

AGENDA FOR REGULAR MEETING OF COMMON COUNCIL

To be held on Tuesday, February 17, 2015 at 6:30 P.M. in the City Hall
Council Chambers, 30 West Central Street, Chippewa Falls, WI

1. **CLERK CALLS THE ROLL**
2. **APPROVAL OF MINUTES OF PREVIOUS MEETING**
 - (a) Approve minutes of the Regular Council Meeting of February 3, 2015.
3. **PERSONAL APPEARANCES BY CITIZENS** No matter presented by a citizen shall be acted on at the meeting except in emergencies affecting the public health, safety or welfare.
 - (a) Presentation from Five Bugles regarding proposed fire station study results.
4. **PUBLIC HEARINGS**
 - (a) Public Hearing regarding the proposed amendment of the Conditional Uses in the O-2 Professional Office and Institutional District Zoning Code to allow the following additional conditional use: community living arrangements, community based residential facilities, and residential care apartment complexes, subject to State of Wisconsin licensing requirements. *(see Ordinance #2015-02)*
 - (b) Public Hearing regarding the proposed change of districts in the Zoning Ordinance of the City of Chippewa Falls for Lots 1-6, 12-18 and parts of lots 7, 10, and 11, Block 6, Zielie's Addition located north of South Avenue, east of Chippewa Crossing Boulevard and south of Garden Street changing from R-1C Single Family Residential District to R-2 Two Family Residential District. *(see Ordinance #2015-03)*
 - (c) Public Hearing regarding a proposed Special Use Permit to operate and maintain a craft micro brewery and distillery at 402-406 West River Street, Parcel 88, Lots 4 and 5, Block 17, Chippewa Falls Plat which is currently zoned C-4 Highway Commercial District and has been petitioned to be rezoned C-3 Central Business District. *(see Ordinance #2015-04)*
 - (d) Public Hearing regarding a proposed change of districts in the Zoning Ordinance of the City of Chippewa Falls for Parcel #88, Lots 4 and 5, Block 17, Chippewa Falls Plat, located at 402-406 West River Street changing from C-4 highway Commercial District to C-3 Central Business District. *(see Ordinance #2015-05)*
5. **COMMUNICATIONS** - None
6. **REPORTS**
 - (a) Consider Board of Public Works minutes of February 9, 2015.
 - (b) The Plan Commission meeting of February 9, 2015 was cancelled due to lack of agenda items.
7. **APPLICATIONS**
 - (a) Consider Operator (Bartender) Licenses as approved by the Police Department. *(Complete list provided prior to Council meeting)*.
 - (b) Consider Application for Annual Dance and Live Music License from Chippewa Falls Main Street for Allen Park (1 S. Bridge Street) and the Farmers Market Lot (53 E. Central Street).
8. **PETITIONS** - None
9. **MAYOR ANNOUNCES APPOINTMENTS**
 - (a) Consider appointment of Darlene Wagers as an Election Inspector.
10. **MAYOR'S REPORT**
 - (a) Advise of Mayor's participation in the ribbon cutting at HSHS St. Joseph's Hospital medical office building.
 - (b) Advise of Mayor's participation in the Chippewa Falls Main Street Annual Meeting.

- 11. 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 February 17, 2015. (*minutes to be distributed prior to meeting*)
 - (b) Consider Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of February 10, 2015.
 - (c) Consider Committee #3 Transportation, Construction, Public Safety and Traffic minutes of February 17, 2015. (*minutes to be distributed prior to meeting*)
 - (d) Consider Committee #4 Recycling, Computerization, Building and Intergovernmental Services minutes of February 11, 2015.
 - (e) Park Board minutes of February 10, 2015.
- 12. REPORT OF OFFICERS** - None
- 13. ORDINANCES**
- (a) Second Reading of **Ordinance #2015-02 Entitled:** An Ordinance Amending the Conditional Uses in the O-2 Professional Office and Institutional District Zoning Code Section to Include Additional Conditional Uses, Section 17.27.5 (7) of the Chippewa Falls Municipal Code.
 - (b) Second Reading of **Ordinance #2015-03 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls (regarding Lots 1-6, 12-18 and parts of Lots 7, 10 and 11, Block 6, Zielie's Addition, located north of South Avenue, east of Chippewa Crossing Boulevard and south of Garden Street - rezoned from R-1C Single Family Residential District to R-2 Two Family Residential District).
 - (c) Second Reading of **Ordinance #2015-04 Entitled:** An Ordinance Granting a Special Use Permit to Operate and Maintain a Craft Micro Brewery and Distillery Located at #402-#406 West River Street, on Parcel #88, Lots #4 and #5, Block #17, Chippewa Falls Plat.
 - (d) Second Reading of **Ordinance #2015-05 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls (regarding Parcel #88, Lots 4 and 5, Block 17, Chippewa Falls Plat, located at 402-406 W River Street).
 - (e) First Reading of **Ordinance #2015-06 Entitled:** An Ordinance Amending a Part of the Disposition of Abandoned and Unclaimed Personal Property Code Section §§ 9.36 (1)-(3) of the Chippewa Falls Municipal Code.
- 14. RESOLUTIONS**
- (a) Consider **Resolution #2015-05 Entitled:** Resolution Regarding 2015 Special Assessment Rates.
 - (b) Consider **Resolution #2015-06 Entitled:** Resolution Approving a Certified Survey Map (regarding CSM from Mark Mueller - Lots 1-7, 10-18, part of discontinued alley, Block 6, Zielie Addition, part of discontinued Alexander Street).
- 15. OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW**
- (a) Discuss/consider Development Agreement between the City of Chippewa Falls and Maple Leaf Rentals, LLP.
- 16. CLAIMS**
- (a) Consider claims as recommended by the Claims Committee.
- 17. CLOSED SESSION** - None

18. ADJOURNMENT

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

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

Please note that attachments to this agenda may not be final and are subject to change.
This agenda may be amended as it is reviewed.

CERTIFICATION OF OFFICIAL NEWSPAPER

I, hereby, certify that a copy of this notice has been posted on the bulletin board at City Hall and a copy has been given to the Chippewa Herald on February 13, 2015 at 1:50 pm by BNG.

MINUTES REGULAR MEETING OF COMMON COUNCIL

The regular meeting of the Common Council of the City of Chippewa Falls was held on Tuesday, February 3, 2015 in the City Hall Council Chambers. Mayor Gregory Hoffman called the meeting to order at 6:30 pm. The Pledge of Allegiance was recited.

CLERK CALLS THE ROLL

Council Members present: Mike Hanke, Rob Kiefer, Amy Mason, Chuck Hull, Paul Olson, Edward Martin and George Adrian.

Also Present: City Attorney Robert Ferg, Finance Manager/Treasurer Lynne Bauer, City Planner/Transit Manager Jayson Smith, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, Police Chief Wendy Stelter, Fire Chief Mike Hepfler, Main Street Director Teri Ouimette, Deputy City Clerk Julia Marshall and those on the attached sign-in sheet.

APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) **Motion by Hanke/Adrian** to approve minutes of the Regular Council Meeting of January 20, 2015. **All present voting aye. Motion carried.**

PERSONAL APPEARANCES BY CITIZENS

(a) Plaque presentation for Calvin Staves acknowledging his years of committed service to the City of Chippewa Falls.

PUBLIC HEARINGS - None

COMMUNICATIONS - None

REPORTS

(a) **Motion by Mason/Kiefer** to approve the Board of Public Works minutes of January 26, 2015. **All present voting aye. Motion carried.**

APPLICATIONS

(a) **Motion by Hanke/Kiefer** to approve Operator (Bartender) Licenses as approved by the Police Department. **All present voting aye. Motion carried.** Jagr Hofstedt appeared to appeal the denial of his Operator (Bartender) License as recommended by the Police Department. **Motion by Hanke/Adrian to deny** granting an Operator (Bartender) License to Jagr Hofstedt. **All present voting aye. Motion carried.**

(b) **Motion by Hanke/Adrian** to approve a Temporary Class "B" Beer / "Class B" Wine Retailer's License from the Chi Hi Athletic Booster Club for the Chi Hi Athletic Booster Club Raffle Extravaganza to be held on April 16 - 19, 2015 at the Northern Wisconsin State Fairgrounds. **All present voting aye. Motion carried.**

(c) **Motion by Mason/Olson** to approve a Class "B" Dance and Live Music License for Darrel Hazelton, Rookie's Pub, 616 N. Bridge Street. **All present voting aye. Motion carried.**

PETITIONS - None

MAYOR ANNOUNCES APPOINTMENTS

(a) Mayor asked the council to consider appointing Darlene Wagers as an Election Inspector. Action on this appointment scheduled for February 17, 2015.

MAYOR'S REPORT - None

COUNCIL COMMITTEE REPORTS

(a) **Motion by Mason/Kiefer** to approve Joint Committee #1 Revenues, Disbursements, Water & Wastewater and Committee #2 Labor Negotiations, Personnel, Policy & Administration minutes of January 28, 2015. **Roll call vote: Aye - Mason, Kiefer, Hanke, Hull, Olson, Martin, Adrian. Motion carried.**

COUNCIL COMMITTEE REPORTS cont'd.

(b) Motion by Mason/Olson to approve Committee #3 Transportation, Construction, Public Safety & Traffic minutes of January 20, 2015. **Roll call vote: Aye – Mason, Olson, Kiefer, Hanke, Hull, Martin, Adrian. Motion carried.**

(c) Motion by Mason/Hull to approve Committee #3 Transportation, Construction, Public Safety & Traffic minutes of February 3, 2015, with an amendment to Item #1 "Motion by Martin, seconded by Olson, all voting aye. Motion carried." **All voting aye. Motion carried.**

(d) Motion by Hanke/Kiefer to approve Committee on Committees minutes of January 28, 2015. **All voting aye. Motion carried.**

(e) Motion by Kiefer/Mason to approve Department Head Review Committee minutes of January 28, 2015. **Roll call vote: Aye – Kiefer, Mason, Hanke, Hull, Olson, Martin, Adrian. Motion carried.**

REPORT OF OFFICERS - None

ORDINANCES

(a) First Reading of Ordinance #2015-02 Entitled: An Ordinance Amending the Conditional Uses In the O-2 Professional Office and Institutional District Zoning Code Section to Include Additional Conditional Uses, Section 17.27.5 (7) of the Chippewa Falls Municipal Code was held.

(b) First Reading of Ordinance #2015-03 Entitled: An Ordinance Amending the Zoning Code of the City of Chippewa Falls (regarding Lots 1-6, 12-18 and parts of Lots 7, 10 and 11, Block 6, Zielie's Addition, located North of South Avenue, East of Chippewa Crossing Boulevard and South of Garden Street - rezoned from R-1C Single Family Residential District to R-2 Two Family Residential District) was held.

(c) First Reading of Ordinance #2015-04 Entitled: An Ordinance Granting a Special Use Permit to Operate and Maintain a Craft Micro Brewery and Distillery Located at #402-#406 West River Street, on Parcel #88, Lots #4 and #5, Block #17, Chippewa Falls Plat was held.

(d) First Reading of Ordinance #2015-05 Entitled: An Ordinance Amending the Zoning Code of the City of Chippewa Falls (regarding Parcel #88, Lots 4 and 5, Block 17, Chippewa Falls Plat, located at 402-406 W River Street) was held.

RESOLUTIONS

(a) Motion by Adrian/Hull to approve **Resolution #2015-03 Entitled:** Resolution (regarding sale of real estate located on Olson Drive to convey title to John H. and LeAnn C. Nelson Revocable Trust). **Roll call vote: Aye – Adrian, Hull, Hanke, Kiefer, Mason, Olson, Martin. Motion carried.**

(b) Motion by Mason/Adrian to approve **Resolution #2015-04 Entitled:** Preliminary Resolution Declaring Intent to Levy Special Assessments under Chapter 66.0701 Wisconsin Statutes & Chapter 3.08 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin. **Roll call vote: Aye – Mason, Adrian, Hanke, Kiefer, Hull, Olson, Martin. Motion carried.** Public hearing set for March 2.

OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW

(a) Motion by Mason/Kiefer to accept the proposal from Ehlers, Inc. in assisting the City in Tax Incremental District Amendments to TID District #12.

CLAIMS

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

City General Claims:	\$307,990.81
Authorized/Handwritten Claims:	\$201,151.06
Department of Public Utilities:	<u>\$ 93,658.33</u>
Total of Claims Presented	<u>\$602,800.20</u>

Roll Call Vote: Aye – Hull, Adrian, Hanke, Kiefer, Mason, Olson, Martin. Motion carried.

CLOSED SESSION

(a) Motion by Mason/Hanke to enter into Closed Session under WI Statutes 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/consider possible purchase of property located at 346 E. Park Avenue.

Attendance: Ferg, Smith, Bauer, Hepfler and those in attendance involved with said property.

May return to Open Session. **Roll call vote: Ayes – Mason, Hanke, Kiefer, Hull, Olson, Martin, Adrian. Motion carried.**

Motion by Kiefer/Mason to return to Open Session. **All present voting aye. Motion carried.**

ADJOURNMENT

Motion by Kiefer/Adrian to adjourn at 7:56 pm. **All present voting aye. Motion carried.**

Submitted by:

Julia Marshall, Deputy
City Clerk

**NOTICE OF PUBLIC HEARING
CHANGE IN O-2 PROFESSIONAL OFFICE AND INSTITUTIONAL
DISTRICT
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, February 17, 2015** in the Council Chambers, Municipal Building, 30 West Central St., Chippewa Falls, Wisconsin, commencing at 6:30 P.M. on the proposed amendment of the Conditional Uses in the O-2 Professional Office and Institutional District Zoning Code Section to include the following additional conditional use:

Community living arrangements, community based residential facilities, and residential care apartment complexes, subject to State of Wisconsin licensing requirements.

Following the hearing, the Common Council will consider passage of an ordinance amending the Conditional Uses in the O-2 Professional Office and Institutional District Zoning Code Section.

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

Bridget Givens
City Clerk

PUBLISH: Saturday, January 31, 2015
 and
 Saturday, February 7, 2015

**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, February 17, 2015** in the Council Chambers, Municipal Building, 30 West Central St., Chippewa Falls, Wisconsin, commencing at 6:30 P.M. on the proposed change of districts in the Zoning Ordinance of the City of Chippewa Falls of the following real estate:

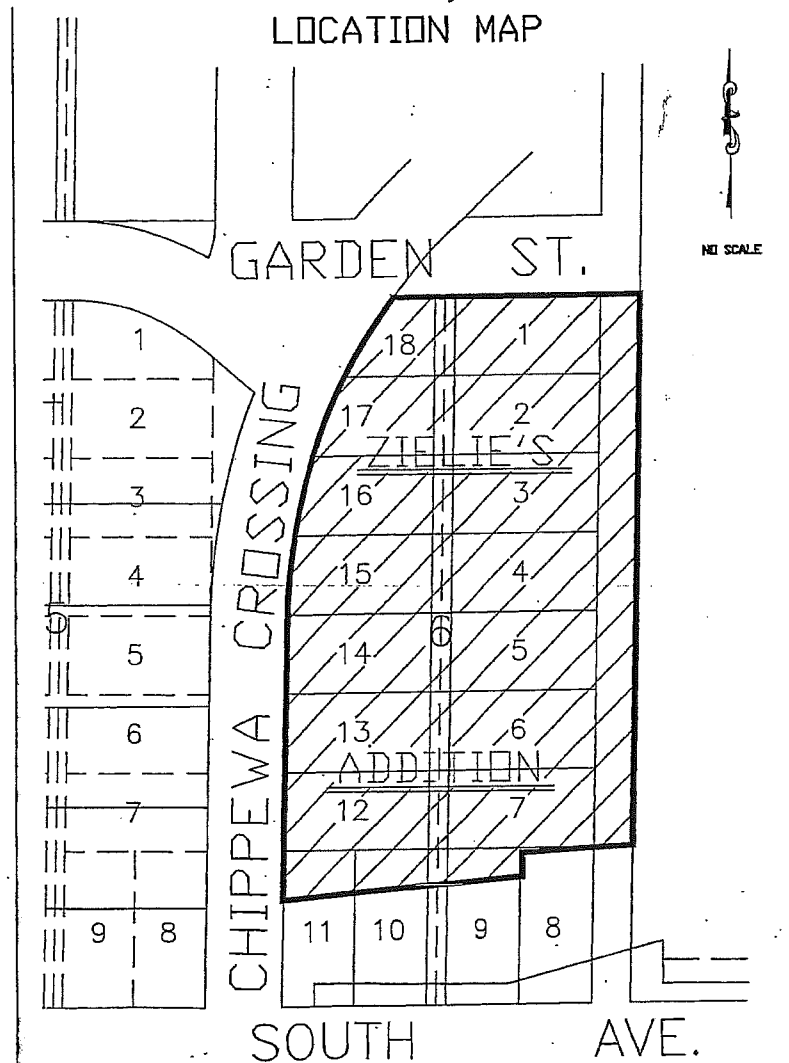
**Lots 1-6, 12-18 and parts of lots 7, 10 and 11, Block 6,
Zielie's Addition, City of Chippewa Falls
Located North of South Avenue, East of Chippewa Crossing Boulevard
and South of Garden Street.**

R-1C Single Family Residential District to R-2 Two Family Residential 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.

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 **17th day of February, 2015** commencing at 6:30 P.M. in the Council Chambers, Municipal Building, 30 West Central Street, on a proposed Special Use Permit to:

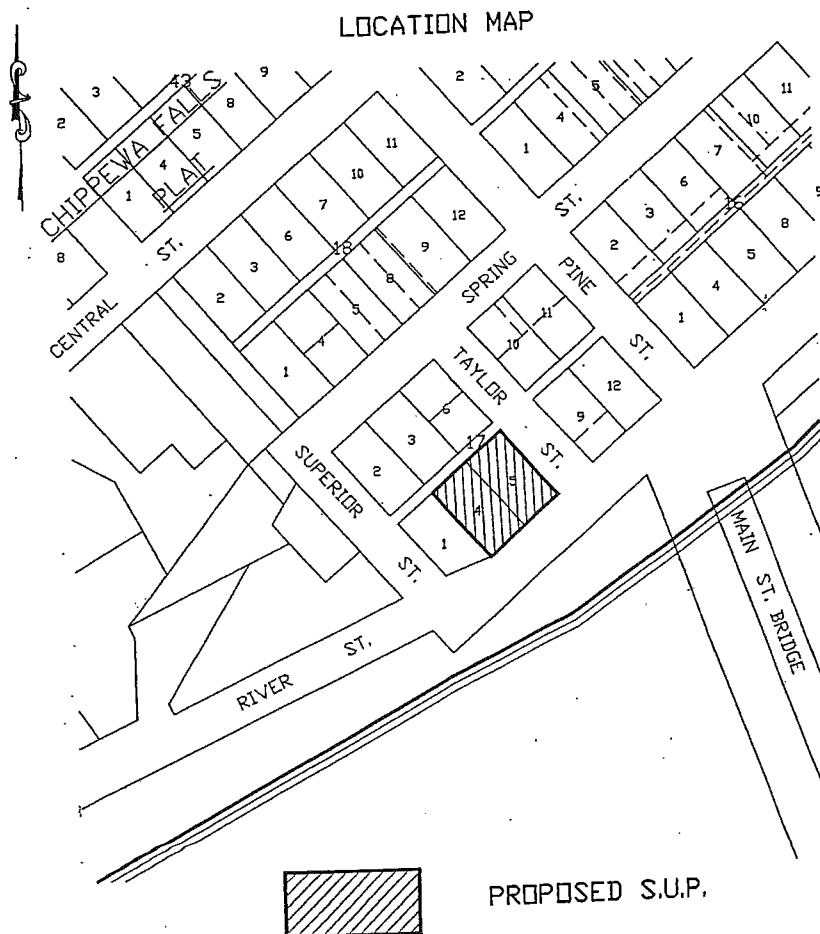
Operate and maintain a craft micro Brewery and Distillery at 402-406 West River Street, Parcel 88, Lots 4 and 5, Block 17, Chippewa Falls Plat. This parcel is currently zoned C-4 Highway Commercial District and has been petitioned to be rezoned to C-3 Central Business District.

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.

Bridget Givens
City Clerk

402-406 RIVER STREET
S.U.P.



**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, February 17, 2015** in the Council Chambers, Municipal Building, 30 West Central St., Chippewa Falls, Wisconsin, commencing at 6:30 P.M. on the proposed change of districts in the Zoning Ordinance of the City of Chippewa Falls of the following real estate:

**Parcel #88, Lots 4 and 5, Block 17,
Chippewa Falls Plat, City of Chippewa Falls
Located at 402 - 406 W. River Street**

C-4 Highway Commercial District to C-3 Central Business 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.

Bridget Givens
City Clerk

**402-406 RIVER STREET
REZONING**



**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, FEBRUARY 9, 2015 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, February 9, 2015 at 5:30 PM. Present were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer, Council President George Adrian and Darrin Senn.

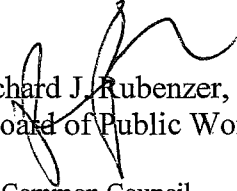
1. **Motion** by Adrian, seconded by Bauer to approve the minutes of the January 26, 2015 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. The Board of Public Works considered the attached Special Assessment Rates and corresponding resolution for 2015. Director of Public Works Rubenzer noted that many rates were lower than 2014 but were based on Rural and Main Street actual bids and lower gas prices than have been seen in a number of years. He continued that once levied, Special Assessments cannot be raised if project bids come in higher but are reduced if bids come in lower.
Motion by Hoffman, seconded by Rubenzer to recommend the Common Council accept the proposed Special Assessment Rates for 2015 and approve the corresponding resolution. **All present voting aye. MOTION CARRIED.**

3. The Board discussed the disposition of the parking lot at #25 West Central Street, (formally Snyder Drug, presently Family Dollar). The lot is owned by Family Dollar but was formally leased as a public parking lot by the City of Chippewa Falls. The former lease has expired and the City has continued to plow the lot and enforce the parking limits on the lot. Mayor Hoffman noted that there is still a public need for parking in the lot as library and City Hall patrons are utilizing the lot.
Motion by Hoffman, seconded by Adrian to once again establish a lease with Family Dollar that would allow continued use of the lot at #25 West Central Street as a public parking lot and the City would continue to remove snow from the lot. **All present voting aye. MOTION CARRIED.**

4. The Board discussed the request of North Park Dental to purchase or lease a parking area on City owned parcel #4445.5000 or to discontinue a part of Dennis Street south of said parcel #4445.5000. DPW Rubenzer stated that a street privilege permit process could be used or the property could be sold and part of Dennis Street discontinued. The Board didn't see any future need to open Dennis Street and recommended proceeding with a discontinuance and land sale. Since North Park Dental representative Mark Held was unable to attend the meeting, no action was taken and the item will be placed on the March 9, 2015 Board of Public Works agenda.

5. **Motion** by Senn, seconded by Bauer to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 6:00 P.M.


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

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

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, JANUARY 26, 2015 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, January 26, 2015 at 5:30 PM. Present were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer and Council President George Adrian. Absent was Darrin Senn. Todd Blaeser, representing the West Hill Bar and Grill was also present at the meeting.

1. **Motion** by Bauer, seconded by Adrian to approve the minutes of the December 8, 2015 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. Director of Public Works Rubenzer stated that in response to the September 30, 2014 letter of non-compliance that the water utility received from WDNR, the City is required to update City Municipal Code Chapter 13.06 Private Well Abandonment so it is compliant with state Natural Resource Code 810.16 by March 30, 2015. The Board discussed that this is another unfunded mandate issued by WDNR. Rubenzer proposed the attached update. After additional discussion, **Motion** by Hoffman, seconded by Adrian to recommend the attached proposed draft update of Municipal Code Chapter 13.06 Private Well Abandonment be forwarded to City Attorney Ferg and WDNR for comments and then to the Common Council for consideration and approval. **All present voting aye. MOTION CARRIED.**

3. Todd Blaeser representing the West Hill Bar and Grill, appeared to request wayfinding Signs in street right-of-ways as shown on the attached sign detail. DPW Rubenzer stated that through correspondence with WDOT personnel, he learned that off premise signs are not allowed in any State Trunk Highway or connecting street right-of-ways. Wayfinding signs are permitted and allowed through WDOT but only for public destinations such as schools, courthouses, city halls, local parks, police stations, museums and similar type public owned or leased facilities for public use OR privately owned non-profit facilities open to the public. Retail, business or manufacturing type facilities are NOT eligible for wayfinding signs. It was noted that there are numerous signs already in existing locations on Bay, Rushman, High, Jefferson and Elm Street right-of-ways. Rubenzer said he would check for permits and noted that existing permitted community wayfinding signs would be allowed to remain until the end of their useful life or December 31, 2015, whichever came first. Mr. Blaeser persisted that he would like the requested signs at Park Place and Elm Street and also on Elm Street, East of Jefferson Avenue. Rubenzer stated that the street privilege permit process had been used previously but that he didn't think additional signs in the Downtown area were a good idea. Rubenzer noted that off-premise signs on private property would be covered in Chapter 19 of the Chippewa Falls Municipal Code and administered by City Inspector Paul Lasiewicz. Council President Adrian suggested that if thirty existing establishments requested four signs, there would be one hundred, twenty new signs. Mayor Hoffman noted that the street privilege permit would be a Common Council action (resolution), and that the Common Council was

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

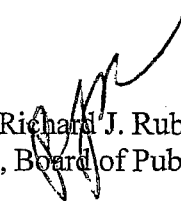
trying to eliminate proliferation of signs in the downtown area. Council President Adrian suggested Rubenzer check into who would be the sign “police” for existing business signs in street right-of-way and to bring the topic before the Committee of the Whole.

No action was taken.

4. The Board considered the attached Stormwater Annual Report for 2014. Rubenzer noted that some of the optional items for 2014 were not yet on the form.

Motion by Hoffman, seconded by Adrian to recommend the Common Council approve the attached City of Chippewa Falls Stormwater Annual Report under MS4 General Permit No. WI-5050075-2. **All present voting aye. MOTION CARRIED.**

5. **Motion** by Adrian, seconded by Bauer to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 6:25 P.M.


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

2015 Special Assessment Rate Recommendations

BPW 2/09/2015

Special Assessment Item	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
Grade, Gravel, and Open	\$18.00	\$18.00	\$12.50	\$13.50	\$14.00	\$16.25	\$15.00	\$15.25	\$15.50	\$14.25
8" Sanitary Main	\$15.00	\$15.50	\$15.50	\$16.25	\$16.50	\$20.00	\$21.50	\$23.25	\$23.25	\$19.75
Sanitary Services	\$725.00	\$750.00	\$750.00	\$775.00	\$775.00	\$875.00	\$875.00	\$875.00	\$900.00	\$775.00
Watermain (6" or 8")	\$18.25	**\$13.50	\$15.50	\$22.00	\$22.00	\$20.00	\$19.00	\$20.25	\$20.25	\$23.00
Water Services	\$600 PSC	\$600 PSC	Actual Cost	Actual Cost	Actual Cost	Actual Cost	Actual Cost	Actual Cost	Actual Cost	Actual Cost
Street Surfacing (3" Thick Bituminous) (1999 - 2002, 4" Thick)	\$12.00	\$15.25	\$15.75	\$18.75	\$18.75	\$18.75	\$18.75	\$19.50	\$19.75	\$18.25
Alley Paving	\$4.25	\$5.50	\$5.75	\$7.00	\$7.00	\$7.00	\$7.50	\$7.50	\$7.50	\$6.75
Curb and Gutter (Newly opened street)	BID	BID	BID	BID	BID	BID	BID	BID	BID	BID
Curb and Gutter (Replacement Greater than 100')	BID (\$8.25)	BID (\$8.00)	BID (\$7.00)	BID (\$8.50)	BID	BID	BID	BID	BID	BID
Curb and Gutter (Replacement Less than 20')	BID (\$24.00)	BID (\$22.00)	BID (\$20.00)	BID	BID	BID	BID	BID	BID	BID
Curb and Gutter (Replacement 20' - 100')	BID (\$23.00)	BID (\$21.00)	BID (\$18.00)	BID	BID	BID	BID	BID	BID	BID
Prepare for Curb and Gutter	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00
7" Thick Driveways (Newly opened streets)	BID	BID	BID	BID (4.50)	BID	BID	BID	BID	BID	BID
7" Thick Driveways (Remove and Replace)	BID (\$4.35)	BID (\$4.00)	BID (\$3.90)	BID \$4.50)	BID	BID	BID	BID	BID	BID

* Notes that rate was lowered to reflect a reduced cost to the city through lower bid prices.

** Rate change reflects a material change from ductile water main to PVC water main.

*** Rate change reflects a change in the proposed typical section.

RESOLUTION REGARDING 2015 SPECIAL ASSESSMENT RATES

**BE IT HEREBY RESOLVED BY THE COMMON COUNCIL OF THE CITY OF
CHIPPEWA FALLS, WISCONSIN:**

That the following schedule be and is hereby adopted as the front foot special assessment rate to be charged against abutting property for the installation of the following facilities in the City of Chippewa Falls, WI.

1. Grading and Graveling - \$14.25 per front foot of abutting property.
2. Sanitary Sewer Main
 - a) New construction - \$19.75 per front foot of abutting property
 - b) Replacement - \$19.75 per front foot of abutting property, prorated for 75 year life of old main.
3. Water Main
 - a) New construction - \$23.00 per front foot of abutting property
 - b) Replacement - \$23.00 per front foot of abutting property, prorated for 75 year life of old main
4. Curb and Gutter
 - a) New construction - 100% of the cost, as bid annually.
 - b) Replacement - 100% of the cost of removal & replacement, as bid annually.
5. Preparation for Curb and Gutter on streets that have been graded and graveled in a previous year.
 - a) \$3.00 per front foot of abutting property.
6. Sanitary Sewer Laterals
 - a) New construction - 100% of the cost.
 - b) Replacement - \$775.00/each.
7. Water Services (Actual Cost) New and replacement, in accordance with Public Service Commission rules.
8. Sidewalks
 - a) New construction - 100% of the cost.
 - b) Replacement - 100% of the cost.
9. Driveways
 - a) New construction - 100% of the cost
 - b) Replacement - 100% of the cost

Resolution No. 2015-??

10. Street Surfacing – Assessed per front foot of abutting property based on street width:

a) \$18.25 for 34' face of curb to face of curb or wider.

All Resolutions in conflict herewith are hereby repealed.

This Resolution shall be effective immediately upon passage.

Dated this 17th day of February, 2015.

ADOPTED: _____

Council President

APPROVED: _____

Mayor

ATTEST: _____

City Clerk

PUBLISHED: _____



↑
N

Scale: 1" = 40'

Mark Held

715 379 9081



APPLICATION FOR DANCE AND LIVE MUSIC LICENSE

Name of Applicant: Chippewa Falls Main Street, Inc.	Address of Applicant: 514 N. Bridge St., Chippewa Falls, WI 54729	
Name of Premises to be Licensed: Allen Park Farmers Market Lot	Address of Premises: 1 S. Bridge St., Chippewa Falls 53 E. Central St., Chippewa Falls	Date(s) of Event (Class "E" Licenses only):
Class of License Applied for:	Class "A" Annual <input type="checkbox"/> \$125.00 Class "B" Annual <input type="checkbox"/> \$80.00 Class "C" Annual <input type="checkbox"/> \$30.00 Class "D" Annual <input type="checkbox"/> \$25.00 Class "D" If holder of Class "C" <input type="checkbox"/> \$10.00 Class "E" <input type="checkbox"/> \$10.00/day Live Music Annual <input checked="" type="checkbox"/> \$30.00 Juke Box <input type="checkbox"/> \$30.00 (annual)	<div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p style="text-align: center; margin: 0;">PAID CITY OF CHIPPEWA FALLS</p> <p style="text-align: center; margin: 0;">FEB 13 2015</p> <p style="text-align: center; margin: 0;">CITY TREASURER TR# 45299 <i>W</i></p> </div>

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.

[Handwritten Signature]

Signature of Applicant

2/12/2015

Date

Attest: *Bridget Owens*
 City Clerk/Deputy Clerk

Date of Council Approval: _____

License No.: _____



Minutes
Committee #2
Labor Negotiations, Personnel, Policy & Administration
February 10, 2015

Committee #2 met on Tuesday, February 10, 2015 at 4:45 PM in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.

Council/Committee Members present: Amy Mason, Chuck Hull, George Adrian, Rob Kiefer, Edward Martin. Others present: Finance Manager/Treasurer Lynne Bauer, Attorney Steve Weld, Fire Chief Mike Hepfler, Battalion Chief Lee Douglas, Battalion Chief John Bowe, Fire Union Representatives Paul Jarrett, Chuck Goettl, Greg Bowe, Kyle Schimmel.

Call to Order: 4:45 PM

1. **Open Session**

2. **Closed Session**

Motion by Adrian/Hull to go into closed session under WI Statutes 19.85(1)(e) "deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining implications require a closed session" to: a) **Discuss labor negotiation issues and strategy; and b)**

Negotiations between the City of Chippewa Falls and Chippewa Falls International Association of Firefighters Local 1816; and to include Committee and Council Members, Finance Manager/Treasurer Lynne Bauer, Attorney Steve Weld, Fire Chief Mike Hepfler, Battalion Chiefs Lee Douglas and John Bowe, Fire Union Representatives; and may return to open session.

Roll call vote: Adrian - Aye; Hull - Aye; Mason - Aye. Motion carried.

The Committee continued negotiations with the Firefighters Local 1816.

Motion by Adrian/Hull to return to open session. **All present voted aye. Motion carried.**

3. **Discuss request to fill vacancy at Street Department. Possible recommendation to the Council.**

Finance Manager/Treasurer Lynne Bauer asked for permission to hire a mechanic in the Street Department due to a resignation.

Motion by Mason/Hull to recommend the Council fill the vacancy at the Street Department. **All present voted aye. Motion carried.**

4. **Adjournment**

Motion by Adrian/Hull to adjourn at 7:31 PM. **All present voted aye. Motion carried.**

**Minutes submitted by,
Amy Mason, Chair**



Minutes

Committee #4

Recycling, Computerization, Building, and Intergovernmental Services

Committee #4 met Wednesday, February 11, 2015 at 8:30 am in the City Hall Council Chambers, 30 West Central Street, Chippewa Falls, WI.

Council/Committee Members present: Chuck Hull, Mike Hanke, Rob Kiefer, George Adrian, and Edward Martin.

Others present: Chippewa County Recycling Coordinator Renee Yohnk; Jim Paterick and Barb Paterick of Normacycle; and City Clerk Bridget Givens.

The meeting was called to order at 8:30 am.

1. Discuss recycling program feedback and resident concerns. Possible recommendations to Council.

Councilor Hull indicated that based upon the last meeting, there were two specific areas where the Committee wanted to see improvement; a decrease in the number of complaints on the phone log and revision of the tagging system. The tagging system was revised to hopefully reduce resident confusion.

The Committee had discussion on the new tagging system (attached). Councilor Martin questioned what could be done to preclude the paper from getting wet. Normacycle stated that they still typically pick up the paper when it is wet, but it causes an issue as it is not accepted by the end user. It was shared that residents could cover their recycling with a tarp or large garbage bag to keep the paper dry. Hull shared that we eventually hope to solve the issue of wet paper by providing larger bins with lids in the future; but it is a considerable cost difference.

Concern was expressed regarding the number of trucks and manpower Normacycle utilizes. Hull stated the RFP dictated that there needed to be sufficient evidence that the work could be completed. As Normacycle has been doing the job this way for roughly 10 years, that was sufficient evidence.

It was shared that there is a total of eight routes with four routes ran each week. The Committee is aware that there may be complaints registered due to the volume of citizens being serviced on a weekly basis, but that any argumentative complaints were unacceptable.

Discussion then ensued regarding the recycling guidelines. The pamphlet is prepared by the Chippewa County Recycling Coordinator and submitted to Committee #4 and Normacycle for approval. The guidelines are mailed to all residents at the end of the year. Councilor Hanke stated that if recycling is prepared in accordance with the guidelines, it should be picked up.

Discussion was had regarding the option to utilize similar-sized containers as citizens are not able to purchase additional bins. Hanke thought that when the contract is rebid, the City should take steps to charge a deposit on the bins so there is a greater likelihood that the bins will be returned to the City or left at the residence when someone moves.

The Committee's overall feeling is the number of complaints have gone down and it still seems like the biggest issue revolves around cardboard. They were glad to see that negative interaction was not reflected on the most recent call logs. The Committee would like to ensure consistency and as such will continue to meet monthly. The next meeting scheduled for March 11th at 8:30 am.

No action taken.

2. Adjournment

Motion by Kiefer/Hanke to adjourn at 9:09 am. All present voting aye, motion carried.

Minutes submitted by:
Chuck Hull, Chair

FLATTEN ALL CARDBOARD &
CUT DOWN TO 2'x2' SQUARES

PLACE CARDBOARD INSIDE OR
BESIDE BIN

PLEASE DO NOT OVERFILL BIN

WILL NOT PICK UP IF ICE,
SNOW, OR WET PAPER IN BIN

715-720-7777

PARKS, RECREATION & FORESTRY BOARD MEETING
Tuesday, February 10, 2015

1. Call to order by Beth Arneberg at 6:00 p.m. at City Hall Basement Auditorium.

Roll Call: Members Present: Audrey Stowell, Dale Berg, Beth Arneberg, Heidi Hoekstra, Carmen Muenich, Rob Kiefer, and Nate Seckora.

Department Staff present: Dick Hebert, Tommy Eisenhauer.

2. Approval of January 13, 2015, Minutes: **Motion by Carmen Muenich/Heidi Hoekstra to approve the January 13, 2015, minutes.** Motion carried.

3. Personal Appearances By Citizens. None.

4. Discuss/consider Special Event Applications. None.

5. Discuss/Consider.

- a. Irvine Park Welcome Center / Small Animal / Aviary Building

- Discuss hiring construction manager

Dick distributed Bid Tabulation and letter of CBS². CBS²'s review indicated the all-inclusive low proposal was submitted by Heartland Contractors, and they recommended awarding the construction management services to Heartland Contractors. Discussion about the bids and what was included in each. **Motion by Rob Kiefer/Dale Berg to award Construction Management Services to Heartland Contractors in the amount of \$132,835.** Carmen asked about penalties should deadlines not be met and warranties. Chad Oster of CBS² indicated those things will be included. Dick felt there had been a lot more discussion and input into this project and hoped that because of that there will be fewer problems than we have encountered in the past. **Motion carried, with Audrey Stowell abstaining.**

- b. Discuss Outdoor Pool Bathhouse Roof Improvement Project. Dick distributed Bid Tabulation and letter of CBS². CBS²'s review indicated the lowest proposal was submitted by Beaudette Renovation and recommended awarding the project to them. Discussion about the money available from the bonding. Dick proposed working with Beaudette Renovation to discuss ways to keep the project below the amount bonded. **Motion by Dale Berg/Heidi Hoekstra to award the Bernard R. Willi Pool Re-Roof project to Beaudette Renovation in an amount not to exceed \$62,500. Motion carried.**

- c. Nuisance Animals in Park. Discussion regarding trapping in City parks. Dick reports that Park staff will live trap when needed. After discussion, **motion by Dale Berg/Heidi Hoekstra to not allow trapping in City parks other than by Parks, Recreation & Forestry staff at their discretion. Motion carried.**

d. Handicap Fishing Pier Project in Erickson Park.

- Presentation of Design
- Discuss Approval of Design

Ron Bakken distributed and presented the preferred plan design. Discussion concerning maintenance and life expectancy of the boardwalk/fishing piers. Ron indicated their group recognizes the maintenance cost issues. They are willing to raise money for an ongoing maintenance fund as well as participate in volunteer work days. Ron indicated that James Campbell, Sr., researched the history of the ice house structure. It turns out that the structure that remains is really the remains of the frozen food locker plant built in 1948. Their group is proposing to pay for the removal of the building remains, use parts of it elsewhere in the project if possible, and erect a historical marker telling the historical story of the area. Ron indicated he is seeking Park Board approval to present this design to the City Council. They are seeking no funding from the City and no financial commitment for maintenance at this time. **Motion by Beth Arneberg/Dale Berg to approve the design of the Handicap Fishing Pier Project in Erickson Park as presented, including removal of the remaining stone structure and erection of a historical marker. Motion carried, with Heidi Hoekstra voting present.**

6. Approve Claims. **Motion by Rob Kiefer/Carmen Muenich, to approve claims as presented in the amount of \$29,302.95. Motion carried.**
7. Board Member comments or concerns. Heidi Hoekstra would like the metal detecting policy to be put on the agenda for next month.
8. Adjournment. **Motion by Rob Kiefer/Heidi Hoekstra, to adjourn at 7:12 p.m. Motion carried.**

Submitted by:

Audrey Stowell, Secretary

ORDINANCE NO. 2015-02

AN ORDINANCE AMENDING THE CONDITIONAL USES IN THE O-2
PROFESSIONAL OFFICE AND INSTITUTIONAL DISTRICT ZONING CODE
SECTION TO INCLUDE ADDITIONAL CONDITIONAL USES, SECTION 17.27.5
(7) OF THE CHIPPEWA FALLS MUNICIPAL CODE

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

1. That § 17.27.5 (7) (f) of the Chippewa Falls Municipal Code be created to provide
as follows:

17.27.5-O-2 PROFESSIONAL OFFICE AND INSTITUTIONAL DISTRICT.

(7) CONDITIONAL USES

•••

•••

(f) Community living arrangements, community based residential
facilities, and residential care apartment complexes, subject to State of
Wisconsin licensing requirements.

Dated this 17th day of February, 2015.

ALDERPERSON:

George Adrian
George Adrian

FIRST READING: February 3, 2015

SECOND READING: February 17, 2015

APPROVED:

Gregory S. Hoffman, 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:

**Lots 1-6, 12-18 and parts of lots 7, 10 and 11, Block 6,
Zielie's Addition, City of Chippewa Falls
Located North of South Avenue, East of Chippewa Crossing Boulevard
and South of Garden Street.**

R-1C Single Family Residential District to R-2 Two Family Residential 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 17th day of February, 2015.

FIRST READING: February 3, 2015

SECOND READING: February 17, 2015

PUBLIC HEARING: February 17, 2015

APPROVED: _____
Mayor

ATTEST: _____
Bridget Givens, City Clerk

PUBLISHED: _____

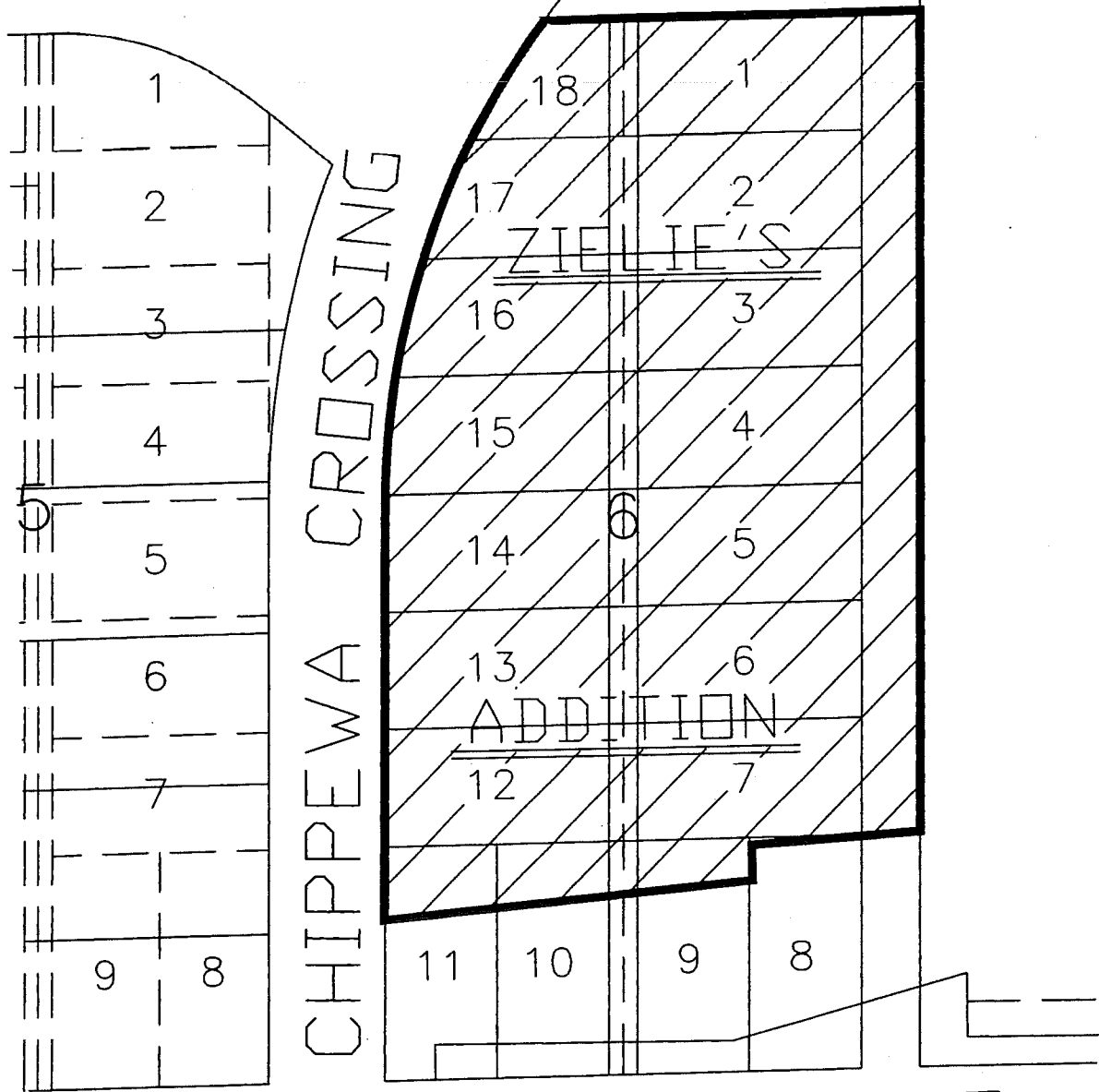

Council President

LOCATION MAP



NO SCALE

GARDEN ST.



CHIPPEWA CROSSING

ZIELLIE'S

ADDITION

SOUTH AVE.

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT
TO OPERATE AND MAINTAIN A CRAFT MICRO BREWERY AND DISTILLERY
LOCATED AT #402-#406 WEST RIVER STREET, ON PARCEL #88, LOTS #4 AND #5,
BLOCK #17, CHIPPEWA FALLS PLAT**

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

1. That a request by James Stirn for a Special Use Permit was received by the City of Chippewa Falls Plan Commission for consideration and action on January 12, 2015 and has been duly considered.
2. That a Special Use Permit is hereby issued, pursuant to Chapter 17.48 of the Municipal Code of Chippewa Falls, for a craft micro brewery and distillery located at 402-406 West River Street. This property is zoned C-4 Highway Commercial District and pending Common Council action, will be rezoned to C-3 Central Business District.
3. That the Special Use Permit is hereby granted and shall be expressly subject to and conditioned upon the following:
 - a) The business will upgrade the existing building façade with a contemporary metallic finish.
 - b) That the facility be allowed to operate 24 hours per day and seven days per week for manufacturing.
 - c) That the brew system be allowed to be a 20 barrel system.
 - d) That the still be allowed to be 2500 Liters or 660 gallons.
 - e) That a tasting room with occupancy of 96 be allowed as shown on attached Floor Plan A2.
 - f) That the tasting room be allowed to operate from 8:00 AM to 2:00 AM, 7 days a week.
 - g) That a tap and bar room area with an occupancy of 22 be allowed as shown on attached Floor Plan A2.
 - h) That a special events area with occupancy of 105 be allowed as shown on attached Floor Plan A2.
 - i) Onsite parking is not required in the Central Business District, however, 14 parking spaces are proposed as shown on attached Site Plan A1.
 - j) Exterior lighting and signing will be allowed as shown on the attached Brewster Building Assembly Plan.
 - k) That the attached location map and Special Use Permit Notice, Brewster Building Assembly, Site Plan A1, Floor Plan A2, Building Elevation Plan A3 and micro brewery and distillery pictures become part of the Special Use Permit Ordinance and available for inspection in the City of Chippewa Falls Engineering and Inspection Offices.
 - l) That additions of a dock and still room be allowed as shown on the attached Floor Plan A2.

ORDINANCE NO. 2015-04

- m) That the expansion of the upper manufacturing building and added deck be allowed as shown on the attached Site Plan A1.
- n) That this permit shall expire upon transfer of ownership of these premises.
- o) That Chapter 17.48 (14), (15) and (16) of the Chippewa Falls Code of Ordinances regarding lapse of permit, automatic termination of permit and revocation of permit shall apply.
- p) Except as specifically provided herein, all regulations of the City Zoning Ordinance shall apply.
- q) That this permit shall become null and void by non-compliance with this permit or related Codes or by application to the Board of Appeals for any Code variance at these premises.
- r) 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.

4. That this Ordinance shall take effect from and after its passage and publication.

Dated this 17th day of February 2015.

FIRST READING: February 3, 2015



Council President

SECOND READING: February 17, 2015

APPROVED: _____
Mayor

ATTEST: _____
City Clerk

PUBLISHED: _____

**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 **17th day of February, 2015** commencing at 6:30 P.M. in the Council Chambers, Municipal Building, 30 West Central Street, on a proposed Special Use Permit to:

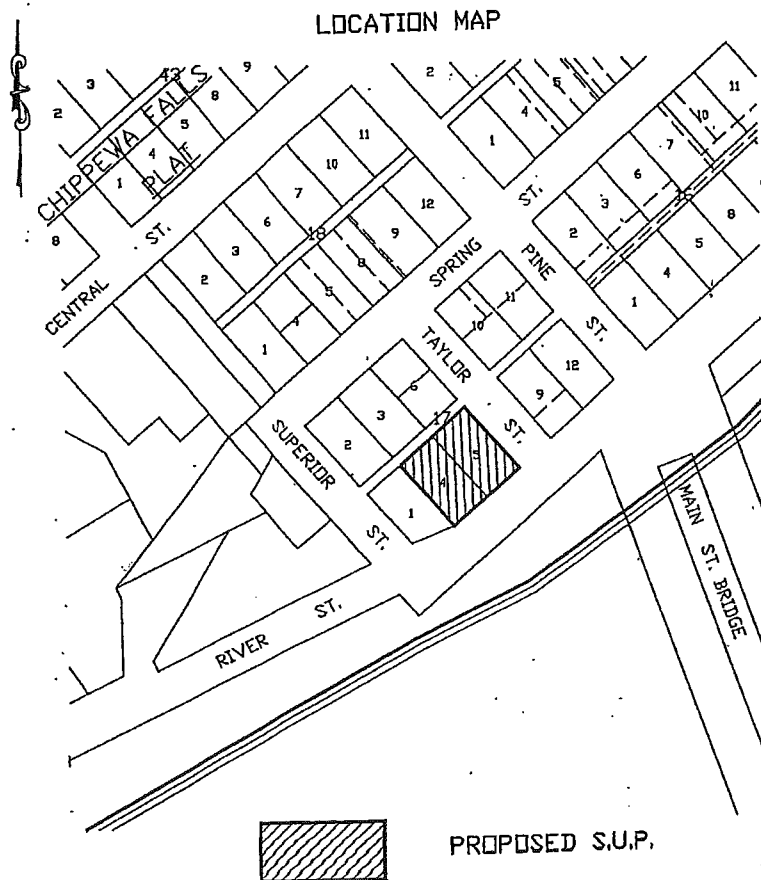
Operate and maintain a craft micro Brewery and Distillery at 402-406 West River Street, Parcel 88, Lots 4 and 5, Block 17, Chippewa Falls Plat. This parcel is currently zoned C-4 Highway Commercial District and has been petitioned to be rezoned to C-3 Central Business District.

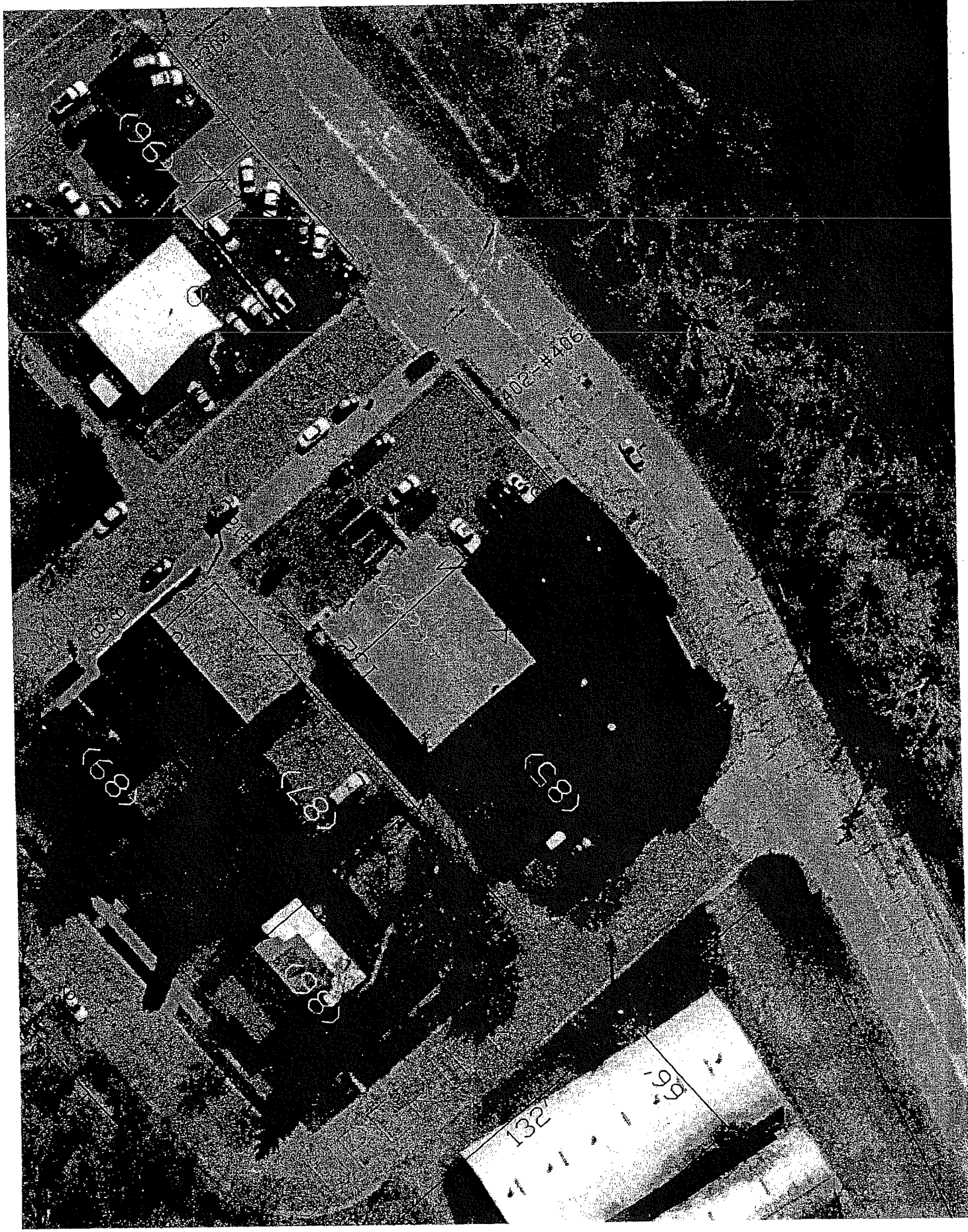
Following the hearing, the Common Council may consider adoption of an Ordinance granting this permit.

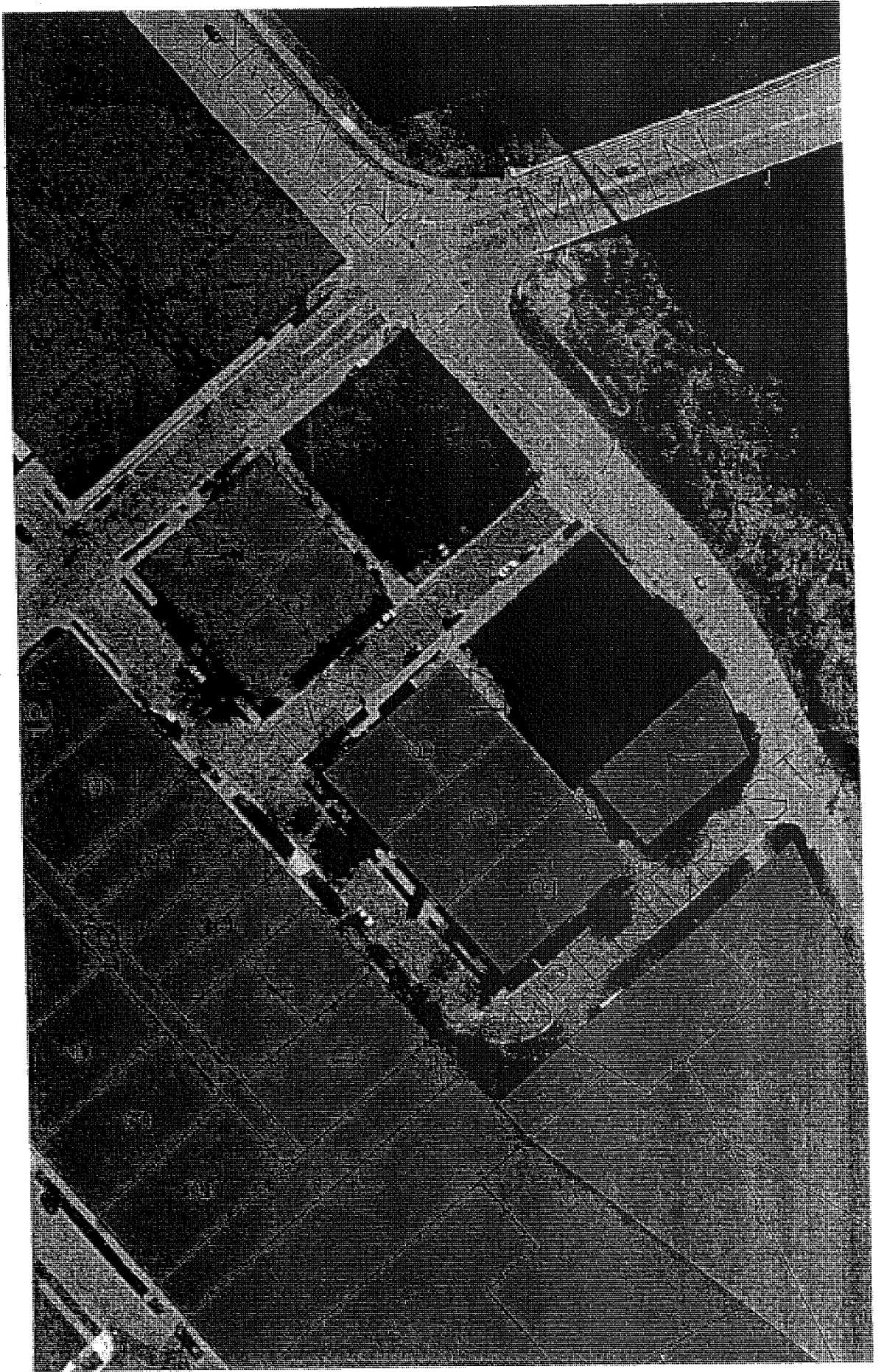
Information regarding this request and conditions to be considered for inclusion as a part of the permit may be obtained from the Office of the City Clerk or City Engineer at 30 West Central Street during normal business hours.

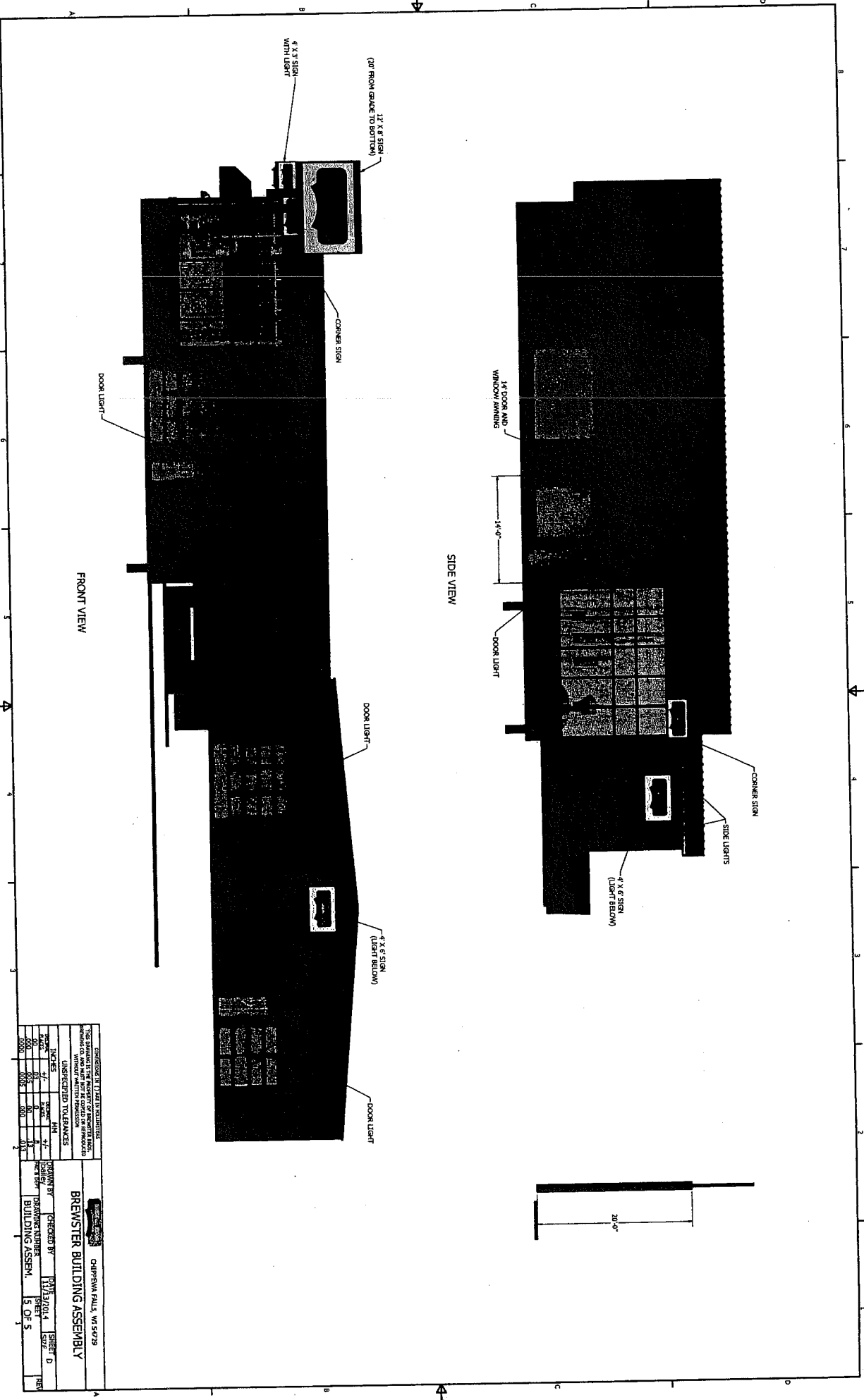
Bridget Givens
City Clerk

402-406 RIVER STREET
S.U.P.





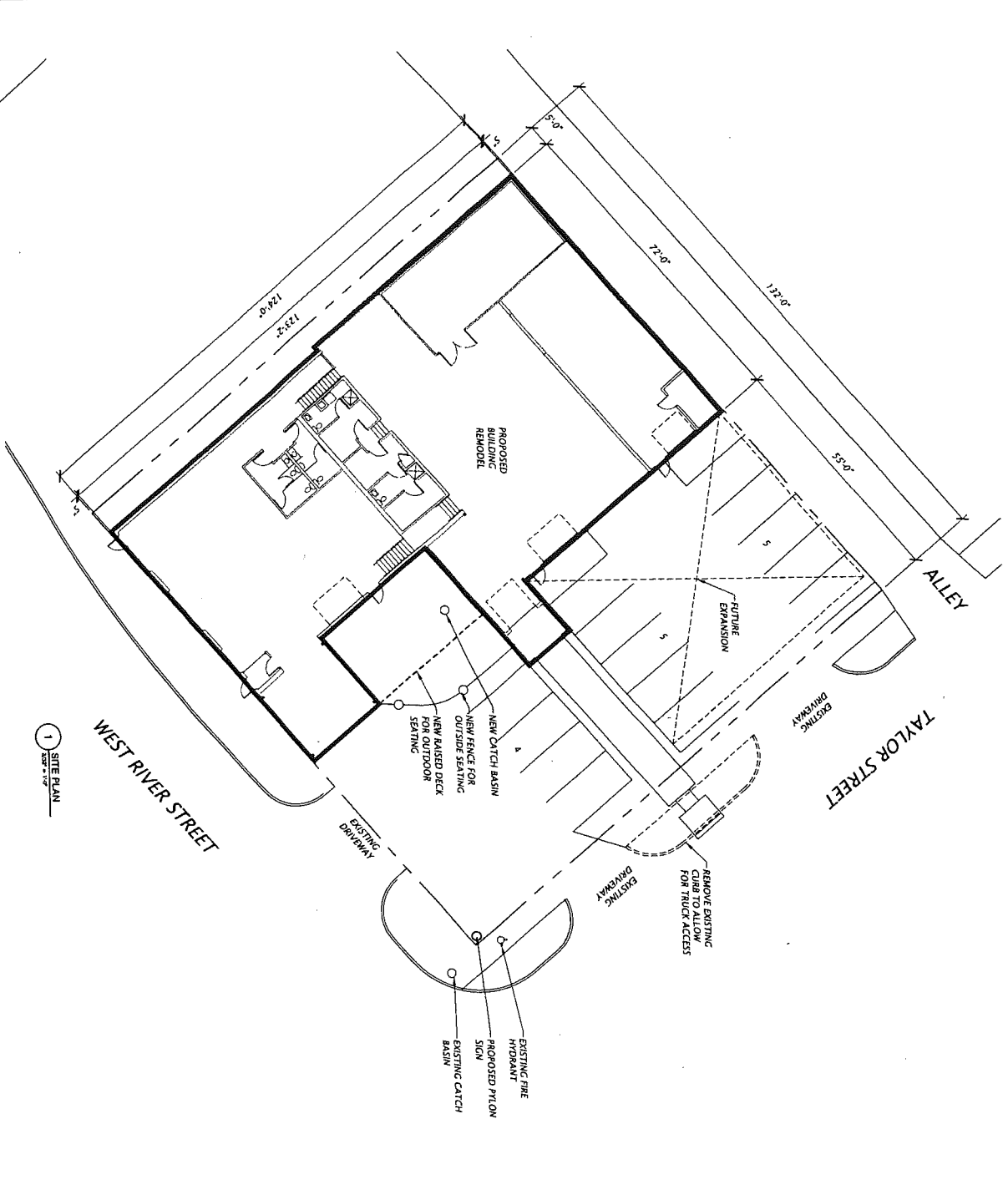




FRONT VIEW

SIDE VIEW

DIMENSIONS IN FEET IN BRACKETS		DRAWN BY		CHECKED BY		SHEET D	
THIS DRAWING IS THE PROPERTY OF REGISTERED ARCHITECTS AND ENGINEERS OF THE STATE OF MISSISSIPPI. ANY REPRODUCTION WITHOUT WRITTEN PERMISSION IS PROHIBITED.		UNRESTRICTED TOLERANCES		P. H. BROWN		1/2" = 1'-0"	
INCHES		MM		DATE		SIZE	
1/8"	3.18	3.18	3.18	11/21/2014			1/2" x 3/4"
1/4"	6.35	6.35	6.35				
3/8"	9.53	9.53	9.53				
1/2"	12.70	12.70	12.70				
5/8"	15.88	15.88	15.88				
3/4"	19.05	19.05	19.05				
7/8"	22.23	22.23	22.23				
1"	25.40	25.40	25.40				
BREWSTER BUILDING ASSEMBLY		CHICKEN HILL, MISSISSIPPI		5 OF 5		1	



1 SITE PLAN
 1/8" = 1'-0"



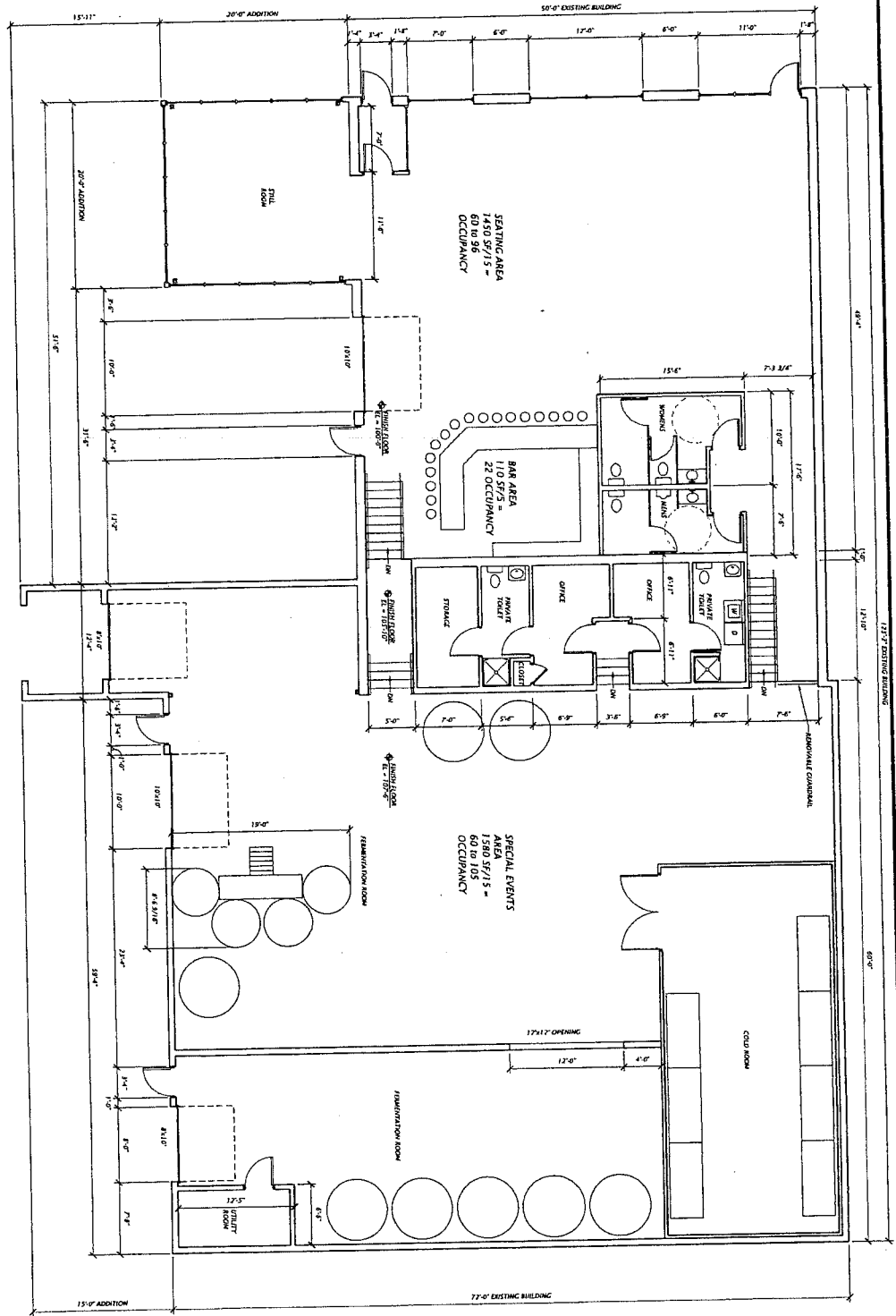
SHEET INDEX
 A1 SITE PLAN
 A2 FLOOR PLAN
 A3 ELEVATIONS

PROJECT INFORMATION
 PROJECT: CHIPPewa RIVER DISTILLERY AND BREWERY
 ARCHITECT: STEVE CREVISTON ARCHITECT
 DATE: 12/11/11
 DRAWING NO.: 11-1111
 TOTAL SQUARE FOOTAGE: 7,772 SF
 TOTAL CONSTRUCTION TYPE: 111
 TOTAL CONSTRUCTION TYPE: 111
 TOTAL CONSTRUCTION TYPE: 111
 TOTAL CONSTRUCTION TYPE: 111

DATE	12/11/11
BY	SC
CHECKED	SC
SCALE	AS SHOWN
SHEET NUMBER	A1

Sheet Description
FLOOR PLAN
 Project Information
CHIPPewa RIVER DISTILLERY AND BREWERY
 402 RIVER STREET CHIPPewa FALLS, WI

STEVE CREVISTON ARCHITECT
 57182 Norrish Road
 Eau Claire, WI 54701
 PH: 715-838-8988
 CELL: 715-577-1632
 stevecreviston@hotmail.com

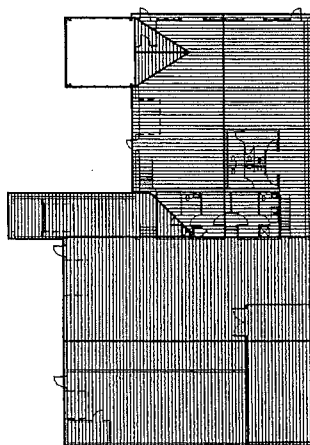


1 FLOOR PLAN

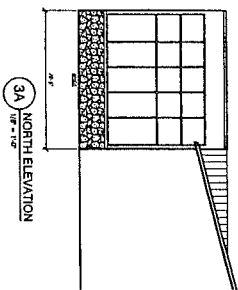


132341	Sheet Description	FLOOR PLAN
132341	Project Information	CHIPPEWA RIVER DISTILLERY AND BREWERY
		402 RIVER STREET CHIPPEWA FALLS, WI
	DATE	
	BY	
	CHECKED	
	APPROVED	
	DESIGNED	
	DRAWN	
	PROJECT NO.	
	DATE	
	SHEET NUMBER	A2

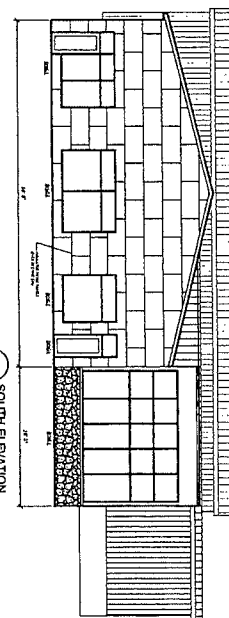
STEVE CREVISTON ARCHITECT
 57182 Norrish Road
 Eau Claire, WI 54701
 PH: 715-838-8988
 CELL: 715-577-1632
 stevecreviston@hotmail.com



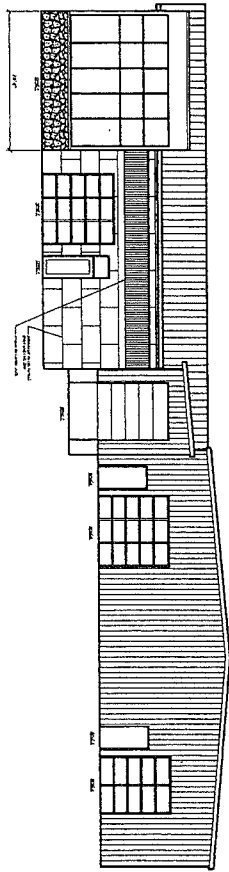
5 ROOF PLAN
1/8" = 1'-0"



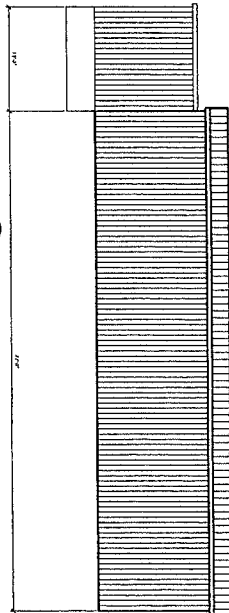
3A NORTH ELEVATION
1/8" = 1'-0"



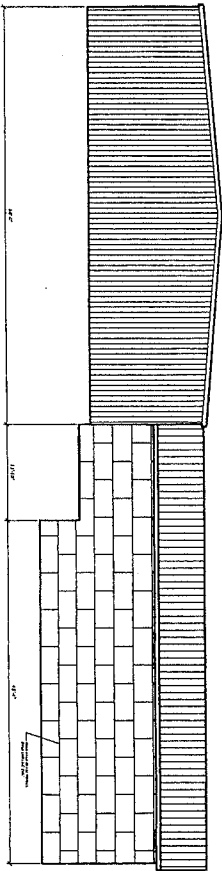
1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

STEVE CREVISTON ARCHITECT

57182 Norrish Road
Eau Claire, WI 54701
PH: 715-838-8988
CELL: 715-577-1632
stevecreviston@hotmail.com

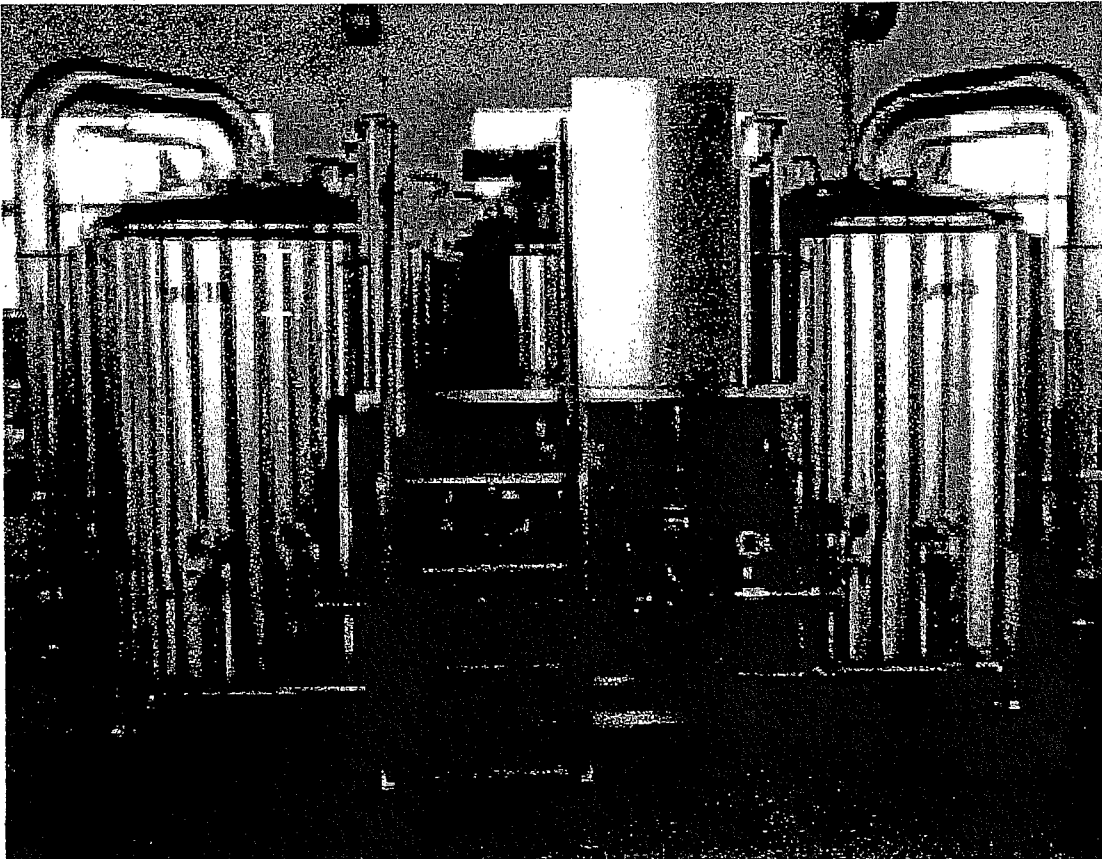
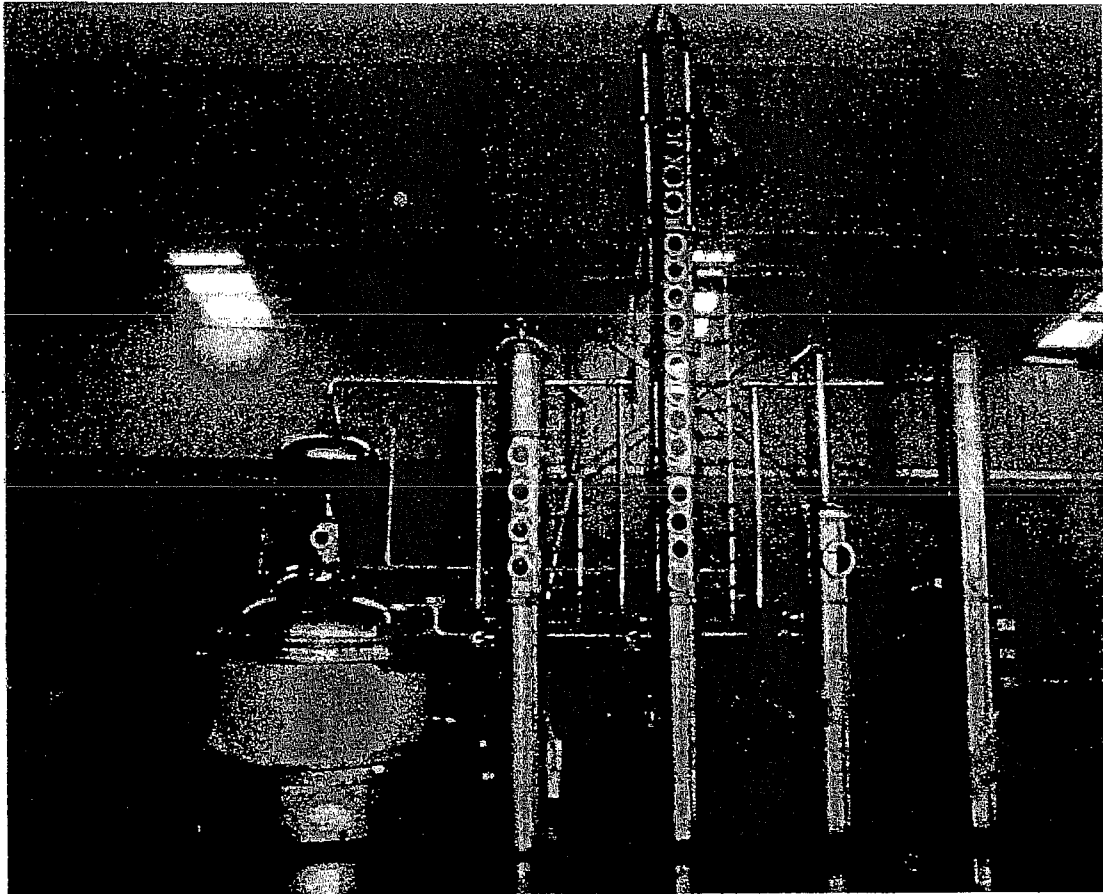
Sheet Description
ELEVATIONS

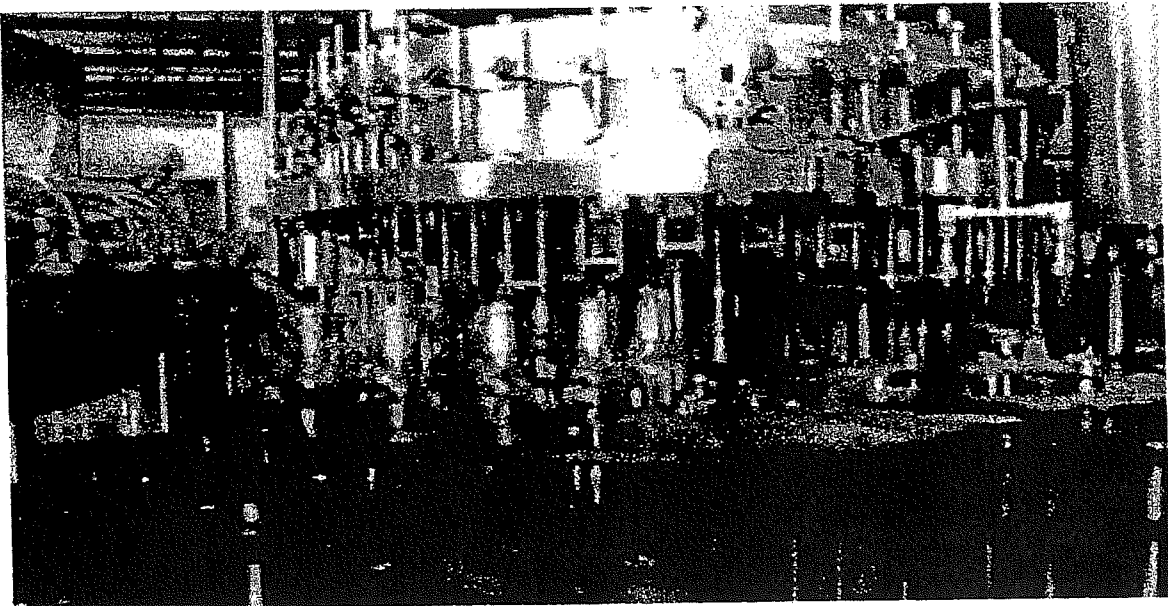
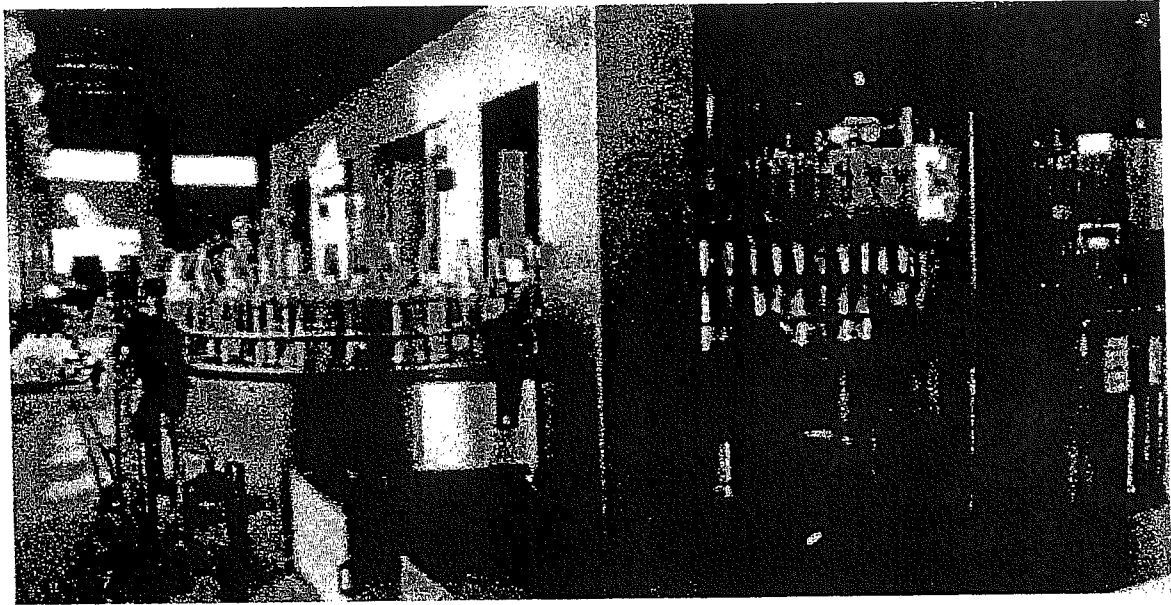
Project Information
CHIPPEWA RIVER DISTILLERY AND BREWERY

402 RIVER STREET CHIPPewa FALLS, WI

Drawn/Checked
14/07/07
14/07/07
SCC
CSC/MLK

Sheet Number
A3





**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:

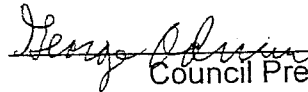
**Parcel #88, Lots 4 and 5, Block 17,
Chippewa Falls Plat, City of Chippewa Falls
Located at 402 – 406 W. River Street**

C-4 Highway Commercial District to C-3 Central Business 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 17th day of February, 2015.

FIRST READING: February 3, 2015



Council President

SECOND READING: February 17, 2015

PUBLIC HEARING: February 17, 2015

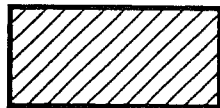
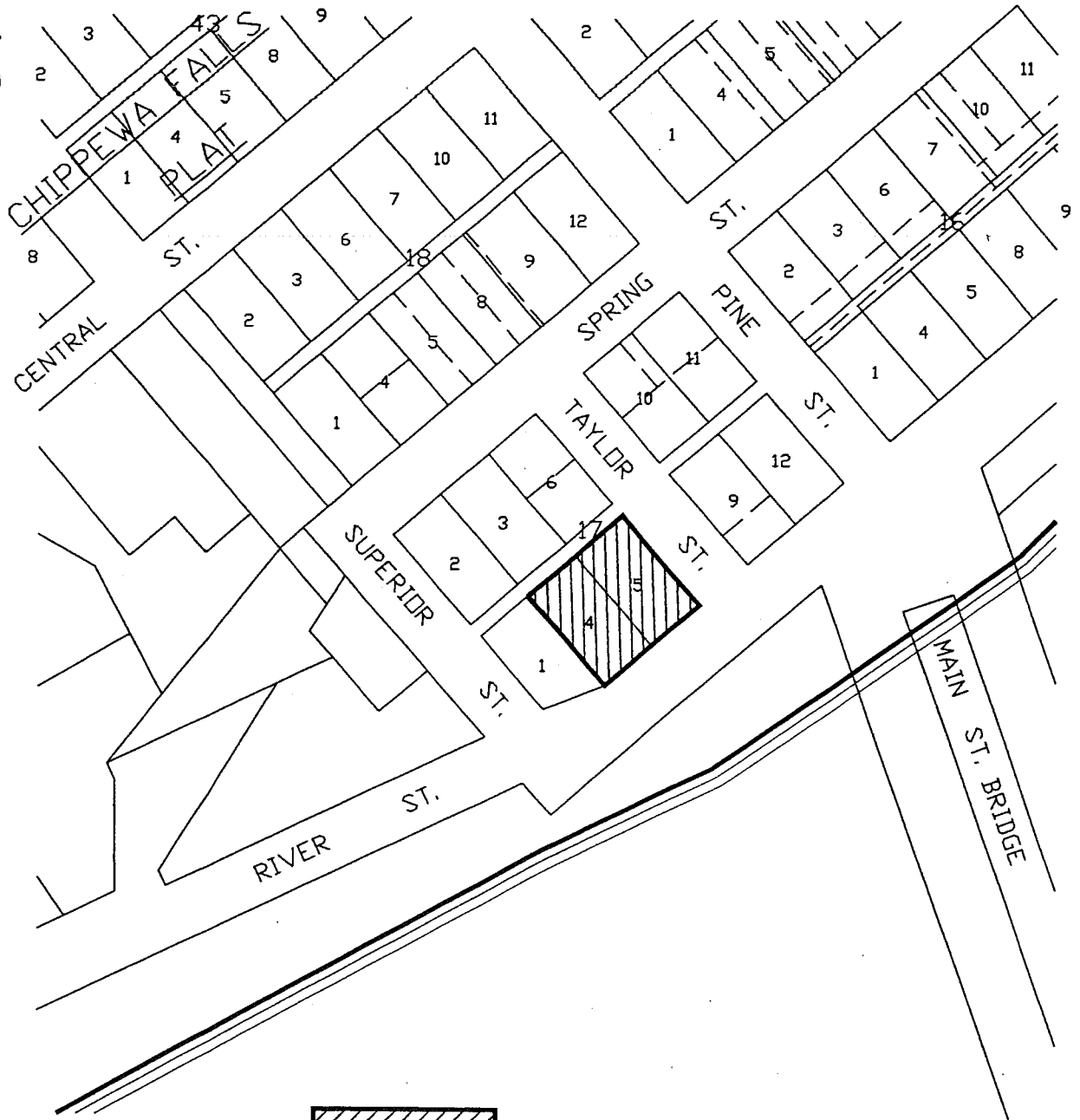
APPROVED: _____
Mayor

ATTEST: _____
Bridget Givens, City Clerk

PUBLISHED: _____

402-406 RIVER STREET REZONING

LOCATION MAP



AREA TO BE REZONED

AN ORDINANCE AMENDING A PART OF THE DISPOSITION
OF ABANDONED AND UNCLAIMED PERSONAL
PROPERTY CODE SECTION §§ 9.36 (1)-(3) OF
THE CHIPPEWA FALLS MUNICIPAL CODE

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

1. That §§ 9.36 (1)-(3) of the Chippewa Falls Municipal Code, which presently provides as follows:

9.36 - DISPOSITION OF ABANDONED AND UNCLAIMED PERSONAL PROPERTY.

(1) AUTHORITY.

(a) It shall be the duty of the Chief of Police to dispose of all personal property which has been abandoned or which remains unclaimed for 60 days after having come into the possession of the Police Department. Such disposal shall be by means of a public sale or auction, whose dates and regularity shall be determined by the Chief of Police or his designee.

(b) The Chief of Police shall keep accurate and up-to-date records which inventory the property in the Police Department's possession, record the owners or supposed owners, if known, the person from whom the property was taken or received, the date and place of acquisition by the Police Department, and shall describe the disposition of property returned to its rightful owner, or disposed of in other manners prescribed by this section. Such inventory shall be kept as a public record for a period of not less than 2 yrs. from the date of disposal of the property.

(2) METHOD OF DISPOSITION OF PROPERTY AND PROCEEDS.

(a) The property shall be sold to the highest cash bidder at a public sale to be held at such place as the Chief of Police may designate. Notice of such public sale shall be given by publication at least once in the official newspaper of the City and by posting notice of such sale on official City bulletin boards. The notice shall state the date, time and place of sale, a description of the property and a statement that if the property is not claimed by the lawful owner prior to the sale it will be sold to the highest cash bidder.

(b) Any person claiming property shall produce proof of ownership and pay a proportionate share of the cost of publishing the notice of public sale.

(c) Property remaining unsold may be retained for another public sale, disposed of by private sale for the best price obtainable or may be summarily disposed of.

(d) After deducting the necessary expenses of keeping the property and conducting the sales, all receipts from the sales shall be paid into the City treasury.

(3) UNLAWFULLY TAKEN PROPERTY. Except upon an order of a court or as otherwise provided, stolen or wrongfully taken property, or property which may be required in any civil or criminal proceedings shall not be delivered to any claimant or sold until all prosecutions or proceedings involving such property shall have been finally disposed of, including appeals and until the time has expired within which appeals may be lawfully taken.

Be amended to provide for online sales and returning property as follows:

9.36 - DISPOSITION OF ABANDONED AND UNCLAIMED PERSONAL PROPERTY.

(1) AUTHORITY.

(a) It shall be the duty of the Chief of Police to dispose of all personal property which has been abandoned or which remains unclaimed for 60 days after having come into the possession of the Police Department. Such disposal shall be by means of a public sale or auction, whose dates and regularity shall be determined by the Chief of Police or the Chief's designee, or such disposal may be by means of sales through an online auction or sales site selected by the Chief of Police or Chief's designee.

(b) The Chief of Police shall keep accurate and up-to-date records which inventory the property in the Police Department's possession, record the owners or supposed owners, if known, the person from whom the property was taken or received, the date and place of acquisition by the Police Department, and shall describe the disposition of property returned to its rightful owner, or disposed of in other manners prescribed by this section. Such inventory shall be kept as a public record for a period of not less than 2 yrs. from the date of disposal of the property.

(2) METHOD OF DISPOSITION OF PROPERTY AND PROCEEDS.

(a) If disposal is by public sale or auction, the property shall be sold to the highest cash bidder at a public sale to be held at such place as the Chief of Police may designate. Notice of such public sale shall be given by publication at least once in the official newspaper of the City and by posting notice of such sale on official City bulletin boards. The notice shall state the date, time and place of sale,

ORDINANCE 2015-06

a description of the property and a statement that if the property is not claimed by the lawful owner prior to the sale it will be sold to the highest cash bidder. If disposal is by sales through an online auction or sales site, the Chief of Police or the Chief's designee shall post on the Police Department website the property picked up by or to be picked up by the online auction or sales site and provide such other information as it may have concerning sale and shall provide the name of the website through which there will be a sale.

(b) Any person claiming property shall produce proof of ownership and pay a proportionate share of the cost of publishing the notice of public sale.

(c) Property remaining unsold may be retained for another public sale, disposed of by private sale for the best price obtainable or may be summarily disposed of.

(d) After deducting the necessary expenses of keeping the property and conducting the sales, all receipts from the sales shall be paid into the City treasury.

(3) UNLAWFULLY TAKEN PROPERTY. Except upon an order of a court or as otherwise provided, stolen or wrongfully taken property, or property which may be required in any civil or criminal proceedings shall not be delivered to any claimant or sold until all prosecutions or proceedings involving such property shall have been finally disposed of, including appeals and until the time has expired within which appeals may be lawfully taken. If the substance, material, or device appears to be or is reported stolen, an attempt shall be made to return the substance, material, or device to the rightful owner.

Dated this 3rd day of March, 2015

COUNCIL PRESIDENT: _____

FIRST READING: February 17, 2015

SECOND READING: March 3, 2015

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

PUBLISHED: _____

RESOLUTION REGARDING 2015 SPECIAL ASSESSMENT RATES

**BE IT HEREBY RESOLVED BY THE COMMON COUNCIL OF THE CITY OF
CHIPPEWA FALLS, WISCONSIN:**

That the following schedule be and is hereby adopted as the front foot special assessment rate to be charged against abutting property for the installation of the following facilities in the City of Chippewa Falls, WI.

1. Grading and Graveling - \$14.25 per front foot of abutting property.
2. Sanitary Sewer Main
 - a) New construction - \$19.75 per front foot of abutting property
 - b) Replacement - \$19.75 per front foot of abutting property, prorated for 75 year life of old main.
3. Water Main
 - a) New construction - \$23.00 per front foot of abutting property
 - b) Replacement - \$23.00 per front foot of abutting property, prorated for 75 year life of old main
4. Curb and Gutter
 - a) New construction - 100% of the cost, as bid annually.
 - b) Replacement - 100% of the cost of removal & replacement, as bid annually.
5. Preparation for Curb and Gutter on streets that have been graded and graveled in a previous year.
 - a) \$3.00 per front foot of abutting property.
6. Sanitary Sewer Laterals
 - a) New construction - 100% of the cost.
 - b) Replacement - \$775.00/each.
7. Water Services (Actual Cost) New and replacement, in accordance with Public Service Commission rules.
8. Sidewalks
 - a) New construction - 100% of the cost.
 - b) Replacement - 100% of the cost.
9. Driveways
 - a) New construction - 100% of the cost
 - b) Replacement - 100% of the cost

Resolution No. 2015-05

10. Street Surfacing -Assessed per front foot of abutting property based on street width:
a) \$18.25 for 34' face of curb to face of curb or wider.

All Resolutions in conflict herewith are hereby repealed.

This Resolution shall be effective immediately upon passage.

Dated this 17th day of February, 2015.

ADOPTED: _____

Council President

APPROVED: _____

Mayor

ATTEST: _____

City Clerk

PUBLISHED: _____

RESOLUTION NO. 2015-06

**RESOLUTION
APPROVING A CERTIFIED SURVEY MAP**

RESOLVED, that a Certified Survey Map from Mark Mueller is hereby approved by the Chippewa Falls Common Council. Said parcel being part of Lots 1-7, 10-18, part of discontinued alley, Block 6, Zielie Addition, part of discontinued Alexander Street, in the SW ¼ of the SE ¼, Section 8, T28N, R08W in the City of Chippewa Falls, Chippewa County, Wisconsin.

Dated this 17th day of February 2015

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.

INDEXED

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

REGISTER

BEING PART OF LOTS 1-7, 10-18, PART OF DISCONTINUED
ALLEY, BLOCK 6, ZIELIE ADDITION TO THE CITY OF CHIPPEWA FALLS,
PART OF DISCONTINUED ALEXANDER STREET,
IN THE SW 1/4 OF THE SE 1/4, SECTION 8,
T28N, R08W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:
THAT BY THE DIRECTION OF MARK MUELLER, I HAVE SURVEYED, DIVIDED AND MAPPED
THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

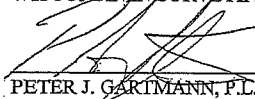
THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED
IS AS FOLLOWS: BEING PART OF LOTS 1-7, 10-18, PART OF DISCONTINUED ALLEY, BLOCK
6, ZIELIE ADDITION TO THE CITY OF CHIPPEWA FALLS, PART OF DISCONTINUED
ALEXANDER STREET, IN THE SW 1/4 OF THE SE 1/4, SECTION 8,
T28N, R08W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE S 1/4 CORNER OF SAID SECTION 8; THENCE S.89°56'46"E., ALONG
THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 8, A DISTANCE OF 1003.27 FEET;
- THENCE N.01°09'17"E., A DISTANCE OF 146.96 FEET TO THE POINT OF BEGINNING;
- THENCE N.01°09'17"E., A DISTANCE OF 207.03 FEET;
- THENCE 291.02 FEET ALONG THE ARC OF A CURVE CONCAVE EASTERLY HAVING A
RADIUS OF 467.00 FEET; CENTRAL ANGLE OF 35°42'18" AND A CHORD BEARING AND
DISTANCE OF N19°00'26"E 286.33 FEET;
- THENCE S.89°51'07"E., A DISTANCE OF 211.33 FEET;
- THENCE S.00°08'53"W., A DISTANCE OF 409.94 FEET;
- THENCE N.89°51'07"W., A DISTANCE OF 170.83 FEET;
- THENCE S.00°53'38"W., A DISTANCE OF 56.16 FEET;
- THENCE S.85°09'41"W., A DISTANCE OF 136.49 FEET TO THE POINT OF BEGINNING.

THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR
BOUNDARY SURVEYED AND DESCRIBED.

THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR
BOUNDARY SURVEYED AND DESCRIBED, AND THE SUBDIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE
WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS
AND CHAPTER 38, LAND DIVISION ORDINANCE OF THE GENERAL CODE OF CHIPPEWA COUNTY,
WISCONSIN SURVEYING AND MAPPING THE SAME.

 DATED THIS 29 DAY OF Dec., 2018
PETER J. GARTMANN, P.L.S. 2279

CITY COUNCIL RESOLUTION:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS, IS HEREBY
APPROVED BY THE CITY COUNCIL

MAYOR

DATE

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

CITY CLERK

DATE

REAL LAND SURVEYING
635 FAIRFAX ST.
ALTOONA, WI 54720



SHEET 2 OF 2

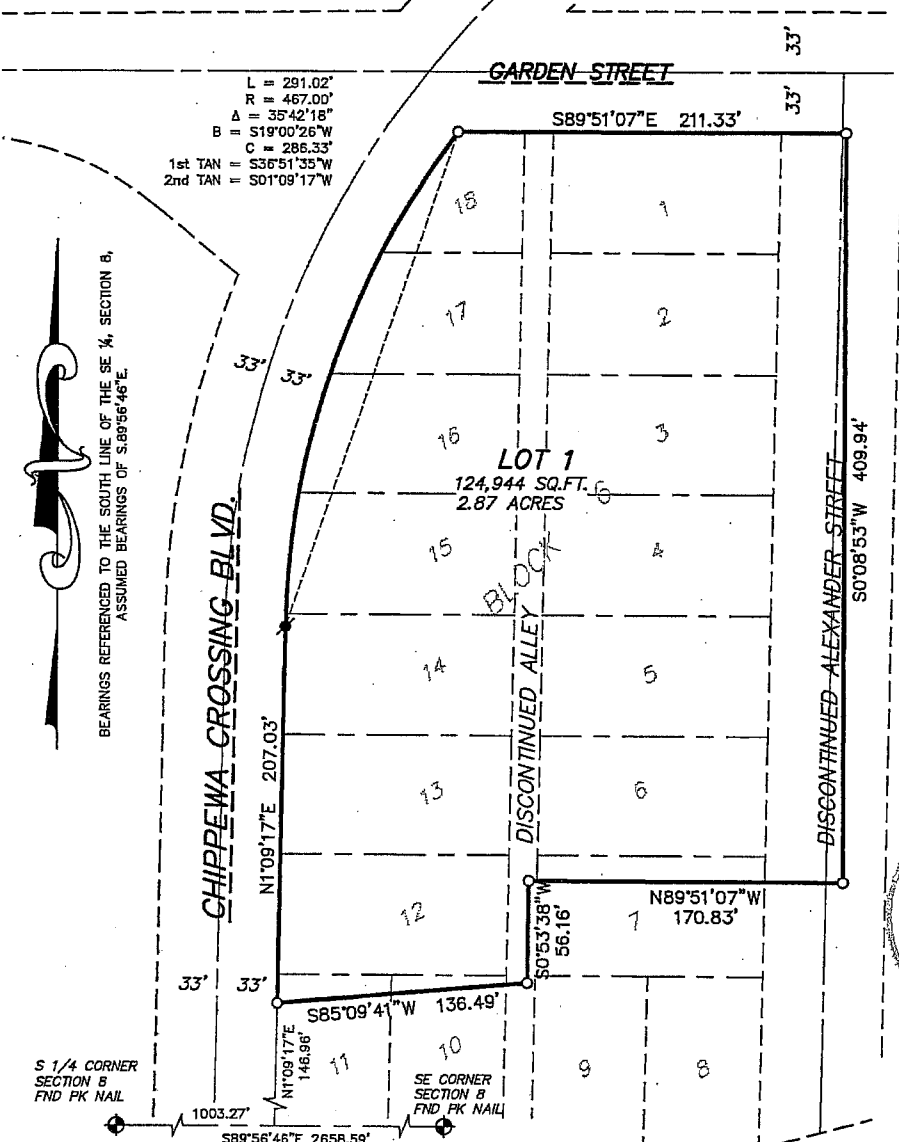
PAGE ____

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

RECORDED IN VOL _____ OF CERTIFIED SURVEY MAPS PAGE _____

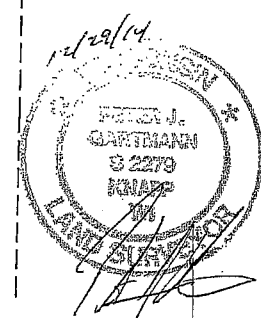
REGISTER

**PART OF LOTS 1-7, 10-18, PART OF THE DISCONTINUED ALLEY, BLOCK 6,
ZIELIE ADDITION TO THE CITY OF CHIPPEWA FALLS
PART OF DISCONTINUED ALEXANDER STREET
IN THE SW ¼ OF THE SE ¼,
SECTION 8, T28N, R8W,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN**



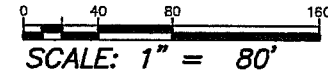
L = 291.02'
R = 467.00'
Δ = 35°42'18"
B = S19°00'26"W
C = 286.33'
1st TAN = S36°51'35"W
2nd TAN = S01°09'17"W

BEARINGS REFERENCED TO THE SOUTH LINE OF THE SE ¼, SECTION 8,
ASSUMED BEARINGS OF S.89°56'46"E.



LEGEND

- --- SET 1" O.D. x 18" IRON PIPE WEIGHING 1.13 LBS./LIN.FT.
- --- FOUND 3/4" IRON REBAR



DATE APPROVED _____
CHIPPEWA COUNTY PLANNING AGENCY
BY _____

REAL LAND SURVEYING
636 FAIRFAX ST.
ALTOONA, WI 54720
(715) 514-4116
CADD No. 14287

SHEET 1 OF 2
PAGE _____

DEVELOPMENT AGREEMENT

THIS AGREEMENT ("Agreement") is made this ___ day of _____, 2015 between City of Chippewa Falls, a Wisconsin municipal corporation ("City"), and Maple Leaf Rentals LLP ("developer").

WITNESSETH THAT, the parties hereto recite and agree as follows:

ARTICLE 1 - RECITALS

Section 1.1 Background.

(a) **Ownership.** Developer is the owner of the Property. The Property has been platted as the certified survey map of Aspen Woods pursuant to a preliminary certified survey map, a copy of which is attached hereto as Exhibit "A." The preliminary certified survey map was approved by the City Plan Commission on January 12, 2015 and by the City Council on February 17, 2015.

(b) **Development.** Developer desires to develop and construct the Aspen Woods Development (the "Development") upon the Property. Upon approval of the final certified survey map of Aspen Woods by the City, the certified survey map will be recorded in the office of the Register of Deeds for Chippewa County, Wisconsin (the "Final certified survey map").

(c) **Construction.** Developer will construct Seven (7) two residential buildings and related improvements on the Property (the "Development"). Developer intends to begin construction of the Development in 2015.

Section 1.2 The Property. The property is described in the attached Exhibit "B," comprising approximately 3 acres, located in City of Chippewa Falls, Chippewa County, Wisconsin (the "Property"). The Property will be known as Aspen Woods.

Section 1.3 Order of Construction. Per the buyers accepted offer to purchase one duplex will be built within 2 years of closing. It is our intention to build 2 duplexes in 2015, 2 duplexes in 2016, 2 duplexes in 2017 and one duplex in 2018. One duplex will be built within 2 years per the accepted offer to purchase. The remaining of said duplexes will be built contingent upon market demand

Section 1.4 Public Improvements. Developer has requested that Developer, at its expense, be allowed to prepare plans and specifications and to award contracts to construct the streets, water, sewer and any other improvements necessary to serve the Development (the "Public Improvements"). A description of the Public Improvements and estimates of costs is attached as Exhibit "D". City is willing to allow Developer to construct and install the Public Improvements, only if the conditions set forth in this Agreement are satisfied. The Public Improvements relating to each set of each set of two-unit residential buildings and related

improvements will be constructed and installed contemporaneously at the same time as such buildings and improvements are constructed.

Section 1.5 Public Improvements; Plans, Specifications. City agrees to authorize its City Engineer, Richard J. Rubenzer, P.E., to review and approve the plans and specifications prepared by Developer for the Public Improvements (the "Plans and Specifications"). All street, storm, sanitary and water infrastructure will conform to City's Standard Construction Specifications. Approval of the Plans and Specifications for the Public Improvements is a condition of this Agreement.

Section 1.6 Public Improvements, Warranty. Developer agrees that the Public Improvements will be constructed in a workmanlike manner; that all materials and labor for the Public Improvements will be in strict conformity to the Plans and Specifications and any other requirements reasonably set forth by City. All work done pursuant to this Agreement is subject to the inspection and approval of the City Engineer, who will have the authority to suspend or stop work on the Public Improvements if any condition of this Agreement is breached or any law or administrative rule is violated and such breach or violation is not cured or remedied to the satisfaction of the City Engineer promptly after the City Engineer provides written notice of same to Developer.

If any material or labor that is supplied for the Public Improvements is rejected by the City Engineer as defective or unsuitable, then the rejected materials must be removed and replaced with approved material, and the rejected labor will be redone to the reasonable satisfaction and approval of the City Engineer at the sole cost and expense of Developer. This warranty will extend for one year beyond the final acceptance of the Public Improvements by City. City agrees that acceptance of the Public Improvements will not be unreasonably delayed or withheld.

Developer acknowledges and agrees that the Public Improvement work described herein is subject to Wisconsin Prevailing Wage Rates and Hours of Labor laws. Developer will not undertake any work until the City Engineer is satisfied that Wisconsin Prevailing Wage Rates and Hours of Labor laws are being complied with and that Developer will continue to comply with said laws at all times while this Agreement is in effect.

ARTICLE 2 - DEVELOPERS' REPRESENTATIONS

Developer represents to City that as of the date of this Agreement, the statements set forth in this section are true.

Section 2.1 No Disability. Developer knows of no legal disability that would prevent it from carrying out this Agreement.

Section 2.2 Execution No Violation. The execution, delivery and performance of this Agreement do not and will not result in any breach of, or constitute a default under, any indenture, mortgage, contract agreement or instrument to which Developer is a party.

Section 2.3 Litigation. There are no pending or, to the knowledge of Developer, threatened actions or proceedings before any court or administrative agency which will materially adversely affect the financial condition, business or operation of Developer or the ability of Developer to perform its obligations under this Agreement.

Section 2.4 Compliance. Developer will comply with and promptly perform all of its obligations under this Agreement and all related documents and instruments.

ARTICLE 3 - PUBLIC IMPROVEMENT SCHEDULE.

Developer will install the Public Improvements in accordance with the provisions in this section.

Section 3.1 Final certified survey map Approval. Provided that Developer is not in default of this Agreement, City will approve the Final certified survey map in advance of acceptance of the Public Improvements within the Final certified survey map.

Section 3.2 Contracts for Work. The Public Improvements relating to each set of each set of two-unit residential buildings and related improvements will be constructed and installed contemporaneously at the same time as such buildings and improvements are constructed. Developer may award separate contracts for each part of the Public Improvements. Any contract awarded by Developer for work on the Public Improvements must contain the following provisions:

(a) Failure to Perform. Developer may, by written notice to the contractor, immediately terminate the contract in any of the following circumstances:

(1) Failure to make satisfactory progress toward completion of the work subject to the contract after contractor has been given three (3) notices by Developer and contractor has failed in each case to commence making satisfactory progress toward completion of the work within seventy two (72) hours of such notice.

(2) Failure to comply with the Plans and Specifications or to correct deficiencies after contractor has been given three (3) notices by Developer and contractor has failed in each case to meet the Plans and Specifications or correct deficiencies within seventy two (72) hours of such notice.

Section 3.3 Dedication of Public Improvements. Each element of the Public Improvements will become, as a matter of law, dedicated to the public upon acceptance of the completed work by the City Engineer, and Developers will be deemed to have no right, title or interest in or upon any element of the dedicated Public Improvements other than the parts of the Stormwater Management System as identified on the Stormwater Management Plan as the responsibility of Developer or assigns, if any.

ARTICLE 4 - SECURITY

Section 4.1 Security for Cost of Public Improvements. Prior to commencing work on each portion of the Public Improvements, Developer shall provide to City a performance

bond, with terms and conditions satisfactory to City, in the sum of not less than one hundred twenty-five percent (125%) of the estimated cost of that portion of the Public Improvements or shall have previously provided to City a performance bond, with terms and conditions satisfactory to City, in the sum of not less than one hundred twenty-five percent (125%) of the estimated cost of all of the Public Improvements. A performance bond is a guaranty to City that the Public Improvements will be timely completed to City's satisfaction. If one performance bond is provided for all of the Public Improvements, the performance bond will be maintained continuously by Developer until final acceptance by City of all of the Public Improvements. If separate performance bonds are provided for each portion of the Public Improvements, each performance bond will be maintained continuously by Developer until final acceptance by City of the portion of the Public Improvements to which the bond relates. Each performance bond shall be released by City upon certification by the City Engineer that the Public Improvements are finally accepted pursuant to this Agreement. Periodically, as payments are made by Developer for the completion of the Public Improvements, and when it is reasonably prudent, Developer may request of City that the amount of the performance bond be reduced to the extent portions of the Public Improvements have been finally accepted and paid for.

Each performance bond will provide that City may draw upon it for the full face amount of the cost of curing any default of Developer hereunder after City has provided written notice to Developer describing the default and Developer has not cured such default within ten (10) days of receipt of such notice.

Developer shall pay City for a certified survey map review fee, storm water management plan review fee, and a legal review fee for the Development according to City of Chippewa Falls Code of Ordinances or policy as determined by the City of Chippewa Falls Common Council.

ARTICLE 5 - DEVELOPER'S RESPONSIBILITY

Section 5.1 Easements. Developer will execute and deliver to City upon request and without charge, permanent easements for the location, construction, installation and operation of the Public Improvements on the Property as designated in the Plans and Specifications or will execute and deliver to City upon request and without charge, a deed or deeds for the portions of the Property on which the Public Improvements are located, which easements and deeds shall be in form and content satisfactory to City.

Section 5.2 Inspection. Developer shall instruct its engineer to provide adequate field inspection personnel to assure an acceptable level of quality control of the Public Improvements, to the extent the construction work meets the approved City standards, and shall provide construction staking for private site grading improvements and contract management. City may, at City's discretion and at Developer's expense, have one or more City representatives and a soil engineer observe the work on a full or part-time basis.

Developer shall pay for City for engineering and construction observation of the Public Improvements performed by the City Engineer. Such engineering will include monitoring of construction, consultation with Developer and its engineer on status or problems regarding the work, coordination for final inspection and acceptance, project monitoring during the warranty

period, and processing of request for reduction in security. Construction observation performed by the City Engineer shall include part or full time observation of the Public Improvements.

Section 5.3 Engineering Data. Developer, through its engineer, must provide all staking, surveying and other information required by the City Engineer, to assist the City Engineer in carrying out the City Engineer's duties under this Agreement in order to insure that the Public Improvements conform to the Plans and Specifications.

Section 5.4 Erosion Control Measures During Construction. Developer and Developer's contractors shall comply with Chapter 30 (Construction Site Erosion Control) of City of Chippewa Falls Code of Ordinances in regard to construction of the Public Improvements.

Section 5.5 City Regulations. Developer acknowledges that the Property is subject to regulation by City and that a default under applicable City ordinances a failure to meet or perform any condition of approval of any permit applicable to the Public Improvements shall be a default hereunder. The following conditions must be fulfilled to the satisfaction of the City Planner and the City Engineer before construction of the Public Improvements begins. The strict requirement of any condition may be waived by the Common Council of the City if adequate assurances of compliance are provided by Developer.

(a) A Storm Water Management Plan for the Development shall be submitted and approved. The City Engineering Department reserves the right to take up to one (1) month for initial review of the Storm Water Management Plan. All required parts of the Storm Water Management Plan shall be in place, as determined by the City Engineer, before building permits for the Development are issued.

(b) The Development shall be constructed according to any applicable Conditional Use Permit and all conditions imposed upon final certified survey map approval.

(c) City shall review and approve a grading plan, utilities plan, sidewalk and trail plan, driveway plan and phase plan for the Development.

(d) Developer shall obtain all required permits from City of Chippewa Falls, Chippewa County, the State of Wisconsin, and the United States for the Development.

Section 5.6 Damage to City or County Facilities. Developer will be responsible for any damage caused to any City or Chippewa County facilities or improvements including roads, storm water systems, sewer and water facilities whether done by Developer, its contractors, agents or employees and for any repair or clean up costs or expenses incurred by City or Chippewa County in taking remedial action as a result of such damage.

ARTICLE 6 - INSURANCE

Section 6.1 Insurance. Developer and its contractors will provide and maintain or cause to be maintained at all times during the process of constructing the Public Improvements and, from time to time at the request of City, furnish City with proof of payment of premiums on:

(a) Comprehensive general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations and contractual liability insurance) together with an Owner's Contractor's policy with limits against bodily injury and property damage of not less than \$1,000,000 for each occurrence (to accomplish the above required limits, an umbrella excess liability policy may be used), and will be endorsed to show City as an additional insured to the extent of its interest.

(b) Comprehensive general public liability insurance, including personal injury liability for injuries to persons and/or property, including any injuries resulting from the operation of automobiles or other motorized vehicles involved in work on the Public Improvements, in the minimum amount for each occurrence of \$1,000,000, and will be endorsed to show City as an additional insured to the extent of its interest.

(c) Worker's Compensation insurance respecting all employees in amounts not less than the minimum required by statute.

ARTICLE 7 - INDEMNIFICATION.

Section 7.1 Indemnification. Developer agrees to defend and hold City, and its officials, employees and agents, harmless against any and all claims, demands, lawsuits, judgments, damages, penalties, costs and expenses, including reasonable attorneys' fees, arising out of actions or omissions by Developer, its employees and agents, in connection with the Public Improvements, including any monies which City may become obligated to pay as a result of any claims or actions or enforcements under Wisconsin Prevailing Wage Rates and Hours of Labor laws.

Section 7.2 Enforcement by City; Damages. Developer acknowledges the right of City to enforce the terms of this Agreement against Developer, by action for specific performance or damages, or both, or by any other legally authorized means. Developer acknowledges that its failure to perform any or all of its obligations under this Agreement may result in substantial damages to City; that in the event of default hereunder by Developer, City may commence legal action to recover all damages, losses and expenses sustained by City; and that the expenses may include, but are not limited to, the reasonable fees of legal counsel employed with respect to the enforcement of this Agreement.

ARTICLE 8 - Events of Default.

The following will be "Events of Default" under this Agreement and the term "Event of Default, will mean, whenever it is used in this Agreement, any one or more of the following events:

(a) Failure of Developer to commence or complete construction of the Public Improvements pursuant to the terms, conditions, and limitations of this Agreement after City has provided written notice to Developer describing the failure and Developer has not cured such failure within ten (10) days of receipt of such notice.

(b) Failure of Developer to observe or perform any covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement after City

has provided written notice to Developer describing the failure and Developer has not cured such failure within ten (10) days of receipt of such notice.

Section 8.2 Remedies on Default. Whenever any "Event of Default" occurs, City may take any one or more of the following actions:

(a) Suspend work on the Public Improvement until it receives assurances from Developer, deemed adequate by City, that Developer will cure its default and continue its performance under this Agreement.

(b) Take action, including legal or administrative action, as is necessary for City to secure performance of any provision of this Agreement or recover any amounts due under this Agreement from Developer or under the performance bond described in §4.1 of this Agreement.

(c) Undertake to complete the Public Improvements itself, through its agents or through independent contractors and before the undertaking, draw upon the performance bond described in §4.1 of this Agreement for the full amount of the estimated work.

ARTICLE 9 - ADMINISTRATIVE PROVISIONS

Section 9.1 Notices. All Notices, certificates or other communications required to be given to City and Developer must be sufficiently given and will be deemed given when delivered, or when deposited in the United States mail in certified form with postage fully prepaid and addressed with return receipt requested, as follows:

If to City: Richard J. Rubenzer,
Director of Public Works/City Engineer
30 West Central Street
Chippewa Falls, WI 54729

If to Developer: Maple Leaf Rentals LLP
5734 189th St.
Chippewa Falls, WI 54729

City and Developer by notice given to the other may designate different addresses to which subsequent notice, certificates or other communications will be sent.

ARTICLE 10 - ADDITIONAL PROVISIONS

Section 10.1 Titles of Sections. Any titles of the several parts of this Agreement are inserted for convenience of reference only and will be disregarded in construing or interpreting any of its provisions.

Section 10.2 Counterparts. This Agreement may be executed in any number of counterparts, each of which will constitute one and the same instrument.

Section 10.3 Modification. If Developer is requested by the holder of a mortgage on the Property or by a prospective holder of a prospective mortgage on the Property to amend or supplement this Agreement in any manner whatsoever, City will, in good faith, consider the request, provided that the request is consistent with the terms and conditions of this Agreement.

Section 10.4 Law Governing. This Agreement will be governed by and construed in accordance with the laws of the State of Wisconsin.

Section 10.5 Severability. In the event any provision of this Agreement is held invalid or unenforceable by any court of competent jurisdiction, holding will not validate or render unenforceable any other provisions.

Section 10.6 Assignment. Developer may not assign this Agreement without prior written consent of City, which consent shall not be unreasonably withheld or delayed.

Section 10.7 Recording. This Agreement, or a memorandum thereof executed by the parties, may be recorded in the office of the Register of Deeds for Chippewa County, Wisconsin, and will be enforceable against all owners of the Property and their successors and assigns.

ARTICLE 11 - TERMINATION OF AGREEMENT

Section 11.1 Termination. This Agreement will terminate at the time all of Developer's obligations hereunder have been fulfilled and when the cost of the Public Improvements have been paid in full and any default of Developer has been cured, or one (1) year after acceptance of the Public Improvements by City, whichever occurs later. Upon request of Developer, City shall promptly provide Developer with a certificate in recordable form that shall serve as evidence that Developer has completed its obligations hereunder.

IN WITNESS WHEREOF, City has caused this Agreement to be executed in its corporate name by its duly authorized officers and sealed with its corporate seal; and Developer has caused this Agreement to be executed in its company name by a duly authorized member, Wisconsin, on the day and year first above written.

In Presence Of:

CITY OF CHIPPEWA FALLS

By: _____,
_____, Mayor

Attest: _____,
_____, City Clerk

DEVELOPER

By: _____
Mark and Barb Mueller

ACKNOWLEDGMENTS

STATE OF WISCONSIN)
) ss:
CHIPPEWA COUNTY)

Personally came before me this ____ day of February 2015, the above-named _____ and _____, who to be stated that they are the Mayor and City Clerk, respectively, of the City of Chippewa Falls, a Wisconsin municipal corporation, and to me known to be the persons who executed the foregoing instrument in such capacities.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

* _____
Notary Public
State of Wisconsin
My Commission expires _____

STATE OF WISCONSIN)
) ss:
_____ COUNTY)

Personally came before me this ____ day of February 2015, the above-named Mark and Barb Mueller and to me known to be the person who executed the foregoing instrument in such capacity.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

* _____
Notary Public
State of Wisconsin
My Commission expires _____

List of Exhibits

Exhibit A	Draft of Preliminary certified survey map
Exhibit B	Legal Description of the Property
Exhibit C	Order of Construction
Exhibit D	Description of the Public Improvements and Estimates of Costs

Exhibit A
Draft of Preliminary Plat

[to be attached]

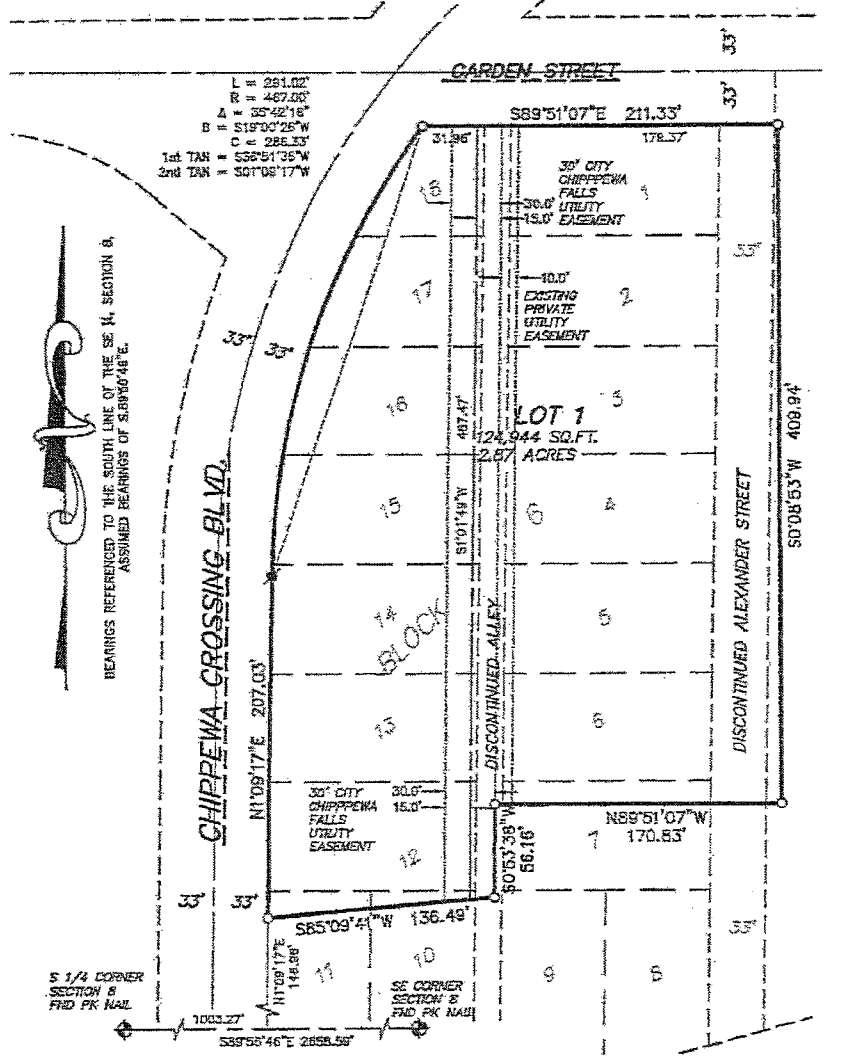
EXHIBIT "A" (1 OF 2)

CHIPPEWA CO. CERTIFIED SURVEY MAP No. _____

RECORDED IN VOL. _____ OF CERTIFIED SURVEY MAPS PAGE _____

REGISTER

PART OF LOTS 1-7, 10-18, PART OF THE DISCONTINUED ALLEY, BLOCK 6,
ZIELE ADDITION TO THE CITY OF CHIPPEWA FALLS
PART OF DISCONTINUED ALEXANDER STREET
IN THE SW 1/4 OF THE SE 1/4,
SECTION 8, T28N, R2W,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN



L = 291.02'
R = 467.00'
Δ = 35°42'18"
B = S19°00'25"W
C = 288.53'
1st TAN = S52°51'35"W
2nd TAN = S01°08'17"W

BEARINGS REFERENCED TO THE SOUTH LINE OF THE SE 1/4, SECTION 8,
ASSIGNED BEARINGS OF S89°04'48"E.

S 1/4 CORNER
SECTION 8
FIND PK NAIL

SE CORNER
SECTION 8
FIND PK NAIL

LEGEND
○ SET 1" O.D. x 18" IRON PIPE
WEIGHING 1.13 LBS./LIN.FT.
* FOUND 3/4" IRON REBAR

SCALE: 1" = 80'

DATE APPROVED _____
CHIPPEWA COUNTY PLANNING AGENCY
BY _____

REAL LAND SURVEYING
825 PARKWAY ST
ALTOONA, WI 54720
(715) 514-4115
CADS No. 14257

SHEET 1 OF 2
PAGE _____

EXHIBIT "A" (2 OF 2)

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO.

INDEXED

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

REGISTER

BEING PART OF LOTS 1-7, 10-18, PART OF DISCONTINUED
ALLEY, BLOCK 6, ZIELIE ADDITION TO THE CITY OF CHIPPEWA FALLS,
PART OF DISCONTINUED ALEXANDER STREET,
IN THE SW 1/4 OF THE SE 1/4, SECTION 8,
T28N, R08W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:
THAT BY THE DIRECTION OF THE CITY OF CHIPPEWA FALLS AND MARK MUELLER, I HAVE
SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS
CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED
IS AS FOLLOWS: BEING PART OF LOTS 1-7, 10-18, PART OF DISCONTINUED ALLEY, BLOCK
6, ZIELIE ADDITION TO THE CITY OF CHIPPEWA FALLS, PART OF DISCONTINUED
ALEXANDER STREET, IN THE SW 1/4 OF THE SE 1/4, SECTION 8,
T28N, R08W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE S 1/4 CORNER OF SAID SECTION 8; THENCE S.89°56'46"E, ALONG
THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 8, A DISTANCE OF 1003.27 FEET;
- THENCE N.01°09'17"E, A DISTANCE OF 146.96 FEET TO THE POINT OF BEGINNING;
- THENCE N.01°09'17"E, A DISTANCE OF 207.05 FEET;
- THENCE 291.02 FEET ALONG THE ARC OF A CURVE CONCAVE EASTERLY HAVING A
RADIUS OF 467.00 FEET; CENTRAL ANGLE OF 35°42'18" AND A CHORD BEARING AND
DISTANCE OF N19°00'26"E 286.53 FEET;
- THENCE S.89°51'07"E, A DISTANCE OF 211.35 FEET;
- THENCE S.00°08'53"W, A DISTANCE OF 409.94 FEET;
- THENCE N.89°51'07"W, A DISTANCE OF 170.83 FEET;
- THENCE S.00°53'38"W, A DISTANCE OF 56.16 FEET;
- THENCE S.85°09'41"W, A DISTANCE OF 136.49 FEET TO THE POINT OF BEGINNING.

THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR
BOUNDARY SURVEYED AND DESCRIBED, AND THE SUBDIVISION THEREOF.

THAT THE 30' CITY OF CHIPPEWA FALLS UTILITY EASEMENT IS DEDICATED TO THE CITY
OF CHIPPEWA FALLS.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE
WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS
AND CHAPTER 28, LAND DIVISION ORDINANCE OF THE GENERAL CODE OF CHIPPEWA COUNTY,
WISCONSIN IN SURVEYING AND MAPPING THE SAME.

_____ DATED THIS _____ DAY OF _____, 2015
PETER J. GARTMANN, P.L.S. 2279

CITY COUNCIL RESOLUTION:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS, IS HEREBY
APPROVED AND THE 30' CITY UTILITY EASEMENT IS DEDICATED AS SHOWN BY THE CITY
COUNCIL

MAYOR DATE

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

CITY CLERK DATE

REAL LAND SURVEYING
635 FAIRFAX ST.
ALTOONA, WI 54720

SHEET 2 OF 2

EXHIBIT "B"

LEGAL DESCRIPTION:

BEING PART OF LOTS 1-7, 10-18, PART OF DISCONTINUED ALLEY, BLOCK 6,
ZIELIE ADDITION TO THE CITY OF CHIPPEWA FALLS, PART OF DISCONTINUED
ALEXANDER STREET, IN THE SW 1/4 OF THE SE 1/4, SECTION 8,
T28N, R08W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE S 1/4 CORNER OF SAID SECTION 8; THENCE S.89°56'46"E.,
ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 8, A DISTANCE OF 1003.27
FEET;
- THENCE N.01°09'17"E., A DISTANCE OF 146.96 FEET TO THE POINT OF BEGINNING;
- THENCE N.01°09'17"E., A DISTANCE OF 207.03 FEET;
- THENCE 291.02 FEET ALONG THE ARC OF A CURVE CONCAVE EASTERLY HAVING A
RADIUS OF 467.00 FEET; CENTRAL ANGLE OF 35°42'18" AND A CHORD BEARING
AND DISTANCE OF N19°00'26"E 286.33 FEET;
- THENCE S.89°51'07"E., A DISTANCE OF 211.33 FEET;
- THENCE S.00°08'53"W., A DISTANCE OF 409.94 FEET;
- THENCE N.89°51'07"W., A DISTANCE OF 170.83 FEET;
- THENCE S.00°53'38"W., A DISTANCE OF 56.16 FEET;
- THENCE S.85°09'41"W., A DISTANCE OF 136.49 FEET TO THE POINT OF BEGINNING.

EXHIBIT "C"

DEVELOPMENT PLANS: Aspen Woods Development will be constructed in accordance with the engineering plans developed by Advanced Engineering Concepts, LLC and approved by the City of Chippewa Falls. Exhibit "D" includes the proposed Utility Plan with the public improvements and construction estimate.

IMPROVEMENTS: The developer shall install and pay for the public improvements within the approved Construction Plans. These improvements include the following:

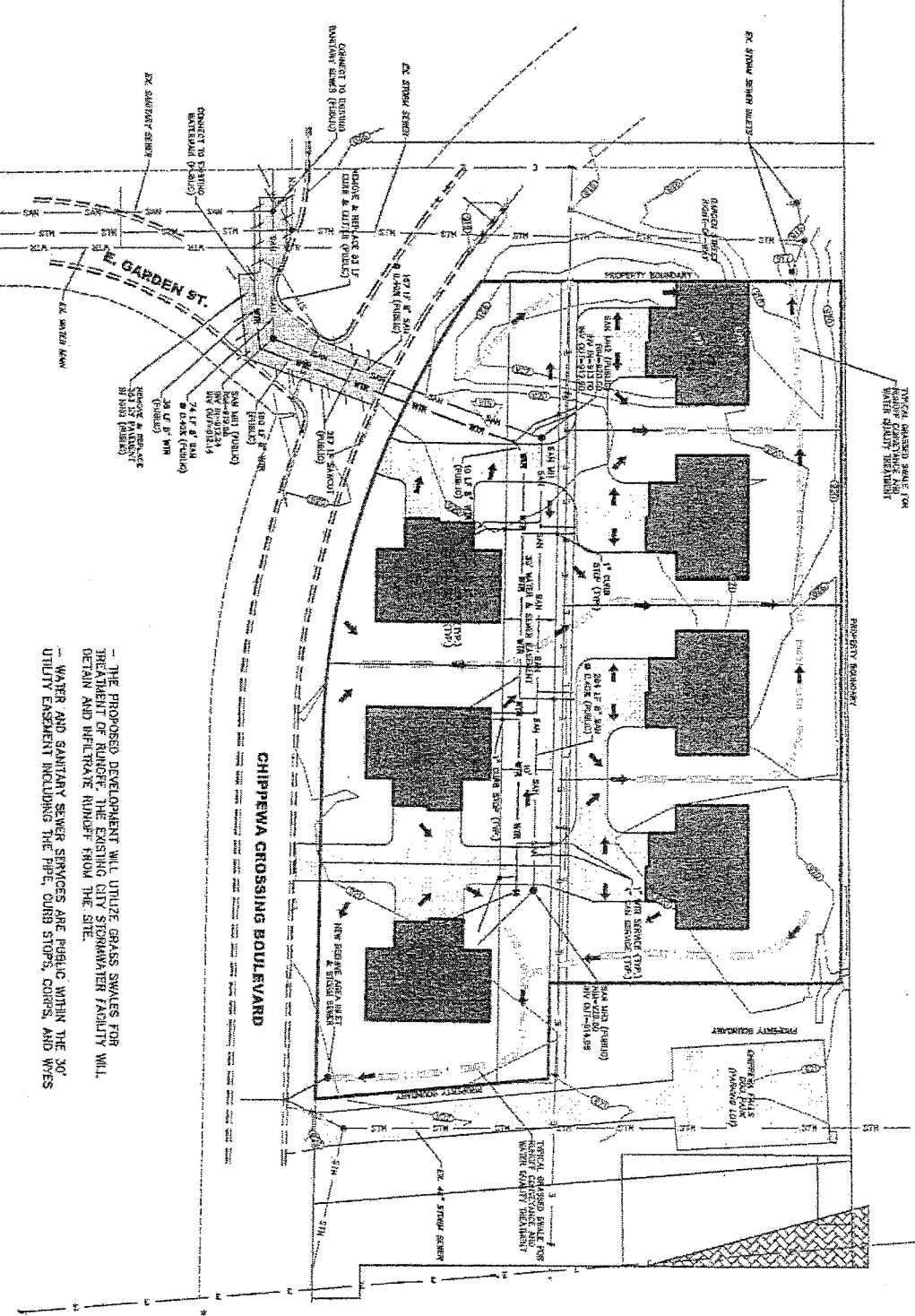
1. Curb and Gutter replacement within E. Garden Street and Chippewa Crossing Boulevard
2. Pavement patching within E. Garden Street and Chippewa Crossing Boulevard
3. Connection of both sanitary sewer and watermain
4. Installation of the sanitary sewer main (8") and manholes
5. Installation of watermain (8") and fire hydrant
6. Installation of both sanitary sewer and water services located within the 30' utility easement, including curb stops, corps, and wyes
7. Restoration of boulevards disturbed within the right-of-way
8. Adjustments of valves and manholes located within public right-of-way and utility easements

EXHIBIT "D" (1 of 2)



LEGEND

- PROPOSED GRADE CONTOUR - 10'
- EXISTING GRADE CONTOUR - 10'
- EXISTING GRADE CONTOUR - 14'
- EXISTING GRADE CONTOUR - 16'
- EXISTING GRADE CONTOUR - 18'
- EXISTING GRADE CONTOUR - 20'
- EXISTING GRADE CONTOUR - 22'
- EXISTING GRADE CONTOUR - 24'
- EXISTING GRADE CONTOUR - 26'
- EXISTING GRADE CONTOUR - 28'
- EXISTING GRADE CONTOUR - 30'
- EXISTING GRADE CONTOUR - 32'
- EXISTING GRADE CONTOUR - 34'
- EXISTING GRADE CONTOUR - 36'
- EXISTING GRADE CONTOUR - 38'
- EXISTING GRADE CONTOUR - 40'
- EXISTING GRADE CONTOUR - 42'
- EXISTING GRADE CONTOUR - 44'
- EXISTING GRADE CONTOUR - 46'
- EXISTING GRADE CONTOUR - 48'
- EXISTING GRADE CONTOUR - 50'
- EXISTING GRADE CONTOUR - 52'
- EXISTING GRADE CONTOUR - 54'
- EXISTING GRADE CONTOUR - 56'
- EXISTING GRADE CONTOUR - 58'
- EXISTING GRADE CONTOUR - 60'
- EXISTING GRADE CONTOUR - 62'
- EXISTING GRADE CONTOUR - 64'
- EXISTING GRADE CONTOUR - 66'
- EXISTING GRADE CONTOUR - 68'
- EXISTING GRADE CONTOUR - 70'
- EXISTING GRADE CONTOUR - 72'
- EXISTING GRADE CONTOUR - 74'
- EXISTING GRADE CONTOUR - 76'
- EXISTING GRADE CONTOUR - 78'
- EXISTING GRADE CONTOUR - 80'
- EXISTING GRADE CONTOUR - 82'
- EXISTING GRADE CONTOUR - 84'
- EXISTING GRADE CONTOUR - 86'
- EXISTING GRADE CONTOUR - 88'
- EXISTING GRADE CONTOUR - 90'
- EXISTING GRADE CONTOUR - 92'
- EXISTING GRADE CONTOUR - 94'
- EXISTING GRADE CONTOUR - 96'
- EXISTING GRADE CONTOUR - 98'
- EXISTING GRADE CONTOUR - 100'



THE PROPOSED DEVELOPMENT WILL UTILIZE GRASS SWALES FOR TREATMENT OF RUNOFF. THE EXISTING CITY STORMWATER FACILITY WILL DETAIN AND INFILTRATE RUNOFF FROM THE SITE.

WATER AND SANITARY SEWER SERVICES ARE PUBLIC WITHIN THE 30' UTILITY EASEMENT INCLUDING THE PIPE, CURB STOPS, COVERS, AND WYES

NO.	DATE	REVISIONS	APPROVED BY	DESIGNED BY	CHECKED	FILE NO.	1497	AEC	ADVANCED ENGINEERING CONSULTANTS	435 PARKWAY ST. MILWAUKEE, WI 53210 CONTRACT # 2019-007-10A	GRADING & UTILITY PLAN	CHIPPEWA PASSAGE DEVELOPMENT MILWAUKEE, WI CHIPPEWA FALLS, WI	DATE 12/20/14	2	2
-----	------	-----------	-------------	-------------	---------	----------	------	-----	----------------------------------	---	------------------------	---	------------------	---	---

50TH AVE. (A.K.A. STILSON ROAD)

EXHIBIT "D" (2 OF 2)

DATE: 01.27.15

ASPEN WOODS DEVELOPMENT					
NO	ITEM	UNITS	QUANT.	PRICE	TOTAL PRICE
STREET					
1	REMOVE CURB AND GUTTER	LF	63	\$4.00	\$252.00
2	SAWCUT	LF	267	\$3.00	\$801.00
3	REMOVE PAVEMENT	SY	383	\$3.00	\$1,149.00
4	CRUSHED AGGREGATE BASE (8")	CY	90	\$25.00	\$2,250.00
5	ASPHALTIC BINDER COURSE-PATCH (3")	SY	383	\$15.00	\$5,745.00
6	ADJUST INLET/MANHOLE CASTINGS	EA	3	\$100.00	\$300.00
7	CONCRETE CURB & GUTTER, 30" BARRIER	LF	63	\$25.00	\$1,575.00
8	ADJUST WATER VALVES	EA	1	\$200.00	\$200.00
9	RESTORATION	SY	1	\$200.00	\$200.00
SUBTOTAL					\$12,472.00
SANITARY					
1	CONNECT TO EXISTING SAN MANHOLE (COREDRILL)	EA	1	\$1,800.00	\$1,800.00
2	48" PRECAST CONCRETE MANHOLE	VF	22	\$240.00	\$5,280.00
3	CASTINGS	EA	3	\$750.00	\$2,250.00
4	8" SANITARY SEWER	LF	605	\$28.00	\$14,140.00
5	8"X4" WYES	EA	7	\$73.50	\$514.50
6	4" SANITARY SERVICE	LF	140	\$16.00	\$2,240.00
SUBTOTAL					\$26,224.50
WATERMAIN					
1	CONNECT TO EXISTING (REMOVE PLUG)	EA	1	\$500.00	\$500.00
2	HYDRANT ASS'Y (hydrant, valve & lead)	EA	1	\$4,700.00	\$4,700.00
3	8" VALVE	EA	1	\$1,800.00	\$1,800.00
4	8-INCH D.I. WATERMAIN, CL. 52	LF	459	\$40.00	\$18,360.00
5	TAP AND CORPORATION STOP, 1 INCH	EA	7	\$150.00	\$1,050.00
6	CURB STOP AND BOX, 1 INCH	EA	7	\$200.00	\$1,400.00
7	WATER SERVICE, 1 INCH COPPER	LF	140	\$18.00	\$2,520.00
SUBTOTAL					\$30,330.00
TOTAL PUBLIC IMPROVEMENT COSTS					\$69,026.50