

AGENDA FOR REGULAR MEETING OF COMMON COUNCIL

To be held on Tuesday, March 19, 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 March 5, 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.
 - (a) Plaque presentation for John Bowe honoring his years of committed service to the community.
 - (b) City Engineer, Bill McElroy, to provide Stormwater MS4 Annual Report and accept public comment on said report.
4. **PUBLIC HEARINGS**
 - (a) Public Hearing regarding the proposed change of districts in the Zoning Ordinance for the property located at 1225 Jefferson Avenue from C-4 Highway Commercial District to R-3A Multiple-Family Residence District. (*see Ordinance 2024-10*)
 - (b) Public Hearing regarding a proposed Special Use Permit to allow the property located at 1225 Jefferson Avenue to have 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, with all of the units being efficiency apartments. (*see Ordinance 2024-11*)
5. **COMMUNICATIONS** – None
6. **REPORTS**
 - (a) The Board of Public Works meeting of March 11, 2024 was cancelled due to a lack of agenda items.
 - (b) The Plan Commission meeting of March 11, 2024 was cancelled due to a lack of agenda items.
7. **COUNCIL COMMITTEE REPORTS** in the order in which they are named in Section 2.21 of the Municipal Code
 - (a) Consider Committee #3 Transportation, Construction, Public Safety and Traffic minutes of March 18, 2024 (*minutes to be distributed prior to meeting*).
 - (b) Park Board minutes of March 12, 2024.
 - (c) Library Board minutes of February 21, 2024.
8. **APPLICATIONS**
 - (a) Consider appeal of Angela Gustum of the recommended denial of her Taxicab Driver License.
 - (b) Consider Application for Temporary Class "B" Beer Retailer's License from the Knights of Columbus for the CF Lumberjacks Baseball Tournament to be held on April 20 – 21, 2024 at Gannon Family Baseball Field, 1025 W Canal Street.
 - (c) Consider request of Ritz on the River, 114 W River Street, to temporarily extend their premises in relation to their alcohol beverage license for a one-time event to be held on March 30, 2024 from noon – 6:00 pm.
9. **PETITIONS** - None
10. **MAYOR ANNOUNCES APPOINTMENTS** - None
11. **MAYOR'S REPORT** - None
12. **REPORT OF OFFICERS** – None
13. **ORDINANCES**
 - (a) Consider **Ordinance #2024-10 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls (1225 Jefferson Avenue).

13. **ORDINANCES** (continued)

(b) First Reading of **Ordinance #2024-11 Entitled:** An Ordinance Granting a Special Use Permit to Allow Parcel #22908-3112-73787002 at 1225 Jefferson Avenue to have 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, with all of the Units being Efficiency Apartments.

(c) First Reading of **Ordinance #2024-12 Entitled:** An Ordinance Amending §7.09(1)(b) of the Chippewa Falls Municipal Code to Prohibit Parking on the East Side of Fleet Street.

14. **RESOLUTIONS**

(a) Consider **Resolution #2024-07 Entitled:** Authorizing Resolution for Outdoor Recreation Grant Application.

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

16. **CLAIMS**

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

17. **CLOSED SESSION** - None

18. **ADJOURNMENT**

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

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

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 March 16, 2024 at 8:10 am by BNG.

MINUTES OF THE REGULAR MEETING OF THE COMMON COUNCIL

The regular meeting of the Common Council of the City of Chippewa Falls was held on Tuesday, March 5, 2024, in the City Hall Council Chambers. Mayor Greg Hoffman called the meeting to order at 6:30 pm. The Pledge of Allegiance was recited.

CLERK CALLS THE ROLL

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

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 Ryan Douglas; Fire Chief Jason Thom; Library Director Joe Niese; City Engineer Bill McElroy; City Clerk Bridget Givens; and those on the attached sign-in sheet.

APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) **Motion by Monarski/Hiess** to approve the minutes of the Regular Council Meeting of February 20, 2024. **All present voting aye, motion carried.**

PERSONAL APPEARANCES BY CITIZENS

(a) Mayor Hoffman presented Matt Kelm with a plaque to honor his years of committed service to the community.

(b) Rick Flynn, 1304 Perry Street, appeared to inquire if barricades would be placed around the parking lot at St. Joseph's Hospital upon closure and if there is a plan in place to remove all wayfinding signs for the hospital as well.

PUBLIC HEARINGS - None

COMMUNICATIONS - None

REPORTS

(a) The Board of Public Works meeting of February 26, 2024 was cancelled due to a lack of agenda items.

(b) **Motion by Hiess/Hull** to approve the Business Improvement District Board minutes of February 26, 2024. **Roll Call Vote: Aye – Hiess, Hull, Martell, Monarski, Kiefer. Motion carried.**

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

(a) **Motion by Monarski/Hiess** to approve the Committee #1 Revenues, Disbursements, Water and Wastewater minutes of March 4, 2024. Discussion ensued relative to the Land and Water Conservation Grant with the DNR and what funds would be utilized for the City's matching portion of the grant. **Motion by Martell** to vote on Item #1 of the minutes separately. **Motion died for lack of a second. Roll Call Vote: Aye – Hiess, Hull, Monarski, Kiefer; No - Martell. Motion carried.**

(b) **Motion by Hull/Hiess** to approve the Joint Committee #1 Revenues, Disbursements, Water and Wastewater and Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of March 4, 2024. **Roll Call Vote: Aye – Hull, Hiess, Monarski, Kiefer, Martell. Motion carried.**

(c) **Motion by Kiefer/Hull** to approve the Committee #3 Transportation, Construction, Public Safety and Traffic minutes of February 26, 2024. **Roll Call Vote: Aye – Kiefer, Hull, Martell, Hiess, Monarski. Motion carried.**

(d) **Motion by Kiefer/Hiess** to approve the Committee of the Whole minutes of February 26, 2024. **Roll Call Vote: Aye – Kiefer, Hiess, Monarski, Hull, Martell. Motion carried.**

(e) The Library Board minutes of January 10, 2024 were presented.

APPLICATIONS

(a) Joe Belland, 3417 Midway Street, appeared to appeal the recommended denial of his Taxicab Driver License. **Motion by Monarski/Hull** to overturn the denial and grant a Taxicab Driver License to Joe Belland. **Roll Call Vote: Aye – Monarski, Hull, Hiess, Kiefer; No – Martell. Motion carried.**

APPLICATIONS (continued)

Motion by Monarski/Hiess to consider items (b) and (c) in one motion. **All present voting aye, motion carried.**

Motion by Monarski/Kiefer to approve items (b) and (c) as follows:

(b) Street Use Permit Application from the Chippewa Falls Patriotic Council for the Memorial Day Parade to be held on May 27, 2024 utilizing various City Streets.

(c) Application for Major Arcade License from Jennifer Murray for On the Rocks located at 1 E Canal Street for the addition of two dart boards.

All present voting aye, motion carried.

PETITIONS – None

MAYOR ANNOUNCES APPOINTMENTS - None

MAYOR’S REPORT - None

REPORT OF OFFICERS - None

ORDINANCES

(a) **Motion by Hiess/Hull** to approve **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. **Roll Call Vote: Aye – Hiess, Hull, Martell, Monarski, Kiefer. Motion carried.**

(b) **Motion by Hiess/Martell** to approve **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. **Roll Call Vote: Aye – Hiess, Martell, Monarski, Kiefer, Hull. Motion carried.**

(c) **Motion by Hiess/Martell** to approve **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 with a correction changing Termini to Terminus. **Roll Call Vote: Aye – Hiess, Martell, Monarski, Kiefer, Hull. Motion carried.**

(d) **Motion by Monarski/Martell** to approve **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. **Roll Call Vote: Aye – Monarski, Martell, Hiess, Kiefer, Hull. Motion carried.**

(e) **Motion by Hiess/Martell** to approve **Ordinance #2024-09 Entitled:** An Ordinance Amending §12.11(14)(b) of the Chippewa Falls Municipal Code Regarding Proper Outdoor Shelter Standards for Dogs. **Roll Call Vote: Aye – Hiess, Martell, Monarski, Kiefer, Hull. Motion carried.**

(f) The First Reading of **Ordinance #2024-10 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls (1225 Jefferson Avenue) was held.

(g) The First Reading of **Ordinance #2024-11 Entitled:** An Ordinance Granting a Special Use Permit to Allow Parcel #22908-3112-73787002 at 1225 Jefferson Avenue to have 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, with all of the Units being Efficiency Apartments was held.

(h) The First Reading of **Ordinance #2024-12 Entitled:** An Ordinance Amending §7.09(1)(b) of the Chippewa Falls Municipal Code to Prohibit Parking on the East Side of Fleet Street was held.

RESOLUTIONS - None

OTHER NEW/UNFINISHED BUSINESS - None

CLAIMS

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

City General Claims:	\$114,191.07
Authorized/Handwritten Claims:	\$42,528.17
Department of Public Utilities:	\$51,674.88
Total of Claims Presented	<u>\$208,394.12</u>

Roll Call Vote: Aye – Hull, Kiefer, Martell, Hiess, Monarski. Motion carried.

CLOSED SESSION – None

ADJOURNMENT

Motion by Hiess/Martell to adjourn at 7:16 pm. All present voting aye, motion carried.

Submitted by:
Bridget Givens, City Clerk

CITY COUNCIL ATTENDANCE SHEET - March 5, 2024

NAME	ADDRESS
R Flum	1304 Perry Ct
M Klusch	720 W Central St.
Joe St. Rose	704 W. Central St.
Joe Bellard	
Becky Scholze	Jackson County
Kerem Seese	Chip. Falls sock central
Humal Scarseth	110 Warren St-Chip Falls WI 547
Bruce Willett	110 Warren St. Chippewa Falls
Matt + Kerem Kulu	820 Bluffview Cir, CF

**NOTICE OF PUBLIC HEARING
CHANGE IN ZONING DISTRICTS
CITY OF CHIPPEWA FALLS, WISCONSIN**

PLEASE TAKE NOTICE that the Common Council of the City of Chippewa Falls, Wisconsin, will conduct a Public Hearing on **Tuesday, March 19th, 2024** in the Council Chambers, Municipal Building, 30 West Central St., Chippewa Falls, Wisconsin, commencing at 6:30 P.M. on the proposed change of districts in the Zoning Ordinance of the City of Chippewa Falls of the following real estate:

1225 Jefferson Avenue, 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

From C-4 Highway Commercial District to R-3A Multiple-Family Residence District

Following the hearing, the Common Council will consider passage of an ordinance changing the zoning district map of the City of Chippewa Falls, Wisconsin.

The Ordinance covering these changes is available for inspection in the City Clerk's Office and Engineering Department.

PUBLISH:

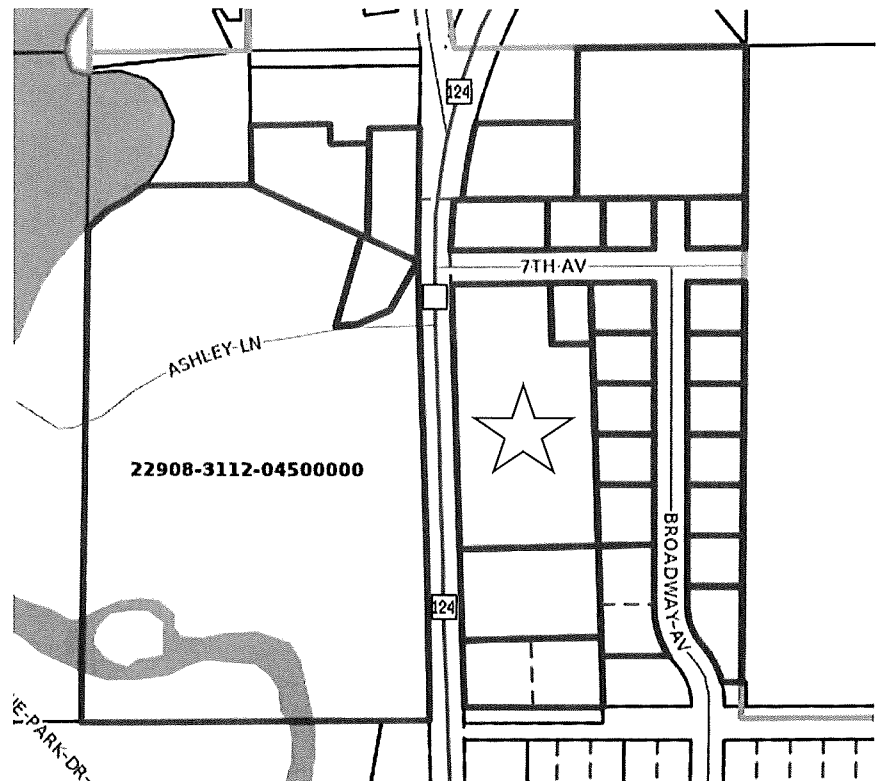
Saturday, March 2nd, 2024

And

Saturday, March 9th, 2024

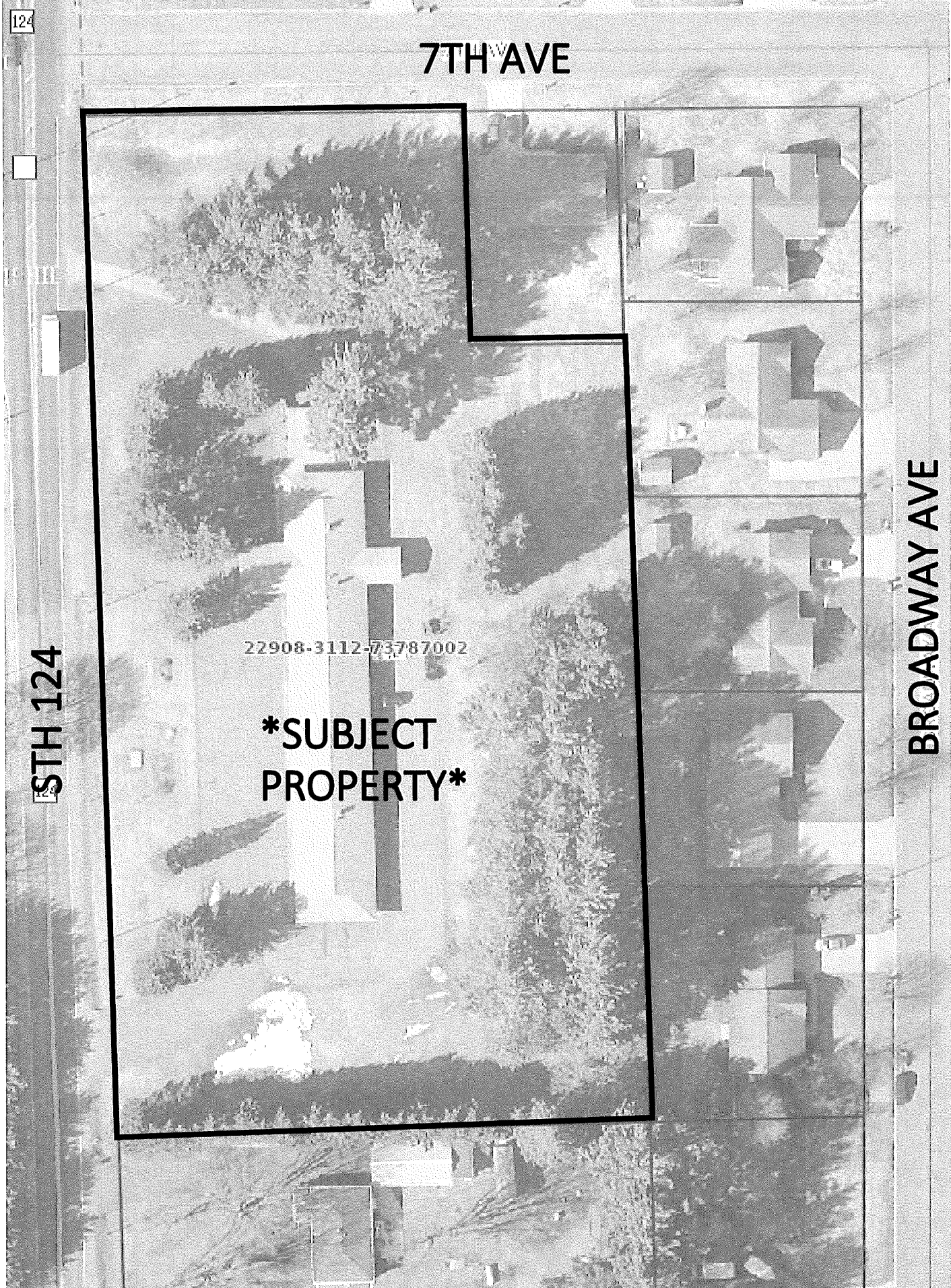
BRIDGET GIVENS
CITY CLERK

1225 JEFFERSON AVENUE REZONE MAP



ITEM 4

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



124

7TH AVE

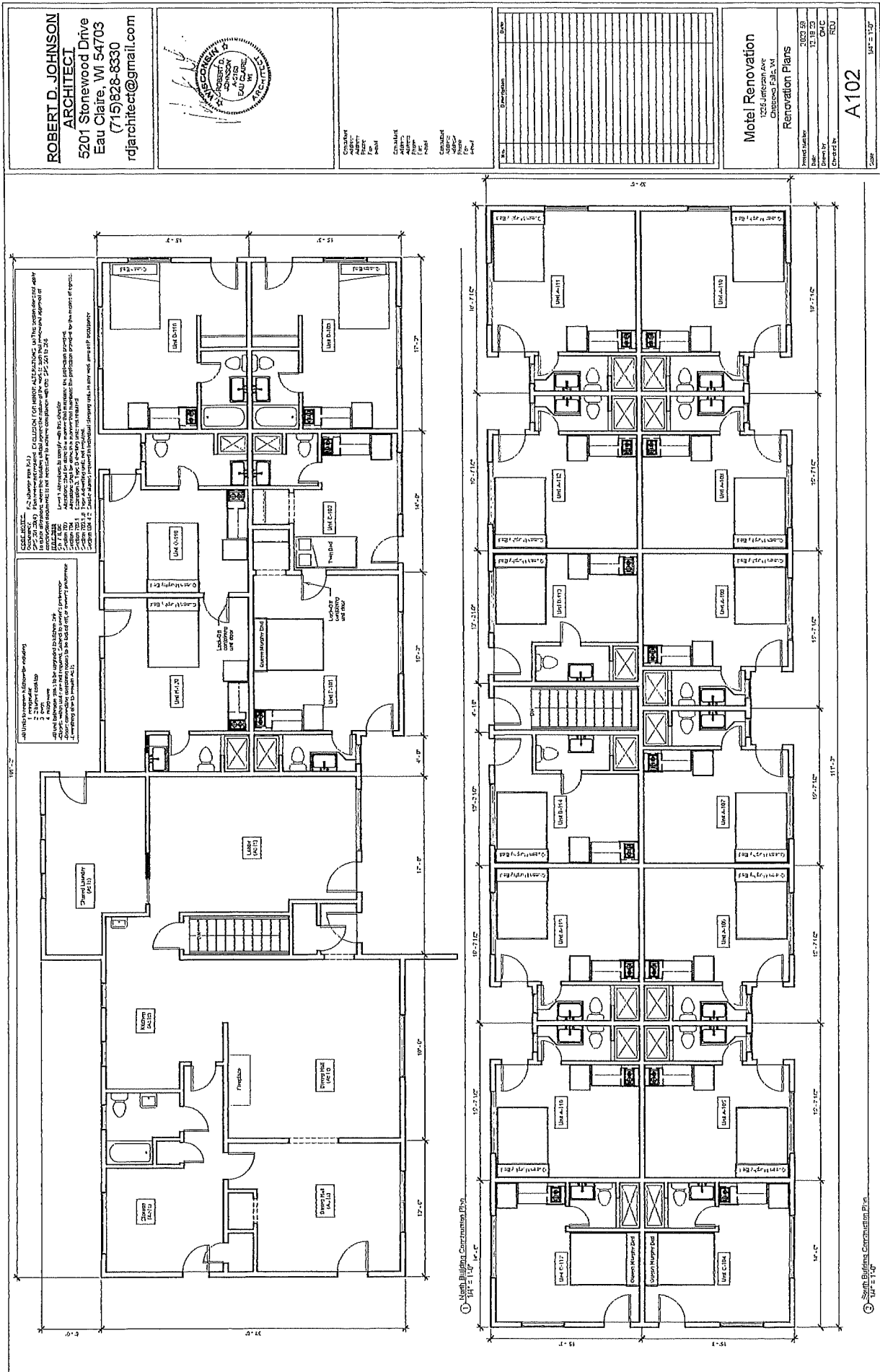
STH 124

22908-3112-73787002

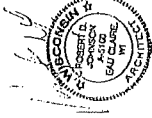
***SUBJECT
PROPERTY***

BROADWAY AVE

1225 Jefferson Avenue - PLANS



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



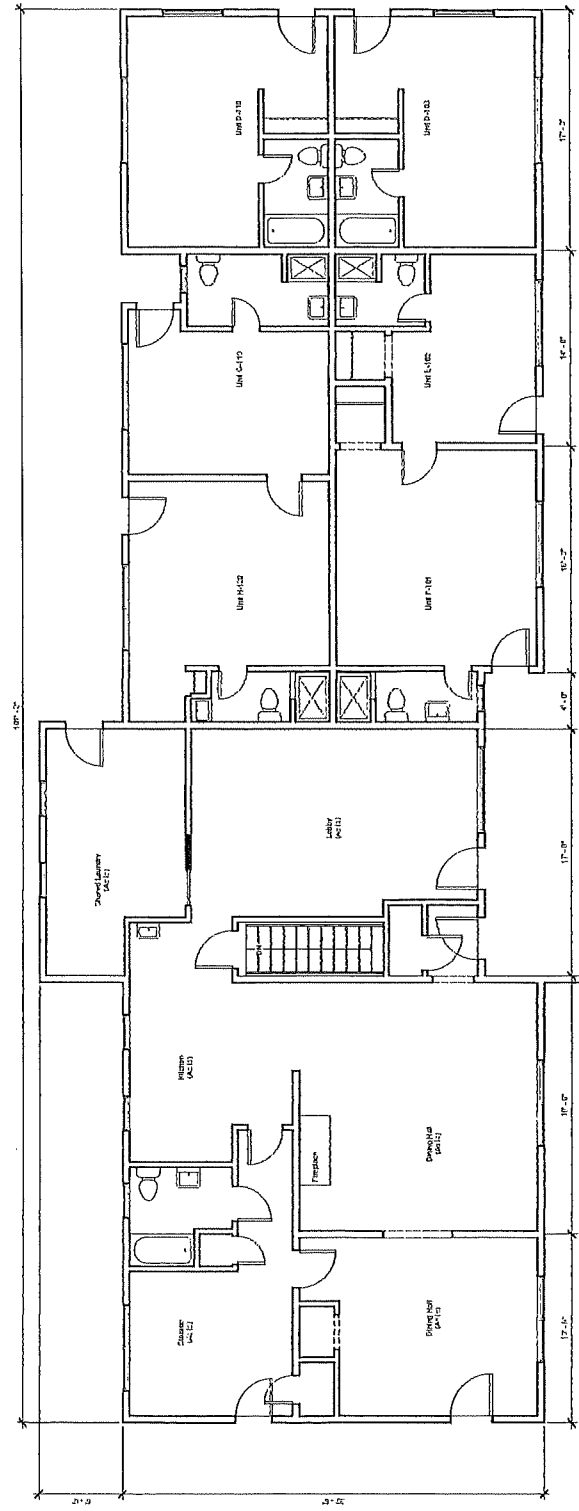
Client: _____
 Architect: _____
 Project: _____
 Date: _____
 Scale: _____
 Title: _____

REV	DATE	DESCRIPTION

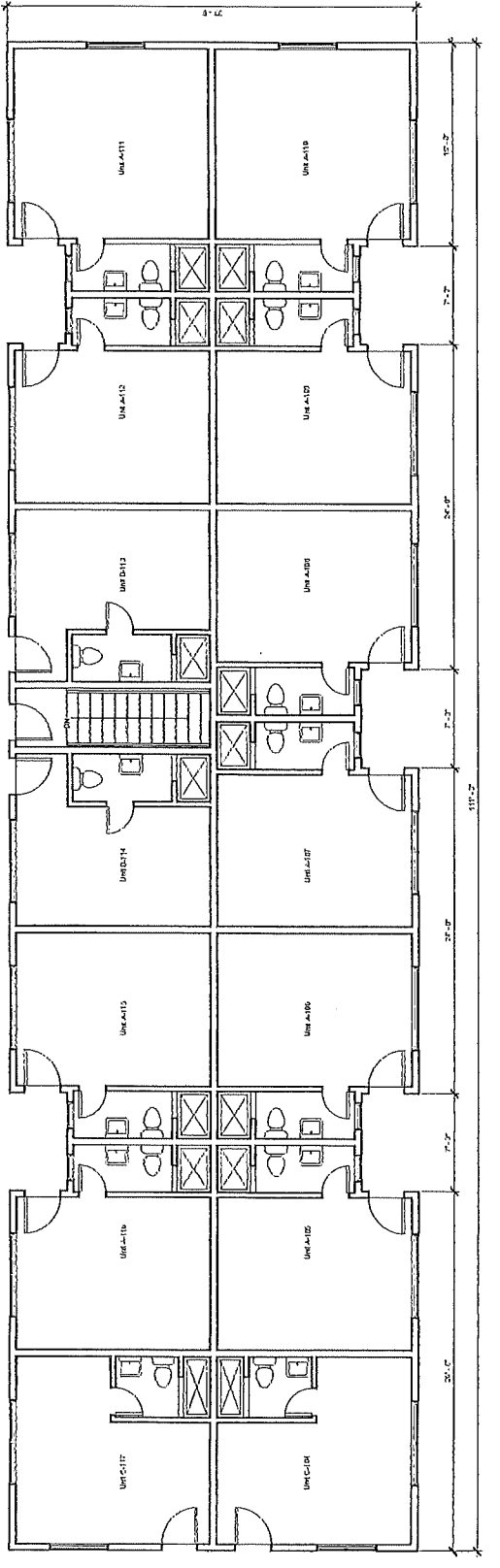
Motel Renovation
 125 Commercial Ave.
 Cross Plains, WI

Existing Floorplan

Project Number: 0002 00
 Date: 12.10.20
 Drawn by: CHC
 Checked by: PLU
 Scale: 1/4" = 1'-0"



Existing Motel Building



Existing Motel Building

A101

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 1/2 AC CERT SUR
MAP # 3787 IN V17 P154 D1C # 788202

Present zoning classification of property: C4

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 WC 54729

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

Michael Hauser
8427 136th St.
CF WC 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: _____

**NOTICE OF PUBLIC HEARING
SPECIAL USE PERMIT
CITY OF CHIPPEWA FALLS**

Please take notice that the Common Council of the City of Chippewa Falls, Wisconsin, will conduct a public hearing on the **19th day of March 2024** commencing at 6:30 P.M. in the Council Chambers, Municipal Building, 30 West Central Street, for a proposed Special Use Permit to:

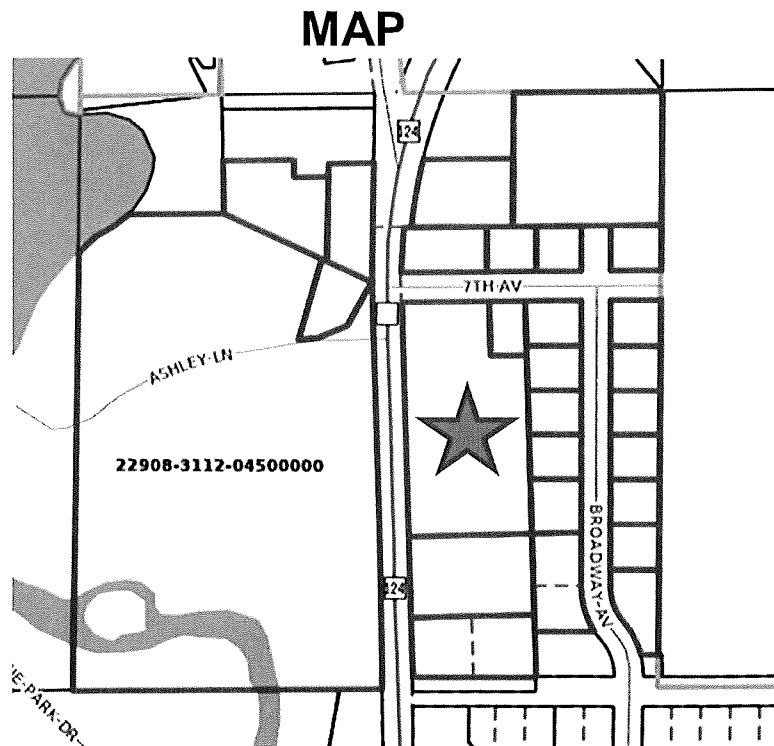
allow parcel #22908-3112-73787002 at 1225 Jefferson Avenue to have efficiency apartments less than 350 square feet per unit and to exceed the maximum allowable number of efficiency units allowed in a building restricted to 25 percent of the total units, with all of the units being efficiency apartments.

Following the hearing, the Common Council may consider adoption of an Ordinance granting this permit.

Information regarding this request and conditions to be considered for inclusion as a part of the permit may be obtained from the Office of the City Clerk or City Engineer at 30 West Central Street during normal business hours.

PUBLISH:
Saturday, March 2nd, 2024
and
Saturday, March 9th, 2024

Bridget Givens
City Clerk



ITEM 5

1225 Jefferson Avenue - Special Use Permit



7TH AVE

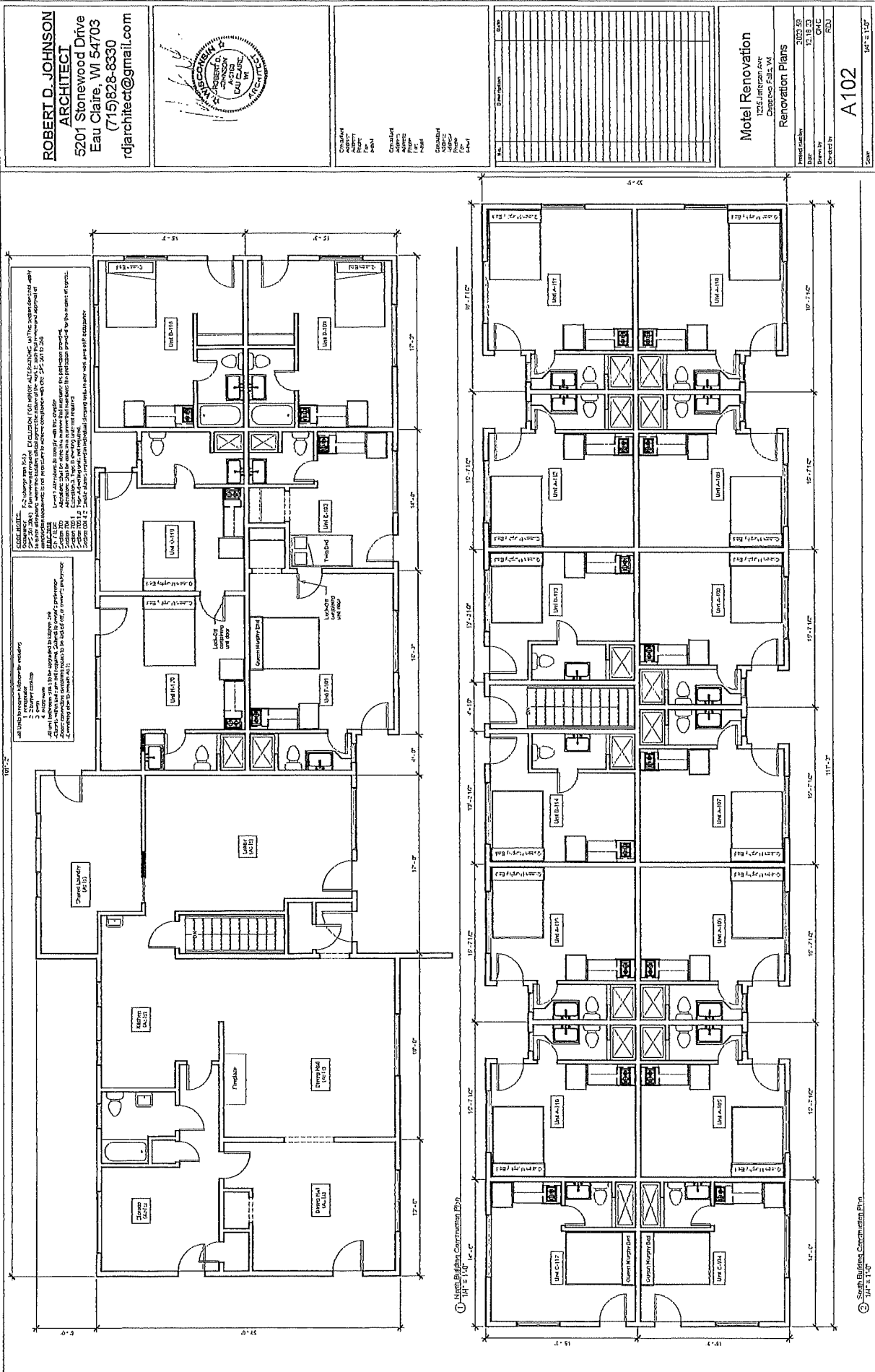
STH 124

22908-3112-73787002

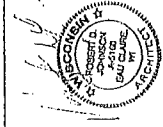
***SUBJECT
PROPERTY***

BROADWAY AVE

1225 Jefferson Avenue - PLANS



ROBERT D. JOHNSON
 ARCHITECT
 5201 Stonewood Drive
 Eau Claire, WI 54703
 (715)828-8530
 rdjarchitect@gmail.com

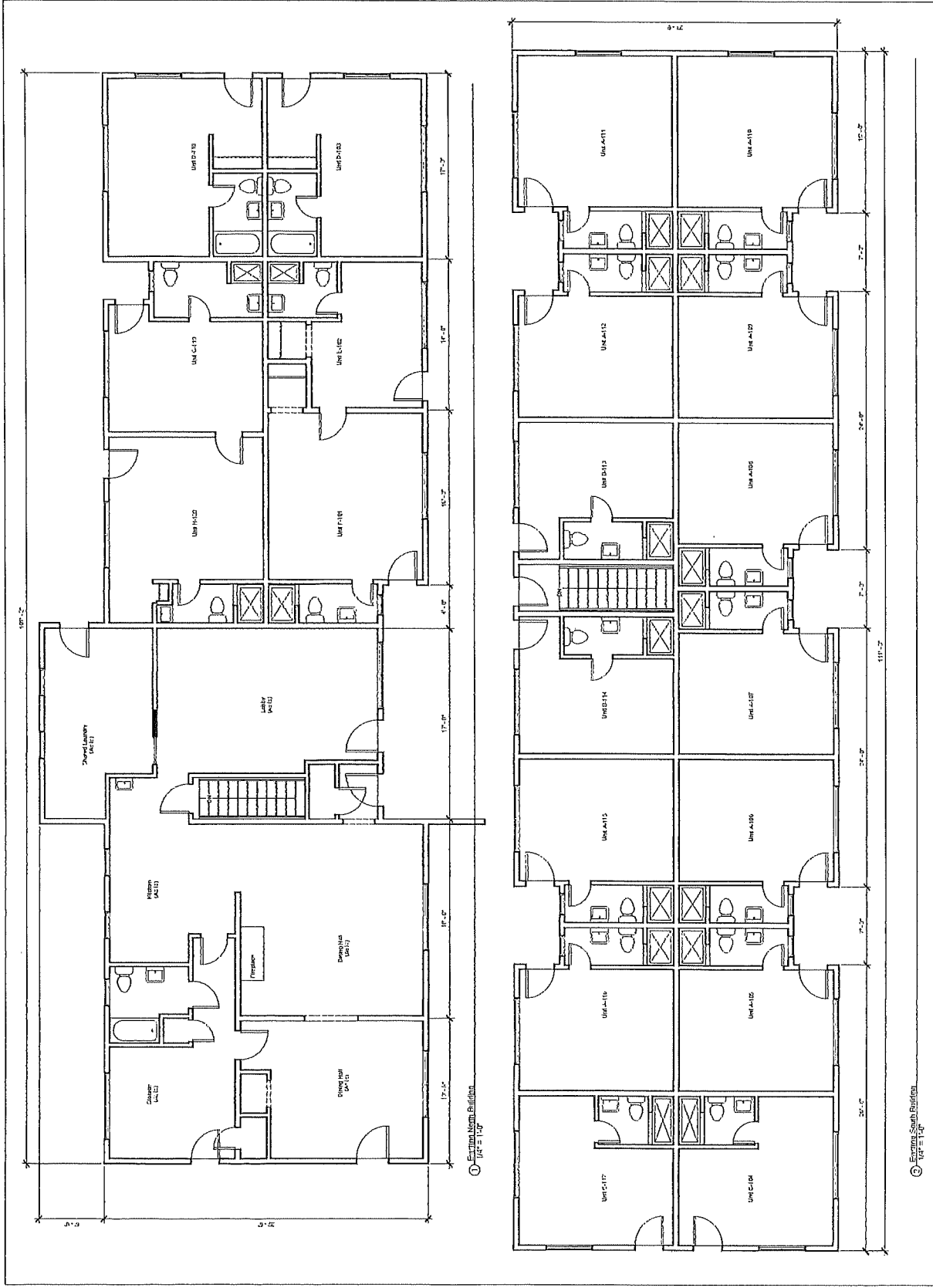


Contractor
 Architect
 Engineer
 Electrician
 Plumber
 HVAC
 Fire
 Security
 Elevator

NO.	DATE	REVISION
1	05/03/08	Initial Design
2	05/15/08	Revised Design
3	05/20/08	Final Design
4	05/25/08	Final Design
5	05/30/08	Final Design
6	06/05/08	Final Design
7	06/10/08	Final Design
8	06/15/08	Final Design
9	06/20/08	Final Design
10	06/25/08	Final Design
11	07/01/08	Final Design
12	07/05/08	Final Design
13	07/10/08	Final Design
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29	10/01/08	Final Design
30	10/05/08	Final Design
31	10/10/08	Final Design
32	10/15/08	Final Design
33	10/20/08	Final Design
34	10/25/08	Final Design
35	11/01/08	Final Design
36	11/05/08	Final Design
37	11/10/08	Final Design
38	11/15/08	Final Design
39	11/20/08	Final Design
40	11/25/08	Final Design
41	12/01/08	Final Design
42	12/05/08	Final Design
43	12/10/08	Final Design
44	12/15/08	Final Design
45	12/20/08	Final Design
46	12/25/08	Final Design

Motel Renovation
 1025 Jefferson Ave
 Oshkosh, WI, US
 Existing Floorplan
 Project Number: 1025 JEFF
 Date: 12/15/08
 Drawn by: CMK
 Checked by: PDU
 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: Green 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 of 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 Johnsons
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 multi-family

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

Phone #: _____
Email: _____
Signature: _____

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: _____

PARKS, RECREATION & FORESTRY BOARD MEETING
Tuesday, March 12, 2024

1. Call to order by Beth Arneberg at 6:02 p.m.
Roll Call: Members Present: Audrey Stowell, Justin Agnew, John Abbe, Beth Arneberg, Travis Siebert, and Heather Martell
Absent: Reggie Geissler
Staff present: John Jimenez
2. Approval of Minutes: February 13, 2024. **Motion by Abbe/Siebert to approve minutes of February 13, 2024. Motion passed.**
3. Personal Appearances by Citizens. None.
4. Discuss/Consider Special Event Applications. The Past Passed Here has submitted a renewal application. John states everything is staying the same, and there have been no issues in the past. **Motion by Arneberg/Siebert to approve The Past Passed Here renewal application with past practice. Motion passed.**
5. Discuss/Consider
 - a. Flag Hill Phase II. Will be bid with expectation that everything will be complete this year except for playground. Pavilions will be added to the area if someone donates for one. All future memorial picnic tables and structures will be going in the Flag Hill area as well.
 - b. CFAUSD Facility Usage. John and Beth attended meeting regarding Parks and School District facility usage. After discussion, Heather suggests having City Council direct the City Attorney to request mediation to possibly establish a shared use agreement. **Motion by Martell/Siebert to ask City Attorney to request mediation with School District regarding facility usage. Motion passed.**
 - c. Riverfront Amphitheatre. John shows pictures of the stones at the amphitheatre. The stones are crumbling and in rough shape. Staff suggests removing stones and excavating. John will discuss with Brad Henschel to see if there's any kind of warranty on the stone.
 - d. Riverfront Usage for Events. John asks us to reconsider having Farmers Market at Riverfront starting in 2025. Concerns raised include vehicles tearing up grass, increased maintenance and pedestrian crossing. Discussion also included making improvements to Allen Park and addressing concerns with careful watching. **Motion by Arneberg/Stowell to allow Farmer's Market at Riverfront Park in 2025 on a one-year trial basis with some kind of signage to slow traffic for pedestrians. Roll Call Vote: Arneberg/yes, Agnew/no, Martell/no, Siebert/yes, Abbe/no, Stowell/yes. Motion tabled.**

- e. History Museum Utility Road. History Museum wants permission to pave the gravel utility road that leads to the back of the building. John will research the memorandum agreement and report back for further action.
 - f. Kells Corner Sign. Tom Kell would like to purchase a replacement sign. John showed a couple of designs. Board has no true opinion other than size and uniformity. Mr. Kell can decide between design choices.
 - g. Zoo Donations for Erosion Prevention. John states there was erosion in the corner where the zebra pasture is. Rock was purchased and street department did work. **Motion by Siebert/Arneberg to approve \$1,600 from Zoo Donation funds to cover erosion improvement expenses. Motion passed.**
 - h. Kayak Rental Proposal. John has been contacted by Rent Fun, which is a business proposing to set up a self service kayak rental at Erickson Park. Initial investment is \$19,000 for a 4 kayak unit and then 50% revenue share; claims 195% return of investment during the 5 year contract. John will contact some of the other communities that are using it.
 - i. Recreation Report. The Recreation Supervisor position is still vacant. Hoping to fill it soon. John has met with rec leaders and established schedules. John reviews some of the various programs being offered.
 - j. Director Report. John states Council approved ARPA funds as follows: pickle ball at Marshall Park for current footprint plan; renovation of the pool slide; and automatic gates at Bridgewater, Jefferson, Flag Hill, and possibly County S. John also reports that the concession roofs at Casper Park are done, work on Jefferson pillars will begin first or second week of April. John further reports that instead of hiring an arborist, a maintenance staff position will be reopened. Also the Street Dept has been great in tackling the ash trees this year. Seasonals are getting hired. Pool and assistant pool manager and three lifeguards returning so far but need many more.
6. Approve Claims. **Motion by Abbe/Siebert to approve claims in the amount of \$71,317.92. Motion passed.**
7. Park Board Members' Concerns or Comments. Abbe questions what work is being done at the duck pond. Siebert asks about the white house at Casper Park. Abbe suggests connection path behind the schoolhouse to road.
8. Adjournment. **Motion by Siebert/Abbe to adjourn at 7:53 p.m. Motion passed.**

Submitted by:
Audrey Stowell, Secretary

**Minutes of the
Meeting of the Chippewa Falls Public Library Board of Trustees
February 21, 2024**

1. Call to Order

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

2. Roll Call of Members

Members Present: Ambelang, Drehmel, Jones, King, Martell, Newton, Rasmus

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

3. Approval of Agenda

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

4. Disposition of the minutes of the Board of Trustees meeting of January 10, 2024

Motion made by Jones seconded by Newton to approve the minutes of the Board of Trustees meeting of January 10, 2024. All present Voting Aye. Motion carried.

5. Disposition of the vouchers to be paid from the 2023 budget after February 20, 2024.

Motion made by Jones seconded by Newton to approve the vouchers to be paid from the 2023 budget after February 20, 2024. Roll Call Vote. Voting Aye: Ambelang, Drehmel, Jones, King, Martell, Newton, Rasmus. Motion carried.

6. Disposition of the vouchers to be paid from the 2024 budget after February 20, 2024,

Motion made by Jones, seconded by Rasmus to approve the vouchers to be paid from the 2024 budget after January 16, 2024. Roll Call Vote. Voting Aye: Ambelang, Drehmel, Jones, King, Martell, Newton, Rasmus. Motion carried.

7. Public Appearances

Jess Bergeman was present to learn about what the Library Board of Trustees does in a meeting.

8. Correspondence

Thank you's from the Trinity United Methodist Church Women in Faith for Director Niese sharing information about the Library. Thank you's from two patrons about excellent service the Library provides.

9. Management Report

Director Niese talked about highlights from the Management Report. ARPA funds will be determined in the next month. The Library is asking for help regluing the carpet and replacing some furniture. Director Niese is chairing the Library Five Year Plan again with the County.

10. Current Business

a) Annual Report

The Annual Report for 2023 was presented. Motion made by Jones, seconded by King to approve the 2023 Annual Report. All present Voting Aye. Motion carried.

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

Motion made by Jones, seconded by King to go into closed session under WI Statues 19.85(1) "Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility "To Director Evaluation with only Board presented.

Roll Call Vote: Voting Aye: Ambelang, Drehmel, Jones, King, Martell, Newton and Rasmus. Time: 5:23 pm

Motion made by Drehmel seconded by King to return to open session Time 5:55 p.m.

12. Announcements

Jan Drehmel's last Board of Trustees Meeting will be the April meeting. She will be replaced with Sue Hokum.

13. Items for future consideration

- a) Director Evaluation in March
- b) Department presentations – Krister Paakkonen Information Services Coordinator- April

14. Adjournment

Motion made to adjourn by Jones seconded by Drehmel. All present Voting Aye. Motion carried. Meeting adjourned at 6:00 p.m.

Respectfully Submitted,
Deb Braden, Confidential Administrative Assistant

mail to:
PO BOX 252
CF, WI

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: ~~05/18/2023~~ 3/6/24

Town Village City of Chippewa Falls

County of Chippewa

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

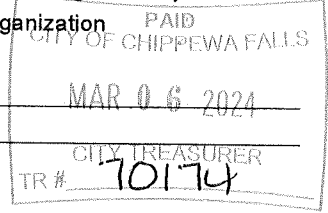
A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

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 4/20/2024 and ending 4/21/2024 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 Knights of Columbus, Goldsmith Council #974

(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, addresses and phone numbers of all officers:

President Tim Tozer 815 Rand St, Chippewa Falls, WI 715-271-4737

Vice President Joe Hinojosa 708 Folsom St, Eau Claire, WI 54703 715-861-7364

Secretary Peter Doermann 923 Bluff View Ct, Chippewa Falls, WI 54729 715-529-0887

Treasurer Robert Parkhurst 315 W Central St, Chippewa Falls, WI 54729 715-225-0549

(g) Name and address of manager or person in charge of affair: Tom Weyenburg 733 Mansfield St, Chippewa Falls, WI 54729
Licensed bartender, Lee Marks, will also be present. 715-8201-3114

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 Gannon Family Baseball Field 1025 W Canal Street

(b) Lot _____ Block _____

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

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: _____

(e) Will minors be present? Yes Reason for minors being present: Family Event
Security measures: wrist bands

3. Name of Event

(a) List name of the event CF Lumberjacks Baseball Tournament

(b) Dates and times of event Saturday April 20 and Sunday April 21 2024

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] 3/6/24
(Signature/date)

Knights of Columbus Council #974
(Name of Organization)
Officer [Signature] 3/6/24
(Signature/date)

Officer Joe Hinojosa 3-6-24
(Signature/date)

Officer Robert Parkhurst 3/6/24
(Signature/date)

Date Filed with Clerk 3/6/24

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

Police Department Approval [Signature]

Date 03/12/24 Wisconsin Department of Revenue

Ritz on the River
114 West River Street

We are requesting to extend our
Liquor License for 1 day to include
our back Parking Lot.

It is for a Benefit for Bernie
Arneson who is suffering from cancer

The day we are requesting is
March 30th 2024, hours are Noon to 6:00 PM.

The dimension of Parking Lot we
want is 124 Feet by 48 Feet.

All drinks will be purchased at
the Bar.

We will put up Fencing if required.
See enclosed pamphlet.

There will be tents over the
Parking Lot.

Wale Berg
715-726-4819



PIN: 22808-0641-60011509

Computer Number: 211-0064

Owner Name: RITZ RIVER RENTAL LLC

Owner Address: 620 W WILLOW ST

Owner Address: CHIPPEWA FALLS WI, 54729

Physical Address:

GIS Acres: 0.1

Deed Acres: 0.1

School Code: 1092

Assessed Value: 41700

Fair Market Value: 49100

Description: ORIGINAL PLAT LOT 9 THE SW 48' BLK 15



Scale = 1":44'

Printed 03/13/2024

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



138 W River St

14 W River St
 Chippewa Falls, Wisconsin
 Google Street View
 © 2023 See more dates

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

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

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

**Lots 1-4 of proposed Certified Survey Map for parcel #22908-3112-73787002 at 1225
Jefferson Avenue, 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.

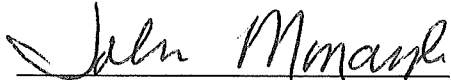
- 2. That the Zoning District Map of the City of Chippewa Falls be and the same is
hereby amended in accordance with the foregoing.
- 3. That this Ordinance shall take effect from and after its passage and publication.

Dated this 19th day of March, 2024

FIRST READING: March 5th, 2024

SECOND READING: March 19th, 2024

PUBLIC HEARING: March 19th, 2024


Council President

APPROVED: _____
Mayor

ATTEST: _____
Bridget Givens, City Clerk

PUBLISHED: _____

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
TO ALLOW PARCEL #22908-3112-73787002 AT 1225 JEFFERSON AVENUE TO
HAVE 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, WITH ALL OF THE UNITS BEING EFFICIENCY APARTMENTS.**

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

1. That a request from Katia Hauser for a Special Use Permit was received by the City of Chippewa Falls Plan Commission for consideration and action on February 20th, 2024 and has been duly considered.
2. That the City of Chippewa Falls Common Council conducted a public hearing on March 19th, 2024 after proper notification of adjacent property owners and heard all those wishing to comment.
3. That a Special Use Permit is hereby issued, pursuant to Chapter 17.48 of the Municipal Code of the City of Chippewa Falls, for Katia Hauser to allow lot 3 of proposed CSM for parcel #22908-3112-73787002 at 1225 Jefferson Avenue to have 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, with all of the units being efficiency apartments.
4. That the Special Use Permit hereby granted shall be expressly subject to and conditioned upon the following:
 - A. 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.
 - B. That plans and details attached become part of this Special Use Permit.
 - C. That this permit be contingent on the successful rezoning of parcel #22908-3112-73787002 at 1225 Jefferson Avenue.
 - D. That this permit shall become null and void by non-compliance with the conditions of this permit or related codes, or by application to the Board of Appeals for any code variance at these premises.
 - E. That all changes or modifications to this permit shall be by the Common Council only after review and recommendation by the Plan Commission and after public notice and hearing as required for a Special Use Permit.
 - F. That except as specifically provided herein, all regulations of City Codes shall apply.

ORDINANCE NO. 2024-11


5. That this ordinance shall take effect from and after its passage and publication.

Dated this 19th day of March, 2024.

FIRST READING: March 5th, 2024

SECOND READING: March 19th, 2024

APPROVED: _____
Mayor



Council President

ATTEST: _____
City Clerk

PUBLISHED: _____

AN ORDINANCE AMENDING § 7.09(1)(b)
OF THE CHIPPEWA FALLS MUNICIPAL CODE
TO PROHIBIT PARKING ON THE EAST SIDE OF FLEET STREET

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

1. That § 7.09(1)(b) of the Chippewa Falls Municipal Code which presently provides as follows:

7.09 PARKING RESTRICTIONS.

(1) NO PARKING.

...

(b) No operator of a vehicle shall park such vehicle in any of the following places in the City:

...

Edward St., north side from east curb line of Jefferson Ave. to a point 1,010 feet east.

Grand Ave., north side, from intersection with N. Bridge St. to 69 feet west of crosswalk on Bridge St.

...

be amended to provide as follows:

7.09 PARKING RESTRICTIONS.

(1) NO PARKING.

...

(b) No operator of a vehicle shall park such vehicle in any of the following places in the City:

...

Edward St., north side from east curb line of Jefferson Ave. to a point 1,010 feet east.

Fleet St., east side.

Grand Ave., north side, from intersection with N. Bridge St. to 69 feet west of crosswalk on Bridge St.

DATED this 5th day of March, 2024.

COUNCIL PRESIDENT: John Monarski
John Monarski

FIRST READING: March 5, 2024

SECOND READING: March 19, 2024

SECOND READING: _____

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

**AUTHORIZING RESOLUTION FOR OUTDOOR
RECREATION GRANT APPLICATION**

WHEREAS, the City of Chippewa Falls Parks, Recreation and Forestry Department is interested in acquiring or developing lands for public outdoor recreation purposes as described in the application; and

WHEREAS, financial aid is required to carry out the project.

THEREFORE, BE IT RESOLVED, that the City of Chippewa Falls Parks, Recreation and Forestry Department has budgeted a sum sufficient to complete the project or acquisition; and

HEREBY AUTHORIZES John Jimenez, Director of Parks, Recreation and Forestry, to act on behalf of the City of Chippewa Falls Parks, Recreation and Forestry Department to:

1. Submit an application to the State of Wisconsin Department of Natural Resources for any financial aid that may be available.
2. Submit reimbursement claims along with necessary supporting documentation within six months of project completion date.
3. Submit signed documents; and take necessary action to undertake, direct and complete the approved project.

BE IT FURTHER RESOLVED that the City of Chippewa Falls Parks, Recreation and Forestry Department will comply with state or federal rules for the programs; may perform force account work; will maintain the completed project in an attractive, inviting, and safe manner; will keep the facilities open to the general public during reasonable hours consistent with the type of facility; and will obtain from the State of Wisconsin Department of Natural Resources or the National Park Service, approval in writing before any change is made in the use of the project site.

Dated this 19th day of March, 2024.

ADOPTED: _____

Council President

APPROVED: _____

Mayor

ATTEST: _____

City Clerk