

**\*AMENDED AGENDA FOR REGULAR MEETING OF COMMON COUNCIL**

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

1. **CLERK CALLS THE ROLL**
2. **APPROVAL OF MINUTES OF PREVIOUS MEETING**
  - (a) Approve minutes of the Regular Council Meeting of November 3, 2015.
3. **PERSONAL APPEARANCES BY CITIZENS** No matter presented by a citizen shall be acted on at the meeting except in emergencies affecting the public health, safety or welfare.
4. **PUBLIC HEARINGS**
  - (a) Public Hearing regarding the proposed change of districts in the Zoning Ordinance of the City of Chippewa Falls regarding Parcel #4303, Located at 621 W Park Avenue, from R-1C Single Family Residential District to C-4 Highway Commercial District. (see Ordinance #2015-25)
5. **COMMUNICATIONS** - None
6. **REPORTS**
  - (a) Consider Board of Public Works meeting minutes of November 9, 2015.
  - (b) Consider Plan Commission meeting minutes of November 9, 2015.
7. **COUNCIL COMMITTEE REPORTS** in the order in which they are named in Section 2.21 of the Municipal Code
  - (a) Consider Committee #1 Revenues, Disbursements, Water and Wastewater minutes of November 4, 2015.
  - (b) Consider Committee #1 Revenues, Disbursements, Water and Wastewater minutes of November 10, 2015.
  - (c) Consider Committee #1 Revenues, Disbursements, Water and Wastewater minutes of November 17, 2015. (minutes to be distributed prior to meeting)
  - (d) Consider Committee of the Whole minutes of November 3, 2015.
  - (e) Park Board minutes of November 10, 2015.
  - (f) Library Board minutes of October 14, 2015
8. **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 Brian McAlister of the Indian Head Track Club for the Frigid 8 & Thermal 3 Road Race on December 5, 2015 from 10:00 am – 11:45 am on various City Streets (see application).
  - (c) Consider Application for Temporary Class “B” / “Class B” Beer and Wine Retailer’s License from McDonell Area Catholic Schools for the 8<sup>th</sup> Annual Mardi Gras to be held on February 13, 2016 at McDonell High School, 1316 Bel Air Blvd.
  - (d) Consider Application for Class “E” Annual Dance and Live Music License from McDonell Area Catholic Schools for McDonell High School on February 13, 2016.
9. **PETITIONS** - None
10. **MAYOR ANNOUNCES APPOINTMENTS** - None
11. **MAYOR’S REPORT** - None
12. **REPORT OF OFFICERS** - None
13. **ORDINANCES**
  - (a) Second Reading of **Ordinance #2015-23 Entitled:** An Ordinance Extending Compulsory Connection to City Sewer and Water Services to Irregular or Illegal Service Connections - § 11.05 of the Chippewa Falls Municipal Code.

### **13. ORDINANCES**

**(b)** Second Reading of **Ordinance #2015-24 Entitled:** An Ordinance Adopting the Community Wayfinding Signs Provisions of the Wisconsin Department of Transportation's Traffic Guidelines Manual - § 7.035 of the Chippewa Falls Municipal Code.

**(c)** Second Reading of **Ordinance #2015-25 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls (regarding Parcel #4303, 621 W Park Avenue).

### **14. RESOLUTIONS**

**(a)** Consider **Resolution #2015-49 Entitled:** Resolution Granting a Street Privilege Permit for Parcel No. 4732 and Certified Survey Map #4463, Lots 1, 2 and 3 in Unopened Woodridge Drive Right-of-Way in the City of Chippewa Falls Under Chapter 66.0425 Wisconsin Statutes.

**(b)** Consider **Resolution #2015-50 Entitled:** Resolution Approving a Certified Survey Map of Chippewa Manor.

**(c)** Consider **Resolution #2015-51 Entitled:** Resolution to Terminate Coverage with LGPIF and Elect Property Insurance Coverage from the New Municipal Property Insurance Company (MPIC).

**(d)** Consider **Resolution #2015-52 Entitled:** Resolution by the City of Chippewa Falls Common Council Requesting Community Development Investment Grant Funds from the Wisconsin Economic Development Corporation.

### **15. OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW**

**(a)** Discuss and consider approval of agreement for Keith Street, LLC 2 Bay Street Redevelopment Project and authorize the Mayor to execute the agreement.

**\*(b)** Discuss and consider allowing Brian Wogernese access to the properties located at 100 N Bridge Street, 11-13 W Spring Street, and 15 W Spring Street prior to closing on the property.

### **16. CLAIMS**

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

### **17. CLOSED SESSION**

### **18. ADJOURNMENT**

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

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

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

#### **CERTIFICATION OF OFFICIAL NEWSPAPER**

I, hereby, certify that a copy of this notice has been posted on the bulletin board at City Hall and a copy has been given to the Chippewa Herald on November 13, 2015 at 2:20 pm by BNG.  
I, hereby, certify that an amended 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 November 16, 2015 at 12:40 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, November 3, 2015 in the City Hall Council Chambers. Mayor Gregory Hoffman called the meeting to order at 6:32 pm. The Pledge of Allegiance was recited.

### CLERK CALLS THE ROLL

Council Members present: John Monarski, Rob Kiefer, CW King, Chuck Hull, Paul Olson, Paul Nadreau, and Brent Ford.

Also Present: City Attorney Robert Ferg, Finance Manager/Treasurer Lynne Bauer, City Planner/Transit Manager Jayson Smith, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, Police Chief Wendy Stelter, City Clerk Bridget Givens, and those on the attached sign-in sheet.

### APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) **Motion by Ford/Monarski** to approve the minutes of the October 20, 2015 Council Meeting. **All present voting aye, motion carried.**

(b) **Motion by Kiefer/Nadreau** to approve the minutes of the October 27, 2015 Special Council Meeting. **All present voting aye, motion carried.**

### PERSONAL APPEARANCES BY CITIZENS

(a) Mayor Hoffman presented Karen Tregoning with a plaque recognizing her years of committed service to the City and wished her well in her retirement.

PUBLIC HEARINGS - None

COMMUNICATIONS - None

### REPORTS

(a) **Motion by Kiefer/Monarski** to approve the Board of Public Works meeting minutes of October 26, 2015. **Roll Call Vote: Aye – Kiefer, Monarski, King, Hull, Olson, Nadreau, Ford. Motion carried.**

(b) **Motion by King/Nadreau** to approve the Business Improvement District (BID) Board of Directors minutes of October 28, 2015. **Roll Call Vote: Aye – King, Nadreau, Ford, Monarski, Kiefer, Hull, Olson. Motion carried.**

### COUNCIL COMMITTEE REPORTS

(a) **Motion by King/Monarski** to approve the Joint Committee #1 Revenues, Disbursements, Water and Wastewater and Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of October 21, 2015. **All present voting aye, motion carried.**

(b) **Motion by Olson/King** to approve the Committee #1 Revenues, Disbursements, Water and Wastewater minutes of October 21, 2015. **All present voting aye, motion carried.**

(c) **Motion by Ford/Hull** to approve the Joint Committee #1 Revenues, Disbursements, Water and Wastewater and Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of October 27, 2015. **All present voting aye, motion carried.**

(d) **Motion by Olson/King** to approve the Committee #1 Revenues, Disbursements, Water and Wastewater minutes of October 27, 2015. **All present voting aye, motion carried.**

(e) **Motion by Nadreau/Kiefer** to approve the Joint Committee #1 Revenues, Disbursements, Water and Wastewater and Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of November 2, 2015. **Roll Call Vote: Aye – Nadreau, Kiefer, King, Hull, Olson, Ford, Monarski. Motion carried.**

(f) **Motion by King/Nadreau** to approve the Committee #1 Revenues, Disbursements, Water and Wastewater minutes of November 2, 2015. **All present voting aye, motion carried.**

(g) **Motion by Olson/Monarski** to approve the Committee #4 Recycling, Computerization, Building and Intergovernmental Services minutes of October 27, 2015. **All present voting aye, motion carried.**

(h) **Motion by Olson/Nadreau** to approve the Committee #4 Recycling, Computerization, Building and Intergovernmental Services minutes of November 3, 2015. Discussion was had regarding recycling and waste collection with Councilor Monarski indicating he would like to see waste collection haulers also be able to take recycling. **Motion by Monarski** to consider Item #2 of the minutes separately. **Motion died.**

for lack of a second. Additional discussion ensued. Councilor Olson called for the question, hearing no objection. **Roll Call Vote: Aye – Olson, Nadreau, Ford, Kiefer, King; No – Monarski, Hull. Motion carried.**

### **APPLICATIONS**

(a) **Motion by King/Ford** to approve the Operator (Bartender) Licenses as approved by the Police Department. **All present voting aye, motion carried.** Rhiana Lloyd, E8369 Marshall Avenue, Strum, appeared to appeal the denial of her Operator (Bartender) License as recommended by the Police Department. **Motion by Ford/Olson** to overturn the denial and grant an Operator (Bartender) License to Rhiana Lloyd. **Roll Call Vote: Aye – Ford, Olson, Nadreau, Monarski, Kiefer, King; No – Hull. Motion carried.**

(b) **Motion by Kiefer/King** to approve the conditional surrender from Dwayne Lambert (Dewey's Roadhouse, 1 E Canal Street) of his Class "B" / "Class B" Intoxicating Liquor and Malt Beverage License predicated upon the granting of the license to Garrett Watton. **All present voting aye, motion carried.**

**Motion by King/Olson** to consider and approve the following in one motion:

(c) Original Alcohol Beverage Retail License Application from Watton Entertainment, LLC, Garrett Watton, Agent, for a Class "B" / "Class B" Intoxicating Liquor and Malt Beverage License for Canal Street Roadhouse located at 1 E Canal Street; and

(d) Application for Class "B" Annual Dance and Live Music License from Garrett Watton for Canal Street Roadhouse located at 1 E Canal Street. **All present voting aye, motion carried.**

(e) **Motion by Ford/Olson** to approve the Application for Temporary Class "B" / "Class B" Beer and Wine Retailer's License from McDonell Area Catholic Schools for the 8<sup>th</sup> Annual Spaghetti Spectacular to be held on November 8, 2015 at McDonell Central High School, 1316 Bel Air Blvd. **All present voting aye, motion carried.**

**PETITIONS** - None

**MAYOR ANNOUNCES APPOINTMENTS** - None

**MAYOR'S REPORT** - None

**REPORT OF OFFICERS** - None

### **ORDINANCES**

(a) **Motion by King/Kiefer** to approve **Ordinance #2015-22 Entitled:** An Ordinance Allowing a Loading Zone in Front of McDonell Central Catholic High School and Notre Dame Middle School. **Roll Call Vote: Aye – King, Kiefer, Hull, Olson, Nadreau, Ford, Monarski. Motion carried.**

(b) The First Reading of **Ordinance #2015-23 Entitled:** An Ordinance Extending Compulsory Connection to City Sewer and Water Services to Irregular or Illegal Service Connections - § 11.05 of the Chippewa Falls Municipal Code was held.

(c) The First Reading of **Ordinance #2015-24 Entitled:** An Ordinance Adopting the Community Wayfinding Signs Provisions of the Wisconsin Department of Transportation's Traffic Guidelines Manual - § 7.035 of the Chippewa Falls Municipal Code was held.

(d) The First Reading of **Ordinance #2015-25 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls (regarding Parcel #4303, 621 W. Park Avenue) was held. It was noted there was a typographical error on the Ordinance; it should have read R-1C Single Family versus 1C Single Family.

### **RESOLUTIONS**

(a) **Motion by King/Kiefer** to approve **Resolution #2015-48 Entitled:** Resolution to Adopt the City of Chippewa Falls 2016-2020 Five Year Street Improvement Program as the Official Municipal Street Improvement Plan. **Roll Call Vote: Aye – King, Kiefer, Hull, Olson, Nadreau, Ford, Monarski. Motion carried.**

### **OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW**

(a) **Motion by King/Ford** to defer action on the proposal from SEH to prepare a certified survey map for the proposed fire station site until after the Closed Session. **All present voting aye, motion carried.**

**CLAIMS**

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

City General Claims:	\$726,560.17
Authorized/Handwritten Claims:	\$50,063.82
Department of Public Utilities:	<u>\$58,533.97</u>
Total of Claims Presented	<u>\$835,157.96</u>

**Roll Call Vote: Aye – King, Ford, Monarski, Kiefer, Hull, Olson, Nadreau. Motion carried.**

**CLOSED SESSION**

**(a) Motion by Olson/Ford** 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 discuss potential site location acquisition for the new fire station; and to include the Mayor, Council, Ferg, Smith, Bauer, Rubenzer and Givens; may return to Open Session. **Roll Call Vote: Aye – Olson, Ford, Monarski, Kiefer, King, Hull, Nadreau. Motion carried.**

Council discussed the above-referenced item.

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

**OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW**

**(a) Motion by Ford/King** to approve the proposal from SEH for \$1,550 to prepare a certified survey map for the proposed fire station site. **Roll Call Vote: Aye – Ford, King, Hull, Olson, Nadreau, Monarski, Kiefer. Motion carried.**

**ADJOURNMENT**

**Motion by King/Ford** to adjourn at 7:56 pm. **All present voting aye, motion carried.**

Submitted by:  
Bridget Givens, City Clerk

**CITY COUNCIL ATTENDANCE SHEET - November 3, 2015**

NAME	ADDRESS
Ken Jakken	17173 W HWY J CF
Karen Tregoning	13656 86th Ave C.F
Jim TREGANING	" " "
Hay Tambrum	235 Mansfield
Judith Morason	212 N Rural
Susan Brandt	910 Macomber St
Doreen Meinen	225 W Elm St
Pauline	733 W Cedar St
Sharon	13083 76th Ave, CF
David Meinen	13083 76TH AVE CF
Sue Meinen	733 W Cedar St

CITY COUNCIL ATTENDANCE SHEET - November 3, 2015

NAME	ADDRESS
Quinn & Patrick Sullivan	1603 Woodbridge Drive CF
DWAYNE LAMBERT	1 E CANAL ST.
Rhiana Lloyd	88369 Marshall Ave, Strum
Fret Enters	N 14985 Lemmon Ave <del>Strum</del>
Joe Crowen	1207 Roedel RD E.C.
MARIL VINNIE	2626 MANDAR RD E.C.
PAT HATHON	621 E Grand Ave CF
Scott Lambornine	520 Westwood DR
Frank Hakes	235 Mansfield

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

PLEASE TAKE NOTICE that the Common Council of the City of Chippewa Falls, Wisconsin, will conduct a Public Hearing on **Tuesday, November 17, 2015** in the Council Chambers, Municipal Building, 30 West Central St., Chippewa Falls, Wisconsin, commencing at 6:30 P.M. on the proposed change of districts in the Zoning Ordinance of the City of Chippewa Falls of the following real estate:

**Parcel #4303  
City of Chippewa Falls  
Located at 621 West Park Avenue**

## R-1C Single Family Residential District to C-4 Highway Commercial District

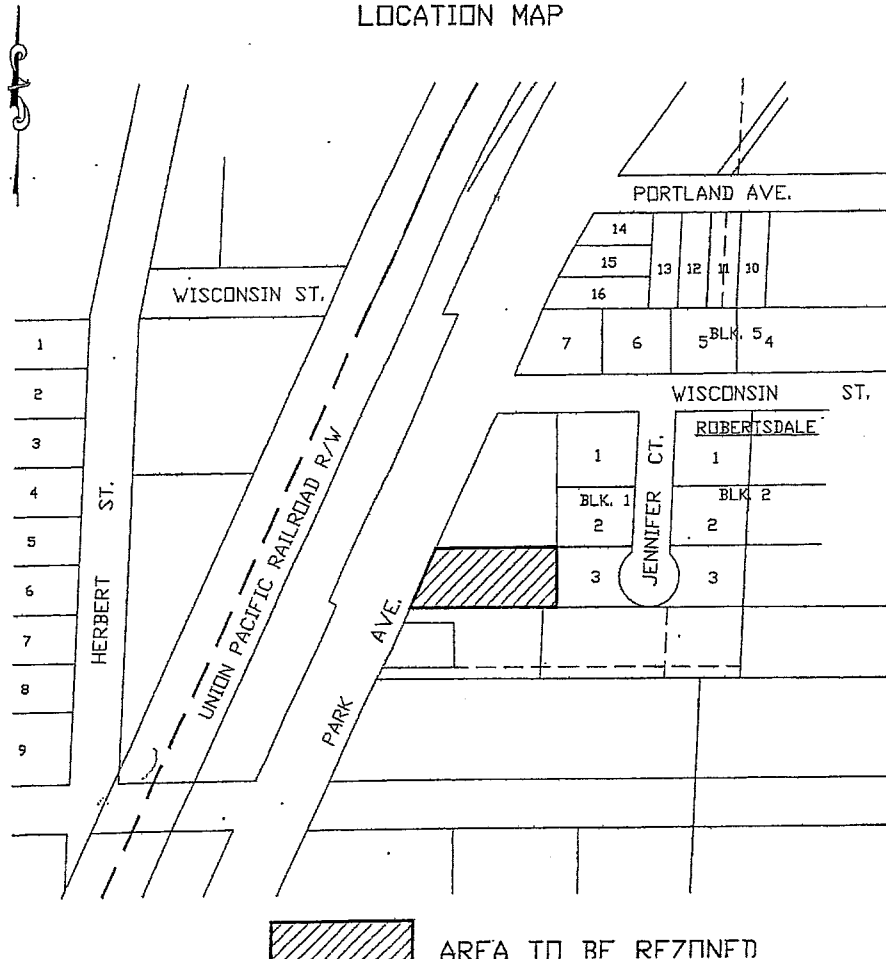
Following the hearing, the Common Council will consider passage of an ordinance changing the zoning district map of the City of Chippewa Falls, Wisconsin.

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

Bridget Givens  
City Clerk

621 W. PARK AVENUE  
REZONING

LOCATION MAP

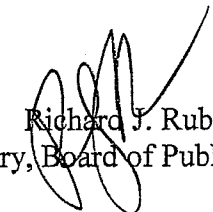




**CITY OF CHIPPEWA FALLS  
BOARD OF PUBLIC WORKS  
MEETING MINUTES  
MONDAY, NOVEMBER 9, 2015 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, November 9, 2015 at 5:30 PM. Present were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Alderperson Paul Olson and Darrin Senn. Absent was Finance Manager Lynne Bauer. Also present at the meeting was Bill Bresina.

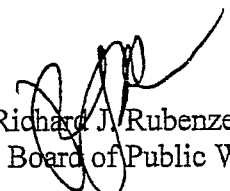
1. **Motion** by Olson, seconded by Senn to approve the minutes of the October 26, 2015 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**
  
2. The Board considered the attached resolution concerning a revision of Resolution No. 2003-07, which granted driveway access to parcel #4732 across unopened Woodridge Drive right-of-way. Bill Bresina appeared to request the revised resolution be approved which would also grant access to Lots 1, 2 and 3 of approved Certified Survey Map #4463 across the unopened right-of-way of Woodridge Drive.  
**Motion** by Senn, seconded by Olson to recommend the Common Council approve the attached Street Privilege Resolution allowing driveway access to parcel #4732 and Lots 1, 2 and 3 of Certified Survey Map #4463 across unopened Woodridge Drive right-of-way. **All present voting aye. MOTION CARRIED.**
  
3. **Motion** by Olson, seconded by Rubenzer to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 5:38 P.M.

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

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

The Board of Public Works met in City Hall on Monday, October 26, 2015 at 5:30 PM. Present were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer, Alderperson Paul Olson and Darrin Senn.

1. **Motion** by Bauer, seconded by Olson to approve the minutes of the October 12, 2015 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**
  
2. Director of Public Works Rubenzer presented the attached snow removal policy that was originally drafted and approved in 2011. He suggested adding the reference to Resolution No. 2008-38, (attached), to Section 12, (Mailboxes), of the policy. He then highlighted changes to Municipal Code 8.11, Snow and Ice Removal, in 2013. He stated that the changes were implemented to even the playing field so that all downtown businesses and residents were responsible for their own snow removal. After some additional discussion;  
**Motion** by Senn, seconded by Rubenzer that the Common Council adopt the revised Snow Removal Policy with the revision to Section 12, (Mailboxes), shown in bold italics on the attachment. **All present voting aye. MOTION CARRIED.**
  
3. Director of Public Works Rubenzer presented the attached 2016-2020 Tentative Five Year Street Improvement Program and corresponding resolution. He detailed the items that contribute to a street being placed on the program list:
  - 1) Street surface rating
  - 2) Traffic volumes
  - 3) Drainage issues
  - 4) Distribution among the seven City wards
  - 5) Request or petition from residents
  - 6) Street classification and functionHe pointed out the street surface rating map displayed on the Council room wall and noted reds and oranges are newer streets, yellow and light green are crack fill and seal coat candidates and green through black are older streets, needing complete reconstruction. He stated that adoption of a street improvement program was necessary to receive Local Road Improvement Program funding and that the Council could move streets ahead, back or remove them from the list as the plan is considered annually.  
**Motion** by Rubenzer, seconded by Hoffman to recommend the Common Council approve the resolution adopting the 2016-2020 Tentative Five Year Street Improvement Program. **All present voting aye. MOTION CARRIED.**
  
4. **Motion** by Senn, seconded by Bauer to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 6:00 P.M.

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

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

**RESOLUTION GRANTING A STREET PRIVILEGE PERMIT FOR PARCEL  
NO. 4732 AND CERTIFIED SURVEY MAP #4463, LOTS 1, 2 AND 3 IN  
UNOPENED WOODRIDGE DRIVE RIGHT-OF-WAY IN THE CITY OF  
CHIPPEWA FALLS  
UNDER CHAPTER 66.0425 WISCONSIN STATUTES**

**WHEREAS**, at the November 9, 2015 Board of Public Works meeting, Haas Sons Properties LLC and William J. Bresina requested to amend Street Privilege Permit Resolution No. 2003-07 to construct and maintain a residential driveway upon the dedicated but yet unopened and unimproved public right-of-way of Woodridge Drive lying West of Woodridge Court in the City of Chippewa Falls, Wisconsin; and

**WHEREAS**, Haas Sons Properties LLC owns an approximate 19 acre parcel (No 4732) lying North of the Railroad right-of-way in the Northwest Quarter of the Northwest Quarter of Section 12; T 28 N, R 09 W and William J. Bresina owns Lot Numbers 1, 2 and 3 of Certified Survey Map No. 4463, being part of the South One Half of the Southwest Quarter of Section 1, T 28 N, R 09 W in the City of Chippewa Falls, Wisconsin; and

**WHEREAS**, Haas Sons Properties LLC and William J. Bresina require access across said unopened and unimproved Woodridge Drive right-of-way in order to develop said parcel #4732 and Certified Survey Map #4463, Lots 1, 2 and 3 as single family building sites; and

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS, WISCONSIN** that a Street Privilege Permit be and is hereby granted under Chapter 66.0425, Wisconsin Statutes to the owners of Parcel #4732 and Certified Survey Map #4463, Lots 1, 2 and 3 to construct and maintain a private residential driveway upon the dedicated but yet unopened and unimproved public right-of-way of Woodridge Drive lying West of Woodridge Court in the City of Chippewa Falls, Wisconsin under the following conditions:

1. That the permit is granted for the public right-of-way of Woodridge Drive in the plat of Woodridge Addition and lying west of Woodridge Court and shown on the attached sketched map.
2. That pursuant to Municipal Code 8.04, the owner of parcel #4732 and the owner of Certified Survey Map #4463, Lots 1, 2 and 3 or their qualified contractor shall obtain a driveway permit from the Engineering Department for the driveway approach at Woodridge Court.

3. That the residential driveway shall be centered on the Woodridge Drive right-of-way.
4. That the residential driveway shall be blacktopped before usage – (Approach – concrete, Drive – blacktop).
5. That access and egress to and from parcel #4732 and Lots 1, 2 and 3 of Certified Survey Map #4463 shall be only across the said dedicated but yet unopened public right-of-way of Woodridge Drive; and
6. That the public retains ownership of the effected Woodridge Drive right-of-way.
7. That Haas Sons Properties LLC and William J. Bresina or any future owner of parcel #4732 and Certified Survey Map #4463, Lots 1, 2 and 3 shall be primarily liable for damages to person or property by reason of the granting of this privilege as provided in Wisconsin Statutes and shall maintain liability insurance on the facilities covered by this permit as approved by the City Attorney.
8. That the permittees shall be responsible for restoring any part of these facilities in the event that the City must disturb or remove said improvements for construction, replacement or maintenance of City owned facilities within the effected right-of-way.
9. That the term of the permit is 10 years, which term may be extended as the City Council sees fit. However, the City retains all its rights in Section 66.0425 Wisconsin Statutes regarding removal of improvements upon 10 days notice.
10. That to the extent reasonably possible, the City will endeavor to give the permittees one year notice in the event that the City will not renew or extend the terms of the permit beyond the initial 10 year term. However, the City will retain all its rights as provided in Section 66.0425 Wisconsin Statute regarding removal of improvements upon a 10 day notice.
11. That this permit is issued to the owner(s) of parcel #4732 and the owner(s) of Certified Survey Map #4463, Lots 1, 2 and 3.
12. That the permittees by accepting this permit, waives the right to contest in any manner the validity of the Chapter 66.0425 or the conditions of this permit.
13. That the permittees are responsible for removal of any and all improvements made in the street right-of-way and will restore the area upon due notice as required by Wisconsin Statutes.

14. That Haas Sons Properties LLC and William J. Bresina, or any future owner(s) of parcel #4732 or Certified Survey Map #4463, Lots 1, 2 and 3 shall maintain a 40 foot building setback from the future westerly extension of the south right-of-way line of Woodridge Drive.
15. That Haas Sons Properties LLC and William J. Bresina, or any future owner(s) of parcel #4732 and Certified Survey Map #4463, Lots 1, 2 and 3 shall be responsible for replacement, maintenance and snow removal of said residential driveway until such time as Woodridge Drive is extended to the west as a public street. Any damages to the driveway shall be the responsibility of whom ever causes the damage.
16. That any subdivision of parcel #4732 and Certified Survey Map #4463, Lots 1, 2, and 3 will void this permit.
17. No parking is permitted along this residential driveway.
18. That there will be no compensation to the permittees in the event that the City opens this section of Woodridge Drive to public travel and authorizes the construction of street improvements and paving.
19. That no structures, gates or other encumbrance be placed on said unopened public right-of-way of Woodridge Drive.

Dated this 17<sup>th</sup> day of November, 2015.

ADOPTED: \_\_\_\_\_

\_\_\_\_\_  
Council President

APPROVED: \_\_\_\_\_

Mayor

ATTEST: \_\_\_\_\_

City Clerk

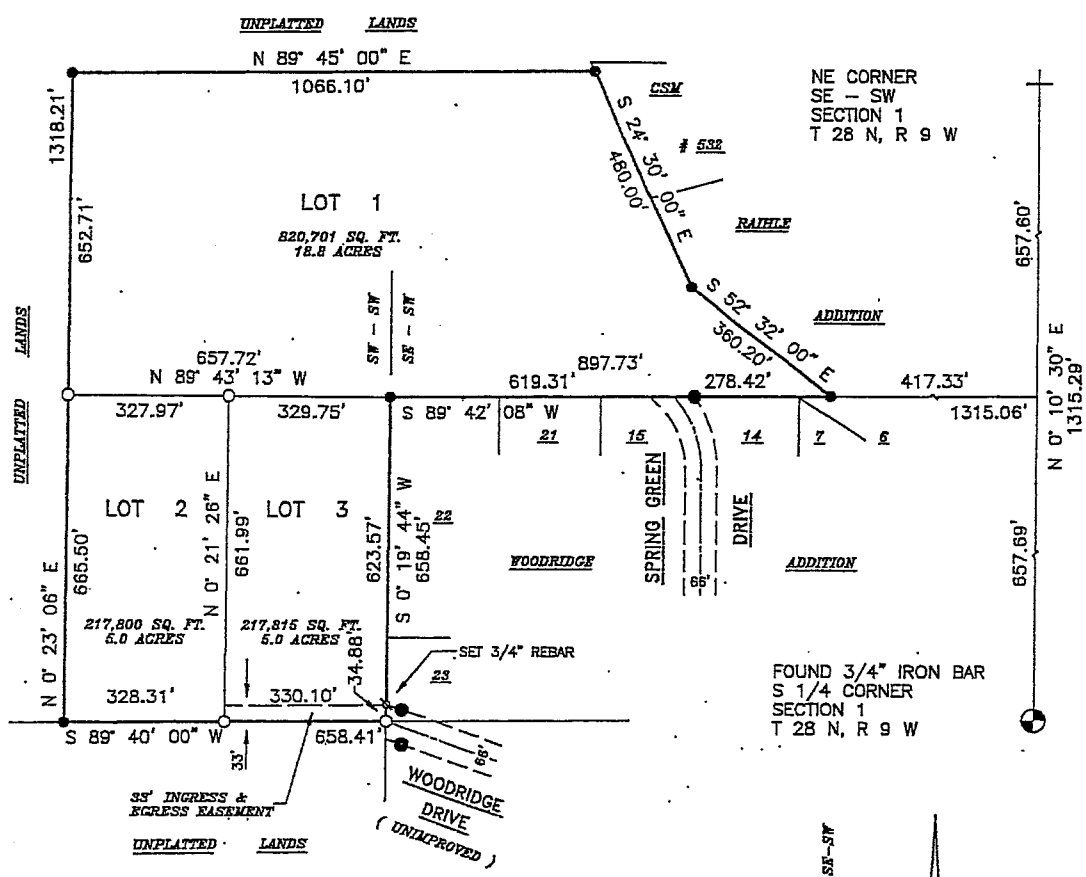


8064390  
Tx: 4050486  
**848331**  
RECORDED ON  
09/24/2015  
1:19 PM  
MARGE L. GEISSLER  
REGISTER OF DEEDS  
REC FEE: 30.00  
FEE EXEMPT:  
CHIPPEWA COUNTY, WI  
PAGES: 2

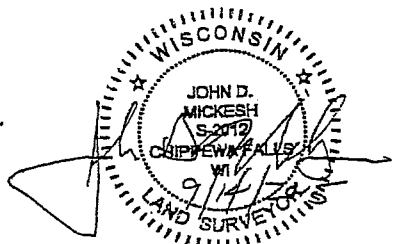
CHIPPEWA CO. CERTIFIED SURVEY  
MAP NO. 4463

RECORDED IN VOL. 20 OF THE  
CERTIFIED SURVEY MAPS PAGE 222-223  
Marge L. Geissler  
REGISTER

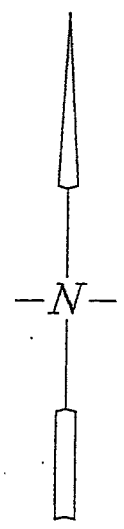
BEING PART OF THE S 1/2 OF THE SW 1/4  
OF SECTION 1; TOWNSHIP 28 NORTH, RANGE 9  
WEST, TOWN OF WHEATON, CHIPPEWA COUNTY,  
WISCONSIN.



SCALE : 1" = 300'  
0' 75' 150' 300' 600'



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE-SW  
OF SECTION 1, ASSUMED BEARING OF N 0° 10' 30" E.



- LEGEND**
- SET 1 1/4" x 24" IRON PIPE WEIGHING 1.68 LBS. / LINEAL FOOT.
  - FOUND 1 1/4" IRON PIPE.
  - FOUND 2" IRON PIPE

DATE APPROVED 09-24-2015  
CHIPPEWA COUNTY ZONING AGENCY  
BY Douglas Clay

CHIPPEWA CO. CERTIFIED SURVEY

MAP NO. 4463

RECORDED IN VOL. 20 OF THE  
CERTIFIED SURVEY MAPS PAGE 222-223  
August Heinle  
REGISTER

I, John D. Mickesh, Professional Land Surveyor, Hereby certify:

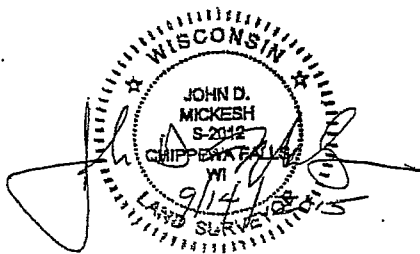
That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 38, Chippewa County's Land Division Ordinance and under the direction of William J. Bresina, I have surveyed, divided, and mapped said parcel of land, that such survey correctly represents all exterior boundaries and the subdivision of the land surveyed and that this land is part of the S 1/2 of the SW 1/4 of Section 1, Township 28 North, Range 9 West, Town of Wheaton, Chippewa County, Wisconsin.

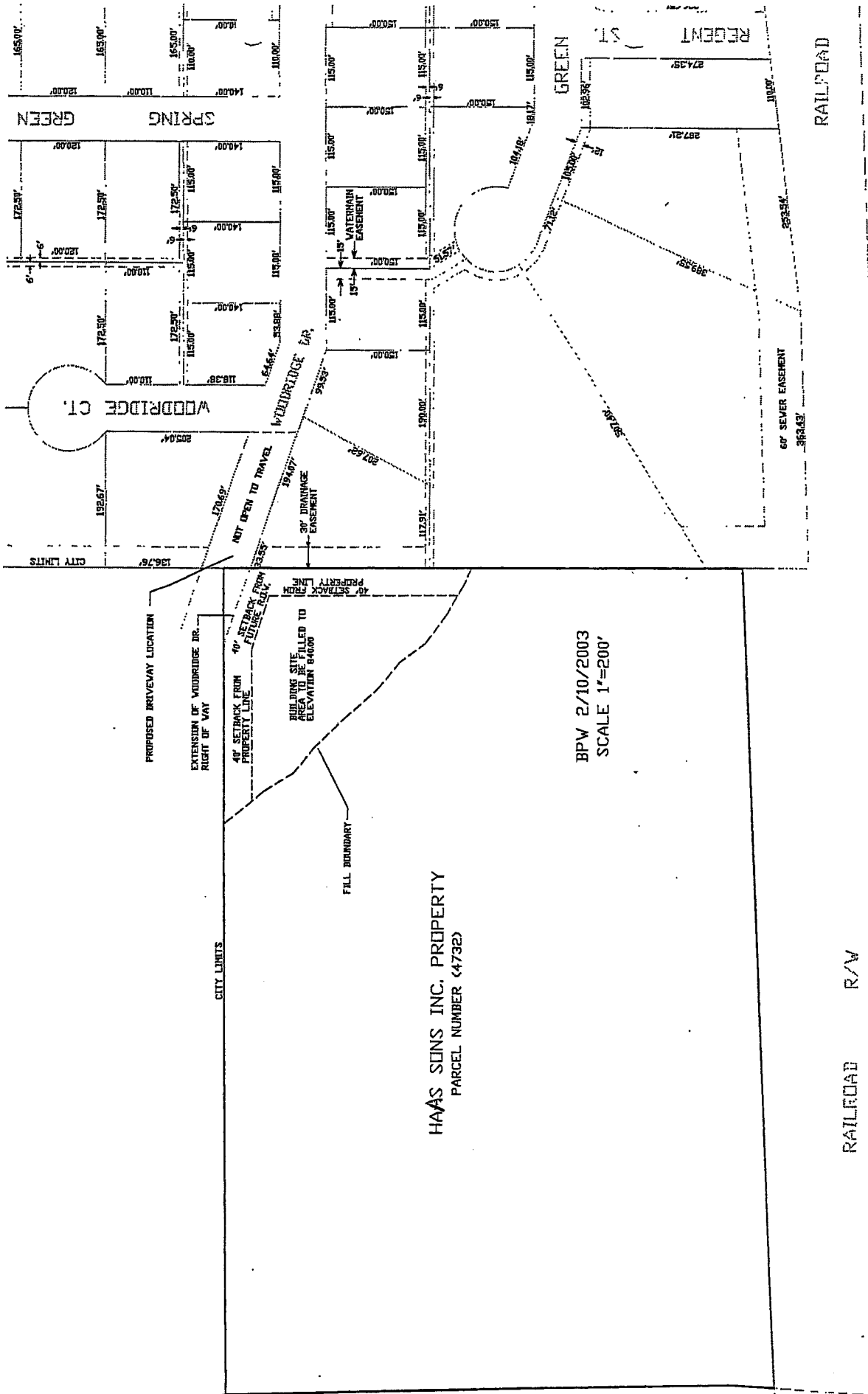
Commencing at the S 1/4 corner of Section 1, thence N 0° 10' 30" E along the east line of the SE - SW, 657.69 feet, thence S 89° 42' 08" W 417.33 feet to the point of beginning.. thence continuing S 89° 42' 08" W 897.73 feet, thence S 0° 19' 44" W 658.45 feet, thence S 89° 40' 00" W 658.41 feet, thence N 0° 23' 06" E 1318.21 feet, thence N 89° 45' 00" E 1066.10 feet, thence S 24° 30' 00" E 480.00 feet, thence S 52° 32' 00" E 360.20 feet to the point of beginning.

Said parcel is subject to easements and restrictions of record.

SIGNED [Signature]  
Mayor

APPROVED Bridget Owens, City Clerk  
ATTES





HAYES SONS INC. PROPERTY  
 PARCEL NUMBER 4732

BPW 2/10/2003  
 SCALE 1"=200'

RAILROAD

RAILROAD R/W

WOODRIDGE CT.

SPRING GREEN

GREEN ST.

REGENCY

WOODRIDGE DR.

FILL BOUNDARY

PROPOSED DRIVEWAY LOCATION  
 EXTENSION OF WOODRIDGE DR.  
 RIGHT OF WAY  
 40' SETBACK FROM  
 PROPERTY LINE  
 40' SETBACK FROM  
 PROPERTY LINE  
 40' SETBACK FROM  
 PROPERTY LINE

NOT OPEN TO TRAVEL

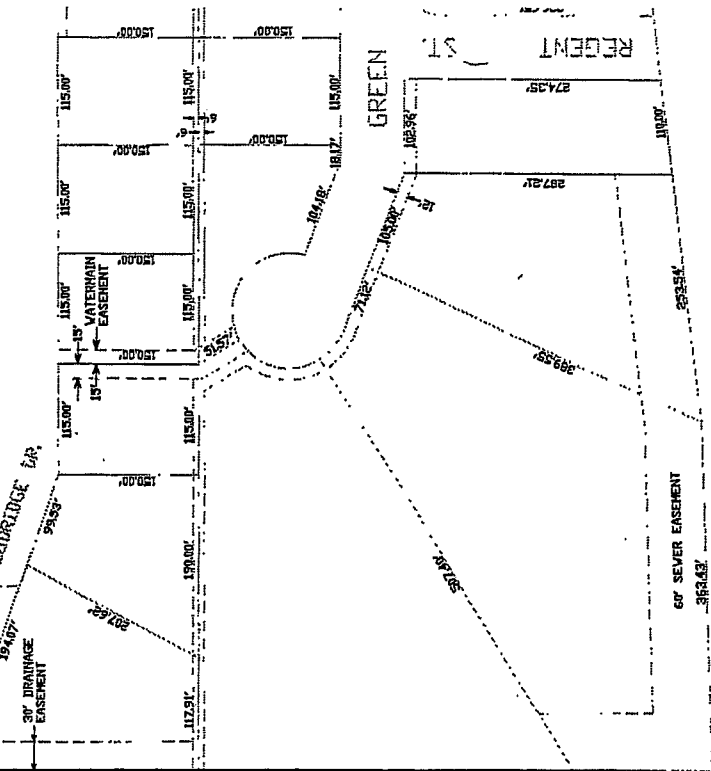
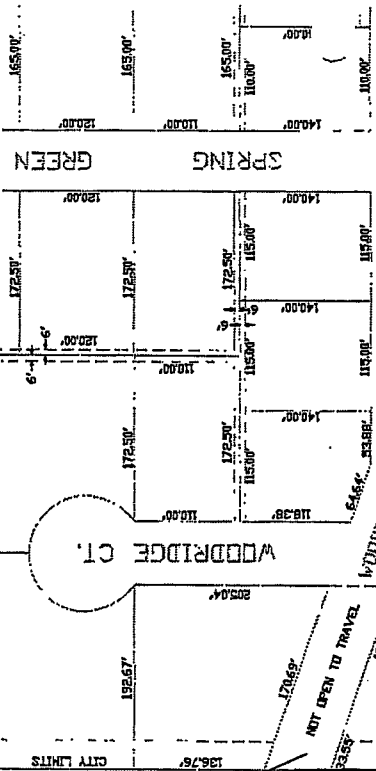
30' DRAINAGE  
 EASEMENT

VATERMAIN  
 EASEMENT

60' SEWER EASEMENT

CITY LIMITS

CITY LIMITS





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

The Plan Commission met in City Hall on Monday, November 9, 2015 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer and Mayor Greg Hoffman. Absent was Vice-Chairperson Tom Hubbard. Also attending were City Inspector Paul Lasiewicz, City Planner Jayson Smith, Alderperson Paul Olson, Lt. Matt Kelm, Alderperson John Monarski and persons on attached attendance sheet.

1. **Motion** by Varga, seconded by Tzanakis to approve the minutes of the October 12, 2015 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. Patricia Walker appeared to support the attached petition for a Special Use Permit, (SUP). Secretary Rubenzer stated he didn't believe a SUP was necessary to extend business hours. Ms. Walker stated she has been secretary of Barnabas Ministries, (Coffeehouse), since 1998 and the Ministry has existed since 1991. She stated that the "Mission Coalition" had approached Barnabas Ministries and asked if they could provide a "warming house" to provide temporary shelter for individuals stuck outside in the cold. She said Barnabas presently offers hot meals on Mondays, Wednesdays and Fridays and Gospel Music on Saturdays. She stated on three occasions last year individuals were allowed to stay overnight in the building on a temporary basis. Ms. Walker wasn't sure if a Special Use Permit was needed. Inspector Lasiewicz stated that if a homeless shelter was the request, that would constitute a different use than the coffee house and a Special Use Permit would be necessary. Commissioner Cihasky said that if the request was to house a transient population, different building code requirements, (fire suppression), would be necessary. Mike Cohoon of 463 Glenwood Court, Chippewa Falls, appeared and stated no beds or sleeping overnight were being proposed or would be allowed. He stated that customers would be allowed to watch television or play cards. Ms. Walker then stated she was proposing extending hours of operation rather than a Special Use Permit. Ruth Rosenow of Chippewa County Housing Authority appeared and stated that the "Mission Coalition" was interested in finding out the "need" for a warming house or a homeless shelter. Commissioner Misfeldt asked if people were expecting to sleep at the Barnabas House, who would monitor this? Mr. Cohoon answered that this was an experiment for emergency situations and to determine the need for temporary housing. Joy LaMartina of the Mission Coalition appeared and stated that Chippewa Falls area people were using the Sojourner House Homeless Shelter in Eau Claire.  
**Motion** by Doughty, seconded by Arneberg to take no action on the agenda item. **All present voting aye. Motion carried.**
  
3. Attorney Scott Nicastro appeared on behalf of Chippewa Manor and Retirement Center to support the attached Certified Survey Map for subdivision of parcel #4393 and existing house at #801 Woodward Avenue. Mr. Nicastro indicated that the Manor intended to demolish an existing building on the parcel and construct a maintenance garage on proposed Lot #2 of the proposed Certified Survey Map. City Inspector Lasiewicz

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

indicated that this subdivision would result in one primary use per lot and also that the existing house and garage on proposed Lot #1 would meet residential district setbacks should proposed Lot #1 ever be rezoned from P-1 Public and Institutional to R1-C Single Family Residential. Commissioner Varga inquired about the size of proposed Lot #1.

**Motion** by Smith, seconded by Varga to recommend the Common Council approve the attached Certified Survey Map for the Chippewa Manor upon:

- 1) Receipt of the \$100 Certified Survey Map review fee and
- 2) any revisions to the Manor parcel Storm Water Management Plan necessitated as a result of this subdivision.

**All present voting aye. Motion carried.**

4. **Motion** by Cihasky, seconded by Varga to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:00 P.M.

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

PLAN COMMISSION ATTENDANCE SHEET

DATE: 11-09-15


NAME	ADDRESS	COMPANY REPRESENTING	PHONE #	EMAIL
Paul Olson	310 Courts	City Council		
Matt Kuhn	210 Island	(FPD)		
Roy Zomathra	516 Island St.	Mission Coalition	715 577-9650	natureofjoy@ so-gl.org.net
Pat Weir	15644 60th Ave	Barnes & Noble	715 404 8055	aptrac@ eg.com
Scott Nicastro	Fau Claire	Chippewa Power	715-833- 3514	
Kris Murburnan	1160 161 <sup>st</sup> St	Chippewa Falls		
John Mad	212 N. Durand St	C.F.		
Mike Cohoon	463 Glenwood Ct	CF	715-210-5405	
Ruth Rosonoro	500 Squires	CF	715-723-8280	rrosenow@chippewa.com

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, OCTOBER 12, 2015 – 6:30 PM**

The Plan Commission met in City Hall on Monday, October 12, 2015 at 6:30 P.M. Present were Commissioners Greg Misfeldt, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dave Cihasky and Dennis Doughty. Also attending was Dennis Hunt representing the property at #621 W. Park Avenue.

Mayor Hoffman called the meeting to order and introduced new Plan Commissioner Greg Misfeldt. The Plan Commission members then introduced themselves to Mr. Misfeldt.

1. **Motion** by Varga, seconded by Hubbard to approve the minutes of the September 10, 2015 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. Dennis Hunt appeared to support the petition to rezone parcel #4303, located at #621 West Park Avenue, from R-1C Single Family Residential District to C-4 Highway Commercial District. Plan Commission Secretary Rubenzer reviewed the C-4 Highway Commercial zoning surrounding the parcel with the Plan Commission. It was stated that the C-4 Highway Commercial zoning probably fit the parcel better than the R-1C zoning. Mr. Hunt stated that the dilapidated existing house on site was being rebuilt into an accounting office. He noted that ample parking existed at the location for an accounting business and that this would fit well into the existing neighborhood.  
**Motion** by Smith, seconded by Tzanakis to recommend the Common Council conduct a public hearing to consider rezoning parcel #4303, located at #621 West Park Avenue, from R-1C Single Family Residential District to C-4 Highway Commercial District. Said public hearing to be scheduled upon receipt of the \$300 advertising and processing fee and proper notification of all adjacent property owners. **All present voting aye except Misfeldt who recused himself and abstained from the vote. Motion carried.**
  
3. **Motion** by Hubbard, seconded by Varga to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:46 P.M.

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

Date Filed: 10-5-2015

Fee Paid: 25.00 Date: 10-8-15 TR# 427366

Fee Paid: \_\_\_\_\_ Date: \_\_\_\_\_ TR# \_\_\_\_\_

PETITION FOR A SPECIAL USE PERMIT

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the City Council of the City of Chippewa Falls, Wisconsin, for a Special Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.48, for the following described property:

Address of Property: 19 W SPRING ST

Lot: 6 Block 14 Subdivision \_\_\_\_\_

Or Legal Description: \_\_\_\_\_ Parcel # 49

Property is zoned \_\_\_\_\_

Home/Business Address: 19 W. SPRING ST

Phone Number: 715 464-8055 Pat Walker

Purpose for which this Permit is being requested: EXTENSION OF BUSINESS HOURS TO EXPAND THE SERVICES WE CURRENTLY PROVIDE 3X WK

Existing use of property within 300' of subject property:(List or Attach Map) \_\_\_\_\_ ?

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: \_\_\_\_\_

Operational plans of the proposed use:

Hours of Operation: 4 AM - 7 AM M-SUND  
Days of Operation: ALL 7 DAYS PER WK  
Number of Employees: VARIES Part-Time 2 Full-Time ALL VOLUNTEER

Capacity:

Number of Units: 1 SEATING RATING 99

Size: \_\_\_\_\_

Number of Children/Residents: 0

Age: \_\_\_\_\_

Other: \_\_\_\_\_

Building plans:

Existing buildings: NO CHANGES

Proposed buildings N/A

Use of part of building: N/A

Proposed Additions: N/A

Future Additions: NONE

Change in Use: EXTENSION of hours

Outside Appearance: N/A

Number of Buildings: 1

Planting & Landscaping:

Type: N/A

Timetable: \_\_\_\_\_

Screening:

Type: N/A

Fences: N/A

Type: \_\_\_\_\_

Height: \_\_\_\_\_

Location: \_\_\_\_\_

Bank: N/A

Planting: \_\_\_\_\_

Maintenance: \_\_\_\_\_

Other: \_\_\_\_\_

Lights:

Number of  
Lights: N/A

Location: \_\_\_\_\_

Hours: \_\_\_\_\_

Type: \_\_\_\_\_

Signs:

Type: N/A

Lighted: \_\_\_\_\_

Size: \_\_\_\_\_

Location: \_\_\_\_\_

Setbacks: \_\_\_\_\_



Drives:

Number of: N/A  
Location: \_\_\_\_\_  
\_\_\_\_\_  
Width: \_\_\_\_\_

Parking:

Number of Stalls: N/A  
Location of  
Stalls: \_\_\_\_\_  
\_\_\_\_\_  
Setbacks: \_\_\_\_\_  
Surfacing: \_\_\_\_\_  
Screening: \_\_\_\_\_

Drainage:

Storm Sewer: N/A  
Rock Beds: \_\_\_\_\_  
Detention Pond: \_\_\_\_\_  
Retention Pond: \_\_\_\_\_

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

List any additional information being submitted with this permit application:

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Owners/Addresses

Petitioners/Addresses

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BARBARA M. JUSTICE  
19 W SPRING ST  
C.F. - W1 54799

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Patricia Walker, Sec/Treas  
Barnabas Ministries  
Barnabas Christian Coffeehouse  
19 W Spring St., Chippewa Falls  
(715) 404-8055  
Chippewa Falls Mission Coalition

Dear Mr. Lasiewickz,

Barnabas Christian Coffeehouse in cooperation with the Chippewa Falls Mission Coalition is pursuing the option of including a warming house as one of our community service activities. We currently serve free meals three nights per week on M-W-F evenings from 5:30-6:30 pm. The meals started as a means to not only feed individuals, but to give them a warm spot to come in from cold weather for a few hours each evening.

The intention is to expand this by having the building available on an overnight basis with two volunteers present each night that there is a need to shelter individuals or families. The time frame is from 7 pm to 7 am, at which time the visitors would need to leave the building and pursue other services to help find more permanent and appropriate housing situations.

The days of operation would be Monday-Sunday at this point, providing we can get the volunteer coverage for those weekend hours. A cut-off time for entering for the night would be 10 pm. No individuals that have consumed excessive alcohol would be welcome, to avoid aberrant behavior and potential danger to other visitors or volunteers. It is anticipated that there will be some pre-screening done by the Career Development Center, who will then send appropriate individuals our way for the night.

The plan is for the warming house to meet the needs of individuals, while another agency provides vouchers for motel accommodations for family groups. In situations where a family group were to need temporary shelter from the elements, we would be willing to meet those needs, but this is not the main population that we anticipate being present except in true emergencies.

Any individuals finding themselves with no place to get out of the cold weather would be eligible to use the warming house overnight. The purpose is not to provide a sleeping environment and beds or cots are not provided. Lights will remain on. There is a guest Wi-Fi network available, and it may be possible to help some individuals find online work applications, or help to develop resumes or do employment searches while they are with us.

We will be contacting the police department to discuss guidelines for handling any situations that may arise where the volunteers on duty cannot escort an unruly visitor from the premises. It may be wise to institute a check of any packs or other gear that could potentially conceal weapons before visitors are allowed to enter the building. Some items may be requested to be left with the supervising volunteers, to be kept in a locked area, until the person leaves in the morning, potential weapons and alcohol being among those items.

There will be light meals and foods available. Since we serve meals on M-W-F as it stands now, Feed My People has indicated that it would be satisfactory to serve leftovers from those meals to anyone who requires overnight

shelter, providing safe food handling measures are followed. There will be snacks available as well as juice and fresh water.

We plan to have a minimum of two volunteers present each night that there is a guest. At least one of those should be male, though I would prefer to have a female supervisor available at any time we find ourselves with single female guests.

At this point it is difficult to say for certain how many individuals we can expect to use this service. Discovering the need in the community is one of the services we hope this endeavor will provide.

There is comfortable seating for at least six, in the form of recliners and couches that can be used for seating. The area is approved to seat 99 persons, though not really set up to accommodate that many comfortably. Tables and upright chairs are present for those who wish to play games or do some other sort of activity. There is a sound system that can be used to provide background music as well. We can be flexible with other activities as we discover what the visitors may enjoy doing while they are using this service.

If there are any other questions you may contact me at the information provided at the head of the letter.

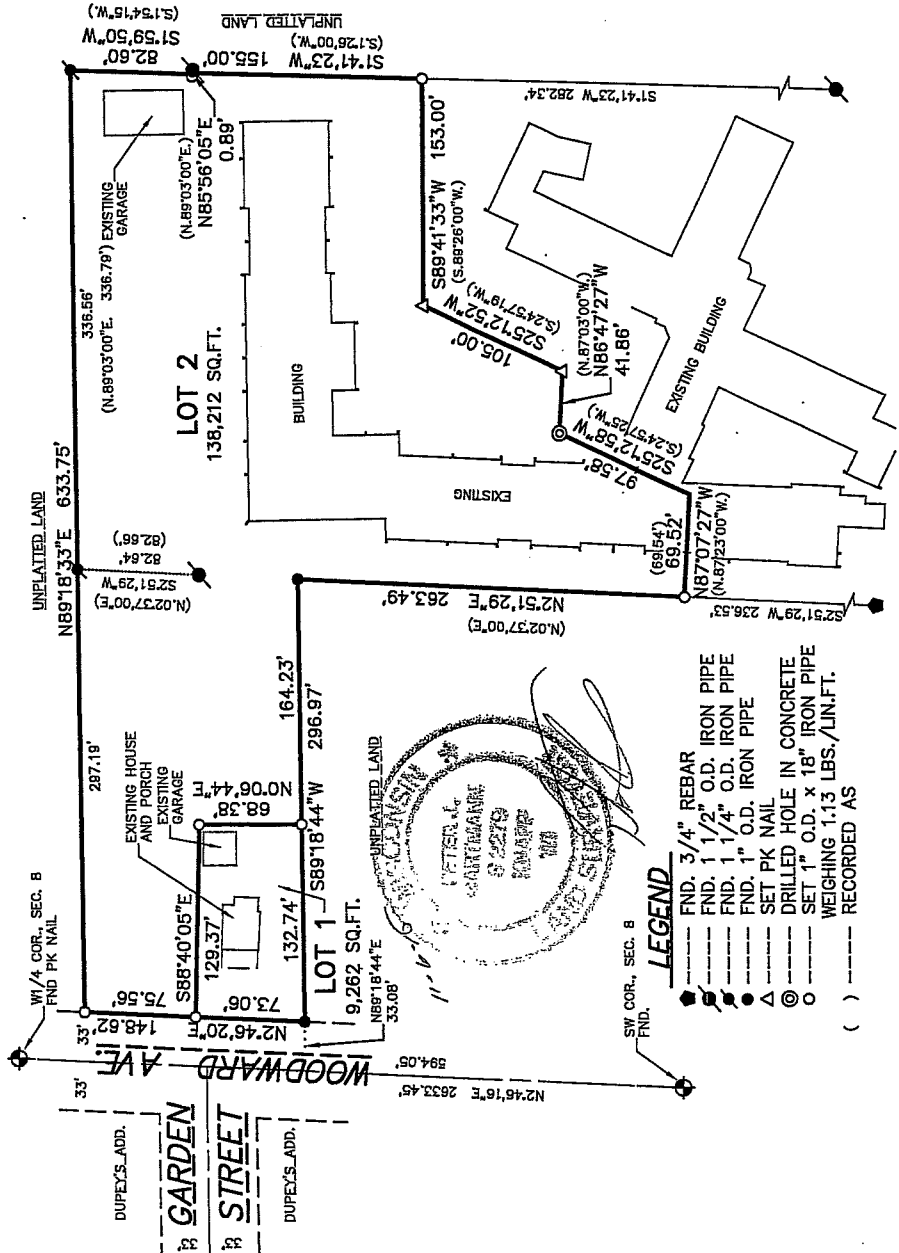
Sincerely,

Patricia Walker

# CHIPPEWA CO. CERTIFIED SURVEY MAP No. \_\_\_\_\_

RECORDED IN VOL. \_\_\_\_\_ OF CERTIFIED SURVEY MAPS PAGE \_\_\_\_\_  
REGISTER

IN THE SW $\frac{1}{4}$  OF THE SW $\frac{1}{4}$ , SECTION 8, T28N, R8W,  
CITY OF CHIPPEWA FALLS,  
CHIPPEWA COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW $\frac{1}{4}$ , SEC. 8  
ASSUMED BEARING OF N.02°46'16"E

REAL LAND SURVEYING  
635 FAIRFAX ST.  
ALTOONA, WI 54720  
(715) 514-4116  
CADD No. 15312

**CHIPPEWA CO. CERTIFIED SURVEY  
MAP NO. \_\_\_\_\_**

RECORDED IN VOL. \_\_\_\_\_ OF CERTIFIED SURVEY MAPS PAGE \_\_\_\_\_

REGISTER

IN THE SW $\frac{1}{4}$  OF THE SW $\frac{1}{4}$ ,  
SECTION 8, T28N, R8W,  
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE:**

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

THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS  
FOLLOWS: A PARCEL OF LAND LOCATED IN THE SW $\frac{1}{4}$  OF THE SW $\frac{1}{4}$ , SECTION 8, T28N, R8W, CITY OF  
CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

- COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION;
- THENCE N.02°46'16"E., ALONG THE WEST LINE OF SAID SECTION, 594.05 FEET;
- THENCE N.89°18'44"E. 33.08 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF WOODWARD AVENUE AND THE POINT OF BEGINNING;
- THENCE N02°46'20"E., ALONG SAID EAST LINE, 148.62 FEET;
- THENCE N89°18'33"E. 633.75 FEET;
- THENCE S01°59'50"W. 82.60 FEET;
- THENCE N85°56'05"E. 0.89 FEET;
- THENCE S01°41'23"W. 155.00 FEET;
- THENCE S89°41'33"W. 153.00 FEET;
- THENCE S25°12'52"W. 105.00 FEET;
- THENCE N86°47'27"W. 41.86 FEET;
- THENCE S25°12'58"W. 97.58 FEET;
- THENCE N87°07'27"W. 69.52 FEET;
- THENCE N02°51'29"E. 263.49 FEET;
- THENCE S89°18'44"W. 296.97 FEET TO THE POINT OF BEGINNING

AND BEING SUBJECT TO EXISTING EASEMENTS.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN  
STATUTES AND CHAPTER 18, SUBDIVISION AND PLATTING ORDINANCE OF THE GENERAL CODE OF  
CHIPPEWA COUNTY, WISCONSIN IN SURVEYING AND MAPPING THE SAME.

  
PETER J. GARTMANN, R.L.S. 2279

DATED THIS 6<sup>th</sup> DAY OF Nov, 2015

**CITY OF CHIPPEWA FALLS PLANNING COMMISSION RESOLUTION**

RESOLVED THAT THE ABOVE CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS IS  
HERBY APPROVED.

SIGNED \_\_\_\_\_ APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
GREGORY S. HOFFMAN, MAYOR



**MINUTES**  
**COMMITTEE #1**  
**REVENUES, DISBURSEMENTS, WATER AND WASTEWATER**  
**November 4, 2015**

**Committee #1 - Revenues, Disbursements, Water and Wastewater met on Wednesday, November 4, 2015 at 8:30 AM in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.**

Committee Members present: Rob Kiefer, John Monarski, and Brent Ford.

Mayor/Other Council Members present: Mayor Hoffman

Others present: Finance Manager/Treasurer Lynne Bauer, City Clerk Bridget Givens, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, Street Superintendent Rick Ruf, Police Chief Wendy Stelter, Parks and Recreation Director Dick Hebert, Utilities Office Manager Connie Freagon, and Executive Director of Real Living Holly Hakes.

Call to Order: 8:30 AM

- 1. Review preliminary 2016 Budget data including but not limited to operating expenses, revenues, levy impact and omitted budget requests. Possible recommendations to the Council.**

Holly Hakes, Executive Director of Real Living, gave an overview of the professional and personal services Real Living provides employees. Following the overview, the Committee discussed how this service could be funded as a possible wellness benefit. A three year contract, in which the first six months would be free, was proposed. Real Living is already being utilized by the Police Department, has been requested as an omitted budget item by the Fire Department, and could replace the City's existing Employee Assistance Program which has already been budgeted for. The Committee would like to move ahead with this benefit.

Finance Manager Bauer distributed a handout entitled: 2016 Preliminary Budget Prediction – November 4, 2015 and provided details thereon. The Committee discussed that operational expenses are up while general fund revenues are down. Revenue changes from 2015, requested positions, operational budget adjustments, and capturing the allowable levy increase were also discussed.

Following dialogue regarding possible ways to decrease operational budgets, the Committee contemplated the omitted budget requests and the priorities of those requests.

Street Superintendent Ruf provided a synopsis of the capital equipment that has been purchased this year and the funding remaining to put towards future equipment purchases.

The Committee will meet again on November 10<sup>th</sup> and possibly November 11<sup>th</sup> to finalize the budget.

**No action taken.**

- 2. Set Public Hearing date for the 2016 Budget. Possible recommendations to the Council.**

The public hearing will be held on December 3<sup>rd</sup>.

**No action taken.**

**3. Adjournment.**

**Motion by Monarski/Ford to adjourn at 11:14 am. All present voting aye, motion carried.**

**Minutes submitted by,  
Lynne Bauer, Finance Manager/Treasurer**



2016 PRELIMINARY BUDGET PREDICTION - November 4, 2015

2016 Budget Estimates	
2016 Proposed General Fund Expenses	2016 General Fund Revenues
Wages/Benefits	\$8,430,781
Other Operational	\$3,607,814
Total	\$12,038,595
<b>Difference Total - \$34,101</b>	<b>\$9,825</b>
	<b>-\$24,276</b>

Committee #1 Discussion - November 4, 2015

Revenue Changes from 2015

Tax Revenue Reduction due to Assessed Value Decrease	-\$12,665
General Transportation Aids Decrease	-\$6,593
Recycling Grant Reduction	-\$8,000
Court Penalties/Costs - PD	-\$6,000
Library Fines -	-\$6,000
Casper Park Concessions	-\$7,000
1.93% Net New Construction (Allowable levy increase)	\$80,000?

Discussion Items

Review Updated Operational Spreadsheet  
Review Omitted Requests

Position Discussions - Not in proposed budget

Street Dept Office (2.5%) (New)	\$12,425	
Police Dept - New 50% (\$23.22/hr) (New)	\$48,298	
Parks & Recreation (New for Downtown Park) (6 mos)	\$36,911	
Parks & Recreation (Pool Wage Increases)	\$1,557 (net impact decreases/increases)	
Parks & Recreation (Increase Temp Wages)	\$2,726 (net impact decreases/increases)	

Unknown Items as of 11/4/15

County Levy  
State Levy  
City Levy  
Mill Rate Impact  
Fire Dept Union Negotiation Impact

Operational Budget Adjustments

Wellness/Dental Reduction	-\$14,000
Health Insurance Opt Out Incr	\$14,500
PD TAC 10 Maint Fee Increase	\$15,000
Transit Vehicle Redesign Graphics	\$3,510
Recycling Coordinator Fee Decr	-\$3,000

2016 OPERATIONAL EXPENSES - DEPARTMENT REQUESTS - COMMITTEE #1 DISCUSSION 11/4/15

		2015 Adopted	2016 PROPOSED	Change from 2015	Notes/Comments
COUNCIL	10.51110.	\$3,398	\$3,398	\$0	
MAYOR	10.51310.	\$1,550	\$1,550	\$0	
ADMIN	10.51320.	\$0	\$0	\$0	
CLERK	10.51410.	\$10,540	\$10,540	\$0	Omitted Budget Request
ELECTIONS	10.51420.	\$5,450	\$5,450	\$0	
PERSONNEL SERVICES	10.51430.	\$581,912	\$567,912	-\$14,000	Wellness Plan Reduction/Dental Plan Admin
DATA PROCESSING	10.51440.	\$79,200	\$79,200	\$0	Omitted Budget Request
CENTRAL DUP	10.51450.	\$8,384	\$8,384	\$0	
ASSESSOR	10.51540.	\$54,412	\$48,912	-\$5,500	Contract amount reduced
ANNEXATION PROPERTY TAX	10.51550.	\$0	\$390	\$390	Annexation Wheaton Property 2015
FINANCE	10.51560.	\$19,425	\$24,595	\$5,170	**Health Insurance Opt Out Increase/tax lic maint. fee incr. \$170
INDEPENDENT AUDITING	10.51580.	\$26,700	\$26,700	\$0	
CITY ATTORNEY	10.51610.	\$71,489	\$72,199	\$710	Includes 1% increase
SPECIAL LEGAL COUNSEL	10.51620.	\$18,000	\$18,000	\$0	
CODIFICATION OF ORDINANCES	10.51630.	\$2,500	\$2,500	\$0	
CITY PLANNER	10.51720.	\$2,150	\$2,125	-\$25	Reduction in postage account
ZONING (PUB OF LEGAL NOTICES)	10.51730.	\$750	\$750	\$0	
ECON. & INDUST DEVELOP	10.51740.	\$30,260	\$30,130	-\$130	Reduction in marketing activities account
CITY HALL	10.51810.	\$43,910	\$43,910	\$0	
TAX REFUNDS/CHARGEBACKS	10.51910.	\$10,210	\$10,210	\$0	
PROPERTY INSURANCE	10.51940.	\$182,483	\$182,483	\$0	Might change depending on quotes
POLICE/FIRE COMMISSION	10.52050.	\$4,000	\$4,000	\$0	
POLICE DEPT	10.52100.	\$337,822	\$357,822	\$20,000	**Health Insurance Opt Out Increase *Also add \$15,000 TAC 10 License Maint Fees
FIRE DEPT	10.52200.	\$221,400	\$227,900	\$6,500	*Omitted Budget Request
HAZ MAT	10.52250.	\$50,000	\$50,000	\$0	**Health Insurance Opt Out Increases
BUILDING INSPECTOR	10.52310.	\$7,886	\$7,886	\$0	
SEALER OF WEIGHTS/MEASURES	10.52360.	\$4,400	\$4,400	\$0	
TORNADO WARNING SYSTEM	10.52430.	\$4,250	\$4,250	\$0	
DAM MAINTENANCE	10.52440.	\$6,295	\$6,295	\$0	
ST DEPT/REP/MAINT BUILDINGS	10.53110.	\$8,000	\$10,500	\$2,500	
CITY SHOP	10.53120.	\$196,000	\$189,150	-\$6,850	
SUPERINTENDENT OF STREETS	10.53210.	\$5,930	\$5,930	\$0	
DIRECTOR OF P. W.	10.53290.	\$19,550	\$17,550	-\$2,000	**Health Insurance Opt Out Decrease

ST DEPT EMPL TESTING	10.53310.	\$3,000	\$1,500	-\$1,500	
MAINT OF ST/SIDEWALKS	10.53330.	\$1,500	\$0	-\$1,500	
SURFACE SEALING	10.53340.	\$72,385	\$92,435	\$20,050	
ST CLEANING/FLUSHING(REFUSE)	10.53350.	\$2,500	\$2,500	\$0	
SNOW/ICE REMOVAL	10.53360.	\$104,500	\$94,500	-\$10,000	
TREE/BRUSH CONTROL	10.53370.	\$900	\$900	\$0	
STREET SIGNS/MARKINGS	10.53380.	\$16,000	\$16,000	\$0	
CURB GUTTER MAINTENANCE	10.53390.	\$9,000	\$9,000	\$0	
STREET LIGHTING	10.53420.	\$174,500	\$172,500	-\$2,000	
SIDEWALK/CROSSWALK MAINT	10.53430.	\$8,000	\$8,000	\$0	
TRAFFIC CONTROLS	10.53450.	\$10,000	\$9,500	-\$500	
BRIDGES	10.53460.	\$2,000	\$2,000	\$0	
DRINKING FOUNTAINS	10.53490.	\$200	\$0	-\$200	
MASS TRANSIT	10.53630.	\$295,724	\$301,873	\$6,149	Increase for signage of vehicles-still under review
HEALTH OFFICER	10.54110.	\$1,540	\$1,900	\$360	Increase for annual license inspection
POLICE DEPT (ANIMAL CONTROL)	10.54310.	\$15,349	\$15,328	-\$21	
SOCIAL SERVICES	10.54500.	\$23,005	\$23,005	\$0	
LIBRARY	10.55110.	\$234,704	\$234,704	\$0	
P&R ADMIN	10.55210.	\$25,433	\$21,268	-\$4,165	
CITY CELEBRATIONS	10.55220.	\$2,495	\$2,495	\$0	
RECREATION	10.55310.	\$34,313	\$32,445	-\$1,868	
SPORTS COMPLEX	10.55320.	\$78,070	\$71,060	-\$7,010	
CABLE TELEVISION	10.55370.	\$40,000	\$40,000	\$0	
OUTDOOR POOL	10.55410.	\$55,150	\$58,280	\$3,130	Increase for lifeguard pay
ZOO	10.55420.	\$41,490	\$46,365	\$4,875	Increase for Welcome Center
PARKS	10.55510.	\$105,200	\$105,460	\$260	
FORESTRY	10.55610.	\$22,250	\$22,250	\$0	
WEED CONTROL	10.55630.	\$1,200	\$1,200	\$0	
LANDFILL SITE MAINTENANCE	10.57220.	\$7,900	\$7,900	\$0	
YARD WASTE DISPOSAL	10.57230.	\$9,000	\$9,000	\$0	
RECYCLING ACTIVITIES	10.57240.	\$165,925	\$162,925	-\$3,000	Decrease for Co Recycling Coordinator Fee (2 yrs)
TRANSFER TO OTHER FUNDS	10.59210.	\$0	\$0	\$0	
NUISANCE CLEANUP	10.61011.	\$1,500	\$1,500	\$0	
SIDEWALK CONSTRUCTION	10.64010.	\$15,000	\$15,000	\$0	
2015 ADOPTED VS 2016 PROPOSED		<b>\$3,597,989</b>	<b>\$3,607,814</b>	<b>\$9,825</b>	<b>**\$14,500 opt out increases</b>
		<b>Adopted</b>			

**2016 OMITTED BUDGET REQUESTS**

Committee #1 Discussion - October 14, 2015

DEPARTMENT	ESTIMATED COST	OMITTED ITEM DESCRIPTION
City Clerk	\$175	Increase in Publication of Legal Notices
Police Department	\$11,000	10 Body Cameras
	\$18,000	Recording Equipment
	\$25,000	5 In-Car Camera Systems
	\$27,000	Storage/Software for Video Management
	\$5,000	Construct Range Building as Enclosed Structure
	\$8,000	Landscape Wall on East Side of Police Dept
	\$94,000	
Fire Department	\$3,100	ReLiving Counseling Agency
Data Processing	\$1,000	Install Emergency Phones in Vaults
	\$1,400	3 New Mitel Headsets
	\$5,500	Mitel VOIP Phone Replacement (Done in Phases)
	\$7,900	
Outdoor Pool	\$10,000	Pool Lift/Handrail
Forestry	\$16,650	Tree Inventory and EAB Response Plan (DNR Grant Match)
<b>TOTAL OMITTED BUDGET REQUESTS</b>	<b>\$131,825</b>	

DEPARTMENT PERSONNEL	ESTIMATED COST	OMITTED ITEM DESCRIPTION
Police Department	Full-time	School Resource Officer (Middle School) (Request withdrawn for 2016 Budget due to lack of funding from school)
	Part-time	Community Services Officer
Parks & Recreation	Full-time	Park Maintenance/Zoo Assistant Starting September 1, 2016
Street Department	25% Part-time	Office Assistant



**MINUTES**  
**COMMITTEE #1**  
**REVENUES, DISBURSEMENTS, WATER AND WASTEWATER**  
**November 10, 2015**

**Committee #1 - Revenues, Disbursements, Water and Wastewater met on Tuesday, November 10, 2015 at 9:00 AM in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.**

Committee Members present: Rob Kiefer, John Monarski, and Brent Ford.

Mayor/Other Council Members present: Mayor Hoffman

Others present: Finance Manager/Treasurer Lynne Bauer, City Clerk Bridget Givens, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, Street Superintendent Rick Ruf, Police Lt. Matt Kelm, Parks and Recreation Director Dick Hebert, and Fire Chief Mike Hepfler.

Call to Order: 9:10 am

- 1. Review preliminary 2016 Budget data including but not limited to operating expenses, revenues, levy impact and omitted budget requests. Possible recommendations to the Council.**

Finance Manager Bauer distributed a handout entitled: 2016 Preliminary Budget Prediction – November 10, 2015 and provided details thereon. The Committee discussed operational budget adjustments that were applied based upon the last meeting. Discussion was had regarding capturing the allowable levy and priorities for those funds including the Parks and Recreation position.

As part of the budget considerations, Finance Manager Bauer indicated the City would like to offer a voluntary dental plan. Employees would be responsible for 100% of the premium.

**Motion by Ford/Kiefer** to recommend Council approve offering a voluntary employee dental plan to City employees. **All present voting aye, motion carried.**

Bauer advised that the state budget had proposed to eliminate the Local Government Property Insurance Fund. The fund was not eliminated but the renewal premiums increased significantly.

**Motion by Ford/Monarski** to recommend Council approve withdrawing from the Local Government Property Insurance Fund (LGPIF). **All present voting aye, motion carried.**

The Committee then discussed omitted budget requests. Bauer shared that the City will be receiving a grant from the Wisconsin Department of Veterans Affairs in the amount of \$47,229. This grant is based upon the police, fire and solid waste services provided to the Veterans Home and as such, should be expended for those purposes. It was discussed that half could be given to both the Police and Fire Departments. The Police Department could use the funding toward their requested body cameras and the Fire Department could purchase a cardiac monitor.

Further dialogue was had regarding additional omitted budget requests, possible sources of funding, and the priorities.

The Committee will not be meeting tomorrow as the City is still awaiting information from the County and State which will not be available by tomorrow.

The budget hearing will be held on December 3<sup>rd</sup> at 6:00 pm and the Committee will plan to meet again prior to the Council Meeting on November 17<sup>th</sup>.

**No action taken.**

**2. Adjournment.**

**Motion by Ford/Monarski to adjourn at 9:48 am. All present voting aye, motion carried.**

**Minutes submitted by,  
Lynne Bauer, Finance Manager/Treasurer**

2016 PRELIMINARY BUDGET PREDICTION - November 10, 2015

2016 Budget Estimates	
2016 Proposed General Fund Expenses	2016 General Fund Revenues
Wages/Benefits	\$8,441,552
Other Operational	\$3,595,077
Total	\$12,036,629
<b>Difference Total - \$31,835</b>	<b>\$7,859</b>
	<b>-\$23,976</b>

Committee #1 Discussion - November 10, 2015

**Revenue Changes from 2015**

Tax Revenue Reduction due to Assessed Value Decrease	-\$12,665
General Transportation Aids Decrease	-\$6,593
Recycling Grant Reduction	-\$8,000
Court Penalties/Costs - PD	-\$6,000
Library Fines -	-\$6,000
Casper Park Concessions	-\$7,000
1.93% Net New Construction (Allowable levy increase)	\$80,000?

<b>Discussion Items</b>		
Review Updated Operational Spreadsheet		
Review Omitted Requests		
<b>Position Discussions - Not in proposed budget</b>		
Street Dept Office (25%) (New)	\$12,425	
Police Dept - New 50% (\$23.22/hr) (New)	\$48,298	
Parks & Recreation (New for Downtown Park) (6 mos)	\$36,911	
Parks & Recreation (Pool Wage Increases)	\$1,557 (net impact decreases/increases)	
Parks & Recreation (Increase Temp Wages)	\$2,726 (net impact decreases/increases)	
<b>Unknown Items as of 11/9/15</b>		
County Levy		
State Levy		
City Levy		
Mill Rate Impact		
Fire Dept Union Negotiation Impact		
<b>Operational Budget Adjustments</b>		
Wellness/Dental Reduction		-\$14,000
Health Insurance Opt Out Incr		\$14,500
PD TAC 10 Maint Fee Increase		\$15,000
Transit Vehicle Redesign Graphics		\$3,510
Recycling Coordinator Fee Decr		-\$3,000
11/4/15 Meeting - Adjustments		
Flu Shots		-\$2,000
Phones (various depts)		-\$5,000
Police Department		-\$5,000
Chippewa Co EDC		-\$5,000
Fireworks		-\$2,000
PFC		-\$1,000
Realliving		
Boys&Girls Club		995

Date: SEPTEMBER 2015

## 2016 Operating Budget Justification Sheet

Prepared by: MATTHEW L. KELM

Department: POLICE DEPARTMENT

Account Number: 10.52100.5351

Account Name: GAS, DIESEL, MOTOR OIL

Dollar Amount Requested: \$ 59,270.00

DETAILED description of each budget item except those related to wages, salaries and fringe benefits (these will be completed by Administration/Finance).

This account is used for gasoline for the department's vehicle fleet. It also covers all oil changes for the squads and diesel fuel for the emergency generator. The CRT vehicle has been taken out of service which will reduce our diesel usage significantly. Diesel needed for the emergency generator has historically been very low.

Gas \$ 57,420.00 (16,500 gallon price per gallon of \$ 3.48 per Finance Director in 2015)

In 2014 the monthly average for usage of gas was 1,239 gallons per month, totaling 14,869 gallons/year = \$ 53,231.02. This was an increase of 8.5% over 2013.

Diesel \$ 250.00 for possible diesel costs.

Oil \$ 1,600.00

So far in 2015, oil changes have remained about the same as 2014. I do not anticipate any significant change in 2016.

### Historical

2013 \$ 61,700.00

2014 \$ 61,170.00

2015 \$ 61,170.00

**\*\* After Committee 1 meeting on 11/3/15; I propose reducing this account to \$59,270. I reduced the price per gallon of gasoline by .10 per gallon. In 2013, 2014, and 2015, the price per gallon projected was \$3.58 and we have never exceeded this budgeted amount.**

Comments by Reviewer: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Date: September 9, 2015

## 2016 Operating Budget Justification Sheet

Prepared by: WENDY L. STELTER

Department: POLICE DEPARTMENT

Account Number: 10.52100.5850

Account Name: EQUIPMENT (Computers and Equipment)

Dollar Amount Requested: \$12,150

DETAILED description of each budget item except those related to wages, salaries and fringe benefits (these will be completed by Administration/Finance).

- Office Furniture - \$5,150.00. Almost 90% of our office furniture was donated as used furniture to our department 25 years ago. We are in need of new or lightly used office equipment such as work stations, shelving, desks, tables, etc that accommodates technology and good work flow. We have made significant improvements and upgraded several work areas. My intention was that this project would be a three year project; however, we will most likely extend that by one year in order to keep within budget.

**\*\* After Committee 1 meeting on 11/3/15, I propose reducing the office furniture project by \$850.00**

- Firearms Training Improvements – \$7,000 Currently, our firearms range doesn't have indoor shelter. During inclement weather, we must cancel scheduled training. During extreme hot temperatures, we use a screened-in tent. Set up and take down is time consuming. A long term goal for the range would be to have a range building that would allow for storage of equipment (currently-range instructors transport equipment to the range each time), as well as room to train.  
In 2014, we began a step by step process of reaching this goal. Concrete was poured for the floor of the future building. In 2016, we propose building a pavilion type structure with intent to enclose this building in future years. (24x16 structure with an 8 foot overhang.) In a future year, we would add electricity.

Date: September 9, 2015

## 2016 Operating Budget Justification Sheet

Prepared by: BRIAN MICOLICHEK

Department: POLICE DEPARTMENT

Account Number: 10.52100.5365

Account Name: BUILDING MAINTENANCE

Dollar Amount Requested: \$11,944.00

DETAILED description of each budget item except those related to wages, salaries and fringe benefits (these will be completed by Administration/Finance).

This account is for expenses related to minor repairs including anticipated and unforeseen problems in the Police building which is 25 years old. As the building ages, there are necessary repair needs, some more costly than others.

~Overhead Garage Door & Opener Repair and Maintenance = \$1,250.00

~According to the State Inspector for the elevator, the oil pump is in need of replacement soon. \$1,044.00. If a used one can be located, the cost would be less.

~Sump Pumps Repair & Maintenance- We normally experience at least one sump pump failure per year and this is for an equipment failure. The pump and installation cost is approx. \$650.00

~Other unforeseen repairs like: equipment failures and repairs; emergency generator; motors; switches; plumbing, paint, carpet repairs, etc. - \$3,500.00

Our building is 25 years old and we are experiencing significant unforeseen repairs

~Replace Records Dept lobby window with bullet proof glass - \$5,500

\*\* After Committee 1 meeting on 11/3/15, I propose removing the below lighting project update of \$2,500.00

~Replace outdoor lighting with LED lighting which will provide a lot more illumination and significantly less wattage use. \$2,500.00

Comments by Reviewer: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2016 OPERATIONAL EXPENSES - DEPARTMENT REQUESTS - COMMITTEE #1 DISCUSSION 11/4/15

	2015 Adopted	2016 PROPOSED	Change from 2015	Notes/Comments
COUNCIL	10.51110.	\$3,398	\$0	
MAYOR	10.51310.	\$1,550	-\$125	telephone reduction
ADMIN	10.51320.	\$0	\$0	
CLERK	10.51410.	\$10,540	-\$39	Omitted Budget Request (incr 175/dec phone 214
ELECTIONS	10.51420.	\$5,450	\$0	
PERSONNEL SERVICES	10.51430.	\$581,912	-\$14,586	Wellness Plan Reduction/Dental Plan Admin/Flu S
DATA PROCESSING	10.51440.	\$79,200	\$0	Omitted Budget Request
CENTRAL DUP	10.51450.	\$8,384	\$0	
ASSESSOR	10.51540.	\$54,412	-\$5,967	Contract amount reduced (5500/phone 467)
ANNEXATION PROPERTY TAX	10.51550.	\$0	\$390	Annexation Wheaton Property 2015
FINANCE	10.51560.	\$19,425	\$5,026	**Health Insurance Opt Out Increase/tax lic maint fee incr \$170/pho
INDEPENDENT AUDITING	10.51580.	\$26,700	\$0	
CITY ATTORNEY	10.51610.	\$71,489	\$710	Includes 1% increase
SPECIAL LEGAL COUNSEL	10.51620.	\$18,000	\$0	
CODIFICATION OF ORDINANCES	10.51630.	\$2,500	\$0	
CITY PLANNER	10.51720.	\$2,150	-\$174	Reduction in postage account 25/phone 149
ZONING (PUB OF LEGAL NOTICES)	10.51730.	\$750	\$0	
ECON. & INDUST DEVELOP	10.51740.	\$30,260	-\$5,264	Reduction in marketing activities acct 130 (134 pt
CITY HALL	10.51810.	\$43,910	\$0	
TAX REFUNDS/CHARGEBACKS	10.51910.	\$10,210	\$0	
PROPERTY INSURANCE	10.51940.	\$182,483	\$0	Might change depending on quotes
POLICE/FIRE COMMISSION	10.52050.	\$4,000	-\$1,000	reduction
POLICE DEPT	10.52100.	\$337,822	\$355,756	**HI Opt Out Incr 5000 *Also add \$15,000 TAC
FIRE DEPT	10.52200.	\$221,400	\$227,900	10 License Maint Fees telephone 652 EAP 1414
HAZ MAT	10.52250.	\$50,000	\$0	*Omitted Budget Request
BUILDING INSPECTOR	10.52310.	\$7,886	-\$252	**Health Insurance Opt Out Increases
SEALER OF WEIGHTS/MEASURES	10.52360.	\$4,400	\$0	telephone reduction
TORNADO WARNING SYSTEM	10.52430.	\$4,250	\$0	
DAM MAINTENANCE	10.52440.	\$6,295	\$0	
ST DEPT/REP/MAINT BUILDINGS	10.53110.	\$8,000	\$2,500	
CITY SHOP	10.53120.	\$196,000	-\$6,850	
SUPERINTENDENT OF STREETS	10.53210.	\$5,930	\$0	
DIRECTOR OF P. W.	10.53290.	\$19,550	-\$2,338	**HI Opt Out Decrease 2000/telephone 338

ST DEPT EMPL TESTING	10.53310.	\$3,000	\$1,500	-\$1,500	
MAINT OF ST/SIDEWALKS	10.53330.	\$1,500	\$0	-\$1,500	
SURFACE SEALING	10.53340.	\$72,385	\$92,435	\$20,050	
ST CLEANING/FLUSHING(REFUSE)	10.53350.	\$2,500	\$2,500	\$0	
SNOW/ICE REMOVAL	10.53360.	\$104,500	\$94,500	-\$10,000	
TREE/BRUSH CONTROL	10.53370.	\$900	\$900	\$0	
STREET SIGNS/MARKINGS	10.53380.	\$16,000	\$16,000	\$0	
CURB GUTTER MAINTENANCE	10.53390.	\$9,000	\$9,000	\$0	
STREET LIGHTING	10.53420.	\$174,500	\$172,500	-\$2,000	
SIDEWALK/CROSSWALK MAINT	10.53430.	\$8,000	\$8,000	\$0	
TRAFFIC CONTROLS	10.53450.	\$10,000	\$9,500	-\$500	
BRIDGES	10.53460.	\$2,000	\$2,000	\$0	
DRINKING FOUNTAINS	10.53490.	\$200	\$0	-\$200	
MASS TRANSIT	10.53530.	\$295,724	\$301,873	\$6,149	Increase for signage of vehicles-still under review
HEALTH OFFICER	10.54110.	\$1,540	\$1,900	\$360	Increase for annual license inspection
POLICE DEPT (ANIMAL CONTROL)	10.54310.	\$15,349	\$15,328	-\$21	
SOCIAL SERVICES	10.54500.	\$23,005	\$24,000	\$995	incr boys/girls club
LIBRARY	10.55110.	\$234,704	\$234,427	-\$277	telephone 277 ??
P&R ADMIN	10.55210.	\$25,433	\$20,113	-\$5,320	telephone 1155
CITY CELEBRATIONS	10.55220.	\$2,495	\$495	-\$2,000	fireworks
RECREATION	10.55310.	\$34,313	\$32,445	-\$1,868	
SPORTS COMPLEX	10.55320.	\$78,070	\$71,060	-\$7,010	
CABLE TELEVISION	10.55370.	\$40,000	\$40,000	\$0	
OUTDOOR POOL	10.55410.	\$55,150	\$68,280	\$3,130	Increase for lifeguard pay
ZOO	10.55420.	\$41,490	\$46,365	\$4,875	Increase for Welcome Center
PARKS	10.55510.	\$105,200	\$105,460	\$260	
FORESTRY	10.55610.	\$22,250	\$22,250	\$0	
WEED CONTROL	10.55630.	\$1,200	\$1,200	\$0	
LANDFILL SITE MAINTENANCE	10.57220.	\$7,900	\$7,900	\$0	
YARD WASTE DISPOSAL	10.57230.	\$9,000	\$9,000	\$0	
RECYCLING ACTIVITIES	10.57240.	\$165,925	\$162,925	-\$3,000	Decrease for Co Recycling Coordinator Fee (2 yrs)
TRANSFER TO OTHER FUNDS	10.59210.	\$0	\$0	\$0	
NUISANCE CLEANUP	10.61011.	\$1,500	\$1,500	\$0	
SIDEWALK CONSTRUCTION	10.64010.	\$15,000	\$15,000	\$0	
2015 ADOPTED VS 2016 PROPOSED		<b>\$3,597,989</b>	<b>\$3,595,077</b>	<b>-\$2,912</b>	<b>**\$14,500 opt out increases</b>
		<b>Adopted</b>			



**Minutes**  
**Committee of the Whole**  
**November 3, 2015**

**The Committee of the Whole met on Tuesday, November 3, 2015 at 6:00 pm at City Hall, Council Chambers, 30 West Central Street, Chippewa Falls, WI.**

Council/Committee Members present: John Monarski, Rob Kiefer, CW King, Chuck Hull, Paul Olson, Paul Nadreau, Brent Ford and Mayor Hoffman.

Others Present: Finance Manager/Treasurer Lynne Bauer, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, Police Chief Wendy Stelter, City Planner Jayson Smith, and Tim Marko of SEH.

The meeting was called to order at 6:10 pm by Council President, Rob Kiefer.

**1. Presentation from SEH regarding the 50% complete design phase of the Downtown Riverfront Park. Possible recommendations to the Council.**

Tim Marko briefed the Committee regarding the adopted plan for the Riverfront Park, noting that the 50% design was following the guidelines for the plan. The first phase of the project being designed includes environmental remediation where needed, site grading, Chippewa River shoreline improvements, construction of the fishing and sitting area next to the Chippewa River, installation of electrical improvements to light and power the park, entryway plaza that includes pavers, rain gardens, fountains, lighting and benches, and a new off street parking area just west of the lift station to serve a growing parking demand as businesses expand. It was noted that the parking is an add-on expense due to the parking demand in the area.

City Planner Smith noted that as the City proceeds to construction bids, the City could determine if it wants to proceed with all that is planned or delay parts of the first phase development if costs exceed planned expenditures. Smith also noted that the purpose of the meeting was to make sure the Council was informed with the status of the 50% design plans prior to proceeding to 100% design and soliciting construction bids in early 2016. The Council concurred with the status of the current design plans and SEH will proceed to 100% design plans.

No action taken.

**2. Adjournment**

**Motion by Ford/Monarski to adjourn at 6:27 pm. All present voting aye, motion carried.**

**Minutes submitted by:**

Rob Kiefer  
Council President

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

1. Call to order by Beth Arneberg at 6:01 p.m.

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

Staff present: Dick Hebert and Tommy Eisenhauer.

Audrey Stowell arrives.

2. Approval of October 13, 2015, Minutes: **Motion by Rob Kiefer/Heidi Hoekstra to approve the October 13, 2015, minutes. Motion carried.**

3. Personal Appearances By Citizens: None.

4. Discuss / Consider Special Event Applications: None.

5. Discuss/Consider:

- a. Erickson Park Improvement Project. Ron Bakken presents on behalf of the project. He shows a video made by Ayres that has been used during presentations. It shows the proposed features and layout. A scenic overlook has been added. The total cost of the project is approximately \$900,000. To date, \$385,000 has been raised. Various grants have and will be applied for. Maintenance costs have been estimated at \$10,000 per year. Discussion includes how great it looks and the asset it will be when complete. Ron plans to return next month with a contract from Ayres.
- b. Irvine Park Center / Small Animal / Aviary Building. Dick Hebert indicates that the precast was started last week Monday and is done to the south wall. He recommends everyone go down and see the progress. Construction is on schedule.
- c. Discuss Irvine Park Ski Trail Bridges and Rumbly Bridge. Dick Hebert reports that for this year, the ski trail will come out of the woods and go along the road.
- d. 2016 Department Budget. Dick Hebert distributes the department's budget and indicates there is a \$2,200 overall increase in the budget. There were also funds requested, such as for the purchase of equipment. Tommy Eisenhower reports that Fischer Bros. was at the pool for another purpose and noted that the caulking inside the pool is in immediate need of repair. It needs to be repaired before next season. Dick reports that he will ask the City for the remaining funds in the outdoor pool budget to cover this repair. The exterior joint needs to be sealed as well, but the interior is more critical. He reports that more contract work is being done.
- e. Director's Report. Dick Hebert reports that portions of the Riverfront Park are being put out to bid. Next year at this time, it will look very different. The funds held by the Community Foundation were also reviewed and will be discussed further next month. Dick Hebert reports that there is still a low spot at the pickle ball court that is being reviewed. The response to Dick's

plea for help with Christmas Village has been tremendous. He's received lots of help, for which we're very thankful; help will also be needed for take-down of the lights.

6. Approve Claims. Discussion concerning the walk-in freezer. **Motion by Carmen Muenich/Dale Berg, to approve claims of \$662,168.57. Motion carried.**
7. Board Member comments or concerns. Discussion regarding future donation boxes, sale of timber, and Friends of Zoo.
8. Adjournment. **Motion by Carmen Muenich/Heidi Hoekstra to adjourn at 7:33 p.m. Motion carried.**

Submitted by:

Audrey Stowell, Secretary

**Minutes of the  
Meeting of the Chippewa Falls Public Library Board of Trustees  
October 14, 2015**

**1. Call to Order**

Meeting was called to order by Board President Barb Rasmus at 5:00 p.m.

**2. Roll Call of Members**

Members Present: Ambelang, Hoekstra, Hull, Jones, King, Rasmus, Russell

Others Present: Director Joe Niese; Confidential Administrative Assistant Deb Braden, UW-Intern Laura Breza

**3. Introduce Intern from UW-Eau Claire**

Joe introduced the Intern from UW-Eau Claire Laura Breza. She is the last intern we will be receiving from UW-Eau Claire since they are dropping the program.

**4. Approval of Agenda**

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

**5. Disposition of the minutes of the regular meeting of September 9, 2015.**

Motion by Jones seconded by Hoekstra to approve the minutes of the regular meeting of September 9, 2015. All present Voting Aye. Motion carried.

**6. Disposition of the vouchers to be paid from the 2015 budget after October 20, 2015.**

Motion made by Hoekstra seconded by King to approve payment of the vouchers to be paid from the 2015 budget after October 20, 2015. Roll Call Vote taken. Aye – Ambelang, Hoekstra, Hull, Jones, King, Rasmus, Russell. All present Voting Aye. Motion carried.

**7. Public appearances by citizens.**

None

**8. Correspondence**

Community Foundation of Chippewa County 2014-2015 Annual Report was received for review by the CFPL Board of Trustees. Received a Thank You from Marshfield Clinic Chippewa Center for donation of books for their Peds waiting room and adult books for their break room for employees to borrow. The books are part of the Outside the Lines project that the Chippewa Falls Public Library is participating in this year.

**9. Management report**

Director Niese presented the Management Report. He talked about highlights from the report. He reported that the Fall Author Series is going very well. It started with a visit from Author Nickolas Butler which was well attended. The Library has ordered new entrance rugs with one including the Library's logo. We are presenting taking bids for a new air conditioning unit to replace the present outdated unit. Hopefully the three companies we have contacted will have proposes to us by November. We have requested the funds from the City's capital project fund. We have a new sign introducing the Young Adult area. The Intern Laura helped work on the sign. We have hired a new Children's Librarian Assistant Jennifer Gilles-Turner to replace Karen Tregoning who is retiring on October 16<sup>th</sup> after 31 years' service. She will start November 2<sup>nd</sup>. The City's Committee #1 will be meeting on Wednesday, October 14 and Wednesday, October 21 to



discuss 2016 Budget items at 9 a.m. The 4th Annual Monster Ball for Teens will be held Friday, October 23<sup>rd</sup> at 6:30 p.m.

## **10. Committee reports**

- a) None

## **11. Current Business**

### **a) Other Job Changes**

It is proposed to change the 10 hours of technical services time to a staff member on circulation thus freeing up Sue Rada from the technical services 10 hours to work more on Young Adult Outreach programming. Reviewing the budget savings from the retirement of the Children's Department Assistant and cost of her replacement we will be able to change the 10 hours from the rate for clerk to department assistant with present budgeting. There would be no additional cost from the staff member in circulation. Motion made by Russell; seconded by Ambelang to change the technical services time to a staff member on circulation and increasing Sue Rada's position to fulltime Reference/Young Adult programming. All present Voting Aye. Motion carried.

### **b) Library Closing on November 10<sup>th</sup>.**

Two libraries have reported that they would be closed on November 10<sup>th</sup>. There will be no cataloging, no internet on the computers and other services. Checking out of materials will have to be off-line and will need to be limited to ten items. The Board desires that the Library stay open on November 10<sup>th</sup>. Necessary signage will be put up prior to the date letting patrons know what is not available that day.

### **c) Deleting fines from old software records**

We have a number of old fines from old software that was from dynix. The records have no patron barcodes and the patrons they are attached to have had no contact with the Library since we have updated to the new system. John Thompson for IFLS recommends that the Board of Trustees make a motion to delete the old fines clearing our software. Motion made by Hoekstra, seconded by King to delete the fines from the old software records. All present Voting Aye. Motion carried.

## **12. Announcements**

a) Karen Tregoning last day is Friday, October 16, 2015. Friends of the Library held a reception in her honor on Wednesday, October 14<sup>th</sup>. It was well attended by many of her small friends from the Children's area.

## **13. Items for future consideration.**

- a) December – meet the new Children's Department Assistant.

## **14. Adjournment**

Motion made by Hoekstra second by King to adjourn. All present voting Aye. Motion carried. Meeting adjourned at 5:25 p.m.

Respectfully Submitted,  
Deb Braden, Confidential Administrative Assistant



# CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

Applicant Name and Address: Brian McAlister - RACE DIRECTOR  
510 West Columbia Street, Chippewa Falls WI 54729

Applicant Phone Number: 715-226-1239

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: INDIAN HEAD TRACK CLUB  
Paul Wagner, President  
WAGNER@IC@gmail.com  
WWW.INDIANHEADTC.org

Name of the event: FRIDAY 8 : THERMAL3 ROAD RACE

Estimated number of persons participating: 200

Date and start and end times requested for street use: December 5, 2015  
Race starts at 10 am - Line up 10 minutes before the race.  
Slowest runners should finish by 11:45. Road does not need to be block after start.

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):  
Starts/finishes at OUR SAVIORS LUTHERAN CHURCH. Starts on Mansfield - right on TROPICANA & left on ELM. Returns the same way except runs to Perry left on SPRUCE then left to OUR SAVIORS.

Use, described in detail, for which the street use permit is requested: Running Race  
We only need to block Mansfield while lining up for the start just before 10am.  
The runners thin out by the time they get to Elm & run single file most of the way.

City services requested for the event (e.g., Street Department or Police Department staff time)  
It is helpful to have a police car to lead the runners to Elm. (Block Street at Mansfield/Tropicana at start)

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: [Signature] Date: 10/7/15

### OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):  
One<sup>on</sup> duty officer for 15 min for line up at start of race. No charge WLS

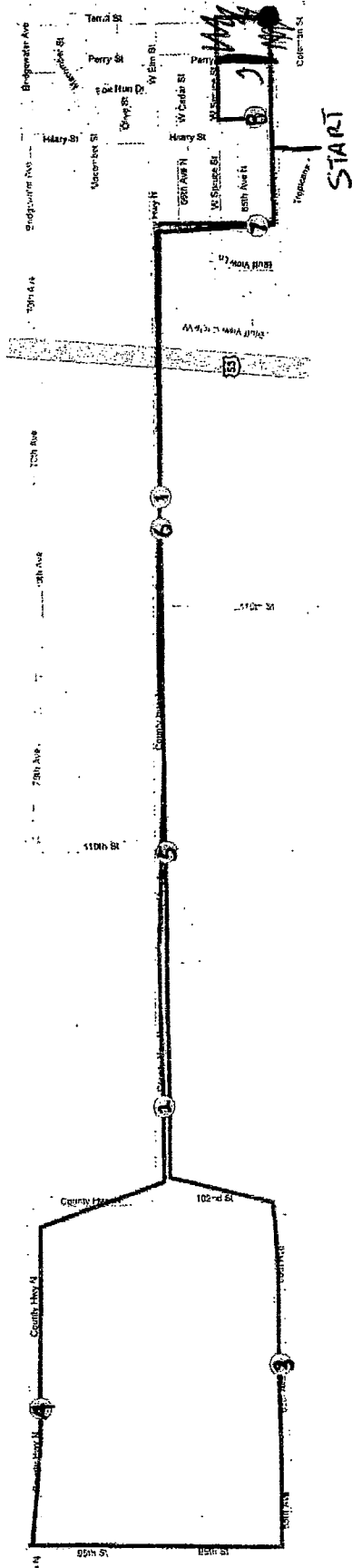
Requirements of Applicant: Pick up any necessary traffic cones and barricades by 1 pm on Friday, December 4, 2015 at the city garage at #5 Bjork - Riverside Drive and return on Monday, December 7, 2015. PJK  
10/2/2015

Approved by: [Signature]  
 Signature of Chief of Police

Signature of Director of Public Works

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

Decision of City Council (required):  Approved  Denied



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

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

FEE \$ 10.00

Application Date: 10-19-15

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 02/13/16 and ending 02/14/16 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 McDonnell Area Catholic Schools

(b) Address 1316 Bel Air Blvd, Chippewa Falls  
(Street)  Town  Village  City

(c) Date organized 1892

(d) If corporation, give date of incorporation 1892

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

(f) Names, addresses and phone numbers of all officers:

President Jeff Heinzen, 711 24th St NE, Menomonie, WI 54751

Vice President \_\_\_\_\_

Secretary \_\_\_\_\_

Treasurer Robert Komop, Controller, 13455 45th Ave, Chippewa Falls

(g) Name and address of manager or person in charge of affair: Jenny Schaefer, Dir of Advancement  
19697 53rd Ave, Chippewa Falls 715 723 0538 - School

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

(a) Street number 1316 Bel Air Blvd

(b) Lot \_\_\_\_\_ Block \_\_\_\_\_

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

(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: Gym, Commons, Kitchen

(e) Will minors be present? No Reason for minors being present: \_\_\_\_\_

PAID  
CITY OF CHIPPEWA FALLS  
OCT 22 2015  
CITY TREASURER  
TR# 47408

**3. NAME OF EVENT**

Security measures: \_\_\_\_\_

(a) List name of the event 9th Annual MARDI GRAS

(b) Dates and times of event SATURDAY February 13th 6pm to midnight

**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.

Officer McDonnell Area Catholic Schools  
(Signature/date) 10/19/2015 (Name of Organization)

Officer Robert G. King 10-19-2015  
(Signature/date) (Signature/date)

Officer \_\_\_\_\_  
(Signature/date) (Signature/date)

Date Filed with Clerk \_\_\_\_\_ Date Reported to Council or Board \_\_\_\_\_

Date Granted by Council \_\_\_\_\_ License No. \_\_\_\_\_

Police Department Approval Chief Wally J. Skell Date 10-27-2015 Wisconsin Department of Revenue

BSM  
10/27/15



## APPLICATION FOR DANCE AND LIVE MUSIC LICENSE

<b>Name of Applicant:</b> McDONELL AREA CATHOLIC SCHOOLS	<b>Address of Applicant:</b> 1316 Bel Air Blvd <span style="float: right;">723-0538</span>																									
<b>Name of Premises to be Licensed:</b> McDONELL High School	<b>Address of Premises:</b> 1316 Bel Air Blvd	<b>Date(s) of Event (Class "E" Licenses only):</b> 02/13/2016																								
<b>Class of License Applied for:</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Class "A" Annual</td> <td style="width: 10%; text-align: center;"><input type="checkbox"/></td> <td style="width: 30%; text-align: right;">\$125.00</td> </tr> <tr> <td>Class "B" Annual</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: right;">\$80.00</td> </tr> <tr> <td>Class "C" Annual</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: right;">\$30.00</td> </tr> <tr> <td>Class "D" Annual</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: right;">\$25.00</td> </tr> <tr> <td>Class "D" If holder of Class "C"</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: right;">\$10.00</td> </tr> <tr> <td>Class "E"</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: right;">\$10.00/day</td> </tr> <tr> <td>Live Music Annual</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: right;">\$30.00</td> </tr> <tr> <td>Juke Box</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: right;">\$30.00 (annual)</td> </tr> </table>		Class "A" Annual	<input type="checkbox"/>	\$125.00	Class "B" Annual	<input type="checkbox"/>	\$80.00	Class "C" Annual	<input type="checkbox"/>	\$30.00	Class "D" Annual	<input type="checkbox"/>	\$25.00	Class "D" If holder of Class "C"	<input type="checkbox"/>	\$10.00	Class "E"	<input checked="" type="checkbox"/>	\$10.00/day	Live Music Annual	<input type="checkbox"/>	\$30.00	Juke Box	<input type="checkbox"/>	\$30.00 (annual)
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PAID  
 CITY OF CHIPPEWA FALLS  
 OCT 22 2015  
 CITY TREASURER  
 TR # 47408

### EXCERPT FROM MUNICIPAL CODE 12.04 (3) DANCES

APPLICATION AND REPRESENTATIONS. Each applicant shall represent at the time of application that the premises for the license meets all fire, safety and sanitary requirements of the City Code and the State Department of Health and that the premises comply with any applicable building code requirements together with such other requirements as may from time to time be imposed by the City Council. The applicant shall further represent that such compliance will continue at all times during which the license is held.

I have read and understand the above.

\_\_\_\_\_  
 Signature of Applicant

\_\_\_\_\_  
 Date 10-19-2015

Attest: 
 \_\_\_\_\_  
 City Clerk/Deputy Clerk

Date of Council Approval: \_\_\_\_\_

License No.: \_\_\_\_\_

**ORDINANCE No. 2015-23**

**AN ORDINANCE EXTENDING COMPULSORY  
CONNECTION TO CITY SEWER AND WATER  
SERVICES TO IRREGULAR OR ILLEGAL  
SERVICE CONNECTIONS - § 11.05 OF THE  
CHIPPEWA FALLS MUNICIPAL CODE**

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

1. That § 11.05 of the Chippewa Falls Municipal Code which presently provides as follows:

**11.05 - COMPULSORY CONNECTION TO SEWER AND WATER.**

(1) NOTICE TO CONNECT. Whenever sewer and water becomes available to any building for human habitation, the Board of Public Works shall notify in writing the owner, agent or occupant thereof to connect all facilities thereto required by the Board of Public Works. If the person to whom the notice has been given fails to comply within that period of time required by the order, but not to exceed one year, the Board of Public Works shall cause the necessary connections to be made and the expense thereof shall be assessed as a special tax against the property under §144.06, Wis. Stats.

(2) FAILING SYSTEM. When a failing or malfunctioning private sewage system is encountered, the Health Officer shall notify in writing the owner, agent or occupant thereof to connect all facilities thereto if available or to correct all facilities thereto, if available, or to correct the failing private sewerage system where City facilities are not available. If the person to whom the notice has been given fails to comply for more than 10 days after the notice, the Health Officer shall cause the necessary connections to be made and the expense thereof shall be assessed as a special tax against the property under §144.06, Wis. Stats.

(3) ABATEMENT OF PRIVATE SEWAGE SYSTEMS. After connection to a water main and public sewer, no private sewage system shall be constructed or maintained upon such lot or parcel and shall be abated upon 10 days' written notice for such abatement by the Board of Public Works. If not so abated, the Board of Public Works shall cause the same to be done and the cost thereof assessed as a special tax against the property.

(4) TIME EXTENSION. The Board of Public Works may extend the time for the connection hereunder or may grant other temporary relief where strict enforcement would work an unnecessary hardship without corresponding public or private benefit.

(5) PRIVATE SEWAGE SYSTEM. Where sewer or water mains are not available, a private sewage system may be constructed or maintained on any lot or parcel upon permit granted by the Board of Public Works. Such shall be cleaned and the contents removed

when required by the Health Officer and in accordance with such conditions as he may impose.

(6) UTILITIES SERVICE LIMITS. Under §66.069 (2)(c), Wis. Stats., the City hereby limits the services of its Water Utility, Wastewater Treatment Utility and sewage collection system to within the municipal boundaries of the City as they now exist or as they may be hereafter defined, upon annexation or detachment of territories and to service areas "A" and "B" which are described as follows:

Service Area "A"

A parcel of land located in the NW ¼ of the SE ¼ of Sec. 33, T29N, R8W, Town of Eagle Point, Chippewa County, Wisconsin and more particularly described as follows:

Commencing at the west ¼ corner of Sec. 33; thence N 90°00'00" E along the east-west ¼ line 1,454.85 feet; thence S 00° E 23.00 feet to the centerline of CTH "I"; thence N 90°00'00" E along the said centerline of CTH "I" 1,200.00 feet; thence S 00°11'00" E 33.00 feet to the south right-of-way line of said CTH "I" and an existing 2-inch iron pipe; continuing thence S 00°11'00" E 350 feet to the point of beginning; continuing thence S 00°11'00" E 755.73 feet; thence N 89°51'35" E 441.25 feet to a 1-inch iron pipe; thence N 00°08'25" W 754.65 feet; thence S 90°00'00" W, parallel to CTH "I" 441.25 feet to the point of beginning.

Service Area "B"

A parcel of land located in the SW ¼ of the SE ¼ of Sec. 33, T29N, R8W, Town of Eagle Point, Chippewa County, Wisconsin and more particularly described as follows:

Commencing at the west ¼ corner of Sec. 33; thence N 90°00'00" E along the east-west ¼ line 1,454.85 feet; thence S 00°11'00" E 23.00 feet to the centerline of CTH "I"; thence N 90°00'00" E along the said centerline of CTH "I" 1,200.00 feet; thence S 00°11'00" E 33.00 feet to the south right-of-way line of said CTH "I" and an existing 2-inch iron pipe; continuing thence S 00°11'00" E 1362.10 feet; thence N 89°55'15" E 150.00 feet to the point of beginning; continuing thence N 89°55'15" E 320.00 feet; thence S 0°11'00" E 200.00 feet; thence S 89°55'15" W 320.00 feet; thence N 0°11'00" W 200.00 feet to the point of beginning.

be amended to include compulsory connection for irregular or illegal services connections, to provide for payment for the connection, and to provide as follows:

**11.05 - COMPULSORY CONNECTION TO SEWER AND WATER.**

(1) NOTICE TO CONNECT. Whenever sewer and water becomes available to any building for human habitation, the Board of Public Works shall notify in writing the owner, agent or occupant thereof to connect all facilities thereto required by the Board of Public Works. If the person to whom the notice has been given fails to comply within that

period of time required by the order, but not to exceed one year, the Board of Public Works shall cause the necessary connections to be made and the expense thereof shall be assessed as a special tax against the property under §281.45, Wis. Stats.

(2) **ILLEGAL OR IRREGULAR CONNECTIONS.** Whenever there is a sewer or water connection to a building which is illegal or irregular under this Municipal Code or any State statutes or administrative regulations the Board of Public Works shall so notify the owner, agent or occupant thereof to correct or remedy the illegality or irregularity and to bring it into compliance with the applicable Municipal Code provision(s) or State statute(s) or administrative regulation(s). If the person to whom the notice has been given fails to comply for more than 10 days the Board of Public Works shall cause the necessary connections to be made and the expense thereof shall be assessed as a special tax against the property under § 281.45, Wis. Stats.

(3) **FAILING SYSTEM.** When a failing or malfunctioning private sewage system is encountered, the Health Officer shall notify in writing the owner, agent or occupant thereof to connect all facilities thereto if available or to correct all facilities thereto, if available, or to correct the failing private sewerage system where City facilities are not available. If the person to whom the notice has been given fails to comply for more than 10 days after the notice, the Health Officer shall cause the necessary connections to be made and the expense thereof shall be assessed as a special tax against the property under §281.45, Wis. Stats.

(4) **SPECIAL TAX PAYMENT.** Where an expense is assessed as a special tax against property under § 281.45, Wis. Stats., the owner(s) of the property may, within 30 days after the completion of the work, file a written option with the City Clerk stating that he or she cannot pay the amount in one sum and asking that it be levied in not to exceed five (5) equal annual installments, and the amount shall be so collected with interest at a rate of 6% per year from the completion of the work. The unpaid balance of the special tax shall be placed as a special tax lien on the property.

(5) **ABATEMENT OF PRIVATE SEWAGE SYSTEMS.** After connection to a water main and public sewer, no private sewage system shall be constructed or maintained upon such lot or parcel and shall be abated upon 10 days' written notice for such abatement by the Board of Public Works. If not so abated, the Board of Public Works shall cause the same to be done and the cost thereof assessed as a special tax against the property.

(6) **TIME EXTENSION.** The Board of Public Works may extend the time for the connection hereunder or may grant other temporary relief where strict enforcement would work an unnecessary hardship without corresponding public or private benefit.

(7) **PRIVATE SEWAGE SYSTEM.** Where sewer or water mains are not available, a private sewage system may be constructed or maintained on any lot or parcel upon permit granted by the Board of Public Works. Such shall be cleaned and the contents removed when required by the Health Officer and in accordance with such conditions as he may impose.



(8) UTILITIES SERVICE LIMITS. Under §66.0813, Wis. Stats., the City hereby limits the services of its Water Utility, Wastewater Treatment Utility and sewage collection system to within the municipal boundaries of the City as they now exist or as they may be hereafter defined, upon annexation or detachment of territories and to service areas "A" and "B" which are described as follows:

Service Area "A"

A parcel of land located in the NW ¼ of the SE ¼ of Sec. 33, T29N, R8W, Town of Eagle Point, Chippewa County, Wisconsin and more particularly described as follows:

Commencing at the west ¼ corner of Sec. 33; thence N 90°00'00" E along the east-west ¼ line 1,454.85 feet; thence S 00° E 23.00 feet to the centerline of CTH "I"; thence N 90°00'00" E along the said centerline of CTH "I" 1,200.00 feet; thence S 00°11'00" E 33.00 feet to the south right-of-way line of said CTH "I" and an existing 2-inch iron pipe; continuing thence S 00°11'00" E 350 feet to the point of beginning; continuing thence S 00°11'00" E 755.73 feet; thence N 89°51'35" E 441.25 feet to a 1-inch iron pipe; thence N 00°08'25" W 754.65 feet; thence S 90°00'00" W, parallel to CTH "I" 441.25 feet to the point of beginning.

Service Area "B"

A parcel of land located in the SW ¼ of the SE ¼ of Sec. 33, T29N, R8W, Town of Eagle Point, Chippewa County, Wisconsin and more particularly described as follows:

Commencing at the west ¼ corner of Sec. 33; thence N 90°00'00" E along the east-west ¼ line 1,454.85 feet; thence S 00°11'00" E 23.00 feet to the centerline of CTH "I"; thence N 90°00'00" E along the said centerline of CTH "I" 1,200.00 feet; thence S 00°11'00" E 33.00 feet to the south right-of-way line of said CTH "I" and an existing 2-inch iron pipe; continuing thence S 00°11'00" E 1362.10 feet; thence N 89°55'15" E 150.00 feet to the point of beginning; continuing thence N 89°55'15" E 320.00 feet; thence S 0°11'00" E 200.00 feet; thence S 89°55'15" W 320.00 feet; thence N 0°11'00" W 200.00 feet to the point of beginning.

Dated this 17<sup>th</sup> day of November, 2015.

FIRST READING: November 3, 2015

SECOND READING: November 17, 2015

APPROVED: \_\_\_\_\_

Gregory S. Hoffman, Mayor

ATTESTED: \_\_\_\_\_

Bridget Givens, City Clerk

  
\_\_\_\_\_  
Rob Kiefer, Council President

AN ORDINANCE ADOPTING THE COMMUNITY  
WAYFINDING SIGNS PROVISIONS OF THE WISCONSIN  
DEPARTMENT OF TRANSPORTATION'S TRAFFIC  
GUIDELINES MANUAL - § 7.035 OF THE  
CHIPPEWA FALLS MUNICIPAL CODE

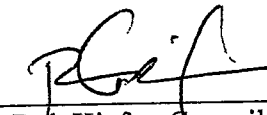
THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS, WISCONSIN, DO ORDAIN AS  
FOLLOWS:

1. That § 7.035 of the Chippewa Falls Municipal Code which presently provides as follows:

**7.035 – COMMUNITY WAYFINDING SIGNS**

The Community Wayfinding Signs provisions set forth at Chapter 2, Section 15, Subject 6 of the State of Wisconsin Department of Transportation's Traffic Guidelines Manual are hereby adopted and by reference made a part of this chapter as if fully set forth herein. Any future amendments, revisions, modifications, or renumbering of said subject 6 are intended to be made a part of this chapter and this section in order to secure uniform statewide regulation of community wayfinding signs.

Dated this 17<sup>th</sup> day of November, 2015.



Rob Kiefer, Council President

FIRST READING: November 3, 2015

SECOND READING: November 17, 2015

APPROVED:

\_\_\_\_\_  
Gregory S. Hoffman, Mayor

ATTESTED:

\_\_\_\_\_  
Bridget Givens, City Clerk

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

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

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

**Parcel #4303  
City of Chippewa Falls  
Located at 621 West Park Avenue**

**R-1C Single Family Residential District to C-4 Highway Commercial District**

2. That the Zoning District Map of the City of Chippewa Falls be and the same is  
hereby amended in accordance with the foregoing.

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

Dated this 17<sup>th</sup> day of November, 2015.

FIRST READING: November 3, 2015

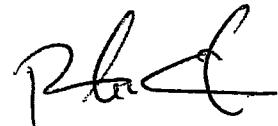
SECOND READING: November 17 2015

PUBLIC HEARING: November 17, 2015

APPROVED: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
Bridget Givens, City Clerk

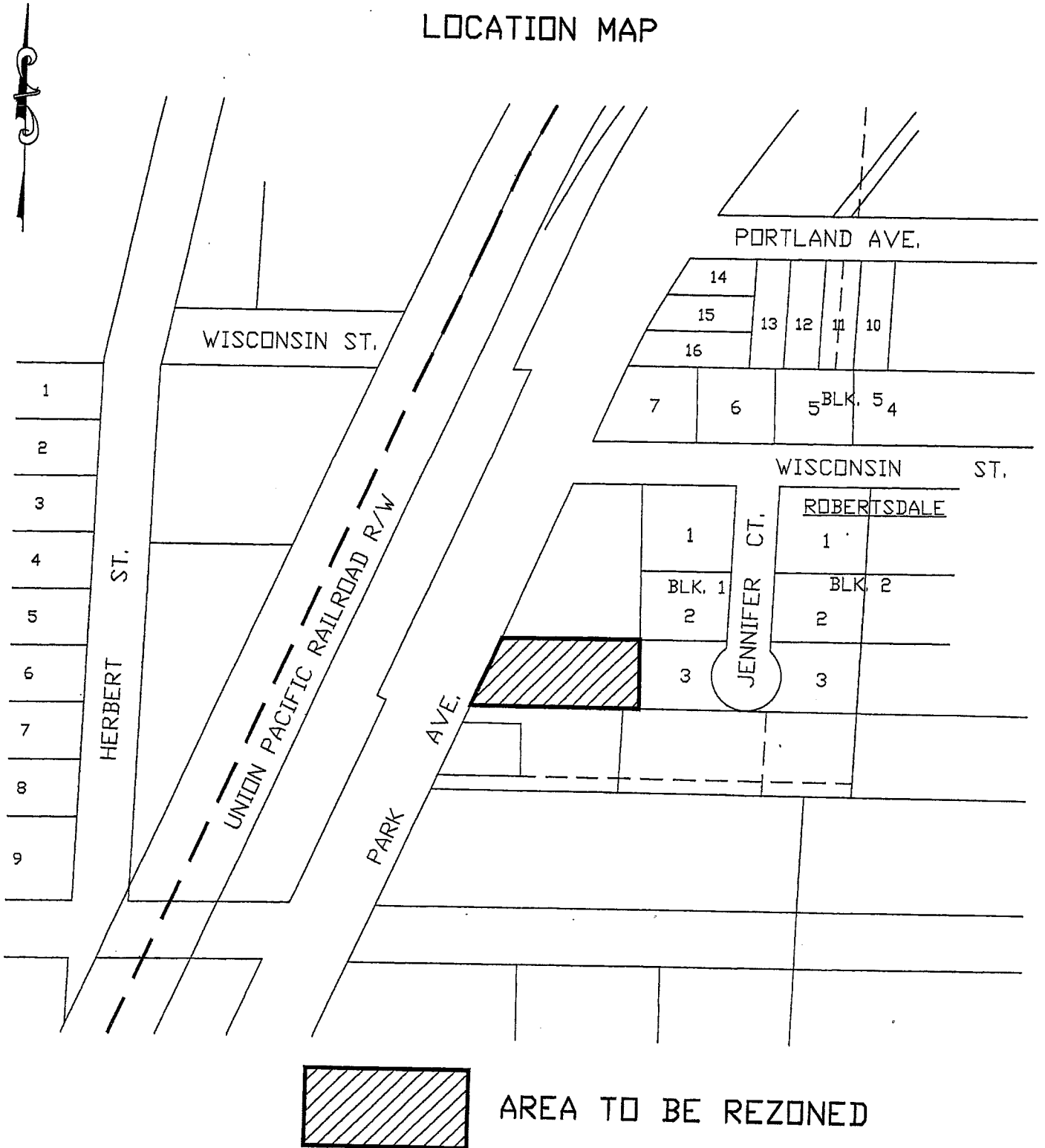
PUBLISHED: \_\_\_\_\_



\_\_\_\_\_  
Council President

# 621 W. PARK AVENUE REZONING

## LOCATION MAP



**RESOLUTION GRANTING A STREET PRIVILEGE PERMIT FOR PARCEL  
NO. 4732 AND CERTIFIED SURVEY MAP #4463, LOTS 1, 2 AND 3 IN  
UNOPENED WOODRIDGE DRIVE RIGHT-OF-WAY IN THE CITY OF  
CHIPPEWA FALLS  
UNDER CHAPTER 66.0425 WISCONSIN STATUTES**

**WHEREAS**, at the November 9, 2015 Board of Public Works meeting, Haas Sons Properties LLC and William J. Bresina requested to amend Street Privilege Permit Resolution No. 2003-07 to construct and maintain a residential driveway upon the dedicated but yet unopened and unimproved public right-of-way of Woodridge Drive lying West of Woodridge Court in the City of Chippewa Falls, Wisconsin; and

**WHEREAS**, Haas Sons Properties LLC owns an approximate 19 acre parcel (No 4732) lying North of the Railroad right-of-way in the Northwest Quarter of the Northwest Quarter of Section 12; T 28 N, R 09 W and William J. Bresina owns Lot Numbers 1, 2 and 3 of Certified Survey Map No. 4463, being part of the South One Half of the Southwest Quarter of Section 1, T 28 N, R 09 W in the City of Chippewa Falls, Wisconsin; and

**WHEREAS**, Haas Sons Properties LLC and William J. Bresina require access across said unopened and unimproved Woodridge Drive right-of-way in order to develop said parcel #4732 and Certified Survey Map #4463, Lots 1, 2 and 3 as single family building sites; and

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS, WISCONSIN** that a Street Privilege Permit be and is hereby granted under Chapter 66.0425, Wisconsin Statutes to the owners of Parcel #4732 and Certified Survey Map #4463, Lots 1, 2 and 3 to construct and maintain a private residential driveway upon the dedicated but yet unopened and unimproved public right-of-way of Woodridge Drive lying West of Woodridge Court in the City of Chippewa Falls, Wisconsin under the following conditions:

1. That the permit is granted for the public right-of-way of Woodridge Drive in the plat of Woodridge Addition and lying west of Woodridge Court and shown on the attached sketched map.
2. That pursuant to Municipal Code 8.04, the owner of parcel #4732 and the owner of Certified Survey Map #4463, Lots 1, 2 and 3 or their qualified contractor shall obtain a driveway permit from the Engineering Department for the driveway approach at Woodridge Court.

3. That the residential driveway shall be centered on the Woodridge Drive right-of-way.
4. That the residential driveway shall be blacktopped before usage – (Approach – concrete, Drive – blacktop).
5. That access and egress to and from parcel #4732 and Lots 1, 2 and 3 of Certified Survey Map #4463 shall be only across the said dedicated but yet unopened public right-of-way of Woodridge Drive; and
6. That the public retains ownership of the effected Woodridge Drive right-of-way.
7. That Haas Sons Properties LLC and William J. Bresina or any future owner of parcel #4732 and Certified Survey Map #4463, Lots 1, 2 and 3 shall be primarily liable for damages to person or property by reason of the granting of this privilege as provided in Wisconsin Statutes and shall maintain liability insurance on the facilities covered by this permit as approved by the City Attorney.
8. That the permittees shall be responsible for restoring any part of these facilities in the event that the City must disturb or remove said improvements for construction, replacement or maintenance of City owned facilities within the effected right-of-way.
9. That the term of the permit is 10 years, which term may be extended as the City Council sees fit. However, the City retains all its rights in Section 66.0425 Wisconsin Statutes regarding removal of improvements upon 10 days notice.
10. That to the extent reasonably possible, the City will endeavor to give the permittees one year notice in the event that the City will not renew or extend the terms of the permit beyond the initial 10 year term. However, the City will retain all its rights as provided in Section 66.0425 Wisconsin Statute regarding removal of improvements upon a 10 day notice.
11. That this permit is issued to the owner(s) of parcel #4732 and the owner(s) of Certified Survey Map #4463, Lots 1, 2 and 3.
12. That the permittees by accepting this permit, waives the right to contest in any manner the validity of the Chapter 66.0425 or the conditions of this permit.
13. That the permittees are responsible for removal of any and all improvements made in the street right-of-way and will restore the area upon due notice as required by Wisconsin Statutes.

14. That Haas Sons Properties LLC and William J. Bresina, or any future owner(s) of parcel #4732 or Certified Survey Map #4463, Lots 1, 2 and 3 shall maintain a 40 foot building setback from the future westerly extension of the south right-of-way line of Woodridge Drive.
15. That Haas Sons Properties LLC and William J. Bresina, or any future owner(s) of parcel #4732 and Certified Survey Map #4463, Lots 1, 2 and 3 shall be responsible for replacement, maintenance and snow removal of said residential driveway until such time as Woodridge Drive is extended to the west as a public street. Any damages to the driveway shall be the responsibility of whom ever causes the damage.
16. That any subdivision of parcel #4732 and Certified Survey Map #4463, Lots 1, 2 and 3 will void this permit.
17. No parking is permitted along this residential driveway.
18. That there will be no compensation to the permittees in the event that the City opens this section of Woodridge Drive to public travel and authorizes the construction of street improvements and paving.
19. That no structures, gates or other encumbrance be placed on said unopened public right-of-way of Woodridge Drive.

Dated this 17<sup>th</sup> day of November, 2015.

ADOPTED: \_\_\_\_\_

\_\_\_\_\_  
Council President

APPROVED: \_\_\_\_\_

Mayor

ATTEST: \_\_\_\_\_

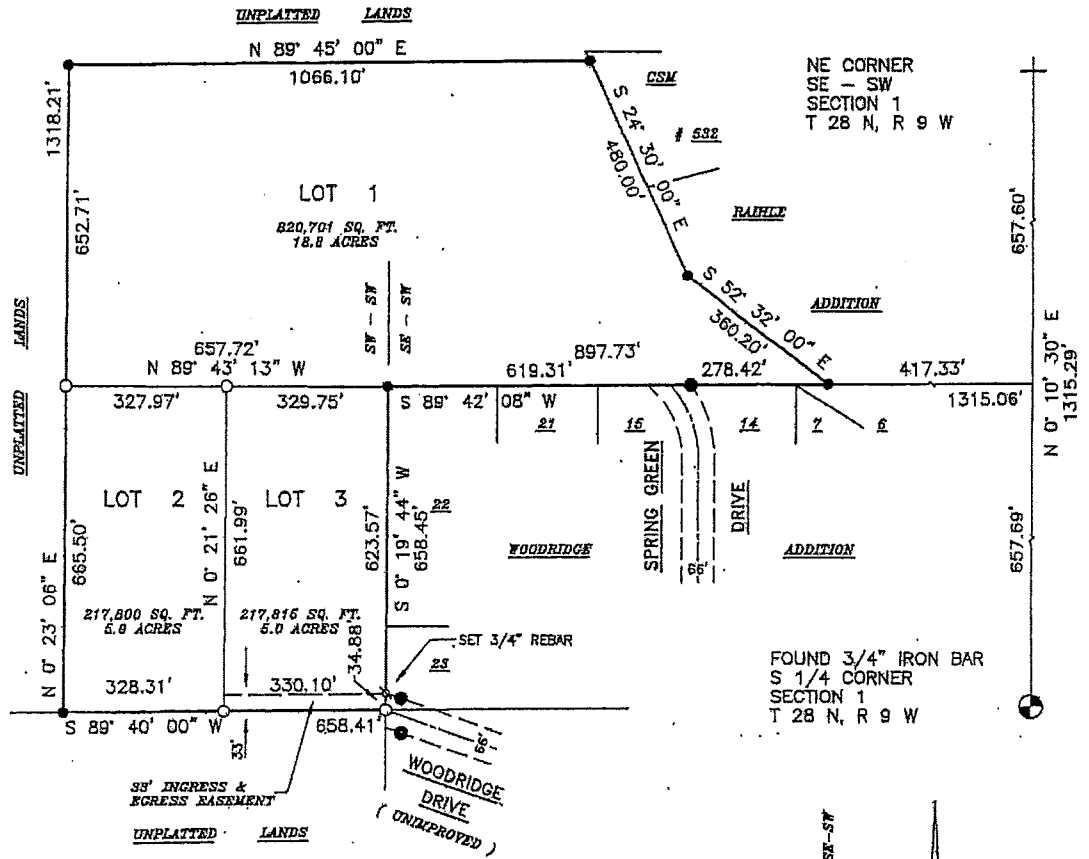
City Clerk

8 0 6 4 3 9 0  
 Tx: 4050496  
**848331**  
 RECORDED ON  
 09/24/2015  
 1:19 PM  
 MARGE L. GEISSLER  
 REGISTER OF DEEDS  
 REC FEE: 30.00  
 FEE EXEMPT;  
 CHIPPEWA COUNTY, WI  
 PAGES: 2

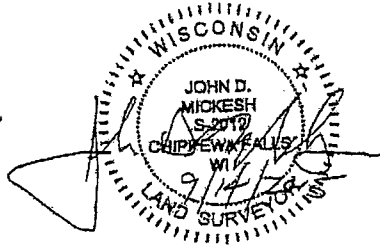
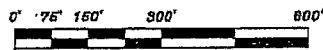
CHIPPEWA CO. CERTIFIED SURVEY  
 MAP NO. 4463

RECORDED IN VOL. 20 OF THE  
 CERTIFIED SURVEY MAPS PAGE 222-223  
*Marge L. Geissler*  
 REGISTER

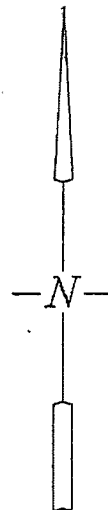
BEING PART OF THE S 1/2 OF THE SW 1/4  
 OF SECTION 1; TOWNSHIP 28 NORTH, RANGE 9  
 WEST, TOWN OF WHEATON, CHIPPEWA COUNTY,  
 WISCONSIN.



SCALE : 1" = 300'



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE-SW  
 OF SECTION 1, ASSUMED BEARING OF N 0° 10' 30" E.



LEGEND

- SET 1 1/4" x 24" IRON PIPE WEIGHING 1.68 LBS. / LINEAL FOOT.
- FOUND 1 1/4" IRON PIPE
- FOUND 2" IRON PIPE



CHIPPEWA CO. CERTIFIED SURVEY

MAP NO. 4463

RECORDED IN VOL. 210 OF THE  
CERTIFIED SURVEY MAPS PAGE 222-223  
Mary T. Hinkel REGISTER

I, John D. Mickesh, Professional Land Surveyor, Hereby certify:

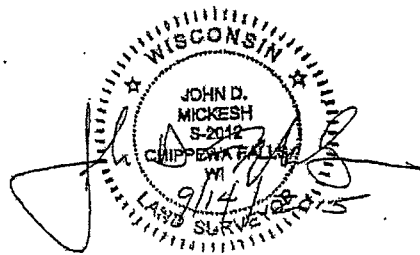
That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 38, Chippewa County's Land Division Ordinance and under the direction of William J. Bresina, I have surveyed, divided, and mapped said parcel of land, that such survey correctly represents all exterior boundaries and the subdivision of the land surveyed and that this land is part of the S 1/2 of the SW 1/4 of Section 1, Township 28 North, Range 9 West, Town of Wheaton, Chippewa County, Wisconsin.

Commencing at the S 1/4 corner of Section 1, thence N 0° 10' 30" E along the east line of the SE - SW, 657.69 feet, thence S 89° 42' 08" W 417.33 feet to the point of beginning, thence continuing S 89° 42' 08" W 897.73 feet, thence S 0° 19' 44" W 658.45 feet, thence S 89° 40' 00" W 658.41 feet, thence N 0° 23' 06" E 1318.21 feet, thence N 89° 45' 00" E 1066.10 feet, thence S 24° 30' 00" E 480.00 feet, thence S 52° 32' 00" E 360.20 feet to the point of beginning.

Said parcel is subject to easements and restrictions of record.

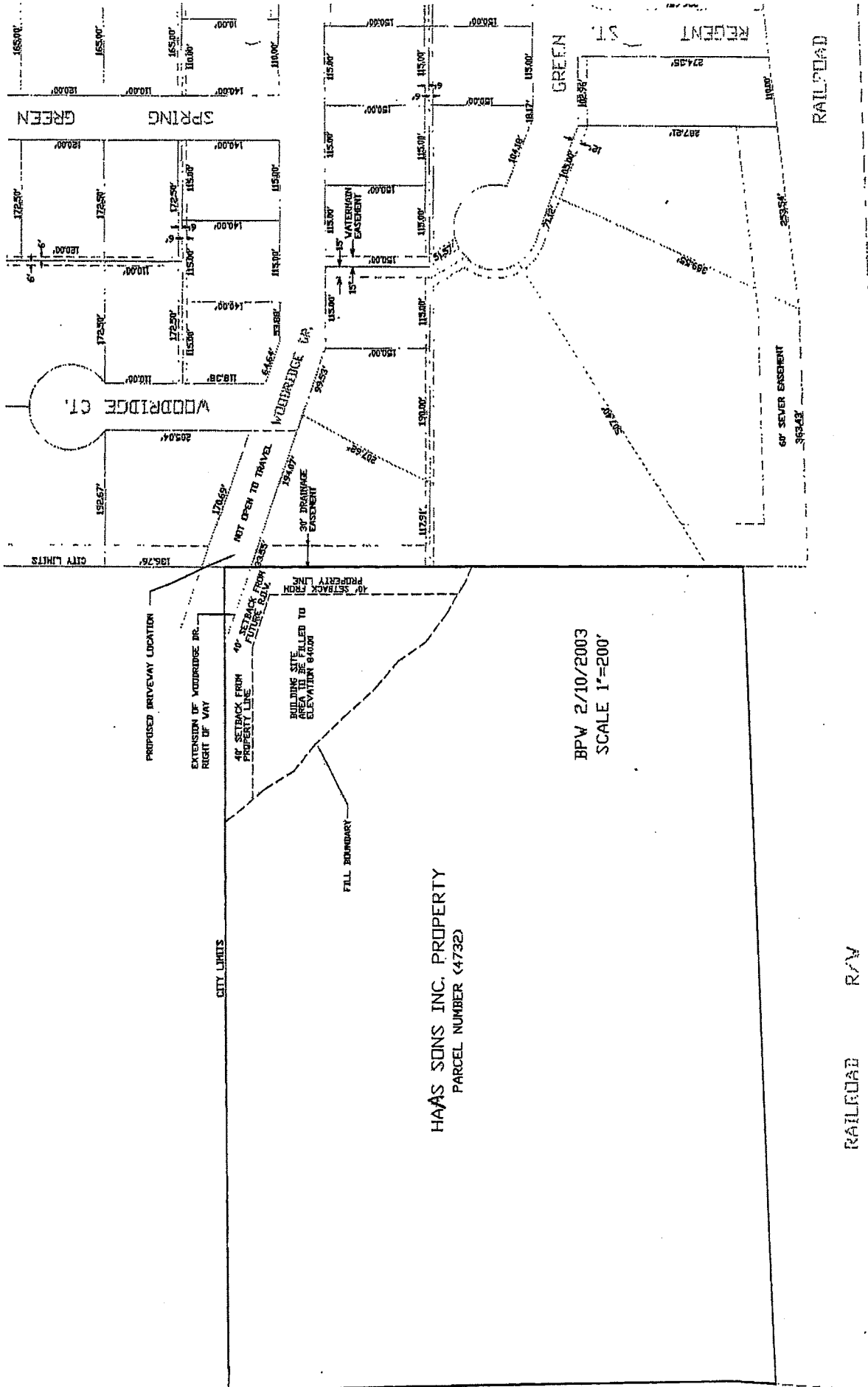
SIGNED *John D. Mickesh*  
Mayor

APPROVED *Bridget Owens, City Clerk*  
ATTEST



Sheet 2 of 2

DATE APPROVED 09-24-2015  
CHIPPEWA COUNTY ZONING AGENCY  
BY *Tommy Clay*



HAAS SONS INC. PROPERTY  
 PARCEL NUMBER 4732

BPW 2/10/2003  
 SCALE 1"=200'

RAILROAD

RAILROAD R/W

**RESOLUTION NO. 2015-50**

**RESOLUTION  
APPROVING A CERTIFIED SURVEY MAP  
OF CHIPPEWA MANOR**

**RESOLVED**, that a Certified Survey Map of Chippewa Manor is hereby approved by the Chippewa Falls Common Council. Said parcel being Parcel #4393, located at #801 Woodward Avenue, in the SW 1/4, Section 8, T28N, R8W, in the City of Chippewa Falls, Chippewa County, Wisconsin.

Dated this 17<sup>th</sup> day of November, 2015

ADOPTED: \_\_\_\_\_

\_\_\_\_\_

Council President

APPROVED: \_\_\_\_\_

Mayor

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

ATTEST: \_\_\_\_\_

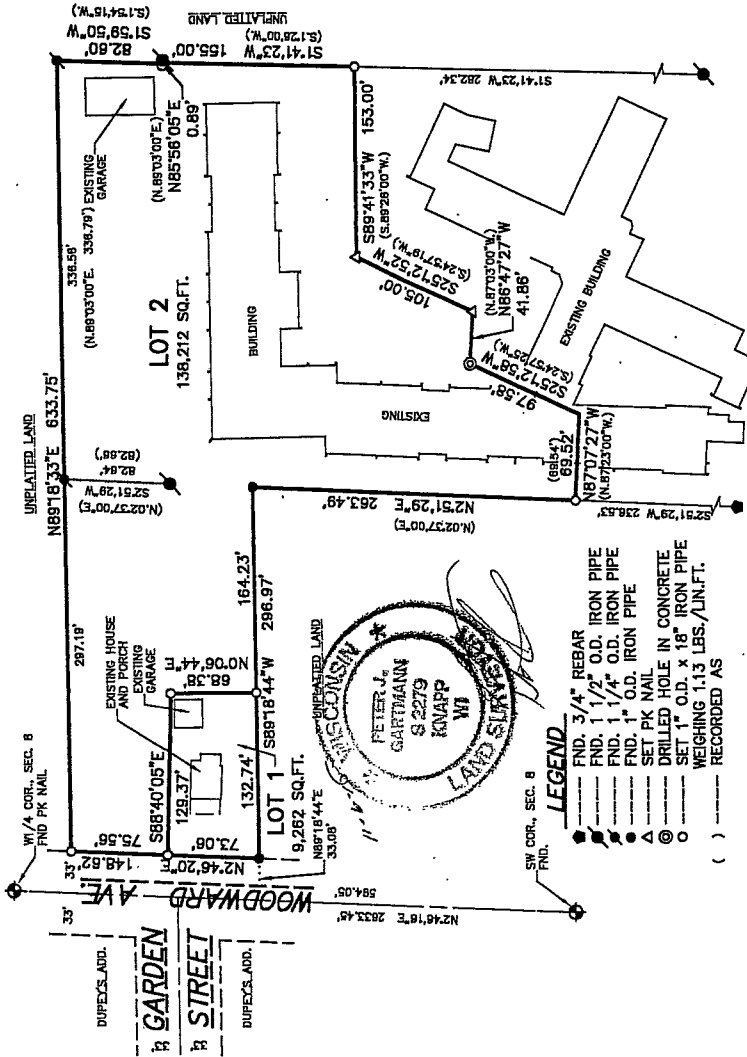
City Clerk

**CHIPPEWA CO. CERTIFIED SURVEY**  
**MAP No. \_\_\_\_\_**

RECORDED IN VOL. \_\_\_\_\_ OF CERTIFIED SURVEY MAPS PAGE \_\_\_\_\_

REGISTER

IN THE SW<sup>1</sup>/<sub>4</sub> OF THE SW<sup>1</sup>/<sub>4</sub>, SECTION 8, T28N, R8W,  
 CITY OF CHIPPEWA FALLS,  
 CHIPPEWA COUNTY, WISCONSIN



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE SW<sup>1</sup>/<sub>4</sub>, SEC. 8  
 ASSUMED BEARING OF N.02°46'18"E.

REAL LAND SURVEYING  
 636 FAIRFAX ST.  
 ALTOONA, W. 54720  
 (715) 514-4116  
 CADD No. 15312

SHEET 1 OF 2

PAGE \_\_\_\_\_

**CHIPPEWA CO. CERTIFIED SURVEY  
MAP NO. \_\_\_\_\_**

RECORDED IN VOL \_\_\_\_\_ OF CERTIFIED SURVEY MAPS PAGE \_\_\_\_\_

REGISTER

IN THE SW<sup>1</sup>/<sub>4</sub> OF THE SW<sup>1</sup>/<sub>4</sub>,  
SECTION 8, T28N, R8W,  
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

**SURVEYOR'S CERTIFICATE:**

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

THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS  
FOLLOWS: A PARCEL OF LAND LOCATED IN THE SW<sup>1</sup>/<sub>4</sub> OF THE SW<sup>1</sup>/<sub>4</sub>, SECTION 8, T28N, R8W, CITY OF  
CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

- COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION;
- THENCE N.02°46'16"E., ALONG THE WEST LINE OF SAID SECTION, 594.05 FEET;
- THENCE N.89°18'44"E. 33.08 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF WOODWARD AVENUE AND THE POINT OF BEGINNING;
- THENCE N02°46'20"E., ALONG SAID EAST LINE, 148.62 FEET;
- THENCE N89°18'33"E. 633.75 FEET;
- THENCE S01°59'50"W. 82.60 FEET;
- THENCE N85°56'05"E. 0.89 FEET;
- THENCE S01°41'23"W. 155.00 FEET;
- THENCE S89°41'33"W. 153.00 FEET;
- THENCE S25°12'52"W. 105.00 FEET;
- THENCE N86°47'27"W. 41.86 FEET;
- THENCE S25°12'58"W. 97.58 FEET;
- THENCE N87°07'27"W. 69.52 FEET;
- THENCE N02°51'29"E. 263.49 FEET;
- THENCE S89°18'44"W. 296.97 FEET TO THE POINT OF BEGINNING

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN  
STATUTES AND CHAPTER 18, SUBDIVISION AND PLATTING ORDINANCE OF THE GENERAL CODE OF  
CHIPPEWA COUNTY, WISCONSIN IN SURVEYING AND MAPPING THE SAME.

 DATED THIS 6<sup>th</sup> DAY OF Nov, 2015  
PETER J. GARTMANN, R.L.S. 2279

**CITY OF CHIPPEWA FALLS PLANNING COMMISSION RESOLUTION**

RESOLVED THAT THE ABOVE CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS IS  
HERBY APPROVED.

SIGNED \_\_\_\_\_ APPROVED \_\_\_\_\_ DATE \_\_\_\_\_  
GREGORY S. HOFFMAN, MAYOR

**RESOLUTION TO TERMINATE COVERAGE WITH LGPIF AND ELECT  
PROPERTY INSURANCE COVERAGE FROM THE NEW MUNICIPAL PROPERTY  
INSURANCE COMPANY (MPIC)**

**CITY OF CHIPPEWA FALLS, WISCONSIN**

**WHEREAS**, in 1987, the Wisconsin Municipal Mutual Insurance Company was created to help local municipalities effectively handle the costs of general liability insurance. For the past 28 years, WMMIC has helped control costs for its members and provided general liability coverage and claims administration (including cyber liability, auto liability and public officials errors and omissions liability). In its most recent rating, AM Best gave WMMIC an (A-) (excellent) credit rating; and

**WHEREAS**, the state budget initially proposed to eliminate the Local Government Property Insurance Fund due to financial issues, ultimately resulting in the continuation of the Fund but with notice of increased renewal premiums to members of up to 85%; and

**WHEREAS**, the City of Chippewa Falls is a member of LGPIF and upon notice of a significant premium increase, began looking for a positive alternative to the Local Government Property Insurance Fund; and

**WHEREAS**, WMMIC has again looked to provide a viable option for local municipalities by partnering with Cities and Villages Mutual Insurance Corporations (CVMIC) and the League of Wisconsin Municipalities Mutual Insurance Corporation (LWMMI) to create a new stock insurance company, Municipal Property Insurance Company (MPIC); and

**WHEREAS**, the three mutual entities have each provided a start up fund of three million dollars. They will hire an executive director and are eligible to issue insurance policies on October 1, 2015; and

**WHEREAS**, with more than 400 municipalities of these three entities currently insured with LGPIF, MPIC expects to have a new insurance pool of more members that cannot be equaled in the State of Wisconsin; and

**WHEREAS**, all information from LGPIF can be transferred to MPIC, so a long application and evaluation process will not be necessary; and

**WHEREAS**, pursuant to the requirements of Wis. Stats. § 605.21(3), to withdraw from the Local Government Insurance Fund, the local municipality must provide certified notice to LGPIF by majority vote that they have elected to withdraw from the fund. (Withdrawal cannot be prior to the date action was taken.)

**THEREFORE**, be it resolved by the City Council that pursuant to Wis. Stats. §605.21(3), that they elect to withdraw from the Local Government Property Insurance Fund on December 31, 2015 at midnight.

**FURTHER, BE IT RESOLVED** that a certified notice of this resolution be sent to the Local Government Property Insurance Fund and the appropriate forms be completed.

**FURTHER, BE IT RESOLVED** that the City Council of Chippewa Falls hereby elects to become part of the Municipal Property Insurance Company (MPIC) effective on January 1, 2016 at 12:00 a.m.

Dated this 17th day of November, 2015.

ADOPTED: \_\_\_\_\_

\_\_\_\_\_  
Council President

APPROVED: \_\_\_\_\_

Mayor

ATTEST: \_\_\_\_\_

City Clerk

**RESOLUTION NO. 2015-52**

**RESOLUTION BY THE CITY OF CHIPPEWA FALLS COMMON COUNCIL  
REQUESTING COMMUNITY DEVELOPMENT INVESTMENT GRANT FUNDS  
FROM THE WISCONSIN ECONOMIC DEVELOPMENT CORPORATION**

**WHEREAS:** The Common Council adopted both the Downtown Riverfront Plan on October 1, 2007 and the Riverfront Park Plan on August 7, 2014, which established a vision and plan of action for downtown redevelopment; and

**WHEREAS:** The redevelopment of 2 Bay Street will continue to implement these downtown riverfront planning efforts; and

**WHEREAS:** The Wisconsin Economic Development Corporation's Community Development Investment Grant program offers funding for downtown, community-driven projects that support economic development; and

**WHEREAS:** Funding from the Wisconsin Economic Development Corporation is critical to redeveloping 2 Bay Street; and

**WHEREAS:** The Common Council commits to funding its share of the Riverfront Park construction project, estimated to be \$2,000,000, pending award of CDIG funds by the Wisconsin Economic Development Corporation,

**HEREBY AUTHORIZES** Jayson Smith, Planning and Economic Development Director to act on behalf of the City of Chippewa Falls to:

- Submit an application to the Wisconsin Economic Development Corporation for financial aid through the Community Development Investment Grant Program for the 2 Bay Street redevelopment;
- Submit reimbursement claims along with necessary supporting documentation within 6 months of project completion date;
- Submit signed documents; and
- Take necessary action to undertake, direct and complete the approved project.



**BE IT FURTHER RESOLVED** that the City of Chippewa Falls will comply with state or federal rules for the program.

Dated this 17<sup>th</sup> day of November, 2015

ADOPTED: November 17, 2015

\_\_\_\_\_  
Council President

APPROVED: \_\_\_\_\_  
Gregory S. Hoffman, Mayor

ATTEST: \_\_\_\_\_  
Bridget Givens, City Clerk

**AGREEMENT FOR KEITH STREET LLC 2 BAY STREET  
REDEVELOPMENT PROJECT**

This Agreement is entered into this 17<sup>th</sup> day of November, 2015, between the City of Chippewa Falls, Wisconsin, a municipal corporation (hereinafter "City"), and Keith Street LLC (hereinafter "Keith Street").

**RECITALS**

WHEREAS, KEITH STREET has agreed to spend approximately \$550,000 for the purpose of acquiring and redeveloping 2 Bay Street, in accordance with the construction estimate attached (appendix A), which is a vacant and blighted downtown cornerstone building; and

WHEREAS, THE CITY has agreed to submit a grant application to the Wisconsin Economic Development Corporation (WEDC), Community Development Investment Grant Program (CDIG); and

WHEREAS, THE CITY has agreed to construction of public parking on or adjacent to River Street in accordance with the attached map (appendix B); and

WHEREAS, the parties hereto desire to cooperate in the development of the Project in accordance with the terms of this agreement. Now therefore, for the terms and the mutual covenants contained herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree as follows:

**I. INTRODUCTION**

It is the intent of the parties to this Agreement to set forth in general terms their present understanding as to the respective responsibilities of each party in the areas of financing development, construction and scheduling of the Project. It is specifically understood that some of the responsibilities set forth in this Agreement may be subject to further clarification or modification by written agreement of the parties. In addition to the specific objectives set forth, each of the parties agree to work cooperatively to accomplish the objective of a viable project.

**II. PROJECT DESCRIPTION**

The Project will consist of redeveloping 2 Bay Street for commercial uses and purposes and development of public parking on or adjacent to River Street.

The total construction costs of the Project is estimated at \$550,000. Estimated construction costs for the parking and associated costs are \$150,000.

The attached Exhibit A further defines the scope and detail of the Project. However, the terms and conditions of this Agreement, and any modifications hereto, shall be controlling in the event of any conflicts with Exhibit A. Further, the parties agree that the responsibilities of the parties set forth in this agreement may be subject to modification by written agreement of the parties.

### III. PROJECT DEVELOPMENT

By the date set forth herein in accordance with all applicable procedures and within the limits of the law, the parties shall utilize their best efforts to complete the following:

1. The City will pay all of KEITH STREET costs, subject to the limitations set forth below in Section V.

### IV. FINANCING

1. KEITH STREET represents that it has obtained financing for approximately \$550,000 from Northwestern Bank.

### V. DEVELOPMENT ASSISTANCE

1. The City agrees to submit an application to the Wisconsin Economic Development Corporation (WEDC) for Community Development Investment Grants (CDIG).
2. The City agrees to pass through funding assistance for exterior rehabilitation efforts to Keith Street in an amount equal to but not exceed that which the City receives from WEDC's CDIG Program for the purposes of exterior rehabilitation.
3. It is acknowledged, based on estimated expenses above, the actual expenses for some items as listed may exceed the estimated cost while others may be less than estimated costs. It is further acknowledged that the City will pay for actual expenses of those items with the understanding that the total amount payable shall not exceed a total of an award from WEDC, and KEITH STREET shall pay for any total costs exceeding that amount.
4. In consideration of KEITH STREET construction of the improvements on the property and performance by KEITH STREET of each and every of its other obligations set forth in this Agreement, but only in the event KEITH STREET fulfills each and every obligation not otherwise waived in writing by the City and upon satisfactory written notice to the City by KEITH STREET that all of KEITH STREET's contingencies set forth in this Agreement are waived and/or satisfied, the City shall: reimburse KEITH STREET up to the amount granted by WEDC for the cost of the items listed in Section V, Part 2 above. Said reimbursement shall be based

on KEITH STREET's submission of documentation of actual project costs with respect to improvements on the property to the City with a maximum reimbursement from the City of a WEDC Grant Award for the Project Costs. KEITH STREET shall also provide documentation evidencing payments of total project costs. Total project costs less than the WEDC award shall reduce, dollar for dollar, the amount of reimbursement by the City.

5. The City will construct parking improvements to the south side of River Street. These will remain public parking but will provide in-sight parking to the KEITH STREET development at 2 Bay Street.

#### VI. PAYMENT OF DEVELOPMENT FUNDS

1. All requests for payment of any amount available under Section V shall be made in writing to the City. Each request shall be signed by an authorized officer of the party requesting payment and shall be accompanied by appropriate invoices from contractors or suppliers employed by said party for work actually performed on this project or materials actually used on this project. Lien waivers shall be provided with each respective payment request.
2. The City may prepay any amounts owed in whole or in part.
3. Notwithstanding any provisions of this Agreement, the total amount payable by the CITY pursuant to this Section V shall be limited to the amount WEDC Award made for the purposes of exterior rehabilitation of the property of 2 Bay Street.
4. The City is only obligated to pay such funds as received from the WEDC. Should the City not receive funding from WEDC, there is no obligation of the CITY to reimburse costs associated with KEITH STREET's project.

#### VII. HEADINGS

Headings in this Agreement are for reference and convenience only and shall not be used to interpret or construe its provisions.

#### VIII. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin.

#### IX. TIME OF ESSENCE

Time is of the essence of this Agreement.

X. SEVERABILITY

In the event any of the provisions of this Agreement are deemed to be invalid, inequitable, or unconscionable, the same shall be severed from this Agreement and shall not affect the enforceability of the remainder of this Agreement. If such provision shall be deemed invalid, inequitable or unconscionable due to its scope or breadth, such provisions shall be deemed valid to the extent or scope permitted by law.

XI. INDEMNIFICATION

KEITH STREET and the City each agree to indemnify and hold harmless each other for any and all claims, demands, suits, actions, or proceedings for injuries, damages, expenses, fees, incurred attorney fees, brought or made against any indemnified party as a result of the negligence or willful misconduct of the indemnifying party, or resulting from any indemnifying party's failure to perform in accordance with the terms of this Agreement.

XII. BINDING EFFECT

This Agreement shall be binding upon the inure to the benefit of all parties and their respective legal representatives, successors, and assigns.

XIII. ENTIRE AGREEMENT; MODIFICATION

This Agreement sets forth the entire understanding of the parties. It may not be amended or terminated except by an instrument executed by all parties.

XIV. EXHIBITS

All exhibits referred to in this Agreement are attached hereto and incorporated herein by reference.

XV. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but each of which shall constitute one and the same agreement.

XVI. NOTICES

All notices, statements, payments, or other documents required by this Agreement shall be delivered personally or mailed by registered mail, postage prepaid, addressed as follows:

To: City of Chippewa Falls  
30 W. Central Street  
Chippewa Falls, WI 54729

To: Keith Street LLC  
ADDRESS

XVII. NON-WAIVER

No delay or failure by any party to exercise any right hereunder, and no partial or single exercise of such right, shall constitute a waiver of that or any other right, unless otherwise expressly provided herein.

XVIII. FORCE MAJEURE

Whenever a period of time is herein provided for any party to perform any act, the party shall not be liable or responsible for any delays caused by strikes, lockouts, riots, acts of God, shortages of labor or materials, national emergency, acts of public enemy, governmental restrictions, laws or regulations or any other cause beyond the parties control, and any applicable periods for performance shall be extended accordingly.

IN WITNESS WHEREOF the parties have caused this Agreement to be duly executed.

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

**CITY OF CHIPPEWA FALLS**

**KEITH STREET LLC**

BY: \_\_\_\_\_  
Mayor

By: \_\_\_\_\_

Attest: \_\_\_\_\_

By: \_\_\_\_\_

# APPENDIX A

# PROJECT ESTIMATE

JOB NAME: 2 BAY STREET - REMODEL 1ST FL  
 LOCATION: CHIPPEWA FALLS, WI  
 JOB NUMBER: TRD

BUILDING SIZE: 4780 SF  
 PROJECT DURATION: 8 WEEKS  
 MONTHS

ESTIMATE AMOUNT: 666,149.63

DESCRIPTION	COST SUB-TOTAL	GRAND SUB-TOTAL	Price per Sq foot	SUBCONT. NAME
DIV. 010 - GENERAL COND.	\$7,288.00	\$7,992.80	\$1.66	
DIV. 016 - EQUIPMENT	\$0.00	\$0.00	\$0.00	
DIV. 017 - WINTER CONDITIONS	\$0.00	\$0.00	\$0.00	
DIV. 018 - PERMITS & FEES	\$1,181.60	\$1,686.76	\$0.36	
DIV. 019 - DESIGN FEES	\$19,000.00	\$39,500.00	\$0.00	
DIV. 021 - DEMOLITION	\$97,147.48	\$105,891.80	\$22.48	
DIV. 022 - PARTWORK	\$0.00	\$0.00	\$0.00	
DIV. 023 - FINISH	\$0.00	\$0.00	\$0.00	
DIV. 024 - BORING/BRACING	\$0.00	\$0.00	\$0.00	
DIV. 025 - SITE UTILITIES	\$0.00	\$0.00	\$0.00	
DIV. 026 - ROADS & WALKS	\$0.00	\$0.00	\$0.00	
DIV. 027 - SITE IMPROVEMENTS	\$0.00	\$0.00	\$0.00	
DIV. 028 - LAWN & PLANTING	\$0.00	\$0.00	\$0.00	
DIV. 029 - SITE LIGHTING	\$1,200.00	\$1,320.00	\$0.28	
DIV. 032 - CONCRETE REINF.	\$0.00	\$0.00	\$0.00	
DIV. 033 - CONCRETE	\$0.00	\$0.00	\$0.00	
DIV. 034 - PRECAST CONC.	\$0.00	\$0.00	\$0.00	
DIV. 035 - CEMENTITIOUS DECKS	\$0.00	\$0.00	\$0.00	
DIV. 042 - MASONRY	\$0.00	\$0.00	\$0.00	
DIV. 046 - STONE	\$0.00	\$0.00	\$0.00	
DIV. 050 - METALS	\$1,050.00	\$1,166.00	\$0.24	
DIV. 061 - ROUGH CARPENTRY	\$20,000.00	\$31,780.00	\$6.68	
DIV. 062 - FINISH CARPENTRY	\$3,000.00	\$3,300.00	\$0.70	
DIV. 063 - TILE LATH WOOD	\$0.00	\$0.00	\$0.00	
DIV. 064 - ARCH. WOODWORK	\$7,500.00	\$8,250.00	\$1.73	
DIV. 071 - WATERPROOFING	\$0.00	\$0.00	\$0.00	
DIV. 072 - BUILDING INSULATION	\$0.00	\$0.00	\$0.00	
DIV. 073 - SHINGLE/ROOF TILE	\$0.00	\$0.00	\$0.00	
DIV. 074 - PREFORM ROOFING	\$0.00	\$0.00	\$0.00	
DIV. 075 - MEMBRANE ROOFING	\$0.00	\$0.00	\$0.00	
DIV. 076 - SHEET METAL	\$0.00	\$0.00	\$0.00	
DIV. 078 - ROOF ACCESSORIES	\$0.00	\$0.00	\$0.00	
DIV. 079 - SEALANTS	\$0.00	\$0.00	\$0.00	
DIV. 081 - INTL - DOORS/FRAMES	\$2,700.00	\$2,970.00	\$0.62	
DIV. 082 - WOOD DOORS	\$0.00	\$0.00	\$0.00	
DIV. 083 - SPECIAL DOORS	\$0.00	\$0.00	\$0.00	
DIV. 084 - ENTR./STAIRFRONT	\$2,900.00	\$3,100.00	\$0.67	
DIV. 085 - METAL WINDOWS	\$0.00	\$0.00	\$0.00	
DIV. 086 - WOOD WINDOWS	\$0.00	\$0.00	\$0.00	
DIV. 087 - FINISH HARDWARE	\$0.00	\$0.00	\$0.00	
DIV. 088 - GLASS & GLAZING	\$0.00	\$0.00	\$0.00	
DIV. 089 - CURTAINWALL SYST.	\$0.00	\$0.00	\$0.00	
DIV. 091 - LATH & PLASTER	\$2,980.00	\$3,288.00	\$0.69	
DIV. 092 - GYPSUM DRYWALL	\$24,000.00	\$26,400.00	\$5.55	
DIV. 093 - TILE WORK	\$18,160.00	\$14,478.00	\$3.04	
DIV. 094 - TERRAZZO	\$0.00	\$0.00	\$0.00	
DIV. 095 - ACQUETRAL	\$0.00	\$0.00	\$0.00	
DIV. 096 - FLOORING	\$9,832.00	\$10,837.20	\$2.28	
DIV. 097 - SPECIAL FLOORING	\$0.00	\$0.00	\$0.00	
DIV. 098 - SPECIAL CONTNGS	\$0.00	\$0.00	\$0.00	
DIV. 099 - PAINTING	\$21,783.70	\$23,673.87	\$5.04	
DIV. 110 - SPECIAL TIES	\$26,800.00	\$28,480.00	\$6.19	
DIV. 111 - EQUIPMENT	\$50,000.00	\$55,000.00	\$11.67	
DIV. 112 - FURNISHINGS	\$4,280.00	\$4,675.00	\$0.98	
DIV. 113 - SPECIAL CONST.	\$0.00	\$0.00	\$0.00	
DIV. 114 - CONVEYING SYSTEMS	\$40,000.00	\$44,000.00	\$9.24	
DIV. 154 - PLUMBING	\$12,000.00	\$13,200.00	\$2.77	
DIV. 155 - FIRE PROTECTION	\$0.00	\$0.00	\$0.00	
DIV. 159 - HVAC	\$47,600.00	\$52,250.00	\$10.98	
DIV. 160 - ELECTRICAL	\$52,430.00	\$58,673.00	\$12.47	
DIV. 600 - CONTINGENCY	\$0.00	\$0.00	\$0.00	
DIV. 605 - OH & PROFIT	\$50,598.00	\$55,643.00	\$11.67	
<b>Construction Totals</b>	<b>\$666,149.63</b>	<b>\$666,149.63</b>	<b>\$14.04</b>	
Land & Building Purchase	\$135,000.00	\$135,000.00		
<b>Grand Total</b>	<b>\$801,149.63</b>	<b>\$801,149.63</b>		



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## **APPENDIX B**

**Parking/Pedestrian Access**

**2 Bay Street - Redevelopment Project**

