

AGENDA FOR REGULAR MEETING OF COMMON COUNCIL

To be held on Tuesday, July 16, 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 Council Meeting of July 2, 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 July 8, 2024.
 - (b) Consider Plan Commission minutes of July 8, 2024.
7. **COUNCIL COMMITTEE REPORTS** in the order in which they are named in Section 2.21 of the Municipal Code
 - (a) Consider Committee #1 Revenues, Disbursements, Water and Wastewater minutes of July 9, 2024.
 - (b) Consider Committee #4 Recycling, Computerization, Building, Intergovernmental Services minutes of July 9, 2024.
 - (c) Consider Committee of the Whole minutes of July 9, 2024.
 - (d) Park Board minutes of July 9, 2024.
 - (e) Library Board minutes of June 12, 2024.
8. **APPLICATIONS**
 - (a) Consider Street Use Permit Application from Melissa Kupczak for the Loop-de-Lori Triathlon to be held on September 7, 2024 utilizing various City Streets (see attached application).
 - (b) Consider Street Use Permit Application from Chippewa Partners for the Oktoberfest Golden Keg Procession to be held on September 20, 2024 utilizing Hwy 124 from the Leinenkugel Brewery proceeding to the entrance of the Northern Wisconsin State Fairgrounds, 225 Edward Street.
 - (c) Consider Street Use Permit Application from Chippewa Partners to tie ribbons on street lights on Bridge Street and in Harmony Courtyard advertising Oktoberfest from August 20 – September 22, 2024.
 - (d) Consider Application for Temporary Class “B”/“Class B” Beer and Wine Retailer’s License from Chippewa Partners for Oktoberfest to be held on September 20 – 21, 2024 at the Northern Wisconsin State Fairgrounds, 225 Edward Street.
 - (e) Consider Application for Class “E” Dance and Live Music License from Chippewa Partners for the Northern Wisconsin State Fairgrounds, 225 Edward Street, on September 20 – 21, 2024.
9. **PETITIONS** - None
10. **MAYOR ANNOUNCES APPOINTMENTS** - None
11. **MAYOR’S REPORT** - None
12. **REPORT OF OFFICERS** - None
13. **ORDINANCES**
 - (a) First Reading of **Ordinance #2024-18 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls. (421 Frenette Drive from R-3-4 Multiple Family Four-Plex Residence District to C-2 General Commercial District)

13. **ORDINANCES** (continued)

(b) First Reading of **Ordinance #2024-19 Entitled:** An Ordinance Granting a Special Use Permit to Allow the Operation of the Chippewa Falls Head Start Program, an Early Education Center, at Parcel #22808-1812-65560015; 421 Frenette Drive.

14. **RESOLUTIONS**

(a) Consider **Resolution #2024-19 Entitled:** Resolution Approving a Certified Survey Map. (Mason Companies and Chippewa Youth Hockey Association)

(b) Consider **Resolution #2024-20 Entitled:** Providing for the Sale of Approximately \$3,885,000 General Obligation Promissory Notes. (*resolution to be provided prior to Council Meeting*)

(c) Consider **Resolution #2024-21 Entitled:** Providing for the Sale of an Approximately \$1,115,000 Note Anticipation Note. (*resolution to be provided prior to Council Meeting*)

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 July 12, 2024 at 11:05 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, July 2, 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, CW King, Scott Sullivan, Heather Martell, Paul Nadreau, and Jason Hiess.

Also Present: City Attorney Sam Bach-Hanson; Finance Manager/Treasurer Lynne Bauer; Director of Public Works/Utility Manager Brandon Cesafsky; Police Chief Ryan Douglas; Fire Chief Jason Thom; City Clerk Bridget Givens; and those on the attached sign-in sheet.

APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) **Motion by Martell/Hiess** to approve the minutes of the Council Meeting of June 18, 2024. **All present voting aye, motion carried.**

PERSONAL APPEARANCES BY CITIZENS

(a) Councilor Jason Hiess appeared as Chair of the City's Public Safety Committee (Committee #3) and member of the NWSF Board to provide an overview of the traffic plan and safety measures implemented for this year's fair.

(b) Jason Martell, 313 S Prairie Street, appeared to express concern with the Pool Committee, Park Board, and Parks Department leadership.

PUBLIC HEARINGS - None

COMMUNICATIONS - None

REPORTS

(a) **Motion by Hiess/Nadreau** to approve the Board of Public Works minutes of June 24, 2024. **Roll Call Vote: Aye – Hiess, Nadreau, Monarski, Kiefer, King, Sullivan, Martell. Motion carried.**

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

(a) The Committee #1 Revenues, Disbursements, Water and Wastewater meeting of June 25, 2024 was cancelled.

(b) **Motion by Monarski/Nadreau** to approve the Committee #1 Revenues, Disbursements, Water and Wastewater minutes of July 2, 2024. **Roll Call Vote: Aye – Monarski, Nadreau, Hiess, Kiefer, King, Sullivan, Martell. Motion carried.**

(c) **Motion by Hiess/Nadreau** to approve the Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of June 25, 2024. **Roll Call Vote: Aye – Hiess, Nadreau, Monarski, Kiefer, King, Sullivan, Martell. Motion carried.**

APPLICATIONS

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

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

(a) Street Use Permit Application from the Chippewa Falls YMCA for the Ferris Wheel 5k to be held on July 14, 2024 utilizing various City Streets.

(b) Street Use Permit Application from Chippewa Falls Main Street to utilize the 100 – 700 blocks of N Bridge Street for the Pure Water Days Parade on August 10, 2024.

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/Martell** to approve **Ordinance #2024-17 Entitled:** An Ordinance Adopting State Law Concerning the Sale of Cigarettes and Nicotine Products - §12.03(1)(c) of the City Code. **Roll Call Vote: Aye – Hiess, Martell, Nadreau, Monarski, Kiefer, King, Sullivan. Motion carried.**

RESOLUTIONS

(a) **Motion by Kiefer/King** to approve **Resolution #2024-18 Entitled:** A Resolution to Combine Wards in the City of Chippewa Falls for the August 13, 2024 Partisan Primary. **Roll Call Vote: Aye – Kiefer, King, Sullivan, Martell, Nadreau, Hiess, Monarski. Motion carried.**

OTHER NEW/UNFINISHED BUSINESS - None

CLAIMS

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

City General Claims:	\$113,449.27
Authorized/Handwritten Claims:	\$67,841.06
Department of Public Utilities:	<u>\$339,370.97</u>
Total of Claims Presented	<u><u>\$520,661.30</u></u>

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

CLOSED SESSION - None

ADJOURNMENT

Motion by Hiess/King to adjourn at 6:53 pm. **All present voting aye, motion carried.**

Submitted by:
Bridget Givens, City Clerk

CITY COUNCIL ATTENDANCE SHEET - JULY 2, 2024

NAME	ADDRESS
Kris Maloney	1104 Front Street
Angela Maloney	1104 Front
Cole Giles	524 W Spruce
Jason Martell	313 Spruce

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, JULY 8, 2024 – 5:30 PM**

The Board of Public Works met in City Hall on July 8, 2024, at 5:30 PM. Attending were Mayor Greg Hoffman, Director of Public Works Brandon Cesafsky, Alderman Jason Hiess, and Finance Manager Lynne Bauer. Absent was Vice-President Tom Hubbard.

1. **Motion** by Hiess, seconded by Bauer to approve the minutes of the June 24, 2024 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. Director of Public Works provided a handout which showed pavement marking and a no parking request along River Street near the Island Street intersection. There was discussion about the flow of traffic and the proposed turn lanes provided by the Engineering Department. Cesafsky stated that the new layout will make it safer for traffic and pedestrians using the corridor. There was also discussion about the Island and River Street intersection visibility and the Engineering Department's request to eliminate parking in front of the Market on the River building which creates a traffic safety concern about vision. City Engineer McElroy created a map that showed that in order to make this intersection safe, no vehicles should be parked in front of the building along River Street. **Motion** by Hoffman, seconded by Hiess to approve the pavement marking as recommended by City Engineering and to also amend section 7.09, Parking Restrictions, of the City of Chippewa Falls Code of Ordinances to provide that parking is not allowed along the north side of River Street from the eastern edge of Island Street to the eastern edge of the Market on the River Building. **All present voting aye. MOTION CARRIED.**

3. Adjournment
Motion by Hiess, seconded by Bauer to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 6:00 PM.

Brandon Cesafsky
Secretary, Board of Public Works

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, JUNE 24, 2024 – 5:30 PM**

The Board of Public Works met in City Hall on June 24, 2024, 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.

1. **Motion** by Hubbard, seconded by Bauer to approve the minutes of the June 10th, 2024, Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. Cesafsky gave the background on the Lead and Galvanized Service Line Program schedule and 2025 application cycle. He provided the background on the funding requirements and suggested that the City skip the funding application for the 2025 program cycle and instead submit for the 2026 cycle in June of 2025. This works better with the City's Alternative Revenue Pledge route for the program and program schedule. Cesafsky answered Hiess's question of whether or not this would affect our application in the future and Cesafsky stated that it would not.
Motion by Cesafsky, seconded by Hiess to skip the 2025 funding cycle, not proceed with the SEH contract, and resubmit for funding in the 2026 cycle in June of 2025. **All present voting aye. MOTION CARRIED.**

3. Cesafsky gave the background on the reimbursement resolution and stated that this is no longer needed due to the City deciding to skip a funding cycle.
Motion by Cesafsky, seconded by Hubbard to not proceed with the reimbursement resolution. **All present voting aye. MOTION CARRIED.**

4. Cesafsky gave the background on the VMC contract for Water Tower Antenna Consulting Services for an amount of \$13,400. These services provide the City with professional oversight of all work done to our Water Towers as they pertain to Antenna installation and maintenance. Cesafsky requested increasing the escrow check amount on the application to \$15,000 to cover consulting costs for services provided by the contract.
Motion by Hoffman, seconded by Hubbard to recommend Common Council approve and sign the VMC Contract for Water Tower Antenna Consulting Services. **All present voting aye. MOTION CARRIED.**
Motion by Hiess, seconded by Hubbard to recommend Common Council approve updating the Antenna Site Application Form to reflect the increase of the certified check to \$15,000. **All present voting aye. MOTION CARRIED.**

5. Adjournment
Motion by Hubbard, seconded by Bauer to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 6:05 PM.

Brandon Cesafsky
Secretary, Board of Public Works

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JULY 8, 2024 – 6:30 PM**

The Plan Commission met in City Hall on July 8, 2024, at 6:30 PM. Present were Commissioners Jason Hiess, Greg Misfeldt, Mike Tzanakis, Dan Varga, Ross Wilson, Beth Arneberg, Chad Trowbridge, Secretary Brandon Cesafsky, and Mayor Greg Hoffmann. Absent was Tom Hubbard. Also attending was City Planner Brad Hentschel, Nick Rooney, and Doug Clary.

1. **Motion** by Varga, seconded by Tzanakis to approve the minutes of the June 10th, 2024 Plan Commission meeting. **All present voting aye. MOTION CARRIED.**

2. Consider Chippewa Youth Hockey Association/Mason Companies CSM. Make Recommendation to Common Council. Jason Hiess provided the background on the need for the Certified Survey Map submitted by Hiess-Loken & Associates, LLC on behalf of Mason Companies and the Chippewa Youth Hockey Association. Cesafsky stated that the CSM has been reviewed by County Surveyor Sam Wenz and the changes were made. There was discussion about an access agreement and Hiess stated that that will be agreed to after the CSM is approved.
Motion by Tzanakis, seconded by Wilson to recommend the Common Council accept and approve the CSM resolution upon payment of fees. **Misfeldt, Tzanakis, Varga, Wilson, Arneberg, Trowbridge, Cesafsky, and Hoffman voting Aye, Hiess rRecused himself. MOTION CARRIED with a 8 yes, 1 abstention vote.**

3. Consider Lake Wissota Business Park Rezone. Doug Clary from Chippewa County provided the background on the County's request to rezone 3 lots within the Lake Wissota Business Park from C2 Highway Commercial to I2 Light Industrial. Doug stated that the lots have been for sale for quite some time and that they now have a buyer interested in one of the lots if zoned I2 Light Industrial. Doug stated that they see I2 fitting in with the surrounding area and said they think they will be more marketable. Misfeldt stated that the closure of the Hospital has changed the dynamic of that area and that he sees this as being a good move for the City. City Planner Hentschel indicated that this area would be challenging for commercial zoning due to accessibility limitations.
Motion by Hiess, seconded by Misfeldt to recommend the Common Council hold a public hearing for the 3 westerly lots on the south side of Falls Drive which are lots 22908-3323-66491002, 22908-3323-66491003, and 22908-3323-66491004; Lots 2, 4, and 4, Block 10, 2nd Addition to Lake Wissota Business Park from C2 Highway Commercial to I2 Light Industrial upon payment of fees. **All present voting aye. MOTION CARRIED.**

4. Doug Clary gave the background on the County's request for the Plan Commission to consider the Certified Survey Map which combines part of Lot 3 with Lot 4 as mentioned in agenda item #3 to create a larger Lot 1, to better suite their space needs to sell the lot. Cesafsky stated that this CSM still needs to be finalized and completed by County Surveyor Sam Wenz prior to moving forward.
Motion by Hiess, seconded by Varga to recommend that the Common Council accept and approve the CSM resolution to combine Lot 4, and the westerly 87.26 feet of Lot 3, Block 10, Lake Wissota Business Park Seconded Addition, City of Chippewa Falls,

Chippewa County, Wisconsin after final review and fees have been paid. **All present voting aye. MOTION CARRIED.**

5. Nick Rooney of Keyhole Capital gave the background on his request for the Plan Commission to consider the Certified Survey Map for Park West III Lots 94, 95, and 96. Due to a change in building configuration there is a need to adjust the lot lines to account for the larger structures.
Motion by Hiess, seconded by Varga to recommend that the Common Council accept and approve the CSM resolution for Park West III Lots 94, 95, and 96 upon payment of fees and final review by County Surveyor Sam Wenz. **All present voting aye. MOTION CARRIED.**

6. Director of Public Works Cesafsky provide the background on the request from Nick Rooney to consider amending PDCUP 2022-02 for Park West III 12-plex Buildings on Lots 94, 95, and 96 to replace the original 12-plex building layouts with the newly proposed building layouts.
Motion by Tzanakis, seconded by Varga to administratively amend the PDCUP 2022-02 without a public hearing to include the new 12-plex building layouts on Lots 94, 95, and 96. **All present voting aye. MOTION CARRIED.**

7. Adjournment
Motion by Hiess, seconded by Tzanakis to adjourn. **All present voting aye. MOTION CARRIED.** The Plan Commission meeting adjourned at 7:00 PM.

Brandon Cesafsky, Secretary
Plan Commission

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JUNE 10TH, 2024 – 6:30 PM**

The Plan Commission met in City Hall on June 10th, 2024 at 6:30 PM. Present were Commissioners Greg Misfeldt, Mike Tzanakis, Dan Varga, Chad Trowbridge Ross Wilson, Tom Hubbard, Beth Arneberg, and Secretary Brandon Cesafsky. Absent was Jason Hiess. Also attending was City Planner Brad Hentschel, City Inspector Paul Lasiewicz, Jim Rooney, Nick Rooney, Andrew Martin, and Jim Anderson.

1. **Motion** by Hubbard, seconded by Varga to approve the minutes of the May 13th, 2024 Plan Commission meeting. **All present voting aye. MOTION CARRIED.**

2. Director of Public Works Cesafsky gave the background on the request from Jim and Nick Rooney of Keyhole Capital, developers of Park West III to delete sections of walking path as outlined in the Planned Development Conditional Use Permit Resolution No. 2022-02. Review discussion included why the developer did not see a need for the 3 sections of pathways. A piece along Drake Drive was said to be not needed due to a sidewalk loop on the inside of the apartments. A section of sidewalk connecting Drake to Macomber Street was requested to be removed from the plan due to the developer not owning the land. That path was mutually agreed to after the developer petitioned the plan commission to delete the section of pathway along Elm Street in 2022. Jim Rooney said that it was an error on his end and that he did not own the land at the time he agreed to the path. Lastly, a section of path which was intended to connect with Park West II development was requested to be removed due to the developer not looking deeper into the feasibility of the trail and cost to build in an urban ditch setting. Jim Rooney stated that when they planned the subdivision they only looked at the 2-dimensional plans when they planned the trails. Plan Commissioners inquired about how kids get to school if the paths were not finished and there were conversations that pointed out that a kid has to walk on the street to get to Terrill Street before they get to sidewalk. A distance of about 0.4 miles. Brad Hentschel made mention that the recently adopted Comprehensive plan stated that residents see importance with connectivity within the City and attention should be paid to that. Jim Rooney stated that the neighborhood out there has a private setting and they feel like completing the trails will invite neighboring residents into the subdivision which is not their goal.
Motion by Tzanakis, **seconded** by Hoffman to amend the Planned Development Conditional Use Permit #2022-02 path map to delete the 3 sections of pathways. **Tzanakis, Trowbridge, Hoffman, Hubbard, Wilson, Misfeldt voting Aye, Cesafsky, Varga, and Arneberg voting nay. MOTION CARRIED on a 6:3 Vote.**

3. Mayor Hoffman gave the floor to Andrew Martin, petitioner of 421 Frenette Drive to present the petition to rezone 421 Frenette drive. Andrew has a pending offer to purchase the property. Andrew provided the plan to rezone this parcel back to C2 – Highway Commercial from its current R-3-4 Multi-Family 4-Plex zoning. C2 Highway Commercial is consistent with the surrounding zoning.
Motion by Hubbard, **seconded** by Varga to recommend Common Council conduct a public hearing to rezone parcel 22808-1812-65560 to C2 Highway Commercial. **All present voting aye. MOTION CARRIED.**

4. Andrew Martin, petitioner of 421 Frenette Drive, gave the background on his petition to obtain a special use permit for parcel 22808-1812-65560 to allow the parcel to operate the Chippewa Falls Head Start Program. Andrew outlined the plans to renovate the former assisted living facility into a space suitable for use by the Head Start Program. This included an added parking lot to the east side, a fence play area, and multiple interior alterations.
Motion by Tzanakis, **seconded** by Hubbard to recommend Common Council conduct a public hearing to grant a special use permit to Andrew Martin for parcel 22808-1812-65560. **All present voting aye. MOTION CARRIED.**

5. Director of Public works Cesafsky gave the background on the Certified Survey Map completed by Professional Land Surveyor John D. Mickesh. Property owner Jim Anderson was present at the meeting and explained the need for the survey which would clean up existing property lines and combine multiple lots into one. This would enable him to install a new septic system which the County will not approve with the current property due to the septic needing to cross property lines. There is no City sewer service for this property. Cesafsky stated that the Survey Map has been reviewed by Chippewa County Survey Sam Wentz and is in the process of minor corrections.
Motion by Hubbard, **seconded** by Varga to recommend the common council approve the CSM for the lots described as being part of Lot 18 and all of Lots 19 and 20 of Block A of McRae's Addition to Frenchtown and a part of Government Lot 3 in Section 7, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin. All present voting aye. **MOTION CARRIED.**

6. Adjournment
Motion by Hubbard, **seconded** by Varga to adjourn. **All present voting aye. MOTION CARRIED.** The Plan Commission meeting adjourned at 7:20 PM.

Brandon Cesafsky, Secretary
Plan Commission

AA

HISS-LOKEN & ASSOC. LLC
PROFESSIONAL LAND SURVEYING
4905 WEST PARK AVE.
CHIPPEWA FALLS, WI 54729

Map

Printed 06/25/2024

Scale = 1:139'

7TH AV
1ST AV

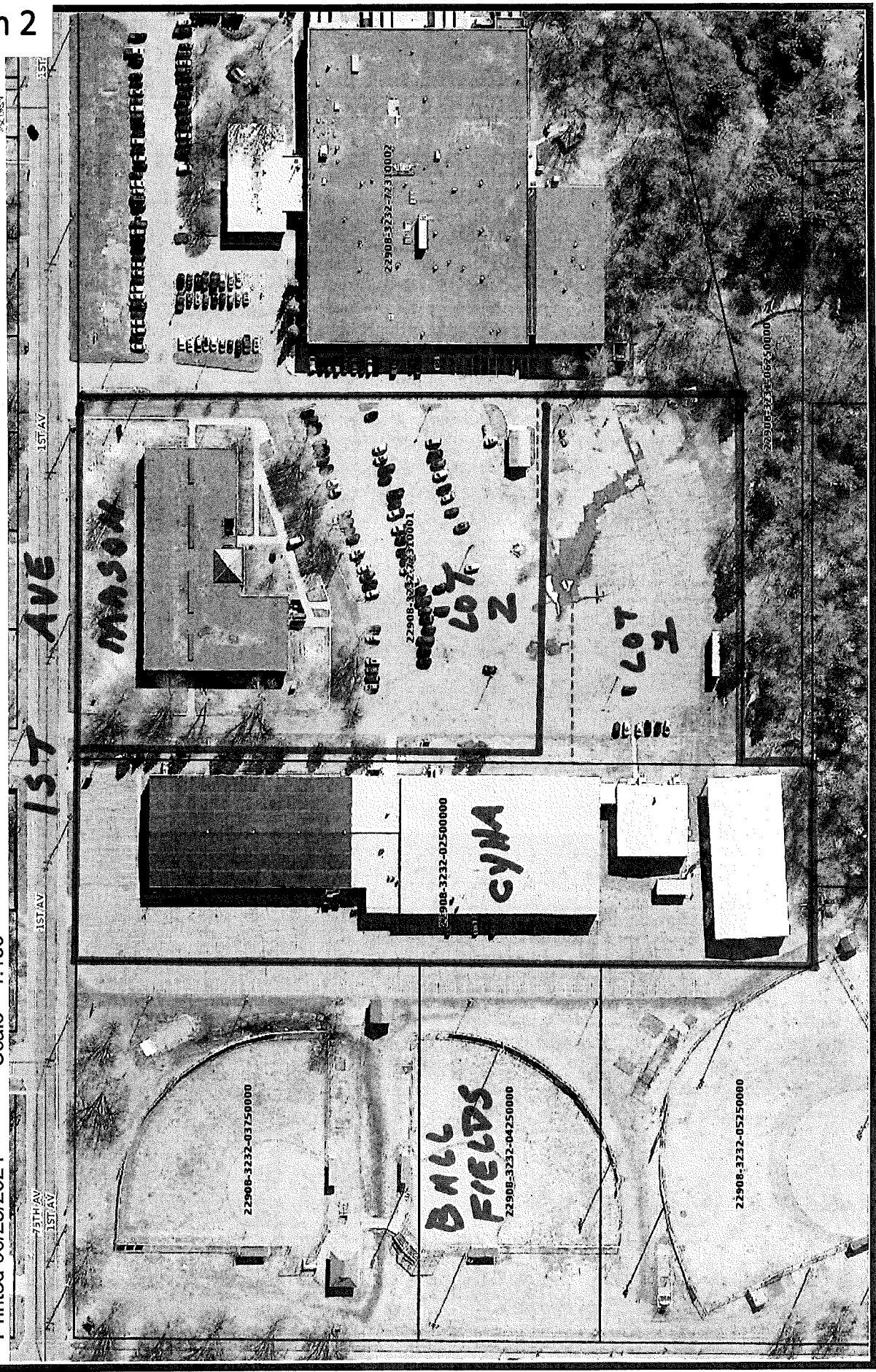
1ST AV

1ST AV

1ST AV

CHIPPEWA COUNTY

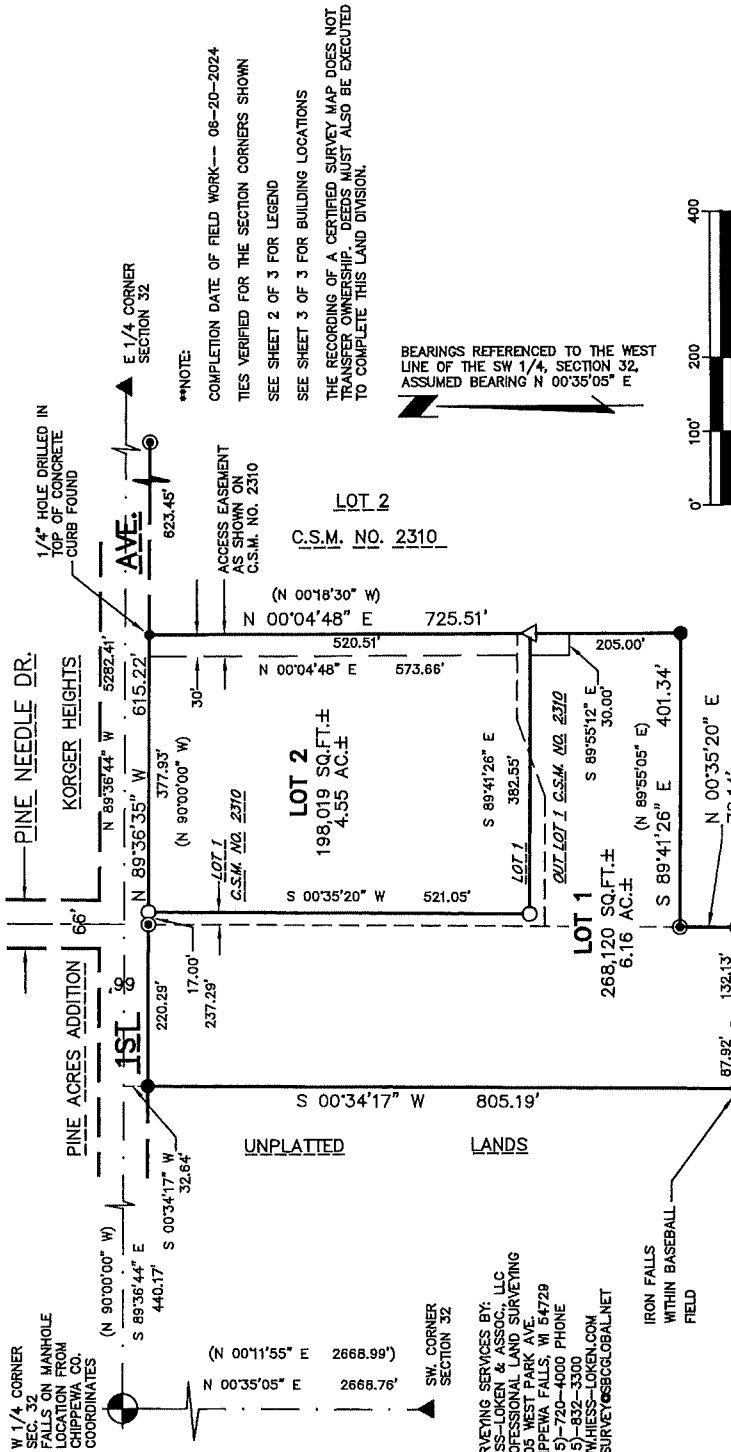
Item 2



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

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____

RECORDED IN VOL. _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____



****NOTE:**
COMPLETION DATE OF FIELD WORK— 06-20-2024
TIES VERIFIED FOR THE SECTION CORNERS SHOWN
SEE SHEET 2 OF 3 FOR LEGEND
SEE SHEET 3 OF 3 FOR BUILDING LOCATIONS
THE RECORDING OF A CERTIFIED SURVEY MAP DOES NOT
TRANSFER OWNERSHIP. DEEDS MUST ALSO BE EXECUTED
TO COMPLETE THIS LAND DIVISION.

BEARINGS REFERENCED TO THE WEST
LINE OF THE SW 1/4, SECTION 32,
ASSUMED BEARING N 00°35'05\"



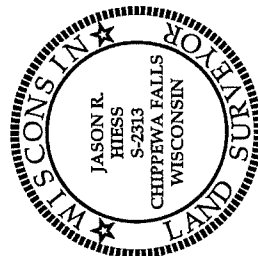
SCALE 1" = 200'

PART OF THE NW 1/4 OF THE SW 1/4,
SECTION 32, T29N, R8W,
CITY OF CHIPPEWA FALLS, CHIPPEWA CO., WI
INCLUDING ALL OF LOT 1 AND OUT LOT 1,
C.S.M. NO. 2310, RECORDED IN VOL. 10 OF
C.S.M.'S, P. 152, AS DOC. NO. 644486
CAD NAME: MASONCO241

UNPLATTED LANDS

Jason R. Hies
JASON R. HIESS, P.L.S.

DATED THIS 24TH DAY OF JUNE, 2024.



SURVEYING SERVICES BY:
HIESS-LOKEN & ASSOC., LLC
PROFESSIONAL LAND SURVEYING
4305 WEST PARK AVE.
CHIPPEWA FALLS, WI 54729
(715)-720-4000 PHONE
(715)-832-3300
WWW.HIESS-LOKEN.COM
HLSURVEY@GMAIL.COM

**CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____**

RECORDED IN VOL. _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____

**PART OF THE NW 1/4 OF THE SW 1/4,
SECTION 32, T29N, R8W,
CITY OF CHIPPEWA FALLS, CHIPPEWA CO., WI
INCLUDING ALL OF LOT 1 AND OUT LOT 1,
C.S.M. NO. 2310, RECORDED IN VOL. 10 OF
C.S.M.'S, P. 152, AS DOC. NO.644486
CAD NAME: MASONC0241**

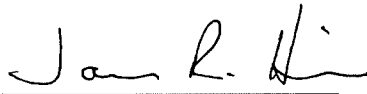
SURVEYOR'S CERTIFICATE

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

THAT THE EXTERIOR BOUNDARY OF THE LAND SURVEYED AND MAPPED IS AS FOLLOWS: A PARCEL OF LAND BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 32, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN. INCLUDING LOT 1 AND OUT LOT 1, CERTIFIED SURVEY MAP NUMBER 2310, RECORDED IN VOLUME 10 OF CERTIFIED SURVEY MAPS, PAGE 152, AS DOCUMENT NUMBER 644486. BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 32; THENCE S.89°36'44"E. ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 32, 440.17 FEET; THENCE S.00°34'17"W. 32.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S.00°34'17"W. 805.19 FEET; THENCE S.89°51'54"E. 220.05 FEET; THENCE N.00°35'20"E. 78.14 FEET TO THE SOUTHWEST CORNER OF SAID OUT LOT 1; THENCE S.89°41'26"E. ALONG THE SOUTH LINE THEREOF, 401.34 FEET TO THE SOUTHEAST CORNER OF SAID OUT LOT 1; THENCE N.00°04'48"E. ALONG THE EAST LINE OF SAID OUT LOT 1 AND ALONG THE EAST LINE OF SAID LOT 1, 725.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N.89°36'35"W. ALONG AND ALONG A WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1, 615.22 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO EXISTING EASEMENTS.

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

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



JASON R. HIESS, P.L.S.

DATED THIS 24TH DAY OF JULY, 2024.



LEGEND

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

CITY OF CHIPPEWA FALLS COMMON COUNCIL RESOLUTION

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

SIGNED: _____
GREGORY S. HOFFMAN, MAYOR

APPROVED: _____ DATE

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

BRIDGET GIVENS, CITY CLERK

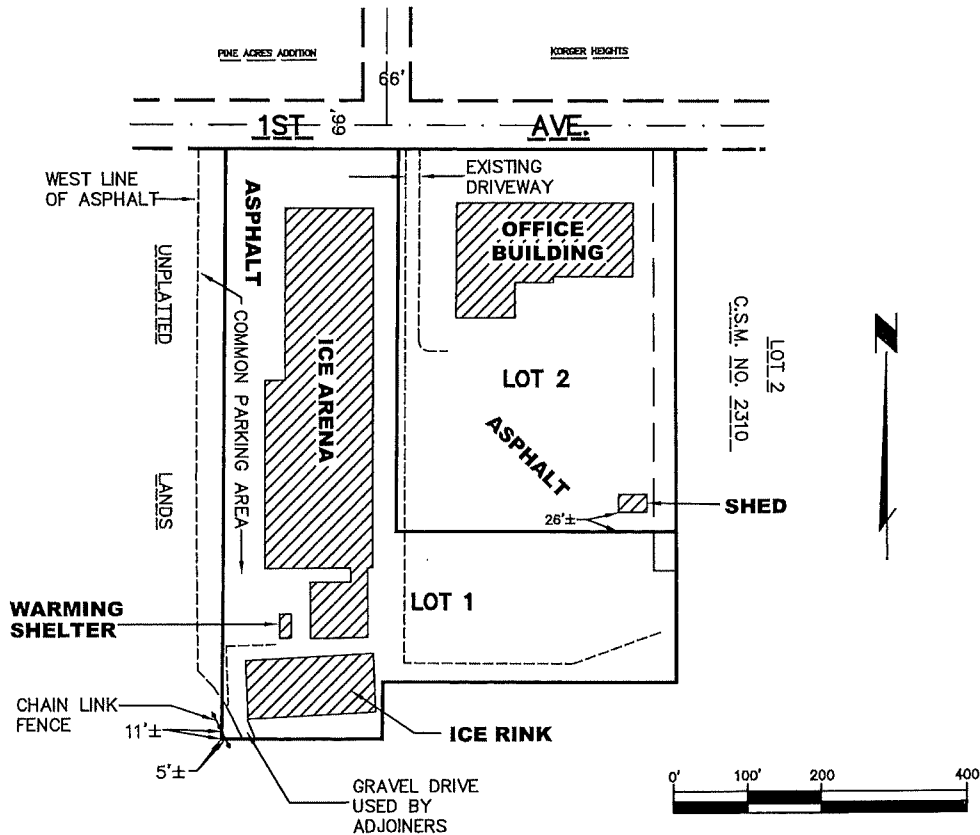
SURVEYING SERVICES BY:
HIESS-LOKEN & ASSOC., LLC
PROFESSIONAL LAND SURVEYING
4905 WEST PARK AVE.
CHIPPEWA FALLS, WI 54729
(715)-720-4000 PHONE
(715)-832-3300
WWW.HIESS-LOKEN.COM
HLSURVEY@SBCGLOBAL.NET

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____

RECORDED IN VOL. _____ OF THE
 CERTIFIED SURVEY MAPS PAGE _____

**PART OF THE NW 1/4 OF THE SW 1/4,
 SECTION 32, T29N, R8W,
 CITY OF CHIPPEWA FALLS, CHIPPEWA CO., WI
 INCLUDING ALL OF LOT 1 AND OUT LOT 1,
 C.S.M. NO. 2310, RECORDED IN VOL 10 OF
 C.S.M.'S, P. 152, AS DOC. NO.644486
 CAD NAME: MASONC0241**

BUILDING LOCATIONS
 NOTE: NOT ALL SURFACE
 FEATURES SHOWN



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

DATED THIS 24TH DAY OF JUNE, 2024.

SURVEYING SERVICES BY:
 HIESS-LOKEN & ASSOC., LLC
 PROFESSIONAL LAND SURVEYING
 4905 WEST PARK AVE.
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 HLSURVEY@SBCGLOBAL.NET

Item 3



Date Filed: 07/01/2024

Fee Paid: \$25 Date: 7/3/2024 TR#: 71113

Fee Paid: _____ Date: _____ TR#: _____

PETITION FOR REZONING

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

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

Address of Property: No addresses

Lot#: 2,3,4 Block#: 10 Subdivision: 2nd Addition to LWBP Parcel#: See Below

Legal Description:

Parcel Numbers: 22908-3323-66491002, 22908-3323-66491003, 22908-3323-66491004:
Lots 2, 3 and 4, Blk. 10, 2nd Addition to Lake Wissota Business Park.

Present Zoning Classification of Property:

C-2 General Commercial

Zoning Classification Requested:

I-2 Light Industrial

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

22908-3323-66491001
Lot 1, Blk. 10, 2nd Addition to Lake Wissota Business Park.

Existing Use of All Buildings on Such Land:

Vacant

Principal Use of All Properties Within 300 Feet of Such Land:

Badger Liquor, General Beer, Grace Adult Day Services, Commercial Building (Cook Chiropractic, Subway, Engineering Firm, Investment Firm), CVTC, LE Phillips, Prevea Clinic,

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

The properties directly to the north of Lots 2-4 are used for the distribution of products and are zoned Industrial 2 (I-2). A bike path and County Highway I are located to the south. We believe that the requested zoning classification will not be detrimental to the surrounding properties.

We are seeking a rezone of Lot 2-4 because a general commercial use is highly unlikely due to the fact that the primary access would be from Falls Drive. In addition, we are proposing - at this point in time - the corner lot (Lot 1, Blk 10, 2nd Addition to the Lake Wissota Business Park) would remain as General Commercial for the possibility of some type of ancillary businesses for the immediate area.

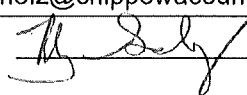
Attach a plot plan or survey plat, drawn to scale, showing the property to be rezoned, location of structures and property lines within 300 feet of the property to be altered.

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.

To my knowledge, the zoning classifications were applied during the initial development of the LWBP. The county has not received interest in these lots in regards to commercial development. We feel that moving these lots into the I-2 district would be a better fit. And, more importantly, we do not see this as detrimental to the surrounding businesses because of the existing businesses that are located in the immediate area.

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

Owner(s)/Address(es)

Chippewa County
711 N Bridge Street
Chippewa Falls, Wisconsin 54729
Phone #: 715-726-7981
Email: rscholz@chippewacountywi.gov
Signature: 

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

Petitioner(s)/Address(es)

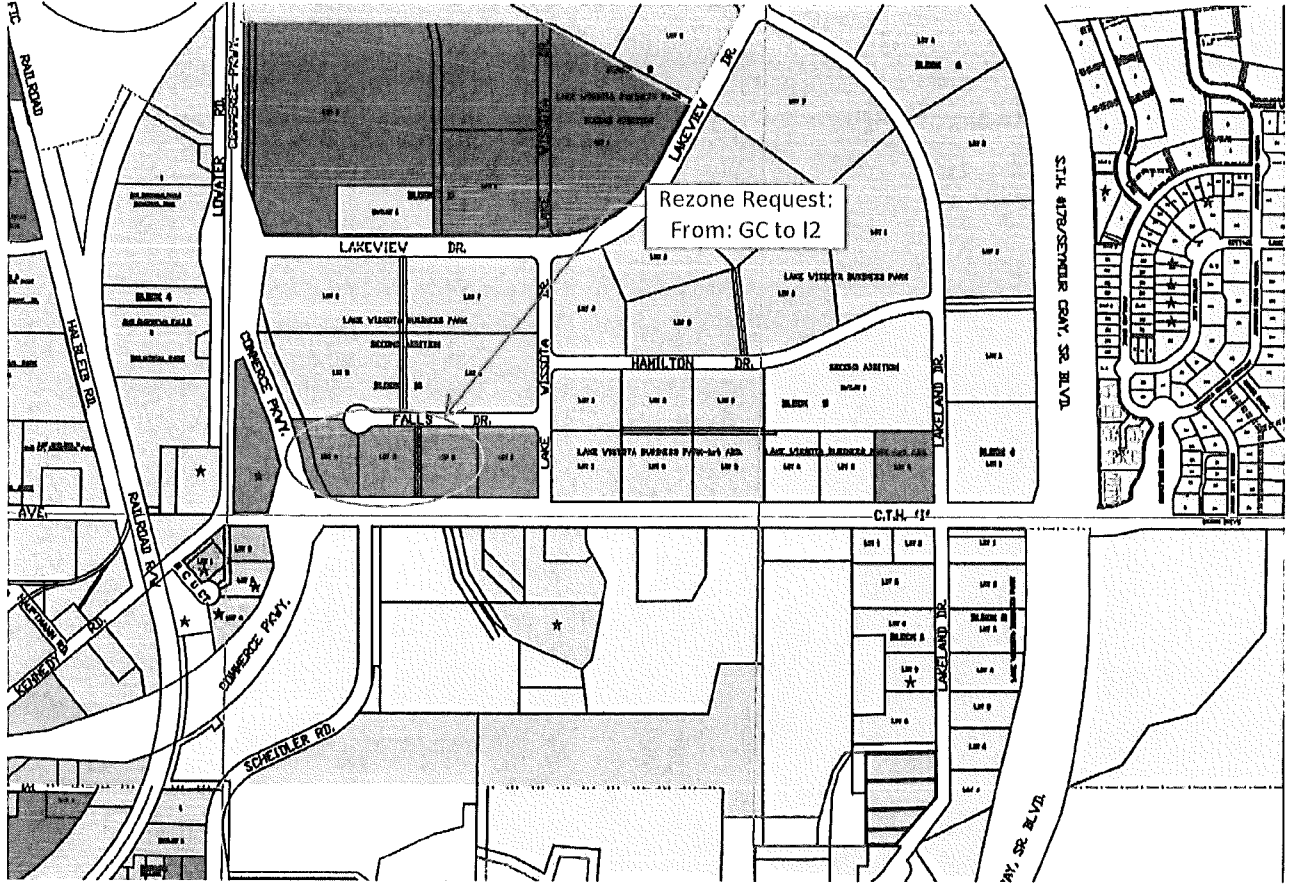
Chippewa County
711 N Bridge Street
Chippewa Falls, Wisconsin 54729
Phone #: 715-726-7981
Email: rscholz@chippewacountywi.gov
Signature: _____

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

Chippewa County Rezone Request:

Lots 2, 3 and 4, Blk 10, 2nd Addition to the Lake Wissota Business Park



	C-1 NEIGHBORHOOD SHOPPING		I-1 LIMITED INDUSTRIAL
	C-2 GENERAL COMMERCIAL		I-2 LIGHT INDUSTRIAL
	C-3 CENTRAL BUSINESS		I-3 HEAVY INDUSTRIAL
	C-4 HIGHWAY COMMERCIAL		D-1 OFFICE
	TND TRADITIONAL NEIGHBORHOOD DEVELOPMENT		D-2 OFFICE & INSTITUTIONAL
	R-1A SINGLE FAMILY		P-1 PUBLIC
	R-1B SINGLE FAMILY		CH CONSERVANCY
	R-1C SINGLE FAMILY		A-1 AGRICULTURE
	R-2 TWO FAMILY		
	R-3-4 MULTI-FAMILY 4-FLEX		
	R-3-8 MULTI-FAMILY 8-FLEX		
	R-3A MULTI-FAMILY		
	R-3B MULTI-FAMILY		
	R-3-M MULTIPLE FAMILY RESIDENCE		
		*	C.U.P., S.U.P DR PD

17.29 - C-2 GENERAL COMMERCIAL DISTRICT .

(1) GENERAL PURPOSE. This district is intended to provide for the orderly and attractive grouping at appropriate locations of commercial activities of a more general retail and wholesale nature and office and service facilities serving a larger community trade area. The size and location should be based upon the relationship to the total community need and economy.

(2) SETBACKS.

Minimum Front Yard, 15 feet.

Minimum Either Side Yard, 10 feet.

Minimum Aggregate Side Yard, 20 feet.

Minimum Rear Yard, 25 feet.

(3) LOT SIZE.

Minimum Area, 5,000 square feet.

Minimum Width, 50 feet.

(4) HEIGHT.

Maximum Permitted for Principal Structure, 35 feet.

Maximum Permitted for Accessory Structure, 20 feet.

(5) PERMITTED USES.

(a) Retail stores and shops.

(b) Community and customer service establishments such as, but not limited to, the following:

1. Business, professional, public service, banking, and savings and loan offices.

2. Restaurants, taverns, theaters, bowling alleys, night clubs and other indoor commercial entertainment facilities.

3. Laundromats, coin operated dry cleaning establishments, and laundry or dry cleaning pickup stations.

4. Private clubs and lodges.

5. Automobile service stations.

6. Service and sales establishments for automobiles, not including the storage of junked or wrecked automobiles and parts.

(c) Commercial studios, display galleries and vocational training schools.

(d) Rental apartments as a secondary use on a non-ground floor level and providing a minimum residential floor area of 400 square feet.

- (e) Signs in conformity with the sign ordinance of Chippewa Falls [Chapter 19].
 - (f) Churches.
 - (g) 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.
 - (h) Hotels and motels. (Cr. #94-3)
 - (i) Interior unit self-service storage facility consisting of a building with 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) ACCESSORY BUILDINGS OR USES.
- (a) Garage for storage of vehicles used in conjunction with the operation of the business.
 - (b) Off-street parking and loading areas located in §§17.38—17.43 of this chapter. (Am. #91-26)
 - (c) Any other normal accessory structure or use.
- (7) CONDITIONAL USES.
- (a) Nursing homes, home for the elderly and hospitals.
 - (b) Animal hospitals.
 - (c) Appliance and small machinery repair establishments.
 - (d) Lumber and building supply yards.
 - (e) Commercial parking facilities.
 - (f) Printing and publishing houses and related activities.
 - (g) 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)
 - (h) Day care centers, subject to State licensing requirements.
 - (i) 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)

17.33 - I-2 LIGHT INDUSTRIAL DISTRICT .

(1) GENERAL PURPOSE. This district is intended to provide for manufacturing, industrial and related uses of a limited nature and size in situations where such uses are not in basic industrial groupings and where the relative proximity to other uses requires more restrictive regulations.

(2) SETBACKS.

Minimum Front Yard, 25 feet.

Minimum Either Side Yard, 25 feet.*

Minimum Aggregate Side Yard, 50 feet.*

Minimum Rear Yard, 25 feet.*

*When adjoining or abutting a residence district, will maintain a minimum setback of 50 feet and with a minimum 15-foot wide, 6-foot high planting screen.

(3) HEIGHT.

Maximum Permitted for Principal Structure, 60 feet.

Maximum Permitted for Accessory Structure, 40 feet.

(4) PERMITTED USES.

(a) All uses permitted in §17.32(4)(a).

(b) Manufacturing, assembly, fabrication and processing plants of a limited scope and not involving operational characteristics which would adversely affect surrounding uses or be basically incompatible with surrounding environmental character and not more than 10 percent of the lot or tract is used for the open storage of products, materials or equipment. Such as, but not limited to the following: bakery goods, candy, cosmetics, pharmaceuticals, toiletries, food products, except fish and meat products, sauerkraut, vinegar, yeast and the rendering of fats and oils and the vining of peas. Such as, but not limited to: articles made from previously prepared materials such as: bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semiprecious metals or stones, shell, textiles, wax, wire, yarns, and the like, musical instruments, toys, novelties, rubber or metal stamps and other small molded rubber products, fabrication and repair of electric or neon signs or other commercial advertising structures, light sheet metal products and the like; assembly and manufacture from prefabricated parts of household appliances, electronic products and similar products or the processing or assembling of parts for the production of finished equipment.

(c) Experimental, testing and research laboratories, not involving the keeping of animals or use of animal products or any significant degree of danger or undesirable operational

characteristics.

- (d) Printing and publishing houses and related activities.
 - (e) Tool making, cabinetry and repair shops.
 - (f) General warehousing and not involving more than 10 percent of the lot or tract is used for the open storage of products, materials or equipment.
 - (g) Lumber and building supply yards and not involving more than 10 percent of the lot or tract is used for the open storage of products, materials or equipment.
 - (h) Automobile body repair shop, not including the storage of junked or wrecked automobiles and parts.
 - (i) Signs in conformity with the sign ordinance of Chippewa Falls [Chapter 19].
 - (j) 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.
 - (k) Industrial product sales businesses involved in the sale, rent or lease of products generally intended for industrial or commercial users, with sales being either wholesale or retail. Industrial product sales may include the sale of machinery, equipment, special trade tools, welding supplies, office/industrial furniture and fixtures, restaurant equipment, and securing and surveillance equipment. Industrial product sales shall not include firms that are primarily engaged in retail sales to the general public. (Cr. #05-26)
 - (l) Industrial service businesses involved in the repair or servicing of industrial or business machinery, equipment, or products, and businesses that provide specialized services for industries and businesses. Industrial service businesses may include welding shops; machine shops; tool and appliance repair, electric motor repair; enameling and plating; truck and large equipment repair and storage; headquarters for building, heating, plumbing, or electrical contractors; security and surveillance contractors; laundry, drycleaning, and carpet cleaning plants; and photo finishing laboratories. Industrial services shall not include outdoor services or activities for repair or salvage. (Cr. #05-26)
- (5) ACCESSORY BUILDINGS OR USES.
- (a) Office, storage, power supply and other such uses normally auxiliary to the principal use.
 - (b) Off-street parking, loading and service facilities, as required in §§17.38—17.43 of this chapter.
 - (c) Residential quarters for the resident operator, guard or caretaker.
- (6) CONDITIONAL USES.
- (a) Kennels and animal hospitals, laboratories using animal products.
 - (b) Transportation terminals including trucking.
 - (c)

Commercial service facilities intended primarily as a convenience for the industrial area such as restaurants, motels, gasoline service stations or similar uses.

(d) Office buildings.

(e) 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)

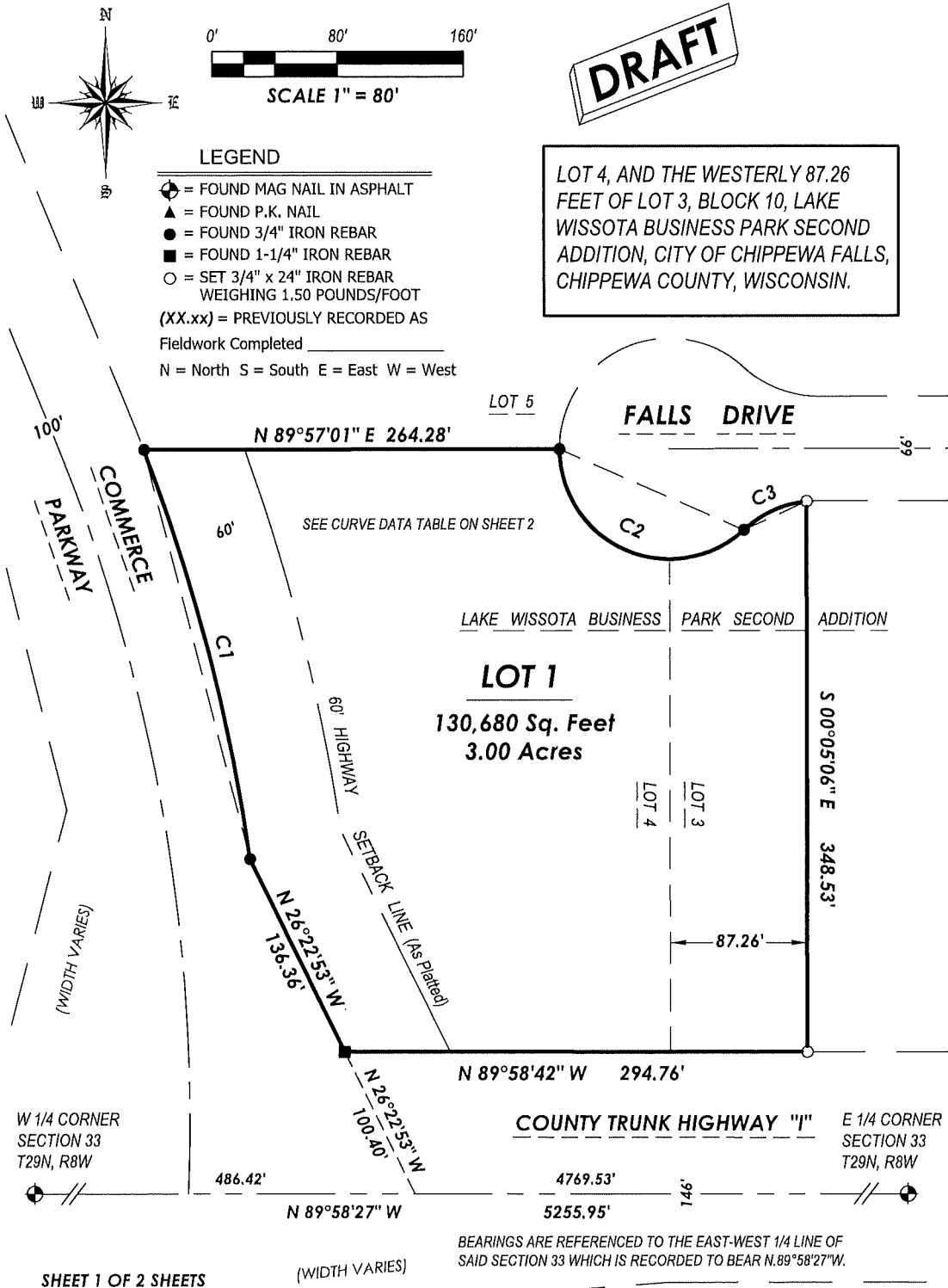
Item 4

CHIPPEWA COUNTY CERTIFIED SURVEY

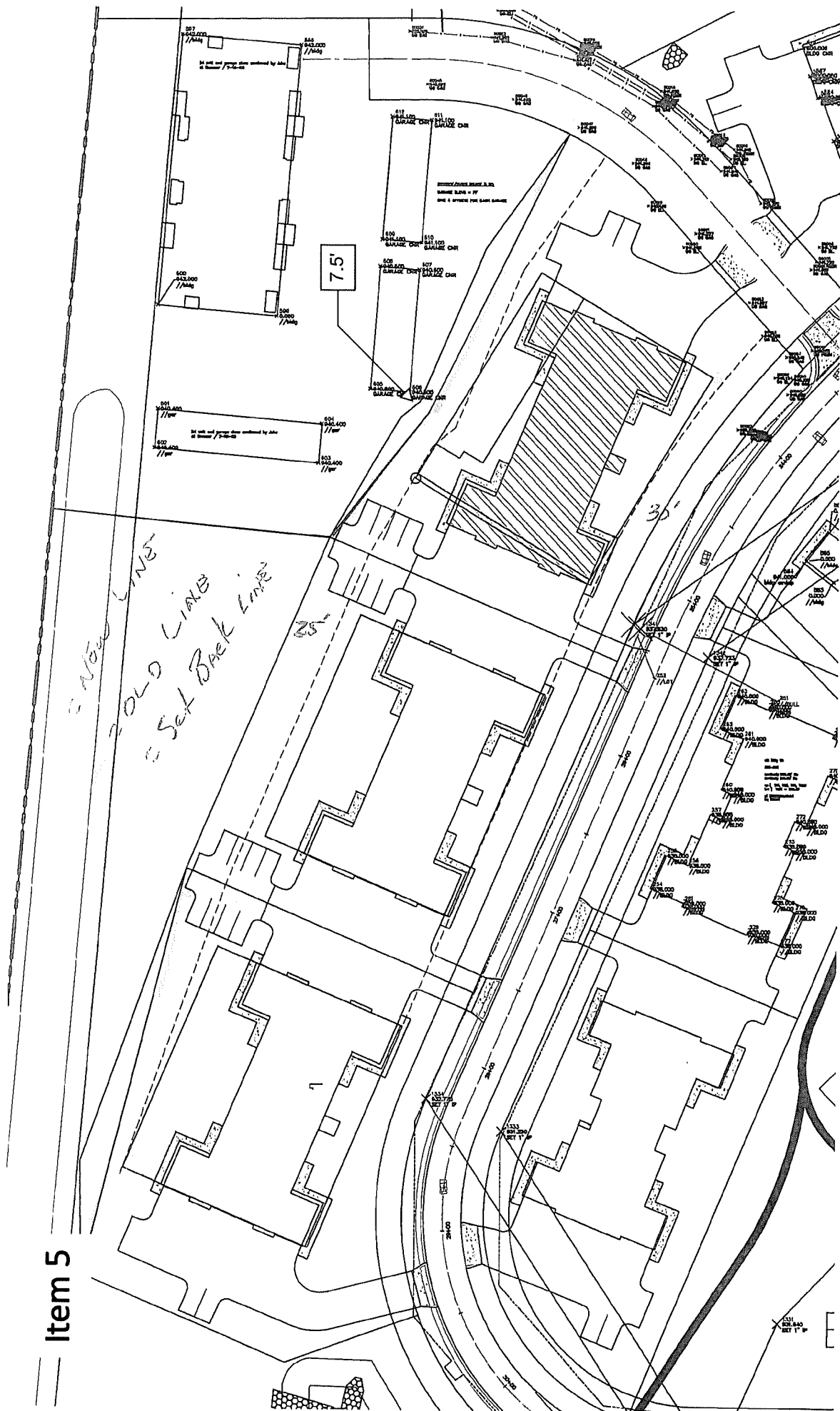
MAP NUMBER _____

RECORDED IN VOL. _____ OF CERTIFIED SURVEY MAPS PAGES _____

Part of the Southwest 1/4 of the Northwest 1/4, Section 33, Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin. Including all of Lot 4 and Part of Lot 3, Block 10, Lake Wissota Business Park Second Addition.

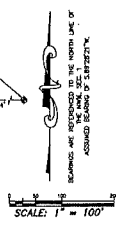
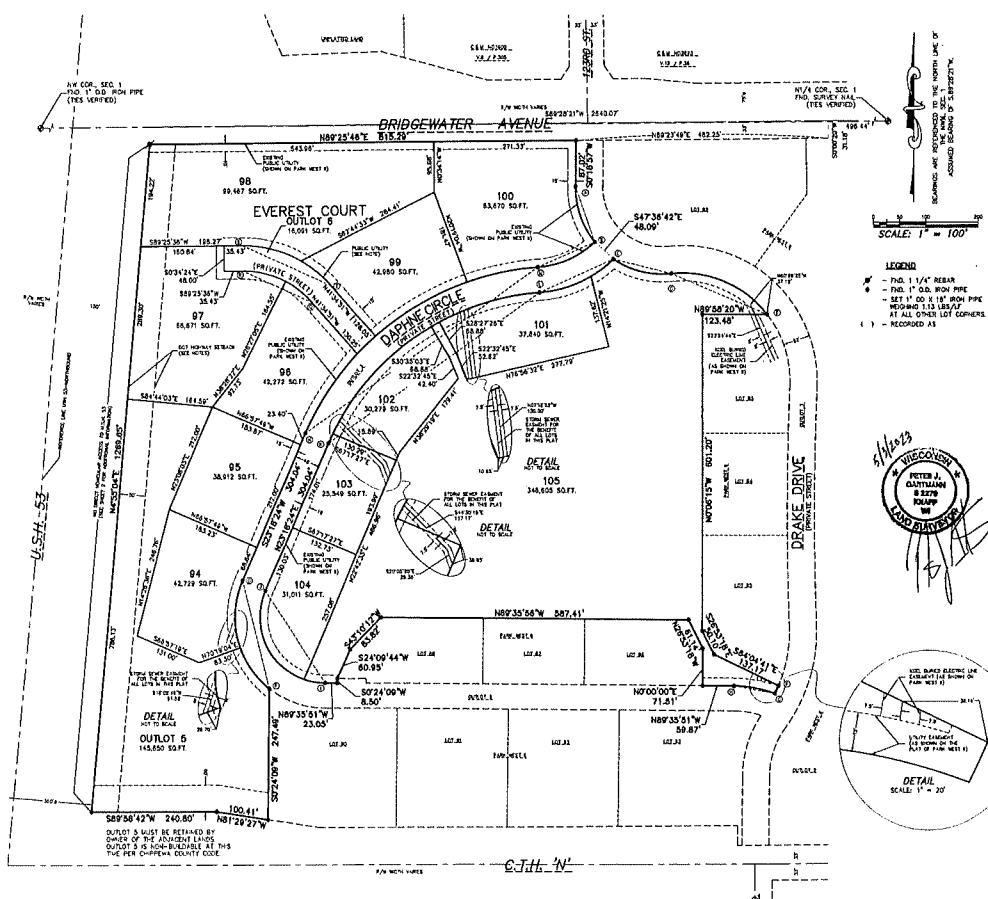


Item 5



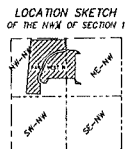
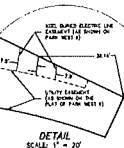
UNOFFICIAL COPY

943046
RECORDED ON
05/13/2023 03:30 PM
PLAT 8, 226.12, 226.13, 226.14
PROJECT OF 26.56 AC
TRANSFER FROM
ONE PARTY TO
ANOTHER PARTY
CHIPPewa COUNTY, WI
PAGE 3



LEGEND
- PND 1 1/4" REBAR
- PND 1" O.D. 18" HIGH PIPE
- SET 1" O.D. 18" HIGH PIPE
- WELDING T.I.S. LIFT
- AT ALL CHANGING LOT CORNERS
() - RECORDED AS

CURVE TABLE								
CURVE	LOT NUMBER	LENGTH	RADIUS	DELTA	CHORD DISTANCE	CHORD BEARING	1ST TANGENT	2ND TANGENT
A-B	100	113.75'	164.83'	039°32'21"	111.51'	S19°27'13"E	S00°18'57"W	S39°13'23"E
C-D	105	115.77'	164.83'	040°14'33"	113.41'	S76°07'17"E	S36°00'01"E	N83°45'26"E
D-E	105	207.89'	205.63'	057°55'27"	109.15'	N67°16'50"W	N39°19'08"W	S83°45'26"E
F-H	105	16.84'	261.11'	003°39'05"	16.64'	N24°50'18"E	N29°39'50"E	N23°00'45"E
G-H	105	79.80'	224.00'	020°24'44"	79.38'	N79°23'34"W	N60°11'12"W	N89°35'56"W
I-J	105	248.29'	126.00'	112°54'15"	210.02'	S33°08'44"E	S23°18'24"W	S89°35'51"E
	105	40.96'	126.00'	016°37'27"	40.78'	S80°17'08"E		
	104	207.33'	126.00'	084°16'48"	184.72'	S23°59'09"E		
K-L	105	518.99'	476.00'	062°28'14"	493.65'	S54°32'31"W	S85°48'38"W	S33°18'24"W
	103	20.00'	476.00'	002°24'20"	20.00'	S24°30'38"W		
	102	279.98'	476.00'	033°42'05"	275.96'	S42°33'55"W		
	105	19.67'	476.00'	002°27'37"	19.67'	S60°28'46"W		
	101	201.33'	476.00'	024°14'04"	199.84'	S23°39'36"W		
L-C	101	152.22'	224.00'	040°12'53"	154.01'	N85°40'11"E	N85°48'38"E	N49°33'45"E
	101	103.34'	224.00'	026°28'00"	102.43'	N72°33'38"E		
	105	63.88'	224.00'	013°48'51"	63.75'	N52°27'11"E		
M-N	100	120.87'	176.00'	039°20'52"	118.51'	N66°08'12"E	N85°48'38"E	N46°25'46"E
	100	571.33'	524.00'	062°28'14"	543.44'	S54°32'31"W	S85°48'38"W	S23°18'24"W
	99	202.64'	524.00'	022°09'25"	201.38'	S59°29'58"W		
O-L	96	48.07'	524.00'	005°15'21"	48.05'	S45°47'35"W		
	96	161.62'	524.00'	019°31'31"	160.71'	S33°14'09"W		
O-P	94	228.33'	174.00'	075°10'41"	212.29'	S14°7'08"E	S23°18'24"W	S51°52'40"E
	94	130.55'	174.00'	042°59'20"	122.51'	S01°48'44"W		
O-L	93	97.77'	174.00'	032°14'44"	96.49'	S35°46'48"E		
O-R	94	150.49'	176.00'	046°59'33"	145.95'	N66°04'37"W	N41°34'51"W	S89°25'36"W
	96	65.14'	176.00'	021°12'10"	64.77'	N52°11'02"W		
	97	83.36'	176.00'	023°47'14"	84.52'	N76°40'47"W		
S-T	94	101.54'	224.00'	048°59'33"	103.76'	N66°04'37"W	N41°34'51"W	S89°25'36"W
	98	117.47'	224.00'	030°07'54"	116.13'	N75°32'58"W		
	99	74.07'	224.00'	018°56'42"	73.75'	N51°03'12"W		



There are no objections to this plat with respect to
§ 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis.
Stat., as provided by § 236.12, Wis. Stat.

Certified May 2, 2023

Peter J. Dattmann
Department of Administration

PREPARED BY:
REAL LAND SURVEYING LLC
1305 INTERNATIONAL DRIVE
EAU CLAIRE, WISCONSIN 54601
(715) 834-4118
RLS@REALSURV.COM

OUTLOT 8 EASEMENTS
OUTLOT 8 IS SUBJECT TO AN UNRECORDED EASEMENT BY THE OWNERS
OF LOTS 94-98 IT IS ALSO SUBJECT TO A UTILITY EASEMENT BY THE
CITY OF CHIPPewa FALLS AND A GAS LINE EASEMENT BY ICEL ENERGY

FILEWORK COMPLETED: 12/20/2022

CAED No. 21000-3 PLAT
REVISED 10/1/2023
RECORDED 05/13/2023
FILED 05/13/2023

PARK WEST III
IN THE NW 1/4 OF THE NW 1/4 OF SECTION 1, T26N, R9W,
CITY OF CHIPPewa FALLS, CHIPPewa COUNTY, WISCONSIN
BEING LOTS 94 AND OUTLOT 4 OF PARK WEST III

SURVEYOR'S CERTIFICATE.
 I, PETER J. GARTMAN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF PARK WEST III LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4-NW1/4) AND NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE1/4-NW1/4) SECTION 1, TOWNSHIP 28 NORTH, RANGE 9 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN BEING LOT 80 AND OUTLOT 4, PARK WEST III, THAT I HAVE SURVEYED, DIVIDED AND MAPPED SAID PLAT BY THE DIRECTION OF JIM ROONEY, OWNER OF SAID LAND.
 THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.
 THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 235 OF THE WISCONSIN STATUTES, AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS IN RELATION TO DIVIDING AND MAPPING THE SAME.

DATED THIS 2nd DAY OF May, 2023
 PETER GARTMAN, PLS. NO. 2279



CITY COUNCIL RESOLUTION.
 RESOLVED THAT THE PLAT OF PARK WEST III, IN THE CITY OF CHIPPEWA FALLS, IS HEREBY APPROVED BY THE CITY COUNCIL OF THE CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

DATE APPROVED: 5/2/2023 GREGORY S. HOFFMAN, MAYOR
 (SIGNATURE) GREGORY S. HOFFMAN, MAYOR DATE: 5/2/2023

I, HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE CITY COUNCIL OF THE CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.
 (SIGNATURE) BRIGITTE MIENS, CITY CLERK

CERTIFICATE OF CITY TREASURER.
 STATE OF WISCONSIN
 COUNTY OF CHIPPEWA SS
 I, LYNN BAUER, BEING THE DULY APPOINTED, ACTING AND QUALIFIED TREASURER OF THE CITY OF CHIPPEWA FALLS, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS 2nd DAY OF May, 2023, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF PARK WEST III IN THE CITY OF CHIPPEWA FALLS.
 (SIGNATURE) LYNN BAUER, CITY TREASURER DATE: June 2, 2023

CERTIFICATE OF COUNTY TREASURER.
 STATE OF WISCONSIN
 COUNTY OF CHIPPEWA SS
 I, PATRICIA SCHMIDT, BEING THE DULY ELECTED, ACTING AND QUALIFIED TREASURER OF THE COUNTY OF CHIPPEWA, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS 2nd DAY OF May, 2023, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF PARK WEST III.
 (SIGNATURE) PATRICIA SCHMIDT, COUNTY TREASURER DATE: 6/19/2023

OWNER'S CERTIFICATE OF DEDICATION.
 PARK WEST TOWNHOMES, LLC, AS OWNER, HEREBY CERTIFIES THAT IT CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED BY THIS PLAT.
 IT ALSO CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.
 ---CITY OF CHIPPEWA FALLS
 ---DEPARTMENT OF ADMINISTRATION
 ---DEPARTMENT OF TRANSPORTATION
 WITNESS THE HAND AND SEAL OF SAID OWNER THIS 2nd DAY OF May, 2023

JAMES G. ROONEY, MEMBER
 STATE OF WISCONSIN SS
 COUNTY OF CHIPPEWA
 PERSONALLY CAME BEFORE ME THIS 2nd DAY OF May, 2023, THE ABOVE NAMED JAMES G. ROONEY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.
 (SIGNATURE) NOTARY PUBLIC
 MY COMMISSION EXPIRES: May 5, 2024



OWNER'S CERTIFICATE OF DEDICATION.
 PARK WEST TOWNHOMES, LLC, AS OWNER, HEREBY CERTIFIES THAT IT CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED BY THIS PLAT.
 IT ALSO CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.
 ---CITY OF CHIPPEWA FALLS
 ---DEPARTMENT OF ADMINISTRATION
 ---DEPARTMENT OF TRANSPORTATION
 WITNESS THE HAND AND SEAL OF SAID OWNER THIS 2nd DAY OF May, 2023

JAMES G. ROONEY, MEMBER
 STATE OF WISCONSIN SS
 COUNTY OF CHIPPEWA
 PERSONALLY CAME BEFORE ME THIS 2nd DAY OF May, 2023, THE ABOVE NAMED JAMES G. ROONEY, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.
 (SIGNATURE) NOTARY PUBLIC
 MY COMMISSION EXPIRES: May 5, 2024

CONSENT OF CORPORATE MORTGAGEE.
 CHARTER BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, HORTGAGEE OF PART OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT OF PARK WEST III AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF PARKWEST TOWNHOMES, LLC, OWNER OF SAID LAND.
 IN WITNESS WHEREOF, THE SAID CHARTER BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY:
 (PRINT NAME) Paul Kohler AND (PRINT NAME) _____
 AT _____ WISCONSIN AND ITS CORPORATE SEAL TO BE HEREON AFFIXED
 THIS 9th DAY OF May, 2023
 (SIGNATURE) Paul Kohler (SIGNATURE) _____
 (Title) SVP (Title) _____

STATE OF WISCONSIN SS
 COUNTY OF CHIPPEWA
 PERSONALLY APPEARED BEFORE ME THIS 9th DAY OF May, 2023, THE ABOVE NAMED
 (PRINT NAME) Paul Kohler AND (PRINT NAME) _____ TO ME KNOWN TO BE THE PERSONS
 WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.
 (SIGNATURE) NOTARY PUBLIC
 MY COMMISSION EXPIRES: May 5, 2024



UTILITY EASEMENT PROVISIONS.
 AN EASEMENT FOR SANITARY SEWER, WATER, ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY
 HEARTLAND CONTRACTORS W, GRANTORS
 PARK WEST TOWNHOMES, LLC, GRANTORS TO
 XCEL ENERGY COMPANY, GRANTEE
 CITY OF CHIPPEWA FALLS, GRANTEE
 CHARTER COMMUNICATIONS, GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH SANITARY SEWER, WATER, UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, GAS, TELEPHONE AND CABLE TV AND INTERNET FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS UTILITY EASEMENT TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, HEREON, OR ON ADJACENT LOTS; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY OF ALL SUCH PURPOSES, NO FACILITY, PEDSTAL, CABLE OR ANY TYPE OF STRUCTURE SHALL BE INSTALLED CLOSER THAN THREE FEET FROM ANY LOT CORNER. THE GRANTEE AGREES TO RESTORE OR CHASE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLE POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEE OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND ELECTRIC FACILITIES OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED UTILITY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND PURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.

DEPARTMENT OF TRANSPORTATION RESTRICTIONS AND NOTICES.
 ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY UNLESS WITHIN THE RIGHT-OF-WAY OF USH 53. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.293, STATE, AND SHALL BE ENFORCEABLE BY THE DEPARTMENT.
 233.08(5) DOT HIGHWAY SETBACK - NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT OF WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNS, PARKING AREAS, DRIVEWAYS, HELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS, AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATUTES, AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION OR ITS ASSIGNS. CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR MORE INFORMATION.

THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN TABLE 100.04. TABLE 100.04 THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAYS THROUGH-LANE CAPACITY.

There are no objections to this plat with respect to
 s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stat.
 Certified May 2, 2023
 (SIGNATURE) Department of Administration

PARK WEST III
 IN THE NW1/4 OF THE NW1/4 AND NE1/4 OF THE NW1/4,
 SECTION 1, T28N, R9W,
 CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
 BEING LOT 80 AND OUTLOT 4 OF PARK WEST III

Item 6

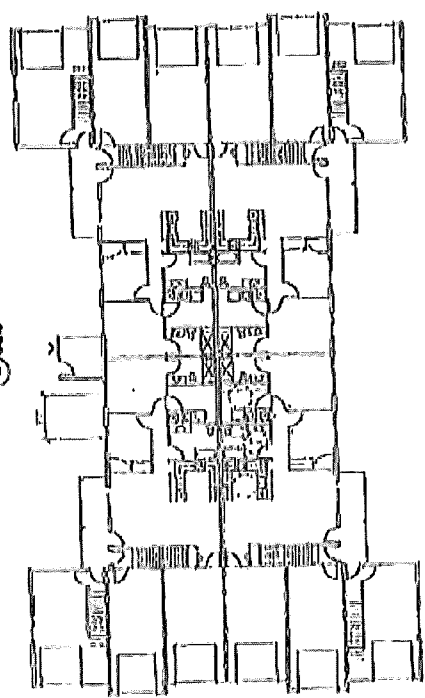
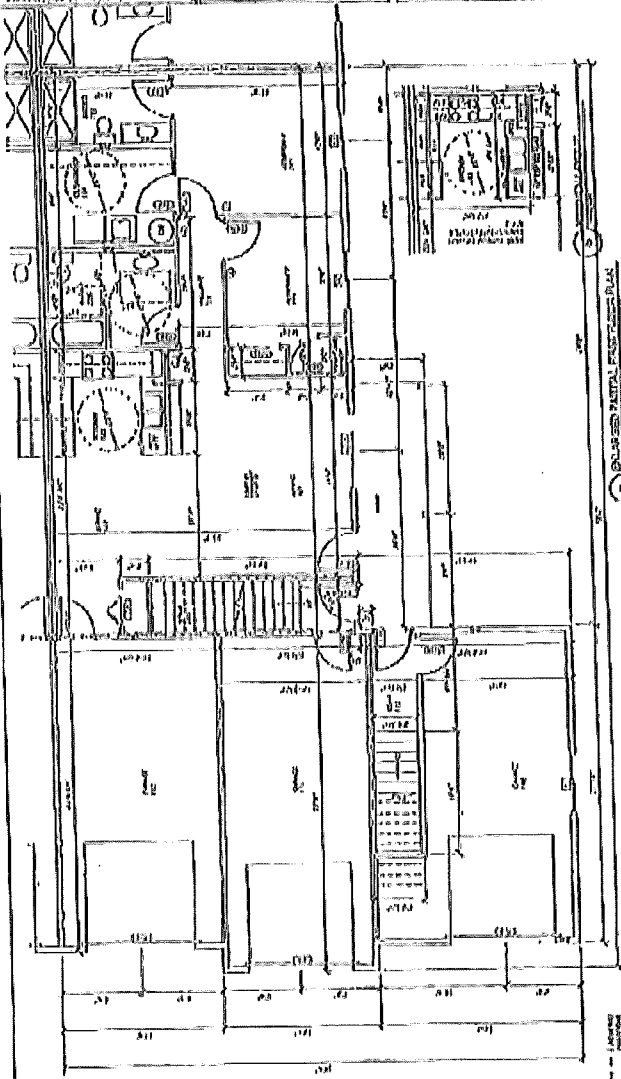
12-UNIT TOWNHOME

ROBERT T. JOHNSON / ARCHITECT
 3111 HIGHWAY 100
 LAUREL, MARYLAND 20646
 (301) 781-1100

12-1111 20 ROOMS N/A-12R

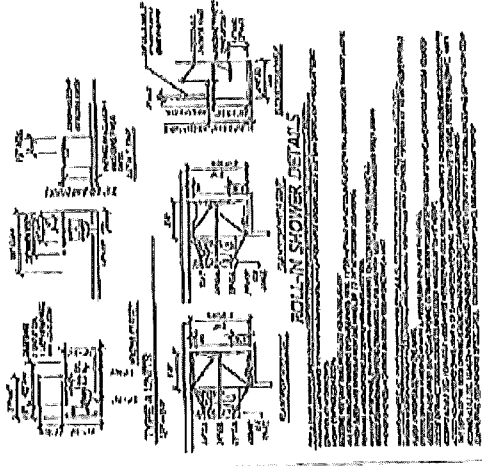
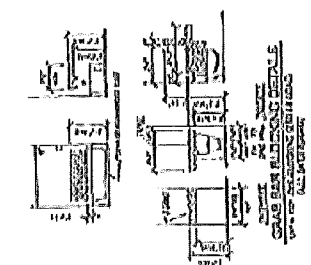
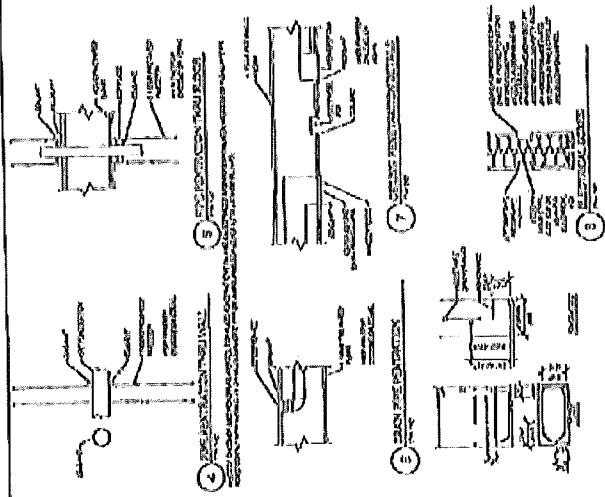
12-1111 FLOOR PLAN

A2

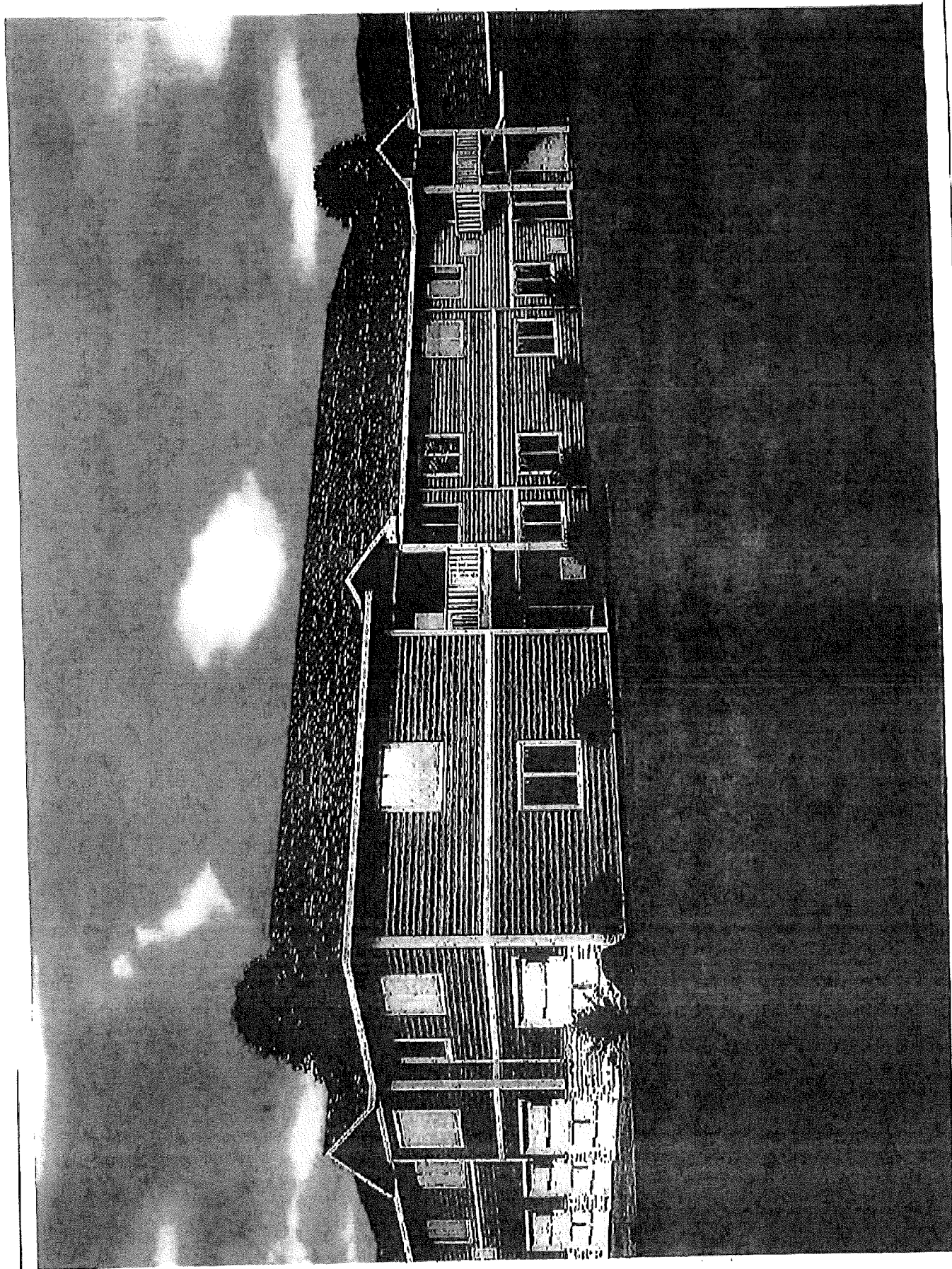


2

1



SEE LIST OF SYMBOLS ON SHEET 12-1111-10



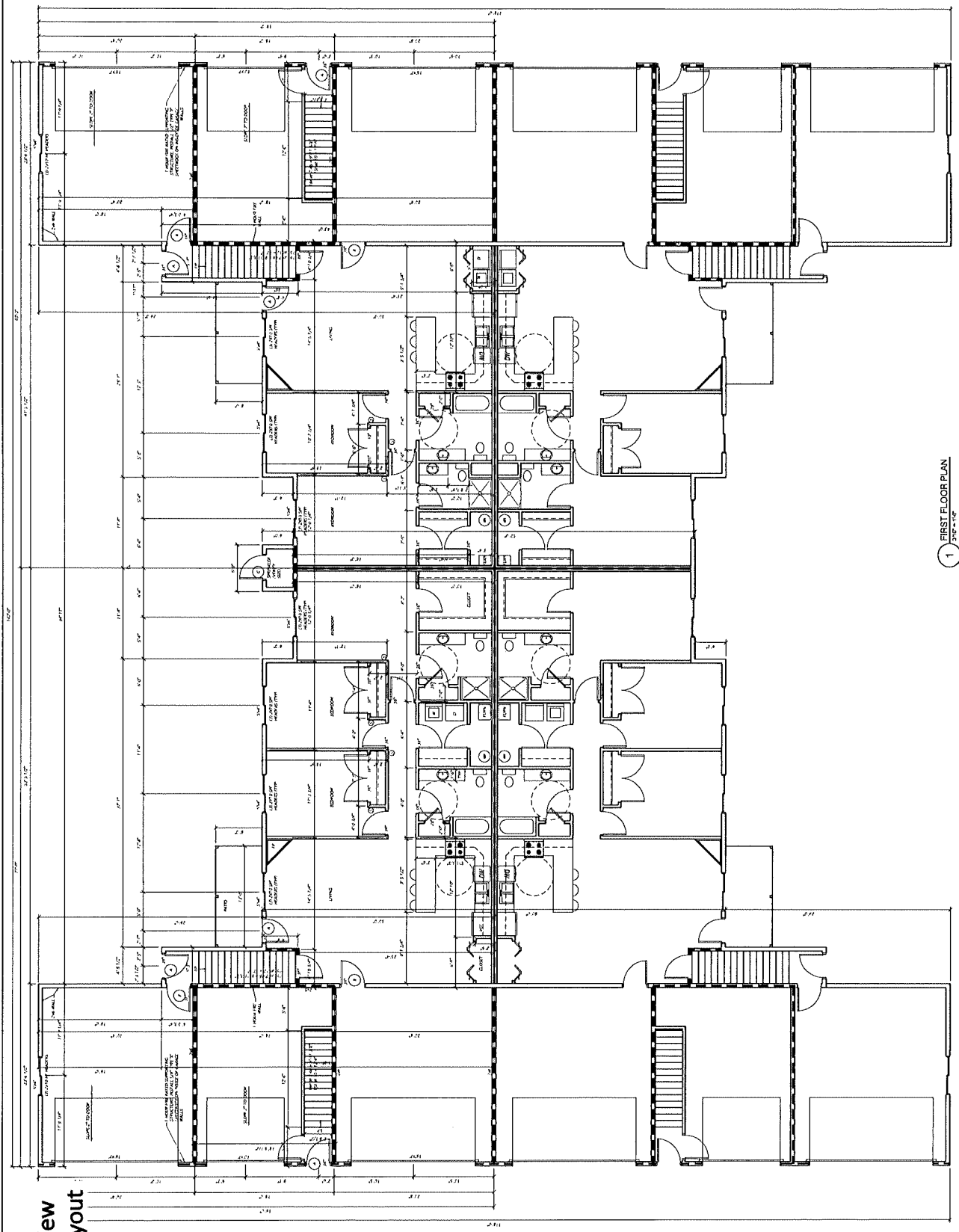
ROBERT D. JOHNSON ARCHITECT
5201 STONWOOD DRIVE
EAU CLAIRE, WISCONSIN 54703
715.828.3330
RDJA@ARCHITECT.COM

12 PLEX - OPTION 3 (28) BEDROOMS

ADDRESS
EAU CLAIRE, WI

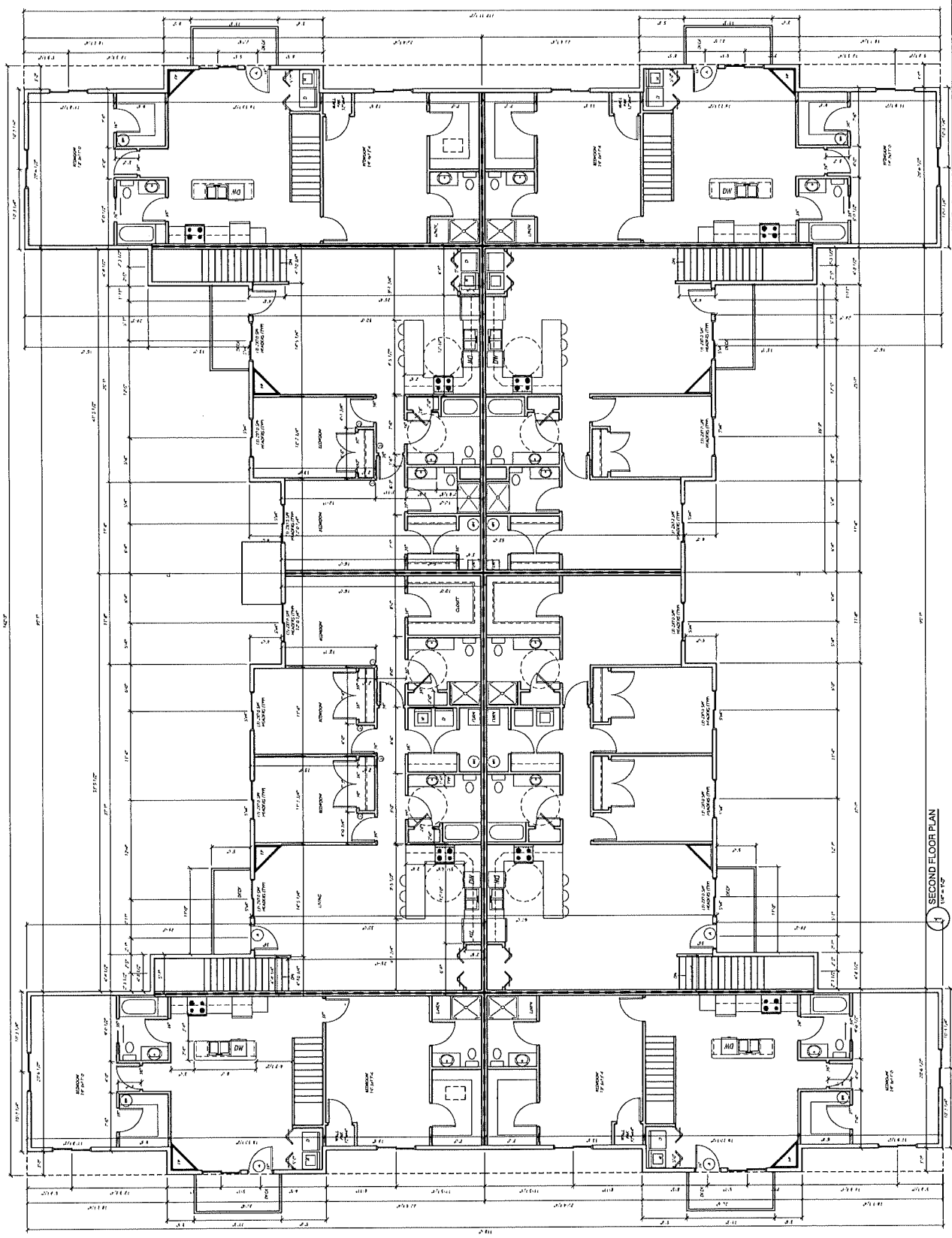
FIRST FLOOR PLANS

6-24-24
A3



New
Layout

1 FIRST FLOOR PLAN
6-24-24



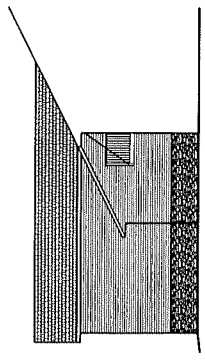
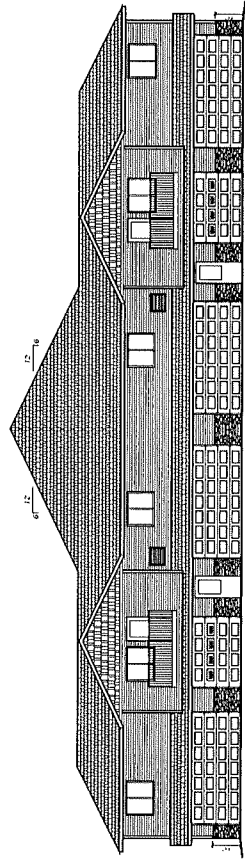
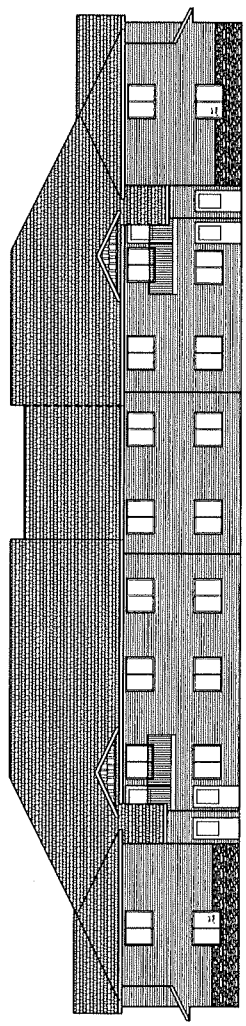
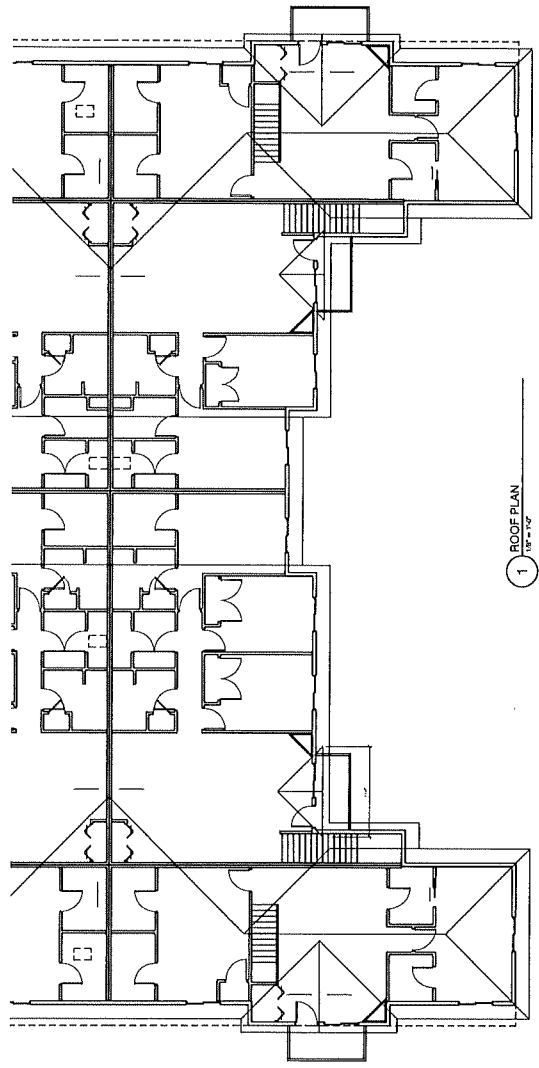
SECOND FLOOR PLAN
1/8" = 1'-0"

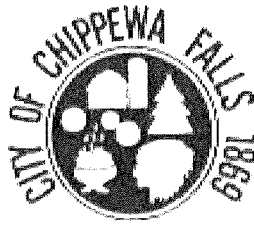
ROBERT D. JOHNSON ARCHITECT
5201 STONEWOOD DRIVE
EAU CLAIRE, WISCONSIN 54703
RDJARCHITECT@GMAIL.COM
715.828.8330

1 2 PLEX - OPTION 3 (28) BEDROOMS
ADDRESS
EAU CLAIRE, WI

ELEVATIONS

6-24-24
A7





**MINUTES
COMMITTEE #1
REVENUES, DISBURSEMENTS, WATER AND WASTEWATER
July 9, 2024**

Committee #1 - Revenues, Disbursements, Water and Wastewater met on Tuesday, July 9, 2024 at 9:00 am in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.

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

Mayor/Other Council Members present:

Others present: Finance Manager/Treasurer Lynne Bauer; Director of Public Works/Utility Manager Brandon Cesafsky; City Planner/Transit Manager Brad Hentschel; Fire Chief Jason Thom; Police Chief Ryan Douglas; Street, Fleet and Utility Maintenance Manager Rick Ruf; Brian Reilly of Ehlers; and City Clerk Bridget Givens.

Call to Order: 9:00 am

1. Discuss issues related to the 2024 borrowing. Possible recommendations to the Council.

Brian Reilly of Ehlers appeared and provided a handout to the Committee entitled: 2024 Capital Financing (a copy of which is available in the Office of the City Clerk). Details were discussed including capital projects, equipment funding, the preliminary financing plan, and timeline.

Motion by Kiefer/Nadreau to recommend Council adopt the 2024 borrowing plan as presented. All present voting aye, motion carried.

2. Adjournment

Motion by Kiefer/Nadreau to adjourn at 9:23 am. All present voting aye, motion carried.

Minutes submitted by,
Rob Kiefer, Chair



Minutes
Committee #4

Recycling, Computerization, Buildings and Intergovernmental Services

Committee #4 met on Tuesday, July 9, 2024 at 5:00 pm in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.

Committee Members present: Heather Martell, Rob Kiefer, Scott Sullivan

Mayor/Council Members present: Mayor Hoffman, John Monarski, CW King, Paul Nadreau, and Jason Hiess

Others present: Finance Manager/Treasurer Lynne Bauer; Director of Public Works/Utility Manager Brandon Cesafsky; Parks, Recreation, and Forestry Director John Jimenez; Police Chief Ryan Douglas; Fire Chief Jason Thom; Street, Fleet, and Utility Maintenance Manager Rick Ruf; and City Clerk Bridget Givens.

The meeting was called to order at 5:00 pm.

1. Discuss possible replacement of the Casper Park Maintenance Building (referral from Committee #1). Possible recommendations to the Council.

Parks, Recreation, and Forestry Director Jimenez advised the Committee of the poor condition of the Casper Park Maintenance Building. He indicated that an initial plan for renovation had been discussed in 2005 which included remodeling the building into a warming house. The renovations never came to fruition, and the building is used for storage and as a breakroom for staff when working at the park.

Discussion ensued relative to the number of buildings requiring maintenance within the City; options for demolition of this particular maintenance building, including a controlled burn through CVTC; and potential utilization of the concession stand as an alternative breakroom area.

It was noted that this building should be included as part of the overall maintenance schedule/plan that is being created.

No action taken.

2. Discuss damaged HVAC grate at the Police Department. Possible recommendations to the Council.

Police Chief Douglas indicated that the HVAC grate is structurally sound, but suffered damage when it was accidentally driven over. Douglas has received an estimate for repair and is requesting the grate be repaired to keep it from deteriorating further.

Motion by Kiefer/Martell to refer the repair of the damaged HVAC grate at the Police Department to Committee #1 for funding consideration. **All present voting aye, motion carried.**

3. Discuss maintenance schedule for City-owned buildings. Possible recommendations to the Council.

Director of Public Works/Utility Manager Cesafsky provided the Committee with information regarding preventative maintenance, reactive (corrective) maintenance, and asset lifecycle management relative to City facilities. A spreadsheet listing the various facilities and their needed upgrades, recent upgrades and expected lifespan of the upgrades was presented. This spreadsheet will continue to be prioritized and refined and brought back to the Committee for further discussion.

Once a global picture is developed, it will be referred to Committee #1 for future funding discussions.

No action taken.

4. Adjournment.

Motion by Kiefer/Sullivan to adjourn at 5:53 pm. All present voting aye, motion carried.

**Minutes submitted by:
Heather Martell, Chair**

City of Chippewa Falls Facility Maintenance

1. **Preventive maintenance** – Regularly inspecting and servicing physical assets to identify and mitigate potential issues before they escalate.
2. **Reactive (corrective) maintenance** – Addressing equipment breakdowns or malfunctions promptly to minimize downtime and reduce the impact on operations.
3. **Asset lifecycle management** – Planning and executing the replacement or upgrade of aging assets at the appropriate time to ensure cost-effectiveness and maintain functionality.

- HVAC units (2 times a year, spring and fall before busy times of year)
- Duct Cleaning (Every 3-5 years) (never done)
- Overhead Doors (every 6 months)
- Plumbing infrastructure (leaks, corrosion, pressure) (professional every 3 years)
 - Scot to review yearly
- Electrical systems
 - LED Upgrades for better efficiency
 - Electrical Inspections (Every 2 years)
- Fire suppression systems (at least once a year)
- Roofing, tiling, and windows
 - Roofing Inspection (every 2 years)
 - Terrazzo Flooring sealing & Polishing (once a year)
 - Window Cleaning Service (2 times a year)
 - Window Sealing Service (Every 5 years)

City Hall Exterior						Estimated/Yearly Cost	Year	Yearly Total
Item	Location	Installed On:	Lifespan/Frequency	Estimated/Yearly Cost	Year	Yearly Total	Year	
Roof		2023						
Windows		X						
Window Cleaning				\$5,000.00				
City Garage Roof		2020						
Total				\$ 5,000.00				
City Hall Large Equipment						Estimated/Yearly Cost	Year	Yearly Total
Item	Location	Installed On:	Lifespan/Frequency	Estimated/Yearly Cost	Year	Yearly Total	Year	
Backup Electrical Generator		1960	Anytime					
Air Compressor (Fire 1)		Unknown	Anytime					
Total				\$ -				
City Hall HVAC						Estimated/Yearly Cost	Year	Yearly Total
Item	Location	Installed On:	Lifespan/Frequency	Estimated/Yearly Cost	Year	Yearly Total	Year	
Mini Split 1 - 3 Ton - Front of City Hall (East)	Main Basement Auditorium	2020	10					
Mini Split 2 - 2 Ton - Front of City Hall (West)	Parks and Rec Basement Storage	2014	10					
Mini Split 3 - 1.5 Ton - Roof Top Condenser	1st Floor main hall East Side	2023	10	\$55		\$55		
Mini Split 4 - 1.5 Ton - West of City Hall (N of Clerks Window)	1st Floor main hall West Side	2023	10					
Mini Split 5 - 1.5 Ton - Garage Roof Condenser	2nd Floor main hall East Side	2023	10					
Mini Split 6 - 1.5 Ton - Roof Condenser	2nd Floor main hall West Side	2023	10					
Mini Split 7 - 1.5 Ton - Roof Condenser	Fire Dept 1 Living Quarters	2019	10	\$55		\$55		
AC Unit 1 - Garage Roof Condenser	Feeds Eng. Utilities, Council							
AC Unit 2 - Garage Roof Condenser	Mayors Office							
AC Unit 3 - Garage Roof Condenser	Finance Director Office							
AC Unit 4 - Garage Roof Condenser	City Planners Office							
Yearly HVAC Maintenance								
Total				\$ -				
City Hall Electrical						Estimated/Yearly Cost	Year	Yearly Total
Item	Location	Installed On:	Lifespan/Frequency	Estimated/Yearly Cost	Year	Yearly Total	Year	
Light Retrofit (1st and 2nd floor) (24 LED Lights)		2020		\$1,500.00		\$1,500.00		
Light Retrofit (Basement) (16 LED Lights)				\$1,000.00		\$1,000.00		
Light Retrofit for Landings (2 LEF Lights, danger to change)				\$400.00		\$400.00		
Total				\$ 3,200.00				
City Hall Plumbing						Estimated/Yearly Cost	Year	Yearly Total
Item	Location	Installed On:	Lifespan/Frequency	Estimated/Yearly Cost	Year	Yearly Total	Year	
Water Heater (50 Gallon)		2021						
Variable Frequency Drive 1 - Siemens (Heating)			5					
Variable Frequency Drive 2 - Siemens (Heating)			5					
Circulating Pump 1			15					
Circulating Pump 2			15					
Pressure Tank			15					
Total				\$ -				
Police Department Exterior						Estimated/Yearly Cost	Year	Yearly Total
Item	Location	Installed On:	Lifespan/Frequency	Estimated/Yearly Cost	Year	Yearly Total	Year	
Roof		2024						
Window Cleaning		1990		\$ 5,000.00		\$ 5,000.00		
Police Department Entrance Reconstruct				\$19,000		\$19,000		
Total				\$ 24,000.00		\$ 24,000.00		
Yearly Totals						\$ 95,750.00	2024	\$ 95,750.00
						\$ 0.00	2025	\$ 0.00
						\$ 0.00	2026	\$ 0.00
						\$ 0.00	2027	\$ 0.00
						\$ 0.00	2028	\$ 0.00
						\$ 0.00	2029	\$ 0.00
						\$ 0.00	2030	\$ 0.00
						\$ 0.00	2031	\$ 0.00
						\$ 0.00	2032	\$ 0.00
						\$ 0.00	2033	\$ 0.00

Item	Location	Estimate/Cost	Installed On:	Lifespan/Frequency	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Total		\$ -												
Library Plumbing														
Item	Location	Estimate/Cost	Installed On:	Lifespan/Frequency										
Total		\$ -												
Yearly Totals					\$ 968,250.00	\$ 215,000.00	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CURRENT COST ACROSS ALL DEPARTMENTS=														



Minutes
Committee of the Whole
July 9, 2024

The Committee of the Whole met on Tuesday, July 9, 2024 at 5:30 pm at City Hall, Council Chambers, 30 W Central Street, Chippewa Falls, Wisconsin.

Council/Committee Members present: John Monarski, Rob Kiefer, CW King, Scott Sullivan, Heather Martell, Paul Nadreau, and Jason Hiess.

Others Present: Mayor Hoffman; Finance Manager/Treasurer Lynne Bauer; City Planner/Transit Manager Brad Hentschel; Director of Public Works/Utility Manager Brandon Cesafsky; Police Chief Ryan Douglas; Fire Chief Jason Thom; Street, Fleet, and Utility Maintenance Manager Rick Ruf; and City Clerk Bridget Givens.

The meeting was called to order at 5:58 pm by Council President, John Monarski.

1. **Open Session**
2. **Discuss and consider priorities for use of American Rescue Plan Act (ARPA) funds. Possible recommendations to the Council.**

Finance Manager/Treasurer Bauer indicated that Committee #1 recently approved \$22,200 in items with funding to come from either ARPA or Omitted Budget Funds. As not all the projects have been completed, the final balance of remaining ARPA funds is yet to be determined. It was requested that the Committee prioritize the use of ARPA funds for the items previously approved by Committee #1 with any shortages then being covered by Omitted Budget funds.

Motion by Kiefer/Hiess to recommend Council approve prioritizing the use of ARPA Funds for the \$22,200 previously approved by Committee #1 with any shortages being covered by Omitted Budget funds. **Roll Call Vote: Aye – Kiefer, Hiess, Monarski, King, Sullivan, Martell, Nadreau. Motion carried.**

The flooring project at the Police Department came in under budget; however, the shower repair project is requiring additional funding to repair the ceiling. Additionally, Chief Douglas is interested in purchasing custom rugs to help prolong the life of the newly installed carpet.

Motion by Martell/Hiess to recommend Council approve utilizing the additional flooring project monies at the Police Department for completing the shower repair project and for the purchasing of rugs. **Roll Call Vote: Aye – Martell, Hiess, Monarski, Kiefer, King, Sullivan, Nadreau. Motion carried.**

3. **Discuss composition of the City's Board of Public Works. Possible recommendations to the Council.**

The Committee discussed the possibility of adding two citizens as members of the Board of Public Works. It was noted that it is important to fill these positions with individuals who are experienced in corresponding industries. The Mayor will reach out to potential prospects, the opportunity for membership will be posted on the City's website, and additional discussion will be had a future meeting.

No action taken.

4. **Motion by Nadreau/Hiess to go into Closed Session under Wis. Stats. Sec. 19.85(1)(e) for “deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a Closed Session” to discuss and consider the following:**
- a. **All matters relative to procurement of a satisfactory Development Agreement for Project Northern Lights in Tax Increment District No. 7; and**
 - b. **Potential site location for future business park; and to include the Committee, Mayor, City Attorney, Bauer, Hentschel, Givens, and Cesafsky; may return to Open Session for possible action on Closed Session item.**

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

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

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

5. **Adjournment.**

Motion by Hiess/Martell to adjourn at 7:32 pm. All present voting aye, motion carried.

**Minutes submitted by:
John Monarski, Council President**

1.17 - BOARD OF PUBLIC WORKS .

- (1) MEMBERSHIP. (Am. #05-22; #2012-16) The Board of Public Works shall consist of the Mayor, a Common Council Member selected by the Committee on Committees and confirmed by the Common Council, Director of Public Works/City Engineer, Finance Manager and volunteer resident of the City of Chippewa Falls appointed by the Mayor and confirmed by the Common Council, each of whom shall have one vote as a member of the Board; and the following additional members of the Board of Public Works, but without vote: Utilities Manager, Street Manager and City Attorney, whose position on the Board shall be advising and recommending.
- (2) ORGANIZATION. (Am. #85-16) The Board of Public Works shall choose a president of the Board from that number on one of its May meetings each year. The Director of Public Works shall be the secretary of the Board.
- (3) COMPENSATION. The salaries of each of the members of the Board shall be in full for their services as members.
- (4) RULES OF PROCEDURE. The Council shall make such rules from time to time as they deem proper, not contravening any of the provisions of Ch. 62, Wis. Stats., for the government of the Board of Public Works and the manner in which the business of the Board shall be conducted.
- (5) QUORUM; RECORDS; REPORTS. A majority of the voting members of the Board shall constitute a quorum for doing business.

The Board shall keep a record of all of its proceedings, which shall be open at all reasonable times to the inspection of any elector of the City and shall make a report to the Council on or before March 1 in the year and more often if required by the Council.

- (6) PETITIONS FOR PUBLIC WORKS AND CONSTRUCTION. The City Council shall refer all petitions for all public works and new construction to the Board of Public Works, which at its next meeting shall act on such petitions referred to it, vote on the same, including the priority of work to be done, and submit its recommendations to the City Council in writing, together with appropriate resolution or ordinance, as required by law.
- (7) PUBLIC CONSTRUCTION BY THE CITY WITHOUT BIDS. (Rep. & recr. #79-24)
 - (a) With regard to the following classes of public construction or any part thereof, the estimated cost of which shall exceed \$5,000, the Board of Public Works, when directed by resolution of the City Council, may procure all materials and furnish the labor and equipment for such construction without submitting the same for bids:
 1. Construction of streets and alleys, including sidewalks, curbs and gutters and driveway approaches, both concrete or bituminous.
 2. Construction of watercourses or storm sewers.
 3. Installation of water mains and sanitary sewers and appurtenant facilities.

4. Construction of municipal off-street parking lots.
 5. Installation of street lights and traffic control devices and appurtenant facilities.
 6. Installation of appurtenances in public buildings and upon public grounds.
- (b) Whenever any public construction shall be done pursuant to this section, the Board of Public Works shall keep an accurate account of the cost thereof, including the necessary overhead expense.

PARKS, RECREATION & FORESTRY BOARD MEETING
Tuesday, July 9, 2024

1. Call to order by Beth Arneberg at 6:32 p.m.
Roll Call: Members Present: Audrey Stowell, Reggie Geissler, Beth Arneberg, John Abbe
Absent: Justin Agnew, Rob Kiefer and Travis Siebert
Staff present: John Jimenez, Mikinley Prafke
2. Approval of Minutes: June 11, 2024. **Motion by Geissler/Arneberg to approve minutes of June 11, 2024. Motion passed.**
3. Personal Appearances by Citizens. No personal appearances.
4. Discuss/Consider Special Event Applications. Chippewa River Industries submitted picnic event application for August 15, 2024, at the main pavilion. **Motion by Arneberg/Stowell to approve application as presented. Motion passed.**
5. Discuss/Consider
 - a. Flag Hill. John J. states contract is still in the works and hopes the project can break ground by the end of the month.
 - b. Possible YMCA Collaboration Outcomes. John has received information from other municipalities who have similar agreements. Discussed potential items for dialogue with YMCA.
 - c. Drone Policy for Marshall Park. City Attorney has advised that it would need to be an ordinance. John J. will explore getting sun shades/umbrellas.
 - d. Outlaw Farms Partnership Opportunity. Current agreement for petting zoo is with Outlaw Farm.
 - e. Recreation Report. MiKinley gives report. Discussed swimming lessons, t-ball, archery, junior zoo keeper, pool passes, lifeguarding class, and aqua dance. There was not enough interest in summer basketball. MiKinley reports pool has increased usage, averaging 137 people per day. He is exploring winter swimming lessons, private lessons, certifying lifeguards, etc. Rob Kiefer arrives.
 - f. Director Report. Jefferson pillars are complete; automatic gates are also now complete and operational. These will allow closing shifts to be adjusted and staff to get more work done during the day. Timing will be work in progress. Posts for tennis/pickle ball courts going in this week. Five acres of invasives have been done. Mobile robot training has taken place for painting fields and parking lines. Process of purchasing staff uniforms has started. Fall & winter activity guide rolling out this week.
6. Approve Claims. **Motion by Geissler/Abbe to approve claims in the amount of \$107,353.94. Motion passed.**

7. Park Board Members' Concerns or Comments. Comments regarding process for moving forward with pool planning. Beth thanks John for all his work over 4th of July weekend with rain delay, and all that was involved with that. Need to notify Go Chippewa that the fountain at Riverfront is not a splash pad.
8. Adjournment. **Motion by Kiefer/Arneberg to adjourn at 7:59 p.m. Motion passed.**

Submitted by:
Audrey Stowell, Secretary

**Minutes of the
Meeting of the Chippewa Falls Public Library Board of Trustees
June 12, 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 of the Chippewa Falls Public Library.

2. Roll Call of Members

Members Present: Ambelang, Houkom, Jones, King, Martell (arrived 5:10 p.m.), Newton, Rasmus

Others Present: Director Joe Niese, Confidential Administrative Assistant Deb Braden, Brandi Smith, Circulation Services Coordinator/Social Media Specialist

3. Approval of Agenda

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

4. Presentation by Brandi Smith Circulation Services Coordinator/Social Media Specialist

Brandi Smith shared a packet on the Circulation Department and the Social Media for the Library.

5. Disposition of the minutes of the Board of Trustees meeting of May 15, 2024

Motion made by King seconded by Newton to approve the minutes of the Board of Trustees meeting of May 15, 2024. All present Voting Aye. Motion carried.

6. Disposition of the vouchers to be paid from the 2024 budget after June 18, 2024.

Motion made by Jones seconded by Houkom to approve the vouchers to be paid from the 2024 budget after June 18, 2024. Roll Call Vote. Voting Aye: Ambelang, Houkom, Jones, King, Martell, Newton, Rasmus. Motion carried.

7. Public Appearances

None

8. Correspondence

None

9. Management Report

Director Niese talked about highlights from the Management Report. He talked about the Summer Reading challenge has begun for the summer. MORE Budget hearing is coming up. Our Library will be seeing an increase of approximately \$7,000.

10. Current Business

a) Election of Officers

President Ambelang opened the floor to nominations. Motion made by King seconded by Jones to re-elect Ambelang as President. Motion made by Jones seconded by Newton to move to close the nominations and cast a unanimous ballot. All present Voting Aye. Motion carried. New President is Ambelang.

Motion made by King, seconded by Rasmus for Jones for Vice-President. Motion made by Newton, seconded by King to move to close the nominations and cast a unanimous ballot. All present Voting Aye. Motion carried. The new Vice-President is Jones.

Motion made by Jones, seconded by King for Newton for Financial Secretary. Motion made by Jones, seconded by Martell to close the nominations and cast a unanimous ballot. All present Voting Aye. Motion carried. New Financial Secretary is Newton.

b) Committee assignments

The Library Board Committee for 7/2024-7/2024 was reviewed and adjusted.

c) Summer help

Due to vacation time and illnesses we are sometimes need of more help. Director Niese was given the approval to seek some temporary help through senior programs or CVTC Library internships.

11. Announcements

None

12. Items for future consideration

- a) Department presentations – Jeanne Peterson – Tech Department
- b) MORE Budget
- c) John Thompson presentation “What Does IFLS Do For Us?”

13. Adjournment

Motion made to adjourn by King seconded by Jones. All present Voting Aye. Motion carried. Meeting adjourned at 5:42 p.m.

Respectfully Submitted,
Deb Braden, Confidential Administrative Assistant



CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

Applicant Name and Address: Melissa Kupczak (Loop-de-Lori Triathlon)	Applicant Phone Number: 715-579-2558
---	---

<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: Melissa Kupczak 546 S, Main Street Chippewa Falls, WI 54729
--	--

Name of the event: Loop-de-Lori Triathlon	Estimated number of persons participating: 200
--	---

Date and start and end times requested for street use:
Saturday, September 7, 2024 10 am to 2 pm

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
Road block S on Hebert/Canal, Mitchell Street/Canal and block off right lane on Main Street to Canal

Use, described in detail, for which the street use permit is requested:
Bike Route for Triathlon on September 7, 2024

City services requested for the event (e.g., Street Department or Police Department staff time)

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: Melissa Kupczak Date: 6-18-2024

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):
*6-29-24 - Nothing from CFPD #104
Nothing from DPW BSC 7/1/24*

Requirements of Applicant:

Approved by: [Signature] Signature of Chief of Police

[Signature] Signature of Director of Public Works

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

Decision of City Council (required): Approved Denied



CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

Applicant Name and Address: Chippewa Partners, 1 N Bridge St., Chippewa Falls, WI 54729	Applicant Phone Number: 715-723-0331
--	---

<input type="checkbox"/> Please check here if the applicant is the individual in charge of the event. If not, please indicate Name, Address and Phone Number of responsible individual. Missy Prissel 1 N. Bridge St., Chippewa Falls, WI 54729 715-723-0331	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: Chippewa Partners, Allyson Wisniewski 1 N. Bridge St., Chippewa Falls, WI 54729 715-723-0331
---	---

Name of the event: Oktoberfest	Estimated number of persons participating: 100
-----------------------------------	---

Date and start and end times requested for street use:
September 20, 2024 12:00 pm

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
Leinenkugel Brewery, Hwy 124 to Northern WI State Fairgrounds Entrance, 225 Edward St.

Use, described in detail, for which the street use permit is requested:
Escort the 2024 Oktoberfest Festmeister & Festmeisterin with Golden Keg from Leinenkugel Brewery to Fairgrounds

City services requested for the event (e.g., Street Department or Police Department staff time)
Close one side of the street from 12:00 pm until 1:00 pm

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.

Missy Prissel _____ 5-1-24 _____
Signature of Applicant Date

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):
*One officer each night (1800-0000) \$65/hr = \$780. Escort = No Cost. On-Duty officer #104 4/23/24
None from Public Works. Escort provided by Police Department. BTC 7/9/24*

Requirements of Applicant:

Approved by: [Signature] _____ [Signature] _____
Signature of Chief of Police Signature of Director of Public Works

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

Decision of City Council (required): Approved Denied



CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

Applicant Name and Address: Chippewa Partners, 1 N Bridge St., Chippewa Falls, WI 54729	Applicant Phone Number: 715-723-0331
--	---

<input type="checkbox"/> Please check here if the applicant is the individual in charge of the event. If not, please indicate Name, Address and Phone Number of responsible individual. Missy Prissel 1 N. Bridge St., Chippewa Falls, WI 54729 715-723-0331	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: Chippewa Partners, Allyson Wisniewski 1 N. Bridge St., Chippewa Falls, WI 54729 715-723-0331
---	---

Name of the event: Oktoberfest	Estimated number of persons participating: 500
-----------------------------------	---

Date and start and end times requested for street use:
August 20 - September 22, 2024

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
Decorate light poles & bokes on all of Bridge Street & Harmony Court

Use, described in detail, for which the street use permit is requested:
Ribbon & Oktoberfest signs on bikes & street/light poles, Oktoberfest signs & ribbon in Harmony Court.

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.

Missy Prissel 5/1/24
Signature of Applicant Date

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):
None - B/C DPW 7/9/24

Requirements of Applicant:

Approved By: *[Signature]* *[Signature]*
Signature of Chief of Police Signature of Director of Public Works

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

Decision of City Council (required): Approved Denied

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: 5/1/23

Town Village City of Chippewa Falls

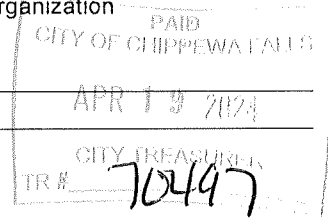
County of Chippewa

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 9/20/2024 11:00 am and ending 9/21/2023 11 pm and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

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



(a) Name Chippewa Partners Inc DBA Oktoberfest

(b) Address 1 N. Bridge St, Chippewa Falls, WI 54729
(Street) Town Village City

(c) Date organized 2003

(d) If corporation, give date of incorporation 1978

(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 Michael Stoffel, 1 N. Bridge St., Chippewa Falls, WI 54729

Vice President _____

Secretary Allyson Wisniewski, 1 N. Bridge St., Chippewa Falls, WI 54729

Treasurer Allyson Wisniewski, 1 N. Bridge St., Chippewa Falls, WI 54729

(g) Name and address of manager or person in charge of affair: Missy Prissel, 1 N. Bridge St, Chippewa Falls, WI 54729 715-723-0331

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 St, Chippewa Falls, WI / Northern WI State Fairgrounds

(b) Lot _____ Block _____

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

(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 Friendly Festival/Events
 Security measures: VRISbands for people over 21 yrs old

3. Name of Event

(a) List name of the event Oktoberfest

(b) Dates and times of event September 20-21, 2024 11 am - 11 pm

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.

Chippewa Partners, Inc dba Oktoberfest
(Name of Organization)

Officer Allyson Wisniewski 4/5/24
(Signature/date)

Officer _____
(Signature/date)

Officer Michael Stoffel
(Signature/date)

Officer _____
(Signature/date)

Date Filed with Clerk _____

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

Police Department Approval CSherick Pubs #704
CFPD 4-23-24

Date _____ Wisconsin Department of Revenue

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: Octoberfest	Event Description (e.g. walk, concert, etc.): Festival
Name and Address of Sponsoring Organization: Chippewa Partners, 1 N. Bridge St, Chippewa Falls, WI 54729	
Contact Name: Missy Prassel	Contact Address: 1 N. Bridge St, Chippewa Falls, WI 54729
Work Phone: 715-723-0331	Cell Phone: 715-797-2706
Email: Missy@chippewachamber.org	Day of Event Contact Name and Number (if different): Same
Date(s) of Event: September 20-21, 2024	Estimated Daily Attendance: 16500

Location(s) of Event:
NWSF, 225. Edward St, Chippewa Falls, WI 54729

City Services/Equipment Requested:
Parade - Police escort, lane closure
MUSIC, CROSSB license.

**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*
*supply proof of licensure from Chippewa County |
| <input checked="" type="checkbox"/> Street Use Permit Application | <input checked="" type="checkbox"/> Dance/Music Application |
| <input type="checkbox"/> Fireworks Permit | <input type="checkbox"/> Temporary Extension of Premises
(in relation to existing license holders) |

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

FOR OFFICE USE ONLY - ROUTING VERIFICATION

Police Chief Signature: 	Date: 9-23-24
Fire Chief Signature: 	Date: 4-30-2021
Director of Public Works/City Engineer/Utilities Manager: 	Date: 7-9-24



APPLICATION FOR DANCE AND LIVE MUSIC LICENSE

Name of Applicant: Chippewa Partners Inc DBA Oktoberfest	Address of Applicant: 1 N. Bridge St, Chippewa Falls, WI 54729																													
Name of Premises to be Licensed: Northern Wisconsin State Fairgrounds	Address of Premises: 225 Edward St, Chippewa Falls, WI 54729	Date(s) of Event (Class "E" Licenses only): September 20-21, 2024																												
Class of License Applied for:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">Class "A" Annual</td> <td style="width: 10%; text-align: center;">[]</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">\$130.00</td> </tr> <tr> <td>Class "B" Annual</td> <td style="text-align: center;">[]</td> <td></td> <td style="text-align: right;">\$80.00</td> </tr> <tr> <td>Class "C" Annual</td> <td style="text-align: center;">[]</td> <td></td> <td style="text-align: right;">\$30.00</td> </tr> <tr> <td>Class "D"</td> <td style="text-align: center;">[]</td> <td></td> <td style="text-align: right;">\$10.00</td> </tr> <tr> <td>Class "E"</td> <td style="text-align: center;">[X]</td> <td></td> <td style="text-align: right;">\$10.00/day</td> </tr> <tr> <td>Live Music Annual</td> <td style="text-align: center;">[]</td> <td></td> <td style="text-align: right;">\$30.00</td> </tr> <tr> <td>Juke Box</td> <td style="text-align: center;">[]</td> <td></td> <td style="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"	[X]		\$10.00/day	Live Music Annual	[]		\$30.00	Juke Box	[]		\$30.00 (annual)	<div style="border: 1px solid black; padding: 5px; text-align: center;"> PAID CITY OF CHIPPEWA FALLS APR 19 2024 CITY TREASURER TR # 70497 </div>
Class "A" Annual	[]		\$130.00																											
Class "B" Annual	[]		\$80.00																											
Class "C" Annual	[]		\$30.00																											
Class "D"	[]		\$10.00																											
Class "E"	[X]		\$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.

Nissa Brissel
 Signature of Applicant

5/1/24
 Date

Attest: *Bridget Owens*
 City Clerk/Deputy Clerk

Date of Council Approval: _____

License No.: _____

**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:

Flame Addition Lots 15 and 16, being parcel #22808-1812-65560015 at 421 Frenette Drive, City of Chippewa Falls, Chippewa County, Wisconsin from

R-3-4 Multiple-Family Four-Plex Residence District to C-2 General Commercial 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 6th day of August, 2024.

FIRST READING: July 16th, 2024

SECOND READING: August 6th, 2024

PUBLIC HEARING: August 6th, 2024

APPROVED: _____
Mayor

ATTEST: _____
Bridget Givens, City Clerk

PUBLISHED: _____

Council President

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
TO ALLOW THE OPERATION OF THE CHIPPEWA FALLS HEAD START
PROGRAM, AN EARLY EDUCATION CENTER, AT PARCEL #22808-1812-65560015;
421 FRENETTE DRIVE.**

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

1. That a request from Jaco Investments for a Special Use Permit was received by the City of Chippewa Falls Plan Commission for consideration and action on June 10th, 2024 and has been duly considered.
2. That the City of Chippewa Falls Common Council conducted a public hearing on August 6th, 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 Jaco Investments to allow the operation of the Chippewa Falls Head Start Program, and early education center, at 421 Frenette Drive, Chippewa Falls, Wisconsin.
4. That the Special Use Permit hereby granted shall be expressly subject to and conditioned upon the following:
 - A. That plans and details attached become part of this Special Use Permit.
 - B. That this permit be contingent on the successful rezoning of parcel #22808-1812-65560015 at 421 Frenette Drive.
 - C. 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.
 - D. 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.
 - E. That except as specifically provided herein, all regulations of City Codes shall apply.

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

Dated this 6th day of August, 2024.

FIRST READING: July 16th, 2024

Council President

SECOND READING: August 6th, 2024

PUBLIC HEARING: August 6th, 2024

APPROVED: _____
Mayor

ATTEST: _____
Bridget Givens, City Clerk

PUBLISHED: _____

**RESOLUTION
APPROVING A CERTIFIED SURVEY MAP**

RESOLVED, that a Certified Survey Map prepared by Jason Hiess, Professional Land Surveyor, for Mason Companies and Chippewa Youth Hockey Association, is hereby approved by the Chippewa Falls Common Council. Said parcel being part of the Northwest ¼ of the Southwest ¼, Section 32, Township 29 North, Range 8 West, include all of Lot 1 and Out Lot 1) City of Chippewa Falls, Chippewa County, Wisconsin.

Dated this 16th day of July, 2024

ADOPTED: _____
Council President

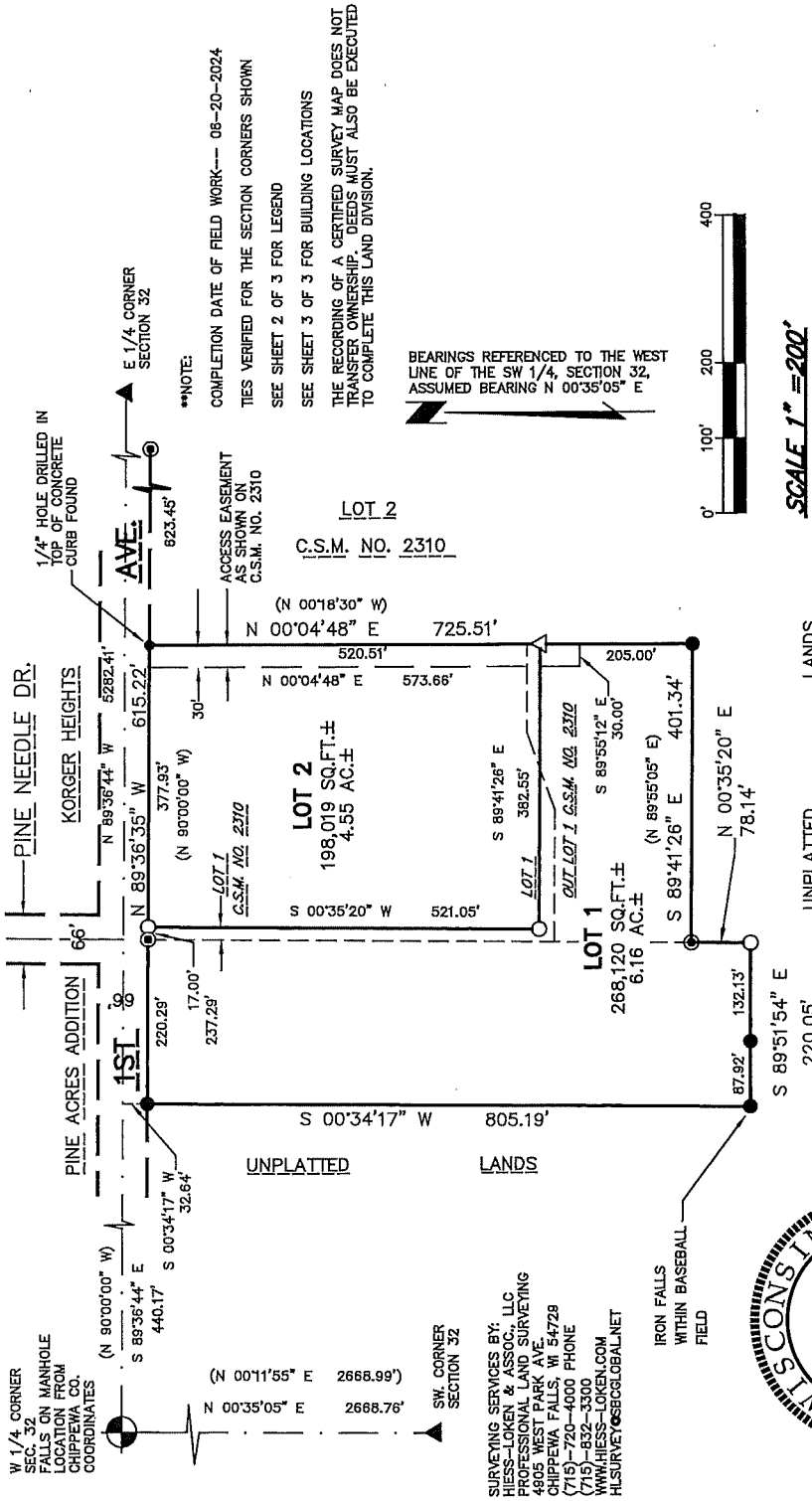
APPROVED: _____
Mayor

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

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____

RECORDED IN VOL _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____



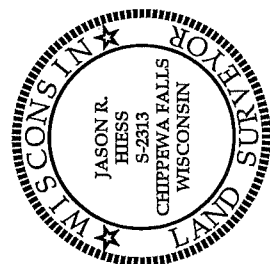
SCALE 1" = 200'
PART OF THE NW 1/4 OF THE SW 1/4,
SECTION 32, T29N, R8W,
CITY OF CHIPPEWA FALLS, CHIPPEWA CO., WI
INCLUDING ALL OF LOT 1 AND OUT LOT 1,
C.S.M. NO. 2310, RECORDED IN VOL. 10 OF
C.S.M.'S, P. 152, AS DOC. NO. 644486
CAD NAME: MASONCO241



BEARINGS REFERENCED TO THE WEST
LINE OF THE SW 1/4, SECTION 32,
ASSUMED BEARING N 00°35'05" E

**NOTE:
COMPLETION DATE OF FIELD WORK--- 08-20-2024
TIES VERIFIED FOR THE SECTION CORNERS SHOWN
SEE SHEET 2 OF 3 FOR LEGEND
SEE SHEET 3 OF 3 FOR BUILDING LOCATIONS
THE RECORDING OF A CERTIFIED SURVEY MAP DOES NOT
TRANSFER OWNERSHIP. DEEDS MUST ALSO BE EXECUTED
TO COMPLETE THIS LAND DIVISION.

UNPLATTED LANDS
Jason R. H.
JASON R. HIESS, P.L.S.
DATED THIS 24TH DAY OF JUNE, 2024.



SURVEYING SERVICES BY: ILLC
HIESS SURVEYING & CONSULTING
PROFESSIONAL LAND SURVEYING
4805 WEST PARK AVE
CHIPPEWA FALLS, WI 54728
(715)-720-4000 PHONE
(715)-832-3300 FAX
WWW.HIESS-SURVEYING.COM
HLSURVEY@GEOGLOBAL.NET

**CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____**

RECORDED IN VOL. _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____

**PART OF THE NW 1/4 OF THE SW 1/4,
SECTION 32, T29N, R8W,
CITY OF CHIPPEWA FALLS, CHIPPEWA CO., WI
INCLUDING ALL OF LOT 1 AND OUT LOT 1,
C.S.M. NO. 2310, RECORDED IN VOL. 10 OF
C.S.M.'S, P. 152, AS DOC. NO.644486**

CAD NAME: MASONCO241

SURVEYOR'S CERTIFICATE

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

THAT THE EXTERIOR BOUNDARY OF THE LAND SURVEYED AND MAPPED IS AS FOLLOWS: A PARCEL OF LAND BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 32, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN. INCLUDING LOT 1 AND OUT LOT 1, CERTIFIED SURVEY MAP NUMBER 2310, RECORDED IN VOLUME 10 OF CERTIFIED SURVEY MAPS, PAGE 152, AS DOCUMENT NUMBER 644486. BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 32; THENCE S.89°36'44"E. ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 32, 440.17 FEET; THENCE S.00°34'17"W. 32.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S.00°34'17"W. 805.19 FEET; THENCE S.89°51'54"E. 220.05 FEET; THENCE N.00°35'20"E. 78.14 FEET TO THE SOUTHWEST CORNER OF SAID OUT LOT 1; THENCE S.89°41'26"E. ALONG THE SOUTH LINE THEREOF, 401.34 FEET TO THE SOUTHEAST CORNER OF SAID OUT LOT 1; THENCE N.00°04'48"E. ALONG THE EAST LINE OF SAID OUT LOT 1 AND ALONG THE EAST LINE OF SAID LOT 1, 725.51 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE N.89°36'35"W. ALONG AND ALONG A WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1, 615.22 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO EXISTING EASEMENTS.

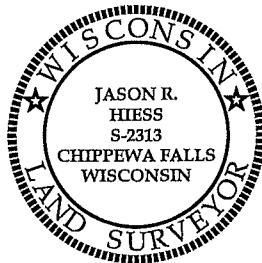
THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND MAPPED.

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

Jason R. Hiess

JASON R. HIESS, P.L.S.

DATED THIS 24TH DAY OF JULY, 2024.



LEGEND

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

CITY OF CHIPPEWA FALLS COMMON COUNCIL RESOLUTION

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

SIGNED: _____
GREGORY S. HOFFMAN, MAYOR

APPROVED: _____ DATE

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

BRIDGET GIVENS, CITY CLERK

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

**CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____**

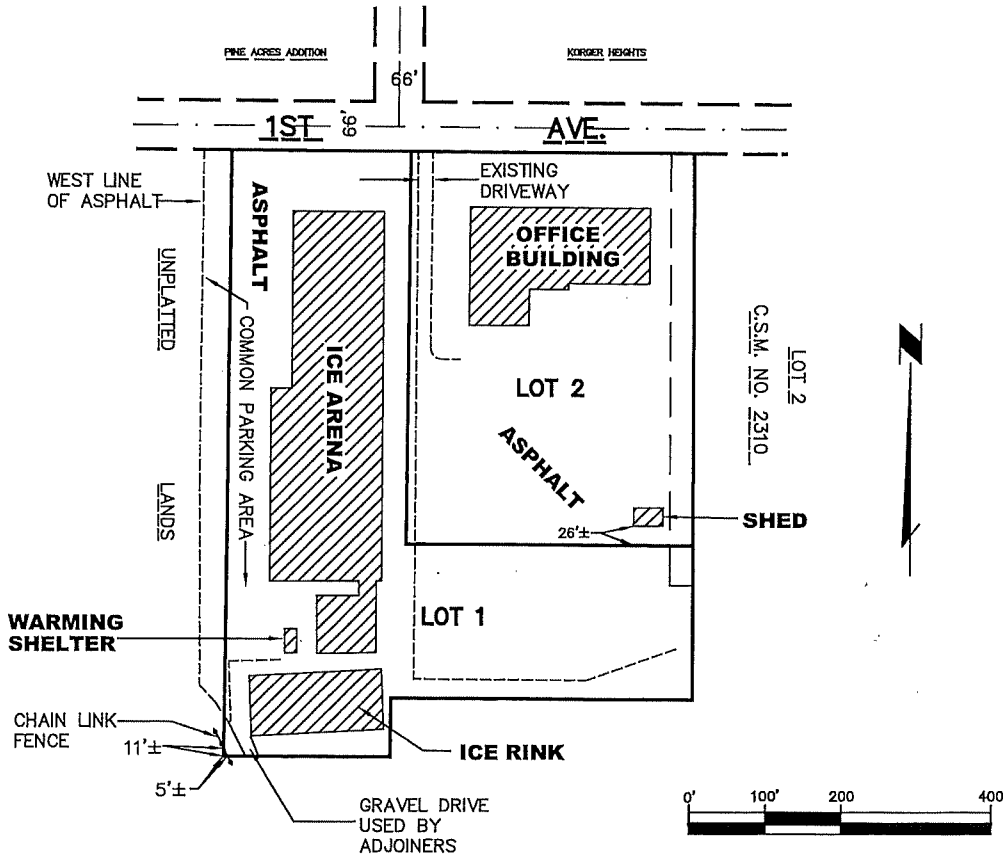
RECORDED IN VOL. _____ OF THE
CERTIFIED SURVEY MAPS PAGE _____

PART OF THE NW 1/4 OF THE SW 1/4,
SECTION 32, T29N, R8W,
CITY OF CHIPPEWA FALLS, CHIPPEWA CO., WI
INCLUDING ALL OF LOT 1 AND OUT LOT 1,
C.S.M. NO. 2310, RECORDED IN VOL. 10 OF
C.S.M.'S, P. 152, AS DOC. NO.644486

CAD NAME: MASONCO241

BUILDING LOCATIONS

NOTE: NOT ALL SURFACE
FEATURES SHOWN



Jason R. Hiess

JASON R. HIESS, P.L.S.

DATED THIS 24TH DAY OF JUNE, 2024.

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