion carried.**

RESOLUTIONS

(a) Motion by King/Nadreau to approve **Resolution #2024-04 Entitled:** Resolution (naming a private driveway Hope Village Way). **Roll Call Vote: Aye – King, Nadreau, Hiess, Hull, Martell. Motion carried.**
(b) Motion by Hiess/Nadreau to approve **Resolution #2024-05 Entitled:** Resolution Requesting Hospital Sisters Health System (HSHS) and Prevea Health to Work Collaboratively with partners for Continuation of Care and Services. **Roll Call Vote: Aye – Hiess, Nadreau; No – King, Hull; Abstaining – Martell. Council President Monarski broke the tie by voting aye. Motion carried.**

OTHER NEW/UNFINISHED BUSINESS - None

CLAIMS

(a) Motion by Nadreau/Martell to approve the claims as recommended by the Claims Committee.

City General Claims:	\$175,712.41
Authorized/Handwritten Claims:	\$449,154.54
Department of Public Utilities:	\$577,008.50
Total of Claims Presented	<u>\$1,201,875.45</u>

Roll Call Vote: Aye – Nadreau, Martell, Hiess, King, Hull . Motion carried.

CLOSED SESSION – None

ADJOURNMENT

Motion by King/Nadreau to adjourn at 7:25 pm. **All present voting aye, motion carried.**

Submitted by:
Bridget Givens, City Clerk

CITY COUNCIL ATTENDANCE SHEET - February 6, 2024

NAME	ADDRESS
R J F / W	1304 Perry CF
Alyson Wisniewski	1 N Bridge St, CF
Sue Leonard	1 N Bridge St, CF
Karrin Thibedeau	1315 Carpenter Ave E.C
Patsy da Phyll	4718 117 th St Hallw
Benjamin Lane	513 W Vine St CF.
	10978 175 th St. CF

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, February 12th, 2024 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, February 12th, at 5:30 PM. Attending were Vice-President Tom Hubbard, Director of Public Works Brandon Cesafsky, Alderman Jason Hiess, and Finance Manager Lynne Bauer, City Engineer Bill McElroy, Absent was Mayor Greg Hoffman. Also attending was Nick Coonts from Spectrum Industries and members of the public pertaining the 2024 Paving Project.

1. **Motion** by Bauer, **seconded** by Hiess to approve the minutes of the January 22nd, 2024, Board of Public Works meeting. **All present voting aye, MOTION CARRIED.**

2. Cesafsky gave the background on the request from Spectrum Industries to restrict parking on Fleet Street. Jason Hiess excluded himself from the discussion due to being involved with the project as part of his private business. There was talk about the need to consider the parking needs of the Brass Lantern. Nick Coonts made comments about the enforcement issues including towing of vehicles left in their parking lot overnight which hinders their operations.
Motion by Cesafsky, **seconded** by Hubbard to recommend that Cesafsky work with attorney Ferg to amend ordinance Section 7.09 - Parking Restrictions and that the common council approve the amended ordinance which includes no parking along the East side of Fleet Street. **Hubbard, Bauer, and Cesafsky voting aye. Hiess recused himself from the vote. MOTION CARRIED**

3. The Board of Public Works considered the width, functional classification and sidewalk location of Bryant Street from Eva Street to Howard Street.
Motion by Cesafsky, **seconded** by Hubbard to recommend the common council set the street width of Bryant Street, from Eva Street to Howard Street at 30-foot face of curb to face of curb, to not add any sidewalk in this section of street and to functionally classify this street as a Local Street. **All present voting aye, MOTION CARRIED.**

4. Consider the width, functional classification and sidewalk location of Howard Street from Bryant Street to Cliff Street.
Motion by Hiess, **seconded** by Cesafsky to recommend the common council set the street width of Howard Street, from Bryant Street to Cliff Street, at 30-foot face of curb to face of curb, to not add any sidewalk in this section of street and to functionally classify this street as a Local Street. **All present voting aye, MOTION CARRIED.**

5. Consider the width, functional classification and sidewalk location of Garden Street from Park Avenue to Termini.
Motion by Hubbard, **seconded** by Hiess to recommend the common council set the street width of Garden Street, from Herbert Street to Termini, at 34 feet face of curb to face of curb and to set the width of Garden Street, from Herbert Street to Park Avenue at 30 feet edge of asphalt to edge of pavement, to not add any sidewalk in these sections of street and to functionally classify this street as a Local Street. **All present voting aye, MOTION CARRIED.**

6. Consider the width, functional classification and sidewalk location of Warren Street from Badger Street to Palmer Street. McElroy gave the background on sidewalks for Warren Street which included a petition from property owners to remove all sidewalk, the poor condition of existing sidewalk, and the need to replace good sidewalk in order to replace water and sewer services.

Motion by Hubbard, **seconded** by Hiess to recommend the common council set the street width of Warren Street from Badger Street to Palmer Street at 34 feet face of curb to face of curb, to remove all sidewalk in this section of street and to functionally classify this street as a Local Street. **Bauer, Hiess, and Hubbard voting aye, Cesafsky voting Nay, MOTION CARRIED.**

7. Adjournment

Motion by Hubbard, seconded by Hiess to adjourn. All present voting aye. **MOTION CARRIED.** The Board of Public Works meeting adjourned at 6:05 P.M.

Brandon Cesafsky
Secretary, Board of Public Works



**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, January 22, 2024 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, January 22, at 5:30 PM. Attending were Mayor Greg Hoffman, Vice-President Tom Hubbard, Director of Public Works Brandon Cesafsky, Alderman Jason Hiess, and Finance Manager Lynne Bauer. Also attending were members of The Hope Village and Xcel Energy.

1. **Motion** by Hubbard, seconded by Bauer to approve the minutes of the January 8th, 2024, Board of Public Works meeting. **All present voting aye, MOTION CARRIED.**

2. Cesafsky and members of The Hope Village gave the background for the request to name a private driveway at the end of RCU Court to Hope Village Way. The post office requires a physical address in order to deliver mail to the property in the desired location which is central to the proposed housing units.
Motion by Hoffman, second by Hiess to recommend that Cesafsky draft a resolution to rename the private driveway. Upon review by Attorney Ferg, recommend the Common Council approve a resolution to rename the private driveway at the end of RCU Court to Hope Village Way. All present voting aye. **MOTION CARRIED**

3. The Board of Public Works considered the Electric Underground and Overhead Distribution Easement between the City of Chippewa Falls and Northern States Power Company on E Park Avenue. Dawn Schultz from Xcel Energy provided background on the easement indicating that the easement is needed due to the railroad not allowing access. This easement will be a 20ft easement across three City owned properties for the installation of electrical distribution systems.
Motion by Hiess, seconded Hubbard to recommend the Common council approve the Electric Underground Distribution Easement between the City of Chippewa Falls and Northern States Power Company on three City owned properties with the PINs of 228008-0822-60550201, 22808-0534-60920100B, and 202808-0543-50020400 for compensation of \$1,900.42 contingent on review by City Attorney Ferg. **All present voting aye. MOTION CARRIED.**

4. Cesafsky gave the background on the request from Nick Rooney to release the rights of a utility easement being part of Lots 97 and 98 of Park West III. The City of Chippewa Falls Engineering Department is not currently occupying this easement with any utilities and sees no future need for the easement.
Motion by Hoffman, second by Hiess to approve and sign the release of easement for lots 97 and 98 of Park West III. All present voting aye. **MOTION CARRIED**

5. Adjournment
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.

Brandon Cesafsky
Secretary, Board of Public Works

From: Brandon T. Cesafsky <btcesafsky@chippewafalls-wi.gov>
Sent: Tuesday, December 5, 2023 12:50 PM
To: Audrey Y. Mueller <amueller@spectrumfurniture.com>
Subject: RE: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Re: City of Chippewa Falls

ITEM 2

Hey Audrey,

I am still looking into the request and will let you know when we have a meeting planned. Thank you for checking in. I believe this issue will partly be improved with additional signage and enforcement of private property (railroad personnel parking in your lot). Something that must also be considered is the parking for the Brass lantern. There needs to be consideration for what their parking needs are for their establishment and how they currently use the public streets. If you have any questions please let me know. When I have this on a meeting I will let you know and be sure to give you and your team plenty of time to prepare so you can come in for the meeting.

Thank you,
Brandon Cesafsky



Director of Public Works / Utility Manager
Phone: 715-726-2736
Email: btcesafsky@chippewafalls-wi.gov

From: Audrey Y. Mueller <amueller@spectrumfurniture.com>
Sent: Tuesday, December 5, 2023 12:40 PM
To: Brandon T. Cesafsky <btcesafsky@chippewafalls-wi.gov>
Subject: [EXTERNAL] Re: [EXTERNAL] Re: [EXTERNAL] Re: City of Chippewa Falls

***** [CAUTION - EXTERNAL EMAIL] DO NOT reply, click links, or open attachments unless you have verified the sender and know the content is safe *****

Good Afternoon Brandon,

I was just following up on our last conversation for the No Parking signs.

We are looking at the following preferences:

- First: Signs on either side of Fleet St and Ludgate, as you described in the picture previously.
- Second: Signs along both sides of Fleet St.
- Third: Signs along the east side of Fleet St. (Spectrum side)

Please let me know if there is anything we can do to help this process.

Thank you,

Audrey Y. Mueller

Safety Manager

Phone: (715) 944-7713

www.spectrumfurniture.com

Wisconsin Green Masters Company | Equal Opportunity Employer

From: Brandon T. Cesafsky <btcesafsky@chippewafalls-wi.gov>
Sent: Monday, November 13, 2023 4:10 PM
To: Audrey Y. Mueller <amueller@spectrumfurniture.com>
Subject: RE: [EXTERNAL] Re: [EXTERNAL] Re: City of Chippewa Falls

No problem,
I will take a look into this and check with a few people on our end to see if there is anything we can do on our end.

Thank you,
Brandon Cesafsky



Director of Public Works / Utility Manager
Phone: 715-726-2736
Email: btcesafsky@chippewafalls-wi.gov

From: Audrey Y. Mueller <amueller@spectrumfurniture.com>
Sent: Monday, November 13, 2023 2:01 PM
To: Brandon T. Cesafsky <btcesafsky@chippewafalls-wi.gov>
Subject: [EXTERNAL] Re: [EXTERNAL] Re: City of Chippewa Falls

***** [CAUTION - EXTERNAL EMAIL] DO NOT reply, click links, or open attachments unless you have verified the sender and know the content is safe *****

Brandon,

Thank you for the call back.


Yes, the red lines do represent the areas we are asking for the CF No Parking.

Even though we have No Trespassing signs up around our facility and grounds, we continually have issues where those working on the railroads are parking in our Northwest parking lot and patrons of The Brass Lantern park in the area of where are loading docks are.

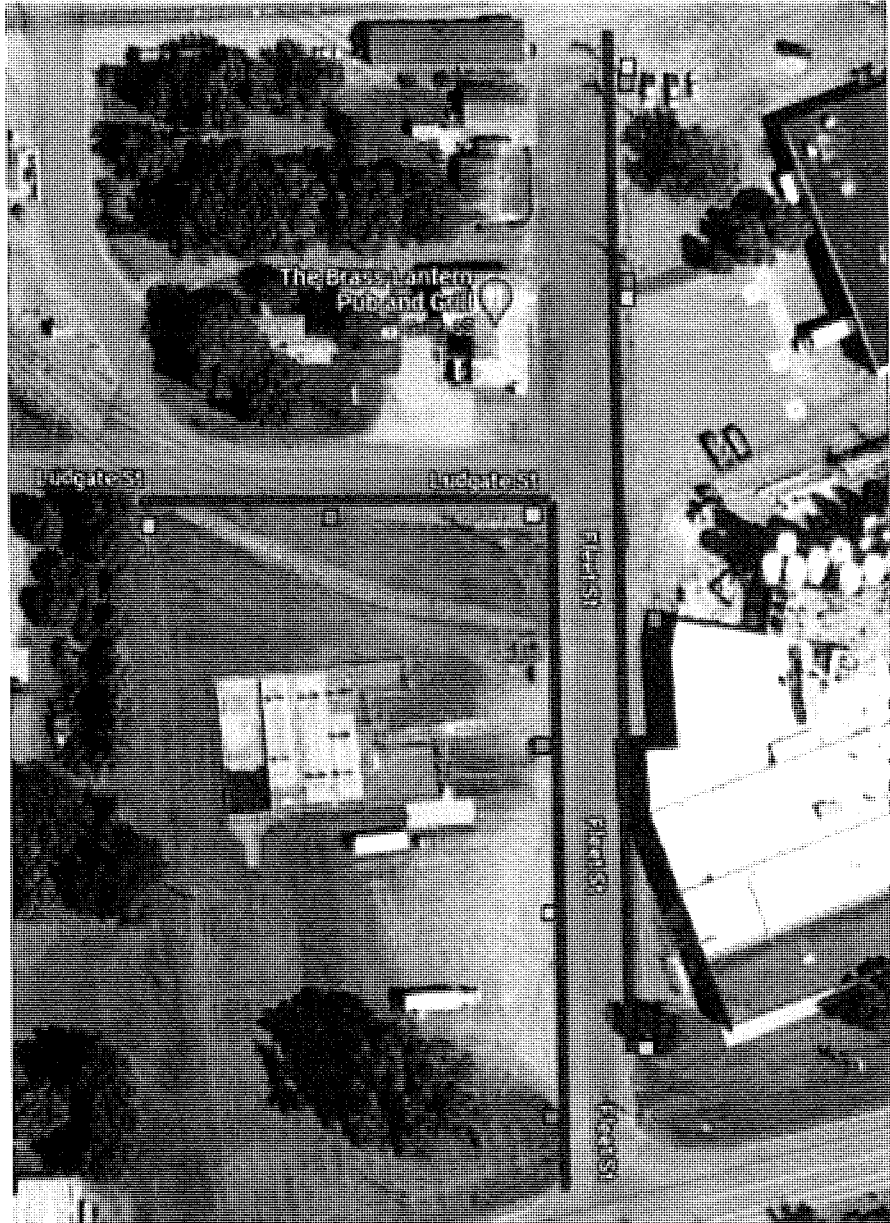
Both areas are privately owned by Spectrum Industries Inc., but the additional concern is that if those vehicles would begin parking on either side of Fleet street; it could begin to block the roadway (especially during times of inclement weather) that still needs to be accessible by emergency vehicles and general public.

Thank you for your assistance on the matter. We appreciate working with our community partners.

Please let me know if there is anything else I can clarify,

 (Spectrum Provided)
NO PARKING/NO TRESSPASSING

 (Spectrum Requested)
NO PARKING




Thank you,
Brandon Cesafsky




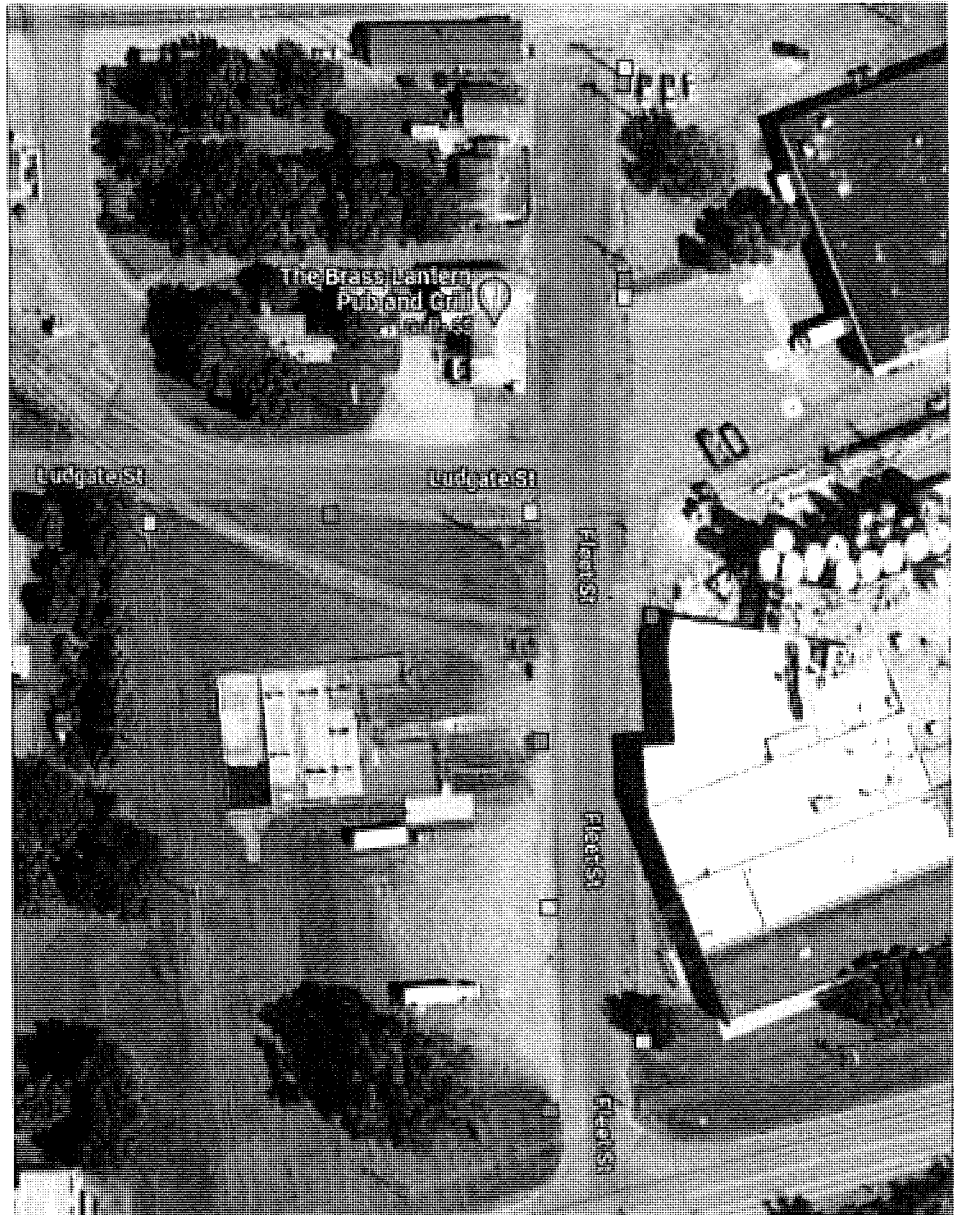
Director of Public Works / Utility Manager
Phone: 715-726-2736
Email: btcesafsky@chippewafalls-wi.gov

From: Audrey Y. Mueller <amueller@spectrumfurniture.com>
Sent: Monday, November 13, 2023 1:26 PM
To: Brandon T. Cesafsky <btcesafsky@chippewafalls-wi.gov>
Subject: [EXTERNAL] Re: City of Chippewa Falls

***** [CAUTION - EXTERNAL EMAIL] DO NOT reply, click links, or open attachments unless you have verified the sender and know the content is safe *****

 (Spectrum Provided)
NO PARKING/NO TRESSPASSING

 (Spectrum Requested)
NO PARKING



Audrey Y. Mueller

Safety Manager

Phone: (715) 944-7713

www.spectrumfurniture.com

SPECTRUM
INDUSTRIES INC. 
QUALITY SOLUTIONS by design

Classification and Width Determination for Bryant Street Eva Street to Howard Street BPW 2/12/2024

Main Considerations:

- Traffic Count Information (October 2022):
 - Bryant Street – (Eva Street – Edna Street): 77 vpd
 - Bryant Street – (Howard Street – Cobban Street): 48 vpd
- Existing Width:
 - Bryant Street – (Eva Street – Cobban Street): 20 feet edge to edge of asphalt
 - Bryant Street – (Cobban Street – Howard Street): 24 feet edge to edge of asphalt
- WisDOT Functional Classification – Local

Other Considerations:

- On-street parking is allowed in this section, but not heavily utilized by residents.
- Land Uses – Residential, unzoned wetland area on south side of roadway
- Recommended width will not have a major effect on boulevard trees as most are far enough away from the roadway and no sidewalk is present in this location.
- Pedestrian traffic would be neighborhood generated and no major sources of through pedestrian traffic have been noted.
- This segment of roadway is not within the walk zone of the schools and is outside of the ½ mile walkshed of Southview Elementary.
- Sidewalk does not currently exist on either side of the roadway. It is not recommended to add sidewalk due to the low traffic volumes, lack of pedestrian traffic generators, and lack of sidewalk on surrounding streets.
- Bryant Street is not a bus route for the elementary schools.
- No major traffic crash concerns within this segment.
- Curb and gutter is recommended to be added to the street to properly handle stormwater runoff and efficiently transport it to catch basins. The curb and gutter will also protect the roadway edges.

Conclusions:

- **Chippewa Falls Reconstruction Ordinance Functional Classification – Local Street**

Width Recommendation:

- **Bryant Street: (Eva Street to Howard Street) – 30 feet face to face of curb**
 - (Existing width – 20 to 24 feet edge to edge of asphalt)
- **Recommend no addition of sidewalk in this roadway segment**

Recommendations were based on limited traffic crash incidents, low pedestrian usage, allowed parking, and impact to the surrounding neighborhood. A uniform width was used throughout the corridor. It was recommended to add curb and gutter throughout the project for uniformity and to help with stormwater drainage. No major traffic changes would be expected for the life cycle of the proposed street.

Functional Classification of Streets	Number of Traffic Lanes	Curb to Curb Width			
		No Parking		With Parking	
		Range of Normal Widths	Desirable	Range of Normal Widths	Desirable
Local	2	28'-32'	30'	30'-38'	36'
Collector	2	30'-34'	32'	36'-40'	38'
Minor Arterial	2	34'-36'	36'	40'-52'	42'
Principal Arterial - Other than freeways and expressways	2-4	36'-52'	2 ln - 36' 4 ln - 52'	-----	-----

Classification and Width Determination for Howard Street Bryant Street to Cliff Street BPW 2/12/2024

Main Considerations:

- Traffic Count Information (October 2022):
 - Bryant Street – (Howard Street – Cobban Street): 48 vpd
- Existing Width:
 - Howard Street – (Bryant Street to Cliff Street): varies – 27-32 feet edge to edge of gravel
- WisDOT Functional Classification – Local

Other Considerations:

- On-street parking is allowed in this section, but not heavily utilized by residents.
- Land Uses – multifamily on west, industrial on east
- Recommended width will not have a major effect on boulevard trees as most are far enough away from the roadway and no sidewalk is present in this location.
- Pedestrian traffic would be neighborhood generated and no major sources of through pedestrian traffic have been noted.
- This segment of roadway is not within the walk zone of the schools and is outside of the ½ mile walkshed of Southview Elementary.
- Sidewalk does not currently exist on either side of the roadway. It is not recommended to add sidewalk due to the low traffic volumes, lack of pedestrian traffic generators, and lack of sidewalk on surrounding streets.
- Bryant Street is a not bus route for the elementary schools.
- No major traffic crash concerns within this segment.
- Curb and gutter is recommended to be added to the street to properly handle stormwater runoff and efficiently transport it to catch basins. The curb and gutter will also protect the roadway edges.

Conclusions:

- **Chippewa Falls Reconstruction Ordinance Functional Classification – Local Street**

Width Recommendation:

- **Howard Street (Bryant Street to Cliff Street) – 30 feet face to face of curb**
 - (Existing width – 27 to 32 feet edge to edge of gravel)
- **Recommend no addition of sidewalk in this roadway segment**

Recommendations were based on limited traffic crash incidents, low pedestrian usage, allowed parking, and impact to the surrounding neighborhood. A uniform width was used throughout the corridor. It was recommended to add curb and gutter throughout the project for uniformity and to help with stormwater drainage. No major traffic changes would be expected for the life cycle of the proposed street.

Functional Classification of Streets	Number of Traffic Lanes	Curb to Curb Width			
		No Parking		With Parking	
		Range of Normal Widths	Desirable	Range of Normal Widths	Desirable
Local	2	28'--32'	30'	30'--38'	36'
Collector	2	30'--34'	32'	36'--40'	38'
Minor Arterial	2	34'--36'	36'	40'--52'	42'
Principal Arterial - Other than freeways and expressways	2-4	36'--52'	2 ln - 36'	-----	-----
			4 ln - 52'		

Classification and Width Determination for Garden Street Termini to Park Avenue BPW 2/12/2024

Main Considerations:

- Traffic Count Information (May 2023):
 - Garden Street – (Termini to Viking Street): 267 vpd
 - Garden Street – (Viking Street to Park Avenue): 154 vpd
- Existing Width:
 - Garden Street – (Termini – 375’ east of termini): 24 feet from edge to edge of asphalt
 - Garden Street – (375’ east of termini – Herbert St): 34 feet from face to face of curb
 - Garden Street – (Herbert St – Park Avenue): 30 feet from edge to edge of asphalt
- WisDOT Functional Classification – Local Street

Other Considerations:

- On-street parking is allowed on Garden Street but is not often utilized.
- Every residence along Garden Street has a driveway onto Garden Street. The driveways are commonly used for parking.
- Land Uses – Single Family Residential
- Garden Street from Termini to Herbert Street is not a bus route. Garden Street from Herbert St to Park Avenue is a bus route for the elementary schools.
- Garden Street is not in any school walk zone and is outside the 1 mile walkshed of Southview Elementary.
- Boulevard trees will be affected by this project regardless of width. Trees present in this section vary in size and some are currently impacting adjacent concrete and will be removed with the project. Some boulevard trees will likely require removal to maintain temporary access on the street.
- Pedestrian traffic would be neighborhood generated and no major sources of through pedestrian traffic have been noted.
- No sidewalk is present on Garden Street from Termini – Park Avenue. It is not recommended to add sidewalk due to the low traffic volumes, lack of pedestrian traffic generators, and lack of sidewalk on surrounding streets.
- No major traffic crash concerns within this segment

Conclusions:

- **Chippewa Falls Reconstruction Ordinance Functional Classification – Local Street**

Width Recommendation:

- **Garden Street: (Termini to Herbert Street) – 34 feet face to face of curb**
 - Existing width – 34 feet face to face of curb
- **Garden Street: (Herbert Street to Park Avenue) – 30 feet edge to edge of asphalt**
 - Existing width – 30 feet edge to edge of asphalt
- **Recommend no addition of sidewalk in this roadway segment**

Recommendations were based on limited traffic crash incidents, low pedestrian usage, allowed parking, and impact to the surrounding neighborhood. A uniform width was used throughout the corridor. It was recommended to install curb and gutter throughout the project for uniformity and to help with stormwater drainage. No major traffic changes would be expected for the life cycle of the proposed street.

Functional Classification of Streets	Number of Traffic Lanes	Curb to Curb Width			
		No Parking		With Parking	
		Range of Normal Widths	Desirable	Range of Normal Widths	Desirable
Local	2	28’-32’	30’	30’-38’	36’
Collector	2	30’-34’	32’	36’-40’	38’
Minor Arterial	2	34’-36’	36’	40’-52’	42’
Principal Arterial - Other than freeways and expressways	2--4	36’-52’	2 ln - 36’ 4 ln - 52’	-----	-----

Classification and Width Determination for Warren Street Badger Street to Palmer Street BPW 2/12/2024

Main Considerations:

- Traffic Count Information (May 2023):
 - Warren Street – (Badger Street to Beaver Street): 74 vpd
 - Warren Street – (Beaver Street to Well Street): 57 vpd
 - Warren Street – (Well Street to Division Street): 57 vpd
- Existing Width:
 - Warren Street – (Badger Street to Palmer Street): 38 feet from face to face of curb
- WisDOT Functional Classification – Local Street

Other Considerations:

- On-street parking is allowed in this section and typically six to ten cars can be found parked at any one time on the street.
- Land Uses – Single Family Residential
- Warren Street is a not bus route in this segment.
- This segment of roadway is not within the walk zone of the schools and is outside of the ½ mile watershed of Parkview Elementary.
- Boulevard trees will be affected by this project regardless of width. Trees present in this section vary in size and some are currently impacting adjacent concrete and will be removed with the project. If sidewalk was added throughout, additional trees and potentially other encroachments would be affected.
- Sidewalk is present at the following locations:
 - Badger Street to Beaver Street: In front of 928 and 934 Warren St
 - Beaver Street to Well Street: Both sides of the street
 - Well Street to Division Street: North side of the street
 - Division Street to Palmer Street: No sidewalk present
- Sidewalk is present on the intersecting streets on the west side of Division Street and Well Street.
- If sidewalk were added throughout the project, a route from Warren Street to Division Street would be established that would allow pedestrians an off street route to downtown.
- No major traffic crash concerns within this segment

Conclusions:

- **Chippewa Falls Reconstruction Ordinance Functional Classification – Local Street**

Width Recommendation:

- **Warren Street: (Badger Street to Palmer Street) – 34 feet face to face of curb**
 - (Existing width – 38 feet)
- **Recommend adding sidewalk on both north and south side where it is not currently in place and is feasible to add. Recommend replacing all existing condemnable sidewalks.**

OR

- **Warren Street: (Badger Street to Palmer Street) – 34 feet face to face of curb**
 - (Existing width – 38 feet)
- **Recommend removing all existing sidewalk parallel with Warren Street (Badger – Palmer)**

Recommendations were based on traffic volumes, pedestrian usage, allowed parking, and impact to the surrounding neighborhood. No major traffic changes are anticipated for the life of the proposed street. A 34 foot wide street would still accommodate the expected traffic volumes and allow for parking while increasing the boulevard width to allow for additional greenscaping, boulevard trees, and stormwater management. The addition of sidewalk would allow pedestrians an off street route for travel. The sidewalks would connect to the sidewalk on Division Street which further connects to downtown. Additional boulevard trees would likely require removal if sidewalk is added due to them being located within the boulevard area where the sidewalk would go.

Functional Classification of Streets	Number of Traffic Lanes	Curb to Curb Width			
		No Parking		With Parking	
		Range of Normal Widths	Desirable	Range of Normal Widths	Desirable
Local	2	28'-32'	30'	30'-38'	36'
Collector	2	30'-34'	32'	36'-40'	38'
Minor Arterial	2	34'-36'	36'	40'-52'	42'
Principal Arterial - Other than freeways and expressways	2-4	36'-52'	2 ln - 36'	-----	-----
			4 ln - 52'		

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, FEBRUARY 12, 2024-6:30 PM**

The Plan Commission met in City Hall on Monday, February 12, 2024 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Jason Hiess, Mike Tzanakis, Dan Varga, Ross Wilson, Tom Hubbard, and Secretary Brandon Cesafsky. Absent were Beth Arneberg, Chad Trowbridge, and Mayor Hoffman. Also attending was City Planner Brad Hentschel, City Inspector Paul Lasiewicz, petitioner Katia Hauser, Al Hillery, John Hillery, and Sue Leonard with the Chamber.

1. **Motion** by Varga, seconded by Misfeldt to approve the minutes of the December 11th, 2023 Plan Commission meeting. **All present voting aye. Motion carried.**
2. The Plan Commission considered Certified Survey Map submitted by Professional Land Surveyor Jason L. Cance of SEH on behalf of John Hillery for the property at 15083 60th Avenue with parcel ID number of 22808-0922-04100000. City Planner Brad Hentschel gave the background on the property stating that the proposed CSM is for both an adverse position claim by the Hillery's and will also clean up the title for land owned by the city which was recently purchase from the state. Cesafsky stated that this CSM has been reviewed by County Surveyor Sam Wentz and has been corrected.

Motion by Hiess, **seconded** by Varga, to recommend common council approve the attached Certified Survey Map submitted by Professional Land Surveyor Jason L. Cance of SEH on behalf of John Hillery for the property at 15083 60th Avenue with parcel ID number of 22808-0922-04100000. **All present voting aye. Motion carried.**

3. The Plan Commission considered Certified Survey Map submitted by Professional Land Surveyor Consider four lot Certified Survey Map from Professional Land Surveyor John D Mickesh on behalf of Katia & Michael Hauser for the Glen Loch Motel property at 1225 Jefferson Avenue with the parcel ID number of 22908-3112-73787002. There was discussion about the property driveways in which Katia provided information on stating that there are three existing driveways onto STH 124, one of which would go to each lot being proposed to have frontage on STH 124. The plan commission also discussed the CSM in relation to the rezone and special use petitions and wanted to ensure the CSM is contingent on the passing of the rezoning of the property to eliminate the risk of creating non-conforming C4 Highway Commercial lots.

Motion by Hiess, **seconded** by Tzanakis to recommend that contingent upon receiving fees and the successful rezoning of parcel #22908-3112-73787002 as described in item number four, that the Common Council approve the attached four lot Certified Survey

Map submitted by Professional Land Surveyor John D Mickesh on behalf of Katia & Michael Hauser for the Glen Loch Motel property at 1225 Jefferson Avenue with the parcel ID number of 22908-3112-73787002. **All present voting aye. Motion carried.**

4. The Plan Commission considered request from Katia & Michael Hauser to rezone lots 1-4 of proposed CSM, formerly parcel #22908-3112-73787002 being all of lot 2 of certified survey map #3887 recorded in volume 17 of the certified survey maps page 154 as document 788202 in the northwest quarter of the northeast quarter of section 31, township 29 north, range 8 west, city of Chippewa Falls, Chippewa County, Wisconsin from C-4 Highway Commercial District to R-3A Multiple-Family Residence District. Owner Katia Hauser was present and provide background on the planned used on all 4 lots. Lots 1 and 2 are to be 4-plex residential rental units, Lot 4 will be a 8-plex residential rental units, and the remaining lot 3 shall be renovated to apartments from the current use of a motel.

Motion by Misfeldt, **seconded** by Wilson to recommend the Common Council conduct a public hearing upon payment of associated fees, to consider a petition from Katia Hauser to rezone lots 1-4 of proposed CSM, formerly parcel #22908-3112-73787002 being all of lot 2 of certified survey map #3887 recorded in volume 17 of the certified survey maps page 154 as document 788202 in the northwest quarter of the northeast quarter of section 31, township 29 north, range 8 west, city of Chippewa Falls, Chippewa County, Wisconsin from C-4 Highway Commercial District to R-3A Multiple-Family Residence District.

Roll Call Vote: Aye - Cesafsky, Hubbard, Tzanakis, Misfeldt, Wilson, Cihasky, Varga. Nay: Hiess. Motion Carried.

5. The Plan Commission considered Special Use Permit request from Katia and Michael Hauser for Lot 3 of proposed CSM on former parcel #22908-3112-73787002. Special use request is to allow the building of efficiency apartments less than 350 square feet per unit and to exceed the maximum allowable number of efficiency units allowed in a building restricted to 25 percent of the total units. Owner Katia Hauser gave the background on the plans for the Glen Loch Motel which were to renovate the inside to create 20 efficiency apartments to provide the Chippewa Falls area with an affordable housing option. Her hopes are to offer rates below \$700 per month for each unit. Floor areas for the proposed units ranged from 215 square feet to 280 square feet. Hauser indicated she would allow no less than 3-month leases but will be seeking at least 6-month leases. Cihasky made mention of the state approval process to get this building up to code for the intended use and the costly renovations required. Katia acknowledged and ensured that she was aware of the process and has an architect working on the plans to review those requirements.

Motion by Misfeldt, **seconded** by Varga, to recommend common council consider and hold a public hearing for the Special Use Permit request from Katia and Michael Hauser

for Lot 3 of proposed CSM on former parcel #22908-3112-73787002, contingent upon payment of fees and the requirement that no unit in the existing Glen Loch Motel is to be less than 200SF or equal to the smallest unit within the building, whichever is larger, and that 100% of the units be allowed to be under the required 350 square foot minimum in the R-3A zoning district. **Roll Call Vote: Aye** – Cesafsky, Hiess, Hubbard, Tzanakis, Misfeldt, Wilson, Varga, **Nay** - Cihasky **Motion Carried.**

6. **Motion** by Varga, seconded by Wilson to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:30 P.M.

Brandon Cesafsky, Secretary

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, DECEMBER 11, 2023-6:30 PM**

The Plan Commission met in City Hall on Monday, December 11, 2023 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dan Varga, Beth Arneberg, Ross Wilson, Chad Trowbridge, Tom Hubbard, Secretary Brandon Cesafsky, and Mayor Greg Hoffman. Absent were Alderperson Jason Hiess and Mike Tzanakis, Also attending was petitioner Nina Eisold.

1. **Motion** by Varga, seconded by Cihasky to approve the minutes of the October 9th, 2023 Plan Commission meeting. **All present voting aye. Motion carried.**

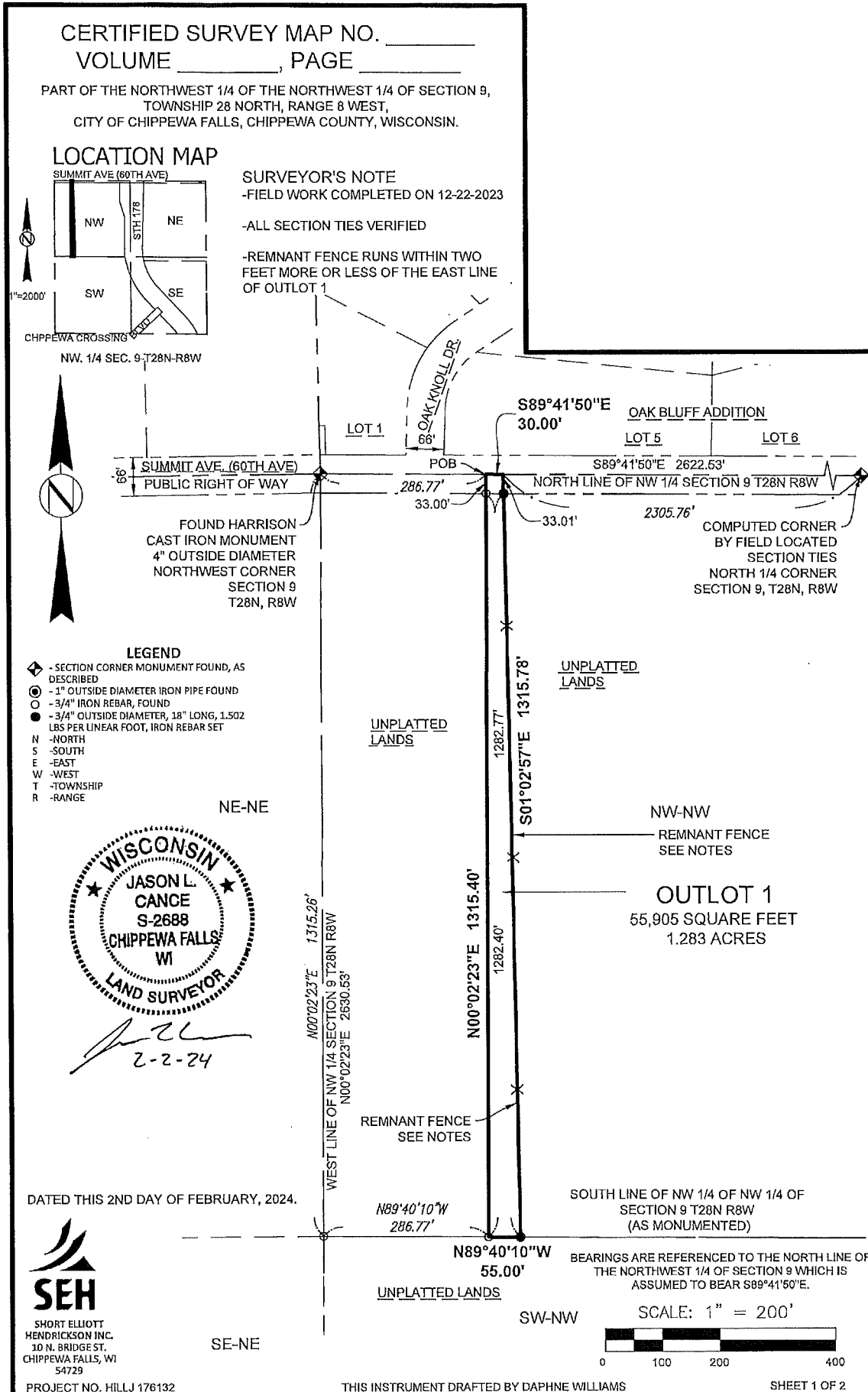
2. The Plan Commission met to consider request from Nina Eisold to rezone parcels #22808-0622-60151807 and 22808-0622-60151808, Lots 7 and 8, Mansfield's Addition from C-1 Neighborhood Shopping to C-2 General Commercial. Discussion took place about the rezoning and how it would affect the surrounding area and differences between C-1 Neighborhood Shopping and C-2 General Commercial zoning. Nina Eisold gave a brief explanation of her future plans for the building and answered questions from the Plan Commission.
Motion by Misfeldt, seconded by Hubbard to recommend the Common Council conduct a public hearing to consider a petition from Nina Eisold to rezone parcels #22808-0622-60151807 and 22808-0622-60151808, Lots 7 and 8, Mansfield's Addition from C-1 Neighborhood Shopping to C-2 General Commercial. **All present voting aye. Motion carried.**

3. Review Plan Commission standard operating procedure. Updated the group on the plans to eliminate mailing packets, sending agenda via email, and sending out meeting invites for meetings.

4. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:15 P.M.

Brandon Cesafsky, Secretary
Plan Commission

ITEM 2 CSM - JOHN HILLERY - SUMMIT AVENUE



CERTIFIED SURVEY MAP NO. _____, VOLUME _____, PAGE _____

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 8 WEST,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Jason L. Cance, Professional Land Surveyor hereby certify;

That I have surveyed, divided, and mapped part of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin, more fully described as follows;

Commencing at the Northwest corner of Section 9 Township 28 North Range 8 East, thence South 89°41'50" East along the North line of the Northwest 1/4 of said Section 9 a distance of 286.77 feet to the point of beginning of the lands to be described; thence continuing South 89°41'50" East along said North line 30.00 feet; thence South 01°02'57" East, 1315.78 feet to the South line of the Northwest 1/4 of the Northwest 1/4 of Section 9 Township 28 North Range 8 East; thence North 89°40'10" West along said South line 55.00 feet; thence North 00°02'23" East, 1315.40 feet to the point of beginning.

Said lands contain 55,905 Square Feet, 1.283 Acres

That I have made such survey by the direction of John Hillery of 15083 60th Ave., Chippewa Falls, WI 54729.

That such map is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236, in the Wisconsin State Statutes, Chapter AE-7 of the Wisconsin Administrative Code, and the subdivision regulations of the City of Chippewa Falls, in surveying, dividing, and mapping the same.

Dated this 2nd day of February, 2024.



Jason L. Cance
Jason L. Cance, PLS S-2688

CITY COUNCIL RESOLUTION:

RESOLVED, that the Certified Survey Map, in the City of Chippewa Falls, is hereby approved.

Date: _____ Signed _____
Gregory S. Hoffman, Mayor

I hereby Certify that the foregoing is a copy of a resolution adopted by the City Council of the City of Chippewa Falls.

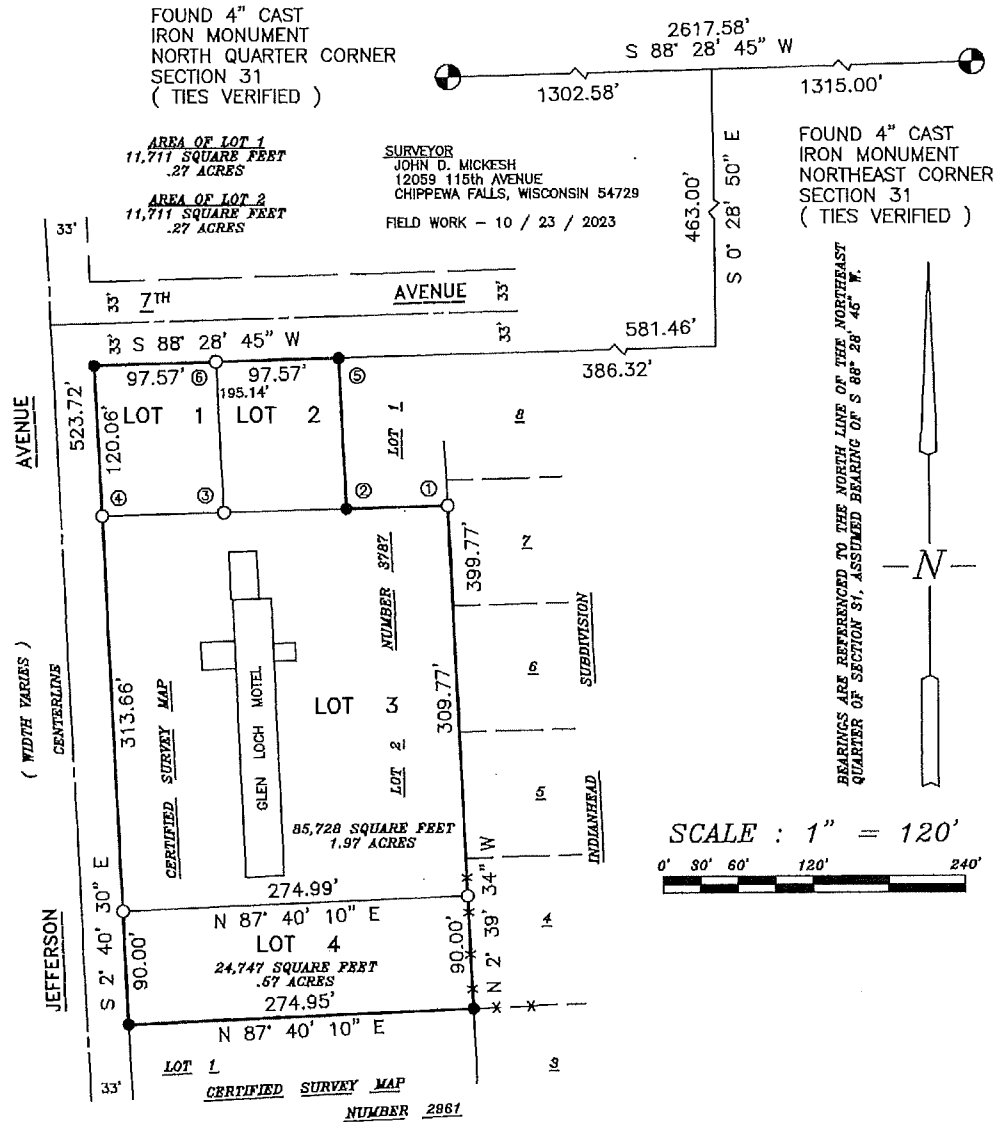
Date: _____ Signed _____
Bridget Givens, City Clerk



ITEM 3

CSM - Currently being reviewed by Chippewa County

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 3787 RECORDED IN VOLUME 17 OF THE CERTIFIED SURVEY MAPS PAGE 154 AS DOCUMENT NUMBER 788202 IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.



LEGEND

- SET 1 1/4" OUTSIDE DIAMETER x 24" IRON PIPE WEIGHING 1.68 POUNDS / LINEAL FOOT
- FOUND 1 1/4" OUTSIDE DIAMETER IRON PIPE
- N-NORTH S-SOUTH E-EAST W-WEST
- x-x-x-x- EXISTING FENCE LINE

DATA TABLE

NUMBER	BEARING	DISTANCE
1-2	S 88° 28' 45" W	80.01'
2-3	S 88° 28' 45" W	97.55'
3-4	S 88° 28' 45" W	97.56'
1-4	S 88° 28' 45" W	275.12'
2-4	S 88° 28' 45" W	195.11'
2-5	N 2° 39' 34" W	120.06'
3-6	N 2° 40' 08" W	120.06'

2nd sheet

**BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP # 3787 RECORDERD
IN VOLUME 17 OF THE CERTIFIED SURVEY MAPS PAGE 154 AS DOCUMENT
788202 IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER
SECTION 31, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS,
CHIPPEWA COUNTY, WISCONSIN.**

I, John D. Mickesh, Professional Land Surveyor, hereby certify :

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and AE – 7 of the Wisconsin Administrative Code and the Subdivision Regulations of the City of Chippewa Falls and under the direction of Michael and Katia Hauser, I have surveyed, divided, and mapped said parcel of land, that such survey correctly represents all exterior boundaries and the subdivision of the land surveyed and that this land is all of Lot 2 of Certified Survey Map # 3787 Recorded in Volume 17 of the Certified Survey Maps Page 154 as Document # 788202 in the Northwest Quarter of the Northeast Quarter of Section 31, Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin.

LOT 2 OF CERTIFIED SURVEY MAP NUMBER 3787 RECORDED IN VOLUME 17 OF THE
CERTIFIED SURVEY MAPS PAGE 154 AS DOCUMENT NUMBER 788202

Said parcel is subject to easements and restrictions of record.

CITY COUNCIL APPROVAL

Resolved that this Certified Survey Map in the City of Chippewa Falls is hereby approved.

Greg S. Hoffman, Mayor

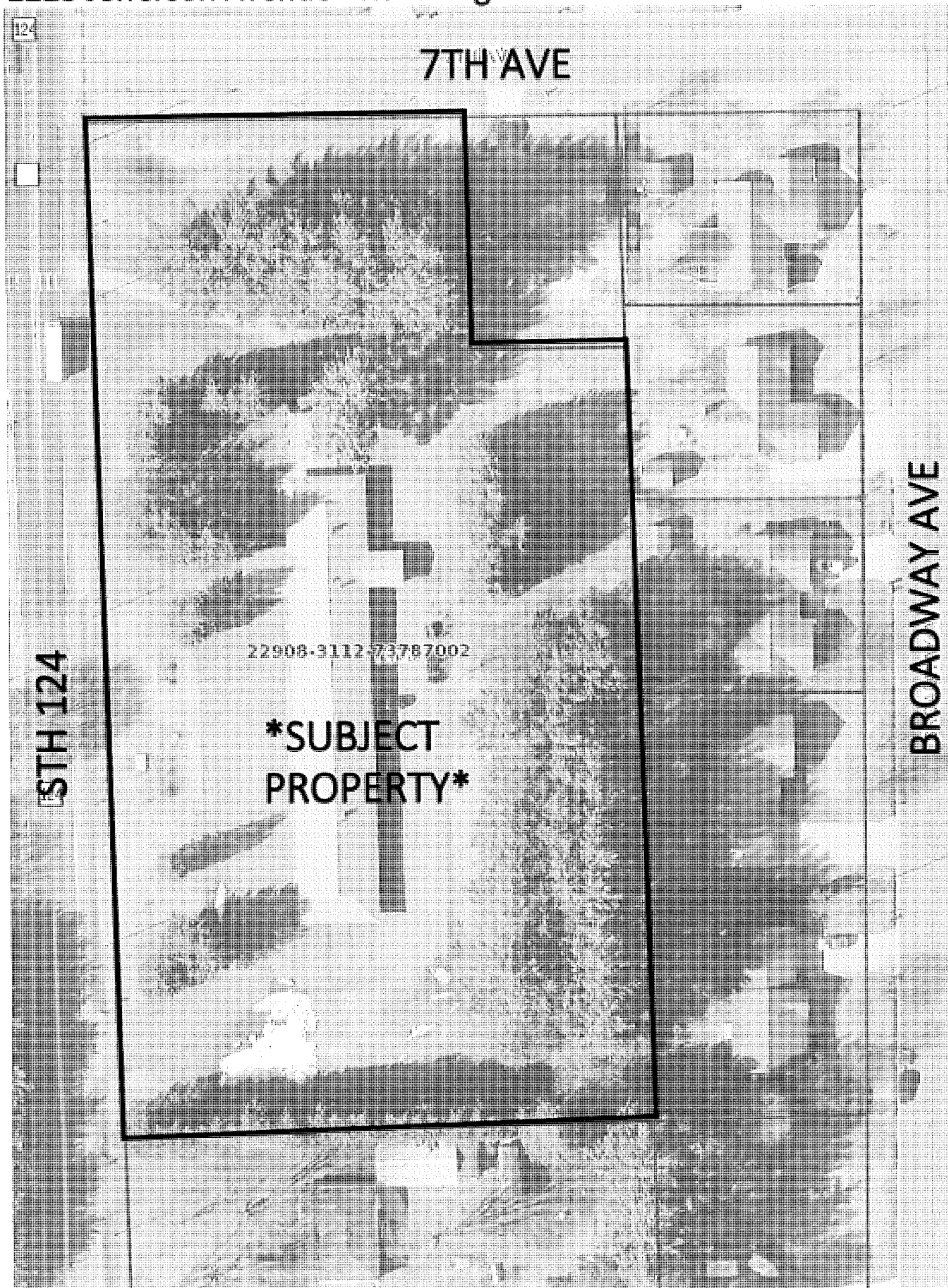
Date

Bridget Givens, City Clerk

Date

ITEM 4

1225 Jefferson Avenue - Rezoning - C4 to R-3A



124

7TH AVE

STH 124

22908-3112-73787002

*SUBJECT
PROPERTY*

BROADWAY AVE

ZONING SECTION R-3A

17.24.5 - R-3A MULTIPLE-FAMILY RESIDENCE DISTRICT . (Am. & Rn. #95-4; Am. #97-29)

(1) GENERAL PURPOSE. This district is intended to provide for family or garden type apartments in moderately high density groupings in areas of basically residential character.

(2) SETBACKS. (Am. #2022-13)

Minimum Front Yard, 30 feet.

Minimum Either Side Yard, 10 feet. Twin home lots require a minimum 10 foot side yard setback on each unattached side.

Minimum Aggregate Side Yard, 20 feet.

Minimum Rear Yard, 25 feet.

(3) LOT SIZE. (Am. #2022-13)

Minimum Area:

One to 4 dwellings units, 8,400 square feet. Twin homes, 4,200 square feet per twin home lot.

More than 4 dwellings units 8,400 square feet plus 1,500 square feet for each additional unit over 4.

Minimum Width, 80 feet. 40 feet per twin home lot.

(4) BUILDING SIZE.

Minimum Required Floor Area, Principal Building:

One-family, 900 square feet;

Two-family or more, 600 square feet a unit;

Efficiency apartments, 350 square feet per unit with the maximum allowable number of efficiency units allowed in a building restricted to 25 percent of the total units. (Am. #95-4)

(5) HEIGHT.

Maximum Permitted for Principal Structure, 45 feet.

Maximum Permitted for Accessory Structure, 25 feet.

(6) MAXIMUM LOT COVERAGE. Not more than 50 percent of the area of a lot shall be covered by the principal building and all accessory buildings.

(7) PERMITTED USES.(Am. #2015-20; Am. #2022-13)

(a) Single-family dwellings.

(b) Two-family dwellings.

- (c) Twin Homes.
 - (d) Multiple-family dwellings.
 - (e) Publicly owned or operated parks, playgrounds, or community buildings, provided that any buildings shall be located not less than 35 feet from any side lot line.
 - (f) Public utility distribution lines including, but not limited to, electric, gas, water, television cable, and telephone distribution lines and other related accessories subject to approval by the City Public Works Department.
 - (g) Accessory building or use, including a private garage, carport and paved parking areas customarily incident to the above uses, but not involving the conduct of a business.
 - (h) Parking as required in §§17.38—17.43 of this chapter.
 - (i) Signs in conformance with Chapter 19, Sign Regulations, of the this Municipal Code.
 - (j) Home occupations as required in §17.12.
 - (k) Day care centers limited to not more than 8 children, subject to State licensing requirements.
 - (l) Community living arrangement (see §17.02) which has a capacity for 15 or fewer persons being served by the program, subject to State licensing requirements.
- (8) CONDITIONAL USES.
- (a) Public and private schools, provided that any such building shall be located not less than 30 feet from any side lot lines.
 - (b) Churches and other religious institutions, provided that any such building shall be located not less than 30 feet from any side lot lines.
 - (c) Private lodges and clubs.
 - (d) Nursing homes, homes for the elderly and hospitals.
 - (e) Public utility offices, transmission lines, antennas and towers, including, but not limited to, electric, gas, petroleum and telephone transmission lines, antennas and towers, whether installation is above or below ground, and other related accessories, substations, municipal water towers, pump houses, water and sewage treatment plants.
 - (f) Golf courses.
 - (g) Day care centers for 9 or more children, subject to State licensing requirements.
 - (h) Institutions of an educational, eleemosynary or philanthropic nature, but not a penal or mental institution.
 - (i) Boarding and lodging houses.
 - (j) Community living arrangement (see §17.02) which has a capacity for 16 or more persons being served by the program, subject to State licensing requirements.
 - (k) Residential care apartment complexes. (Cr. #99-25)

ZONING SECTION C4

17.31 - C-4 HIGHWAY COMMERCIAL DISTRICT .

(1) GENERAL PURPOSE. This district is intended to provide for the orderly and attractive grouping at appropriate locations along principal highway routes of those businesses and customer services which are logically related to and dependent upon highway traffic or which are specifically designed to serve the needs of such traffic.

(2) SETBACKS.

Minimum Front Yard, 25 feet.

Minimum Either Side Yard, 10 feet.

Minimum Aggregate Side Yard, 20 feet.

Minimum Rear Yard, 25 feet.

(3) LOT SIZE.

Minimum Area, 12,000 square feet.

Minimum Width, 100 feet.

(4) HEIGHT.

Maximum Permitted for Principal Structure, 35 feet.

Maximum Permitted for Accessory Structure, 20 feet.

(5) PERMITTED USES.

(a) Drive-in establishments providing service to customers without the necessity of their entering the building.

(b) Gasoline service stations and truck stops.

(c) Motels and motor hotels.

(d) Outdoor sales areas such as garden shops, nursery or horticulture.

(e) Lumber and building supply yards.

(f) Restaurants.

(g) Commercial entertainment facilities.

(h) Churches.

(i) Accessory building or use including a garage and paved parking areas customarily incident to the above uses, as required in §§17.38—17.43 of this chapter.

(j) Signs in conformity with the sign ordinance of Chippewa Falls [Chapter 19].

(k) Sales and service establishments for automobiles, including body repair shops and used car

lots, but not including the storage of junked or wrecked automobiles and parts.

- (l) Business, professional, public service, banking, and savings and loan offices.
 - (m) Public utility distribution lines including, but not limited to, electric, gas, water, television cable, and telephone distribution lines and other related accessories subject to approval by the City Public Works Department.
 - (n) Interior unit self-service storage facility consisting of a building with all units contained within that building and all units having an access door from an interior hallway. There shall be a separate, secure 24 hour access entrance to interior units. Operations shall include a retail store front of related commercial activity. (Cr. #2017-12)
- (6) CONDITIONAL USES.
- (a) Outdoor theaters, summer theaters and outdoor music amphitheaters.
 - (b) Kennels.
 - (c) Transmission lines, antennas and towers, including, but not limited to, electric, gas, petroleum and telephone transmission lines, antennas and towers, whether installation is above or below ground, and other related accessories, substations, municipal water towers, pump houses, water and sewage treatment plants. This is subject to the provisions of §17.08(14) and is subject to all laws, rules, and regulations, statutory or administrative, governing the use and enjoyment of public right of ways. (Am. #2015-20)
 - (d) Personal storage facilities (self-storage/mini-warehouse) which means the primary use of a building containing individual, compartmentalized and controlled access spaces, rooms or lockers that are leased, rented or owned by different individuals for the storage of individual possessions or personal property. Building materials and architectural design features shall be consistent with the general design theme of the surrounding development. (Cr. #2017-17)

Date Filed: 2-5-24

Fee Paid: \$25 Date: 2-5-24 TR#: 69989

Fee Paid: _____ Date: _____ TR#: _____

PETITION FOR REZONING

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

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

Address of Property: Lot 1, 2, 3, 4 of proposed CSM
Lot: _____ Block: _____ Subdivision: _____ Parcel# _____

Legal Description: NW NE LOT 2 OF CERT SUR
MAP # 3787 IN V17 P154 DOC # 788202

Present zoning classification of property: R4

Zoning classification requested: R3A

Lot number of any real estate owned by the petitioner adjacent to the area proposed to be changed: N/A

Existing use of all buildings on such land: multi-family proposal

Principal use of all properties within 300 feet of such land: _____

multi family

Purpose for which such property is to be used: _____

multi family

Recite any facts indicating that the proposed change will not be detrimental to the general public's interest and the purposes of this Chapter: _____

proposed change is not detrimental

Attach a plot plan or survey plat, drawn to scale, showing the property to be rezoned, location of structures and property lines within 300 feet of the property to be altered.

Add any further information requested on the petition or which may be required by the Common Council to facilitate the making of a comprehensive report to the Council:

information is attached

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

Owner(s)/Address(es):

Katia Hauser
8427 136th St.
CF WE 54729

Phone #: 715-374-2377
Email: all7hausers@gmail.com
Signature: Katia Hauser

Michael Hauser
8427 136th St.
CF WE 54729

Phone #: 715-514-9036
Email: inhauser04@gmail.com
Signature: Michael T Hauser

Phone #: _____
Email: _____
Signature: _____

Petitioner(s)/Address(es):

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

ITEM 5

1225 Jefferson Avenue - Special Use Permit



7TH AVE

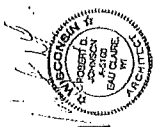
BROADWAY AVE

STH 124

22908-3112-73787002

***SUBJECT
PROPERTY***

ROBERT D. JOHNSON
ARCHITECT
5201 Stonewood Drive
Eau Claire, WI 54703
(715)828-8330
rdjarchitect@gmail.com



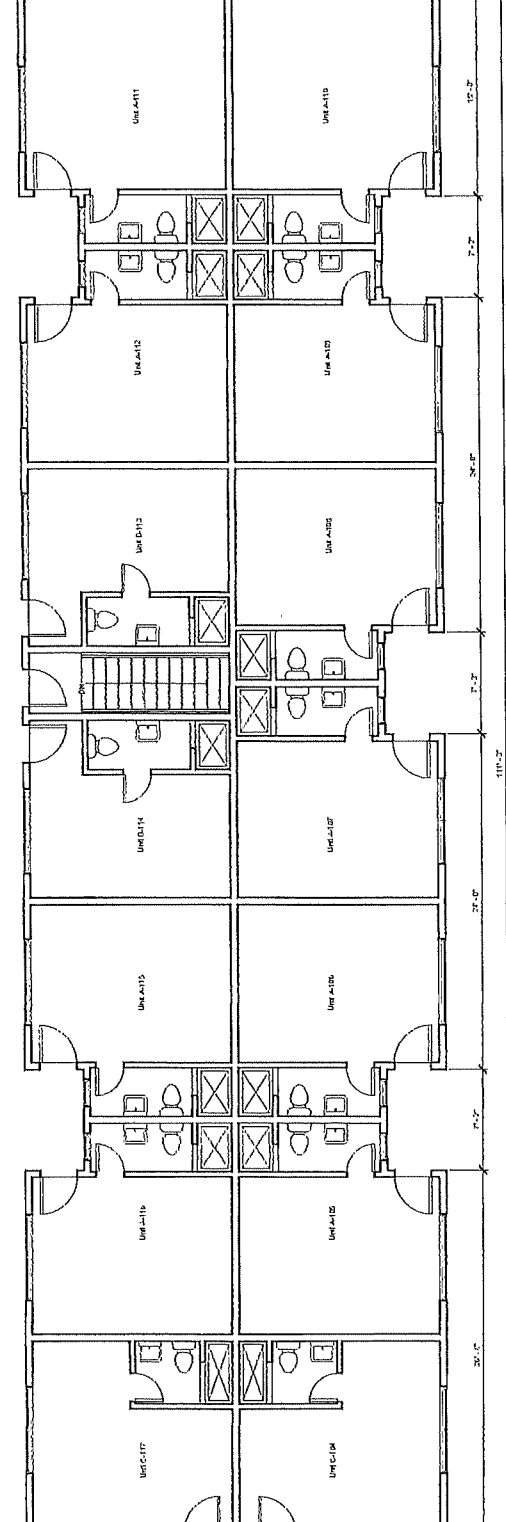
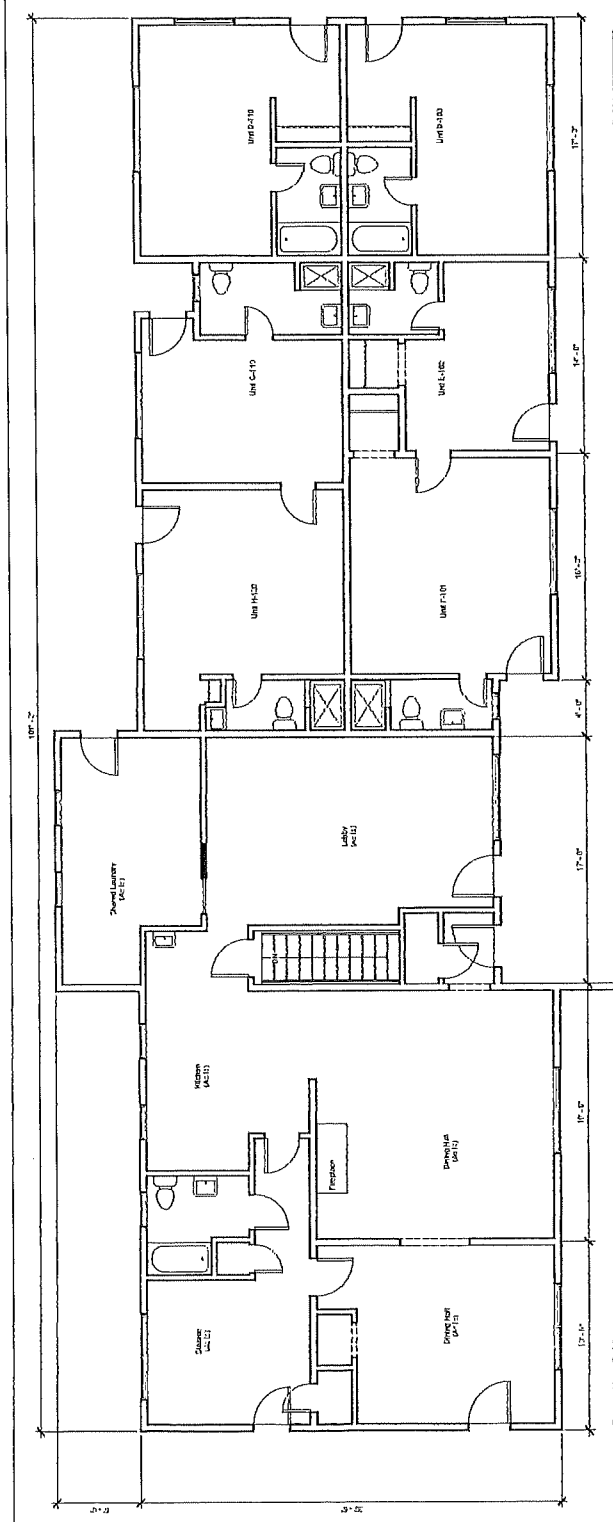
Contractor
Support
Phone
Fax
E-Mail
Contractor
Address
City
State
Zip
Contractor
Project
No.
Date

No.	Description	Date
1	Issue	12/18/23
2	Revised	03/28/24

Motel Renovation
1325 Juniper Ave
Onitaska, WI, USA
Existing Floorplan

Project No.: 23-001-05
Date: 12/18/23
Drawn by: OJC
Checked by: RDU
Scale: 1/8" = 1'-0"

A101



Date Filed: 2-5-24

Fee Paid: \$25 Date: 2/6/24 TR#: 69989

Fee Paid: _____ Date: _____ TR#: _____

PETITION FOR A SPECIAL USE PERMIT

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN: Galen Loch Lodge LLC

I/We, the undersigned, hereby petition the Common Council of the City of Chippewa Falls, Wisconsin, for a Special Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.48, for the following described property:

Address of Property: 1225 Jefferson Ave. CF WI 54729

Lot: _____ Block: _____ Subdivision: _____ Parcel# _____

Legal Description: proposed lot #3
previous NW NE Lot 2 CF CERT SUR MAP
3787 IN V17 P154 DOC # 788202

Zoning classification of property: R3A as requested
per proposal

Purpose for which this Permit is being requested: _____
Rezone from C4 to R3A / special use

Existing use of property within 300 feet of subject property: (List or attach map)
multifamily proposal

Recite any facts indicating that the proposed use will not be detrimental to the general public's interest, the purposes of this Chapter and the general area in which it is located:

proposed change is not detrimental

Operational plans of the proposed use:

Hours of Operation: N/A

Days of Operation:

Number of Employees:

Part-time

Full-time

Capacity:

Number of Units: 20 units

Size: units range from 224 sq. ft. to 280 sq. ft.
majority of units 224

Number of Residents/Children: N/A

Ages: N/A

Other: N/A

Building plans:

Existing buildings: attached drawing per architect Robert Johnson

Proposed buildings:

Use of part of building:

Proposed additions:

Future additions:

Change in use: From motel to 20 unit
studio multifamily

Outside appearance: same

Number of buildings: same

Planting & Landscaping:

Type: same

Timetable: same

Screening:

Type: same

Fences:

Type: same
Height: _____
Location: _____

Earth Bank:

Planting: same
Maintenance: same
Other: same

Lights:

Number of lights: same

Location: 1225 Jefferson Ave
OF WI 54729

Hours: Standard multifamily

Type: _____

Signs:

Type: same / as permitted

Lighted: _____

Size: _____

Location: _____

Setbacks: _____

Drives:

Number of: same

Location: _____

Width: _____

Parking:

Number of stalls: same

Location of stalls: _____

Setbacks: _____

Surfacing: _____

Screening: _____

Drainage:

Storm sewer: same

Rock beds: _____

Detention pond: _____

Retention pond: _____

Submit site plan showing property line, buildings and other structures.

List any additional information being submitted with this permit application: _____

attachments are included.

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

Owners/Addresses:

Petitioners/Addresses:

Katia Hauser

8427 136th St.

CF WI 54729

Phone #: 715-379-2377

Email: all7hausers@gmail.com

Signature: Katia Hauser

Michael Hauser

8427 136th St.

CF WI 54729

Phone #: 715-514-9036

Email: mhauser040@gmail.com

Signature: Michael Hauser

Phone #: _____

Email: _____

Signature: _____

Phone #: _____

Email: _____

Signature: _____

Phone #: _____

Email: _____

Signature: _____

Phone #: _____

Email: _____

Signature: _____

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: 2/2/2024

Town Village City of Chippewa Falls

County of Chippewa

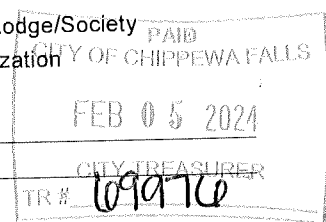
The named organization applies for: (check appropriate box(es).)

- 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 June 5, 2024 and ending June 9, 2024 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 Northern Wisconsin State Fair Association, Inc

(b) Address 225 Edward Street
(Street)

Town Village City

(c) Date organized 1933

(d) If corporation, give date of incorporation Nov. 29, 1995

(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 James Koehler, N110 N Duncan Rd, Bloomer, WI 54724 (715.829.6485)

Vice President Darren Swartz, 1310 17th Ave, Bloomer, WI 54724 (715.456.4997)

Secretary Lori Lyons, 2958 1st Ave, New Auburn, WI 54757 (715.210.0049)

Treasurer Nick Goeman, 6855 189th Street, Chippewa Falls, WI 54729 (715.579.8559)

(g) Name and address of manager or person in charge of affair: Rusty Volk, 1676 120th Street, Chippewa Falls, WI 54729 (715.577.3725)

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 225 Edward Street

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? All fenced area of Fairgrounds

(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? No

Reason for minors being present: _____
Security measures: _____

3. Name of Event

(a) List name of the event Harley Davidson - Hog Rally

(b) Dates and times of event June 5, 6,7,8,9 (Noon - Midnight)

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.

Northern Wisconsin State Fair Association, Inc
(Name of Organization)

Officer _____
(Signature/date)

Officer Rusty Volk 2/2/24
(Signature/date)

Officer _____
(Signature/date)

Officer James J. Koehler 2/2/24
(Signature/date)

Date Filed with Clerk _____

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

Police Department Approval Lt. R. B. ... CPD.

Date 02-06-24 Wisconsin Department of Revenue



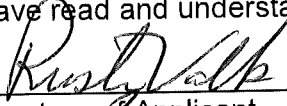
APPLICATION FOR DANCE AND LIVE MUSIC LICENSE

Name of Applicant: Northern WI State Fair Assoc.	Address of Applicant: 225 Edward Street Chippewa Falls, WI 54729																						
Name of Premises to be Licensed: Northern Wisconsin State Fairgrounds	Address of Premises: 225 Edward Street Chippewa Falls, WI 54729	Date(s) of Event (Class "E" Licenses only): June 6,7,8, 2024																					
Class of License Applied for:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Class "A" Annual</td> <td style="padding: 2px; text-align: center;">[]</td> <td style="padding: 2px; text-align: right;">\$130.00</td> </tr> <tr> <td style="padding: 2px;">Class "B" Annual</td> <td style="padding: 2px; text-align: center;">[]</td> <td style="padding: 2px; text-align: right;">\$80.00</td> </tr> <tr> <td style="padding: 2px;">Class "C" Annual</td> <td style="padding: 2px; text-align: center;">[]</td> <td style="padding: 2px; text-align: right;">\$30.00</td> </tr> <tr> <td style="padding: 2px;">Class "D"</td> <td style="padding: 2px; text-align: center;">[]</td> <td style="padding: 2px; text-align: right;">\$10.00</td> </tr> <tr> <td style="padding: 2px;">Class "E"</td> <td style="padding: 2px; text-align: center;">[3]</td> <td style="padding: 2px; text-align: right;">\$10.00/day</td> </tr> <tr> <td style="padding: 2px;">Live Music Annual</td> <td style="padding: 2px; text-align: center;">[]</td> <td style="padding: 2px; text-align: right;">\$30.00</td> </tr> <tr> <td style="padding: 2px;">Juke Box</td> <td style="padding: 2px; text-align: center;">[]</td> <td style="padding: 2px; text-align: right;">\$30.00 (annual)</td> </tr> </table>		Class "A" Annual	[]	\$130.00	Class "B" Annual	[]	\$80.00	Class "C" Annual	[]	\$30.00	Class "D"	[]	\$10.00	Class "E"	[3]	\$10.00/day	Live Music Annual	[]	\$30.00	Juke Box	[]	\$30.00 (annual)
Class "A" Annual	[]	\$130.00																					
Class "B" Annual	[]	\$80.00																					
Class "C" Annual	[]	\$30.00																					
Class "D"	[]	\$10.00																					
Class "E"	[3]	\$10.00/day																					
Live Music Annual	[]	\$30.00																					
Juke Box	[]	\$30.00 (annual)																					

EXCERPT FROM MUNICIPAL CODE 12.04 (3) DANCES

APPLICATION AND REPRESENTATIONS. Each applicant shall represent at the time of application that the premises for the license meets all fire, safety and sanitary requirements of the City Code and the State Department of Health and that the premises comply with any applicable building code requirements together with such other requirements as may from time to time be imposed by the City Council. The applicant shall further represent that such compliance will continue at all times during which the license is held.

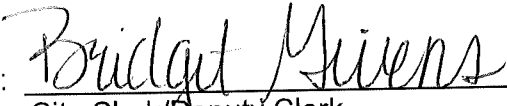
I have read and understand the above.



 Signature of Applicant

2/2/24

 Date

Attest: 

 City Clerk/Deputy Clerk

Date of Council Approval: _____

License No.: _____

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.

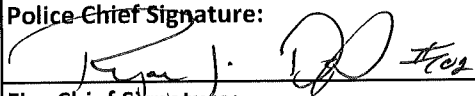
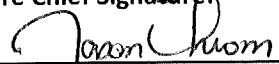

Name of Event: Hog Rally	Event Description (e.g. walk, concert, etc.): Motorcycle Rally
Name and Address of Sponsoring Organization: Northern Wisconsin State Fair Association, Inc. 225 Edward Street, Chippewa Falls, WI 54729	
Contact Name: Rusty Volk, Executive Director	Contact Address: 225 Edward Street, Chippewa Falls, WI 54729
Work Phone: 715.723.2861 ext. 102	Cell Phone: 715.577.3725
Email: rvolk@nwsfa.com	Day of Event Contact Name and Number (if different): Rusty Volk, 715.577.3725
Date(s) of Event: June 6 - 9, 2024	Estimated Daily Attendance: 850
Location(s) of Event: 225 Edward Street, Chippewa Falls	
City Services/Equipment Requested: None	

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> Temporary Class "B"/"Class B" Retailer's License (Picnic License) Application | <input type="checkbox"/> Food Vendors*
<small>*supply proof of licensure from Chippewa County</small> |
| <input 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
<small>(in relation to existing license holders)</small> |

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: 2-6-24
Fire Chief Signature: 	Date: 2-15-24
Director of Public Works/City Engineer/Utilities Manager: 	Date: 2-9-24

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: 2/2/2024

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 April 5, 2024 and ending April 6, 2024 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

PAID
CITY OF CHIPPEWA FALLS

FEB 05 2024

CITY TREASURER
TR # 09970

(a) Name Northern Wisconsin State Fair Association, Inc

(b) Address 225 Edward Street
(Street)

Town Village City

(c) Date organized 1933

(d) If corporation, give date of incorporation Nov. 29, 1995

(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 James Koehler, N110 N Duncan Rd, Bloomer, WI 54724 (715.829.6485)

Vice President Darren Swartz, 1310 17th Ave, Bloomer, WI 54724 (715.456.4997)

Secretary Lori Lyons, 2958 1st Ave, New Auburn, WI 54757 (715.210.0049)

Treasurer Nick Goeman, 6855 189th Street, Chippewa Falls, WI 54729 (715.579.8559)

(g) Name and address of manager or person in charge of affair: Rusty Volk, 1676 120th Street, Chippewa Falls, WI 54729 (715.577.3725)

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 225 Edward Street

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? All fenced area of Fairgrounds

(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? No Reason for minors being present: _____
Security measures: _____

3. Name of Event

(a) List name of the event Dartball Tournament

(b) Dates and times of event April 5th (9:00am - Midnight) April 6th (9:00am - 8:00pm)

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.

Northern Wisconsin State Fair Association, Inc
(Name of Organization)

Officer _____
(Signature/date)

Officer Rusty Volk 2/2/24
(Signature/date)

Officer _____
(Signature/date)

Officer James J. Koehler 2/2/24
(Signature/date)

Date Filed with Clerk _____

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

Police Department Approval At. K. Brown, CPD

Date 02-06-24

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.

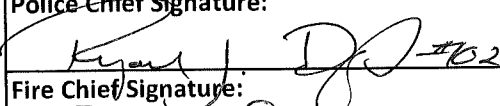
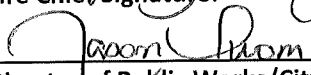

Name of Event: State Dartball Tournament	Event Description (e.g. walk, concert, etc.): Tournament
Name and Address of Sponsoring Organization: Northern Wisconsin State Fair Association, Inc. 225 Edward Street, Chippewa Falls, WI 54729	
Contact Name: Rusty Volk, Executive Director	Contact Address: 225 Edward Street, Chippewa Falls, WI 54729
Work Phone: 715.723.2861 ext. 102	Cell Phone: 715.577.3725
Email: rvolk@nwsfa.com	Day of Event Contact Name and Number (if different): Rusty Volk, 715.577.3725
Date(s) of Event: April 5 & 6, 2024	Estimated Daily Attendance: 350
Location(s) of Event: 225 Edward Street, Chippewa Falls	
City Services/Equipment Requested: None	

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

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

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: 2/6/24
Fire Chief Signature: 	Date: 2/15/24
Director of Public Works/City Engineer/Utilities Manager: 	Date: 2-9-24

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: 02/05/2024

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 04/18/2024 and ending 04/18/2024 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 Veteran's Organization Fair Association

(a) Name Knights of Columbus

(b) Address 236 Pumphouse Road, Chippewa Falls, WI 54729
(Street) Town Village City

(c) Date organized 6/13/1905

(d) If corporation, give date of incorporation _____

(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 and addresses of all officers: (including cell/telephone numbers)

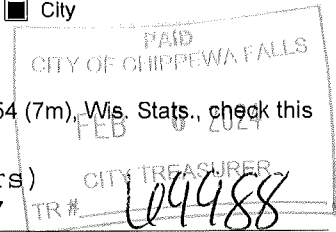
President Timothy Tozer, 815 Rand Street, Chippewa Falls, WI 54719 (715) 271-4737

Vice President Joseph Hinijosa

Secretary Peter Doermann (715) 529-0887

Treasurer Robert Parkhurst (715) 225-0549

(g) Name and address of manager or person in charge of affair: Mark Stuttgen, 551 S MAIN ST,
Licensed bartender, Lee Marks, will also be present. (715) 579-8050



2. LOCATION OF PREMISES WHERE BEER AND/OR WINE WILL BE SOLD:

(a) Street number 236 Pumphouse Road, Chippewa Falls

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? Yes

(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: Entire building.

Minors Present? Yes Reason for Minors being Present? Attending with parents.

3. NAME OF EVENT

(a) List name of the event Smelt Fry

(b) Dates of event and times Thursday, April 18, 2024, 4pm-11pm.

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.

Officer [Signature]
(Signature/date)

Officer [Signature]
(Signature/date)

Date Filed with Clerk _____

Knights of Columbus Council #974
(Name of Organization)

Officer [Signature]
(Signature/date)

Officer [Signature]
(Signature/date)

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

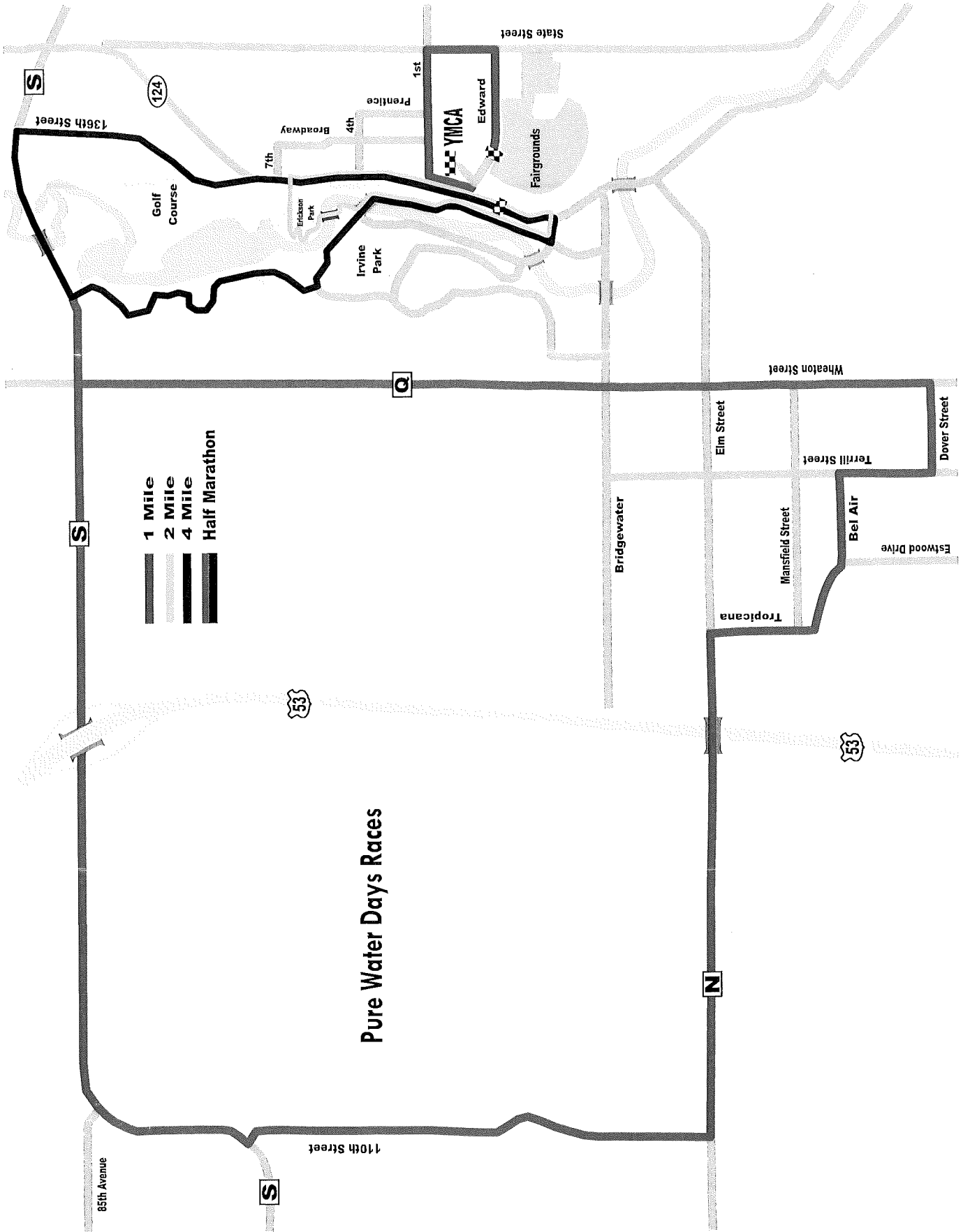


CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

Applicant Name and Address: Mark Erickson 1454 Loffler Court, Chippewa Falls, WI 54729		Applicant Phone Number: 715-723-6614
<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 YMCA 611 Jefferson Avenue, Chippewa Falls, WI 54729 715-723-2201	
Name of the event: Leinenkugel's/YMCA Pure Water Days Races	Estimated number of persons participating: 700 Runners	
Date and start and end times requested for street use: August 10th, 2024 7:30 am-11:00		
Accurate description of the portion of the street or streets being requested for use (attach maps if necessary): See Map		
Use, described in detail, for which the street use permit is requested: Half Marathon, 4 Mile, 2 Mile, 1 Mile & 200 Meter Races		
City services requested for the event (e.g., Street Department or Police Department staff time) Police Department for traffic control at the start of the race. 15 minutes (7:50 am-8:05 am)		
<p>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.</p>		
Signature of Applicant 	Date 1-29-24	
OFFICE USE ONLY		
Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works): <i>Ø COST, ON DUTY OFFICERS TO ASSIST AS NEEDED FOR TRAFFIC CONTROL. -103</i>		
Requirements of Applicant: No concerns - DPW <i>BLC</i> (STH 124 traffic control is only concern, if needed)		
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	

Pure Water Days Races

- 1 Mile
- 2 Mile
- 4 Mile
- Half Marathon





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 514 N Bridge St Chippewa Falls, WI 54729 715 723 6661 715-723-6661
--	--

Name of the event: Downtown Earth Day Cleanup	Estimated number of persons participating: 250
--	---

Date and start and end times requested for street use:
Saturday, April 20, 2024

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
Harmony Courtyard (200 block of N Bridge St) and the two parking spots in front of it.

Use, described in detail, for which the street use permit is requested:
Volunteers will register before cleaning up downtown sidewalks, parking lots, and alleys.

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

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

Signature of Applicant: *Teri Ouimette* Date: 1/30/24

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):
*Cost to C.F.P.D. 02-06-24 Lt. K. Bos
None for Public Works 2-9-24 Brandon Casafsky*

Requirements of Applicant:

Approved by:
Signature of Chief of Police: *[Signature]* 2/6/24
Signature of Director of Public Works: *[Signature]*

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

Decision of City Council (required): Approved Denied

AN ORDINANCE REQUIRING A STOP SIGN
FOR NORTHBOUND LOWATER ROAD TRAFFIC
AT THE INTERSECTION WITH LAKEVIEW DRIVE

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

1. That § 7.031(1)(ns) of the Chippewa Falls Municipal Code be created to provide as follows:

7.031 STOP SIGNS.

(1) PERMANENT. Official stop signs shall be erected to control traffic on the following streets:

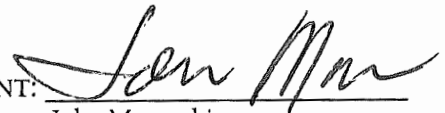
- (a) Southbound traffic at High St. at the intersection with E. Columbia St.

...

(ns) Northbound traffic on Lowater Road at the intersection with Lakeview Drive.

DATED this 6th day of February, 2024.

COUNCIL PRESIDENT:


John Monarski

FIRST READING: February 6, 2024

SECOND READING: February 20, 2024

APPROVED: _____

Gregory S. Hoffman, Mayor

ATTEST: _____

Bridget Givens, City Clerk

AN ORDINANCE AMENDING THE FALSE ALARMS PROHIBITED
SECTION OF THE CHIPPEWA FALLS MUNICIPAL CODE, § 9.08

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

1. That § 9.08 of the Chippewa Falls Municipal Code which presently provides as follows:

9.08 FALSE ALARMS PROHIBITED.

No person shall give or send or cause to be given or sent in any manner any alarm of fire or other emergency which he knows to be false.

be amended to provide as follows:

9.08 FALSE ALARMS PROHIBITED.

(1) DEFINITIONS. In this section:

- (a) "Alarm System" shall mean any electrical or mechanical device used for the detection of an unauthorized entry on premises or for the detection of a fire, which, when activated, emits a sound or transmits a signal or message or both.
- (b) "False Alarm" shall mean a signal from an alarm system which results in a call, directly or indirectly, to the dispatch center utilized by the Chippewa Falls Police Department, resulting in an unnecessary response by any first responder.

(2) PROHIBITIONS.

- (a) False Alarm. No person owning, leasing, using or possessing a private alarm system shall cause or permit the giving of a false

alarm, whether intentional or accidental, which is caused by human error, weather, motion detection, or by electrical or mechanical dysfunction.

(3) PENALTY/POLICE RESPONSE FEE.

(a) 1st False Alarm. For the first violation of this subsection, the Chippewa Falls Police Department could issue a written warning.

1. For violations by a person or business who have been issued a written warning by the Chippewa Falls Police Department within a one-year period immediately preceding the date on which the violation occurred, the violator could be subject to the following sums, as listed in subsections (b), (c), (d), (e), and (f), respectively.

(b) 2nd False Alarm. Could result in a forfeiture of up to \$20.00.

(c) 3rd False Alarm. Could result in a forfeiture of up to \$30.00.

(d) 4th False Alarm. Could result in a forfeiture of up to \$40.00.

(e) 5th and Subsequent False Alarms. Could result in a forfeiture of up to \$50.00.

(f) All forfeitures will have mandatory court costs added to them.

DATED this 20th day of February, 2024.

COUNCIL PRESIDENT: 
John Monarski

FIRST READING: February 6, 2024
SECOND READING: February 20, 2024

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

AN ORDINANCE AMENDING § 10.03(6)
OF THE CHIPPEWA FALLS MUNICIPAL CODE
TO ALLOW FOR A NO MOW MAY

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

1. That § 10.03(6) of the Chippewa Falls Municipal Code which presently provides as follows:

10.03 PUBLIC NUISANCES AFFECTING HEALTH.

...

(6) NOXIOUS WEEDS.

- (a) All noxious weeds as defined in §66.0407, Wis. Stats., and any weeds or grass allowed to grow over an average height of more than 12 inches and which is annoying and located within developed areas of the City.
- (b) The provisions of §§66.0407 and 66.0517, Wis. Stats., shall also apply. The City Weed Commissioner is hereby authorized to enforce these provisions.

be amended to provide as follows to allow for a No Mow May:

10.03 PUBLIC NUISANCES AFFECTING HEALTH.


...

(6) NOXIOUS WEEDS.

- (a) All noxious weeds as defined in §66.0407, Wis. Stats., and any weeds or grass allowed to grow over an average height of more than 12 inches and which is annoying and located within developed areas of the City.
- (b) The provisions of §§66.0407 and 66.0517, Wis. Stats., shall also apply. The City Weed Commissioner is hereby authorized to enforce these provisions, but subsection (a) is not to be enforced between March 1st and June 1st of each calendar year.

DATED this 20th day of February, 2024.

COUNCIL PRESIDENT:


John Monarski

FIRST READING: February 6, 2024

SECOND READING: February 20, 2024

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

**AN ORDINANCE ESTABLISHING THE WIDTH OF PAVEMENT ON
BRYANT STREET (Eva St. to Howard St.)
AT 30 FEET FACE TO FACE OF CURBS**

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

1. That Section 8.01 (4) (i) (4)(jj) be and is hereby created to read as follows:
 4. The roadway width shall be 30 feet face to face of curbs on the following streets:
 - jj) Bryant Street – Eva St. to Howard St.
2. That this Ordinance shall take effect upon passage and publication.

Dated this 5th day of March, 2024.

1st READING: February 20, 2024

2nd READING: March 5, 2024

ADOPTED: _____

Council President

APPROVED: _____

Mayor

ATTEST: _____

City Clerk

PUBLISHED: _____

**AN ORDINANCE ESTABLISHING THE WIDTH OF PAVEMENT ON
HOWARD STREET (Bryant St. to Cliff St.)
AT 30 FEET FACE TO FACE OF CURBS**

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

1. That Section 8.01 (4) (i) (4)(kk) be and is hereby created to read as follows:
 4. The roadway width shall be 30 feet face to face of curbs on the following streets:
 - kk) Howard Street – Bryant St. to Cliff St.
2. That this Ordinance shall take effect upon passage and publication.

Dated this 5th day of March, 2024.

1st READING: February 20, 2024

2nd READING: March 5, 2024

ADOPTED: _____

Council President

APPROVED: _____
Mayor

ATTEST: _____
City Clerk

PUBLISHED: _____

**AN ORDINANCE ESTABLISHING THE WIDTH OF PAVEMENT ON
GARDEN STREET (Termini to Herbert Street)
AT 34 FEET FACE TO FACE OF CURBS**

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

1. That Section 8.01 (4) (i) (2)(u) be and is hereby created to read as follows:
 2. The roadway width shall be 34 feet face to face of curbs on the following streets:
 - u) Garden Street – Termini to Herbert St
2. That this Ordinance shall take effect upon passage and publication.

Dated this 5th day of March, 2024.

1st READING: February 20, 2024

2nd READING: March 5, 2024

ADOPTED: _____

Council President

APPROVED: _____
Mayor

ATTEST: _____
City Clerk

PUBLISHED: _____

**AN ORDINANCE ESTABLISHING THE WIDTH OF PAVEMENT ON
WARREN STREET (Badger Street to Palmer Street)
AT 34 FEET FACE TO FACE OF CURBS**

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

1. That Section 8.01 (4) (i) (2)(v) be and is hereby created to read as follows:
 2. The roadway width shall be 34 feet face to face of curbs on the following streets:
 - v) Warren Street – Badger St to Palmer St
2. That this Ordinance shall take effect upon passage and publication.

Dated this 5th day of March, 2024.

1st READING: February 20, 2024

2nd READING: March 5, 2024

ADOPTED: _____

Council President

APPROVED: _____
Mayor

ATTEST: _____
City Clerk

PUBLISHED: _____

AN ORDINANCE AMENDING § 12.11(14)(b)
OF THE CHIPPEWA FALLS MUNICIPAL CODE
REGARDING PROPER OUTDOOR SHELTER
STANDARDS FOR DOGS

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

1. That § 12.11(14)(b) of the Chippewa Falls Municipal Code which presently provides as follows:

(14) PROPER SHELTER. No person owning or responsible for confining or impounding any animal shall fail to provide the animal with proper shelter as prescribed in this subsection. In the case of farm animals, nothing in this subsection shall be construed to impose shelter requirements or standards more stringent than normally accepted husbandry practices.

...

(b) Outdoor Standards. Minimum outdoor standards of shelter shall include:

1. Shelter from sunlight. When sunlight is likely to cause heat exhaustion of an animal tied or confined, sufficient shade by natural or artificial means shall be provided to protect the animal from direct sunlight.
2. Shelter from inclement weather.
 - a. Animals Generally. Natural or artificial shelter appropriate to the local climatic conditions for the species concerned shall be provided as necessary for the health of the animal.

- b. Dogs. If a dog is tied or confined unattended outdoors, a moistureproof and windproof shelter of suitable size to accommodate the dog shall be provided.
- (c) Space Standards. Minimum space requirements for both indoor and outdoor enclosures shall include:
 - 1. Structural Strength. The housing facilities shall be structurally sound and maintained in good repair to protect the animals from injury and to contain the animals.
 - 2. Space Requirements. Enclosures shall be constructed and maintained to provide sufficient space to allow each animal adequate freedom of movement. Inadequate space may be indicated by evidence of debility, stress or abnormal behavior patterns.
- (d) Sanitation Standards. Minimum standards of sanitation for both indoor and outdoor enclosures shall include periodic cleaning to remove excreta and other waste materials, dirt and trash to minimize health hazards.

be amended to provide as follows:

- (14) PROPER SHELTER. No person owning or responsible for confining or impounding any animal shall fail to provide the animal with proper shelter as prescribed in this subsection. In the case of farm animals, nothing in this subsection shall be construed to impose shelter requirements or standards more stringent than normally accepted husbandry practices.

...

- (b) Outdoor Standards. Minimum outdoor standards of shelter shall include:
 - 1. Shelter from sunlight. When sunlight is likely to cause heat exhaustion of an animal tied or confined, sufficient shade by natural or artificial means shall be provided to protect the animal from direct sunlight.
 - 2. Shelter from inclement weather.

- a. Animals Generally. Natural or artificial shelter appropriate to the local climatic conditions for the species concerned shall be provided as necessary for the health of the animal.
- b. Dogs. If a dog is tied or confined unattended outdoors primary shelters must meet the following minimum standards:
 - (1) Shelters must be structurally sound, made of durable materials, and able to insulate against temperature extremes. The housing facilities shall be maintained in good repair to protect the animals from injury and to contain the animals.
 - (2) Shelters must consist of at least walls, a roof, and a solid non-metal floor.
 - (3) Shelters must be waterproof with no gaps.
 - (4) Shelters must be built in such a manner to create adequate drainage around the shelter to prevent standing water or ice to accumulate inside, or around the perimeter of the shelter.
 - (5) The entrance must be covered by a self-closing swinging covering, or an “L” shaped entrance, or oriented in such a manner, to prevent the wind from blowing directly into the shelter.
 - (6) The shelter must contain sufficient space to allow the dog to sit, stand, turn around and lie down, but be a size to allow the dog to retain or dissipate body heat that is appropriate for the dog’s age, breed, health, and physical condition. Inadequate space may be indicated by evidence of debility, stress, or abnormal behavior patterns.
 - (7) Shelters must be kept clean, dry and contain a sufficient quantity of suitable bedding material to provide insulation and protection against cold and dampness and promote retention of body heat.
 - (8) Interior surfaces that cannot be cleaned and sanitized must be replaced when worn or soiled.

- (9) Shelters must provide sufficient shade and ventilation to prevent a dog from overheating, dehydrating, or suffering.
 - (10) Materials not suitable for shelters include, but are not limited to, inadequately insulated containers, structures that fail to provide sufficient protection from the elements, crates with exposed sharp edges, abandoned or parked vehicles, and open porches or decks.
- (c) Space Standards. Minimum space requirements for both indoor and outdoor enclosures shall include:
- 1. Structural Strength. The housing facilities shall be structurally sound and maintained in good repair to protect the animals from injury and to contain the animals.
 - 2. Space Requirements. Enclosures shall be constructed and maintained to provide sufficient space to allow each animal adequate freedom of movement. Inadequate space may be indicated by evidence of debility, stress or abnormal behavior patterns.
- (d) Sanitation Standards. Minimum standards of sanitation for both indoor and outdoor enclosures shall include periodic cleaning to remove excreta and other waste materials, dirt and trash to minimize health hazards.

DATED this 5th day of March, 2024.

COUNCIL PRESIDENT: _____
John Monarski

FIRST READING: February 20, 2024
SECOND READING: March 5, 2024

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

RESOLUTION NO. 2024-06

**RESOLUTION
APPROVING A CERTIFIED SURVEY MAP**

RESOLVED, that a Certified Survey Map prepared by Jason L. Cance of Short Elliot Hendrickson, for John Hillery, is hereby approved by the Chippewa Falls Common Council. Said parcel being part of the northwest $\frac{1}{4}$ of the northwest $\frac{1}{4}$ of Section 9, T28N, R8W, City of Chippewa Falls, Chippewa County, Wisconsin.

Dated this 20th day of February, 2024

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.

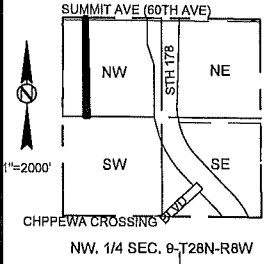
ATTEST: _____

City Clerk

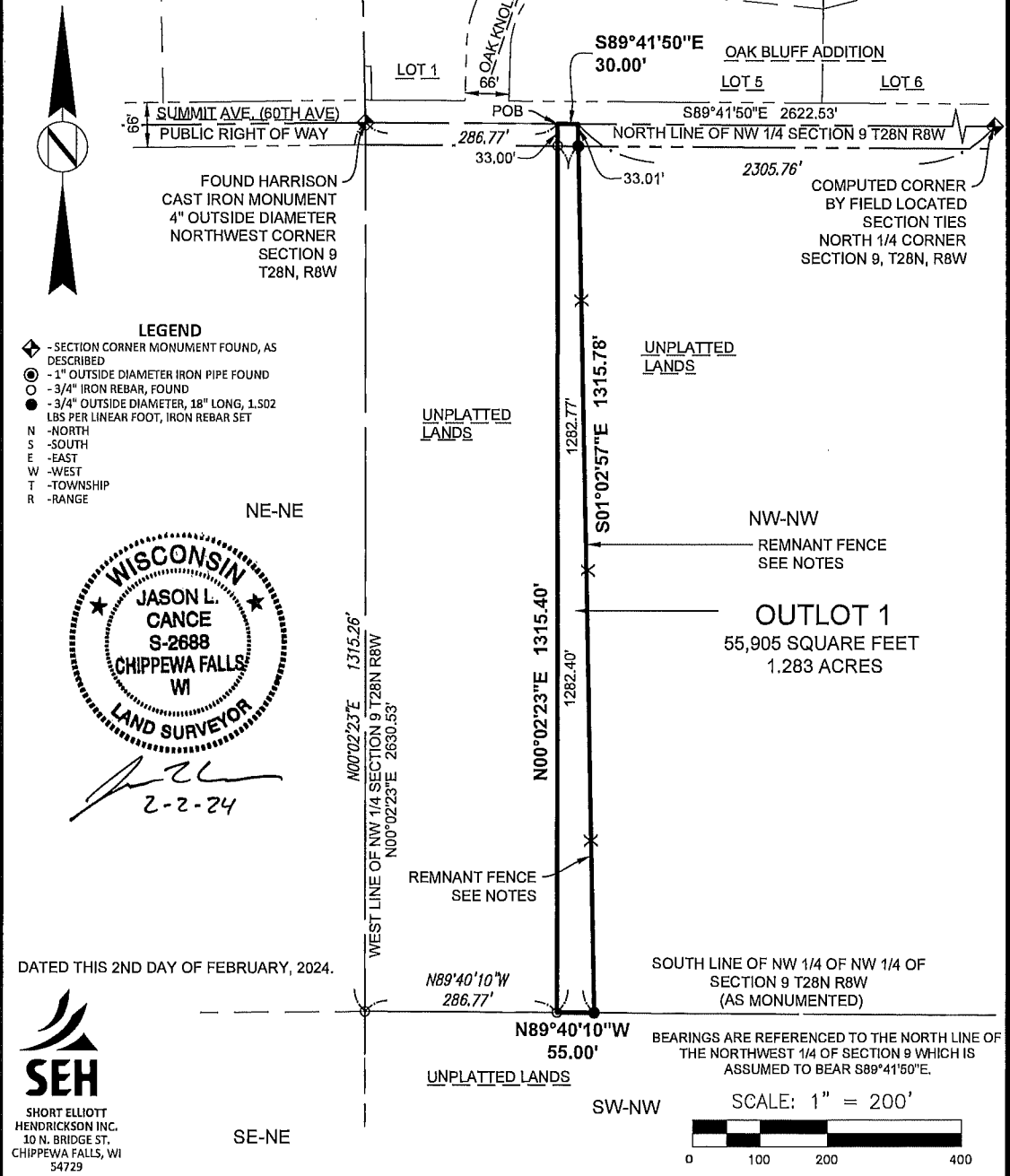
CERTIFIED SURVEY MAP NO. _____
 VOLUME _____, PAGE _____

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9,
 TOWNSHIP 28 NORTH, RANGE 8 WEST,
 CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

LOCATION MAP



SURVEYOR'S NOTE
 -FIELD WORK COMPLETED ON 12-22-2023
 -ALL SECTION TIES VERIFIED
 -REMNANT FENCE RUNS WITHIN TWO FEET MORE OR LESS OF THE EAST LINE OF OUTLOT 1



- LEGEND**
- ◆ - SECTION CORNER MONUMENT FOUND, AS DESCRIBED
 - - 1" OUTSIDE DIAMETER IRON PIPE FOUND
 - - 3/4" IRON REBAR, FOUND
 - - 3/4" OUTSIDE DIAMETER, 18" LONG, 1.502 LBS PER LINEAR FOOT, IRON REBAR SET
 - N - NORTH
 - S - SOUTH
 - E - EAST
 - W - WEST
 - T - TOWNSHIP
 - R - RANGE

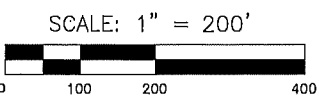


Jason L. Cance
 2-2-24

DATED THIS 2ND DAY OF FEBRUARY, 2024.

SEH
 SHORT ELLIOTT
 HENDRICKSON INC.
 10 N. BRIDGE ST.
 CHIPPEWA FALLS, WI
 54729

BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 9 WHICH IS ASSUMED TO BEAR S89°41'50"E.



CERTIFIED SURVEY MAP NO. _____, VOLUME _____, PAGE _____

PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 28 NORTH, RANGE 8 WEST,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Jason L. Cance, Professional Land Surveyor hereby certify;

That I have surveyed, divided, and mapped part of the Northwest 1/4 of the Northwest 1/4 of Section 9, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin, more fully described as follows;

Commencing at the Northwest corner of Section 9 Township 28 North Range 8 East, thence South 89°41'50" East along the North line of the Northwest 1/4 of said Section 9 a distance of 286.77 feet to the point of beginning of the lands to be described; thence continuing South 89°41'50" East along said North line 30.00 feet; thence South 01°02'57" East, 1315.78 feet to the South line of the Northwest 1/4 of the Northwest 1/4 of Section 9 Township 28 North Range 8 East; thence North 89°40'10" West along said South line 55.00 feet; thence North 00°02'23" East, 1315.40 feet to the point of beginning.

Said lands contain 55,905 Square Feet, 1.283 Acres

That I have made such survey by the direction of John Hillery of 15083 60th Ave., Chippewa Falls, WI 54729.

That such map is a correct representation of all the exterior boundaries of the lands surveyed and the division thereof made.

That I have fully complied with the provisions of Chapter 236, in the Wisconsin State Statutes, Chapter AE-7 of the Wisconsin Administrative Code, and the subdivision regulations of the City of Chippewa Falls, in surveying, dividing, and mapping the same.

Dated this 2nd day of February, 2024.




Jason L. Cance, PLS S-2688

CITY COUNCIL RESOLUTION:

RESOLVED, that the Certified Survey Map, in the City of Chippewa Falls, is hereby approved.

Date: _____ Signed _____
Gregory S. Hoffman, Mayor

I hereby Certify that the foregoing is a copy of a resolution adopted by the City Council of the City of Chippewa Falls.

Date: _____ Signed _____
Bridget Givens, City Clerk



SHORT ELLIOTT
HENDRICKSON INC.
10 N. BRIDGE ST.
CHIPPEWA FALLS, WI
54729

**ELECTRICAL OVERHEAD DISTRIBUTION
AND
ELECTRICAL UNDERGROUND DISTRIBUTION
EASEMENT**

Name: City of Chippewa Falls

The undersigned, hereinafter referred to as "Grantor", hereby grants to Northern States Power Company, a Wisconsin corporation, hereinafter referred to as "NSP", this Electrical Overhead Distribution and Electrical Underground Distribution Easement ("Easement") as set forth below.

RECITALS

A. Grantor owns real property in Chippewa County, Wisconsin described as follows:

See Exhibit A attached hereto and made part of

(the "Property")

B. NSP wishes to locate within the Property the facilities described as follows:

Structures, poles, crossarms, cables, wires, guys, supports, conduits, vaults, pedestals, manholes, fixtures, devices, and other facilities and appurtenances necessary for the purposes of conducting electric energy, light, and communication impulses. Poles to be a maximum of 50-foot Class 1 wood poles.

(the "Facilities")

C. Grantor agrees to grant to NSP, its successors and assigns, the right, privilege and easement to construct, operate, maintain, use, rebuild or remove the Facilities in, over, under, upon, across, and through the following described portion of the Property:

See Exhibit A attached hereto and made part of

(the "Easement Area")

1. Easement. In consideration of the foregoing Recitals, which are incorporated herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants to NSP a perpetual, non-exclusive easement to construct, install, operate, repair, remove, replace, reconstruct, alter, relocate, patrol, inspect, mark, improve, enlarge, and maintain the Facilities described above within the Easement Area. Grantor also grants to NSP the full right and authority to (1) reasonably access the Easement Area and the Facilities over and across the Property for the purpose of maintaining, replacing and constructing the Facilities; (2) the reasonable temporary use by NSP of the Property adjacent to the Easement Area during construction, repair or replacement of the Facilities; and (3) cut, remove, prune or otherwise control, all trees, brush and other vegetation on or overhanging the Easement Area or located outside of the Easement Area which by falling might interfere with or endanger the Facilities.
2. Grantor's Responsibilities. Grantor agrees that it will not perform any act on the Easement Area which will interfere with or endanger the Facilities. Grantor shall not locate any structure or obstruction, nor plant any trees, shrubs, bushes or plants of any kind, nor change the ground elevation within the Easement Area without the express written consent of NSP.
3. Restoration. After installation of the Facilities or after the exercise of any of the rights granted herein, NSP agrees to restore the Property and the Easement Area to as near their original condition as is reasonably possible and remove therefrom all debris, spoils, and equipment resulting from the use of the Property and the Easement Area.

RETURN TO: NSP

Siting & Land Rights, Dawn Schultz
1414 W. Hamilton Ave., PO Box 8
Eau Claire WI 54702-0008

**PIN: 22808-0822-60550201 and
22808-0534-60920100B and 22808-0543-50020400**

4. Ownership of Property. Grantor covenants with NSP, its successors and assigns, that Grantor is the owner of the above described Property and has the right to sell and convey an easement in the manner and form aforesaid.
5. Additional Documents. Grantor agrees to execute and deliver to NSP, at NSP's cost, without additional compensation, any additional documents needed to correct the legal description of the Easement Area to conform to the right of way actually occupied by the Facilities.
6. Pre-Existing Property Condition. Grantor shall disclose to NSP any pre-existing waste materials ("Pre-Existing Wastes"), that Grantor knows or reasonably suspects to be present in soils, water (surface or groundwater), vapors or air, whether on, in, above, migrating to or from, or under the Easement Area and any other information that would help NSP assess the risks of working in the area. NSP shall have the right to perform environmental sampling in the Easement Area at its discretion. If Grantee encounters any Pre-Existing Wastes, Grantee retains the right to stop work and may choose to exercise that right. Grantor shall retain its obligations to comply with all applicable laws and regulations related to such Pre-Existing Wastes. Grantor shall release NSP from any claims or responsibilities related to such Pre-Existing Wastes.
7. Entire Agreement. It is mutually understood and agreed that this instrument covers all agreements and stipulations between the parties and that no representation or statements, verbal or written, have been made modifying, adding to or changing the terms hereof.
8. Removal of Facilities. The rights granted herein may be exercised at any time subsequent to the execution of this document and said rights shall continue until such time as NSP, its successors and assigns have notified Grantor, its successors or assigns, that NSP has abandoned and relinquishes its easement rights. Following such notification by NSP, Grantor, its successors or assigns may require by written notification that NSP remove all of its Facilities from the Easement Area at NSP's expense, or if no notification is given, then NSP may decide to abandon such Facilities in place. NSP shall deliver a recordable release of easement to be recorded at the expense of Grantor or its successor or assigns.
9. Binding Effect. All provisions of this Easement, including the benefits and burdens, shall be deemed to run with title to the Property and shall inure to the benefit of, and shall be binding upon, the successors and assigns of the parties hereto as fully as upon themselves.

IN WITNESS WHEREOF, Grantor has executed this Easement as of this ____ day of _____, 202__.

Grantor(s): City of Chippewa Falls

 By:
 Its:

 By:
 Its:

STATE OF _____)
) ss.
 COUNTY OF _____)

Personally came before me, this ____ day of _____, 20__, the above named _____ and _____ to me known to be the _____ and _____ of said corporation and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

 Notary Public, State of _____
 My Commission Expires: _____

This instrument drafted by: Dawn Schultz, an employee of Xcel Energy Services Inc.



NORTHERN STATES POWER
WISCONSIN

EXHIBIT A SHEET 1 OF 3



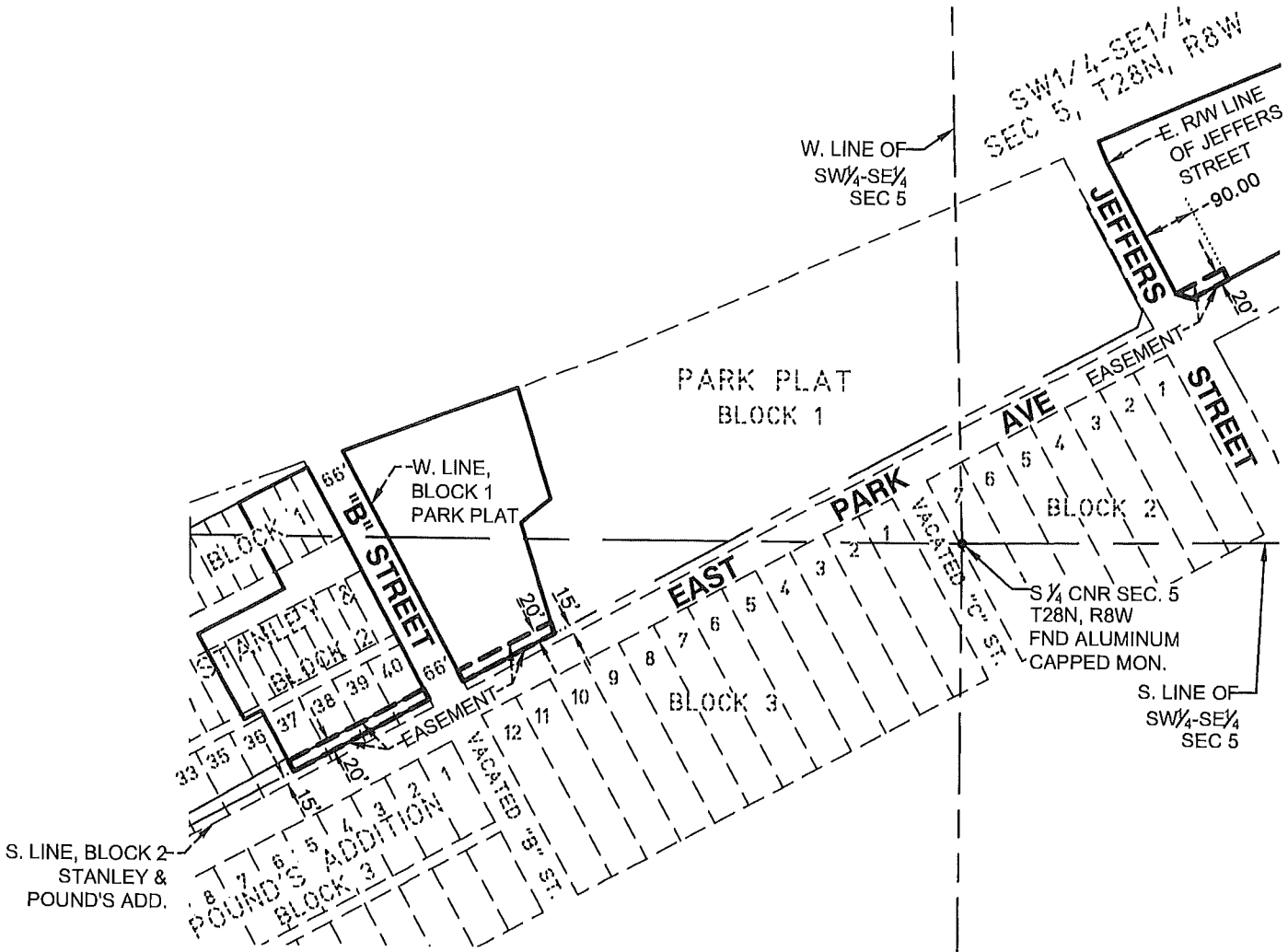
Scale: 1" = 300'

Certificate of Survey

Location: City of Chippewa Falls, Chippewa County, Wisconsin

Grantor: City of Chippewa Falls

See Sheet 2 & 3 of 3 for descriptions.



I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF WISCONSIN.

SAMUEL W. HEIMSTEAD

LIC. NO. S-3276

DATE: 10/23/2023

DIST: CHIPPEWA FALLS

JOB LOG No. 22680

PARCEL: CITY OF CHIPPEWA FALLS

SEC 5 & 8, T28N, R8W

CO.: CHIPPEWA FALLS



NORTHERN STATES POWER
WISCONSIN

EXHIBIT A SHEET 2 OF 3

Certificate of Survey

Location: City of Chippewa Falls, Chippewa County, Wisconsin

Grantor: City of Chippewa Falls

Easement Area:

An easement over, under, and across the South 20.00 feet of the following described properties:

Parcel #1

Lots 1 through 4, inclusive, in Block 1, Stanley and Pounds Addition and the north one-half of vacated Vine Street abutting said lots; Lots 1 through 9, inclusive, in Block 2, Stanley and Pounds Addition and the south one-half of vacated Vine Street abutting said lots; The north one-half of the vacated alley which abuts the southeasterly lines of Lots 1 through 9, Block 2, Stanley and Pounds Addition; The south one-half of the vacated alley which abuts the northwesterly lines of Lots 37 through 40, Block 2, Stanley and Pounds Addition; and the northerly 107 feet of Lots 37 through 40, inclusive, Block 2, Stanley and Pounds Addition, all lying in the City of Chippewa Falls, Chippewa County, Wisconsin, and more particularly described as follows:

Beginning at the Northernmost corner of Block 1, Stanley and Pounds Addition in the City of Chippewa Falls, Chippewa County, Wisconsin; Thence South $27^{\circ}50'42''$ East along the southwesterly line of "B" Street a distance of 447 feet to a point lying 15 feet northwesterly of the southeast corner of Lot 40, Block 2, of Stanley and Pounds Addition as originally platted, said point also lying on the northwesterly right-of-way line of Park Avenue; Thence Southwesterly along the northwesterly right-of-way line of Park Avenue a distance of 264 feet, said northwesterly right-of-way line lying parallel to and 15 feet northwesterly of the southeasterly lines of Lots 37 through 40, Block 2, Stanley and Pounds Addition as originally platted; thence Northwesterly, along the southwesterly line of said Lot 37, and an extension thereof, a distance of 117 feet to the centerline of a vacated alley; Thence Southwesterly, along said centerline, a distance of 33 feet; thence Northwesterly, along the southwesterly line of Lot 9 of said Block 2, and extensions thereof, a distance of 165 feet to the centerline of vacated Vine Street; Thence Northeasterly, along said centerline 165 feet; Thence Northwesterly, along the southwesterly line of Lot 4, Block 1, Stanley and Pounds Addition, and an extension thereof, a distance of 165 feet to the westerly corner of Lot 4 in said Block 1; Thence Northeasterly, along the northwesterly line of said Block 1, a distance of 132 feet to the point of beginning.

Parcel #2

A part of Block 1 of the Plat of Park Plat in the City of Chippewa Falls, Chippewa County, Wisconsin, and more particularly described as follows:

Beginning at the westernmost corner of said Block 1; thence South $27^{\circ}50'42''$ East along the northeasterly right-of-way line of "B" Street 440.14 feet to a point lying 15 feet northwesterly of the southernmost corner of said Block 1 as originally platted, said point also lying on the northwesterly right-of-way line of Park Avenue; Thence North $62^{\circ}28'30''$ East, along said right-of-way line, a distance of 175.00 feet, said northwesterly right-of-way line lying parallel to and 15 feet northwesterly of the southeasterly line of said Block 1 as originally platted; Thence North $16^{\circ}31'30''$ West 195.00 feet; Thence North $50^{\circ}28'30''$ East 65.00 feet; Thence North $16^{\circ}06'15''$ West 196.47 feet to the southeasterly right-of-way line of the Wisconsin Central Ltd. Railroad; Thence South $70^{\circ}07'45''$ West along said right-of-way line 320.00 feet to the point of beginning.

Continued on sheet 3 of 3:

DIST: CHIPPEWA FALLS

JOB LOG No. 22680

PARCEL: CITY OF CHIPPEWA FALLS

SEC 5 & 8, T28N, R8W

CO.: CHIPPEWA FALLS

K:\SURVEY\W\DIST\Chippewa Falls\22680\CAD\22680 WORKING.dwg



NORTHERN STATES POWER
WISCONSIN

EXHIBIT A SHEET 3 OF 3

Certificate of Survey

Location: City of Chippewa Falls, Chippewa County, Wisconsin

Grantor: City of Chippewa Falls

"Easement Areas":

Continued from sheet 2 of 3:

TOGETHER WITH:

An easement over, under, and across the South 20.00 feet of the West 90.00 feet of following described property:

A Parcel of land located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Seciton 5, T28N, R8W, more particularly described as follows:

Commencing at the East $\frac{1}{4}$ corner of Section 5, T28N, R8W; Thence South 01°47'30" East 689.68 feet to a point on the south right-of-way line of Basswood Lane and Industrial Boulevard; Thence South 65°40'00" West 2582.58 feet along said south right-of-way line to a point of curvature; Thence Southwesterly 141.37 feet along the southerly right-of-way line of Industrial Boulevard, along the arc of a curve with a radius of 90.00 feet whose long chord bears South 20°40'00" West 127.28 feet, to a point of tangency with the east right-of-way line of Jeffers Street; thence South 24°20'00" East 159.48 feet along the east right-of-way line of Jeffers Street to a point of intersection with the southerly right-of-way line of the Wisconsin Central Ltd. Railroad and the point of beginning; Thence continuing South 24°20'00" East 39.34 feet along the east right-of-way line of Jeffers Street to an angle point; Thence South 28°59'26" East 247.78 feet along the east right-of-way line of Jeffers Street to an angle point; Thence South 74°00'08" East 28.29 feet to a point on the northerly right-of-way line of Park Avenue; Thence North 61°00'34" East 889.33 feet along the northerly right-of-way line of Park Avenue to a point of curvature; Thence Northeasterly along the northerly right-of-way of Park Avenue 139.00 feet, along the arc of a curve, concave southerly, with a radius of 676.62 feet, whose long chord bears North 66°53'41" East 138.76 feet, to the point of intersection with the east line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Seciton 5, T 28N, R8W; Thence North 01°06'55" West 254.77 feet along the east line of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ to the point of intersection with the southerly right-of-way line of the Wisconsin Central Ltd. Railroad; Thence South 65°43'38" West 1167.22 feet along the southerly right-of-way line of the Wisconsin Central Ltd. Railroad to the point of beginning.

Containing 0.24 acres, more or less.

DIST: CHIPPEWA FALLS

JOB LOG No. 22680

PARCEL: CITY OF CHIPPEWA FALLS

SEC. 5 & 8, T28N., R8W.

CO.: CHIPPEWA FALLS

K:\SURVEY\W\DIST\Chippewa Falls\22680\CAD\22680 WORKING.dwg

R/W COMPENSATION WORKSHEET

LANDOWNER: City of Chippewa Falls						
ADDRESS: various, Park Ave, Chippewa Falls						
LEGAL DESCRIPTION: Various, see easement exhibit						
LAND TYPES: <u>T</u> illable Ag <u>N</u> on-tillable <u>W</u> ooded. <u>R</u> esidential <u>C</u> ommercial <u>W</u> etlands						
AREA CALCULATION						
TYPE	LENGTH	WIDTH	AREA/SQ.FT		ACRES	
C					0.240	
TOTAL					0.240	
COMPENSATION CALCULATIONS						
AREA	AREA	UNIT VALUE	F M V		% ADJ.	COMPENSATION
acres	sq.ft					
0.24		\$ 22,624.00	\$ 5,429.76		35%	\$ 1,900.42
			\$ -			\$ -
			\$ -			\$ -
SUBTOTAL						\$ 1,900.42
ADDITIONAL ITEMS						
SUBTOTAL OF ADDITIONAL ITEMS						
TOTAL COMPENSATION DUE						\$ 1,900.42
Accepted: _____ Date: _____						
Accepted: _____ Date: _____						

Map

Printed 01/26/2023

Scale = 1:135'



Replacement of existing pole that presently provides feed to lighting network. Pole location to be approximately the same east-to-west along Park Ave.

Blue Denotes NEW conductor/poles.
Green denotes EXISTING conductor/poles.

Target span lengths 240' +/-

Existing Pole to remain
- Provides underground feed to ABC to east.

New Pole

Existing Pole to be removed

New Pole

- In-line with present overhead conductor footprint/pole line.
- Within 5' of R/W line to south.
- Down guy and anchor to west of pole to Property Corner/R/W line.

New Pole

- Within 5' of R/W line to south.
- Target span lengths to east and west 240' +/-
- This pole centered between pole to west and property line to east.

New Pole

- Within 5' of R/W line to south.
- Location has ability to be adjusted as needed if too close to storm infrastructure.

New Pole

- Within 5' of R/W line to south at east property line.

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