

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, APRIL 22, 2013 – 5:30 PM**


The Board of Public Works met in City Hall on Monday, April 22, 2013 at 5:30 PM. Present were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer and Finance Manager Lynne Bauer. Absent were Alderperson George Adrian and Darrin Senn. Also, present at the meeting: Assistant City Engineer Matt Decur, Alderperson Jane Lardahl and Alicia Yager from the Chippewa Herald.

1. **Motion** by Bauer, seconded by Rubenzer to approve the minutes of the April 8, 2013 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. Director of Public Works Rubenzer presented the attached City Ordinance 8.14 concerning the city official map and the possible closing of a city street in the Wissota Green Subdivision. He also presented the attached excerpt from State Statute Chapter 62.23(6) and the phase plan from Conditional Use Permit Resolution #05-02. In the attached written traffic plan for the Wissota Green Phase Plan, it clearly states that County Hwy I “through” traffic would be routed onto Seymour Cray Sr. Boulevard (STH #178) upon its completion. Mr. Rubenzer continued that he had a conversation with Chippewa County Highway Commissioner Bruce Stelzner. Mr. Stelzner indicated that in his own research, a connection to County Hwy I (now 160th Street) had been included during the original sale and development of Wissota Green and that he wouldn’t be in support of a closure of that connection. He also was concerned about access to the future school in that area. Rubenzer stated that thus far, he did not find that Chippewa County and the Town of Eagle Point concurrence on a street closure was necessary if the Common Council conducted a public hearing and decided to close a particular city street. Mayor Hoffman noted that Wissota Green streets were never meant for through traffic and that the City should have a joint meeting with the Town of Eagle Point about the issue. There was additional discussion about access for Eagle Point residents immediately east of the proposed Wissota Shores subdivision. **Motion** by Hoffman, seconded by Bauer that City Attorney Ferg investigate if the city can consider closing off a connection to 160th Street (formally County Hwy I) through the official map process, (State Statute Chapter 62.23(6)) independently of Chippewa County or the Town of Eagle Point support. Also that emergency services be consulted and the city work with the Town of Eagle Point for solutions. **All present voting aye. MOTION CARRIED.**

3. No one appeared for the Chippewa Off Road Bike Association presentation so no action was taken and the matter will be put on a future Board of Public Works meeting.

4. **Motion** by Bauer, seconded by Hoffman to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 5:51 P.M.


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

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, APRIL 8, 2013 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, April 8, 2013 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 were Alderperson Jane Lardahl, C.V.C.A. President Skip August and Andrew Bauer.

1. **Motion** by Bauer, seconded by Adrian to approve the minutes of the March 11, 2013 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. The Board considered the bids for the Willow Street project for the segment between Island Street and STH #124 (High St.). A bid summary is attached. Three responsible bids were received. **Motion** by Hoffman, seconded by Adrian to recommend the Common Council accept the low bid of \$467,174.35 and award the contract for the Willow Street (Island St. to STH #124 (High St.)) project to low bidder A-1 Excavating, Inc. of Bloomer, WI contingent upon review and approval of the bids by City Attorney Ferg. **All present voting aye. MOTION CARRIED.**

3. The Board considered the bids for the Columbia Street project for the segment between Duncan Creek and State Street. A bid summary is attached. Three responsible bids were received. **Motion** by Hoffman, seconded by Bauer to recommend the Common Council accept the low bid of \$474,970.41 and award the contract for the Columbia Street (Duncan Creek to State St.) project to low bidder Haas Sons, Inc. of Thorp, WI contingent upon review and approval of the bids by City Attorney Ferg. **All present voting aye. MOTION CARRIED.**

4. The Board considered and discussed the attached draft Street Privilege Permit granted to the Chippewa Valley Cultural Association, (CVCA), for the Heyde Center for the Arts on November 3, 1998. The original permit expired in 2008 and is for a handicap ramp and canopy located within the East River Street Right-of-Way. Rubenzer suggested omitting the 10 year term limit and changing the term to "for the duration of the use". Mayor Hoffman inquired about and suggested discontinuing the section of East River Street Right-of-Way that the ramp and canopy are located on. Rubenzer stated that a \$300 advertizing fee and associated recording fees would be necessary. CVCA president, Skip August suggested continuing with the Street Privilege Permit without a term limit and said he would present the discontinuance idea at an upcoming CVCA board meeting. **Motion** by Adrian, seconded by Rubenzer to recommend the Common Council approve the resolution granting a Street Privilege Permit to the Chippewa Valley Cultural Association for an existing handicap ramp and canopy on the East River Street Right-of-Way. The Street Privilege Permit is not to have a term limit. **All present voting aye. MOTION CARRIED.**

5. **Motion** by Adrian, seconded by Bauer to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 5:48 P.M.


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

BPW

8.14 - OFFICIAL MAP.

- (1) PURPOSE. The official map is hereby established to conserve and promote the public health, safety, convenience and general welfare and provide for orderly, safe and economical expansion of the built up area of the community by designating the location and extent of existing and proposed streets, highways, schools, parks and public land on such official map.
- (2) EFFECT. The official map of the City showing the streets, highways, parkways, parks and playgrounds heretofore laid out, adopted and established by law, is deemed to be final and conclusive with respect to the location and extent of parks and playgrounds shown thereon. Changes or additions to the official map of the City shall be made pursuant to the provisions of §62.23(6), Wis. Stats. The locating, widening or closing or the approval of the locating, widening or closing of streets, highways, parkways, parks and playgrounds by the City under provisions of law other than §62.23(6), Wis. Stats., shall be deemed to be a change or addition to the official map and shall be subject to the provisions of this Municipal Code.
- (3) CUSTODY OF MAP. The official map of the City shall be kept in the office of the City Clerk.
- (4) CLERK'S DUTY. The City Clerk shall file a certificate with the Register of Deeds for Chippewa County, showing that the City has established such official map. Amendments to the official map shall likewise be filed immediately upon adoption.
- (5) AMENDMENTS. Ordinance #69-18; #69-20; #70-1; #70-16; #71-17; #71-21; #71-28; #72-13; #74-24; #75-13; #75-29; #80-33; #90-5; #92-3, #O-07-04; #O-08-05; #08-13; #O-08-18; #08-19; #O-08-21; #O-08-22; #O-11-15.

board, body or official of the 1st or 2nd class city, may approve the plans or approve them subject to recommended changes or substitutions in order that if the sewers or sewerage system, or extensions thereof, of any of the towns, villages or cities are connected with the sewers, sewerage system and sewage disposal works of the 1st or 2nd class city, the sewers or sewerage system, or extensions thereof, will conform with the plan of the sewers, sewerage system and sewage disposal works of the 1st or 2nd class city. If the town, village or city constructs in accordance with the approved plans, the town, village or city may connect its sewers, sewerage system or extensions thereof with the sewers, sewerage system and sewage disposal works of the 1st or 2nd class city, as specified in writing by the sewerage commission, or other board, body or official having charge and control of the sewage disposal system of the 1st or 2nd class city. Except as otherwise provided by statute, a 2nd class city may charge compensation as provided under sub. (3), for the use of its sewers, sewerage system and sewage disposal works for the transmission of the sewage of the towns, villages or cities.

(3) Immediately after each January 1, the sewerage commission, or other board, body or official, having charge and control of the sewage disposal system of the 2nd class city furnishing service under sub. (2), shall determine a reasonable compensation to charge the towns, villages or cities for the service furnished for the preceding year and report the same to the city clerk of the 2nd class city. On or before August 1, the city clerk shall certify the report to the clerk of the town, village or city which received the service. The clerk of the town, village or city shall extend a sufficient amount opposite each valuation on the tax roll of the town, village or city to realize the amount certified in the report. The tax shall be collected as other local taxes are collected and paid over to the treasurer of the 2nd class city which furnished the service.

History: 1981 c. 281 ss. 3m, 14, 15; 1981 c. 391; 1993 a. 213; 1995 a. 378; 1999 a. 150 s. 672.

62.18 Sewers. (1) **CITIES MAY CONSTRUCT.** Cities shall have power to construct systems of sewerage, including a sewage disposal plant and all other appurtenances thereto, to make additions, alterations and repairs to such systems and plants, and when necessary abandon any existing system and build a new system, and to provide for the payment of the same by the city, by sewerage districts or by abutting property owners or by any combination of these methods. Whenever the council shall determine to lay sewers or provide sewerage in any portion of the city it shall so order by resolution which shall describe with reasonable particularity the district to be sewered. Whenever the territory of any city of this state shall be adjacent to or border on the territory of any other state, such city shall have power to build or construct a sewage disposal plant in such adjacent state, either alone for its sole use or jointly with some city or municipality in such adjacent state for their joint use on terms to be agreed upon by such municipalities. And if either city or municipality shall build or construct a sewage disposal plant, the city in this state may contract with the other city or municipality for its joint use on terms to be agreed upon.

(13) **SEWERS, WHERE LAID.** Any contractor or other person acting under the direction of the board of public works may lay sewers in and through any alleys and streets, and through any breakwater into any lake and also in any highways of the county, whether within the limits of said city or not; such contractor shall repair such streets, alleys, breakwaters and highways and restore the same to their former condition upon the completion of such sewers.

(16) **SPECIAL SEWER DISTRICT TAX.** (a) Any city may levy a special tax for the extension or improvement of the sewer system of its sewer district.

(b) 1. In this paragraph:

a. "Company" has the meaning given in s. 76.02.

b. "Operating real property" does not include poles, towers, wires, equipment, mains, lines, tracks and other service structures located within the limits of public highways or constructed and

maintained on private rights-of-way, and conduits, cables, devices, equipment and other facilities located upon or in the operating real property.

2. The tax under par. (a) is declared to be a special tax for local improvement, as defined in s. 76.23. When any company owns operating real property within a sewer district described in par. (a), the assessor in the sewer district shall determine the value of the operating real property of all companies located within the district. The value of the operating real property shall be determined on the same basis as is the value of other real property subject to the special tax. The valuation of the operating real property shall be placed upon the tax roll for the purposes of the special tax only. The tax so assessed to the companies owning operating real property within the district shall be collected as other special sewer district taxes of the district are collected.

History: 1985 a. 29; 1993 a. 490; 1995 a. 225.

62.185 Sewer district bonds. Whenever a city is divided into sewer districts, bonds may be issued against any such district for the purpose of paying the district's portion of any sewer. Said bonds shall be issued in the manner authorized and provided by ch. 67. Such bonds shall not be a general city obligation but shall be payable both as to principal and interest, solely out of the special sewer district tax provided by s. 62.18 (16). Any bonds heretofore authorized to be issued in accordance with this section shall be legal, valid and binding, to the same extent as if such district, at the time of authorizing such bonds, had the power to issue the same.

62.19 Water and heat pipe extensions. The expense of laying water and heat mains which are extensions to mains of a private utility under written contract with a city to lay or extend mains on order of the council, shall be defrayed by the city at large, or by the abutting property as the council determines.

62.22 Acquiring property; opening or changing streets. (1) **PURPOSES.** The governing body of any city may by gift, purchase or condemnation acquire property, real or personal, within or outside the city, for parks, recreation, water systems, sewage or waste disposal, airports or approaches thereto, cemeteries, vehicle parking areas, and for any other public purpose; may acquire real property within or contiguous to the city, by means other than condemnation, for industrial sites; may improve and beautify the same; may construct, own, lease and maintain buildings on such property for public purposes; and may sell and convey such property. The power of condemnation for any such purpose shall be as provided by ch. 32.

(1e) **CERTAIN INDUSTRIAL SITES.** The governing body of a 2nd class city which is adjacent to Lake Michigan and which is located in a county with a population of less than 110,000, according to the most recent estimate by the department of administration, may acquire real property by gift outside the city boundaries for industrial sites; may improve and beautify the same; may construct, own, lease and maintain buildings on such property for public purposes; and may sell and convey such property.

(1m) **ACQUISITION OF EASEMENTS AND LIMITED PROPERTY INTERESTS.** Confirming all powers granted to it and in furtherance thereof, the governing body of any city is expressly authorized to acquire by gift, purchase or condemnation under ch. 32 any and all property rights in lands or waters, including rights of access and use, negative or positive easements, restrictive covenants, covenants running with the land, scenic easements and any rights for use of property of any nature whatsoever, however denominated, which may be lawfully acquired for the benefit of the public or for any public purpose, including the exercise of powers granted under s. 62.23; and may sell and convey such easements or property rights when no longer needed for public use or protection.

(2) **DONATION OF PROPERTY TO NONPROFIT PRIVATE CORPORATIONS.** The governing body of any city may donate, convey, sell or lease property owned by such city to any nonprofit private cor-

poration for public purposes and may acquire property for the purpose of donating, conveying, selling or leasing the same to non-profit private corporations for public purposes.

(3) **RIPARIAN RIGHTS.** The city may by gift, purchase or condemnation take, injure or destroy any riparian rights or privileges appurtenant to land abutting upon Lake Michigan whenever it shall become necessary for the proper construction and use of any highway, street, boulevard, park or other public improvement without taking the lands or any portion thereof to which said riparian rights are appurtenant.

(4) **PROCEDURE.** (a) *Petition to open streets.* As to streets it shall be competent for any 10 resident freeholders in any aldermanic district to petition the council for the opening, widening, extension or change of any street in such aldermanic district, and if the land proposed to be taken for that purpose shall lie in 2 or more aldermanic districts, then 10 resident freeholders of each of the aldermanic districts shall be required to join in the petition. Such petition shall be addressed to the council and shall designate in general terms the location, extent of the proposed laying out, widening, extension or change, but need not contain a particular description of the land proposed to be taken. For the purposes of such petition a person in possession of land under a contract of purchase and sale or a bond for a deed shall be deemed a freeholder.

(b) *Petition as to alleys.* As to alleys, a petition for the opening, widening, extension or change of an alley may be made to the council by the owner or owners of one-third or more of the land in the block in which the alley or proposed alley is situated, whether such owner or owners shall be residents of the city or not. Land held under a land contract or bond for a deed shall, for the purpose of such petition, be deemed to be owned by the person so holding it; infants and others under guardianship may petition by their guardians.

(c) *Action on.* When the petition shall be presented to the council it shall be referred to the board of public works, and said board shall make a report to the council stating whether or not such petition is sufficiently signed, and if so, giving a particular description of each lot, parcel or subdivision of land proposed to be taken, and a plat of the proposed alley or street, widening, extension or change. Upon the coming in of such report the council may, if the petition be reported sufficiently signed, by a vote of a majority of its members adopt a resolution declaring that it is necessary to condemn the land designated in such petition and report, referring to them, for the purpose named in the petition, and direct the city attorney to commence and prosecute condemnation proceedings. Such petition shall, before any resolution upon it shall be adopted, be referred to the board of public works, who shall thereupon make a report to the council stating whether or not it is sufficiently signed, and if so, giving a particular description of each lot, parcel or subdivision of land proposed to be taken, and a plat of the proposed alley as the same will be when laid out, widened, extended or changed. Upon the coming in of such report, if it shall appear thereby that the petition is signed by the owner or owners of one-third or more of the land in the block, the council may adopt a resolution by a vote of a majority of its members, the same as in the case of a petition for the opening, widening, extension or change of a street, and like proceedings shall be had thereon. If it shall afterwards appear that the petition was not sufficiently signed, that fact shall not, in the absence of fraud, vitiate the petition or the subsequent proceedings thereon.

(d) *Proceedings without petition.* The council may, without a petition, by resolution declare it necessary to condemn land, describing it, for any authorized purpose, and direct the city attorney to prosecute condemnation proceedings therefor. If the purpose is the opening, widening, extension, or change of a street or alley, the resolution must be adopted by a vote of four-fifths of all the members. Before adopting the resolution it shall be referred to the board of public works, who shall make a particular description of each lot, parcel or subdivision of land proposed to be taken, and a plat of the proposed street or alley, drain or water pipe, or

land to be used for other authorized purposes, and report the same to the council.

(e) *Abandoned portion vacated.* When a street or alley shall be changed by proceedings under s. 62.22 so much of the original street or alley as shall be left out of it as changed shall be deemed vacated without any other proceeding, and the fact of such vacation shall be taken into account in assessing benefits and damages by reason of the condemnation proceedings.

History: 1971 c. 304 s. 29 (1); 1987 a. 324, 399; 1995 a. 378.

Cross-reference: Sec s. 840.11, requiring applicant for change in streets or alleys to file notice of pendency of the application.

The public purpose doctrine does not require in every case where public property is conveyed to the private sector that public use be reserved for perpetuity. The rehabilitation of deteriorating public facilities is a legitimate public purpose. The consideration for transfers of public property to private entities may consist of benefits other than, or in addition to, money, such as the public benefit from the transfer and the obligations the private actor assumes. *Bishop v. City of Burlington*, 2001 WI App 154, 246 Wis. 2d 879, 631 N.W.2d 656, 00-2346.

62.225 Recycling or resource recovery facilities. A city may establish and require use of facilities for the recycling of solid waste or for the recovery of resources from solid waste as provided under s. 287.13.

History: 1983 a. 27; 1989 a. 335 s. 89; 1995 a. 227.

62.23 City planning. (1) **COMMISSION.** (a) The council of any city may by ordinance create a "City Plan Commission," to consist of 7 members. The commission shall also include, as a nonvoting member, a representative from a military base or installation, with at least 200 assigned military personnel or that contains at least 2,000 acres, that is located in the city, if the base's or installation's commanding officer appoints such a representative. All members of the commission, other than the representative appointed by the commanding officer of a military base or installation, shall be appointed by the mayor, who shall also choose the presiding officer. The mayor may appoint himself or herself to the commission and may appoint other city elected or appointed officials, except that the commission shall always have at least 3 citizen members who are not city officials. Citizen members shall be persons of recognized experience and qualifications. The council may by ordinance provide that the membership of the commission shall be as provided thereunder.

(d) The members of the commission shall be appointed to hold office for a period of 3 years. Appointments shall be made by the mayor during the month of April for terms that expire in April or at any other time if a vacancy occurs during the middle of a term.

(e) The city plan commission shall have power and authority to employ experts and a staff, and to pay for their services and such other expenses as may be necessary and proper, not exceeding, in all, the appropriation that may be made for such commission by the legislative body, or placed at its disposal through gift, and subject to any ordinance or resolution enacted by the governing body.

(f) Any city may by ordinance increase the number of members of the city plan commission so as to provide that the building commissioner or building inspector shall serve as a member thereof.

(2) **FUNCTIONS.** It shall be the function and duty of the commission to make and adopt a master plan for the physical development of the city, including any areas outside of its boundaries that in the commission's judgment bear relation to the development of the city provided, however, that in any county where a regional planning department has been established, areas outside the boundaries of a city may not be included in the master plan without the consent of the county board of supervisors. The master plan, with the accompanying maps, plats, charts, and descriptive and explanatory matter, shall show the commission's recommendations for such physical development, and shall, as described in sub. (3) (b), contain at least the elements described in s. 66.1001 (2). The commission may from time to time amend, extend, or add to the master plan or carry any part or subject matter into greater detail. The commission may adopt rules for the transaction of business and shall keep a record of its resolutions, transactions,

findings, and determinations, which record shall be a public record.

(3) **THE MASTER PLAN.** (a) The master plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the municipality which will, in accordance with existing and future needs, best promote public health, safety, morals, order, convenience, prosperity or the general welfare, as well as efficiency and economy in the process of development.

(b) The commission may adopt the master plan as a whole by a single resolution, or, as the work of making the whole master plan progresses, may from time to time by resolution adopt a part or parts of a master plan. Beginning on January 1, 2010, or, if the city is exempt under s. 66.1001 (3m), the date under s. 66.1001 (3m) (b), if the city engages in any program or action described in s. 66.1001 (3), the master plan shall contain at least all of the elements specified in s. 66.1001 (2). The adoption of the plan or any part, amendment, or addition, shall be by resolution carried by the affirmative votes of not less than a majority of all the members of the city plan commission. The resolution shall refer expressly to the elements under s. 66.1001 and other matters intended by the commission to form the whole or any part of the plan, and the action taken shall be recorded on the adopted plan or part of the plan by the identifying signature of the secretary of the commission, and a copy of the plan or part of the plan shall be certified to the common council, and also to the commanding officer, or the officer's designee, of any military base or installation, with at least 200 assigned military personnel or that contains at least 2,000 acres, that is located in or near the city. The purpose and effect of the adoption and certifying of the master plan or part of the plan shall be solely to aid the city plan commission and the council in the performance of their duties.

(4) **MISCELLANEOUS POWERS OF THE COMMISSION.** The commission may make reports and recommendations relating to the plan and development of the city to public officials and agencies, public utility companies, civic, educational, professional and other organizations, and citizens. It may recommend to the mayor or council, programs for public improvements and the financing thereof. All public officials shall, upon request, furnish to the commission, within a reasonable time, such available information as it may require for its work. The commission, its members and employees, in the performance of its functions, may enter upon any land, make examinations and surveys, and place and maintain necessary monuments and marks thereon. In general, the commission shall have such powers as may be necessary to enable it to perform its functions and promote municipal planning.

(5) **MATTERS REFERRED TO CITY PLAN COMMISSION.** The council, or other public body or officer of the city having final authority thereon, shall refer to the city plan commission, for its consideration and report before final action is taken by the council, public body or officer, the following matters: The location and architectural design of any public building; the location of any statue or other memorial; the location, acceptance, extension, alteration, vacation, abandonment, change of use, sale, acquisition of land for or lease of land for any street, alley or other public way, park, playground, airport, area for parking vehicles, or other memorial or public grounds; the location, extension, abandonment or authorization for any public utility whether publicly or privately owned; all plats of lands in the city or within the territory over which the city is given platting jurisdiction by ch. 236; the location, character and extent or acquisition, leasing or sale of lands for public or semipublic housing, slum clearance, relief of congestion, or vacation camps for children; and the amendment or repeal of any ordinance adopted pursuant to this section. Unless such report is made within 30 days, or such longer period as may be stipulated by the common council, the council or other public body or officer, may take final action without it.

(6) **OFFICIAL MAP.** (a) As used in this subsection, "waterways" includes rivers, streams, creeks, ditches, drainage channels, watercourses, lakes, bays, ponds, impoundment reservoirs, reten-

tion and detention basins, marshes and other surface water areas, regardless of whether the areas are natural or artificial.

(am) 1. In this paragraph:

a. "Airport" means an airport as defined under s. 114.002 (7) which is owned or operated by a county, city, village or town either singly or jointly with one or more counties, cities, villages or towns.

b. "Airport affected area" means the area established by an agreement under s. 66.1009. If a county, city, village or town has not established such an agreement, "airport affected area" in that county, city, village or town means the area located within 3 miles of the boundaries of an airport.

2. If the council of any city which is not located in whole or in part in a county with a population of 500,000 or more has established an official map under par. (b), the map shall show the location of any part of an airport located within the area subject to zoning by the city and any part of an airport affected area located within the area subject to zoning by the city.

(b) The council of any city may by ordinance or resolution establish an official map of the city or any part thereof showing the streets, highways, historic districts, parkways, parks and playgrounds laid out, adopted and established by law. The city may also include the location of railroad rights-of-way, waterways and public transit facilities on its map. A city may include a waterway on its map only if the waterway is included in a comprehensive surface water drainage plan. The map is conclusive with respect to the location and width of streets, highways, waterways and parkways, and the location and extent of railroad rights-of-way, public transit facilities, parks and playgrounds shown on the map. The official map is declared to be established to conserve and promote the public health, safety, convenience or general welfare. The ordinance or resolution shall require the city clerk at once to record with the register of deeds of the county or counties in which the city is situated a certificate showing that the city has established an official map. An ordinance or resolution establishing any part of an official map enacted prior to June 16, 1965, which would be valid under this paragraph is hereby validated.

(c) The city council may amend the official map of the city so as to establish the exterior lines of planned new streets, highways, historic districts, parkways, railroad rights-of-way, public transit facilities, waterways, parks or playgrounds, or to widen, narrow, extend or close existing streets, highways, historic districts, parkways, railroad rights-of-way, public transit facilities, waterways, parks or playgrounds. No such change may become effective until after a public hearing concerning the proposed change before the city council or a committee appointed by the city council from its members, at which parties in interest and citizens shall have an opportunity to be heard. Notice of the public hearing shall be published as a class 2 notice under ch. 985. Before amending the map, the council shall refer the matter to the city plan commission for report, but if the city plan commission does not make its report within 60 days of reference, it forfeits the right to further suspend action. When adopted, amendments become a part of the official map of the city, and are conclusive with respect to the location and width of the streets, highways, historic districts, waterways and parkways and the location and extent of railroad rights-of-way, public transit facilities, parks and playgrounds shown on the map. The placing of any street, highway, waterway, parkway, railroad right-of-way, public transit facility, park or playground line or lines upon the official map does not constitute the opening or establishment of any street, parkway, railroad right-of-way, public transit facility, park or playground or alteration of any waterway, or the taking or acceptance of any land for these purposes.

(d) The locating, widening or closing, or the approval of the locating, widening or closing of streets, highways, waterways, parkways, railroad rights-of-way, public transit facilities, parks or playgrounds by the city under provisions of law other than this section shall be deemed to amend the official map, and are subject to this section, except that changes or additions made by a subdivi-



City of Chippewa Falls

30 WEST CENTRAL STREET, CHIPPEWA FALLS, WISCONSIN 54729

DATE: September 8, 2005

TO: Jayson Smith, City Planner & Jim Holden, City Inspector *JS*

FROM: Richard J. Rubenzer, P.E., Director of Public Works

SUBJECT: Sienna Phasing Plan

Please review this written traffic/phasing plan and comment to me. It looks appropriate to me and I would like to e-mail an approval to Sienna as soon as I hear from each of you.

Wissota Green Phasing

Phase I and IA

CTH I will be closed east of Seymour Cray Sr. Boulevard and south of 161st Street at the beginning of construction. CTH I through traffic is detoured as follows:

- Along CTH I between Seymour Cray Sr. Boulevard and STH 178,
- Along STH 178 between CTH I and CTH S, and
- Along CTH S between STH 178 and the CTH I and CTH S intersection.

Local traffic to the residences along 75th Avenue and 161st Street and to the Rod and Gun Club and the boat landing will be detoured as follows: Initially traffic will follow the CTH I detour described above then:

- Proceed south on CTH I from CTH S to 161st Street,
- East on 161st Street, and depending on the destination, and
- West on 75th Avenue and southeast on 74th Avenue.

After the crushed aggregate is constructed on Beach Drive, access to properties along 161st Street, 74th Avenue and 75th Avenue will be opened from the south along Beach Drive to 74th Avenue and 75th Avenue.

Access from the north to the properties along 161st Street, 75th Avenue and 74th Avenue will remain open until construction of the north end of Phase I closes CTH I between 161st Street and Dockside Way. Traffic to these properties will be open from the south along Beach Drive and the section of Manor Drive between Beach Drive and 75th Avenue.

Upon completion of Phase I and IA, CTH I and local traffic can utilize the subdivision streets. Access to local properties can be as follows:

- 74th Avenue and 75th Avenue can be accessed off of Wissota Green Boulevard to Beach Drive to Manor Drive.
- 161st Street can be accessed via Wissota Green Boulevard, Wissota Green Parkway and Cottage Lane.
- 80th Avenue can be accessed from the south via Wissota Green Boulevard, Wissota Green Parkway, Dockside Way and existing CTH I north of Dockside Way.
- Access to 80th Avenue from the north will remain along existing CTH I between CTH S and 80th Avenue until Phase III construction.

Seymour Cray Sr. Boulevard

Seymour Cray Sr. Boulevard is scheduled to be completed between CTH I and CTH S by the fall of 2006. CTH I through traffic will be routed onto this new roadway at that time.



Phase IB

Phase IB construction will not impact existing traffic patterns.

Phase II

Phase II construction will not impact existing traffic patterns.

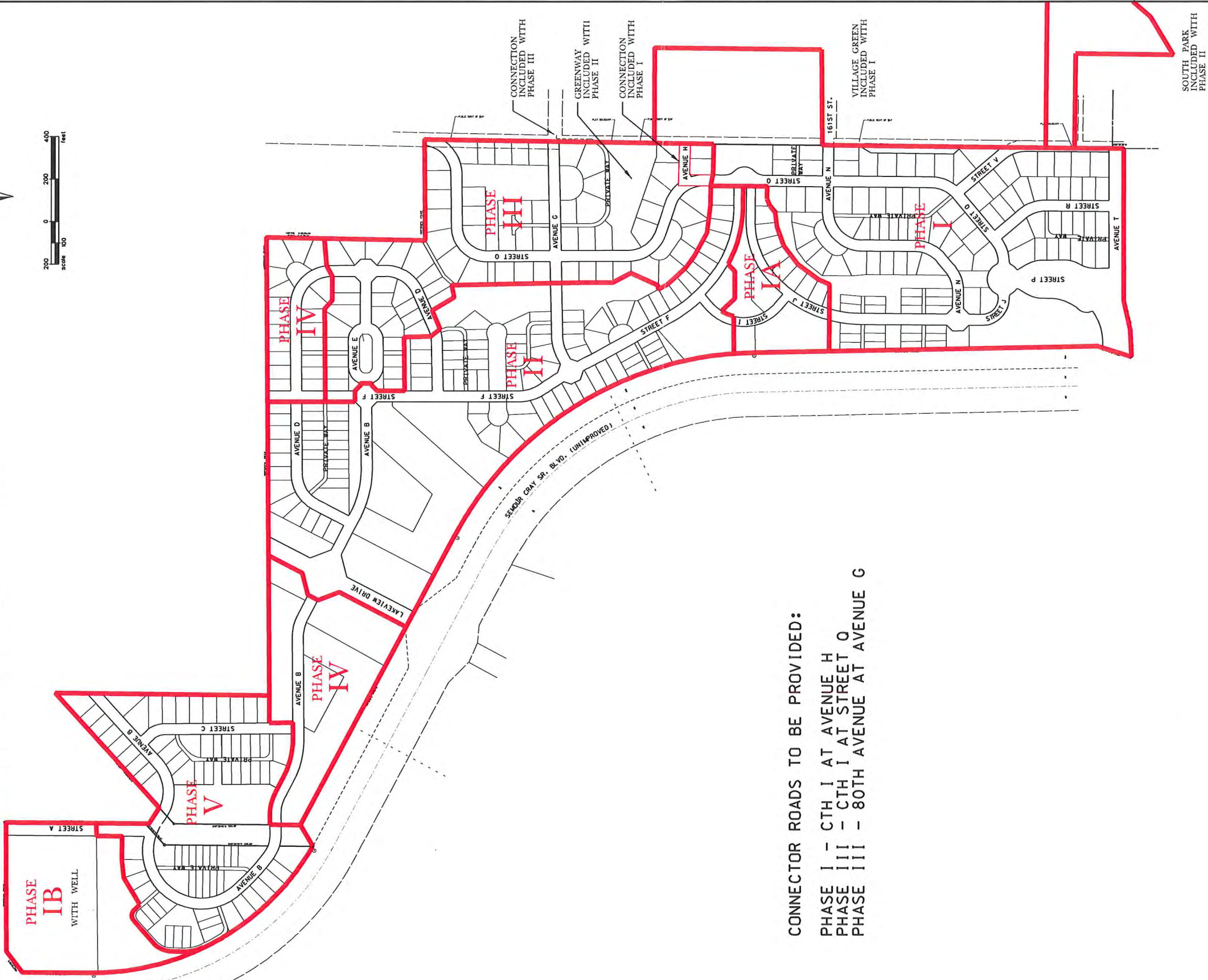
Phase III

The existing CTH I roadway will be closed north of Dockside Way to the new Wissota Green Parkway intersection with the CTH I roadway in Phase III. Access to 80th Avenue will be through the Wissota Green subdivision along Wissota Green Parkway and Anchor Drive.

Phase IV and V

Phase IV and V construction will not impact existing traffic patterns.

FILE



CONNECTOR ROADS TO BE PROVIDED:
 PHASE I - CTH 1 AT AVENUE H
 PHASE III - CTH 1 AT STREET Q
 PHASE III - 80TH AVENUE AT AVENUE G

WISSOTA GREEN
 PHASING PLAN



Planners
 Developers
 Contractors

