

AGENDA FOR REGULAR MEETING OF COMMON COUNCIL

To be held on Tuesday, August 6, 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 16, 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

(a) Public Hearing regarding the rezoning of Parcel #22808-1812-65560015, 421 Frenette Drive, from R-3-4 Multi-Family 4-Plex Residential District to C-2 General Commercial District. (see Ordinance #2024-18)

(b) Public Hearing regarding a Special Use Permit allowing Parcel #22808-1812-65560015, 421 Frenette Drive, to operate the Chippewa Falls Head Start Program. (see Ordinance #2024-19)

5. COMMUNICATIONS – None

6. REPORTS

(a) The Board of Public Works meeting of July 22, 2024 was cancelled due to a lack of agenda items.

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

(a) Consider Committee #3 Transportation, Construction, Public Safety, and Traffic minutes of July 23, 2024.

(a) Consider Committee #3 Transportation, Construction, Public Safety, and Traffic minutes of July 31, 2024.

8. APPLICATIONS

(a) Consider Temporary Class "B" Beer Alcohol Beverage License Application of St. Charles Borromeo Parish for the Boar-O-Mania Festival to be held at St. Charles Borromeo Parish, 810 Pearl Street, on August 17, 2024.

9. PETITIONS - None

10. MAYOR ANNOUNCES APPOINTMENTS - None

11. MAYOR'S REPORT - None

12. REPORT OF OFFICERS - None

13. ORDINANCES

(a) Consider **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).

(b) Consider **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.

(c) First Reading of **Ordinance #2024-20 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls. (Lake Wissota Business Park, Second Addition, Lots 2, 3, and 4 from C-2 General Commercial District to I-2 Light Industrial District)

14. RESOLUTIONS

(a) Consider **Resolution #2024-23 Entitled:** Resolution Approving a Certified Survey Map. (Lots 3 and 4, Lake Wissota Business Park, Second Addition)

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

16. CLAIMS

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

(b) Consider claim of Jesse Doers, 819 W Spruce Street. *(see letter from Statewide Services recommending denial of the claim)*

(c) Consider claim of Saralyn Cohen, 627 Dwight Street. *(see letter from Statewide Services recommending denial of the claim)*

17. CLOSED SESSION

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

1. Potential site location for future business park; and
2. Negotiation and possible sale of City-owned property in TID #16 including all matters relative to procurement of a satisfactory Development Agreement.

May return to Open Session for possible action on Closed Session item.

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 August 2, 2024 at 2:10 pm by BNG.

MINUTES OF THE REGULAR MEETING OF THE COMMON COUNCIL

The regular meeting of the Common Council of the City of Chippewa Falls was held on Tuesday, July 16, 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; Director of Public Works/Utility Manager Brandon Cesafsky; City Planner/Transit Manager Brad Hentschel; Police Chief Ryan Douglas; Fire Chief Jason Thom; Brian Reilly of Ehlers; City Clerk Bridget Givens; and those on the attached sign-in sheet.

APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) **Motion by Nadreau/Hiess** to approve the minutes of the Council Meeting of July 2, 2024. **All present voting aye, motion carried.**

PERSONAL APPEARANCES BY CITIZENS

(a) Chippewa County Board Supervisor - District 15, Lee Hennick, appeared to commend the Police Department for their response to the recent evacuation of residents from the Romeis Millstream Apartments.

PUBLIC HEARINGS – None

COMMUNICATIONS - None

REPORTS

(a) **Motion by Kiefer/King** to approve the Board of Public Works minutes of July 8, 2024. **All present voting aye, motion carried.**

(b) **Motion by Nadreau/Martell** to approve the Plan Commission minutes of July 8, 2024. **Roll Call Vote: Aye – Nadreau, Martell, Monarski, Kiefer, King, Sullivan; Recuse – Hiess. Motion carried.**

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

(a) **Motion by Monarski/King** to approve the Committee #1 Revenues, Disbursements, Water and Wastewater minutes of July 9, 2024. **Roll Call Vote: Aye – Monarski, King, Sullivan, Martell, Nadreau, Hiess, Kiefer. Motion carried.**

(b) **Motion by Hiess/Kiefer** to approve the Committee #4 Recycling, Computerization, Building, Intergovernmental Services minutes of July 9, 2024. **All present voting aye, motion carried.**

(c) **Motion by Hiess/King** to approve the Committee of the Whole minutes of July 9, 2024. **Roll Call Vote: Aye – Hiess, King, Sullivan, Martell, Nadreau, Monarski, Kiefer. Motion carried.**

(d) The Park Board minutes of July 9, 2024 were presented. Discussion ensued relative to the contract for Flag Hill and collaborative efforts with the YMCA relative to the pool.

(e) The Library Board minutes of June 12, 2024 were presented.

APPLICATIONS

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

Motion by Monarski/Nadreau to approve items (a) – (e) as follows:

(a) Street Use Permit Application from Melissa Kupczak for the Loop-de-Lori Triathlon to be held on September 7, 2024 utilizing various City Streets.

(b) 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) 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.

APPLICATIONS (continued)

(d) 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) 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.

All present voting aye, motion carried.

PETITIONS – None

MAYOR ANNOUNCES APPOINTMENTS - None

MAYOR'S REPORT - None

REPORT OF OFFICERS - None

ORDINANCES

(a) The First Reading of **Ordinance #2024-18 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) was held.

(b) The 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 was held.

RESOLUTIONS

(a) **Motion by Monarski/King** to approve **Resolution #2024-19 Entitled:** Resolution Approving a Certified Survey Map (Mason Companies and Chippewa Youth Hockey Association). **Roll Call Vote: Aye – Monarski, King, Sullivan, Martell, Nadreau, Kiefer; Recuse – Hiess. Motion carried.**
Brian Reilly of Ehlers provided an overview of the City's borrowing.

(b) **Motion by Kiefer/King** to approve **Resolution #2024-20 Entitled:** Providing for the Sale of Approximately \$3,885,000 General Obligation Promissory Notes. **Roll Call Vote: Aye – Kiefer, King, Sullivan, Martell, Nadreau, Hiess, Monarski. Motion carried.**

(c) **Motion by King/Kiefer** to approve **Resolution #2024-21 Entitled:** Providing for the Sale of an Approximately \$1,115,000 Note Anticipation Note. **Roll Call Vote: Aye – King, Kiefer, Sullivan, Martell, Nadreau, Hiess, Monarski. Motion carried.**

OTHER NEW/UNFINISHED BUSINESS - None

CLAIMS

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

City General Claims:	\$1,042,797.28
Authorized/Handwritten Claims:	\$450.70
Department of Public Utilities:	\$90,503.09
Total of Claims Presented	<u>\$1,133,751.07</u>

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

CLOSED SESSION - None

ADJOURNMENT

Motion by Hiess/King to adjourn at 7:09 pm. **All present voting aye, motion carried.**

Submitted by:
Bridget Givens, City Clerk

CITY COUNCIL ATTENDANCE SHEET - July 16, 2024

NAME	ADDRESS
Andrew Martin	1006 Timber View Dr. Altoona, LI 54720
Lee Henry	2150 Runway Ave E.C. WI
Dorles Gray	711 N. Bridge St. CF 54729

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

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

**Parcel #22808-1812-65560015, Lots 15 and 16, Flame Addition, located at
421 Frenette Drive**

**From R-3-4 Multi-Family 4-Plex Residential District to
C-2 General Commercial District**

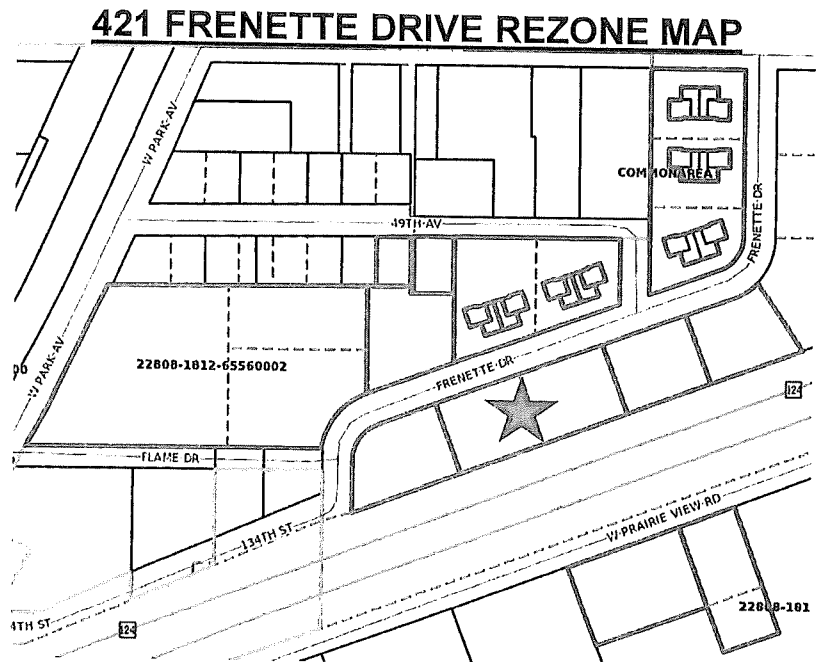
Following the hearing, the Common Council will consider passage of an ordinance changing the zoning district map of the City of Chippewa Falls, Wisconsin.

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

PUBLISH:

Saturday, July 13th, 2024
and
Saturday, July 20th, 2024

Bridget Givens
City Clerk



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

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

allow the Head Start Program, an educational type facility to operate at this facility at 421 Frenette Drive, Parcel #22808-1812-65560015, Lots 15 and 16, Flame Addition. At this time the property is currently zoned R-3-4 and is currently being petitioned to be changed to C2 Highway Commercial.

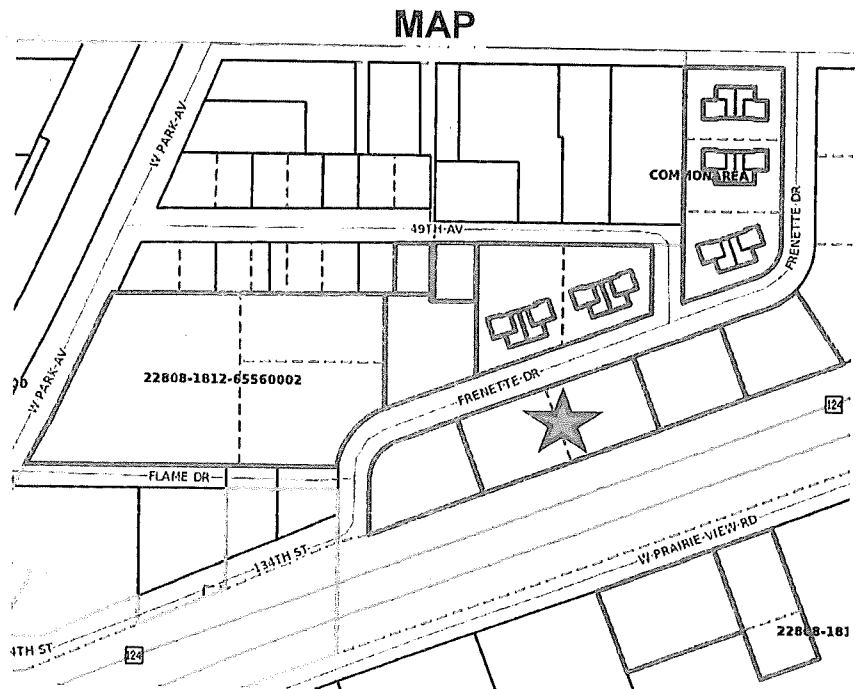
Following the hearing, the Common Council may consider adoption of an Ordinance granting this permit.

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

PUBLISH:

Saturday, July 20th, 2024
and
Saturday, July 27th, 2024

Bridget Givens
City Clerk





Minutes
Committee #3

Transportation, Construction, Public Safety and Traffic

Committee #3 met on Tuesday, July 23, 2024 at 5:15 pm in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.

Committee Members present: Jason Hiess, Heather Martell (arrived at 5:19 pm), and Scott Sullivan

Mayor/Other Council Members present: Paul Nadreau

Others present: Finance Manager/Treasurer Lynne Bauer; Fire Chief Jason Thom; Police Chief Ryan Douglas; Police Lt. Korry Boos; Jennifer Murray and Brandon Bisek of On the Rocks; Wayne and Diane Gazzo of Glen Loch (telephonically) and City Clerk Bridget Givens.

Call to Order: 5:15 pm

1. Open Session

2. Discuss request of On the Rocks, 1 E Canal Street, for a variance from the Outdoor Beer Garden Ordinance to allow amplification in their beer garden for a one-time event to be held on August 20, 2024.

Jennifer Murray, 235 Cedar Street, appeared as owner of On the Rocks to provide information relative to her variance request for an event in her beer garden. It was noted that the City's ordinance does not allow for amplification in beer gardens without a variance. The event is scheduled to occur between the hours of 6:00 pm – 8:00 pm. The Police Department has reviewed the request and did not have any specific concerns.

Motion by Sullivan/Hiess to recommend Council approve the request of On the Rocks, 1 E Canal Street, for a variance from the Outdoor Beer Garden Ordinance to allow amplification in their beer garden for a one-time event to be held on August 20, 2024 between the hours of 6:00 pm – 8:00 pm. **All present voting aye, motion carried.**

3. Discuss the Intoxicating Liquor License of Glen Loch Saloon, LLC (Glen Loch Saloon) in relation to City Ordinance 12.03(12) Discontinuation of Business. Possible recommendations to the Council.

Wayne and Diane Gazzo appeared telephonically to discuss the future use of their Intoxicating Liquor License for Glen Loch Saloon. A 90-day extension was approved in April to allow the saloon to continue to be closed as they work on their renovation plans. Mr. Gazzo advised that their architect for the project fell ill and is now running about three months behind on projects. Discussion ensued relative to the number of regular licenses available and inquiries by other establishments that may apply for licenses in the future. Clerk Givens noted that if the Gazzo's continue with their originally presented plan of becoming a microbrewery, they would no longer qualify for a liquor license through the City; their license would be issued by the state.

Motion by Hiess to recommend Council approve a 90-day extension of the Intoxicating Liquor License of Glen Loch Saloon, LLC (Glen Loch Saloon) in relation to City Ordinance 12.03(12) Discontinuation of Business. **Motion died for lack of a second.**

Motion by Martell/Sullivan to recommend Council approve a 90-day extension of the Intoxicating Liquor License of Glen Loch Saloon, LLC (Glen Loch Saloon) in relation to City Ordinance 12.03(12) Discontinuation of Business with the understanding that proof of progress must be provided at the next meeting. **All present voting aye, except Hiess who voted no, motion carried.**

4. Discuss the appeal process for Operator (Bartender) and Taxicab Driver Licenses recommended for denial. Possible recommendations to the Council.

It was noted that former Chief Kelm had previously requested that applicants who are recommended for denial have their appeals heard by Committee #3. Councilor Hiess opined that the process is slightly cumbersome. It was also noted that the ordinance should have been updated to reflect the change as it currently indicates that appeals will be made to the City Council.

Motion by Sullivan/Hiess to follow the City's existing ordinance requiring appeals for Operator (Bartender) and Taxicab Driver Licenses denials to be heard by the City Council as opposed to Committee #3. **All present voting aye, motion carried.**

5. Motion by Martell/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. **2025 EMS per capita rates; and to include Committee/Council Members, Mayor, City Attorney, Bauer, Givens, and Thom; may return to Open Session for possible action on Closed Session item.**

Roll Call Vote: Aye – Martell, Hiess, Sullivan. Motion carried.

The Committee discuss Item (a) above.

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

6. Adjournment.

Motion by Martell/Sullivan to adjourn at 7:00 pm. **All present voting aye, motion carried.**

**Submitted by:
Jason Hiess, Chair**



Minutes
Committee #3

Transportation, Construction, Public Safety and Traffic

Committee #3 met on Tuesday, July 31, 2024 at 5:15 pm in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.

Committee Members present: Jason Hiess, Heather Martell, and Scott Sullivan

Mayor/Other Council Members present:

Others present: Finance Manager/Treasurer Lynne Bauer; Fire Chief Jason Thom; City Clerk Bridget Givens; and those on the attached sign-in sheet.

Call to Order: 5:15 pm

1. Open Session

- 2. Motion by Martell/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. 2025 EMS per capita rates; and to include Committee/Council Members, Mayor, City Attorney, Bauer, Givens, Thom, and associated township representatives; may return to Open Session for possible action on Closed Session item.**

Roll Call Vote: Aye – Martell, Hiess, Sullivan. Motion carried.

The Committee discuss Item (a) above.

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

3. Adjournment.

Motion by Sullivan/Martell to adjourn at 5:55 pm. All present voting aye, motion carried.

Submitted by:
Jason Hiess, Chair

COMMITTEE #3 ATTENDANCE SHEET - JULY 31, 2024

NAME	ADDRESS
Oliver Drasche Town of Wheaton, W. Chair	3510 25 th St. E.M. 54739
Fred Bell Town of Tilden Chair	11684 of Hwy F C.F. 54729
Dan Renschel TOWN OF TILDEN	12367 City Hwy F Bloomer 54724
Sam Frazee	15892 160th ave Bloomer 54724
Ch. Hill	10777 State Hwy 178, C.F. 54729

Form
AB-220

Temporary Alcohol Beverage License

PAYED
Municipality CITY OF CHIPPEWA FALLS
JUL 22 2024
CITY TREASURER
TR # 712103

License(s) Requested	Fees	
	<input type="checkbox"/> Temporary "Class B" Wine <input checked="" type="checkbox"/> Temporary Class "B" Beer	License Fees
Background Check		\$
Total Fees		\$ 10.00

Part A: Organization Information

1. Organization Name
St. Charles Borromeo Parish

2. Organization Permanent Address
810 Pearl St.

3. City
Chippewa Falls

4. State
WI

5. Zip Code
54729

6. Mailing Address (if different from permanent address)

7. FEIN
[REDACTED]

8. Date of Organization/Incorporation
10/1/1883

9. State of Organization/Incorporation
WI

10. Phone
715-723-4088

11. Email
centraloffice-cf.com

12. Organization type (check one)

Bona Fide Club Church Fair Association/Agricultural Society Veteran's Organization

Lodge/Society Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.

13. Is this organization required to hold a Wisconsin Seller's permit? Yes No

14. Wisconsin Seller's Permit Number (if applicable)

Part B: Individual Information

List the name, title, and phone number for all officers, directors, and agent of the organization. Include an Individual Questionnaire (Form AB-100) for each person listed below. Attach additional sheets if necessary.

Corporations must also include Alcohol Beverage Appointment of Agent (Form AB-101).

Last Name	First Name	Title	Phone
Gormal	Michael	Pastor	715-723-4088
Kren	Alex	Assoc. Pastor	715-723-4088
Wolfe	Janet	Finance	715-864-5581
Greenseth	Cathy	Admin Assistant	715-379-9308

Continued →

Part C: Event Information

1. Name of Event (if applicable) Boar-D-mania Festival			
2. Dates of Operation 8/17/24		3. Hours of Operation 4:30 pm - 9 pm	
4. Premises Address 810 Pearl St			
5. City Chippewa Falls		6. State WI	7. Zip Code 54729
8. County Chippewa	9. Governing Municipality <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: Chippewa Falls		10. Aldermanic District
11. Organizer of Event (if not the named applicant) Cathy Greenseth		12. Email and/or Phone Number for Organizer of Event 715-379-9368	
13. Organizer Website centraloffice@stcharks-cf.com		14. Event Website	
15. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages and records are sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. 810 Pearl St - includes pansh fellowship hall, kitchen, bath rooms and storage room			

Part D: Attestation

Who must sign this application?
• one officer or director of the nonprofit organization

READ CAREFULLY BEFORE SIGNING: Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant organization and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate according to the law, including but not limited to, purchasing alcohol beverages from Wisconsin-permitted wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name GREENSETH	First Name CATHERINE	M.I. R
Title ADMIN ASSIST	Email centraloffice@-cf.com	Phone 715 379 9368
Signature Catherine R. Greenseth		Date JULY 22, 2024

Part E: For Clerk Use Only

Date Application Was Filed With Clerk 7/22/24	License Number
Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk	

87-74-24 Lt. K. Box #103

**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

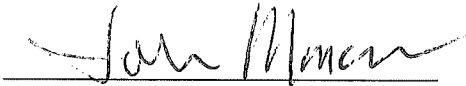
- 2. That the Zoning District Map of the City of Chippewa Falls be and the same is hereby amended in accordance with the foregoing.
- 3. That this Ordinance shall take effect from and after its passage and publication.

Dated this 6th day of August, 2024.

FIRST READING: July 16th, 2024

SECOND READING: August 6th, 2024

PUBLIC HEARING: August 6th, 2024



Council President

APPROVED: _____
Mayor

ATTEST: _____
Bridget Givens, City Clerk

PUBLISHED: _____

**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.

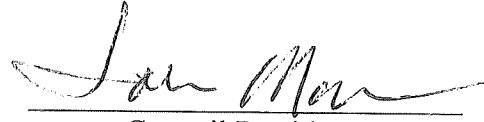
5. That this ordinance shall take affect from and after its passage and publication.

Dated this 6th day of August, 2024.

FIRST READING: July 16th, 2024

SECOND READING: August 6th, 2024

PUBLIC HEARING: August 6th, 2024



Council President

APPROVED: _____
Mayor

ATTEST: _____
Bridget Givens, City Clerk

PUBLISHED: _____

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

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

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

Lake Wissota Business Park, 2nd Addition, parcel #22908-3323-66491002,
parcel #22908-3323-66491003, and parcel #22908-3323-66491004, Lots 2, 3, and 4,
Block 10, 2nd Addition to Lake Wissota Business Park, City of Chippewa Falls,
Chippewa County, Wisconsin from

C-2 General Commercial District to I-2 Light Industrial 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 20th day of August, 2024.

COUNCIL PRESIDENT: _____
John Monarski

FIRST READING: August 6, 2024
SECOND READING: August 20, 2024
PUBLIC HEARING: August 20, 2024

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

PUBLISHED: _____

**RESOLUTION
APPROVING A CERTIFIED SURVEY MAP**

RESOLVED, that a Certified Survey Map prepared by Samuel I. Wenz, Chippewa County Surveyor, on behalf of Chippewa County, is hereby approved by the Chippewa Falls Common Council. Said parcel being part of Lot 3 and all of Lot 4, Lake Wissota Business Park Second Addition, located in the Southwest ¼ of the Northwest ¼, Section 33, Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin.

Dated this 6th day of August, 2024

ADOPTED: _____
Council President

APPROVED: _____
Mayor

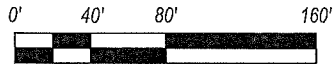
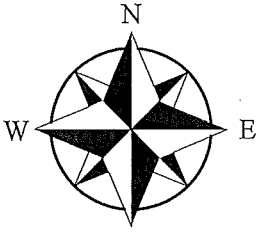
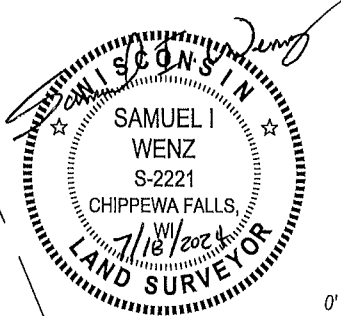
I hereby certify that the foregoing is a copy of a Resolution adopted by the Common Council of the City of Chippewa Falls, Wisconsin.

ATTEST: _____
City Clerk

CHIPPEWA COUNTY CERTIFIED SURVEY
MAP NUMBER _____

RECORDED IN VOL. _____ OF CERTIFIED SURVEY MAPS PAGES _____

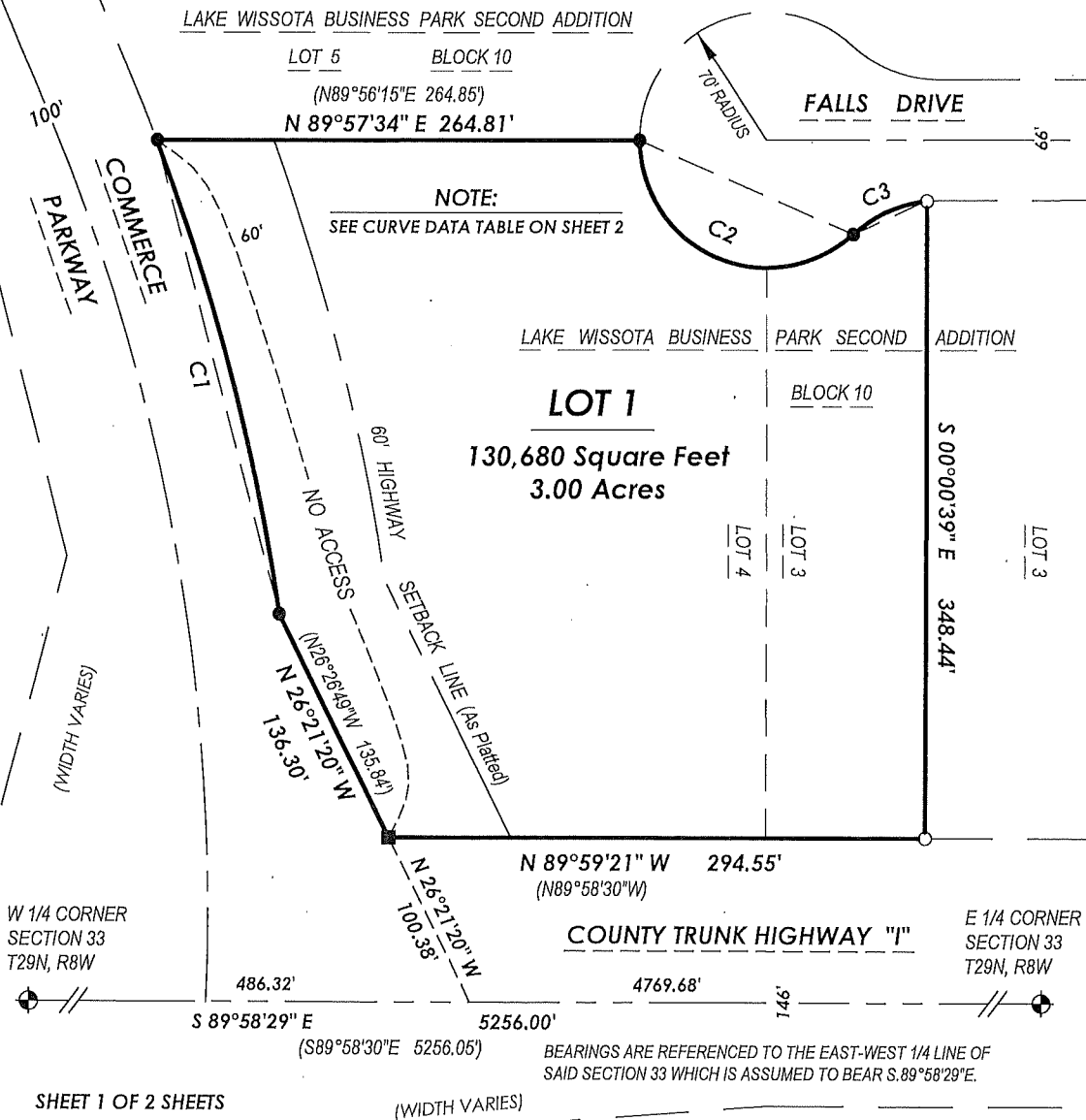
Part of the Southwest 1/4 of the Northwest 1/4, Section 33, Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin. Including all of Lot 4 and Part of Lot 3, Block 10, Lake Wissota Business Park Second Addition.



SCALE 1" = 80'

LEGEND

- ⊕ = FOUND MAG NAIL IN ASPHALT WITH MATCHING REFERENCE TIES
 - ▲ = FOUND P.K. NAIL
 - = FOUND 3/4" IRON REBAR
 - = FOUND 1-1/4" IRON REBAR
 - = SET 3/4" x 24" IRON REBAR WEIGHING 1.50 POUNDS/FOOT
 - (XX.xx) = PREVIOUSLY RECORDED AS
- Fieldwork Completed: 07-17-2024
 N = North S = South E = East W = West
 T = Township R = Range Vol. = Volume



(WIDTH VARIES)

**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.

SURVEYOR'S CERTIFICATE:

I, Samuel I. Wenz, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the direction of Chippewa County, owner, I have surveyed, divided, and mapped: 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. The parcel is more particularly described as follows: **COMMENCING** at the West 1/4 Corner of said Section 33; thence, S.89°58'29"E. along the East-West 1/4 Line, 486.32 feet; thence, N.26°21'20"W., 100.38 feet to the southwest corner of aforesaid Lot 4 and the **POINT OF BEGINNING**; thence, N.26°21'20"W. along the easterly right-of-way line of Commerce Parkway, 136.30 feet; thence, continuing along said right-of-way line being a non-tangent curve to the left, having a radius of 1189.33 feet and a long chord which bears N.14°33'06"W. for a distance of 267.78 feet, the arc of said curve bears Northwesterly for a distance of 268.35 feet; thence, N.89°57'34"E, 264.81 feet; thence, along the right-of-way line of Falls Drive being a non-tangent curve to the left, having a radius of 70.00 feet and a long chord which bears S.66°23'24"E. for a distance of 128.14 feet, the arc of said curve bears Southeasterly for a distance of 161.87 feet; thence, continuing along said right-of-way line being a non-tangent curve to the right, having a radius of 70.00 feet and a long chord which bears N.68°30'47"E. for a distance of 50.88 feet, the arc of said curve bears Northeasterly for a distance of 52.07 feet; thence, S.00°00'39"E., 348.44 feet; thence, N.89°59'21"W. along the Northerly right-of-way line of County Trunk Highway "I", 294.55 feet to the **POINT OF BEGINNING**. Said parcel contains 130,680 square feet or 3.00 acres and is subject to any existing easements or restrictions of record.

That such map is a correct representation of all exterior boundaries of the land surveyed and mapped and 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.

Dated this 18th day of July, 2024


Samuel I. Wenz, Professional Land Surveyor, S-2221
Chippewa County Surveyor
711 N. Bridge Street, Room 9
Chippewa Falls, Wisconsin 54729



CITY OF CHIPPEWA FALLS CERTIFICATE:

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

_____ day of _____, 2024.

Greg Hoffman, Mayor 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 Date

CURVE DATA TABLE

CURVE	ARC	RADIUS	DELTA	LONG CHORD	TANGENT IN	TANGENT OUT
C1	268.35' (268.73')	1189.33'	12°55'40"	N 14°33'06" W 267.78' (N14°31'33"W 268.16')	N08°05'16"W	N21°00'56"W
C2	161.87'	70.00'	132°29'42"	S 66°23'24" E 128.14'	S00°08'33"E	N47°21'46"E
C3	52.07'	70.00'	42°37'15"	N 68°30'47" E 50.88'	N47°12'10"E	N89°49'25"E

Statewide Services, Inc.

Claim Division

1241 John Q Hammons Dr.
P.O. Box 5555
Madison, WI 53705-0555

VIA E-MAIL ONLY

July 18, 2024

City of Chippewa Falls
Attn: Ms. Lynne Bauer, Finance Manager/Treasurer
30 W. Central St.
Chippewa Falls, WI 54729

RE: Our Claim #: WM000092110281
Date of Loss: 05/11/2024
Claimant: Mr. Jesse Doers
819 W. Spruce St
Chippewa Falls, WI 54729

Loss location: 819 W, Spruce St,
Chippewa Falls, WI 54729

Dear Ms. Bauer:

As you know, Statewide Services, Inc. administers the claims for the League of Wisconsin Municipalities Mutual Insurance, which provides the insurance coverage for the City of Chippewa Falls. We are in receipt of the above-captioned claim involving claimant damage from a back-up of sewer water.

Our investigation has revealed that the City was not negligent for this incident. Therefore, we recommend that the City disallow this claim pursuant to the Wisconsin Statute for disallowance of claim 893.80(1g). The disallowance of the claim in this manner will shorten the statute of limitations period to six months.

The claimant sustained a back-up of sewer water into her basement; and I spoke with the City Wastewater Supervisor, Mr. George Hobbs, to learn the cause of loss was an unnoticed clog within the City's sewer main, and that the City did not cause the clog by their operations. Once more, there is no evidence that the City failed to adhere to any ministerial duties—or mandates--regarding the maintenance of the sewer main, and absent a ministerial duty, WI statute 893.80 affords the City discretionary immunity. Therefore, we recommend that the claim(s) be disallowed.

I have enclosed a sample Notice of Disallowance for your use, should you choose to use it, or you may use your own. Please send your disallowance, on your letterhead, directly to the claimant) at her address noted above. The letter should be sent certified or registered (restricted) mail, and it must be received by the claimant within 120 days after you received their claim. Please send me a copy of your letter for our file.

Thank you, Lynne, for your attention to the above, and please do not hesitate to contact me with any questions.

Best regards,

Doug Detlie

Douglass A. Detlie

Casualty Claims Specialist

Office: 608-828-5503

Fax: 800-720-3512

E-mail: ddetlie@statewidesvcs.com

Cc: Darrel Zaleski Agent

Statewide Services, Inc.

Claim Division

1241 John Q Hammons Dr.
P.O. Box 5555
Madison, WI 53705-0555

VIA E-MAIL ONLY

July 18, 2024

City of Chippewa Falls
Attn: Ms. Lynne Bauer, Finance Manager/Treasurer
30 W. Central St.
Chippewa Falls, WI 54729

RE: Our Claim #: WM000092110278
Date of Loss: 05/11/2024
Claimant: Ms. Saralyn Cohen
627 Dwight St.
Chippewa Falls, WI 54729

Loss location: 627 Dwight St.
Chippewa Falls, WI 54729

Dear Ms. Bauer:

As you know, Statewide Services, Inc. administers the claims for the League of Wisconsin Municipalities Mutual Insurance, which provides the insurance coverage for the City of Chippewa Falls. We are in receipt of the above-captioned claim involving claimant damage from a back-up of sewer water.

Our investigation has revealed that the City was not negligent for this incident. Therefore, we recommend that the City disallow this claim pursuant to the Wisconsin Statute for disallowance of claim 893.80(1g). The disallowance of the claim in this manner will shorten the statute of limitations period to six months.

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Office: 608-828-5503

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Cc: Darrel Zaleski Agent