

AGENDA FOR REGULAR MEETING OF COMMON COUNCIL

To be held on Tuesday, April 21, 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 April 7, 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.
4. **PUBLIC HEARINGS** - None
5. **COMMUNICATIONS** - None
6. **REPORTS**
 - (a) Consider Board of Public Works minutes of April 13, 2015.
 - (b) Consider Plan Commission minutes of April 13, 2015.
7. **APPLICATIONS**
 - (a) Consider Operator (Bartender) Licenses as approved by the Police Department. *(Complete list provided prior to Council meeting).*
 - (b) Consider Street Use Permit Application from Chippewa Falls Main Street for the Farmers Market to be held every Thursday beginning June 11 - October 15, 2015 in the Market Lot, 53 E Central Street.
 - (c) Consider Street Use Permit Application from the Lake Wissota Garden Club for the Lake Wissota Garden Club Plant Sale to be held on June 6, 2015 from 7:00 am - 12:00 pm in the Market Lot, 53 E Central Street.
 - (d) Consider Street Use Permit Application from the Chippewa County Historical Society for The Past Passed Here to be held May 1 - 12, 2015 (including set-up and tear down) at the Allen Park Pavilion, the empty lot at 1 S Bridge Street, and the lot in front of SEH during evening and weekend hours.
 - (e) Consider Application for Temporary Class "B" Beer Retailer's License from the Oz Run, Inc. for the Oz Run being held on May 23, 2015 at the Northern Wisconsin State Fairgrounds, 225 Edward Street.
 - (f) Consider Original Alcohol Beverage Retail License Application from Gordy's Chippewa South, Inc., David Shafer, Agent, for a Class "A" / "Class A" Intoxicating Liquor and Malt Beverage License for Gordy's Market located at 303 Prairie View Road.
8. **PETITIONS** - None
9. **MAYOR ANNOUNCES APPOINTMENTS** - None
10. **MAYOR'S REPORT**
 - (a) Advise of Mayor's participation in the ribbon cutting at High Bridge Coffee Shop.
11. **COUNCIL COMMITTEE REPORTS** in the order in which they are named in Section 2.21 of the Municipal Code
 - (a) Consider Committee #3 Transportation, Construction, Public Safety and Traffic minutes of April 15, 2015.
 - (b) Park Board minutes of April 14, 2015.
 - (c) Library Board minutes of March 11, 2015.
12. **REPORT OF OFFICERS** - None
13. **ORDINANCES** - None

14. RESOLUTIONS

- (a)** Consider **Resolution #2015-20 Entitled:** Resolution Opposing Elimination of Personal Property Taxes. *(draft resolution is attached, final resolution will be distributed prior to the meeting)*
- (b)** Consider **Resolution #2015-21 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.
- (c)** Consider **Resolution# 2015-22 Entitled:** Initial Resolution Authorizing \$5,315,000 General Obligation Bonds for Fire Station Projects.
- (d)** Consider **Resolution #2015-23 Entitled:** Initial Resolution Authorizing \$715,000 General Obligation Bonds for Street Improvement Projects.
- (e)** Consider **Resolution #2015-24 Entitled:** Resolution Directing Publication of Notice to Electors.
- (f)** Consider **Resolution #2015-25 Entitled:** Resolution Providing for the Sale of \$6,030,000 General Obligation Corporate Purpose Bonds.

15. OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW

- (a)** Consider awarding project bids for Daisy Street, Superior Street, Governor Street and Columbia Street.
- (b)** Consider Amendment to Agreement No. 18 with Ayres Associates, Inc. for groundwater sampling, analysis, and reporting at the Nelson Road Landfill.
- (c)** Consider Revision #3 to the State/Municipal Agreement for Spring Street Marsh Arch Rainbow Bridge over Duncan Creek.

16. CLAIMS

- (a)** Consider claims as recommended by the Claims Committee.
- (b)** Consider claim of Desiree Paul, 490 Irvine Street, against the City of Chippewa Falls. See attached letter from Statewide Services, Inc. recommending denial of this claim.

17. CLOSED SESSION

- (a)** 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 offer to purchase from Prairie View Office, LLC (North Park Dental) for the purchase of the West 33 feet of City Parcel #4445.5000.

May return to Open Session.

18. ADJOURNMENT (Sine Die)

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 April 17, 2015 at 2:00 pm by BNG.

MINUTES OF THE REGULAR MEETING OF THE COMMON COUNCIL

The regular meeting of the Common Council of the City of Chippewa Falls was held on Tuesday, April 7, 2015 in the City Hall Council Chambers. Mayor Greg Hoffman called the meeting to order at 6:30 pm. The Pledge of Allegiance was recited.

CLERK CALLS THE ROLL

Council Members present: Mike Hanke, Rob Kiefer, Amy Mason, Chuck Hull, Paul Olson, 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, Assistant City Engineer Rob Krejci, Police Chief Wendy Stelter, John Monarski, City Clerk Bridget Givens, and those on the attached sign-in sheet.

APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) Motion by Mason/Adrian to approve the minutes of the Regular Council Meeting of March 17, 2015. All present voting aye, except Hanke who abstained, motion carried.

PERSONAL APPEARANCES BY CITIZENS

(a) Rick Schunk, owner of Felbers & Friends, appeared to commend the Fire Department for their handling of a recent fire at his business.

(b) Kristine Adams, 211 E Greenville Street, appeared to provide an overview of her service as an AmeriCorps volunteer.

(c) Jennifer Andress, 606 Westwood Drive, appeared to express her appreciation for the volunteer work performed by AmeriCorps members.

PUBLIC HEARINGS

(a) Director of Public Works/City Engineer/Utilities Manager Rubenzer advised that a public information meeting was held on March 2, 2015 for the projects on Columbia, Daisy, Governor and Superior. An overview of the work to be done was provided. Mayor Hoffman opened a Public Hearing regarding Special Assessments on Columbia Street (Mansir Street to Carson Street) at 6:38 pm. There being no requests to speak, the hearing was closed at 6:38 pm.

(b) Mayor Hoffman opened a Public Hearing regarding Special Assessments on Daisy Street (Prairie View Road to Grant Street) at 6:39 pm. Lawrence Duss, 555 Daisy Street, appeared to question what is being done on the project. There being no further requests to speak, the hearing was closed at 6:42 pm.

(c) Mayor Hoffman opened a Public Hearing regarding Special Assessments on Governor Street (Columbia Street to Wheaton Street) at 6:44 pm. There being no requests to speak, the hearing was closed at 6:44 pm.

(d) Mayor Hoffman opened a Public Hearing regarding Special Assessments on Superior Street (Coleman Street to Cedar Street) at 6:44 pm. There being no requests to speak, the hearing was closed at 6:45 pm.

(e) Rubenzer provided an overview of the proposed project and the request for a Conditional Use Permit to operate a 24-bed Community Based Residential Facility. Tim Swoboda, owner of the building at 421 Frenette Drive, appeared and provided further details. Mayor Hoffman opened a Public Hearing regarding the proposed change of districts in the Zoning Ordinance for Parcel #1580, Lots 15 and 16, Flame Addition, City of Chippewa Falls, Located at 421 Frenette Drive changing from C-2 General Commercial District to R-3-4 Multi-Family 4-Plex Residential District at 6:49 pm. The following individuals spoke against the change in zoning district: Steven Willi, 422 Frenette Drive; Charlie Connell, 422 Frenette Drive; John Melville, 251 Oak Knoll Drive; and Char Connell, 422 Frenette Drive. Speaking in favor of the change in zoning district was Roxanne Collum, 750 S. Main Street. As concern was expressed with the type of individuals that could be admitted to a CBRF, it was suggested that the Plan Commission could specify limits in the Conditional Use Permit. A meeting will be held between the interested parties on Wednesday, April 8th at 1:00 pm. There being no further requests to speak, the hearing was closed at 7:14 pm.

COMMUNICATIONS - None

REPORTS

(a) The Board of Public Works meeting of March 23, 2015 was cancelled due to a lack of agenda items.

APPLICATIONS

(a) **Motion by Hanke/Kiefer** to approve the Operator (Bartender) Licenses as approved by the Police Department. **All present voting aye, motion carried.**

(b) **Motion by Hanke/Adrian** to approve the Application for Temporary Class "B" Beer / "Class B" Wine Retailer's License from the Chippewa Youth Hockey Association for Northwest Beer Fest to be held on April 25, 2015 at the Chippewa Ice Arena, 839 First Avenue. **All present voting aye, motion carried.**

(c) **Motion by Mason/Hanke** to approve the Application for Class "E" Dance and Live Music License from the Chippewa Youth Hockey Association for the Chippewa Ice Arena, 839 First Avenue, on April 25, 2015. **All present voting aye, motion carried.**

(d) **Motion by Adrian/Hanke** to approve the Street Use Permit Application from Renee Wurzer of The Salvation Army for a Stamp Out Hunger event to be held on May 9, 2015 from 10:00 am - 5:00 pm utilizing the on-street parking adjoining the Salvation Army building with the inclusion that cones/barricades will be picked up from the Street Department if needed. **All present voting aye, motion carried.**

(e) **Motion by Hanke/Adrian** to approve the Application for Temporary Class "B" Beer Retailer's License from Chippewa Falls Main Street for the Pure Water Days Duck Splash to be held on August 8, 2015 at Allen Park. **All present voting aye, motion carried.**

(f) **Motion by Kiefer/Hanke** to approve the Sidewalk Use Permit Application from the Chippewa Falls Public Library to place a sign on the sidewalk in front of the Library advertising special events and programs from April 1, 2015 - November 1, 2015. **All present voting aye, motion carried.**

(g) **Motion by Mason/Kiefer** to approve the Street Use Permit Application from the Chippewa Falls Rotary Foundation, Inc. for the Spring Fest Fun Run to be held on April 25, 2015 from 11:00 am - 11:45 am utilizing the Irvine Park Entrance off of Jefferson Avenue. **All present voting aye, motion carried.**

PETITIONS - None

MAYOR ANNOUNCES APPOINTMENTS - None

MAYOR'S REPORT

(a) Mayor Hoffman presented a proclamation declaring April 7, 2015 as National Service Recognition Day in the City of Chippewa Falls.

COUNCIL COMMITTEE REPORTS

(a) **Motion by Mason/Olson** to approve the Committee #1 Revenues, Disbursements, Water and Wastewater minutes of April 7, 2015. **Roll Call Vote: Aye - Mason, Olson, Adrian, Hanke, Kiefer, Hull. Motion carried.**

(b) **Motion by Hanke/Hull** to approve the Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of March 30, 2015. **Roll Call Vote: Aye - Hanke, Hull, Olson, Adrian, Kiefer, Mason. Motion carried.**

(c) **Motion by Kiefer/Adrian** to approve the Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of April 6, 2015. **Roll Call Vote: Aye - Kiefer, Adrian, Hanke, Mason, Hull, Olson. Motion carried.**

(d) **Motion by Mason/Adrian** to approve the Committee #3 Transportation, Construction, Public Safety and Traffic minutes of March 25, 2015. **All present voting aye, motion carried.**

REPORT OF OFFICERS - None

ORDINANCES

(a) **Motion by Mason/Adrian** to approve **Ordinance #2015-09 Entitled:** An Ordinance Establishing the Width of Pavement on Daisy Street (Prairie View Rd to Grant St) at 34 Feet Face to Face of Curbs. **Roll Call Vote: Aye - Mason, Adrian, Hanke, Kiefer, Hull, Olson. Motion carried.**

ORDINANCES (continued)

(b) Motion by Adrian/Hanke to approve **Ordinance #2015-10 Entitled:** An Ordinance Establishing the Width of Pavement on Columbia Street (Mansir St. to Carson St.), Governor Street (Columbia St. to Wheaton St.) and Superior Street (Coleman St. to Cedar St.) at 30 Feet Face to Face of Curbs. **Roll Call Vote: Aye - Adrian, Hanke, Kiefer, Mason, Hull, Olson. Motion carried.**

(c) Motion by Hanke/Mason to approve **Ordinance #2015-11 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls on Parcel #1580 SEH building located at 421 Frenette Dr. **Roll Call Vote: Aye - Hanke, Mason, Hull, Olson, Adrian, Kiefer. Motion carried.**

RESOLUTIONS

(a) Motion by Mason/Kiefer to approve **Resolution #2015-08 Entitled:** Resolution in Support of the Fish Chippewa! Access for All! Fishing Pier at Erickson Park. **Roll Call Vote: Aye - Mason, Kiefer, Hull, Olson, Adrian, Hanke. Motion carried.**

Motion by Hull/Hanke to consider items (b) - (f) in one motion. **All present voting aye, motion carried.**

Motion by Hull/Hanke to approve items (b) - (f) as follows:

(b) Resolution #2015-09 Entitled: Tax Incremental District Termination (regarding TID #6).

(c) Resolution #2015-10 Entitled: Tax Incremental District Termination (regarding TID #9)

(d) Resolution #2015-11 Entitled: Resolution Approving an Amendment to the Project Plan of Tax Incremental District No. 7, City Of Chippewa Falls, Wisconsin.

(e) Resolution #2015-12 Entitled: Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 12, City of Chippewa Falls, Wisconsin.

(f) Resolution #2015-13 Entitled: Resolution Approving the Project Plan and Establishing the Boundaries for and the Creation of Tax Incremental District No. 13, City of Chippewa Falls, Wisconsin.

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

(g) Motion by Hanke/Adrian to approve **Resolution #2015-14 Entitled:** Resolution Authorizing the Mayor to Execute the Wisconsin Real Property Investment, LLC Development Agreement Tax Increment District No. 13. **Roll Call Vote: Aye - Hanke, Adrian, Kiefer, Mason, Hull, Olson. Motion carried.**

(h) Motion by Mason/Hanke to approve **Resolution #2015-15 Entitled:** Final Resolution Levying Special Assessments and Authorizing Construction in Columbia Street (Mansir Street to Carson Street) (Pursuant to police power under 66.0701 Wisconsin Statutes and Chapter 3.08 of the Municipal Code). **Roll Call Vote: Aye - Mason, Hanke, Kiefer, Hull, Olson, Adrian. Motion carried.**

(i) Motion by Hanke/Adrian to approve **Resolution #2015-16 Entitled:** Final Resolution Levying Special Assessments and Authorizing Construction in Daisy Street (Prairie View Road to Grant Street) (Pursuant to police power under 66.0701 Wisconsin Statutes and Chapter 3.08 of the Municipal Code). **Roll Call Vote: Aye - Hanke, Adrian, Kiefer, Mason, Hull, Olson. Motion carried.**

(j) Motion by Adrian/Hanke to approve **Resolution #2015-17 Entitled:** Final Resolution Levying Special Assessments and Authorizing Construction in Governor Street (Columbia Street to Wheaton Street) (Pursuant to police power under 66.0701 Wisconsin Statutes and Chapter 3.08 of the Municipal Code). **Roll Call Vote: Aye - Adrian, Hanke, Kiefer, Mason, Hull, Olson. Motion carried.**

(k) Motion by Hanke/Kiefer to approve **Resolution #2015-18 Entitled:** Final Resolution Levying Special Assessments and Authorizing Construction in Superior Street (Coleman Street to Cedar Street) (Pursuant to police power under 66.0701 Wisconsin Statutes and Chapter 3.08 of the Municipal Code). **Roll Call Vote: Aye - Hanke, Kiefer, Mason, Hull, Olson, Adrian. Motion carried.**

(l) Motion by Hull/Adrian to approve **Resolution #2015-19 Entitled:** Resolution (regarding warranty deed to convey title to Maple Leaf Rentals, LLP). **Roll Call Vote: Aye - Hull, Adrian, Hanke, Kiefer, Mason, Olson. Motion carried.**

OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW

(a) A Resolution Regarding the Discontinuance of the North 77 Feet of Dennis Street was introduced.

(b) Motion by Hanke/Mason to set a public hearing date on the passage of the Resolution regarding the Discontinuance of the North 77 Feet of Dennis Street on May 19, 2015 at 6:30 pm at the Regular Meeting of the Chippewa Falls Common Council and direct that Notice of the Hearing be given in accordance with the provisions of §§ 66.1003 (4)(b) and 66.1003 (8), Wis. Stats. **All present voting aye, motion carried.**

(c) Motion by Hanke/Adrian to post the Sixth Ward Council vacancy until May 1, 2015 at noon. **All present voting aye, motion carried.**

CLAIMS

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

City General Claims:	\$337,533.97
Authorized/Handwritten Claims:	\$23,734.59
Department of Public Utilities:	<u>\$95,575.17</u>
Total of Claims Presented	<u>\$456,843.73</u>

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

(b) Motion by Hanke/Kiefer to refer the claim submitted by Keri Krumenauer for the property located 1256 Parkland Drive, Unit 4, to the insurance company. **Roll Call Vote: Aye - Mason, Olson, Adrian, Kiefer, Hull. Motion carried.**

CLOSED SESSION

(a) Motion by Mason/Hanke to go 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 deliberate, discuss and consider the following:

1. appraisal for the property located at 346 E Park Avenue; and
2. sale of Parcel 28 (previous beauty shop property) to the Chippewa Falls Area Chamber of Commerce; and to allow Council, Mayor, Ferg, Smith, Bauer, Givens, Marshall and John Monarski to attend; may return to Open Session.

Council discussed the items above. Givens and Marshall did not attend the Closed Session.

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

ADJOURNMENT

Motion by Adrian/Olson to adjourn at 8:38 pm. **All present voting aye, motion carried.**

Submitted by:
Bridget Givens, City Clerk

CITY COUNCIL ATTENDANCE SHEET - April 7, 2015

NAME	ADDRESS
John Mabele	251 Oak Knoll Drive CF
Dylan White	306 Frenette Dr #1 CF
Marion Howick	306 Frenette Dr #3 CF
Charlie Cornell	422 Frenette Dr #1 CF
Chris Cornell	422 Frenette Dr #1 CF
RF/Ker	1304 Perry CF
Rick Schork	1801 Mohr Dr CF
Bita N Deero	555 Dairy St CF
Lawrence Mess	555 Dairy St CF
E. Develock	
Graham Colled	1750 S. Main CF

CITY COUNCIL ATTENDANCE SHEET - April 7, 2015

NAME	ADDRESS
Eleonore Stokke	330 Frenette Dr. Unit #1
Brian Stokke	2523 Riverview Dr EC
Jennifer Enggs-Andress	606 Westwood Drive CF WI 54729
Christine Adams	all E. Greenville St. OF WI 54729
Low Frenette	738 Summit Ave C.E
Adrian Larson	410 Frenette Dr. E
Dorothy Baldeschwiler	410 3 Frenette Drive
STEVE & APRIL WILLY	422 FRENETTE #3
Janina Peterson	805 W. Willow St. CF.
Bolesia Zebrowski	410 Frenette Dr unit 4

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, APRIL 13, 2015 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, April 13, 2015 at 5:30 PM. Present were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Alderperson George Adrian and Darrin Senn. Absent was Finance Manager Lynne Bauer. . Also, present at the meeting: Assistant City Engineer Rob Krejci, Mark Brand of 623 Miller St., Aaron Stokes and Zach Gardow of 302 Morris St.

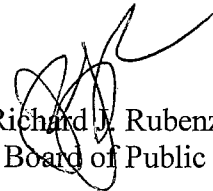
1. **Motion** by Adrian, seconded by Rubenzer to approve the minutes of the March 9, 2015 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. The Board of Public Works considered attached Revision #3 of the State/Municipal Agreement for the Spring Street Bridge project. Director of Public Works Rubenzer stated that the increase in project cost was due to a fiber wrap reinforcement in place of the originally proposed stain. The fiber wrap is expected to add five to ten years of useful life to the bridge. He continued that the project will be let for bid in May 2015 with construction to be finished in 2015.
Motion by Adrian, seconded by Rubenzer to recommend the Common Council approve Revision #3 of the State/Municipal Agreement (attached), for construction of the Spring Street Marsh Arch Rainbow Bridge over Duncan Creek and authorize Mayor Hoffman to execute the agreement. **All present voting aye. MOTION CARRIED.**

3. The Board of Public Works discussed the attached petition for a street improvement project on Miller Street between Morris Street and Goldsmith Street. Director of Public Works Rubenzer stated the estimated project cost of \$62,000 would include curb and gutter, hot mix paving and storm sewer appurtenances. Petitioner Mark Brand appeared to support the project and stated he believed it had been previously included in the street improvement program but had been removed. DPW Rubenzer noted that State Street had been included in the 2014-2015 bond but would not be completed until 2016, so funds from that project could be used for this project. He added that the two petitioners represented about 50% of the frontage and the YMCA represented the other 50%. He noted that the street surface was completely disintegrated.
Motion by Hoffman, seconded by Adrian to include Miller Street between Morris Street and Goldsmith Street in the street improvement program for construction in 2015. **All present voting aye. MOTION CARRIED.**

4. The Board considered the attached Amendment #18 to Agreement with Ayres Associates Inc. for groundwater sampling, analysis and reporting at the Nelson Road Landfill. DPW Rubenzer noted that this reporting was required by WDNR until such time that trending Volatile Organic Compound, (VOC) levels were consistently below Preventative Action Limits (PAL). He noted that Ayres Associates Inc. had done a sampling reduction study previously resulting in annual savings of four to five thousand dollars.
Motion by Senn, seconded by Adrian to recommend the Common Council approve Amendment #18 to Agreement with Ayres Associates Inc. for groundwater sampling, analysis and reporting at the Nelson Road Landfill. Also, that Mayor Hoffman be authorized to execute said amendment in an amount not to exceed \$\$8,700. **All present voting aye. MOTION CARRIED.**

5. The Board considered the attached request to discontinue a portion of West Haven Road from adjacent property owner John Altmann. DPW Rubenzer recommended using a process that it be found in the public interest to discontinue the proposed segment of right-of-way and then to discuss payment of the advertising fees with Mr. Altmann.
Motion by Senn, seconded by Adrian that the Common Council find it in the public interest to discontinue a portion of West Haven Road right-of-way as shown on the attachment. In addition that payment of the advertising fees be discussed with the petitioner and that Attorney Ferg prepare and introduce a corresponding discontinuance resolution. **All present voting aye. MOTION CARRIED.**
6. Assistant City Engineer Rob Krejci presented the attached bid summary for the Governor/Columbia Street projects. He noted the low bid amount of \$562,212.05 submitted by Haas Sons Inc. was below the \$630,300 initially estimated and bonded amount.
Motion by Hoffman, seconded by Adrian to recommend the Common Council accept the low bid of \$562,212.05 and award the contract for the Governor/Columbia Street and Utility Improvement Project to Haas Sons Inc. Said award contingent on successful review and approval of all contract documents by City Attorney Ferg. **Voting aye were Hoffman, Adrian and Rubenzer. Recusing himself and abstaining from the vote was Senn. MOTION CARRIED 3-0.**
7. Assistant City Engineer Rob Krejci presented the attached bid summary for the Daisy Street project. He noted the low bid amount of \$137,171.50 submitted by A-1 Excavating.
Motion by Hoffman, seconded by Adrian to recommend the Common Council accept the low bid of \$137,171.50 and award the contract for the Daisy Street and Utility Improvement Project to A-1 Excavating. Said award contingent on successful review and approval of all contract documents by City Attorney Ferg. **Voting aye were Hoffman, Adrian and Rubenzer. Recusing himself and abstaining from the vote was Senn. MOTION CARRIED 3-0.**
8. Assistant City Engineer Rob Krejci presented the attached bid summary for the Superior Street project. He noted the low bid amount of \$406,474.69 submitted by Haas Sons Inc. was below the \$483,200 initially estimated and bonded amount.
Motion by Adrian, seconded by Hoffman to recommend the Common Council accept the low bid of \$406,474.69 and award the contract for the Superior Street and Utility Improvement Project to Haas Sons Inc. Said award contingent on successful review and approval of all contract documents by City Attorney Ferg. **Voting aye were Hoffman, Adrian and Rubenzer. Recusing himself and abstaining from the vote was Senn. MOTION CARRIED 3-0.**
9. The Board considered the attached bids summary for the Irvine Park Concrete Contract. Three bids were received.
Motion by Senn, seconded by Rubenzer to recommend the Common Council accept the low bid of \$22,998.80 and award the Irvine Park Concrete Contract to Harmon Concrete. Said award contingent on successful review and approval of contract documents by City Attorney Ferg. **All present voting aye. MOTION CARRIED.**
10. **Motion** by Senn, seconded by Adrian to adjourn. **All present voting aye. MOTION CARRIED.**
The Board of Public Works meeting adjourned at 6:01 P.M.


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

NOTICE OF PUBLIC MEETING

CITY OF CHIPPEWA FALLS, WISCONSIN

IN ACCORDANCE with the provisions of Chapter 19, Subchapter IV of the Statutes of the State of Wisconsin, notice is hereby given that a public meeting of the:

Board of Public Works: XXX

Reasonable accommodations for participation by individuals with disabilities will be made upon request. Please call 715-726-2736.

Will be held on Monday, March 23, 2015 at 5:30 P.M. in the City Hall Council Chambers, Chippewa Falls, Wisconsin. Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

NOTE: If you are a board member and unable to attend this meeting, please contact the Engineering Dept at 726-2736.

NOTE:

THE BOARD OF PUBLIC WORKS MEETING

FOR

MONDAY, MARCH 23, 2015

IS

CANCELLED

DUE TO A LACK OF AGENDA ITEMS.

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE CITY COUNCIL MAY BE PRESENT AT THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THEY HAVE DECISION MAKING RESPONSIBILITY.

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

I hereby certify that a copy of this Notice was placed in the Chippewa Herald mailbox, 1st floor, City Hall and posted on the City Hall Bulletin Board on Wednesday, March 18, 2015 at 11:15 AM by Mary Bowe.

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

The Board of Public Works met in City Hall on Monday, March 9, 2015 at 5:30 PM. Present were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer and Alderperson George Adrian. Absent was Darrin Senn. Also, present at the meeting: Mark Held, representing North Park Dental, Larry Werner, representing the Veterans Memorial Day Parade and Travis Linzmeier, representing the Hillcrest Family Fun Run.

1. **Motion** by Adrian, seconded by Bauer to approve the minutes of the February 9, 2015 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. The Board of Public Works considered the attached City of Chippewa Falls Engineering Department recommendations for Street Functional Classifications and Street Widths. Mayor Hoffman stated that there were some concerns listed from three Daisy Street property owners about reducing the street width from 38 feet to 34 feet, face of curb to face of curb. Director of Public Works Rubenzer noted that 34 feet face of curb to face of curb fit into the range of normal widths, 30 feet to 38 feet for a local street with parking. He noted that there is substantial savings to the City and property owners in construction, maintenance, snow removal and storm water treatment costs with the thirty four feet street width.

Motion by Hoffman, seconded by Rubenzer to recommend:

- 1) Daisy Street, (Prairie View Rd. to Grant St.), be functionally classified as a local street with a width of 34 feet face of curb to face of curb.
- 2) Governor Street, (Wheaton St. to Columbia St.), be functionally classified as local street with a width of 30 feet face of curb to face of curb.
- 3) Columbia Street, (Mansir St. to Carson St.), be functionally classified as Urban Collector with a width of 30 feet face of curb to face of curb.
- 4) Superior Street, (Coleman St. to Cedar St.), be functionally classified as local street with a width of 30 feet face of curb to face of curb.

All present voting aye. MOTION CARRIED.

3. Mark Held appeared to request the discontinuance of a portion of Dennis Street and sale or lease of parcel number 4445.5000 for parking purposes for North Park Dental. After discussion, the Board reached a consensus that there is very little potential or need for Dennis Street to be extended north to Prairie View Road and opened. There are existing driveways for Kwik Trip, McDonalds, Taco Johns, North Park Dental and Pizza Hut that a northerly extension of Dennis Street would conflict with.

Motion by Hoffman, seconded by Adrian to recommend the City Council proceed with discontinuance of the North seventy-seven feet of Dennis Street and the sale of the West thirty-three feet of parcel number 4445.5000 upon review and recommendation of City Attorney Ferg. **All present voting aye. MOTION CARRIED.**

4. The Board considered a draft lease agreement for the Family Dollar parking lot located at 33 West Central Street. After discussion,

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

Motion by Hoffman, seconded by Rubenzer for Director of Public Works Rubenzer to revise the draft lease agreement for the Family Dollar parking lot located at 33 West Central Street, present to Attorney Ferg for review and recommendation and then forward to the Common Council for approval. **All present voting aye. MOTION CARRIED.**

5. Larry Werner appeared to request a Street Use Permit, (attached), for the Chippewa Falls Patriotic Council's Memorial Day Parade on May 25, 2015. The Board reviewed estimates of \$650 for police services and \$475 for public works services. The Board believes that this is a community/city parade and the Patriotic Council should not be charged for these services.

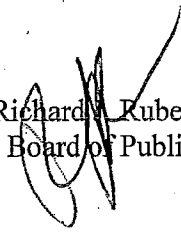
Motion by Adrian, seconded by Bauer to recommend the Common Council approve the Street Use Permit for the Memorial Day Parade on May 25, 2015 and to not charge the sponsor for City services due to this being a city/community event. **All present voting aye. MOTION CARRIED.**

6. Travis Linzmeier appeared to request a Street Use Permit, (attached), for the Hillcrest Family Fun Run on April 25, 2015. The Board discussed the estimated police services charge of \$94.

Motion by Hoffman, seconded by Adrian to recommend the Common Council approve the Street Use Permit for the Hillcrest Family Fun Run on April 25, 2015 and to waive the charge for police services. **All present voting aye. MOTION CARRIED.**

7. **Motion** by Rubenzer, seconded by Hoffman to recommend the Common Council approve the Street Use Permit for the Oz Run on May 23, 2015 and to charge the sponsor/organizers for the City of Chippewa Falls police services. **All present voting aye. MOTION CARRIED.**

8. **Motion** by Adrian, seconded by Bauer to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 6:06 P.M.


Richard Rubenzer, PE
Secretary, Board of Public Works



**REVISION #3
STATE/MUNICIPAL AGREEMENT
FOR A STATE- LET LOCAL BRIDGE
PROJECT**

This agreement supersedes the agreement signed by the Municipality on September 10, 2014 and signed by DOT on September 23, 2014.

Program Name: Local Bridge

Sub-program #: 205

Revised Date: February 10, 2015
 Date: March 3, 2014; April 17, 2012
 I.D.: 8996-00-79/80/98
 Road Name: C of Chippewa Falls, Spring Street
 Bridge ID: P-09-0711
 Location: Duncan Creek
 Limits: STH 124 (Rushman Drive) – High Street
 County: Chippewa
 Project Length: 145 feet
 Facility Owner: City of Chippewa Falls
 Project Sponsor: City of Chippewa Falls

The signatory, City of Chippewa Falls, hereinafter called the Municipality, through its undersigned duly authorized officers or officials, hereby requests the State of Wisconsin Department of Transportation, hereinafter called the State, to initiate and effect the highway or street improvement hereinafter described.

The authority for the Municipality to enter into this agreement with the State is provided by Sections 86.25(1), (2), and (3) and Section 66.0301 of the Statutes.

NEEDS AND ESTIMATE SUMMARY:

All components of the project must be defined in the environmental document if any portion of the project is federally funded. The Municipality agrees to complete all participating and any non-participating work included in this improvement consistent with the environmental document. No work on final engineering and design may occur prior to approval of the environmental document.

Existing Facility - Describe and give reason for request: The existing facility is a single-span historic bridge (P-09-0711) over Duncan Creek. It has 20 feet of clear roadway width and is 111 feet in length. It was built in 1916 and was last inspected on 12/01/2011. In 1996 the bridge deck was overlaid, concrete surface repairs were made, the railing was repaired and the concrete arch was stained white. The current sufficiency rating is 47.1 and the bridge is functionally obsolete. There is existing sidewalk on the north side of the structure. There are no existing bicycle facilities. The approach is 20 feet in width and is asphalt. There is decorative spot lighting.

Proposed Improvement - Nature of work: The proposed improvement will be a single-span historic bridge rehabilitation including concrete surface repair, reconstruction of 2-foot curb on non-sidewalk side, removal of existing overlay and 4 inches of additional concrete. The improvement will place a concrete overlay and will include staining the entire bridge white. The clear width will be 18 feet and the length will be 111 feet. The approach work will be minimal with a total approach length of 51 feet. Approaches will be 18 foot wide asphalt with curb and gutter shoulder of 2.5 feet. The existing sidewalk will remain. Spot decorative lighting will be included. New right-of-way is not required.

Describe non-participating work included in the project and other work necessary to completely finish the project that will be undertaken independently by the Municipality. Please note that non-participating components of a project/contract are considered part of the overall project and will be subject to applicable Federal requirements: **None.**

The Municipality agrees to the following 2013-2018 Local Bridge program project funding conditions:

Project design and construction costs are funded with 80% federal funding when the Municipality agrees to provide the remaining 20% according to the Local Bridge Program guidelines. Non-participating costs are 100% the responsibility of the Municipality. Any work performed by the Municipality prior to federal authorization is not eligible for federal funding. The Municipality will be notified by the State that the project is authorized and available for charging.

This project is currently scheduled in State Fiscal Year 2017. **In accordance with the State's sunset policy for Local Bridge Program projects, the subject 2013-2018 Local Bridge Program improvement must be constructed and in final acceptance within six years from the start of State Fiscal Year 2015, or by June 30, 2020.** Extensions may be available upon approval of a written request by or on behalf of the Municipality to WisDOT. The written request shall explain the reasons for project implementation delay and revised timeline for project completion.

The dollar amounts shown in the Summary Funding Table below are estimates unless explicitly identified as maximum amounts. The final Municipal share is dependent on the final Federal and State participation, and actual costs will be used in the final division of cost for billing and reimbursement.

PHASE	SUMMARY OF COSTS				
	Total Est. Cost	Federal/State Funds	%	Municipal Funds	%
ID 8996-00-79					
Design Phase I	\$89,000	\$71,200	80%	\$17,800	20%
State Review	\$21,000	\$16,800	80%	\$4,200	20%
ID 8996-00-80					
Design Phase II	\$72,000	\$57,600	80%	\$14,400	20%
State Review	\$27,000	\$21,600	80%	\$5,400	20%
ID 8996-00-98					
Participating Construction	\$368,800	\$295,040	80%*	\$73,760	20%+BAL
Non-Participating Construction	\$0	\$0	0%	\$0	100%
State Review	\$49,000	\$39,200	80%*	\$9,800	20%+BAL
Total Est. Cost Distribution	\$626,800	\$501,440	N/A	\$125,360	N/A

*Federal funding for project 8996-00-98 is capped at \$334,240. The project is 80% federally funded up to a maximum of \$334,240 when the the Municipality agrees to pay the remaining 20% and any costs in excess of the federal funding maximum.

This request is subject to the terms and conditions that follow (pages 3 – 7) and is made by the undersigned under proper authority to make such request for the designated Municipality and upon signature by the State and delivery to the Municipality shall constitute agreement between the Municipality and the State. No term or provision of neither the State/Municipal Agreement nor any of its attachments may be changed, waived or terminated orally but only by an instrument in writing executed by both parties to the State/Municipal Agreement.

Signed for and in behalf of: **City of Chippewa Falls** (please sign in blue ink.)

Name	Title	Date
------	-------	------

Signed for and in behalf of the State:

Name	Title	Date
------	-------	------

GENERAL TERMS AND CONDITIONS:

1. All projects must be in an approved Transportation Improvement Program (TIP) or State Transportation Improvement Program (STIP) prior to requesting authorization.
2. Work prior to federal authorization is ineligible for federal or state funding.
3. The Municipality, throughout the entire project, commits to comply with and promote all applicable federal and state laws and regulations that include, but are not limited to, the following:
 - a. Environmental requirements, including but not limited to those set forth in the 23 U.S.C. 139 and National Environmental Policy Act (42 U.S.C. 4321 et seq.)
 - b. Equal protection guaranteed under the U.S. Constitution, WI Constitution, Title VI of the Civil Rights Act and Wis. Stat. 16.765. The municipality agrees to comply with and promote applicable Federal and State laws, Executive Orders, regulations, and implementing requirements intended to provide for the fair and equitable treatment of individuals and the fair and equitable delivery of services to the public. In addition the Municipality agrees not to engage in any illegal discrimination in violation of applicable Federal or State laws and regulations. This includes but is not limited to Title VI of the Civil Rights Act of 1964 which provides that "no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance." The Municipality agrees that public funds, which are collected in a nondiscriminatory manner, should not be used in ways that subsidize, promote, or perpetuate illegal discrimination based on prohibited factors such as race, color, national origin, sex, age, physical or mental disability, sexual orientation, or retaliation.
 - c. Prevailing wage requirements, including but not limited to 23 U.S.C 113 and Wis. Stat. 103.50.
 - d. Buy America Provision and its equivalent state statutes, set forth in 23 U.S.C. 313 and Wis. Stat. 16.754.
 - e. Competitive bidding requirements set forth in 23 U.S.C 112 and Wis. Stat. 84.06.
 - f. All DBE requirements that the State specifies.
 - g. Federal statutes that govern the Highway Bridge Replacement and Rehabilitation Program, including but not limited to 23 U.S.C. 144.
 - h. State Statutes that govern the Local Bridge Program, including but not limited to Wis. Stat 84.18.
 - i. Bridge Approaches Funding Policy. FHWA limits bridge approach costs to only those approach costs that are necessary to render the bridge serviceable (to reach the attainable touchdown points using current standards). On a program level, FHWA has determined that, on average, bridge approach costs should amount to no more than 10% of the cost for constructing the bridge, and the municipality should be prepared to offer a justification of costs for any bridge project where the approach costs exceed that percentage.
 - j. State administrative rule that implements Local Bridge Program: Ch. Trans 213.

STATE RESPONSIBILITIES AND REQUIREMENTS:

4. Funding of each project phase is subject to inclusion in Wisconsin's approved 2013-2018 Local Bridge program. Federal /State financing will be limited to participation in the costs of the following items, as applicable to the project:

- a. The grading, base, pavement, and curb and gutter, sidewalk, and replacement of disturbed driveways in kind.
 - b. The substructure, superstructure, grading, base, pavement, and other related bridge and approach items.
 - c. Storm sewer mains necessary for the surface water drainage.
 - d. Catch basins and inlets for surface water drainage of the improvement, with connections to the storm sewer main.
 - e. Construction engineering incident to inspection and supervision of actual construction work (except for inspection, staking, and testing of sanitary sewer and water main).
 - f. Signing and pavement marking.
 - g. New installations or alteration of street lighting and traffic signals or devices.
 - h. Landscaping.
 - i. Preliminary engineering and design.
 - j. Management Consultant and State review services.
5. WisDOT is authorized by Wis. Stat. 84.18(6) to exercise whole supervision and control over the construction of the Project. The work will be administered by the State and may include items not eligible for Federal/State participation.
6. As the work progresses, the State will bill the Municipality for work completed which is not chargeable to Federal/State funds. Upon completion of the project, a final audit will be made to determine the final division of costs. If reviews or audits show any of the work to be ineligible for Federal funding, the Municipality will be responsible for any withdrawn costs associated with the ineligible work.

MUNICIPAL RESPONSIBILITIES AND REQUIREMENTS:

7. Work necessary to complete the 2013-2018 Local Bridge program improvement project to be financed entirely by the Municipality or other utility or facility owner includes the items listed below.
- a. New installations of or alteration of sanitary sewers and connections, water, gas, electric, telephone, telegraph, fire or police alarm facilities, parking meters, and similar utilities.
 - b. Damages to abutting property after project completion due to change in street or sidewalk widths, grades or drainage.
 - c. Detour routes and haul roads. The municipality is responsible for determining the detour route.
 - d. Conditioning, if required and maintenance of detour routes.
 - e. Repair of damages to roads or streets caused by reason of their use in hauling materials incident to the improvement.
 - f. All work related to underground storage tanks and contaminated soils.
 - g. Street and bridge width in excess of standards.
 - h. Real estate for the improvement.

8. For bridge rehabilitation projects, TRANS 213 (2)(b) calls for an independent engineering study at the Municipality's expense, which demonstrates the following conditions would be met:
 - a. The rehabilitation would be cost effective,
 - b. It would extend the life of the bridge by at least ten years, and
 - c. It would correct all deficiencies.

Per Department policy, the independent engineering study must also demonstrate that alternatives have been developed and reviewed to determine the appropriate scope of the proposed improvement.

9. FHWA limits bridge approach costs to only those approach costs that are necessary to render the bridge serviceable (to reach the attainable touchdown points using current standards). On a program level, FHWA has determined that, on average, bridge approach costs should amount to no more than 10% of the cost for constructing the bridge, and the Municipality should be prepared to offer a justification of costs for any bridge project where the approach costs exceed that percentage.
10. The construction of the subject improvement will be in accordance with the appropriate standards unless an exception to standards is granted by WisDOT prior to construction. The entire cost of the construction project, not constructed to standards, will be the responsibility of the Municipality unless such exception is granted.
11. Work to be performed by the Municipality without Federal/State funding participation necessary to ensure a complete improvement acceptable to the Federal Highway Administration and/or the State may be done in a manner at the election of the Municipality but must be coordinated with all other work undertaken during construction.
12. The Municipality is responsible for financing administrative expenses related to Municipal project responsibilities.
13. The Municipality will include in all contracts executed by them a provision obligating the contractor not to discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability as defined in s. 51.01 (5), sexual orientation as defined in s. 111.32 (13m), or national origin.
14. The Municipality will pay to the State all costs incurred by the State in connection with the improvement that exceed Federal/State financing commitments or are ineligible for Federal/State financing. In order to guarantee the Municipality's foregoing agreements to pay the State, the Municipality, through its above duly authorized officers or officials, agrees and authorizes the State to set off and withhold the required reimbursement amount as determined by the State from any moneys otherwise due and payable by the State to the Municipality.
15. **In accordance with the State's sunset policy for Local Bridge Program projects, the subject 2013-2018 Local Bridge program improvement must be constructed and in final acceptance within six years from the start of State Fiscal Year 2015, or by June 30, 2020.** Extensions may be available upon approval of a written request by or on behalf of the Municipality to WisDOT. The written request shall explain the reasons for project implementation delay and revised timeline for project completion.
16. If the Municipality should withdraw the project, it will reimburse the State for any costs incurred by the State on behalf of the project.
17. The Municipality will at its own cost and expense:
 - a. Maintain all portions of the project that lie within its jurisdiction (to include, but not limited to, cleaning storm sewers, removing debris from sumps or inlets, and regular maintenance of the catch basins, curb and gutter, sidewalks and parking lanes [including snow and ice removal]) for

such maintenance through statutory requirements in a manner satisfactory to the State, and will make ample provision for such maintenance each year.

- b. Regulate [or prohibit] parking at all times in the vicinity of the proposed improvements during their construction.
- c. Regulate [or prohibit] all parking at locations where and when the pavement area usually occupied by parked vehicles will be needed to carry active traffic in the street.
- d. Assume general responsibility for all public information and public relations for the project and to make fitting announcement to the press and such outlets as would generally alert the affected property owners and the community of the nature, extent, and timing of the project and arrangements for handling traffic within and around the project.
- e. Provide complete plans, specifications, and estimates.
- f. Provide relocation orders and real estate plats.
- g. Use the *WisDOT Utility Accommodation Policy* unless it adopts a policy, which has equal or more restrictive controls.
- h. Provide maintenance and energy for lighting.
- i. Provide proper care and maintenance of all landscaping elements of the project including replacement of any plant materials damaged by disease, drought, vandalism or other cause.

18. It is further agreed by the Municipality that:

- a. The Municipality assumes full responsibility for the design, installation, testing and operation of any sanitary sewer and water main infrastructure within the improvement project and relieves the state and all of its employees from liability for all suits, actions, or claims resulting from the sanitary sewer and water main construction under this agreement.
- b. The Municipality assumes full responsibility for the plans and special provisions provided by their designer or anyone hired, contracted or otherwise engaged by the Municipality. The Municipality is responsible for any expense or cost resulting from any error or omission in such plans or special provisions. The Municipality will reimburse WisDOT if WisDOT incurs any cost or expense in order to correct or otherwise remedy such error or omission or consequences of such error or omission.
- c. The Municipality will be 100% responsible for all costs associated with utility issues involving the contractor, including costs related to utility delays.
- d. All signs and traffic control devices and other protective structures erected on or in connection with the project including such of these as are installed at the sole cost and expense of the Municipality or by others, will be in conformity with such "Manual of Uniform Traffic Control Devices" as may be adopted by the American Association of State Highway and Transportation Officials, approved by the State, and concurred in by the Federal Highway Administration.
- e. The right-of-way available or provided for the project will be held and maintained inviolate for public highway or street purposes. Those signs prohibited under Federal aid highway regulations, posters, billboards, roadside stands, or other private installations prohibited by Federal or State highway regulations will not be permitted within the right-of-way limits of the project. The Municipality, within its jurisdictional limits, will remove or cause to be removed from the right-of-way of the project all private installations of whatever nature which may be or cause an obstruction or interfere with the free flow of traffic, or which may be or cause a hazard to traffic, or which impair the usefulness of the project and all other encroachments which may be required to be removed by the State at its own election or at the request of the Federal Highway Administration, and that no such installations will be permitted to be erected or maintained in the

future.

LEGAL RELATIONSHIPS:

19. The State shall not be liable to the Municipality for damages or delays resulting from work by third parties. The State also shall be exempt from liability to the Municipality for damages or delays resulting from injunctions or other restraining orders obtained by third parties.
20. The State will not be liable to any third party for injuries or damages resulting from work under or for the Project. The Municipality and the Municipality's surety shall indemnify and save harmless the State, its officers and employees, from all suits, actions or claims of any character brought because of any injuries or damages received or sustained by any person, persons or property on account of the operations of the Municipality and its sureties; or on account of or in consequence of any neglect in safeguarding the work; or because of any act or omission, neglect or misconduct of the Municipality or its sureties; or because of any claims or amounts recovered for any infringement by the Municipality and its sureties of patent, trademark or copyright; or from any claims or amounts arising or recovered under the Worker's Compensation Act, relating to the employees of the Municipality and its sureties; or any other law, ordinance, order or decree relating to the Municipality's operations.
21. Contract Modification: This State/Municipal Agreement can only be modified by written instruments duly executed by both parties. No term or provision of neither this State/Municipal Agreement nor any of its attachments may be changed, waived or terminated orally.
22. Binding Effects: All terms of this State/Municipal Agreement shall be binding upon and inure to the benefits of the legal representatives, successors and executors. No rights under this State/Municipal Agreement may be transferred to a third party. This State/Municipal Agreement creates no third-party enforcement rights.
23. Choice of Law and Forum: This State/Municipal Agreement shall be interpreted and enforced in accordance with the laws of the State of Wisconsin. The parties hereby expressly agree that the terms contained herein and in any deed executed pursuant to this State/Municipal Agreement are enforceable by an action in the Circuit Court of Dane County, Wisconsin.

PROJECT FUNDING CONDITIONS

24. The Municipality agrees to the following 2013-2018 Local Bridge Program project funding conditions:
 - a. ID 8996-00-79: Design Phase I is funded with 80% federal funding when the Municipality agrees to provide the remaining 20%. This phase includes evaluation of historic significance and replacement options, Design Study Report, Management Consultant review, and State review. The work includes project review, approval of required reports and documents needed to determine most desirable option for this historic structure. Costs for this phase include an estimated amount for state review activities, to be funded 80% with federal funding and 20% by the Municipality.
 - b. ID 8996-00-80: Design Phase II is funded with 80% federal funding when the Municipality agrees to provide the remaining 20%. This phase includes Plan Development, Management Consultant Review, and State Review. The work includes project review, approval of required reports and documents and processing the final PS&E document for award of the contract. Costs for this phase include an estimated amount for state review activities, to be funded 80% with federal funding and 20% by the Municipality.
 - c. ID 8996-00-98: Construction:
 - i. Costs for bridge and approach construction are funded with 80% federal funding up to a maximum of \$334,240 when the Municipality agrees to provide the remaining 20% and any costs in excess of the federal funding limit.

- ii. Costs for this phase include an estimated amount for state review activities, to be funded 80% with federal funding and 20% by the Municipality, subject to the \$334,240 federal funding limit. Any costs above the federal funding limit for this project ID will be the responsibility of the Municipality.

[End of Document]

**PETITION FOR IMPROVEMENTS AND
 WAIVER OF SPECIAL ASSESSMENT NOTICES AND HEARINGS UNDER
 CHAPTER 3.08 OF THE MUNICIPAL CODE OF
 THE CITY OF CHIPPEWA FALLS, WISCONSIN**

We, the undersigned property owners, hereby petition for the construction of the following public improvements:

Curb & Gutter & Pavement
on Miller Street Between Goldsmith
& Morris Streets

In consideration of the construction by the Municipality of Chippewa Falls, Wisconsin, of these proposed public improvement we hereby admit that this improvement will benefit our properties located in the above named Municipality and consent to the levying of special assessments for the cost of this improvement against our premises under Chapter 3.08 of the Municipal Code of Ordinances of the City of Chippewa Falls.

In accordance with Chapter 3.08 (6) of the Municipal Code of the City of Chippewa Falls, Wisconsin, we hereby waive all special assessment notices and hearings required by Chapter 3.08 of the Municipal Code of Ordinances of the City of Chippewa Falls, WI. We further agree and admit that the benefit to our properties from the construction of this improvement is in proportion to the lineal front footage of our property.

Description	Street Address	Signature of Owner	Date
	623 Miller St	Mark D Brand	3/26
	302 Morris St	AARON STOKES	3/26

MAR 30 2015

AMENDMENT TO AGREEMENT

Amendment No. 18 Dated February 23, 2015

The Agreement for Professional Services made as of August 24, 1995, between the City of Chippewa Falls, 30 W. Central Street, Chippewa Falls, WI 54729 (OWNER) and Ayres Associates Inc, 3433 Oakwood Hills Parkway, Eau Claire, WI 54701 (CONSULTANT) is hereby amended as set forth below.

SERVICES

Task 1 – Monitoring Well and Gas Probe Sampling

Groundwater monitoring wells and private wells will be sampled in accordance with the March 2008, Expedited Plan Modification. The plan modification specifies the sampling schedule for each well. In summary, it indicates that 17 monitoring wells, 4 private wells, and one leachate location will be sampled annually in September for volatile organic compounds (VOCs), field parameters (temperature, conductivity, and pH), and indicator parameters (alkalinity, hardness, and chloride). Eleven monitoring wells will be sampled for field parameters and VOCs in March.

Eight landfill gas probes will also be monitored sampled annually in September.

Task 2 – Sample Analysis

Samples will be submitted to CT Laboratories in Baraboo, Wisconsin, for analyses. CT Laboratories is a Wisconsin-certified lab. VOC samples from monitoring wells and private wells will be analyzed using EPA Method 8260. Inorganic samples will be analyzed in accordance with currently-approved methods.

Task 3 – Data Reporting

The groundwater monitoring data must be electronically submitted to the WDNR Bureau of Solid Waste Management within 60 days of the end of the sampling period. In addition, an exceedance report is also required. Ayres Associates will submit the data as required. We will provide a hard copy of the results to the City for their files. WDNR has also requested that the private well data be submitted to their local District Office immediately after we receive the final results from the laboratory. Ayres Associates will continue to provide this data to the local WDNR office.

COMPENSATION

CONSULTANT's services will be charged on an hourly basis plus reimbursables. The estimated cost of CONSULTANT's services for this amendment is \$8,700.00, including laboratory fees.

PERIOD OF SERVICE

The following schedule is estimated to complete the Services:

<u>TASK</u>	<u>APPROXIMATE CALENDAR DATE OF EVENT COMPLETION</u>
Sampling	March and September 2015
Data Reporting	Within 60 days of the end of the sampling period, as required by the WDNR

In Witness Whereof, the parties hereto have made and executed this Amendment to Agreement as of the day and year first written above.

CITY OF CHIPPEWA FALLS

AYRES ASSOCIATES INC

(Signature)

Scott C. Wilson

(Typed Name)

Scott Wilson, PSS

(Title)

VP – WI Environmental Services

(Date)

February 23, 2015

ATTACHMENT C – COMPENSATION AND PAYMENTS

Amendment to Agreement dated February 23, 2015

CONSULTANT will perform services on an hourly basis, plus reimbursable expenses.

OWNER shall pay CONSULTANT for services rendered as follows:

CONSULTANT's Labor. For CONSULTANT's labor, CONSULTANT will charge OWNER an amount equal to the following rates for the time expended by principals and employees engaged directly on the Project:

<u>Billing Class</u>	<u>Hourly Rates</u>
Manager 2	\$155.00 to \$180.00
Manager 1	\$130.00 to \$155.00
Engineer 3	\$100.00 to \$150.00
Engineer 2	\$ 80.00 to \$120.00
Engineer 1	\$ 55.00 to \$ 80.00
Surveyor (RLS)	\$ 80.00 to \$125.00
Survey Technician	\$ 75.00 to \$ 85.00
Scientist 3	\$ 85.00 to \$110.00
Scientist 2	\$ 75.00 to \$ 95.00
Scientist 1	\$ 65.00 to \$ 85.00
Technician 3	\$ 65.00 to \$ 90.00
Technician 2	\$ 50.00 to \$ 70.00
Technician 1	\$ 35.00 to \$ 55.00
Technical Writer/Editor	\$ 75.00 to \$100.00
Clerical/Contract Admin	\$ 35.00 to \$ 75.00

CONSULTANT's Reimbursable Expenses. For reimbursable expenses, CONSULTANT will charge OWNER an amount equal to the normal and customary costs incurred in rendering services on the Project for: transportation and subsistence incidental thereto; telephone calls, electronic mail, facsimile transmissions, and telegrams; expenses incurred for computer time, word processing equipment, survey and testing instruments, and other highly specialized equipment; and reproduction of reports, documents, and similar Project-related items.

Professional Associates and Subconsultants. For services and reimbursable expenses of independent professional associates and subconsultants employed by CONSULTANT to render services on the Project, the amount billed to CONSULTANT.

AMENDMENT TO AGREEMENT

Amendment No. 18 Dated February 23, 2015

The Agreement for Professional Services made as of August 24, 1995, between the City of Chippewa Falls, 30 W. Central Street, Chippewa Falls, WI 54729 (OWNER) and Ayres Associates Inc, 3433 Oakwood Hills Parkway, Eau Claire, WI 54701 (CONSULTANT) is hereby amended as set forth below.

SERVICES

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Groundwater monitoring wells and private wells will be sampled in accordance with the March 2008, Expedited Plan Modification. The plan modification specifies the sampling schedule for each well. In summary, it indicates that 17 monitoring wells, 4 private wells, and one leachate location will be sampled annually in September for volatile organic compounds (VOCs), field parameters (temperature, conductivity, and pH), and indicator parameters (alkalinity, hardness, and chloride). Eleven monitoring wells will be sampled for field parameters and VOCs in March.

Eight landfill gas probes will also be monitored sampled annually in September.

Task 2 – Sample Analysis

Samples will be submitted to CT Laboratories in Baraboo, Wisconsin, for analyses. CT Laboratories is a Wisconsin-certified lab. VOC samples from monitoring wells and private wells will be analyzed using EPA Method 8260. Inorganic samples will be analyzed in accordance with currently-approved methods.

Task 3 – Data Reporting

The groundwater monitoring data must be electronically submitted to the WDNR Bureau of Solid Waste Management within 60 days of the end of the sampling period. In addition, an exceedance report is also required. Ayres Associates will submit the data as required. We will provide a hard copy of the results to the City for their files. WDNR has also requested that the private well data be submitted to their local District Office immediately after we receive the final results from the laboratory. Ayres Associates will continue to provide this data to the local WDNR office.

COMPENSATION

CONSULTANT's services will be charged on an hourly basis plus reimbursables. The estimated cost of CONSULTANT's services for this amendment is \$8,700.00, including laboratory fees.

PERIOD OF SERVICE

The following schedule is estimated to complete the Services:

<u>TASK</u>	<u>APPROXIMATE CALENDAR DATE OF EVENT COMPLETION</u>
Sampling	March and September 2015
Data Reporting	Within 60 days of the end of the sampling period, as required by the WDNR

In Witness Whereof, the parties hereto have made and executed this Amendment to Agreement as of the day and year first written above.

CITY OF CHIPPEWA FALLS

AYRES ASSOCIATES INC

(Signature)

Scott L. Wilson

(Typed Name)

Scott Wilson, PSS

(Title)

VP – WI Environmental Services

(Date)

February 23, 2015

ATTACHMENT C – COMPENSATION AND PAYMENTS

Amendment to Agreement dated February 23, 2015

CONSULTANT will perform services on an hourly basis, plus reimbursable expenses.

OWNER shall pay CONSULTANT for services rendered as follows:

CONSULTANT's Labor. For CONSULTANT's labor, CONSULTANT will charge OWNER an amount equal to the following rates for the time expended by principals and employees engaged directly on the Project:

<u>Billing Class</u>	<u>Hourly Rates</u>
Manager 2	\$155.00 to \$180.00
Manager 1	\$130.00 to \$155.00
Engineer 3	\$100.00 to \$150.00
Engineer 2	\$ 80.00 to \$120.00
Engineer 1	\$ 55.00 to \$ 80.00
Surveyor (RLS)	\$ 80.00 to \$125.00
Survey Technician	\$ 75.00 to \$ 85.00
Scientist 3	\$ 85.00 to \$110.00
Scientist 2	\$ 75.00 to \$ 95.00
Scientist 1	\$ 65.00 to \$ 85.00
Technician 3	\$ 65.00 to \$ 90.00
Technician 2	\$ 50.00 to \$ 70.00
Technician 1	\$ 35.00 to \$ 55.00
Technical Writer/Editor	\$ 75.00 to \$100.00
Clerical/Contract Admin	\$ 35.00 to \$ 75.00

CONSULTANT's Reimbursable Expenses. For reimbursable expenses, CONSULTANT will charge OWNER an amount equal to the normal and customary costs incurred in rendering services on the Project for: transportation and subsistence incidental thereto; telephone calls, electronic mail, facsimile transmissions, and telegrams; expenses incurred for computer time, word processing equipment, survey and testing instruments, and other highly specialized equipment; and reproduction of reports, documents, and similar Project-related items.

Professional Associates and Subconsultants. For services and reimbursable expenses of independent professional associates and subconsultants employed by CONSULTANT to render services on the Project, the amount billed to CONSULTANT.

John J. Altmann
701 Westhaven Road
Chippewa Falls, WI 54729
715-723-3231

March 25, 2015

City of Chippewa Falls
Engineering Department
30 West Central Street
Chippewa Falls, WI 54729

RE: Abandonment of partial ROW Westhaven Road

Attn: Richard Rubenzer/Rob Krejchi

This letter is to serve as written request for partial abandonment of the City of Chippewa Falls right of way for Westhaven Road (see highlighted portion of attached plot plan).

I am proposing the revised right of way to follow the centerline of Westhaven Road that is typical to all other adjoining lots on Westhaven Road. I own all abutting lots common to area in discussion.

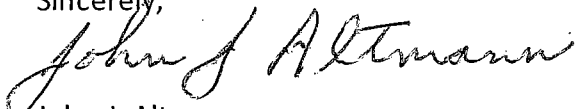
It is my intent to construct a new single family residence and ownership of the right of way area in discussion would reduce the proposed house footprint from going into steep part of existing swale.

It is my understanding the highlighted right of way area was a result of Westhaven Road ending before Westhaven Court was added and the need for the watershed from Westhaven Road to drain into the storm water swale crossing Lots 9 and 10 of O'Malley Addition prior to curb/gutter and storm sewer being installed.

The City of Chippewa Falls had previous easements for storm water drainage crossing Lots 9 and 10 of O'Malley Addition but these easements have been legally abandoned with the installation of curb/gutter and storm sewer for both Westhaven Road and Westhaven Court.

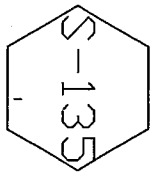
Thank you for your time and consideration.

Sincerely,


John J. Altmann

Enc.

CSM #401
(VOL. 1, PG.5559)



110.0'

#616

WESTHA

175'

260'

284.59'

10

5

6

DR BUILDINGS
EASEMENT
110.00'

UTILITY
EASEMENT

5'

10'

205.07'

71.38'

126.76'

175.00'

#606

#610

#616

#609

#602

#605

#615

72.70'

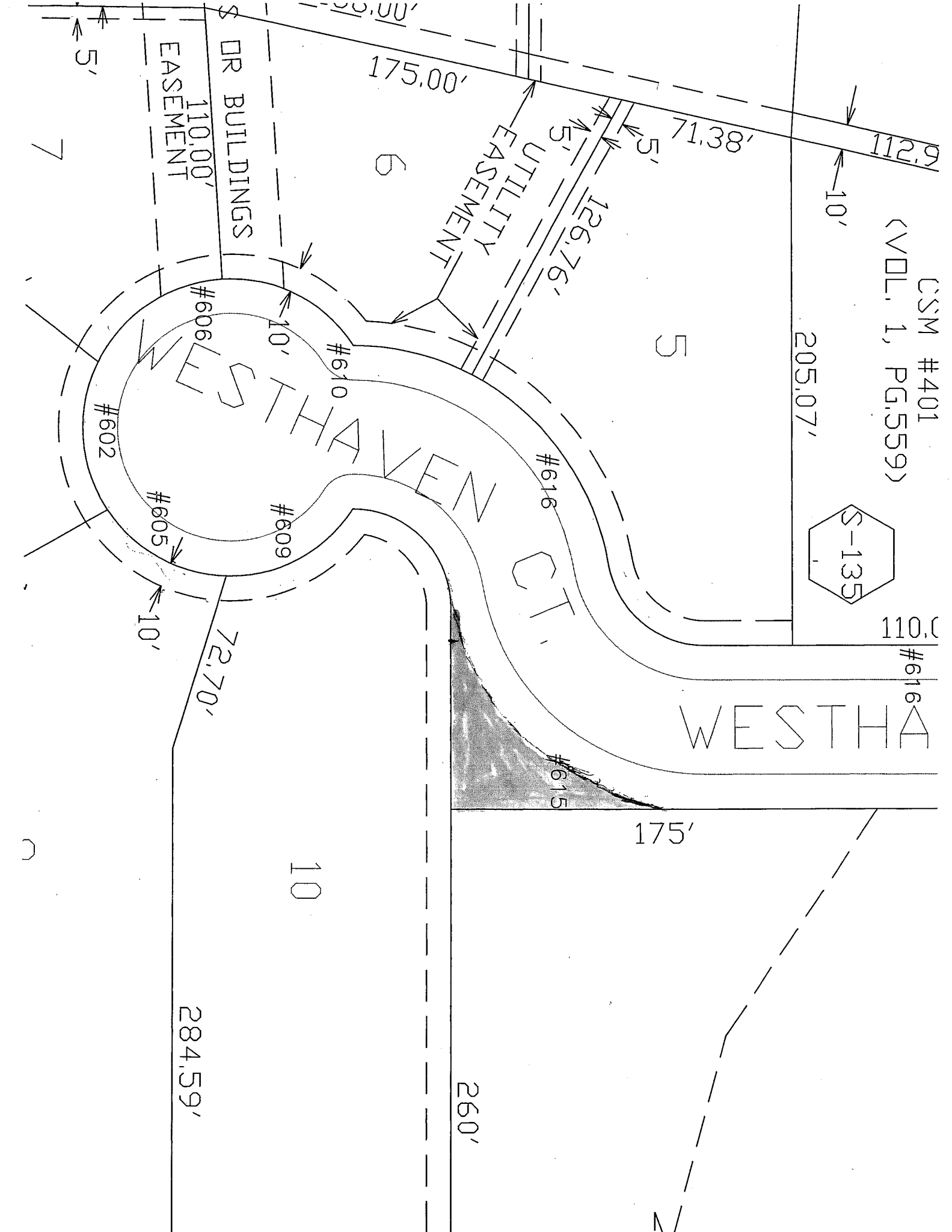
10'

10'

7

5'

0



O' MALLEY ADDITION

Draw

LOCATED IN THE SW-SE, SEC. 1, T.28N., R.9W.
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

UNPLATTED LANDS OWNED BY OTHERS

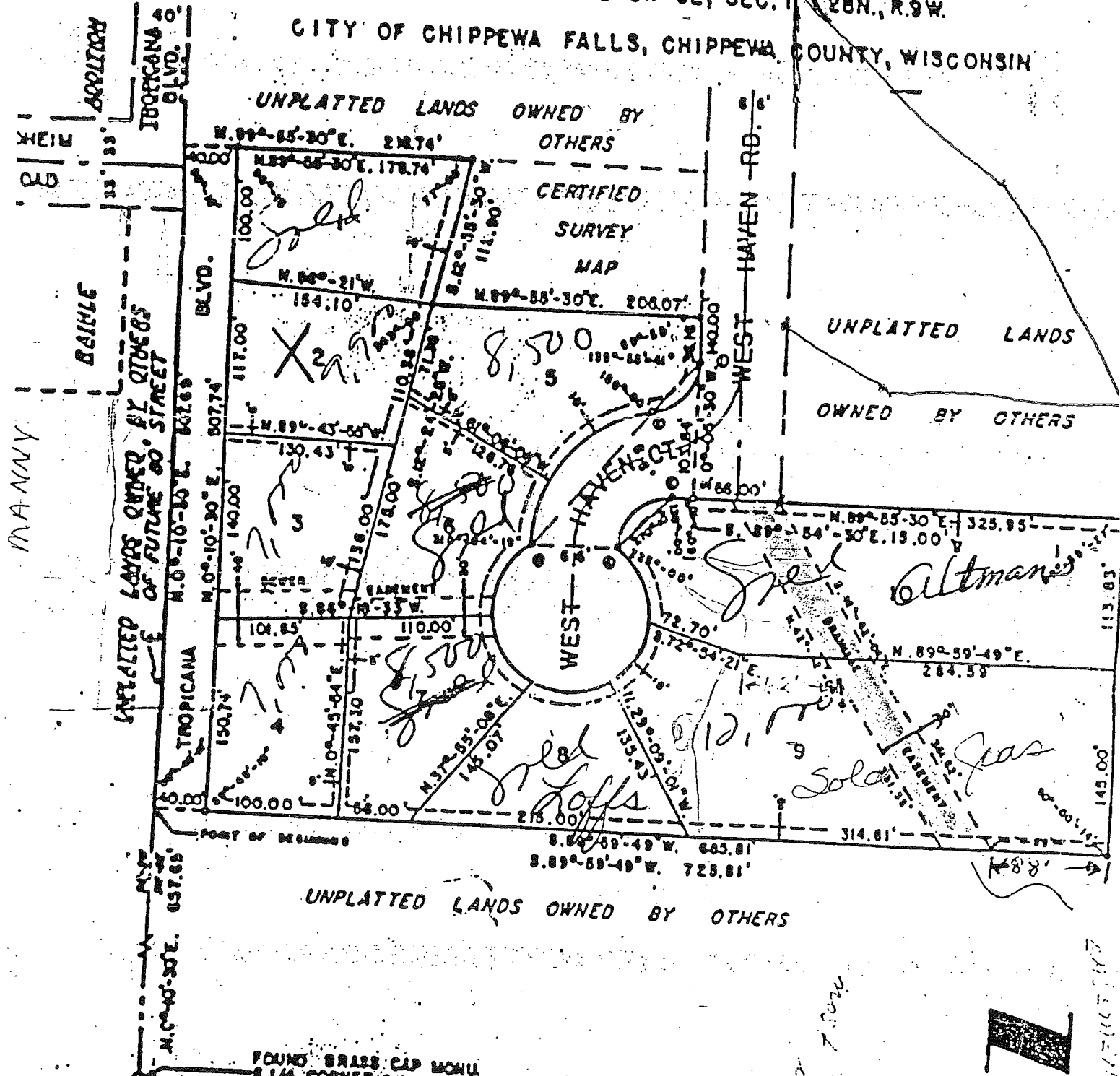
CERTIFIED
SURVEY
MAP

UNPLATTED LANDS
OWNED BY OTHERS

UNPLATTED LANDS OWNED BY OTHERS

FOUND BRASS CAP MONUMENT
S. 1/4 CORNER
SECTION 1, T.28N., R.9W.

SCALE: 1" = 100'



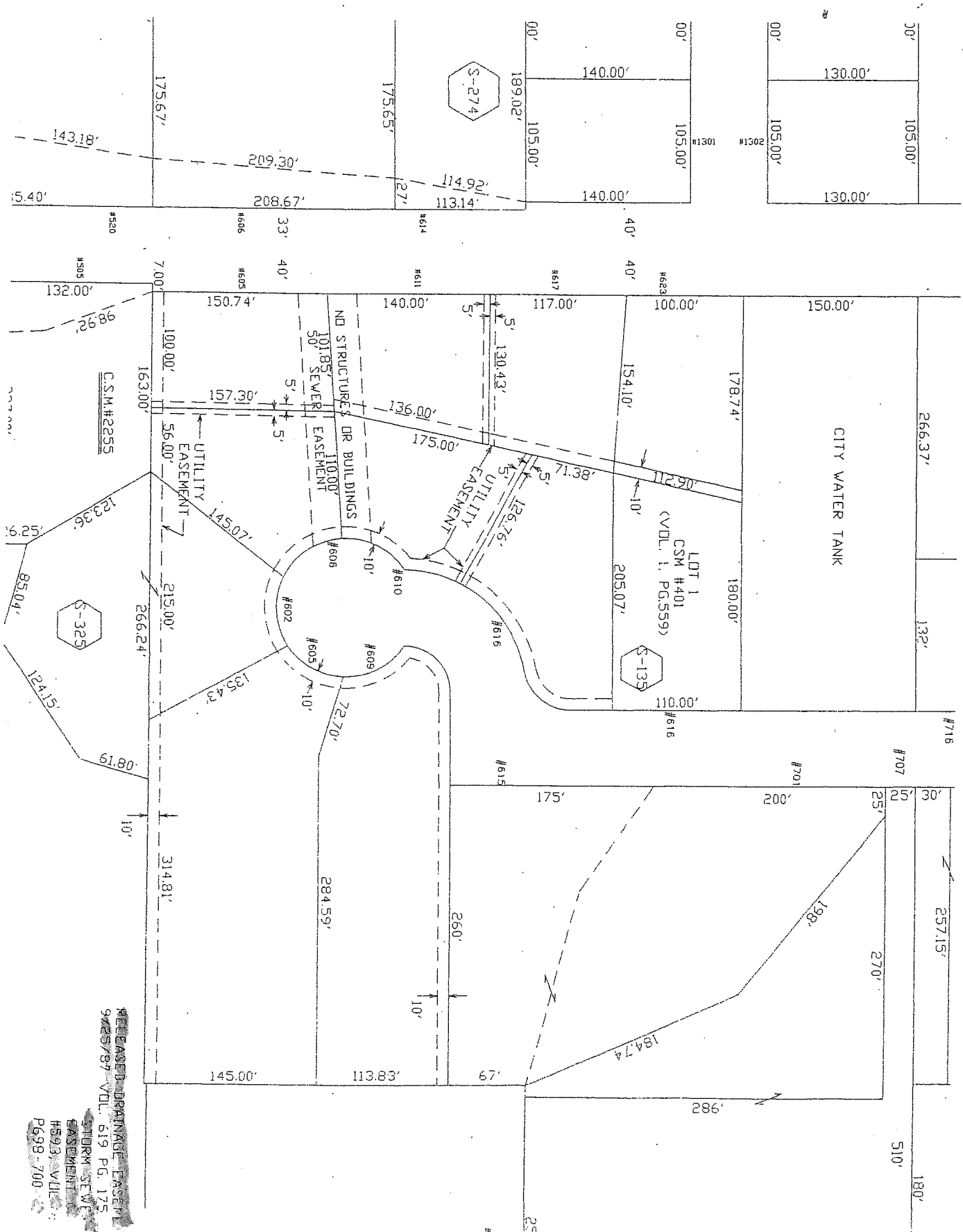
MANNY

UNPLATTED LANDS OWNED BY OTHERS
BY OTHERS
OF FUTURE ST. STREET



8

1



RELEASED DRAINAGE EASEMENT
 9/25/97 - VOL. 619 PG. 175
 SEWER EASEMENT
 #593 - V.D.L. PG. 700

#593 - V.D.L. PG. 700

Bid Tab Summary

Project: Governor-Columbia Street - Street and Utility Improvement Project
Limits: Wheaton Street - Columbia Street, Carson Street - Mansir Street

Item No.	Item	Unit	Est. Quantity	Haas Sons, Inc.		A-1 Excavating		McCabe Construction	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
204.003	Removing Concrete Sidewalk	S.F.	12197	\$0.40	\$4,878.80	\$0.35	\$4,268.95	\$0.35	\$4,268.95
204.004	Removing Driveways	S.F.	7320	\$0.40	\$2,928.00	\$0.40	\$2,928.00	\$0.40	\$2,928.00
204.005	Removing Curb and Gutter	L.F.	5141	\$1.00	\$5,141.00	\$1.50	\$7,711.50	\$1.50	\$7,711.50
256.001	Sanitary Sewer Main, 8-inch	L.F.	1262.5	\$24.00	\$30,300.00	\$24.00	\$30,300.00	\$34.00	\$42,925.00
256.003	Sanitary Sewer Main, 12-inch	L.F.	60	\$28.75	\$1,725.00	\$34.00	\$2,040.00	\$55.00	\$3,300.00
256.006	Sanitary Sewer Service Pipe & Riser 4-6-Inch	L.F.	774	\$21.50	\$16,641.00	\$18.50	\$14,319.00	\$24.00	\$18,576.00
256.020	Sanitary Manhole, Type M	V.F.	69.63	\$180.00	\$12,533.40	\$215.00	\$14,970.45	\$190.00	\$13,229.70
256.030	Manhole Cover Type 1 (Sanitary)	Each	8	\$450.00	\$3,600.00	\$425.00	\$3,400.00	\$455.00	\$3,640.00
256.031	Adjusting Manhole Covers (Sanitary)	Each	2	\$200.00	\$400.00	\$160.00	\$320.00	\$220.00	\$440.00
256.033	Connect to Existing Sanitary Sewer	Each	9	\$450.00	\$4,050.00	\$700.00	\$6,300.00	\$510.00	\$4,590.00
256.050	Sanitary Wye 8" x 4", 8"x6"	Each	24	\$70.00	\$1,680.00	\$90.00	\$2,160.00	\$90.00	\$2,160.00
256.080	Maintain Sanitary Sewer Flow	L.S.	1	\$100.00	\$100.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00
256.081	Reconnect Existing Sanitary Service	Each	22	\$35.00	\$770.00	\$40.00	\$880.00	\$70.00	\$1,540.00
256.090	Removing Manholes (Sanitary)	Each	6	\$200.00	\$1,200.00	\$200.00	\$1,200.00	\$320.00	\$1,920.00
257.002	Water Main, 6-inch	L.F.	15	\$35.30	\$529.50	\$36.00	\$540.00	\$47.00	\$705.00
257.009	Water Service Pipe, 1-inch	L.F.	600	\$21.00	\$12,600.00	\$17.00	\$10,200.00	\$23.00	\$13,800.00
257.013	Hydrant Lead DI, 6-Inch	L.F.	22	\$39.00	\$858.00	\$41.00	\$902.00	\$47.00	\$1,034.00
257.030	Corporation Stop, 1-inch	Each	20	\$160.00	\$3,200.00	\$290.00	\$5,800.00	\$125.00	\$2,500.00
257.034	Curb Stop & Box, 1-inch	Each	20	\$185.00	\$3,700.00	\$250.00	\$5,000.00	\$220.00	\$4,400.00
257.050	Connect to Existing Water Main	Each	6	\$400.00	\$2,400.00	\$700.00	\$4,200.00	\$805.00	\$4,830.00
257.060	Gate Valve & Box, 6-inch	Each	3	\$1,175.00	\$3,525.00	\$1,255.00	\$3,765.00	\$1,235.00	\$3,705.00
257.070	Manhole Covers Type 1 (Water)	Each	1	\$450.00	\$450.00	\$425.00	\$425.00	\$455.00	\$455.00
257.080	Fire Hydrant	Each	2	\$3,440.00	\$6,880.00	\$3,400.00	\$6,800.00	\$3,375.00	\$6,750.00
257.082	Water Main Fittings	LB	318	\$8.00	\$2,544.00	\$8.50	\$2,703.00	\$5.50	\$1,749.00
257.083	Insulation, 2-Inch	S.F.	100	\$2.00	\$200.00	\$1.80	\$180.00	\$2.00	\$200.00
257.084	Reconnect Existing Water Service	Each	17	\$50.00	\$850.00	\$40.00	\$680.00	\$90.00	\$1,530.00
257.100	Adjusting Gate Valve Box	Each	1	\$150.00	\$150.00	\$75.00	\$75.00	\$130.00	\$130.00
257.102	Abandon Water Main	Each	6	\$50.00	\$300.00	\$200.00	\$1,200.00	\$480.00	\$2,880.00
257.109	Removing Fire Hydrant	Each	2	\$250.00	\$500.00	\$150.00	\$300.00	\$320.00	\$640.00
257.200	Tracer Wire Access Box	Each	44	\$53.00	\$2,332.00	\$45.00	\$1,980.00	\$64.00	\$2,816.00
258.001	Storm Sewer, 12-inch	L.F.	841	\$25.50	\$21,445.50	\$24.00	\$20,184.00	\$25.00	\$21,025.00
258.002	Storm Sewer, 15-inch	L.F.	20	\$27.50	\$550.00	\$34.50	\$690.00	\$38.00	\$760.00
258.030	Connect to Existing Storm Sewer	Each	6	\$550.00	\$3,300.00	\$500.00	\$3,000.00	\$480.00	\$2,880.00
258.040	Storm Manhole, Type B	V.F.	29.55	\$210.00	\$6,205.50	\$200.00	\$5,910.00	\$225.00	\$6,648.75
258.050	Manhole Covers Type 1 (Storm)	Each	4	\$450.00	\$1,800.00	\$425.00	\$1,700.00	\$455.00	\$1,820.00
258.056	Catch Basin Type 2	VF	76.3	\$185.00	\$14,115.50	\$185.00	\$14,115.50	\$195.00	\$14,878.50
258.061	Inlet Cover, Type H	Each	17	\$400.00	\$6,800.00	\$525.00	\$8,925.00	\$455.00	\$7,735.00
258.065	Adjusting Inlet Covers	Each	9	\$125.00	\$1,125.00	\$160.00	\$1,440.00	\$130.00	\$1,170.00
258.071	Adjusting Manhole Covers (Storm)	Each	3	\$200.00	\$600.00	\$160.00	\$480.00	\$220.00	\$660.00
258.072	Removing Pipe, 12-Inch (Storm)	L.F.	68	\$6.00	\$408.00	\$6.00	\$408.00	\$10.00	\$680.00
258.073	Removing Inlets	Each	13	\$100.00	\$1,300.00	\$150.00	\$1,950.00	\$320.00	\$4,160.00
258.074	Removing Manholes (Storm)	Each	3	\$250.00	\$750.00	\$200.00	\$600.00	\$320.00	\$960.00
259.002	HMA Pavement, Type E-1	Ton	2255	\$58.73	\$132,436.15	\$60.00	\$135,300.00	\$59.00	\$133,045.00
259.018	Sawcut Pavement	L.F.	497	\$2.00	\$994.00	\$2.00	\$994.00	\$2.50	\$1,242.50
259.020	Base Aggregate, Dense 1 1/4-Inch	C.Y.	3240	\$17.22	\$55,792.80	\$19.00	\$61,560.00	\$20.00	\$64,800.00
259.022	Excavation Common	C.Y.	4215	\$5.50	\$23,182.50	\$6.00	\$25,290.00	\$10.50	\$44,257.50
259.051	Concrete Curb and Gutter 30-Inch Type D	L.F.	5410	\$8.40	\$45,444.00	\$8.40	\$45,444.00	\$8.40	\$45,444.00
259.050	Mobilization	LS	1	\$1,000.00	\$1,000.00	\$2,500.00	\$2,500.00	\$1,500.00	\$1,500.00
259.060	Concrete Sidewalk, 4-inch	S.F.	12318	\$2.90	\$35,722.20	\$2.90	\$35,722.20	\$2.90	\$35,722.20
259.064	Concrete Driveway, 7-inch	S.F.	8212	\$3.80	\$31,205.60	\$3.80	\$31,205.60	\$3.80	\$31,205.60
259.070	Curb Ramp Detectable Warning Field Yellow	SF	448	\$30.00	\$13,440.00	\$30.00	\$13,440.00	\$30.00	\$13,440.00
260.004	Clearing & Grubbing	Sta.	1	\$1,750.00	\$1,750.00	\$750.00	\$750.00	\$1,000.00	\$1,000.00
260.015	Clearing & Grubbing	In-Dia	385	\$20.00	\$7,700.00	\$14.00	\$5,390.00	\$22.00	\$8,470.00
260.008	Topsoil	S.Y.	450	\$2.80	\$1,260.00	\$2.50	\$1,125.00	\$4.00	\$1,800.00
260.012	General Erosion Control	L.S.	1	\$100.00	\$100.00	\$500.00	\$500.00	\$1,500.00	\$1,500.00
260.013	Turf Establishment	SY	4977	\$4.80	\$23,889.60	\$3.00	\$14,931.00	\$4.50	\$22,396.50
260.200	Maintenance of Traffic	L.S.	1	\$1,500.00	\$1,500.00	\$2,000.00	\$2,000.00	\$3,000.00	\$3,000.00
260.300	Moving Small Sign	Each	13	\$110.00	\$1,430.00	\$100.00	\$1,300.00	\$110.00	\$1,430.00
					\$0.00		\$0.00		\$0.00

Haas Sons, Inc.

\$562,212.05

A-1 Excavating

\$572,902.20

McCabe Construction

\$629,983.70

Bid Tab Summary

Project: Daisy Street - Street and Utility Improvement Project

Limits: Prairie View Road - Grant Street

Item No.	Item	Unit	Est. Quantity	A-1 Excavating		Haas Sons, Inc.		McCabe Construction	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
204.003	Removing Concrete Sidewalk	SF	342	\$0.35	\$119.70	\$0.40	\$136.80	\$3.30	\$1,128.60
204.004	Removing Driveways	SY	305	\$3.60	\$1,098.00	\$3.00	\$915.00	\$3.90	\$1,189.50
204.005	Removing Curb and Gutter	L.F.	1186	\$1.50	\$1,779.00	\$1.00	\$1,186.00	\$1.30	\$1,541.80
256.001	Sanitary Sewer Main, 8-inch	L.F.	524.5	\$24.00	\$12,588.00	\$28.10	\$14,738.45	\$36.00	\$18,882.00
256.006	Sanitary Sewer Service Pipe & Riser 4-6-Inch	L.F.	396	\$18.50	\$7,326.00	\$22.25	\$8,811.00	\$30.00	\$11,880.00
256.020	Sanitary Manhole, Type M	V.F.	32.24	\$190.00	\$6,125.60	\$180.00	\$5,803.20	\$174.00	\$5,609.76
256.030	Manhole Cover Type 1 (Sanitary)	Each	3	\$425.00	\$1,275.00	\$450.00	\$1,350.00	\$513.00	\$1,539.00
256.033	Connect to Existing Sanitary Sewer	Each	2	\$650.00	\$1,300.00	\$250.00	\$500.00	\$320.00	\$640.00
256.050	Sanitary Wye 8" x 4", 8"x6"	Each	12	\$95.00	\$1,140.00	\$51.50	\$618.00	\$100.00	\$1,200.00
256.080	Maintain Sanitary Sewer Flow	L.S.	1	\$250.00	\$250.00	\$100.00	\$100.00	\$1.00	\$1.00
256.081	Reconnect Existing Sanitary Service	Each	12	\$40.00	\$480.00	\$30.00	\$360.00	\$75.00	\$900.00
256.090	Removing Manholes (Sanitary)	Each	3	\$200.00	\$600.00	\$200.00	\$600.00	\$100.00	\$300.00
257.083	Insulation, 2-Inch	S.F.	100	\$1.80	\$180.00	\$2.00	\$200.00	\$1.55	\$155.00
257.009	Water Service Pipe, 1-inch	L.F.	285	\$17.00	\$4,845.00	\$21.00	\$5,985.00	\$29.00	\$8,265.00
257.030	Corporation Stop, 1-inch	Each	12	\$290.00	\$3,480.00	\$165.00	\$1,980.00	\$194.00	\$2,328.00
257.034	Curb Stop & Box, 1-inch	Each	12	\$250.00	\$3,000.00	\$190.00	\$2,280.00	\$277.00	\$3,324.00
257.100	Adjust Gate Valve Box	Each	3	\$75.00	\$225.00	\$200.00	\$600.00	\$87.00	\$261.00
257.084	Reconnect Existing Water Service	Each	12	\$40.00	\$480.00	\$55.00	\$660.00	\$75.00	\$900.00
257.200	Tracer Wire Access Box	Each	24	\$45.00	\$1,080.00	\$40.00	\$960.00	\$80.00	\$1,920.00
258.002	Storm Sewer, 15-inch	L.F.	111	\$26.50	\$2,941.50	\$33.50	\$3,718.50	\$25.00	\$2,775.00
258.030	Connect to Existing Storm Sewer	Each	2	\$500.00	\$1,000.00	\$250.00	\$500.00	\$480.00	\$960.00
258.050	Manhole Covers Type 1 (Storm)	Each	1	\$425.00	\$425.00	\$450.00	\$450.00	\$513.00	\$513.00
258.091	Apron End Wall W/Trashrack, 15-inch	Each	2	\$480.00	\$960.00	\$475.00	\$950.00	\$300.00	\$600.00
259.002	HMA Pavement, Type E-1	Ton	429	\$68.00	\$29,172.00	\$67.90	\$29,129.10	\$63.00	\$27,027.00
259.018	Sawcut Pavement	L.F.	312	\$2.00	\$624.00	\$2.00	\$624.00	\$2.00	\$624.00
259.020	Base Aggregate, Dense 1 1/4-Inch	C.Y.	761	\$19.00	\$14,459.00	\$17.22	\$13,104.42	\$22.50	\$17,122.50
259.022	Excavation Common	C.Y.	1015	\$6.00	\$6,090.00	\$8.00	\$8,120.00	\$11.50	\$11,672.50
259.050	Mobilization	Each	1	\$2,500.00	\$2,500.00	\$1,000.00	\$1,000.00	\$1,030.00	\$1,030.00
259.051	Concrete Curb and Gutter 30-Inch Type D	L.F.	1186	\$9.60	\$11,385.60	\$9.50	\$11,267.00	\$9.75	\$11,563.50
259.060	Concrete Sidewalk, 4-inch	S.F.	339	\$3.90	\$1,322.10	\$4.00	\$1,356.00	\$4.00	\$1,356.00
259.064	Concrete Driveway, 7-inch	S.F.	2740	\$4.30	\$11,782.00	\$4.25	\$11,645.00	\$4.40	\$12,056.00
259.070	Curb Ramp Detectable Warning Field Yellow	SF	16	\$30.00	\$480.00	\$40.00	\$640.00	\$30.00	\$480.00
259.300	Maintenance of Traffic	LS	1	\$500.00	\$500.00	\$500.00	\$500.00	\$1,500.00	\$1,500.00
260.012	General Erosion Control	LS	1	\$500.00	\$500.00	\$100.00	\$100.00	\$1,000.00	\$1,000.00
260.013	Turf Establishment	SY	1553	\$3.00	\$4,659.00	\$5.55	\$8,619.15	\$4.00	\$6,212.00
260.300	Moving Small Sign	Each	10	\$100.00	\$1,000.00	\$110.00	\$1,100.00	\$87.00	\$870.00
					\$0.00		\$0.00		\$0.00

A-1 Excavating

\$137,171.50

Haas Sons, Inc.

\$140,606.62

McCabe Construction

\$159,326.16

Bid Tab Summary

Project: Superior Street - Street and Utility Improvement Project

Limits: Coleman Street - Cedar Street

Item No.	Item	Unit	Est. Quantity	Haas Sons, Inc.		A-1 Excavating		McCabe Construction	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
204.003	Removing Concrete Sidewalk	SY	897	\$0.40	\$358.80	\$0.01	\$8.97	\$3.40	\$3,049.80
204.004	Removing Driveways	SY	2624	\$0.40	\$1,049.60	\$0.01	\$26.24	\$0.01	\$26.24
204.005	Removing Curb and Gutter	L.F.	2524	\$1.00	\$2,524.00	\$1.50	\$3,786.00	\$1.65	\$4,164.60
256.002	Sanitary Sewer Main, 10-inch	L.F.	333	\$29.15	\$9,706.95	\$28.50	\$9,490.50	\$43.00	\$14,319.00
256.003	Sanitary Sewer Main, 12-inch	L.F.	346.5	\$33.05	\$11,451.83	\$31.00	\$10,741.50	\$49.00	\$16,978.50
256.004	Sanitary Sewer Main, 15-inch	L.F.	20	\$52.25	\$1,045.00	\$39.00	\$780.00	\$75.00	\$1,500.00
256.006	Sanitary Sewer Service Pipe & Riser 4-6-Inch	L.F.	330	\$21.75	\$7,177.50	\$18.50	\$6,105.00	\$32.00	\$10,560.00
256.020	Sanitary Manhole, Type M	V.F.	42.38	\$180.00	\$7,628.40	\$190.00	\$8,052.20	\$185.00	\$7,840.30
256.030	Manhole Cover Type 1 (Sanitary)	Each	5	\$450.00	\$2,250.00	\$425.00	\$2,125.00	\$460.00	\$2,300.00
256.033	Connect to Existing Sanitary Sewer	Each	7	\$500.00	\$3,500.00	\$650.00	\$4,550.00	\$670.00	\$4,690.00
256.051	Sanitary Wye, 10" x 4", 10"x6"	Each	4	\$135.00	\$540.00	\$170.00	\$680.00	\$120.00	\$480.00
256.052	Sanitary Wye 12"x4", 12"x6"	Each	6	\$300.00	\$1,800.00	\$225.00	\$1,350.00	\$275.00	\$1,650.00
256.080	Maintain Sanitary Sewer Flow	L.S.	1	\$1,500.00	\$1,500.00	\$500.00	\$500.00	\$1,250.00	\$1,250.00
256.081	Reconnect Existing Sanitary Service	Each	10	\$40.00	\$400.00	\$40.00	\$400.00	\$70.00	\$700.00
256.090	Removing Manholes (Sanitary)	Each	4	\$250.00	\$1,000.00	\$200.00	\$800.00	\$320.00	\$1,280.00
257.002	Water Main, 6-inch	L.F.	1429	\$25.25	\$36,082.25	\$22.50	\$32,152.50	\$27.00	\$38,583.00
257.009	Water Service Pipe, 1-inch	L.F.	315	\$21.00	\$6,615.00	\$17.00	\$5,355.00	\$31.50	\$9,922.50
257.011	Water Service Pipe, 2-inch	L.F.	205	\$26.50	\$5,432.50	\$19.25	\$3,946.25	\$32.50	\$6,662.50
257.013	Hydrant Lead DI, 6-inch	L.F.	45.5	\$39.00	\$1,774.50	\$38.00	\$1,729.00	\$37.00	\$1,683.50
257.030	Corporation Stop, 1-inch	Each	15	\$145.00	\$2,175.00	\$200.00	\$3,000.00	\$180.00	\$2,700.00
257.032	Corporation Stop, 2-inch	Each	6	\$350.00	\$2,100.00	\$400.00	\$2,400.00	\$350.00	\$2,100.00
257.034	Curb Stop & Box, 1-inch	Each	15	\$185.00	\$2,775.00	\$250.00	\$3,750.00	\$215.00	\$3,225.00
257.036	Curb Stop & Box, 2-inch	Each	6	\$415.00	\$2,490.00	\$500.00	\$3,000.00	\$405.00	\$2,430.00
257.050	Connect to Existing Water Main	Each	9	\$305.00	\$2,745.00	\$700.00	\$6,300.00	\$765.00	\$6,885.00
257.060	Gate Valve & Box, 6-inch	Each	12	\$1,275.00	\$15,300.00	\$1,255.00	\$15,060.00	\$1,050.00	\$12,600.00
257.080	Fire Hydrant	Each	4	\$3,440.00	\$13,760.00	\$3,400.00	\$13,600.00	\$3,150.00	\$12,600.00
257.082	Water Main Fittings	LB	740	\$8.00	\$5,920.00	\$8.50	\$6,290.00	\$5.50	\$4,070.00
257.083	Insulation, 2-Inch	S.F.	100	\$2.00	\$200.00	\$1.80	\$180.00	\$2.00	\$200.00
257.084	Reconnect Existing Water Service	Each	21	\$45.00	\$945.00	\$40.00	\$840.00	\$105.00	\$2,205.00
257.102	Abandon Water Main	Each	10	\$50.00	\$500.00	\$200.00	\$2,000.00	\$320.00	\$3,200.00
257.109	Removing Fire Hydrant	Each	4	\$250.00	\$1,000.00	\$150.00	\$600.00	\$320.00	\$1,280.00
257.200	Tracer Wire Access Box	Each	45	\$42.00	\$1,890.00	\$45.00	\$2,025.00	\$60.00	\$2,700.00
258.001	Storm Sewer, 12-inch	L.F.	241	\$27.50	\$6,627.50	\$24.00	\$5,784.00	\$30.00	\$7,230.00
258.002	Storm Sewer, 15-inch	L.F.	1328	\$29.50	\$39,176.00	\$30.50	\$40,504.00	\$30.50	\$40,504.00
258.003	Storm Sewer, 21-inch	L.F.	20	\$41.50	\$830.00	\$47.00	\$940.00	\$80.00	\$1,600.00
258.030	Connect to Existing Storm Sewer	Each	5	\$450.00	\$2,250.00	\$500.00	\$2,500.00	\$480.00	\$2,400.00
258.040	Storm Manhole, Type B	V.F.	58.54	\$216.00	\$12,644.64	\$190.00	\$11,122.60	\$190.00	\$11,122.60
258.050	Manhole Covers Type 1 (Storm)	Each	6	\$450.00	\$2,700.00	\$425.00	\$2,550.00	\$460.00	\$2,760.00
258.056	Catch Basin Type 2	VF	40.5	\$185.00	\$7,492.50	\$180.00	\$7,290.00	\$195.00	\$7,897.50
258.061	Inlet Cover, Type H	Each	9	\$400.00	\$3,600.00	\$525.00	\$4,725.00	\$455.00	\$4,095.00
258.072	Removing Pipe, Size-Inch (Storm)	L.F.	504	\$3.00	\$1,512.00	\$6.00	\$3,024.00	\$12.00	\$6,048.00
258.073	Removing Inlets	Each	8	\$100.00	\$800.00	\$150.00	\$1,200.00	\$320.00	\$2,560.00
258.074	Removing Manholes (Storm)	Each	7	\$200.00	\$1,400.00	\$200.00	\$1,400.00	\$320.00	\$2,240.00
259.002	HMA Pavement, Type E-1	Ton	844	\$63.25	\$53,383.00	\$63.75	\$53,805.00	\$63.00	\$53,172.00
259.018	Sawcut Pavement	L.F.	544	\$2.00	\$1,088.00	\$2.00	\$1,088.00	\$2.50	\$1,360.00
259.020	Base Aggregate, Dense 1 1/4-Inch	C.Y.	1636	\$17.22	\$28,171.92	\$19.00	\$31,084.00	\$20.00	\$32,720.00
259.022	Excavation Common	C.Y.	2135	\$6.00	\$12,810.00	\$6.00	\$12,810.00	\$11.50	\$24,552.50
259.050	Mobilization	Each	1	\$1,000.00	\$1,000.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
259.051	Concrete Curb and Gutter 30-Inch Type D	L.F.	2546	\$8.75	\$22,277.50	\$8.40	\$21,386.40	\$8.75	\$22,277.50
259.060	Concrete Sidewalk, 4-inch	S.F.	8070	\$3.00	\$24,210.00	\$3.35	\$27,034.50	\$3.00	\$24,210.00
259.064	Concrete Driveway, 7-inch	S.F.	2676	\$4.00	\$10,704.00	\$4.00	\$10,704.00	\$4.00	\$10,704.00
259.070	Curb Ramp Detectable Warning Field Yellow	SF	256	\$20.00	\$5,120.00	\$30.00	\$7,680.00	\$20.00	\$5,120.00
259.300	Maintenance of Traffic	LS	1	\$1,500.00	\$1,500.00	\$1,000.00	\$1,000.00	\$2,300.00	\$2,300.00
260.012	General Erosion Control	LS	1	\$100.00	\$100.00	\$500.00	\$500.00	\$850.00	\$850.00
260.013	Turf Establishment	SY	2443	\$5.05	\$12,337.15	\$3.00	\$7,329.00	\$4.75	\$11,604.25
260.250	Traffic Signs Type II Reflective	SF	6.25	\$35.00	\$218.75	\$30.00	\$187.50	\$35.00	\$218.75
260.300	Moving Small Sign	Each	7	\$110.00	\$770.00	\$100.00	\$700.00	\$110.00	\$770.00
260.301	Removing Small Sign Supports	Each	1	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00
260.302	Sign Post Wood, 4"x6"	Each	1	\$65.00	\$65.00	\$50.00	\$50.00	\$85.00	\$85.00

Haas Sons, Inc.

\$406,474.29

A-1 Excavating

\$410,571.16

McCabe Construction

\$464,786.04

Bid Tab Summary

Project: Irvine Park Concrete Curb and Gutter and Sidewalk Project

Item No.	Item	Unit	Est. Quantity	Harmon Concrete		Chippewa Concrete		Pember Companies	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
259.054	Concrete Curb and Gutter 18-Inch Type D	L.F.	650	\$8.50	\$5,525.00	\$10.00	\$6,500.00	\$8.15	\$5,297.50
259.060	Concrete Sidewalk, 4-inch	S.F.	5322	\$2.90	\$15,433.80	\$2.75	\$14,635.50	\$3.20	\$17,030.40
259.064	Concrete Driveway, 7-inch	S.F.	225	\$4.80	\$1,080.00	\$4.00	\$900.00	\$5.00	\$1,125.00
259.070	Curb Ramp Detectable Warning Field Yellow	S.F.	32	\$30.00	\$960.00	\$40.00	\$1,280.00	\$30.00	\$960.00

Harmon Concrete
\$22,998.80

Chippewa Concrete
\$23,315.50

Pember Companies
\$24,412.90

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, APRIL 13, 2015 – 6:30 PM**

The Plan Commission met in City Hall on Monday, April 13, 2015 at 6:30 P.M. Present were Commissioners Dave Cihasky, Peter Pohl, Dennis Doughty, Mike Tzanakis, , Beth Arneberg, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dan Varga and Jerry Smith. Also attending were City Planner Jayson Smith, City Inspector Paul Lasiewicz and persons on the attached sheet.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the March 9, 2015 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered Conditional Use Permit Resolution No. 2015-02 for a Community Based Residential Facility (CBRF) for Comforts of Home located at #11 Scheidler Road, Parcel #3773.0100, Lot #1 of the Timber Terrace First Addition, City of Chippewa Falls. Jamey Bowe of River Valley Architects appeared on behalf of Comforts of Home and stated that the existing buildings had reached the end of their useful life, would be razed and a single building constructed in their place. He stated a similar number of beds would be constructed. He continued that two previous Conditional Use Permit Resolutions would be combined into Conditional Use Permit Resolution No. 2015-02. Mayor Hoffman opened a Public Hearing to consider Conditional Use Permit Resolution No. 2015-02. No one spoke for or against the resolution. Mayor Hoffman closed the Public Hearing.
Motion by Hubbard, seconded by Cihasky to approve Conditional Use Permit Resolution No. 2015-02 amending previous Conditional Use Permit Resolutions granted to Comforts of Home and allowing Comforts of Home to raze two existing buildings, construct one new building and continue to operate a Community Based Residential Facility (CBRF) for advanced aged and disabled persons at #11 Scheidler Road, Parcel #3773.0100, Lot #1 of the Timber Terrace First Addition, City of Chippewa Falls. **All present voting aye. Motion carried.**

3. The Plan Commission considered Conditional Use Permit Resolution No. 2015-03 for CRS Rentals Inc. (owner) and Serving Hands Selah (operator) to operate a Community Based Residential Facility (CBRF) for advanced aged and physical and developmentally disabled persons at #421 Frenette Drive. Rubenzer noted a meeting had taken place on Wednesday, April 8, 2015 between representatives of the Frenette Drive Condominium Association, CRS Rentals, Selah and City Staff. Frenette Condo representatives were fearful of the broad base of clients that a Community Based Residential Facility could house and concerned that residents or employees of Selah could be smoking in view of the Frenette Condos which are located directly across the street from the proposed Community Base Residential Facility. CEO Patrick Westerham of Serving Hands (Selah) and Tim Swoboda of CRS Rentals described their proposed Community Based Residential Facility. Mayor Hoffman asked how many employees would be on site. Mr. Westerham responded there would most likely be four during the day and two at night to provide for twenty-four hour care for the residents. Commissioner Tzanakis asked for criteria of residents to be served by the facility. Mr. Westerham said third party referrals would be used but that the typical referrals would involve physical or cognitive disabilities, or mental health or aging issues that required twenty-four hour care. Commissioner Cihasky asked if the license for the facility had been obtained yet. Mr. Westerham stated the license had not been obtained but that he operated nineteen other facilities between Chippewa Falls and Hudson.
Mayor Hoffman opened the Public Hearing. John Melville of #251 Oak Knoll Drive,

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

Condominium board member and owner of one of the Frenette Drive Condominiums, appeared to request that a smoking area be designated in a location out of view of the Frenette Drive Condos. He stated that Frenette Drive Condo board members last sticky point was designating a smoking area. The Plan Commission compared the requested Community Based Residential Facility to when S.E.H. had been located in the building. Mayor Hoffman closed the Public Hearing. The Plan Commission discussed the storm water management condition and whether or not to add a condition requiring a designated smoking area. Mr. Westerham stated that Selah wanted to be a good neighbor and didn't plan to put a smoking area in the front of the building.

Motion by Cihasky, seconded by Hubbard to approve Conditional Use Permit Resolution No. 2015-03 allowing CRS Rentals LLC, (owner) and Serving Hands (Selah) (operator), to operate a Community Based Residential Facility for persons with physical or cognitive disabilities, mental health or aging issues in the existing building at #421 Frenette Drive located on Parcel #1580, Lots 15 and 16 of the Flame Addition, City of Chippewa Falls. Mayor Hoffman took a roll call vote. **Voting aye were Cihasky, Hubbard, Pohl, Doughty, Tzanakis, Arneberg, Hull, and Hoffman. Voting nay was Rubenzer. There were no abstentions. Motion carried on an 8-1 vote.**


4. The Plan Commission considered Conditional Use Permit Resolution No. 2015-04 to operate a Community Based Residential Facility (CBRF) for advanced aged and end of life (palliative) persons on Lakeland Drive. Jeremy Kiley representing Eagleton Assisted Living LLC appeared to request that the Conditional Use Permit Resolution also allow a Residential Care Apartment Complex, (RCAC). The Plan Commission discussed this request. Mayor Hoffman opened the Public Hearing. No one spoke for or against the resolution. Mayor Hoffman closed the Public Hearing.

Motion by Tzanakis, seconded by Hubbard to approve Conditional Use Permit Resolution No. 2015-04 allowing Eagleton Assisted Living LLC to operate a Community Based Residential Facility or a Residential Care Apartment Complex on Lot #5, Block #1 of the Lake Wissota Business Park, located on parcel #2025.5005 on Lakeland Drive. **All present voting aye. Motion carried.**

5. James Woodman appeared to request a Conditional Use Permit to operate a three or four bedroom apartment complex in the existing building located at #7 East Elm Street. Rubenzer noted that adjacent zoning districts to this R-2 Residential District parcel were R-2 Two Family Residential, R-3-4 Multi-Family Four-Plex Residential and Central Business District. Mr. Woodman discussed the attached plans with the Plan Commission and stated that SDS Architects of Eau Claire would prepare plans to be approved by the State of Wisconsin.

Motion by Hubbard, seconded by Hull for the Plan Commission to conduct a public hearing to consider a Conditional Use Permit Resolution to remodel the existing building at #7 East Elm Street into a three or four unit apartment complex meeting 2015 state building codes. Said public hearing to be scheduled upon receipt of the \$300 processing and advertising fee and proper notification of adjacent property owners. **All present voting aye. Motion carried.**

6. **Motion** by Hubbard, seconded by Tzanakis to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:21 P.M.


Richard J. Rubenzer, P.E., Secretary
Plan Commission

PLAN COMMISSION ATTENDANCE SHEET

DATE: April 17, 2015

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Di White	Franchise Brands	306 Franchise #1	715-723-6213	
John M. ...	Franchise Brands	251 ...	715-726-0958	
Devin ...	2 E. Elm St 51	2 E. Elm St 51m	715-215-0216	
Susan Woodman	7 E. Elm St.	7 East Elm	715-215-0955	
Janet Boyle	RIVER VALLEY ARCH.	1403 122nd STREET 1419 BOONDOON LANE	715-832-0875	
Patricia Messingham	SERVING HANDS, INC.	Hudson WI 53016	651-210-0617	
Tim Swoboda	CRS Postal Prod	47	715-839-4377	
Tom Olson	KOYAL CONSTRUCTION	EC 54701	715-832-1986	
Steeny Kiey	Dove Ho Alliance + Affiliates	2895 Cty Hwy I Chippewa Falls WI 54727	715-723-9341	

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MARCH 9, 2015 – 6:30 PM**

The Plan Commission met in City Hall on Monday, March 9, 2015 at 6:30 P.M. Present were Commissioners Peter Pohl, Dennis Doughty, Dan Varga, Beth Arneberg, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dave Cihasky, Mike Tzanakis and Jerry Smith. Also attending was City Planner Jayson Smith and see attached attendance sheet.

1. **Motion** by Hubbard, seconded by Doughty to approve the minutes of the January 12, 2015 Plan Commission meeting. **All present voting aye. MOTION CARRIED.**

2. Jamey Bowe of River Valley Architects, Inc. presented the attached petition for a Conditional Use Permit amendment to Conditional Use Permit Resolution #2003-01. The petition is to raze two existing buildings and construct a new building for Comforts of Home to continue to operate a Community Based Residential Facility and Assisted Living Facility for seniors located at #11 Scheidler Road, Lot #1, Block #13 of Timber Terrace 1st Addition. Mr. Bowe stated the new facility would need reduced setbacks due to avoiding an existing wetland east of the proposed building.
Motion by Hubbard, seconded by Hoffman to recommend the Plan Commission conduct a public hearing to consider amending CUP R-2003-01 to allow Comforts of Home to raze two buildings and construct a new facility at #11 Scheidler Road for a Community Based Residential Facility for elderly care. Said public hearing to be scheduled upon receipt of the \$300 legal advertising fee and proper notification of adjacent property owners. Also that a revised stormwater management plan be submitted and approved.**All present voting aye. MOTION CARRIED.**

3. Tim Olson of Royal Construction appeared to request a Conditional Use Permit for a Community Based Residential Facility on Lot #5, Block #1 of the Lake Wissota Business Park for owner Tommy Davidson of Eagleton Assisted Living, LLC. The Plan Commission discussed whether the Conditional Use Permit Resolution should include a future twelve unit addition.
Motion by Hubbard, seconded by Doughty to recommend the Plan Commission conduct a public hearing to consider a Conditional Use Permit Resolution for a Community Based Residential Facility on Lot #5, Block #1 of the Lake Wissota Business Park for Tommy Davidson, owner of Eagleton Assisted Living, LLC. Said public hearing to be scheduled upon receipt of the \$300 legal advertising fee and proper notification of adjacent property owners. Also that a stormwater management plan be submitted and approved. **All present voting aye. MOTION CARRIED.**

Commissioner Arneberg left the meeting at this point.

4. Tim Swoboda of CRS Rentals, Inc. appeared to request to rezone Parcel #1580, Lots 15 & 16, Flame Addition, located at 421 Frenette Drive, from C-2 General Commercial to R-3-4 Multi-Family 4-Plex. The Plan Commission inspected and discussed surrounding zoning districts.

Motion by Rubenzer, seconded by Hull to recommend the Common Council conduct a public hearing to consider rezoning Parcel #1580, Lots 15 & 16, Flame Addition, located at 421 Frenette Drive, from C-2 General Commercial to R-3-4 Multi-Family 4-Plex. Said public hearing to be scheduled after receipt of the \$300 legal advertising fee and proper notification of adjacent property owners. **All present voting aye. MOTION CARRIED.**

5. Tim Swoboda of CRS Rentals, Inc. appeared to request a Conditional Use Permit, (attached petition), for a Community Based Residential Facility to be operated in the existing building at #421 Frenette Drive, Parcel #1580, Lots 15 & 16, Flame Addition. The Plan Commission discussed the application and Rubenzer noted that the proposed Conditional Use Permit would be considered after the requested rezoning of the same parcel is accepted.

Motion by Hubbard, seconded by Varga to recommend the Plan Commission conduct a public hearing to consider a Conditional Use Permit, (attached petition), for a Community Based Residential Facility to be operated in the existing building at #421 Frenette Drive, Parcel #1580, Lots 15 & 16, Flame Addition. Said public hearing to be scheduled after receipt of the \$300 legal advertising fee and proper notification of adjacent property owners. Also that a stormwater management plan be submitted and approved. **All present voting aye. MOTION CARRIED.**

6. City Planner Jayson Smith gave background information about and presented the attached project plan amendment for Tax Incremental District No.7. Mr. Smith summarized the amendment that would:

- 1) Extend TID No. 7 boundaries ½ mile for TID No. 7 expenditures and
- 2) Allow any excess TID No. 7 funds to be expended in TID No. 12.

Mayor Hoffman opened a public hearing to consider the said amendment of Tax Incremental District No. 7. No one spoke for or against it. Mayor Hoffman closed the public hearing.

Motion by Hubbard, seconded by Hoffman to approve the attached Plan Commission Tax Incremental District Resolution No. 2015-01 approving a Project Plan Amendment for Tax Incremental District No. 7, City of Chippewa Falls, Wisconsin. **All present voted aye and the resolution passed 7-0.**

7. City Planner Jayson Smith proposed designating amended boundaries and a project plan amendment for Tax Incremental District No. 12, City of Chippewa Falls, Wisconsin. He presented the attached project financials and plan.

Mayor Hoffman opened a public hearing to consider the said amendment of Tax Incremental District No. 12. No one spoke for or against it. Mayor Hoffman closed the public hearing.

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

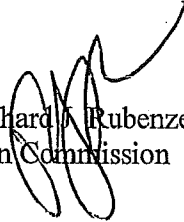
Motion by Hubbard, seconded by Hull to approve Plan Commission Tax Incremental District Resolution No. 2015-02, (attached), designating amended boundaries and approving a project plan amendment for Tax Incremental District No. 12, City of Chippewa Falls, Wisconsin. **All present voted aye and the resolution was approved on a 7-0 vote.**

8. City Planner Jayson Smith presented the attached amended boundaries and project plan for Tax Incremental District No. 13 in the City of Chippewa Falls, Wisconsin. He advised the Plan Commission about closing out Tax Incremental Districts and the 12% rule. The 12% rule means the value of all TID districts in a city cannot exceed 12% of the city's equalized value.

Mayor Hoffman opened a public hearing to consider the said amendment of Tax Incremental District No 13. No one spoke for or against it. Mayor Hoffman closed the public hearing.

Motion by Varga, seconded by Rubenzer to approve the attached Plan Commission Tax Incremental District Resolution No. 2015-03 designating boundaries and approving a project plan for Tax Incremental District No. 13 for the City of Chippewa Falls, Wisconsin. **All present voted aye and the resolution was approved on a 7-0 vote.**

9. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. MOTION CARRIED.** The Plan Commission adjourned at 7:39 P.M.


Richard J. Rubenzer, P.E., Secretary
Plan Commission

**CITY OF CHIPPEWA FALLS PLAN COMMISSION
CONDITIONAL USE PERMIT RESOLUTION NO. 2015- 02 FOR A
COMMUNITY BASED RESIDENTIAL FACILITY AT #11 SCHEIDLER
ROAD, CHIPPEWA FALLS, WISCONSIN**

WHEREAS, on June 9, 2003, the City of Chippewa Falls Plan Commission granted a Conditional Use Permit for a third Community Based Residential Facility for the elderly at #1224 Pumphouse Road on Lot 1, Block 13, Timber Terrace First Addition in the form of C.U.P. Resolution No. 2003-01; and

WHEREAS, at its March 9, 2015 meeting, the Plan Commission heard a request on behalf of Comforts of Home and raze two existing buildings and combine them into a new 32-unit Community Based Residential Facility, (CBRF); and

WHEREAS, Lot #1, Block #13, Timber Terrace First Addition is zoned R-3-8 Multi-Family 8-Plex Residential District; and

WHEREAS, the Plan Commission has evaluated the request to amend Conditional Use Permit Resolution No. 2003-01 to raze two existing buildings and combine them into a new 32-unit Community Based Residential Facility, (CBRF) on Lot #1, Block #13, Timber Terrace First Addition; and

WHEREAS, the Plan Commission conducted a public hearing on this request on Monday, April 13, 2015, after publication of a Class 2 legal notice and mailing of said notice to adjacent property owners, as required by Chapter 17.47 (5) of the Code of Ordinances of the City of Chippewa Falls, Wisconsin and hearing all comments and concerns.

THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN that, pursuant to Chapters 17.23.8 (8) (j) and 17.47 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, a Conditional Use Permit be and is hereby issued for the razing of two existing Community Based

C.U.P. Resolution No. 2015-02

Residential Facility buildings and construction of a second Community Based Residential Facility for the elderly on Lot #1, Block #13, Timber Terrace First Addition at #11 Scheidler Road under the following conditions:

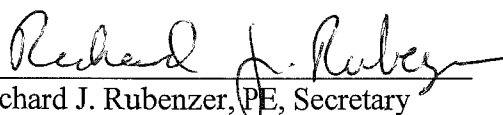
- a) Two existing Community Based Residential Facility buildings are razed.
- b) One new thirty-two unit and thirty-four bed Community Based Residential Facility building is allowed to be constructed according to the attached plans and details.
- c) That the CBRF be permitted to operate 7 days per week and twenty-four hours per day.
- d) That the number of employees allowed be as permitted and licensed by the State of Wisconsin Department of Health Services.
- e) That the number of residents allowed be as permitted and licensed by the State of Wisconsin Department of Health Services.
- f) That the proposed Community Based Residential Facility building be in conformance with the attached site plan and building floor plan and details and all attachments become part and parcel of this Conditional Use Permit.
- g) That a reduced front yard setback of ten feet be allowed due to avoiding an adjacent wetland.
- h) That the proposed Community Based Residential Facility building and footings maintain a minimum of ten foot separations from the 16" diameter water main in Pumphouse Road.
- i) That hard surfaced off-street parking spaces be provided as shown on the attached Site Plan, C-2.
- j) That construction and operation be in compliance with the City's Wellhead Protection Code, where applicable.
- k) That one Comforts of Home sign be allowed to be placed as shown on attached Detail Sheet, C-3.
- l) That a storm water management plan be submitted and approved as per City of Chippewa Falls Municipal Code.
- m) That the restrictive covenant regarding sanitary sewer, water facilities and storm sewers recorded on August 9, 2000 at the Chippewa County Courthouse be adhered to for construction of the existing 15 bed Community Based Residential Facility at #1224 Pumphouse Road.
- n) That any connection charges be paid if a connection is made to the 16" water main where no special assessments have been previously paid.
- o) Except as specifically provided herein, all regulations of the City Zoning Code shall apply.
- p) 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 for this facility.
- q) Chapter 17.47 (13) shall apply and this permit shall terminate if the use for which this

- permit is issued shall cease for a continuous two year period.
- r) Modifications or changes to this permit may be made only by the Plan Commission after an application for amendment has been duly filed and notices and hearing requirements have been complied with.

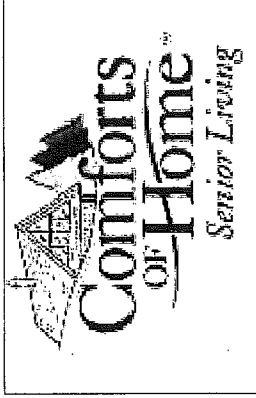
MOTION: Hubbard

SECONDED: Cihesky

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on April 13, 2015, by a vote of 9 ayes, 0 nays and 0 abstentions.


Richard J. Rubenzer, PE, Secretary
Plan Commission

NEW FACILITY FOR COMFORTS OF HOME CHIPPEWA FALLS, WI 54729



PROJECT DIRECTORY

OWNER:

GOLDRIDGE COMPANIES
310 PINNACLE WAY, SUITE 300
EAU CLAIRE, WI 54701
PHONE: 715.832.3575

ARCHITECT:

RIVER VALLEY ARCHITECTS, INC.
1403 122nd STREET - SUITE C
CHIPPEWA FALLS, WI 54724
PHONE: 715.832.0275

CIVIL DESIGN:

ADVANCED ENGINEERING CONCEPTS, LLC
635 FAIRFAX STREET
ALTOONA, WI 54720
PHONE: 715.352.0950

SHEET INDEX

TITLE SHEET	A0	C1	C2	C3	A1	A2
ENGINEERING SITE PLAN						
SCHEMATIC SITE PLAN						
OVERALL SITE PLAN + MONUMENT SIGN						
SCHEMATIC FLOOR PLAN						
SCHEMATIC ELEVATIONS						

LOCATION MAP



PROJECT LOCATION:
11 SCHEIDLER ROAD
CHIPPEWA FALLS, WI 54724



THESE PLANS MAY NOT BE REPRODUCED OR
DEVELOPED INTO MACHINERY DRAWINGS FOR
CONSTRUCTION WITHOUT THE EXPRESS WRITTEN
CONSENT OF RIVER VALLEY ARCHITECTS, INC.
715.832.0275

1403 122nd STREET - SUITE C
CHIPPEWA FALLS, WI 54724
PHONE: 715.832.0275
FAX: 715.832.0288
www.rivervalleyarchitects.com



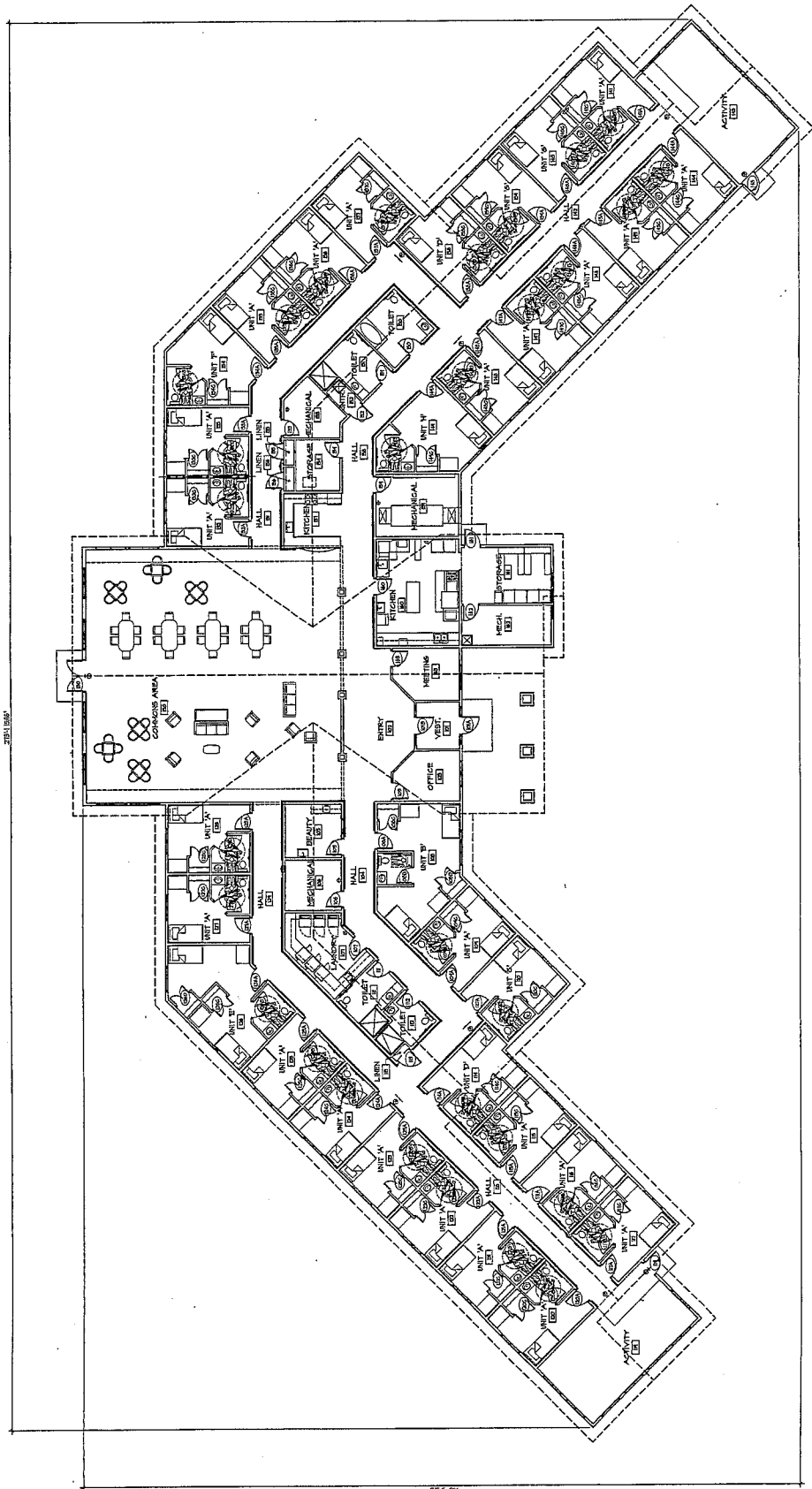
COMFORTS OF HOME - CHIPPEWA FALLS

PROJECT LOCATION:
11 SCHEIDLER ROAD
CHIPPEWA FALLS, WI 54724

INFORMATION PERTAINING TO EXISTING CONDITIONS IS BASED ON AVAILABLE
RECORDS AND/OR VISUAL INSPECTION OF THE EXISTING CONDITIONS. WHILE
COMFORTS OF HOME HAS MADE A GOOD FAITH EFFORT TO VERIFY THE
EXPRESSION OF IMPLIED WARRANTIES THAT CONDITIONS AS INDICATED ARE
TRULY REPRESENTATIVE OF THOSE ACTUALLY EXISTING, ALL EXISTING
CONDITIONS SHALL BE TYPED IN NOTES.

DATE:
3/22/2015

SHEET
A0



0' 8" = 1" 00'-0" 21'-4"

SCHEMATIC FLOOR PLAN



SHEET
A1
DATE:
3/2/2015

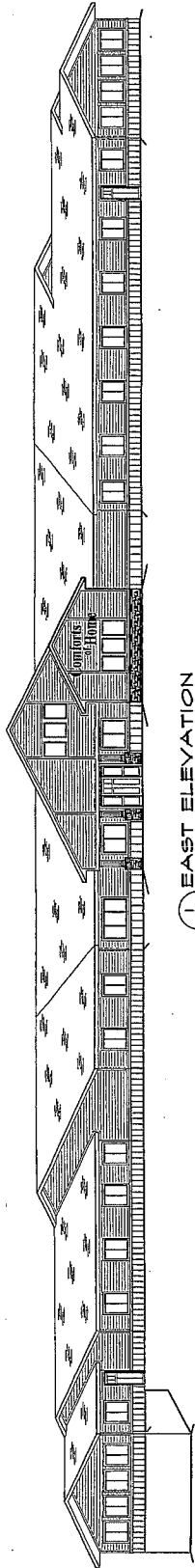
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COMFORTS OF HOME - CHIPPEWA FALLS

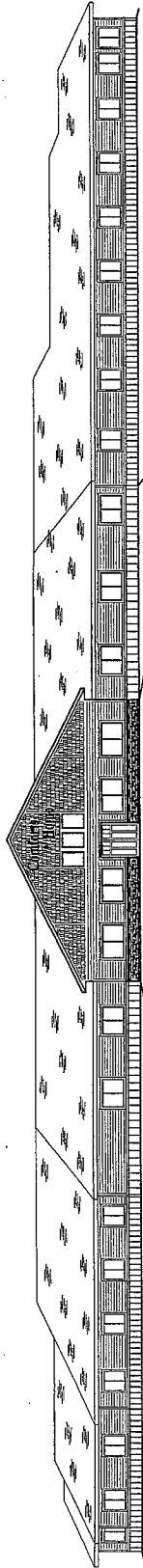
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1405 URM STREET - SUITE 106
CHIPPEWA FALLS, WI 54924
PHONE: 715.834.4444
WWW.RVARCHITECTS.COM

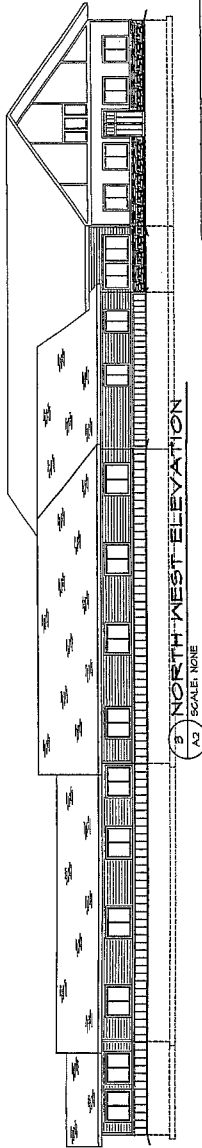




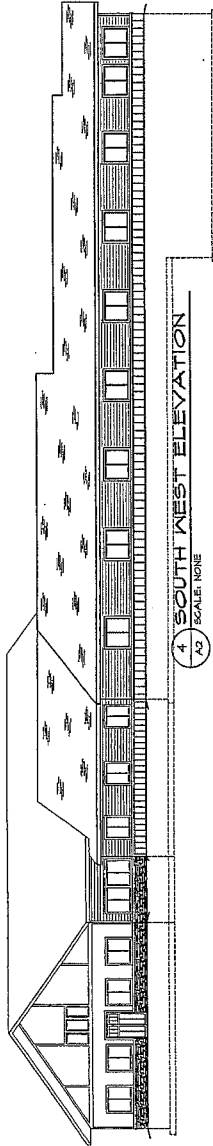
1 EAST ELEVATION
A3 / SCALE: NONE



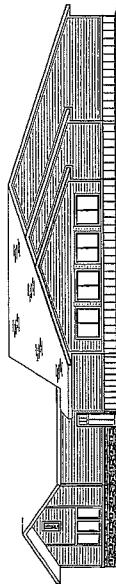
2 WEST ELEVATION
A3 / SCALE: NONE



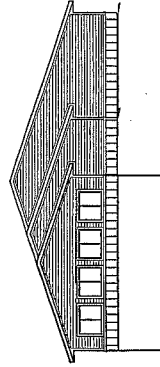
3 NORTH WEST ELEVATION
A3 / SCALE: NONE



4 SOUTH WEST ELEVATION
A3 / SCALE: NONE



5 NORTH EAST ELEVATION
A3 / SCALE: NONE



6 SOUTH EAST ELEVATION
A3 / SCALE: NONE



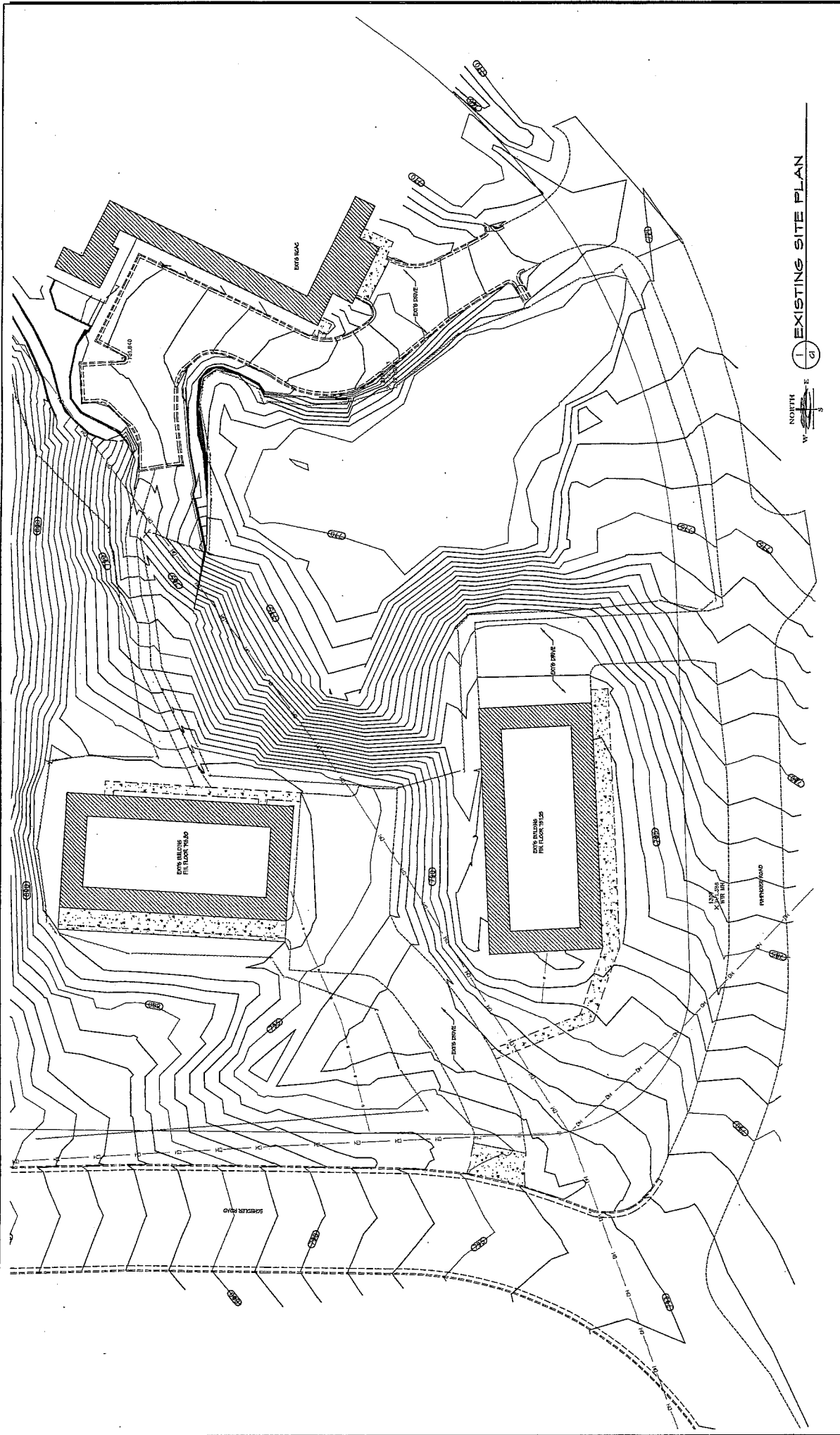
RIVER VALLEY ARCHITECTURAL
NORTH FREET - SITE C
CHIPPEWA FALLS, WI
PHONE: 715.352.6665
WWW.RIVERVALLEYARCHITECT.COM

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WITHOUT THE EXPRESS WRITTEN
CONSENT OF RIVER VALLEY ARCHITECTS, INC.
715.352.6665

COMFORTS OF HOME - CHIPPEWA FALLS, WI

REGISTRATION INFORMATION TO ENGINE CONTRACTORS: THESE ARCHITECTURAL
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WHOSE DATA HAS BEEN CALIBRATED WITH REASONABLE CARE, THERE IS NO
WARRANTY MADE FOR THE ACCURACY OF THE INFORMATION CONTAINED
HEREIN. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE
DIMENSIONS AND CONDITIONS OF THESE ACTUALLY EXISTING. ALL EXISTING
CONDITIONS SHALL BE FIELD VERIFIED.

SHEET
A2
DATE:
3/2/2015



SHEET
C1

DATE:
3/2/2015

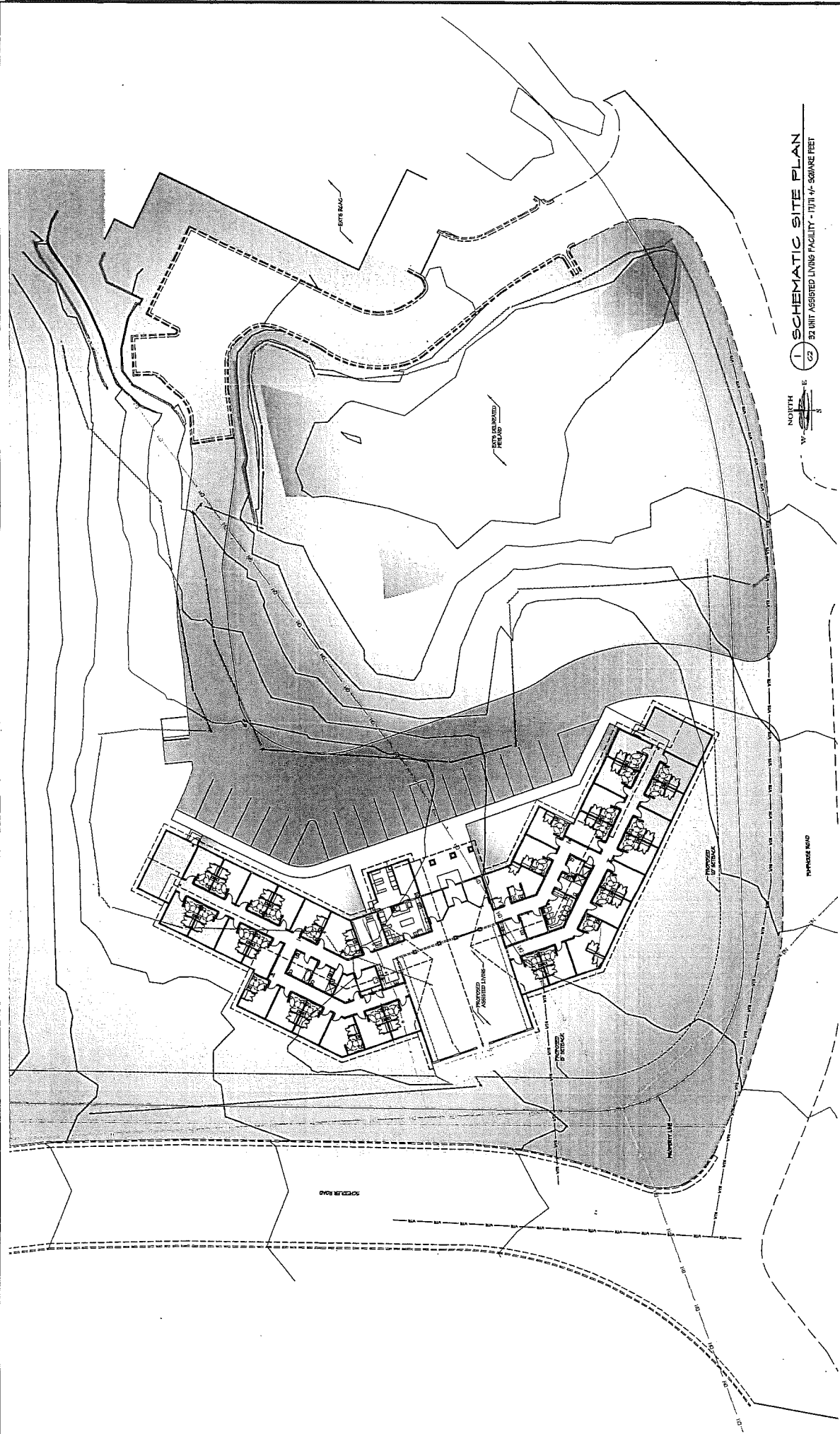
INFORMATION PERTAINING TO EXISTING CONDITIONS IS BASED ON AVAILABLE RECORDS AND/OR VISUAL INSPECTION OF THE EXISTING CONDITIONS. THESE RECORDS AND/OR VISUAL INSPECTION DO NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THE INFORMATION. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THE INFORMATION TO BE A FAIRLY REPRESENTATIVE OF THOSE ACTUALLY EXISTING. ALL EXISTING CONDITIONS SHALL BE FIELD VERIFIED.

COMFORTS OF HOME - CHIPPEWA FALLS, WI

THESE PLANS MAY NOT BE REPRODUCED OR DEVELOPED INTO WORKING DRAWINGS FOR ANY PURPOSES WITHOUT THE EXPRESS WRITTEN CONSENT OF RIVER VALLEY ARCHITECTS, INC. (300.000.0000)

RIVER VALLEY ARCHITECTS, INC.
300.000.0000
www.rivervalleyarchitects.com





1 SCHEMATIC SITE PLAN
 C2 32 UNIT ASSISTED LIVING FACILITY - 17111 4th SQUARE FEET



SHEET
C2

DATE:
 3/2/2015

INFORMATION PERTAINING TO EXISTING CONDITIONS IS BASED ON AVAILABLE RECORDS AND/OR VISUAL INSPECTION OF THE EXISTING CONDITIONS. WHILE EXPRESSED OR IMPLIED WARRANTIES THAT CONDITIONS AS INDICATED ARE ENTIRELY REPRESENTATIVE OF THOSE ACTUALLY EXISTING, ALL EXISTING CONDITIONS SHALL BE FIELD VERIFIED.

COMFORTS OF HOME - CHIPPEWA FALLS, WI

THESE PLANS MAY NOT BE REPRODUCED OR DEVELOPED INTO WORKING DRAWINGS FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF RIVER VALLEY ARCHITECTS, INC. 3/20/2015

100 MAIN STREET, SUITE C
 CHIPPEWA FALLS, WI 54926
 PHONE: 715.834.0000
 FAX: 715.834.0000
 www.rivervalleyarchitects.com





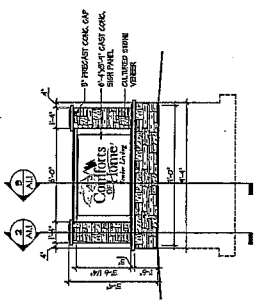
14012244 SHEET - SITE C
 07/15/2015
 PHONE: 833.626.0793
 FAX: 833.626.0880
 www.rivervalleyarchitects.com

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 DEVELOPED INTO WORKING DRAWINGS FOR
 ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN
 CONSENT OF RIVER VALLEY ARCHITECTS, INC.
 10/23/2015

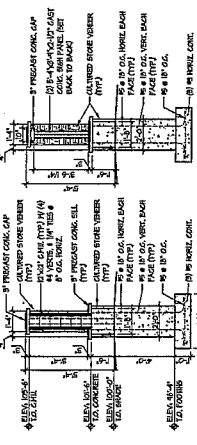
COMFORTS OF HOME - CHIPPEWA FALLS, WI

FOR INFORMATION TO DESIGN CONDITIONS IS BASED ON AVAILABLE
 INFORMATION. SUCH DATA HAS BEEN COLLECTED WITH REASONABLE CARE, THERE IS NO
 EXPRESS OR IMPLIED WARRANTY THAT CONDITIONS SO INDICATED ARE
 CORRECT. CONSULT ENGINEER. ALL DESIGN
 CONDITIONS SHALL BE FIELD VERIFIED.

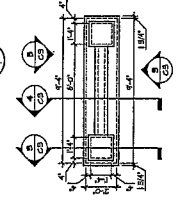
SHEET
 DATE: 3/2/2015
C3



5 MONUMENT ELEVATION
 SCALE: NONE



3 MT. SIGN SCTN.
 SCALE: NONE



4 MT. SIGN SCTN.
 SCALE: NONE

MONUMENT SIGN PLAN
 SCALE: NONE

**CITY OF CHIPPEWA FALLS PLAN COMMISSION
CONDITIONAL USE PERMIT RESOLUTION NO. 2015- 03 FOR A
COMMUNITY BASED RESIDENTIAL FACILITY ON LOTS 15 AND 16
FLAME ADDITION AND LOCATED AT #421 FRENETTE DRIVE,
PARCEL #1580 CHIPPEWA FALLS, WISCONSIN**

WHEREAS, at its March 9, 2015 meeting, the Plan Commission heard a request on behalf of CRS Rentals Inc to remodel the existing building located at #421 Flame Drive into a 24-unit Community Based Residential Facility, (CBRF); and

WHEREAS, Lot #s 15 and 16, Block #13, Flame Addition, parcel #1580 is presently zoned C-2 General Commercial District; and

WHEREAS, CRS Rentals Inc has petitioned the city of Chippewa Falls Common Council to rezone lot #s 15 and 16, Flame Addition to R 3-4 Multi-Family 4-plex Residential District; and

WHEREAS, the Plan Commission has evaluated the said request for a Conditional Use Permit for a CBRF; and

WHEREAS, the Plan Commission conducted a public hearing on this request on Monday, April 13, 2015, after publication of a Class 2 legal notice and mailing of said notice to adjacent property owners, as required by Chapter 17.47 (5) of the Code of Ordinances of the City of Chippewa Falls, Wisconsin and hearing all comments and concerns.

THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN that, pursuant to Chapters 17.23.5 (8) (j) and 17.47 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, a Conditional Use Permit be and is hereby issued to renovate and convert the current building to a Community Based Residential Facility on Parcel #1580, Lots 15 and 16, Block # 13, Flame Addition located at #421 Frenette Drive under the following conditions:

- a) That the existing building at #421 Frenette Drive be allowed to be reconstructed into a twenty-four(24) unit Community Based Residential Facility according to the attached plans and details.

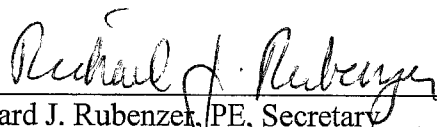
C.U.P. Resolution No. 2015-03

- b) That the CBRF be operated as provided for in the license issued by the Wisconsin Department of Health Services to Serving Hands for Advanced Age and Disabilities Care.
- c) That this Conditional Use Permit become null and void if a license other than the license issued to Serving Hands for Advanced Age and Disabilities Care at this facility is applied for and issued by the Wisconsin Department of Health Services.
- d) That the proposed Community Based Residential Facility building be in conformance with the attached site plan and building floor plan and details and all attachments become part and parcel of this Conditional Use Permit.
- e) That the CBRF be permitted to operate 7 days per week and twenty-four hours per day.
- f) That the number of employees (petitioned for 6 part time and 3 full time) allowed be as permitted and licensed by the State of Wisconsin Department of Health Services.
- g) That the number of residents (petitioned for 24) allowed be as permitted and licensed by the State of Wisconsin Department of Health Services.
- h) That 48 hard surfaced off-street parking spaces be provided as listed in the petition.
- i) That a storm water management plan be submitted and approved as per City of Chippewa Falls Municipal Code.
- j) Except as specifically provided herein, all regulations of the City Zoning Code shall apply.
- k) 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 for this facility.
- l) Chapter 17.47 (13) shall apply and this permit shall terminate if the use for which this permit is issued shall cease for a continuous two year period.
- m) Modifications or changes to this permit may be made only by the Plan Commission after an application for amendment has been duly filed and notices and hearing requirements have been complied with.

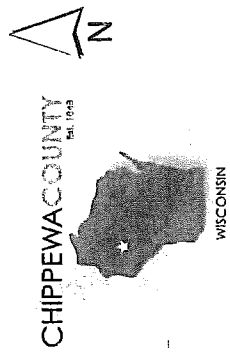
MOTION: Chasky

SECONDED: Hubbard

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on April 13, 2015, by a vote of 8 ayes, 1 nays and 0 abstentions.


Richard J. Rubenzer, PE, Secretary
Plan Commission

421 Frenette Dr. Chippewa Falls

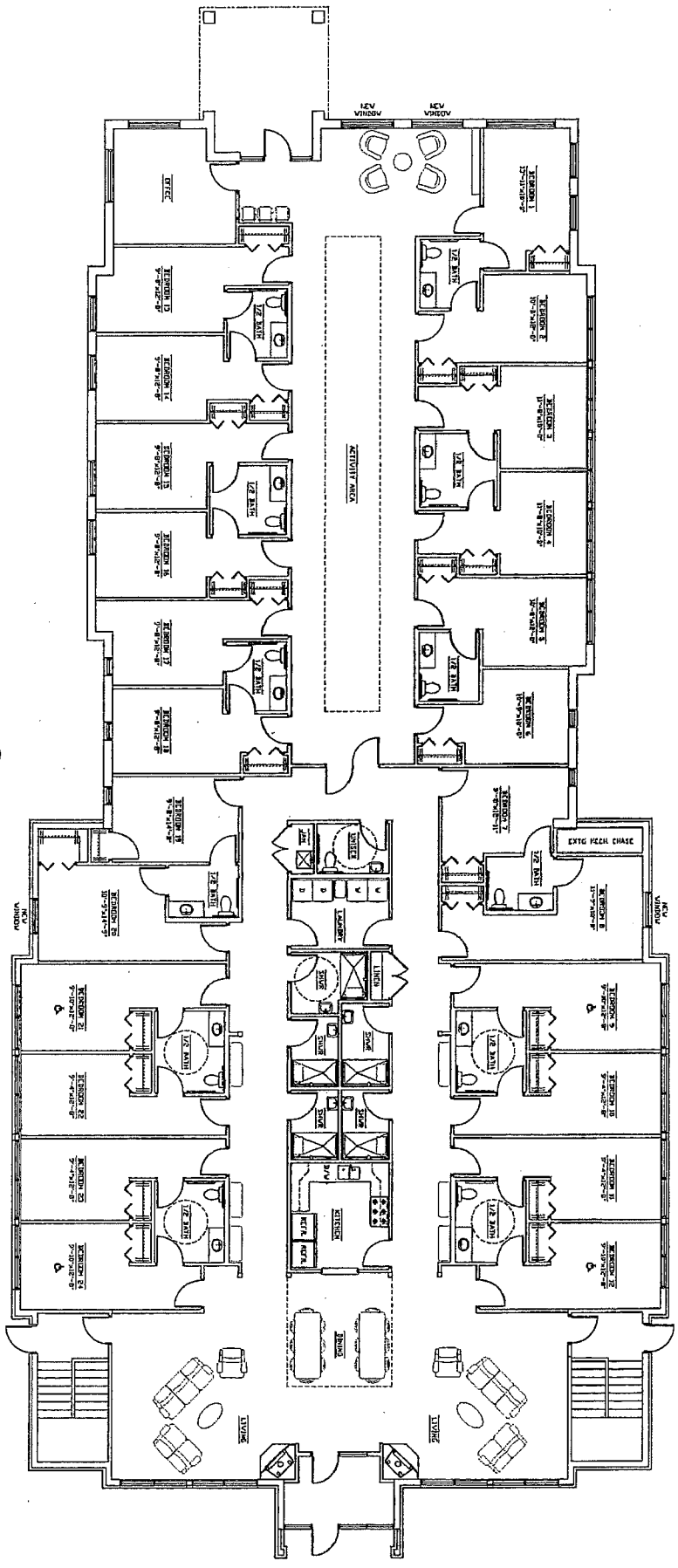


Printed 02/25/2015 Scale = 1:87



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

1
N
MAIN FLOOR PLAN
DATE: 1-1-94



A1
1 OF 1

APPROVAL
REVISIONS
E-24-95

ORIGINAL
2-24-93

CBRF
CHIPPewa FALLS
WISCONSIN

ROBERT JOHNSON
5201 STONEWOOD DRIVE
EAU CLAIRE, WI 54703
CELL: (715) 828-8330

**CITY OF CHIPPEWA FALLS PLAN COMMISSION
CONDITIONAL USE PERMIT RESOLUTION NO. 2015- 04 FOR A
COMMUNITY BASED RESIDENTIAL FACILITY AND/OR
RESIDENTIAL CARE APARTMENT COMPLEX ON PARCEL #1580
LOCATED ON LAKELAND DRIVE, CHIPPEWA FALLS, WISCONSIN**

WHEREAS, at its March 9, 2015 meeting, the Plan Commission heard a request on behalf of Eagleton Assisted Living LLC to construct a twenty –four unit Community Based Residential Facility, (CBRF) and/or Residential Care Apartment Complex(RCAC); and

WHEREAS, Parcel #2025.5005, Lot #5, Block #1, of the Lake Wissota Business Park is zoned O-2 Professional Office and Institutional District; and

WHEREAS, the Plan Commission has evaluated the request for a Conditional Use Permit Resolution No. 2015-04 to construct a twenty –four unit Community Based Residential Facility, (CBRF) and/or Residential Care Apartment Complex(RCAC) on Parcel #2025.5005, Lot #5, Block #1, of the Lake Wissota Business Park; and

WHEREAS, the Plan Commission conducted a public hearing on this request on Monday, April 13, 2015, after publication of a Class 2 legal notice and mailing of said notice to adjacent property owners, as required by Chapter 17.47 (5) of the Code of Ordinances of the City of Chippewa Falls, Wisconsin and hearing all comments and concerns.

THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN that, pursuant to Chapters 17.27.5(7)(f) and 17.47 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, a Conditional Use Permit be and is hereby issued to construct and operate a twenty –four unit Community Based Residential Facility and/or Residential Care Apartment Complex(RCAC) on Parcel #2025.5005, Lot # 5 , Block # 1, of the Lake Wissota Business Park located on Lakeland Drive under the following conditions:

- a) One new twenty–four unit Community Based Residential Facility and/or Residential Care Apartment Complex(RCAC) is allowed to be constructed according to the attached

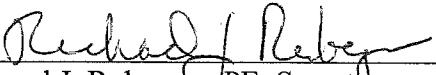
- plans and details.
- b) That the proposed Community Based Residential Facility and/or Residential Care Apartment Complex(RCAC) be in conformance with the attached site plan and building floor plan and details and all attachments become part and parcel of this Conditional Use Permit.
 - c) That the CBRF and/or RCAC be operated as provided for in the license issued by the Wisconsin Department of Health Services to Eagleton Assisted Living LLC for Advanced Age and End of Life(Palliative) Care.
 - d) That this Conditional Use Permit become null and void if a license other than the license issued to Eagleton Assisted Living LLC for Advanced Age and End of Life(Palliative) Care at this facility is applied for and issued by the Wisconsin Department of Health Services.
 - e) That up to 12 future units be allowed up to a maximum of 36 units.
 - f) That the CBRF and/or RCAC be permitted to operate 7 days per week and twenty-four hours per day.
 - g) That the number of employees(petitioned for 8 part time and 12 full time) allowed be as permitted and licensed by the State of Wisconsin Department of Health Services.
 - h) That the number of residents(petitioned for 24 up to 36) allowed be as permitted and licensed by the State of Wisconsin Department of Health Services.
 - i) That 20 hard surfaced off-street parking spaces be provided as listed in the petition.
 - j) That on premise signing be allowed as per the attached sign detail.
 - k) That a storm water management plan be submitted and approved as per City of Chippewa Falls Municipal Code.
 - l) Except as specifically provided herein, all regulations of the City Zoning Code shall apply.
 - m) 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 for this facility.
 - n) Chapter 17.47 (13) shall apply and this permit shall terminate if the use for which this permit is issued shall cease for a continuous two year period.
 - o) Modifications or changes to this permit may be made only by the Plan Commission after an application for amendment has been duly filed and notices and hearing requirements have been complied with.

MOTION: Tzanakis

SECONDED: Hubbard

C.U.P. Resolution No. 2015-04

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on April 13, 2015, by a vote of 9 ayes, 0 nays and 0 abstentions.



Richard J. Rubenzer, PE, Secretary
Plan Commission

Map

CHIPPRAWACOUNTY
WISCONSIN

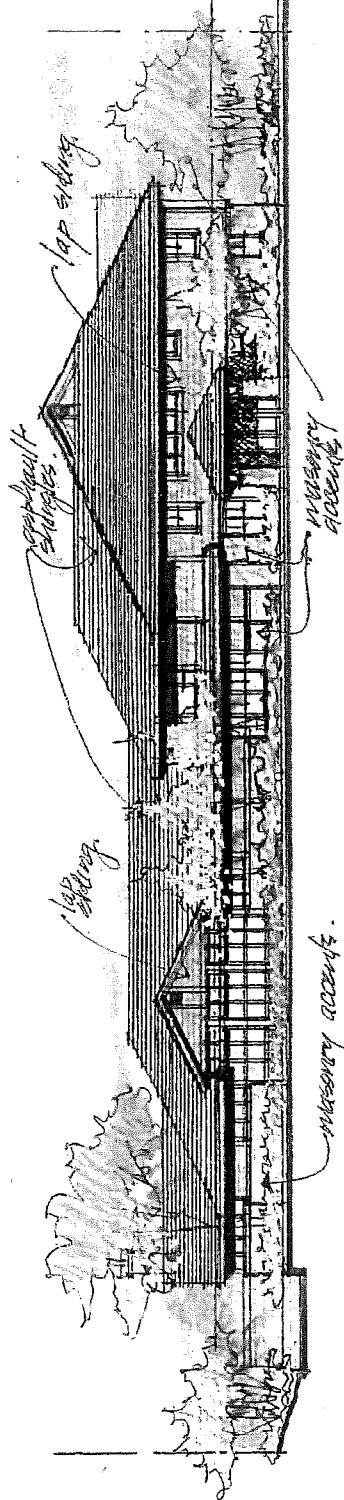


Printed 02/27/2015

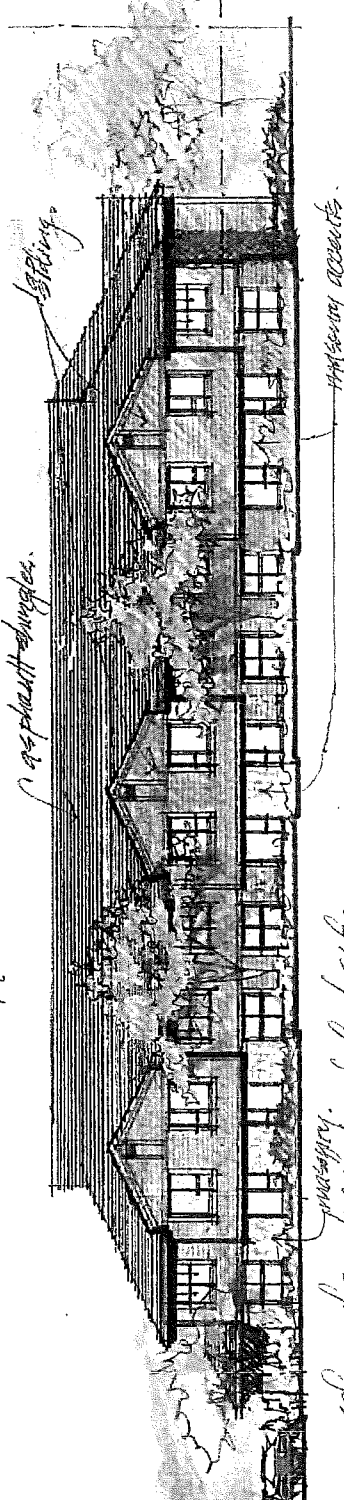
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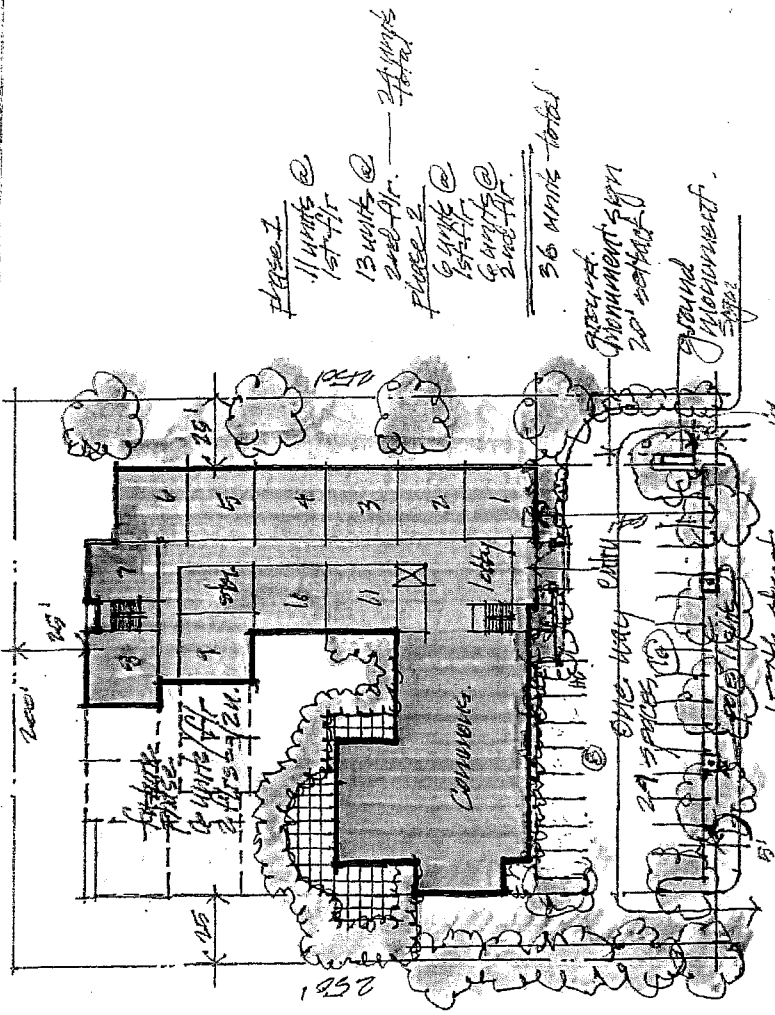
Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.



masonry accents.
asphalt shingles / front



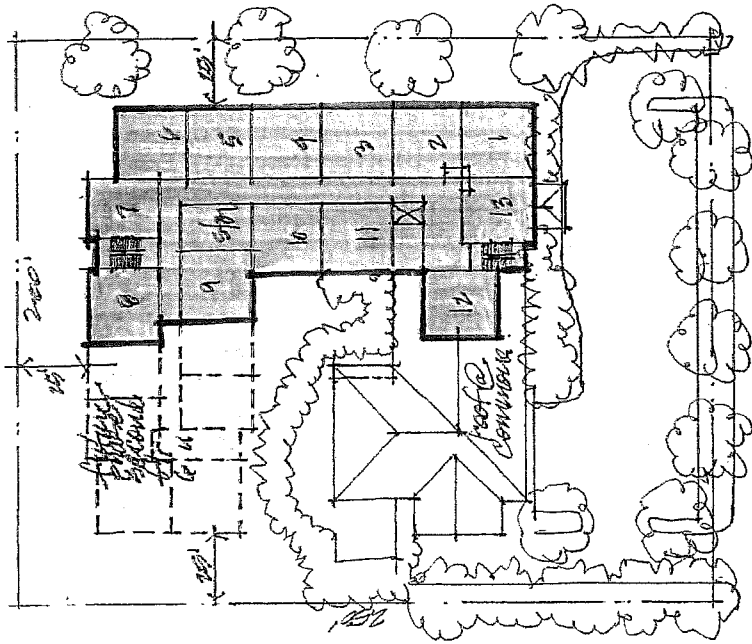
masonry.
asphalt shingles / side
Winnona.
MAR 06 / 2015



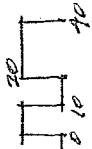
Phase 1
 11 units @
 1st flr
 13 units @
 2nd flr. — 24 units
 total
 Phase 2
 6 units @
 1st flr
 6 units @
 2nd flr.
 12 units total

36 units total
 Monument 5' x 11'
 20' setback
 Monument
 20' setback

W. 157th St
 22' setback
 10' setback
 157th Street
 11 units / Phase 1
 6 units / Phase 2
 1st flr 6 units
 March 26 / 2013

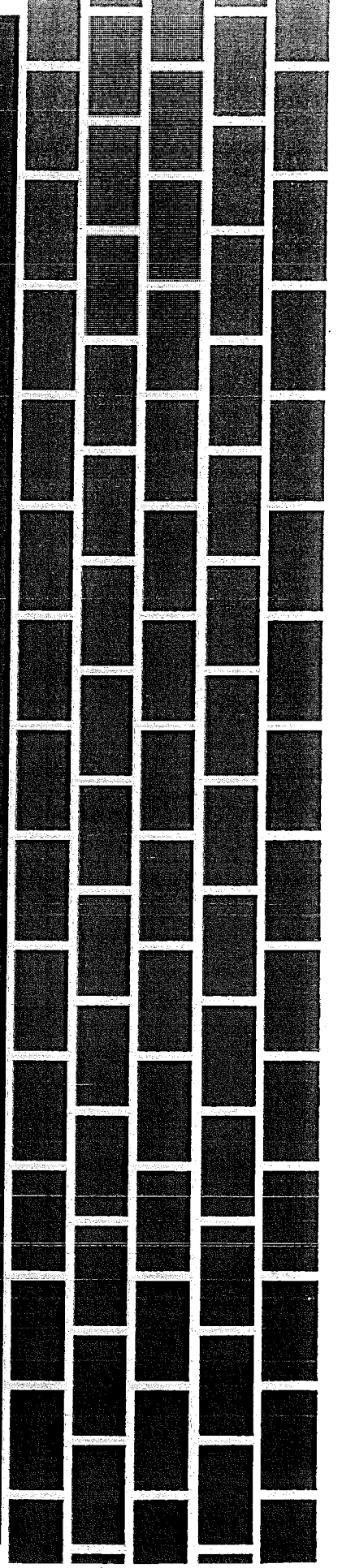


Wispoda
 Schuchman & Plan
 second floor 13 units / Phase 1
 March 06/2015 and 7th 6 units.



Wisota Care

ASSISTED LIVING



Date Filed: April 1, 2015

Fee Paid: 25.⁰⁰ Date: 3-17-15 TR# 45473

Fee Paid: _____ Date: _____ TR# _____

PETITION FOR A CONDITIONAL USE PERMIT

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Plan Commission of the City of Chippewa Falls, Wisconsin, for a Conditional Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.47, for the following described property:

Address of Property: 7 East Elm St

Lot: 11 & 12 NE 54 Block 25 Subdivision Allen's Addition 6-2

Or Legal Description: _____

Property is zoned: R22

Home/Business Address: 7 East Elm St

Phone Number: (215) 215-0716

Purpose for which this Permit is being requested:

Conditional Use 8 J

CONDITIONAL USE PERMIT APPLICATION (Continued)

Existing use of property within 300' of subject property: (List or attach map)

office Central Business R2 R3

Indicate any facts that indicate the proposed use will not be detrimental to the general public interest, the purposes of this Chapter and the general area in which it is

located: the property is already d.a. for this use with off street parking and would be better for local businesses

Operational plans of the proposed use:

Hours of Operation: _____
Days of Operation: _____
Number of Employees: _____
Part-Time Full-Time

Capacity:

Number of Units: 4

Size: 2,137, (26500616), (25500606), 677

Number of Children/Residents: _____

Age: _____

Other: _____

Building plans:

Existing buildings: AH school

CONDITIONAL USE PERMIT APPLICATION (Continued)

Proposed buildings: NA

Use of part of building: _____

Proposed Additions: NA

Future Additions: NA

Change in Use: ~~2~~ ~~to 4~~
Increase from 2 to 4 units

Outside Appearance: Great

Number of Buildings: 1 house 1 Garage

Planting & Landscaping:

Type: recent update to yard great appearance
curb appeal new landscaping

Timetable: _____

CONDITIONAL USE PERMIT APPLICATION (Continued)

Screening:

Type: _____

Fences: yes Vinyl

Type: Vinyl

Height: 6'

Location: sides

Earth Bank:

Planting: _____

Maintenance: _____

Other: _____

Lights:

Number of Lights: 3

Location: DOORS

Hours: night

Type: on off

Signs:

Type: _____

Lighted: _____

Size: _____

Location: _____

Setbacks: _____

CONDITIONAL USE PERMIT APPLICATION (Continued)

Drives:

Number of: 2
Location: front & Back
Width: front 10' back 30'

Parking:

Number of Stalls: 6
Location of Stalls: 3 Front, 3 Back
Setbacks: Front 25 Back 25 ~~North~~ West side 10
Surfacing: concrete decorative stamped East side 14
Screening: _____

Drainage:

Storm Sewer: _____
RockBeds: yes full length of front drive
Detention Pond: _____
Retention Pond: _____

Submit Site Plan Showing Property Line, Buildings and Other Structures: _____

List any additional information being submitted with this permit application:

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

Owners/Addresses

Petitioners/Addresses

Susan M Woodman
7 E. Elm St.
Chippewa Falls, WI 54729

[Signature]
7 E. Elm St.
Chippewa Falls, WI 54729

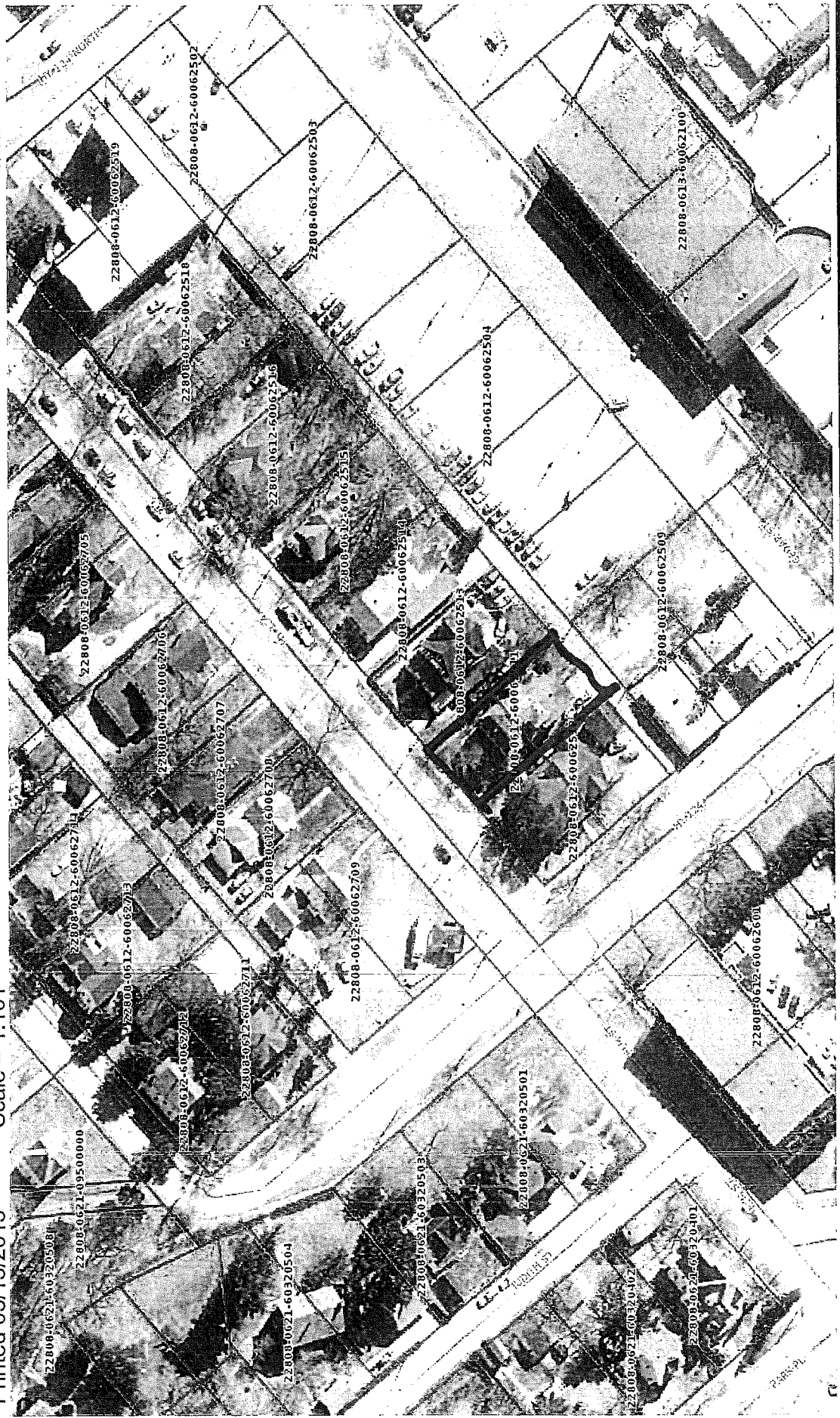
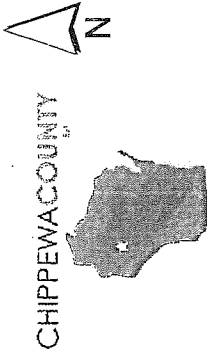
[Signature]
7 E. Elm St.
Chippewa Falls, WI 54729

James Woodman @ Sbcglobal.net

Map

Printed 03/15/2015


Scale = 1:101'





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

7 EAST Elm ST

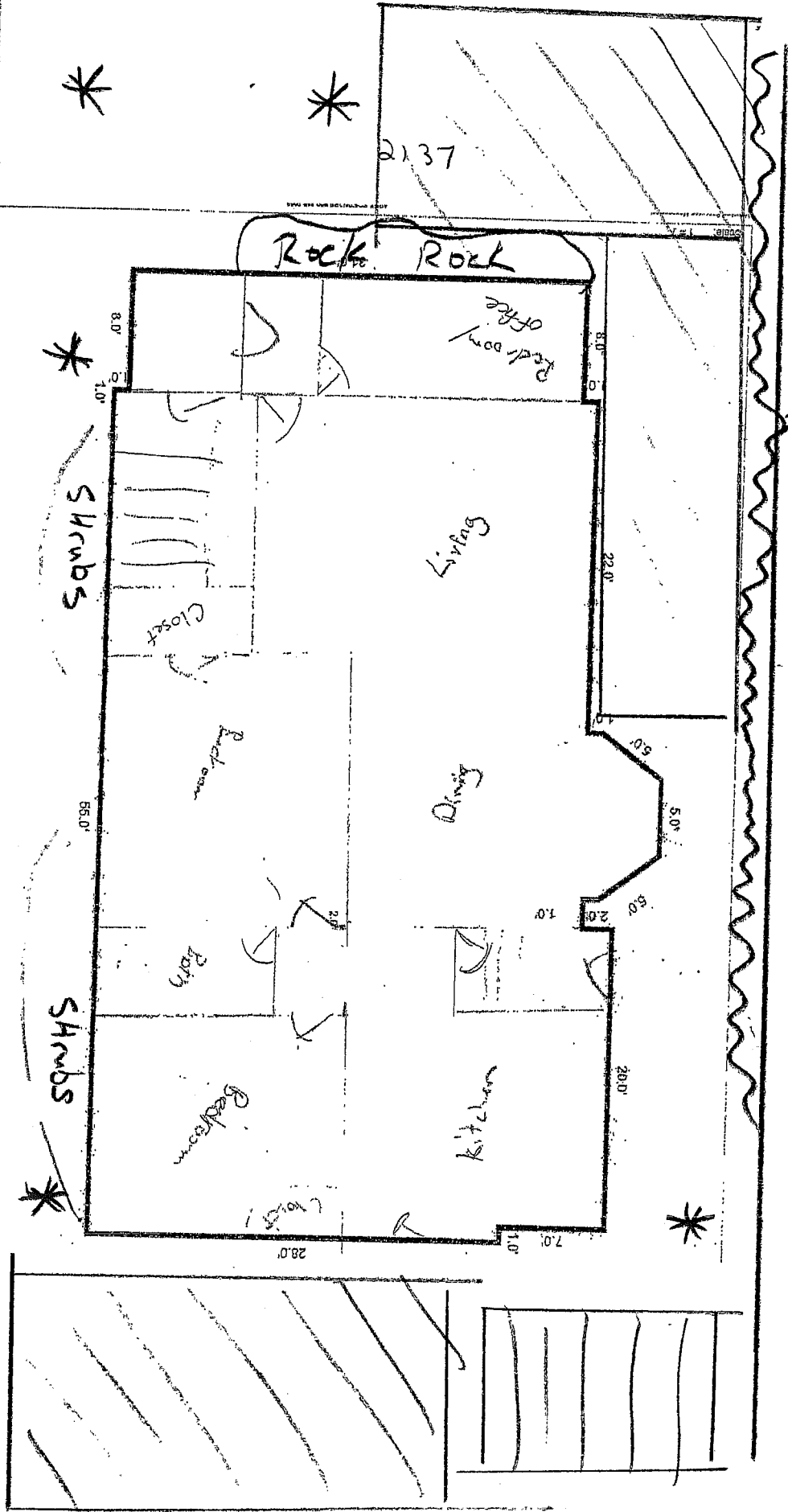
OVERVIEW

 Parking

 Garage

 Trees

 Rock Drainage



Unit 1

Fence

SHRUBS

SHRUBS

Fence

2137

Rock Rock

Office
Red Room

Living

Dining

Kitchen

Closet

Bedroom

Bath

Bedroom

Closet

28.0'

7.0'

1.0'

28.0'

1.0'

2.0'

5.0'

5.0'

5.0'

5.0'

22.0'

8.0'

8.0'

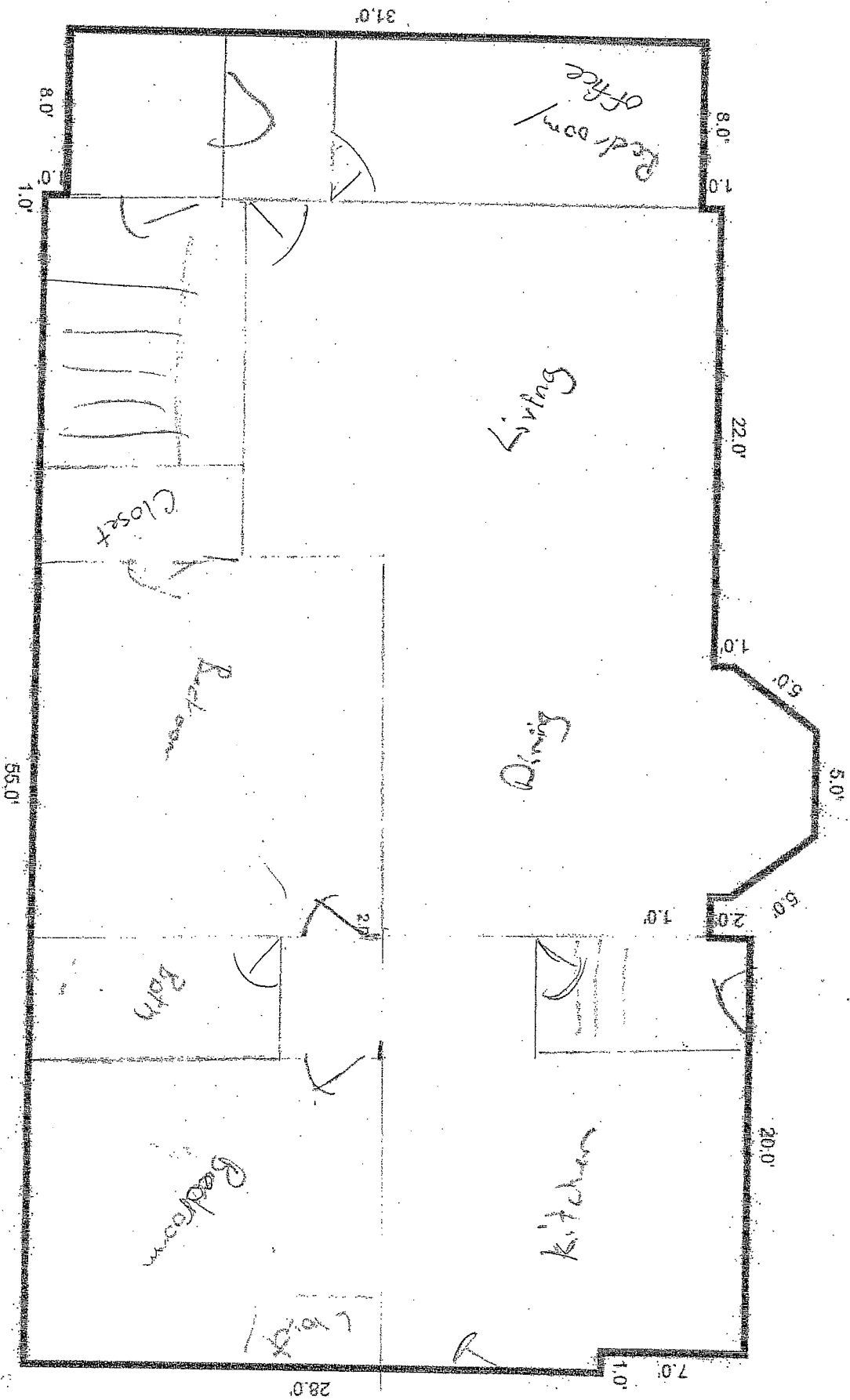
8.0'

1.0'

56.0'

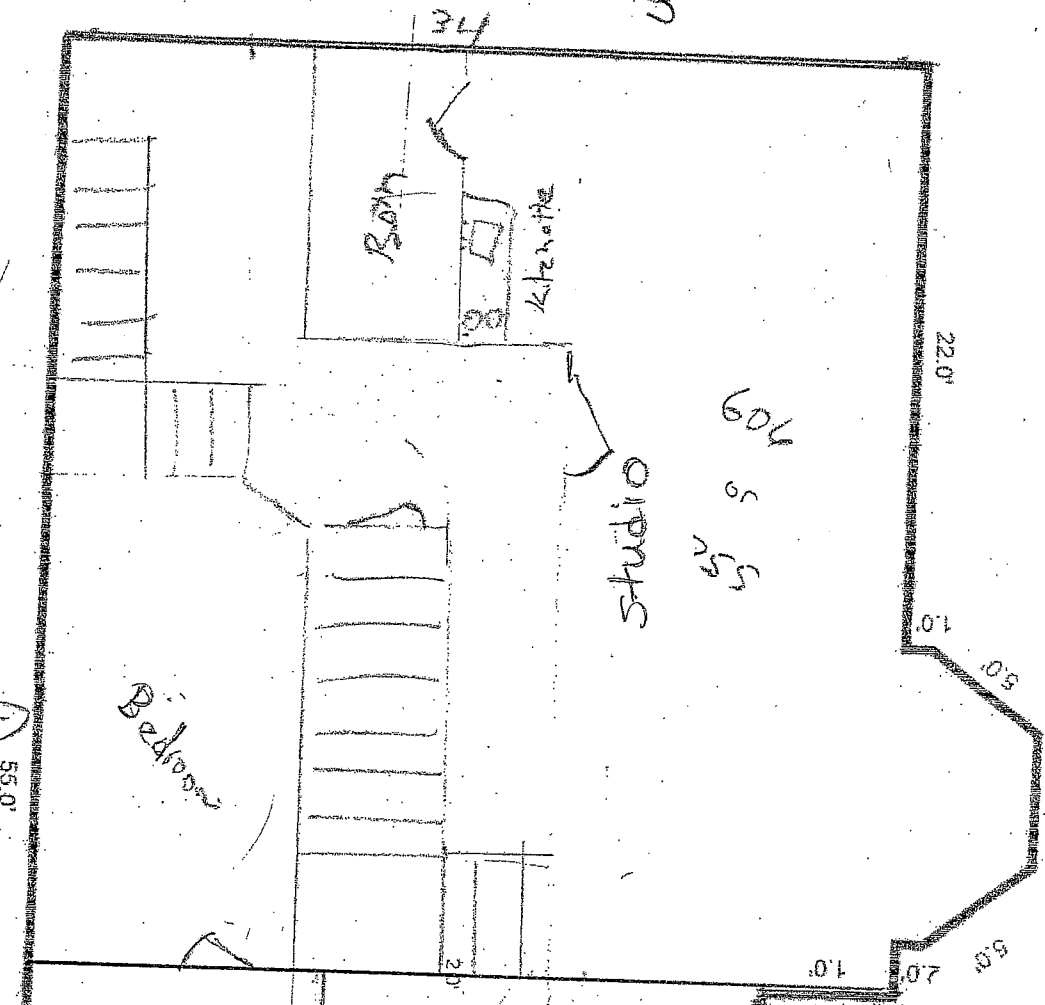
2137

Scale: 1/4" = 7'



Unit 1

Unit 2



606
50
552

Bedroom

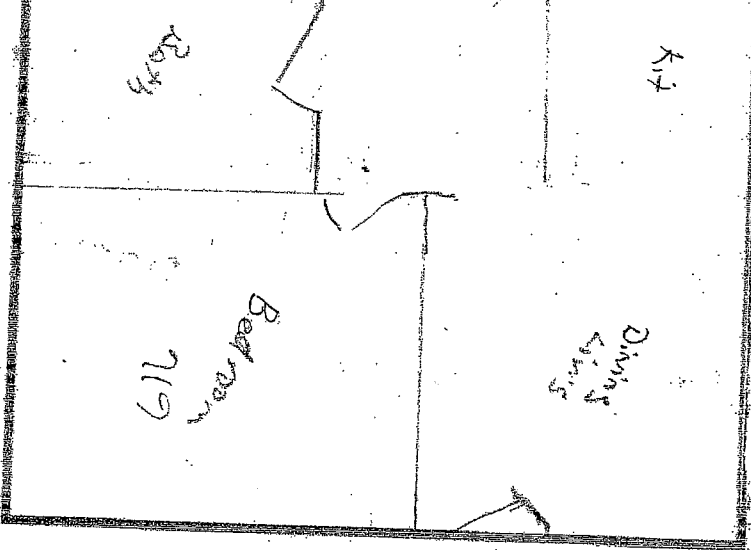
Studio

Bath

Kitchen

55.0'

Unit 3



Dining Living

Kitchen

Bath

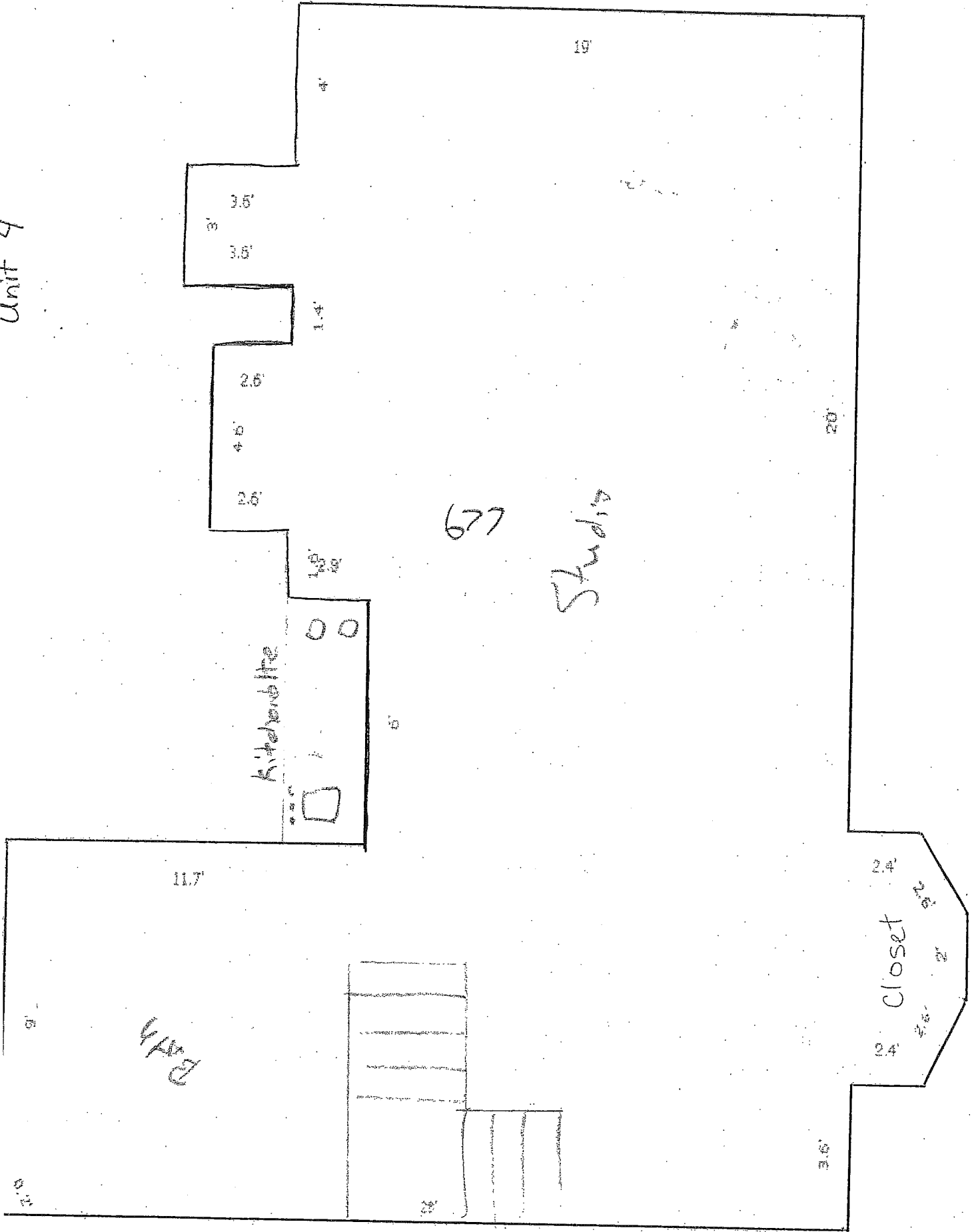
Bedroom

28.0'

2.2'

765
616

Unit 4





CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

Applicant Name and Address: Teri Ouimette, 514 N. Bridge St., Chippewa Falls	Applicant Phone Number: (715) 723-6661
--	--

<input checked="" type="checkbox"/> Please check here if the applicant is the individual in charge of the event. If not, please indicate Name, Address and Phone Number of responsible individual.	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: Chippewa Falls Main Street, Inc. (same as above)
--	--

Name of the event: Farmers Market Chippewa Falls Main Street	Estimated number of persons participating: 200-300 each week
---	--

Date and start and end times requested for street use:
Every Thursday
June 11 - October 15, 2015 **10³⁰ am - 6³⁰ pm**

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
Market Lot (53 E. Central St.)

Use, described in detail, for which the street use permit is requested:
Vendors selling locally grown and made vegetables, fruits, bakery items, crafts, etc.

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

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

Signature of Applicant 	Date 3/24/15
----------------------------	------------------------

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):
No Police Services Required ^{WLS}

Requirements of Applicant:

Approved by: Chief Wendy L. Sisk Signature of Chief of Police	 Signature of Director of Public Works
--	---

Recommendation of Board of Public Works (if required):	<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Decision of City Council (required):	<input type="checkbox"/> Approved <input type="checkbox"/> Denied



CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

Applicant Name and Address: Teri Duimette, 514 N. Bridge St. Chippewa Falls	Applicant Phone Number: (715) 723-6661
---	--

<input type="checkbox"/> Please check here if the applicant is the individual in charge of the event. If not, please indicate Name, Address and Phone Number of responsible individual. Lake Wissota Garden Club Ginger Nierman 5745 184th St. Chippewa Falls (715) 720-9092	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: ← Same
--	--

Name of the event: Lake Wissota Garden Club Plant Sale	Estimated number of persons participating: 100-150
--	--

Date and start and end times requested for street use:
Sat. June 6, 2015 7am-noon

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
Market Lot (53 E. Central St.)

Use, described in detail, for which the street use permit is requested:
Lake Wissota Garden Club's Annual Plant Sale

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

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

Signature of Applicant 	Date 3/24/15
----------------------------	------------------------

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):
No Police Services Needed. WLS

Requirements of Applicant:

Approved by: Chif Skll	Signature of Director of Public Works Richard J. Reby PE April 8, 2015
Signature of Chief of Police	Signature of Director of Public Works

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

Decision of City Council (required): Approved Denied



CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

Applicant Name and Address: <i>Chippewa County Historical Society</i>	Applicant Phone Number: <i>715-723-4399</i>
--	--

<input checked="" type="checkbox"/> Please check here if the applicant is the individual in charge of the event. If not, please indicate Name, Address and Phone Number of responsible individual. <i>Marge Hebring 715 829-6253 7361 8203rd st Chippewa Falls, WI 54729</i>	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: <i>Dave Gordon, President, Chippewa County Hist. Society 123 Allen St city 54729</i>
---	---

Name of the event: <i>The Past Passed Here</i>	Estimated number of persons participating: <i>1,000-1200</i>
---	---

Date and start and end times requested for street use:
Friday May 1 is set up through May 12th tear down.

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
*Allen Park Pavillion and empty lot at 1 South Bridge
Empty lot in front of SEH during evening/weekend hours.*

Use, described in detail, for which the street use permit is requested:
We will have French Fur traders, Lumberjacks (see attached)

City services requested for the event (e.g., Street Department or Police Department staff time)
*6 barricades, all snow-fence to include stakes & Pounder.
to be delivered Friday May 1st, 2015.*

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

Signature of Applicant: *Marge Hebring* Date: *3/31/15*

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):
NO POLICE SERVICES REQUIRED WLS

Requirements of Applicant:
6 barricades and snow fence/pounder will be delivered while on normal route on Friday, May 1st, 2015. No charge as no additional services reqd. MR 4/8/2015

Approved by:
Signature of Chief of Police: *Chris Wady Y. Shub*
Signature of Director of Public Works: *Richard J. Rulge PE April 8, 2015*

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



The Past Passed Here - Celebrating Chippewa Falls' History

May 1 - 12, 2015

~~May 1st - 11th, 2014~~

Sponsor Benefit Categories

Lumber Baron - \$1,000 or higher

- Eight free admission passes
- Logo in advertising media for the event: newspapers, posters, flyers, radio, etc.
- Option to place company banner at event
- Logo posted on sponsor sign & announced at event
- Inclusion in "Welcome Bags" for re-enactors

Timber Cruiser - \$500

- Four free admission passes
- Name in advertising media for the event: newspapers, posters, flyers
- Name posted on sponsor sign & announced at event
- Inclusion in "Welcome Bags" for re-enactors

Trader - \$100

- Two free admission passes
- Name posted on sponsor sign & announced at event
- Inclusion in "Welcome Bags" for re-enactors

Trapper - \$50

- One free admission pass
- Name posted on sponsor sign & announced at event
- Inclusion in "Welcome Bags" for re-enactors

Please return Sponsorship Agreement to:

Chippewa County Historical Society
C/o The Past Passed Here
123 Allen Street
Chippewa Falls, WI 54729-2898
www.thepastpassedhere.org

APPLICATION FOR TEMPORARY CLASS "B"/"CLASS B" RETAILER'S LICENSE

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.00

Application Date: 3/19/15

Town Village City of Chippewa Falls County of Chippewa

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

- A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.
 A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 5/23/15 and ending 5/23/15 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. ORGANIZATION (check appropriate box) Bona fide Club Church Lodge/Society Veteran's Organization Fair Association

(a) Name OZ Run, Inc

(b) Address 1623 Menomonie St Eau Claire 54703
(Street) Town Village City

(c) Date organized _____

(d) If corporation, give date of incorporation 01/14

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:

(f) Names and addresses of all officers: (cell phone/telephone number)

President Bill Sparks 715 379-6640

Vice President Heather Walter 715-559-8998

Secretary _____

Treasurer Elyse Carlie 715-379-0116

(g) Name and address of manager or person in charge of affair: _____

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

(a) Street number 225 Edward St, Chippewa Falls, WI Northern WI State
 (b) Lot _____ Block 54709 Fair Grounds

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

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: Beer will only be in the beer garden in the fairgrounds.

3. NAME OF EVENT

(a) List name of the event OZ Run Minors Present? yes

(b) Dates of event & times 7am - 1pm Reason for Minors being present: _____

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

It's a family run raising money for organizing like Dried Park. everyone will be covered

Officer Heather Walter 3/18/15
(Signature/date)

Officer Elyse Carlie 3/31/15
(Signature/date)

Officer Bill Sparks 3/31/15
(Signature/date)

Officer _____
(Signature/date)

Date Filed with Clerk _____

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

AT-315 (R. 5-11)

Wisconsin Department of Revenue

Police Dept Approval: Chy Wayl. Sch

Date: 04-14-2015

PAID
 CITY OF CHIPPEWA FALLS
 APR 08 2015
 CITY TREASURER
 TR # 45591

BW 4/19/15

TOPD 4/9/15

ORIGINAL ALCOHOL BEVERAGE RETAIL LICENSE APPLICATION

Submit to municipal clerk.

For the license period beginning May 15 20 15 ending June 30 20 15

TO THE GOVERNING BODY of the: Town of Village of City of Chippewa Falls

County of Chippewa Aldermanic Dist. No. (if required by ordinance)

- 1. The named INDIVIDUAL PARTNERSHIP LIMITED LIABILITY COMPANY CORPORATION/NONPROFIT ORGANIZATION

hereby makes application for the alcohol beverage license(s) checked above.

- 2. Name (individual/partners give last name, first, middle; corporations/limited liability companies give registered name): Gordy's Chippewa South, Inc.

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company.

Table with columns: Title, Name, Home Address, Post Office & Zip Code. Rows include Jeffrey Donald Schafer, David Albert Schafer, Richard Gordon Schafer, Jennifer Ann Schafer, and David Albert Schafer.

- 3. Trade Name: Gordy's Market Business Phone Number: 715-726-2505
4. Address of Premises: 303 Prairie View Road Post Office & Zip Code: 54729

- 5. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period?
6. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant?
7. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business?
8. (a) Corporate/limited liability company applicants only: Insert state Wisconsin and date 02/10/15 of registration.
(b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company?
(c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin?

9. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) Alcohol beverages will be stored on premises and sold

- 10. Legal description (omit if street address is given above):
11. (a) Was this premises licensed for the sale of liquor or beer during the past license year?
(b) If yes, under what name was license issued?
12. Does the applicant understand they must file a Special Occupational Tax return (TTB form 5630.5) before beginning business?
13. Does the applicant understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown in Section 2, above?
14. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs?

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signers. Signers agree to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another.

SUBSCRIBED AND SWORN TO BEFORE ME this 6 day of April 20 15. Sara A. Modle (Clerk/Notary Public) My commission expires 6-22-2016

Signatures of David Schafer, Jennifer Ann Schafer, and an additional partner/member/manager.

Table with 4 columns: Date received and filed with municipal clerk, Date reported to council/board, Date provisional license issued, Signature of Clerk / Deputy Clerk. Includes date 4-7-15 and license number issued.



Minutes
Committee #3
Transportation, Construction, Public Safety and Traffic

Committee #3 met Wednesday, April 15, 2015 at 5:00 pm in the City Hall Council Chambers, 30 West Central Street, Chippewa Falls, WI.

Council/Committee Members present: Mike Hanke and Paul Olson.

Others present: Building/Zoning Inspector Paul Lasiewicz, City Clerk Bridget Givens, and Jim Rohlik of SignArt.

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

Motion by Hanke/Olson to consider Item #2 prior to Item #1. All present voting aye, motion carried.

- 2. Discuss request of Gordy's County Market for a variance to the City Sign Code, Chapter 19.13(5)(a) to install a total of four wall signs on the property known as Chippewa Commons on Prairie View Road. Possible recommendations to the Council.**

Inspector Lasiewicz provided an overview of his letter which explained the sign code limits for an integrated shopping center. Based upon the size of the new Gordy's store and the fact that it is situated on a corner, Lasiewicz was in favor of granting the variance in accordance with the plan as submitted by SignArt.

Motion by Hanke/Olson to recommend the Council grant a variance to the City Sign Code, Chapter 19.13(5)(a) to allow Gordy's/Chippewa Commons to install the proposed signs as depicted in the plans. All present voting aye, motion carried.

- 1. Discuss draft Ordinance entitled: An Ordinance Amending the Restrictions on Class "A" Intoxicating Liquors Code Section, Section §12.03(4) (f) 3.c. of the Chippewa Falls Municipal Code. Possible recommendations to the Council.**

Clerk Givens advised that she had discussions with both the Mayor and the Police Chief and they had no issues with the changes to the ordinance.

Motion by Hanke/Olson to recommend the Council consider adopting the Ordinance Amending the Restrictions on Class "A" Intoxicating Liquors Code Section, Section §12.03(4) (f) 3.c. of the Chippewa Falls Municipal Code as presented. All present voting aye, motion carried.

- 3. Adjournment**

Motion by Olson/Hanke to adjourn at 5:08 pm. All present voting aye, motion carried.

Minutes submitted by:
Mike Hanke, Chair

April 13, 2015

Re: 303 East Prairie View Road (Gordy's)

Committee #3

Gordy's located at 303 East Prairie View Road is asking for a variance to the city sign code chapter 19.13(5)(a) to install four (4) internally illuminated wall signs.

This area is considered an "Integrated Shopping Center" by definition and that ordinance section only allows one (1) sign per business (see below).

(5)

INTEGRATED SHOPPING CENTER. For integrated shopping centers in single ownership or under unified control, and containing several businesses, the following regulations shall apply:

(a)

Each business or office shall be eligible for one attached sign. The area of such sign shall not exceed, in square feet, 2 times the lineal front footage of the business or office.

Due to the large area of the Gordys space and location on the corner, I do not have any issue with this variance request. Should the request be granted, I recommend that the variance be granted per the attached sign plan.

Respectfully,



Paul Lasiewicz
City Inspector

April 8, 2015

Dear Chippewa Falls City Council Members,

I've been authorized by Rick Schafer, of Gordy's County Market to request from you a variance to install a total of four wall signs on the property known as Chippewa Commons, located on Prairie View Road. Enclosed are the north and west elevation drawings of the old Mega Foods space which Hoeft is in process of remodeling now with the proposed Gordy's signs shown. Also, please see the corner "Chippewa Common" sign that will be mounted on NW corner of building vertically. All four signs will be internally lit with energy saving LED's.

Again, as you already know, remodeling is underway and time is of the essence as we (SignArt Co. Inc.) have fabrication lead times and deadlines to meet Gordy's opening.

Thank you.

Jim Rohlik

A handwritten signature in black ink, appearing to read "Jim Rohlik", written in a cursive style.

Project Manager

SignArt Co. Inc.

715-834-5127

3/8" Scale

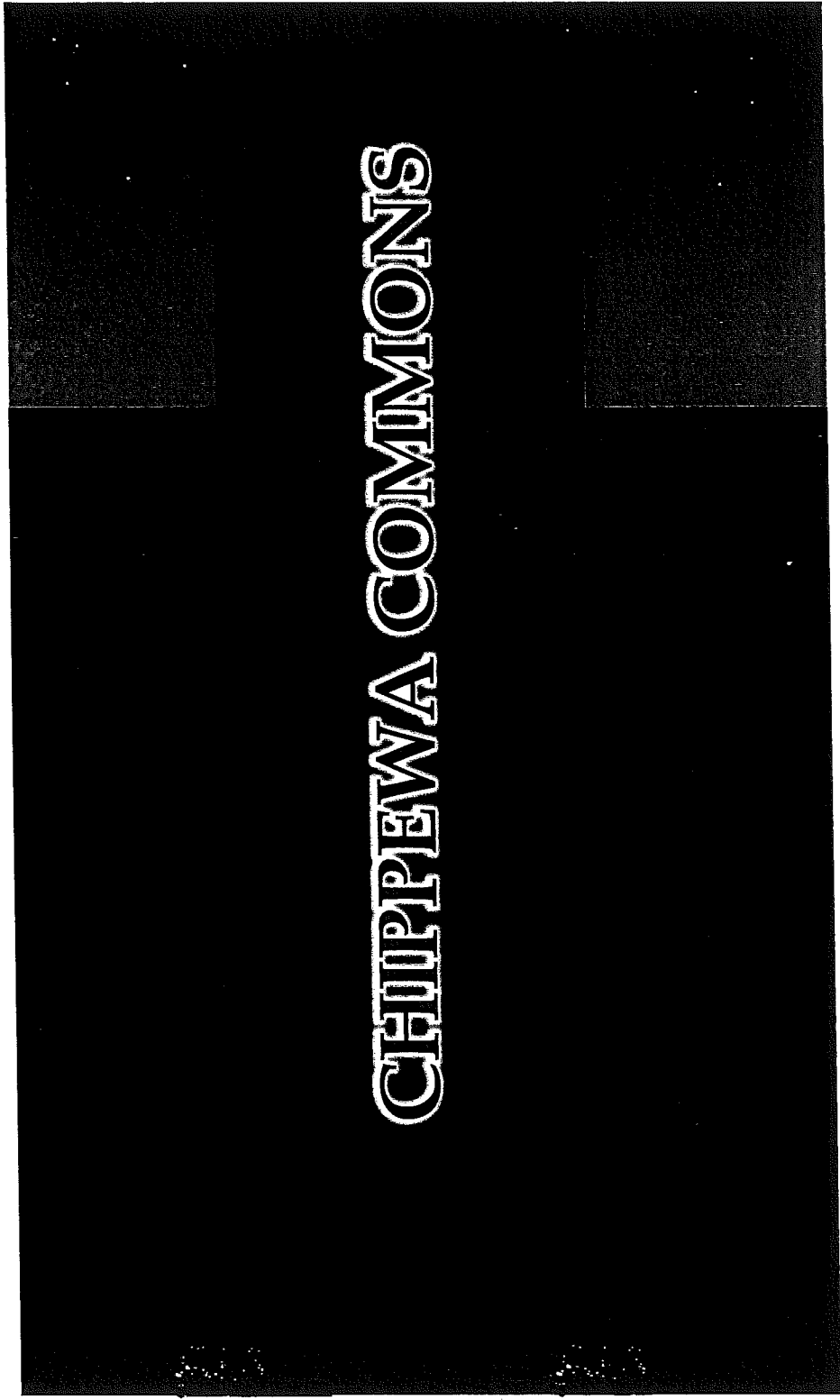
See
Below



Sign	Height	Width	Area
1	7'-0"	9'-10"	68.8 #
2	10'-6"	14'-9"	155 #
* 3	24'-6"	4'	95 #
4	8'-0"	11'-3"	90 #
Total			410 #

Face = 48" w with 18" letters

3



Front Elevation
Scale 1/4"=1'-0"



SignArt Company
 2270 Dodd Road
 Mendota Heights, MN 55120
 Office: 651.387.1128
 www.signartusa.com

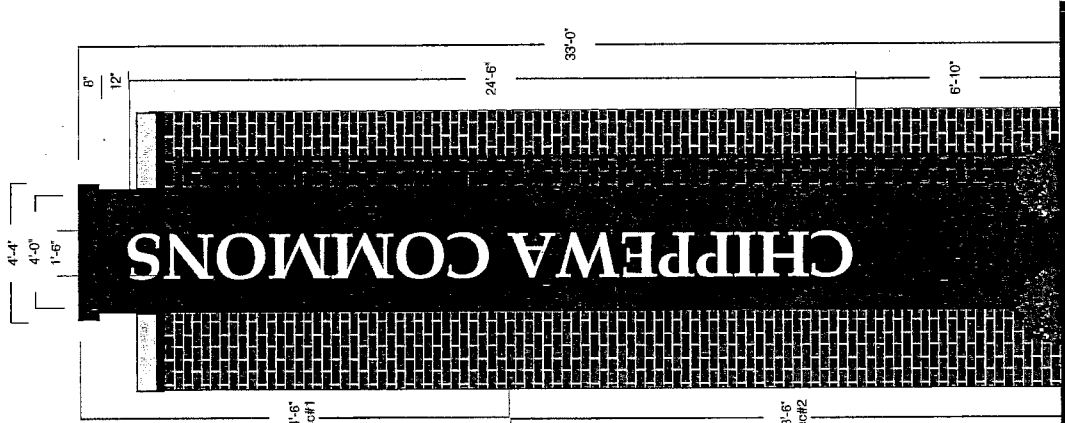
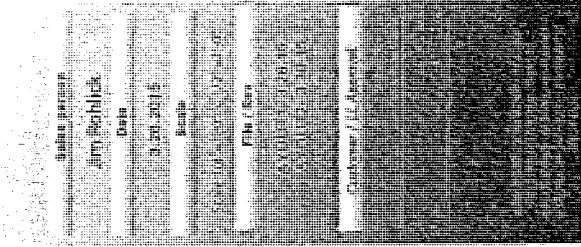


Customer: **Chippewa Commons**

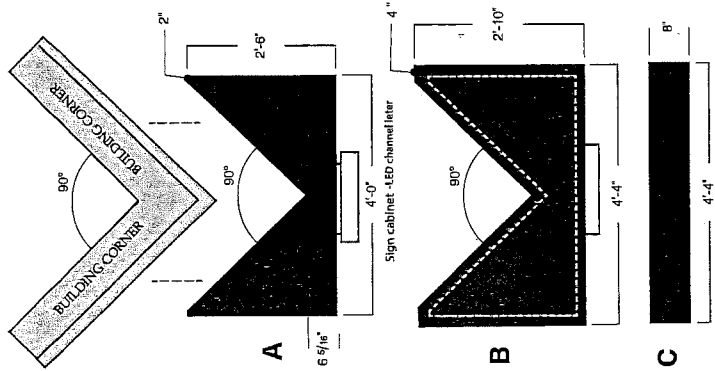
Chippewa Commons

Description:

Three (3) sided internally illuminated corner cabinets.
 18" reverse channel LEDs
 Alum. frame and shrouding
 All surfaces painted MP 313 dark bronze polyurethane enamel

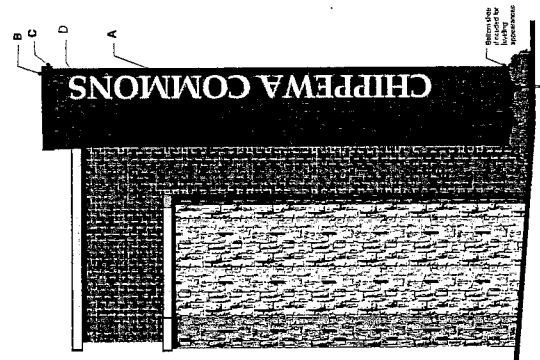
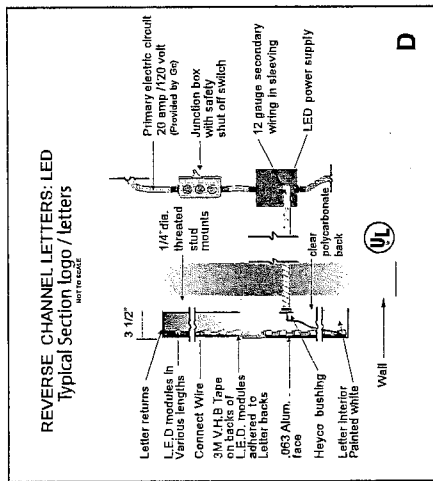


Front Elevation
 Scale 1/4"=1'-0"



Three (3) sided internally illuminated corner cabinets.
 18" while reverse channel LED letters
 mounted to cabinet 1.25" off surface
 All aluminum framing and shrouding.
 All surfaces painted Mathews dark bronze polyurethane enamel.
 Access panel on sides to electrical.

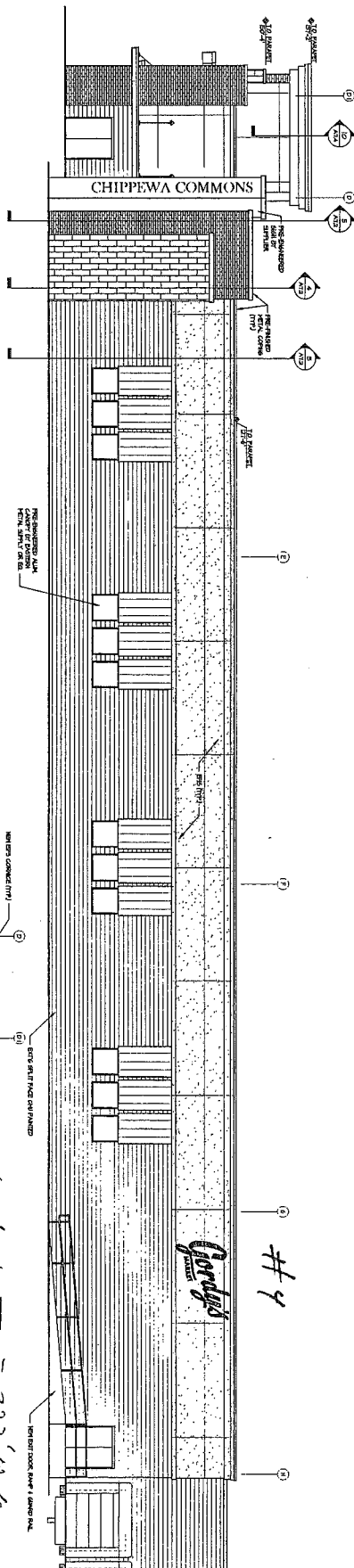
Over View
 Scale 1/2"=1'-0"



Side Elevation
 Scale 1/8"=1'-0"

Floor = 4'8" to top 18" 1/4" H.S.

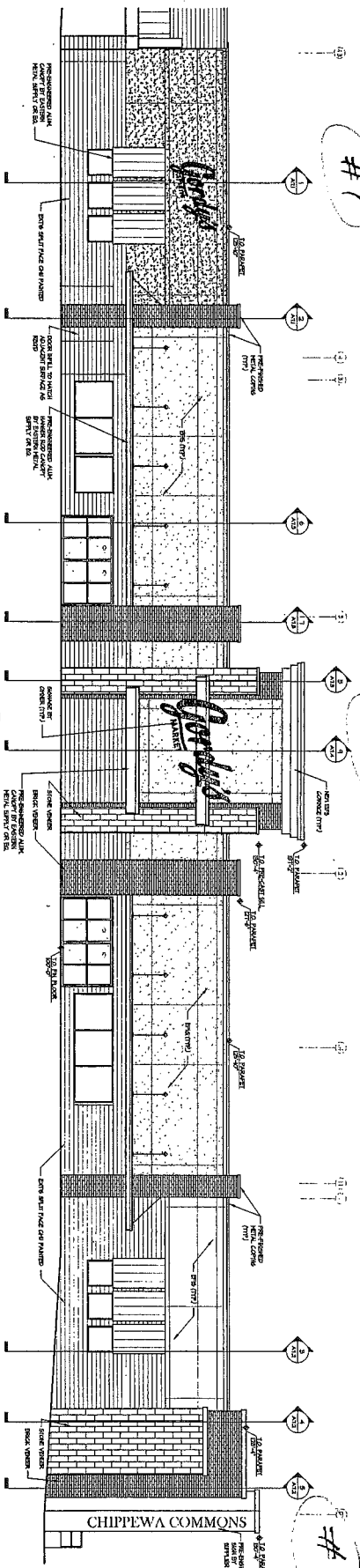
Sigs	Height	Width	Area
1	7'-0"	9'-10"	68.8 sq ft
2	10'-6"	14'-9"	155 sq ft
3	34'-6"	4'	95 sq ft
4	34'-0"	11'-3"	92 sq ft
Total			412 sq ft



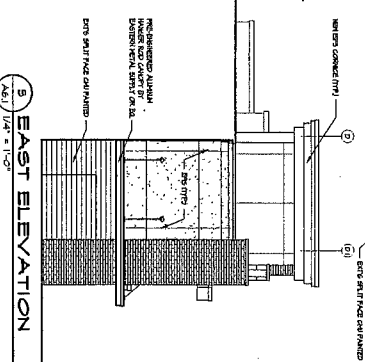
2 WEST ELEVATION
Scale: 1/8" = 1'-0" M/S

3 NORTH ELEVATION
Scale: 1/8" = 1'-0" M/S

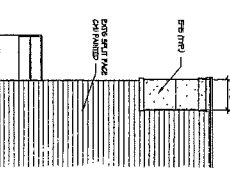
North Elevation = 300' wide



5 EAST ELEVATION
Scale: 1/8" = 1'-0" M/S



4 PARTIAL SOUTH ELEVATION
Scale: 1/8" = 1'-0" M/S



West Elevation = 332' wide

DATE	
ISSUED	
APPROVED	
DRAWN BY	A6.1
CHECKED BY	
SCALE	

PROPOSED ALTERATIONS FOR
GORDY'S MARKET
303 E PRAIRIE VIEW ROAD
CHIPPEWA FALLS, WI 54124

RIVER VALLEY ARCHITECTS, INC.

105 122nd STREET - SUITE C
CHIPPEWA FALLS, WI 54124
PHONE: 715.853.0978
FAX: 715.729.8666
www.rivervalleyarchitects.com

AN ORDINANCE AMENDING THE RESTRICTIONS
ON CLASS "A" INTOXICATING LIQUORS CODE SECTION,
SECTION §12.03(4) (f) 3.c. OF THE CHIPPEWA FALLS MUNICIPAL CODE

THE CHIPPEWA FALLS COMMON COUNCIL DO ORDAIN AS FOLLOWS:

- 1. That §12.03(4) (f) 3.c. OF THE CHIPPEWA FALLS MUNICIPAL CODE, which presently provides as follows:

12.03 INTOXICATING LIQUOR, FERMENTED MALT BEVERAGES AND TOBACCO.

•••

- (4) LICENSE RESTRICTIONS.

•••

- (f) Restriction on Class "A" Licenses.

•••

- 3. Premises which hold a combination Class "A" (beer) and "Class A" (liquor) license may display and sell alcoholic beverages if the following restrictions and limitations are met:

•••

- c. Any alcoholic beverages which are displayed or offered for sale may not be located or displayed within 50 feet of any entry or exit door which is used by the public, unless the sales are from a separate secure liquor and malt beverage portion of the store which has a separate public access door to the outside and is secured during non-sale hours.

be amended to provide as follows:

12.03 INTOXICATING LIQUOR, FERMENTED MALT BEVERAGES AND TOBACCO.

•••

(4) LICENSE RESTRICTIONS.

•••

(f) Restriction on Class "A" Licenses.

•••

- 3. Premises which hold a combination Class "A" (beer) and "Class A" (liquor) license may display and sell alcoholic beverages if the following restrictions and limitations are met:

•••

- c. Any alcoholic beverages which are displayed or offered for sale may not be located or displayed within 50 feet of any entry or exit door which is used by the public, unless the sales are from either (1) a separate secure liquor and malt beverage portion of the store which has a separate public access door to the outside and is secured during non-sale hours or (2) an area which is a secured portion of the premises to the extent that there is no public access to alcoholic beverages during non-sale hours.

DATED this _____ day of _____, 2015

ALDERPERSON: _____

FIRST READING: _____

SECOND READING: _____

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

PUBLISHED: _____

PARKS, RECREATION & FORESTRY BOARD MEETING
Tuesday, April 14, 2015

1. Call to order by Beth Arneberg at 6:00 p.m.
Roll Call: Members Present: Audrey Stowell, Dale Berg, Beth Arneberg, Heidi Hoekstra, Rob Kiefer and Nate Seckora. Absent: Carmen Muenich.
Staff present: Dick Hebert and Tom Eisenhauer.
2. Approval of March 10, 2015, Minutes: **Motion by Rob Kiefer, seconded by Heidi Hoekstra, to approve the March 10, 2015, minutes. Motion carried.**
3. Personal Appearances By Citizens. None.
4. Discuss / Consider Special Event Applications:
 - a. Dick Hebert presents four events that have submitted applications for recurring events. He recommends approving events with requirements as approved previously. **Motion by Kiefer/Arneberg to accept renewal of special event applications as presented.**
 - b. Who Let the Dogs Out? This event has been taken place in years past at Harmony Courtyard, but that venue is getting too small. It is a community event not a fundraiser. Terri Oimette is present with a flyer describing various activities that will be taking place at the event. **Motion by Berg/Seckora to approve the special event application for Who Let the Dogs Out? On May 29, 2015, as presented, with \$25.00 processing fee.** Questions were asked about whether staff time is needed (no) and whether they would provide port-a-potty (undecided but if yes, they would cover cost). **Motion carried.**
5. Discuss/Consider:
 - a. Irvine Park Welcome Center/Small Animal/Aviary Building.
 - Discuss Precast Concrete BidsWells Concrete submitted the low bid of \$871,469.00 for uninsulated double tee precast deck. The price is higher than anticipated because of overhang that was added, raising ceiling, and 30% increase in cost and rail transportation. Brief discussion regarding warranty. **Motion by Berg/Arneberg to award project to Wells Concrete in amount of \$871,469.00. Motion carried.**

Hebert also reports that it was brought to his attention that we should be looking at laying fiber for high-speed internet to the Welcome Center while the roads are being worked on. He has request for bids out and anticipates that a special meeting will be needed.

Carmen Muenich arrives at this time.

Hebert reports that funding could be partially from the capital campaign but felt it was more appropriate from the Irvine Park Donation Fund, as the fiber will be laid so that access will be possible to the other areas of the park as well.

b. Irvine Park Welcome Center/Small Animal/Aviary Building.

- Create Draft – Memorandum of Understanding

The City would like us to create a Memorandum of Understanding with regard to this project. A sample format was passed out. Discussed drafting a document that would outline the responsibilities of each party. Discussion included that the City is providing the land and maintaining and servicing the road and parking lot; that the City and/or Park Board would have final approval of the final design and any and all future improvements at the site. Discussion also included that Fish Chippewa! Access for All would be responsible for any improvements or widening of the road, garbage removal, lawn maintenance, maintenance of improvements and facilities, any porta-potties, and all licenses and permits. A document will be drafted and presented to the Park Board for approval. This document is meant to communicate the expectations and responsibilities of all involved, and it is expected that it will evolve over time.

- c. Updated Buchanan Park Improvement Project. Dick indicates that the City would like to use the savings from the lower bid to go toward neighborhood parks. The pickle ball group would continue to cover the cost of color coating, which was about \$11,000. The group may decide to have some add-ons, which they would also pay for.
- d. Update Irvine Park Road Improvement Project. The road improvements have started. Dick indicates that the base course needs to be done from Jefferson to the bottom of the hill by April 25 for a run event. If it can't be done by then, then it may not be started until afterward. Hopefully, the project will be done by Memorial Day.
- e. Park Signage. Dick suggests having Phil Johnson return to our June meeting. Beth has someone working on a logo. Discussion included having the focus be on signs inside the parks and then signs outside of the parks and whether it would be grant eligible or could be a project for a UW student. Tommy suggested signage for the trail system as well. We would invite Jayson Smith to attend the meeting as well, so that we could coordinate with the City.
- f. Director's Report. Dick reports that Leinie's will be celebrating their 150th year in 2017. He will be serving on a committee. The celebration will coincide with Pure Water Days. Dick also presented Emerald Ash Borer information. He recommends starting to move on establishing a policy and believes performing or obtaining an inventory is a preferred starting point.

6. Approve Claims. **Motion by Muenich/Kiefer, to approve claims of \$99,381.19. Motion passed.**

7. Board Member comments or concerns. Hoekstra received a complaint concerning garbage at the Alexander McBean Park; Dick made a note of it and indicated that should we receive any future calls of this type, we should have the individual contact the office to be taken care of. The metal detecting event is shaping up to take place in May. Dick indicates weekend coverage will start this weekend. Beth indicates it would be a good idea for the road from the north entrance in to be swept before opening. Dale indicated that he had questioned

about why veterans did not receive a discount for renting the band shell. Rob questioned whether adequate staffing concerns had been addressed in the new building. Beth indicated that had been discussed quite a bit as part of the capital campaign.

8. Adjournment. **Motion by Hoekstra/Arneberg, to adjourn at 7:59 p.m. Motion passed.**

Submitted by:

Audrey Stowell, Secretary

**Minutes of the
Meeting of the Chippewa Falls Public Library Board of Trustees
March 11, 2015**

1. Call to Order

Meeting was called to order by Board Member Connie Russell at 5:00 p.m.

2. Roll Call of Members

Members Present: Ambelang, Hoekstra, Miller, Olson, Rasmus, Russell

Absent: King

Others Present: Director Joe Niese; Confidential Administrative Assistant Deb Braden, Tech Services Dept. Head Jeanne Peterson.

3. Approval of Agenda

Motion by Hoekstra to approve the agenda. Seconded by Olson All present Voting Aye. Motion carried.

4. Department Head Reports

a) Jeanne Peterson – Tech Services

Jeanne Peterson reported on the duties in the Tech Services Department. Jeanne reported that all new items come through her department for the library. They mostly deal with the vendors Ingram, Midwest Tape and Amazon but do occasional get some materials from other vendors. They get their large print books from Gale and work with the vendor to sometimes get series that are well received. This last year the Library acquired about 6,286 new items. After items are received they are catalogued and added to Sierra. Then the materials are processed. Another job the department does is weeding of the collection. A list is created determining how many times an item has been check out in the last few years and the condition of the material. When the weeding is done the items removed from circulation are given to the Friends of the Library to add to their book sale. The department also sends books to the bindery to be repaired once a year, Statistics for the department are prepared by Jeanne and Carol Sundell checks for missing items and works with other libraries trying to located items missing at other libraries as well as the Chippewa Falls Library. Sue Rada also works in the department and takes care of processing 10 hours a week and also is in charge of preparing books requested by the Chippewa Manor once a month. The Children's Department works on ordering their materials and does some processing after they received. They also do their own weeding. The Board thanked Peterson for her report on the Tech Department.

5. Disposition of the minutes of the regular meeting of February 18, 2015.

Motion by Hoekstra, seconded by Rasmus to approve the minutes of the regular meeting of February 18, 2015. All present Voting Aye. Motion carried.

6. Disposition of the vouchers to be paid from the 2015 budget after March 17, 2015.

Motion made by Miller seconded by Hoekstra to approve payment of the vouchers to be paid from the 2015 budget after March 17, 2015. All present Voting Aye. Motion carried.

7. Public appearances by citizens.

None

8. Correspondence

None

9. Management report

Director Niese presented the Management Report. He talked about highlights from the report. He talked about the successful week of programming the Children's Coordinator Jessi Peterson had during the Midwinter Break from the School District. He also mentioned the results from the power outage the Library had when the Xcel Energy pole was taken down by a garbage truck. The Library was without power until 4 p.m. and resulted in blowers, lights and other problems afterwards. A list of the expenses will be submitted to Lynn at the City for reimbursement. Art prints have been located in a storage room by the elevator have been hung up in the Library. Also, chairs were acquired from the Plum City Library and placed in the Young Adult area.

10. Committee reports

a) none

11. Current Business

a) Job Description Changes

Niese stated that his should be tabled until a later day when more information will be available.

b) Handbook changes.

It was discussed that the PTO systems is how the City is handling vacation and sick leave time and the Library should look at changing their system to be in line with the City. Information will be attained and this will be brought up at the April Board Meeting.

12. Announcements

a) None

13. Items for future consideration.

a) Handbook – vacation

b) Checking into bonus for giving notice of retirement date early.

Hoekstra left at 5:35 p.m.

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

a) Director Performance Goals

Motion by Olson seconded by Rasmus to go into Closed Session under WI Statutes 19.85(1) "Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. "To a) Director Performance Goals and Personnel with Director and Board of Trustees only in attendance.

Roll Call Vote: Aye --Ambelang, Miller, Olson, Rasmus, Russell. Motion carried. Time 5:36 p.m.
Board of Trustees and Director discussed the above reference items.

Motion made by Olson, seconded by Miller to return to open session at 5:50 p.m. All present voting Aye. Motion carried.

15. Adjournment

Motion made by Olson, second by Rasmus to adjourn. All present voting Aye. Motion carried. Meeting adjourned at 5:51 p.m.

Respectfully Submitted,
Deb Braden, Confidential Administrative Assistant

Resolution Opposing Elimination of Personal Property Taxes

WHEREAS, Representative Bob Kulp (R-Stratford) and Senator Tom Tiffany (R-Hazelhurst) plan to introduce legislation that would eliminate both the personal property tax and the computer aid payments made to local governments; and

WHEREAS, the total statewide personal property tax levy in 2013 (collected in 2014) was \$290 million; and

WHEREAS, the State has been making computer aid payments to local governments since 2001 to offset the personal property tax exemption for computer equipment that was created that year, with the total payment for 2015 set at \$83.8 million; and

WHEREAS, elimination of the personal property tax on businesses will result in even more of the property tax burden shifting to residential homeowners, who, on average already pay 70% of the statewide property tax levy; and

WHEREAS, the impact of eliminating the personal property tax will be greatest in the cities and villages where most of the personal property tax base is located, and

WHEREAS, fully exempting all personal property from the property tax will likely result in a reduction in the incremental levy for many tax incremental finance districts;

WHEREAS, in the City of Chippewa Falls the loss of computer aid payment for exempt computers would mean \$_____ less for the City's General Fund and \$_____ less for the City's TIDs, for a total decrease in state aid payments of \$_____; and

WHEREAS, in the City of Chippewa Falls, the shift to residential homeowners would be \$_____ of tax levy for just the City portion of property taxes and the resulting equalized tax rate increase will be \$_____ per \$1,000 valuation.

NOW THEREFORE BE IT RESOLVED, that the City of Chippewa Falls opposes any attempt by the State Legislature to eliminate the personal property tax and the computer aid payments local governments receive for tax-exempt computer and related equipment; and at a minimum, the loss in local tax base and resulting tax shift must be addressed before moving forward with the legislation.

Dated this ____ day of _____, 2015.

COUNCIL PRESIDENT: _____

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

RESOLUTION NO. 2015-21

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

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

1. The Common Council of the City of Chippewa Falls, Wisconsin, hereby declares its intention to exercise its police power under Chapter 66.0701 Wisconsin Statutes and Chapter 3.08 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin.

2. The property to be assessed for the following described improvements includes all property fronting on both sides of the following streets:

A. Miller Street (Morris Street to Goldsmith Street)

1. Preparation for and construction of concrete curb and gutter or to allow for replacement of sanitary services.
2. Remove existing driveways and replace them with concrete driveways in the public right of way.
3. Removal and replacement of deficient street surfacing.

3. The Common Council of the City of Chippewa Falls determines that these improvements constitute an exercise of the police power for the health, safety and general welfare of the municipality and its inhabitants.

4. The Director of Public Works is directed to prepare a report which shall consist of:

- a) Plans and specifications for the improvements.
- b) A schedule of proposed special assessments.
- c) An estimate of the cost of the proposed improvements.

5. Upon completing the report, the Director of Public Works is directed to file a copy thereof in the City Clerk's office for public inspection.

6. Upon receiving the report of the Director of Public Works, the City Clerk is directed to give a Class I notice of public hearing on such report. A copy of such notice shall also be mailed at least ten (10) Days before the hearing or proceedings to every interested person whose post office address are known or can be ascertained with reasonable diligence. The hearings shall be held in the Council Chambers in City Hall at a time set by the City Clerk, and which hearing shall commence not less than ten or not more than forty days after such publications.

RESOLUTION NO. 2015-21

7. Upon adoption, the City Clerk shall mail a copy of the Preliminary Resolution to every interested party whose post office address is known or can be ascertained with reasonable diligence.

Dated this 21st day of April, 2015.

ADOPTED: _____

Council President

APPROVED: _____

Mayor

ATTEST: _____

City Clerk

PUBLISHED: _____

Resolution No. 2015-22

**INITIAL RESOLUTION AUTHORIZING
\$5,315,000 GENERAL OBLIGATION BONDS
FOR FIRE STATION PROJECTS**

RESOLVED that the City of Chippewa Falls, Chippewa County, Wisconsin, borrow an amount not to exceed \$5,315,000 by issuing its general obligation bonds for the public purpose of financing an engine house project consisting of the construction and equipping of a fire station.

Passed this 21st day of April, 2015.

Approved this 21st day of April, 2015.

Mayor

Attest:

City Clerk

Resolution No .2015-23

INITIAL RESOLUTION AUTHORIZING
\$715,000 GENERAL OBLIGATION BONDS
FOR STREET IMPROVEMENT PROJECTS

RESOLVED that the City of Chippewa Falls, Chippewa County, Wisconsin,
borrow an amount not to exceed \$715,000 by issuing its general obligation bonds
for the public purpose of financing street improvement projects.

Passed this 21st day of April, 2015.

Approved this 21st day of April, 2015.

Mayor

Attest:

City Clerk

Resolution No. 2015-24

RESOLUTION DIRECTING PUBLICATION OF NOTICE TO ELECTORS

WHEREAS initial resolutions authorizing general obligation bonds have been adopted by the Common Council of the City and it is now necessary that said initial resolutions be published to afford notice to the residents of the City of their adoption;

NOW, THEREFORE, BE IT RESOLVED that the City Clerk shall, within 15 days, publish a notice to the electors in substantially the form attached hereto as Exhibit A in the official City newspaper as a class 1 notice under ch. 985, Wis. Stats.

Passed this 21st day of April, 2015.

Approved this 21st day of April, 2015.

Mayor

Attest:

City Clerk

EXHIBIT A

NOTICE TO ELECTORS OF THE CITY OF CHIPPEWA FALLS, WISCONSIN

NOTICE IS HEREBY GIVEN that the following initial resolutions have been adopted at the meeting of the Common Council of the City of Chippewa Falls held April 21, 2015:

Resolution No. 2015-22

INITIAL RESOLUTION AUTHORIZING
\$5,315,000 GENERAL OBLIGATION BONDS
FOR FIRE STATION PROJECTS

RESOLVED that the City of Chippewa Falls, Chippewa County, Wisconsin, borrow an amount not to exceed \$5,315,000 by issuing its general obligation bonds for the public purpose of financing an engine house project consisting of the construction and equipping of a fire station.

Resolution No. 2015-23

INITIAL RESOLUTION AUTHORIZING
\$715,000 GENERAL OBLIGATION BONDS
FOR STREET IMPROVEMENT PROJECTS

RESOLVED that the City of Chippewa Falls, Chippewa County, Wisconsin, borrow an amount not to exceed \$715,000 by issuing its general obligation bonds for the public purpose of financing street improvement projects.

The Wisconsin Statutes (s. 67.05(7)(b)) provide that the initial resolutions need not be submitted to the electors unless within 30 days after adoption of the initial resolutions a petition is filed in the City Clerk's office requesting a referendum. This petition must be signed by electors numbering at least 10% of the votes cast for Governor in the City at the last general election. A petition may be filed with respect to any one or more of the initial resolutions.

Dated April 21, 2015.

By Order of the Common Council
City Clerk

Resolution No. 2015-25

**RESOLUTION PROVIDING FOR THE SALE OF \$6,030,000
GENERAL OBLIGATION CORPORATE PURPOSE BONDS**

WHEREAS the Common Council of the City of Chippewa Falls, Chippewa County, Wisconsin (the "City") has adopted initial resolutions authorizing the issuance of general obligation bonds for the following public purposes and in the following amounts:

\$5,315,000 to finance fire station projects; and

\$715,000 to finance street improvement projects.

NOW, THEREFORE, BE IT RESOLVED that:

Section 1. Combination of Issues. The issues referred to in the preamble hereof are hereby combined into one issue of bonds designated "General Obligation Corporate Purpose Bonds" (the "Bonds"), and the City shall issue bonds in an amount not to exceed \$6,030,000 for the purposes above specified.

Section 2. Sale of Bonds. The Common Council hereby authorizes and directs that the Bonds be offered for public sale. At a subsequent meeting, the Common Council shall consider such bids for the Bonds as may have been received and take action thereon.

Section 3. Notice of Bond Sale. The City Clerk be and hereby is directed to cause notice of the sale of the Bonds to be disseminated in such manner and at such times as the City Clerk may determine and to cause copies of a complete, official Notice of Bond Sale and other pertinent data to be forwarded to interested bidders as the City Clerk may determine.

Section 4. Official Statement. The City Clerk shall cause an Official Statement concerning this issue to be prepared by the City's financial advisor, Ehlers & Associates, Inc. The appropriate City officials shall determine when the Official Statement is final for purposes of Securities and Exchange Commission Rule 15c2-12 and shall certify said Statement, such certification to constitute full authorization of such Statement under this resolution.

Passed this 21st day of April, 2015.

Approved this 21st day of April, 2015.

Mayor

Attest:

City Clerk

AMENDMENT TO AGREEMENT

Amendment No. 18 Dated February 23, 2015

The Agreement for Professional Services made as of August 24, 1995, between the City of Chippewa Falls, 30 W. Central Street, Chippewa Falls, WI 54729 (OWNER) and Ayres Associates Inc, 3433 Oakwood Hills Parkway, Eau Claire, WI 54701 (CONSULTANT) is hereby amended as set forth below.

SERVICES

Task 1 – Monitoring Well and Gas Probe Sampling

Groundwater monitoring wells and private wells will be sampled in accordance with the March 2008, Expedited Plan Modification. The plan modification specifies the sampling schedule for each well. In summary, it indicates that 17 monitoring wells, 4 private wells, and one leachate location will be sampled annually in September for volatile organic compounds (VOCs), field parameters (temperature, conductivity, and pH), and indicator parameters (alkalinity, hardness, and chloride). Eleven monitoring wells will be sampled for field parameters and VOCs in March.

Eight landfill gas probes will also be monitored sampled annually in September.

Task 2 – Sample Analysis

Samples will be submitted to CT Laboratories in Baraboo, Wisconsin, for analyses. CT Laboratories is a Wisconsin-certified lab. VOC samples from monitoring wells and private wells will be analyzed using EPA Method 8260. Inorganic samples will be analyzed in accordance with currently-approved methods.

Task 3 – Data Reporting

The groundwater monitoring data must be electronically submitted to the WDNR Bureau of Solid Waste Management within 60 days of the end of the sampling period. In addition, an exceedance report is also required. Ayres Associates will submit the data as required. We will provide a hard copy of the results to the City for their files. WDNR has also requested that the private well data be submitted to their local District Office immediately after we receive the final results from the laboratory. Ayres Associates will continue to provide this data to the local WDNR office.

COMPENSATION

CONSULTANT's services will be charged on an hourly basis plus reimbursables. The estimated cost of CONSULTANT's services for this amendment is \$8,700.00, including laboratory fees.

PERIOD OF SERVICE

The following schedule is estimated to complete the Services:

<u>TASK</u>	<u>APPROXIMATE CALENDAR DATE OF EVENT COMPLETION</u>
Sampling	March and September 2015
Data Reporting	Within 60 days of the end of the sampling period, as required by the WDNR

In Witness Whereof, the parties hereto have made and executed this Amendment to Agreement as of the day and year first written above.

CITY OF CHIPPEWA FALLS

AYRES ASSOCIATES INC

(Signature)

Scott C. Wilson

(Typed Name)

Scott Wilson, PSS

(Title)

VP – WI Environmental Services

(Date)

February 23, 2015

ATTACHMENT C – COMPENSATION AND PAYMENTS

Amendment to Agreement dated February 23, 2015

CONSULTANT will perform services on an hourly basis, plus reimbursable expenses.

OWNER shall pay CONSULTANT for services rendered as follows:

CONSULTANT's Labor. For CONSULTANT's labor, CONSULTANT will charge OWNER an amount equal to the following rates for the time expended by principals and employees engaged directly on the Project:

<u>Billing Class</u>	<u>Hourly Rates</u>
Manager 2	\$155.00 to \$180.00
Manager 1	\$130.00 to \$155.00
Engineer 3	\$100.00 to \$150.00
Engineer 2	\$ 80.00 to \$120.00
Engineer 1	\$ 55.00 to \$ 80.00
Surveyor (RLS)	\$ 80.00 to \$125.00
Survey Technician	\$ 75.00 to \$ 85.00
Scientist 3	\$ 85.00 to \$110.00
Scientist 2	\$ 75.00 to \$ 95.00
Scientist 1	\$ 65.00 to \$ 85.00
Technician 3	\$ 65.00 to \$ 90.00
Technician 2	\$ 50.00 to \$ 70.00
Technician 1	\$ 35.00 to \$ 55.00
Technical Writer/Editor	\$ 75.00 to \$100.00
Clerical/Contract Admin	\$ 35.00 to \$ 75.00

CONSULTANT's Reimbursable Expenses. For reimbursable expenses, CONSULTANT will charge OWNER an amount equal to the normal and customary costs incurred in rendering services on the Project for: transportation and subsistence incidental thereto; telephone calls, electronic mail, facsimile transmissions, and telegrams; expenses incurred for computer time, word processing equipment, survey and testing instruments, and other highly specialized equipment; and reproduction of reports, documents, and similar Project-related items.

Professional Associates and Subconsultants. For services and reimbursable expenses of independent professional associates and subconsultants employed by CONSULTANT to render services on the Project, the amount billed to CONSULTANT.



REVISION #3
STATE/MUNICIPAL AGREEMENT
FOR A STATE- LET LOCAL BRIDGE
PROJECT

This agreement supersedes the agreement signed by the Municipality on September 10, 2014 and signed by DOT on September 23, 2014.

Program Name: Local Bridge
Sub-program #: 205

Revised Date: February 10, 2015
Date: March 3, 2014; April 17, 2012
I.D.: 8996-00-79/80/98
Road Name: C of Chippewa Falls, Spring Street
Bridge ID: P-09-0711
Location: Duncan Creek
Limits: STH 124 (Rushman Drive) – High Street
County: Chippewa
Project Length: 145 feet
Facility Owner: City of Chippewa Falls
Project Sponsor: City of Chippewa Falls

The signatory, City of Chippewa Falls, hereinafter called the Municipality, through its undersigned duly authorized officers or officials, hereby requests the State of Wisconsin Department of Transportation, hereinafter called the State, to initiate and effect the highway or street improvement hereinafter described.

The authority for the Municipality to enter into this agreement with the State is provided by Sections 86.25(1), (2), and (3) and Section 66.0301 of the Statutes.

NEEDS AND ESTIMATE SUMMARY:

All components of the project must be defined in the environmental document if any portion of the project is federally funded. The Municipality agrees to complete all participating and any non-participating work included in this improvement consistent with the environmental document. No work on final engineering and design may occur prior to approval of the environmental document.

Existing Facility - Describe and give reason for request: The existing facility is a single-span historic bridge (P-09-0711) over Duncan Creek. It has 20 feet of clear roadway width and is 111 feet in length. It was built in 1916 and was last inspected on 12/01/2011. In 1996 the bridge deck was overlaid, concrete surface repairs were made, the railing was repaired and the concrete arch was stained white. The current sufficiency rating is 47.1 and the bridge is functionally obsolete. There is existing sidewalk on the north side of the structure. There are no existing bicycle facilities. The approach is 20 feet in width and is asphalt. There is decorative spot lighting.

Proposed Improvement - Nature of work: The proposed improvement will be a single-span historic bridge rehabilitation including concrete surface repair, reconstruction of 2-foot curb on non-sidewalk side, removal of existing overlay and 4 inches of additional concrete. The improvement will place a concrete overlay and will include staining the entire bridge white. The clear width will be 18 feet and the length will be 111 feet. The approach work will be minimal with a total approach length of 51 feet. Approaches will be 18 foot wide asphalt with curb and gutter shoulder of 2.5 feet. The existing sidewalk will remain. Spot decorative lighting will be included. New right-of-way is not required.

Describe non-participating work included in the project and other work necessary to completely finish the project that will be undertaken independently by the Municipality. Please note that non-participating components of a project/contract are considered part of the overall project and will be subject to applicable Federal requirements: **None.**

The Municipality agrees to the following 2013-2018 Local Bridge program project funding conditions:

Project design and construction costs are funded with 80% federal funding when the Municipality agrees to provide the remaining 20% according to the Local Bridge Program guidelines. Non-participating costs are 100% the responsibility of the Municipality. Any work performed by the Municipality prior to federal authorization is not eligible for federal funding. The Municipality will be notified by the State that the project is authorized and available for charging.

This project is currently scheduled in State Fiscal Year 2017. In accordance with the State's sunset policy for Local Bridge Program projects, the subject 2013-2018 Local Bridge Program improvement must be constructed and in final acceptance within six years from the start of State Fiscal Year 2015, or by June 30, 2020. Extensions may be available upon approval of a written request by or on behalf of the Municipality to WisDOT. The written request shall explain the reasons for project implementation delay and revised timeline for project completion.

The dollar amounts shown in the Summary Funding Table below are estimates unless explicitly identified as maximum amounts. The final Municipal share is dependent on the final Federal and State participation, and actual costs will be used in the final division of cost for billing and reimbursement.

SUMMARY OF COSTS					
PHASE	Total Est. Cost	Federal/State Funds	%	Municipal Funds	%
ID 8996-00-79					
Design Phase I	\$89,000	\$71,200	80%	\$17,800	20%
State Review	\$21,000	\$16,800	80%	\$4,200	20%
ID 8996-00-80					
Design Phase II	\$72,000	\$57,600	80%	\$14,400	20%
State Review	\$27,000	\$21,600	80%	\$5,400	20%
ID 8996-00-98					
Participating Construction	\$368,800	\$295,040	80%*	\$73,760	20%+BAL
Non-Participating Construction	\$0	\$0	0%	\$0	100%
State Review	\$49,000	\$39,200	80%*	\$9,800	20%+BAL
Total Est. Cost Distribution	\$626,800	\$501,440	N/A	\$125,360	N/A

*Federal funding for project 8996-00-98 is capped at \$334,240. The project is 80% federally funded up to a maximum of \$334,240 when the the Municipality agrees to pay the remaining 20% and any costs in excess of the federal funding maximum.

This request is subject to the terms and conditions that follow (pages 3 – 7) and is made by the undersigned under proper authority to make such request for the designated Municipality and upon signature by the State and delivery to the Municipality shall constitute agreement between the Municipality and the State. No term or provision of neither the State/Municipal Agreement nor any of its attachments may be changed, waived or terminated orally but only by an instrument in writing executed by both parties to the State/Municipal Agreement.

Signed for and in behalf of: **City of Chippewa Falls** (please sign in blue ink.)

Name	Title	Date
------	-------	------

Signed for and in behalf of the State:

Name	Title	Date
------	-------	------

GENERAL TERMS AND CONDITIONS:

1. All projects must be in an approved Transportation Improvement Program (TIP) or State Transportation Improvement Program (STIP) prior to requesting authorization.
2. Work prior to federal authorization is ineligible for federal or state funding.
3. The Municipality, throughout the entire project, commits to comply with and promote all applicable federal and state laws and regulations that include, but are not limited to, the following:
 - a. Environmental requirements, including but not limited to those set forth in the 23 U.S.C. 139 and National Environmental Policy Act (42 U.S.C. 4321 et seq.)
 - b. Equal protection guaranteed under the U.S. Constitution, WI Constitution, Title VI of the Civil Rights Act and Wis. Stat. 16.765. The municipality agrees to comply with and promote applicable Federal and State laws, Executive Orders, regulations, and implementing requirements intended to provide for the fair and equitable treatment of individuals and the fair and equitable delivery of services to the public. In addition the Municipality agrees not to engage in any illegal discrimination in violation of applicable Federal or State laws and regulations. This includes but is not limited to Title VI of the Civil Rights Act of 1964 which provides that "no person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance." The Municipality agrees that public funds, which are collected in a nondiscriminatory manner, should not be used in ways that subsidize, promote, or perpetuate illegal discrimination based on prohibited factors such as race, color, national origin, sex, age, physical or mental disability, sexual orientation, or retaliation.
 - c. Prevailing wage requirements, including but not limited to 23 U.S.C 113 and Wis. Stat. 103.50.
 - d. Buy America Provision and its equivalent state statutes, set forth in 23 U.S.C. 313 and Wis. Stat. 16.754.
 - e. Competitive bidding requirements set forth in 23 U.S.C 112 and Wis. Stat. 84.06.
 - f. All DBE requirements that the State specifies.
 - g. Federal statutes that govern the Highway Bridge Replacement and Rehabilitation Program, including but not limited to 23 U.S.C. 144.
 - h. State Statutes that govern the Local Bridge Program, including but not limited to Wis. Stat 84.18.
 - i. Bridge Approaches Funding Policy. FHWA limits bridge approach costs to only those approach costs that are necessary to render the bridge serviceable (to reach the attainable touchdown points using current standards). On a program level, FHWA has determined that, on average, bridge approach costs should amount to no more than 10% of the cost for constructing the bridge, and the municipality should be prepared to offer a justification of costs for any bridge project where the approach costs exceed that percentage.
 - j. State administrative rule that implements Local Bridge Program: Ch. Trans 213.

STATE RESPONSIBILITIES AND REQUIREMENTS:

4. Funding of each project phase is subject to inclusion in Wisconsin's approved 2013-2018 Local Bridge program. Federal /State financing will be limited to participation in the costs of the following items, as applicable to the project:

- a. The grading, base, pavement, and curb and gutter, sidewalk, and replacement of disturbed driveways in kind.
 - b. The substructure, superstructure, grading, base, pavement, and other related bridge and approach items.
 - c. Storm sewer mains necessary for the surface water drainage.
 - d. Catch basins and inlets for surface water drainage of the improvement, with connections to the storm sewer main.
 - e. Construction engineering incident to inspection and supervision of actual construction work (except for inspection, staking, and testing of sanitary sewer and water main).
 - f. Signing and pavement marking.
 - g. New installations or alteration of street lighting and traffic signals or devices.
 - h. Landscaping.
 - i. Preliminary engineering and design.
 - j. Management Consultant and State review services.
5. WisDOT is authorized by Wis. Stat. 84.18(6) to exercise whole supervision and control over the construction of the Project. The work will be administered by the State and may include items not eligible for Federal/State participation.
6. As the work progresses, the State will bill the Municipality for work completed which is not chargeable to Federal/State funds. Upon completion of the project, a final audit will be made to determine the final division of costs. If reviews or audits show any of the work to be ineligible for Federal funding, the Municipality will be responsible for any withdrawn costs associated with the ineligible work.

MUNICIPAL RESPONSIBILITIES AND REQUIREMENTS:

7. Work necessary to complete the 2013-2018 Local Bridge program improvement project to be financed entirely by the Municipality or other utility or facility owner includes the items listed below.
- a. New installations of or alteration of sanitary sewers and connections, water, gas, electric, telephone, telegraph, fire or police alarm facilities, parking meters, and similar utilities.
 - b. Damages to abutting property after project completion due to change in street or sidewalk widths, grades or drainage.
 - c. Detour routes and haul roads. The municipality is responsible for determining the detour route.
 - d. Conditioning, if required and maintenance of detour routes.
 - e. Repair of damages to roads or streets caused by reason of their use in hauling materials incident to the improvement.
 - f. All work related to underground storage tanks and contaminated soils.
 - g. Street and bridge width in excess of standards.
 - h. Real estate for the improvement.

8. For bridge rehabilitation projects, TRANS 213 (2)(b) calls for an independent engineering study at the Municipality's expense, which demonstrates the following conditions would be met:
 - a. The rehabilitation would be cost effective,
 - b. It would extend the life of the bridge by at least ten years, and
 - c. It would correct all deficiencies.

Per Department policy, the independent engineering study must also demonstrate that alternatives have been developed and reviewed to determine the appropriate scope of the proposed improvement.

9. FHWA limits bridge approach costs to only those approach costs that are necessary to render the bridge serviceable (to reach the attainable touchdown points using current standards). On a program level, FHWA has determined that, on average, bridge approach costs should amount to no more than 10% of the cost for constructing the bridge, and the Municipality should be prepared to offer a justification of costs for any bridge project where the approach costs exceed that percentage.
10. The construction of the subject improvement will be in accordance with the appropriate standards unless an exception to standards is granted by WisDOT prior to construction. The entire cost of the construction project, not constructed to standards, will be the responsibility of the Municipality unless such exception is granted.
11. Work to be performed by the Municipality without Federal/State funding participation necessary to ensure a complete improvement acceptable to the Federal Highway Administration and/or the State may be done in a manner at the election of the Municipality but must be coordinated with all other work undertaken during construction.
12. The Municipality is responsible for financing administrative expenses related to Municipal project responsibilities.
13. The Municipality will include in all contracts executed by them a provision obligating the contractor not to discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, developmental disability as defined in s. 51.01 (5), sexual orientation as defined in s. 111.32 (13m), or national origin.
14. The Municipality will pay to the State all costs incurred by the State in connection with the improvement that exceed Federal/State financing commitments or are ineligible for Federal/State financing. In order to guarantee the Municipality's foregoing agreements to pay the State, the Municipality, through its above duly authorized officers or officials, agrees and authorizes the State to set off and withhold the required reimbursement amount as determined by the State from any moneys otherwise due and payable by the State to the Municipality.
15. **In accordance with the State's sunset policy for Local Bridge Program projects, the subject 2013-2018 Local Bridge program improvement must be constructed and in final acceptance within six years from the start of State Fiscal Year 2015, or by June 30, 2020.** Extensions may be available upon approval of a written request by or on behalf of the Municipality to WisDOT. The written request shall explain the reasons for project implementation delay and revised timeline for project completion.
16. If the Municipality should withdraw the project, it will reimburse the State for any costs incurred by the State on behalf of the project.
17. The Municipality will at its own cost and expense:
 - a. Maintain all portions of the project that lie within its jurisdiction (to include, but not limited to, cleaning storm sewers, removing debris from sumps or inlets, and regular maintenance of the catch basins, curb and gutter, sidewalks and parking lanes [including snow and ice removal]) for

such maintenance through statutory requirements in a manner satisfactory to the State, and will make ample provision for such maintenance each year.

- b. Regulate [or prohibit] parking at all times in the vicinity of the proposed improvements during their construction.
- c. Regulate [or prohibit] all parking at locations where and when the pavement area usually occupied by parked vehicles will be needed to carry active traffic in the street.
- d. Assume general responsibility for all public information and public relations for the project and to make fitting announcement to the press and such outlets as would generally alert the affected property owners and the community of the nature, extent, and timing of the project and arrangements for handling traffic within and around the project.
- e. Provide complete plans, specifications, and estimates.
- f. Provide relocation orders and real estate plats.
- g. Use the *WisDOT Utility Accommodation Policy* unless it adopts a policy, which has equal or more restrictive controls.
- h. Provide maintenance and energy for lighting.
- i. Provide proper care and maintenance of all landscaping elements of the project including replacement of any plant materials damaged by disease, drought, vandalism or other cause.

18. It is further agreed by the Municipality that:

- a. The Municipality assumes full responsibility for the design, installation, testing and operation of any sanitary sewer and water main infrastructure within the improvement project and relieves the state and all of its employees from liability for all suits, actions, or claims resulting from the sanitary sewer and water main construction under this agreement.
- b. The Municipality assumes full responsibility for the plans and special provisions provided by their designer or anyone hired, contracted or otherwise engaged by the Municipality. The Municipality is responsible for any expense or cost resulting from any error or omission in such plans or special provisions. The Municipality will reimburse WisDOT if WisDOT incurs any cost or expense in order to correct or otherwise remedy such error or omission or consequences of such error or omission.
- c. The Municipality will be 100% responsible for all costs associated with utility issues involving the contractor, including costs related to utility delays.
- d. All signs and traffic control devices and other protective structures erected on or in connection with the project including such of these as are installed at the sole cost and expense of the Municipality or by others, will be in conformity with such "Manual of Uniform Traffic Control Devices" as may be adopted by the American Association of State Highway and Transportation Officials, approved by the State, and concurred in by the Federal Highway Administration.
- e. The right-of-way available or provided for the project will be held and maintained inviolate for public highway or street purposes. Those signs prohibited under Federal aid highway regulations, posters, billboards, roadside stands, or other private installations prohibited by Federal or State highway regulations will not be permitted within the right-of-way limits of the project. The Municipality, within its jurisdictional limits, will remove or cause to be removed from the right-of-way of the project all private installations of whatever nature which may be or cause an obstruction or interfere with the free flow of traffic, or which may be or cause a hazard to traffic, or which impair the usefulness of the project and all other encroachments which may be required to be removed by the State at its own election or at the request of the Federal Highway Administration, and that no such installations will be permitted to be erected or maintained in the

future.

LEGAL RELATIONSHIPS:

19. The State shall not be liable to the Municipality for damages or delays resulting from work by third parties. The State also shall be exempt from liability to the Municipality for damages or delays resulting from injunctions or other restraining orders obtained by third parties.
20. The State will not be liable to any third party for injuries or damages resulting from work under or for the Project. The Municipality and the Municipality's surety shall indemnify and save harmless the State, its officers and employees, from all suits, actions or claims of any character brought because of any injuries or damages received or sustained by any person, persons or property on account of the operations of the Municipality and its sureties; or on account of or in consequence of any neglect in safeguarding the work; or because of any act or omission, neglect or misconduct of the Municipality or its sureties; or because of any claims or amounts recovered for any infringement by the Municipality and its sureties of patent, trademark or copyright; or from any claims or amounts arising or recovered under the Worker's Compensation Act, relating to the employees of the Municipality and its sureties; or any other law, ordinance, order or decree relating to the Municipality's operations.
21. Contract Modification: This State/Municipal Agreement can only modified by written instruments duly executed by both parties. No term or provision of neither this State/Municipal Agreement nor any of its attachments may be changed, waived or terminated orally.
22. Binding Effects: All terms of this State/Municipal Agreement shall be binding upon and inure to the benefits of the legal representatives, successors and executors. No rights under this State/Municipal Agreement may be transferred to a third party. This State/Municipal Agreement creates no third- party enforcement rights.
23. Choice of Law and Forum: This State/Municipal Agreement shall be interpreted and enforced in accordance with the laws of the State of Wisconsin. The parties hereby expressly agree that the terms contained herein and in any deed executed pursuant to this State/Municipal Agreement are enforceable by an action in the Circuit Court of Dane County, Wisconsin.

PROJECT FUNDING CONDITIONS

24. The Municipality agrees to the following 2013-2018 Local Bridge Program project funding conditions:
 - a. ID 8996-00-79: Design Phase I is funded with 80% federal funding when the Municipality agrees to provide the remaining 20%. This phase includes evaluation of historic significance and replacement options, Design Study Report, Management Consultant review, and State review. The work includes project review, approval of required reports and documents needed to determine most desirable option for this historic structure. Costs for this phase include an estimated amount for state review activities, to be funded 80% with federal funding and 20% by the Municipality.
 - b. ID 8996-00-80: Design Phase II is funded with 80% federal funding when the Municipality agrees to provide the remaining 20%. This phase includes Plan Development, Management Consultant Review, and State Review. The work includes project review, approval of required reports and documents and processing the final PS&E document for award of the contract. Costs for this phase include an estimated amount for state review activities, to be funded 80% with federal funding and 20% by the Municipality.
 - c. ID 8996-00-98: Construction:

Costs for bridge and approach construction are funded with 80% federal funding up to a maximum of \$334,240 when the Municipality agrees to provide the remaining 20% and any costs in excess of the federal funding limit.

ii. Costs for this phase include an estimated amount for state review activities, to be funded 80% with federal funding and 20% by the Municipality, subject to the \$334,240 federal funding limit. Any costs above the federal funding limit for this project ID will be the responsibility of the Municipality.

[End of Document]

Statewide Services, Inc.

Claim Division

1241 John Q. Hammons Dr.
P.O. Box 5555
Madison, WI 53705-0555
877-204-9712

VIA E-MAIL ONLY

April 6, 2015

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

RE: Our Claim #: WM000092110171
Date of Loss: 02/18/2015
Claimant: Desiree Paul
490 Irvine St.
Chippewa Falls, WI 54729

Loss location: 490 Irvine St.
Chippewa Falls, WI 54729

Dear Ms. Bauer:

As you know, Statewide Services, Inc. administers the claims for the League of Wisconsin Municipalities Mutual Insurance, which provides the insurance coverage for the City of Chippewa Falls. We are in receipt of the above-stated claim involving reimbursement of a plumber's bill Ms. Paul incurred after a water meter replacement—she asserts City staff broke the pipe in question during the switch of the water meters.

We have completed our investigation, and we recommend that the City disallow this claim pursuant to the Wisconsin Statute for disallowance of claim 893.80(1g). The disallowance of the claim in this manner will shorten the statute of limitations period to six months.

The basis for the disallowance is for several reasons:

- 1) City staff completing the water meter replacement asserts that the pipe in question was already compromised being corroded and pitted with holes; once more, there was a rag wrapped around the pipe to lessen an apparent pre-existing pipe leak;
- 2) There is no evidence that City staff failed to adhere to any ministerial duties when replacing the water meter, nor is there evidence that staff negligently broke the pipe in question. Rather, once the water meter replacement was

completed, the water pressure once the service was reengaged made the pre-existing leak worse, and the need for pipe replacement became a requirement.

- 3) Given City staff did not fail to adhere to any ministerial duties when replacing the water meter, they would be afforded immunity from damages per WI Statute 893.80. In the absence of ministerial duties, they would be afforded discretionary immunity for their decision to proceed with water meter replacement though the pipe in question was not sound.
- 4) Finally, the compromised pipe in question is the responsibility of the owner for maintenance.

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

Thank you, Lynne, and please do not hesitate to contact me with any questions.

Best regards,

Doug Dettie

Douglas A. Dettie
Casualty Claims Specialist
Statewide Services, Inc
PO Box 5555
Madison, WI 53705-0555
Office: 608-828-5503
Fax: 800-720-3512
E-mail: ddettie@statewidesvcs.com

Cc: Darrel Zaleski, Agent