

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, OCTOBER 24, 2016 – 5:30 PM**

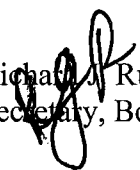
The Board of Public Works met in City Hall on Monday, October 24, 2016 at 5:30 PM. Present were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer, Alderperson Paul Olson and Darrin Senn. Cheri Barna of Xcel Energy and Garrett Bresina were also present at the meeting.

1. **Motion** by Senn, seconded by Olson to approve the minutes of the October 10, 2016 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. The Board considered the attached proposed easement for Xcel Energy to access the north shore, (on rare occasions), of the Chippewa River located in the Chippewa Riverfront to maintain the hydro plant and tailrace area. Director of Public Works Rubenzer stated that the Board and Council had reviewed previous drafts of this easement. He stated that Attorney Ferg had reviewed and approved the proposed easement. Cheri Barna of Xcel Energy appeared to support the easement. **Motion** by Rubenzer, seconded by Olson to recommend the Common Council approved the attached easement for Xcel Energy to access the north shore of the Chippewa River through the Chippewa Riverfront to maintain the Xcel Energy Dam tailrace and hydro plant. **All present voting aye. MOTION CARRIED.**

3. Garrett Bresina appeared and presented the attached easement for the new Livery building. The proposed fourteen foot wide easement would be along the east side of the existing City owned parking lot at #21 West Grand Avenue, Lot #6, Block #40, Chippewa Falls Plat. Mr. Bresina stated that the easement was required for the sidewalk and area under the fire escape and outside stairwell. He stated that existing parking spaces would not be removed other than one parking space would be utilized for a dumpster. The Board discussed, asking for compensation for this easement. Finance Manager Bauer asked if the easement would be passed to future owners. Alderperson Olson asked if the City would remove the easement from the lot if the building was torn down or sold. Director of Public Works Rubenzer suggested that Attorney Ferg review the easement. **Motion** by Senn, seconded by Olson to recommend the Common Council approve a fourteen foot wide easement along the east side of the City owned parking lot at #21 West Grand Avenue, Lot #6, Block #40, Chippewa Falls Plat for the new owners Garrett Bresina and Greg Misfeldt, (former Ben Franklin and Hometown Variety stores), upon review and approval of the easement by Attorney Ferg. Also, not to ask for compensation for this easement. **All present voting aye. MOTION CARRIED.**

4. **Motion** by Olson, seconded by Senn to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 5:42 P.M.


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

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, OCTOBER 10, 2016 – 5:30 PM**

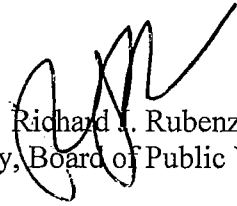
The Board of Public Works met in City Hall on Monday, October 10, 2016 at 5:30 PM. Present were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer, Alderperson Paul Olson and Darrin Senn. Chippewa Fall Main Street Executive Director Teri Ouimette was also present at the meeting.

1. **Motion** by Bauer, seconded by Olson to approve the minutes of the September 6, 2016 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. Teri Ouimette appeared to support Chippewa Falls Main Streets attached request for a street use permit to close Bridge Street, (Cedar Street to Spring Street), to traffic on Halloween, (October 31, 2016), between the hours of 2:30 p.m. and 5:15 p.m. Intersecting cross streets would remain open. The main reason for the request is for the safety of the 3000 to 5000 participants anticipated for the downtown trick or treating event. The Board discussed the recent similar closing of Bridge Street for the Paint the Town Pink event and noted many positive comments. The consensus that the Board reached was that this Halloween event is a community event and not to charge Main Street for the Public Works or Police services
Motion by Hoffman, seconded by Rubenzer to recommend the Common Council approve the Street Use Permit request from Chippewa Falls Main Street to close Bridge Street, (Cedar Street to Spring Street), on Halloween, October 31, 2016 from 2:30 p.m. to 5:15 p.m. for Halloween participant safety. In addition, to not charge Main Street for the associated requested Public Works and Police services. **All present voting aye. MOTION CARRIED.**

3. The Board discussed the attached request for a wider than 35 foot, (68') driveway for Spectrum Industries on Fleet Street. The existing driveway is 68' wide and is for the Spectrum Industries building, (former Pactiv), located at 1500 West River Street. Director of Public Works Rubenzer stated this is a very low volume traffic street and he had no issues with approving the request.
Motion by Olson, seconded by Bauer that the Board of Public Works approve a 68' wide reconstruction of an existing 68' wide driveway onto Fleet Street from the Spectrum Industries building located at 1500 West River Street. **All present voting aye except Senn who recused himself and abstained from the vote. MOTION CARRIED.**

4. **Motion** by Senn, seconded by Olson to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 5:46 P.M.


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

PERMANENT EASEMENT

The City of Chippewa Falls, a body corporate and politic under the Laws of Wisconsin (the "Grantor"), hereby grants to Northern States Power Company, a Wisconsin corporation, and its successors and assigns (collectively, the "Grantee"), this Permanent Easement as set forth below (the "Easement").

RECITALS

A. Grantor owns the property known as the Chippewa Riverfront, located in the City of Chippewa Falls, County of Chippewa, State of Wisconsin, legally described as set forth on Exhibit A (the "Premises").

B. Recently, Grantor and Grantee worked together during construction of the new Chippewa Riverfront to remove the existing bulkhead from the Premises for aesthetic purposes for the new Chippewa Riverfront.

C. The former bulkhead was constructed by Grantee in 1994 to access the tailrace of the Chippewa Falls Hydro Project for a major turbine-generator rehabilitation project. Grantee wishes to maintain access to the tailrace area and to construct a temporary bulkhead for any future capital, maintenance or emergency projects that may occur.

D. Grantor desires to grant to Grantee certain rights to construct a temporary loading dock when needed (the "Temporary Tailrace Loading Dock"), in the location depicted on the attached Exhibit B (the "Loading Dock Area").

E. Grantor also desires to grant to Grantee certain access rights to and from the Temporary Tailrace Loading Dock, which rights are over and across a portion of the Premises as shown on Exhibit B (the "Access Easement Area").

EASEMENT

NOW, THEREFORE, for good and valuable consideration, Grantor hereby grants to Grantee this Easement subject to the following terms and conditions.

- 1. Recitals. The Recitals are incorporated into and made a part of this Easement.
- 2. Easement. Grantee shall have the permanent, perpetual, non-exclusive right, privilege and easement:

This space is reserved for recording data
Return to Xcel Energy Siting and Land Rights Attn: Cheri F. Barna P.O. Box 8 Eau Claire, WI 54702
Parcel Identification Number/Tax Key Number

(a) to construct, install, operate, repair, remove, replace, reconstruct, alter, relocate, patrol, inspect, mark, improve, enlarge, and maintain a temporary loading dock within the Loading Dock Area; and

(b) for ingress and egress upon, in, over, and across the Access Easement Area by Grantee, its agents, its contractors, successors or assigns, their personnel, vehicles and equipment, to access the Loading Dock Area and the Temporary Tailrace Loading Dock. Grantee's rights shall include, but not be limited to, the right to survey, clear, construct, lay gravel or other environmentally acceptable materials near the loading dock, and use construction mats as a road or access way with all culverts, bridging, and appurtenances (collectively, the "Access Improvements") necessary or reasonably useful for the safe and prudent use of the access rights set forth in this Easement.

(c) Grantor reserves the right to use the Loading Dock Area and the Access Easement Area for purposes that will not interfere with Grantee's full enjoyment of the easement rights granted in this Easement. Grantor and Grantee agree not to obstruct or interfere with each other's use of the easement rights identified herein.

(d) Grantor also grants to Grantee the reasonable temporary use by Grantee of the Premises adjacent to the Loading Dock Area during construction, repair, or replacement of the Temporary Tailrace Loading Dock.

(e) In exercising its rights herein, Grantee shall minimize disruption to park events as much as possible. If Grantee is going to construct a temporary access way on the Access Easement Area and/or construct the Temporary Tailrace Loading Dock, Grantee shall provide construction plans and a timeline to Grantor at least twelve (12) months prior to beginning said construction, except under emergency circumstances or where at least twelve (12) months prior notification is not possible. Furthermore, Grantee shall work with Grantor and the State of Wisconsin Department of Transportation to communicate and coordinate traffic control plans that are needed in order for Grantee to exercise its rights herein. Grantee also agrees to provide and install construction zone fencing and signage for safety purposes.

(f) Grantee shall exercise reasonable care to avoid damaging the Premises in any manner not consistent with the purpose of this Easement. Grantee shall pay for or repair all direct damages caused by the exercise of these rights, including, but not limited to, landscaping, roads, and driveways. After the exercise of any of the rights granted herein, Grantee agrees to restore the Premises, the Loading Dock Area, and the Access Easement Area to as near their condition before said exercise as is reasonably possible and remove therefrom all debris, spoils, and equipment resulting from the use of the Premises, the Loading Dock Area, and the Access Easement Area. Grantor shall review and approve of restoration, which review and approval shall not be unreasonably withheld, conditioned, or delayed.

3. Successors and Assigns. All provisions of this Easement, including the benefits and burdens, shall be deemed to run with the title to the Premises. This Easement shall be binding upon the parties hereto, their heirs, personal representatives, successors and assigns, and incorporates all agreements and stipulations between the parties, and no prior representations or statements, oral or written, shall modify, add, or change the terms hereof.

4. No Abandonment Due to Non-Use. The rights granted herein may be exercised at any time subsequent to the execution of this Easement and said rights shall continue until such time as Grantee, its successors or assigns, have notified Grantor, its successors or assigns, that Grantee has abandoned and relinquishes its easement rights. Following such notification by Grantee, Grantee shall deliver a recordable release of easement to be recorded at the expense of Grantor or its successor or assigns.

5. Power to Convey. Grantor covenants with Grantee, its successors and assigns, that Grantor is the owner of the Premises and has the right to sell and convey an easement in the manner and form aforesaid.

Dated: _____

**CITY OF CHIPPEWA FALLS,
A BODY CORPORATE AND POLITIC
UNDER THE LAWS OF WISCONSIN**

By: _____

Name: _____

Title: _____

ACKNOWLEDGEMENT

STATE OF WISCONSIN)
) SS
COUNTY OF CHIPPEWA)

Personally came before me this ____ day of _____, 2016, the above-named _____, the _____ of The City of Chippewa Falls, a body corporate and politic under the Laws of Wisconsin, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Printed Name: _____
Notary Public, State of Wisconsin
My commission: _____

This Instrument was drafted by:
Michelle E. Martin
Axley Brynelson, LLP
N20W22961 Watertown Road
Waukesha, WI 53186

EXHIBIT A

LEGAL DESCRIPTION OF PREMISES

EXHIBIT B

DEPICTION OF PREMISES, LOADING DOCK AREA, AND ACCESS EASEMENT AREA



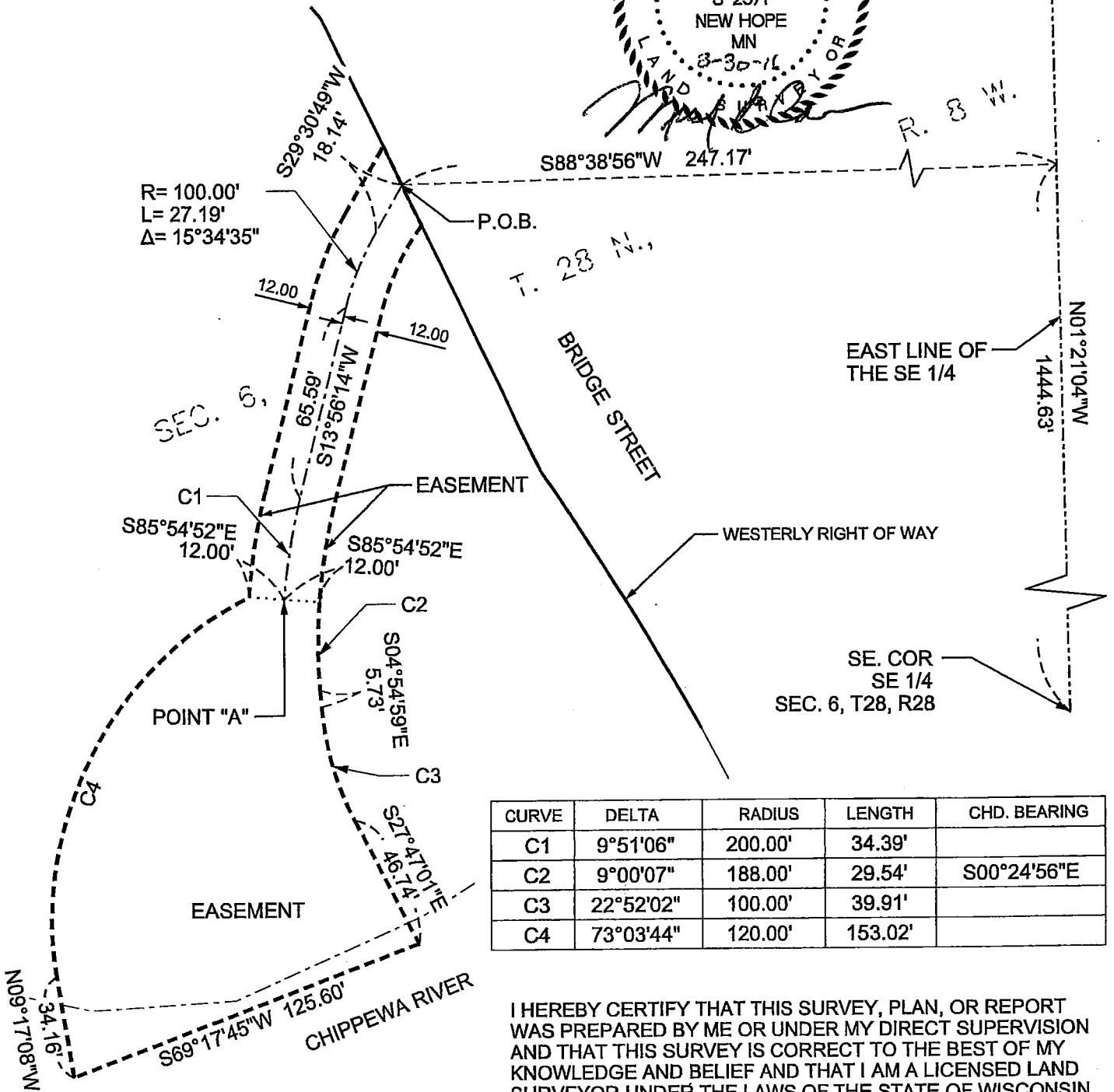
NORTHERN STATES POWER
WISCONSIN

EXHIBIT A SHEET 1 OF 5 SHEETS

Certificate of Survey
Location: Chippewa Falls, WI
Grantor: City of Chippewa Falls, WI
See sheets 2 through 5 for descriptions.



Scale: 1"=50'



CURVE	DELTA	RADIUS	LENGTH	CHD. BEARING
C1	9°51'06"	200.00'	34.39'	
C2	9°00'07"	188.00'	29.54'	S00°24'56"E
C3	22°52'02"	100.00'	39.91'	
C4	73°03'44"	120.00'	153.02'	

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF WISCONSIN.

Michael E. Cannon
MICHAEL E. CANNON

LIC. NO. S-2571

DATE 8-30-16

LINE: Dist.
PARCEL:
SEC. 6, T.28 N., R.8 W., 4th P.M.
CO.: Eau Claire



NORTHERN STATES POWER
WISCONSIN

EXHIBIT A SHEET 2 OF 5 SHEETS

Certificate of Survey

Location: Chippewa Falls, WI

Grantor: City of Chippewa Falls, WI

"Premises":

A parcel of land being a part of the Mill Reserve, Chippewa Falls, City of Chippewa Falls, Chippewa County, Wisconsin, being a part of Government Lot 4, Section 6, Township 28 North, Range 8 West, described as follows:

Commencing at the point of intersection of the southeasterly right of way line of River Street and the southwesterly right of way line of Bridge Street in the City of Chippewa Falls, Wisconsin, as per the recorded plat thereof; Thence run southeasterly along said southwesterly right of way line of Bridge Street a distance of 150 feet to the True Point of Beginning; Thence run southwesterly parallel with said southeasterly right of way line of River Street a distance of 320 feet, more or less, to a point on the easternmost line of a parcel of land conveyed by Wisconsin Central Ltd. to the City of Chippewa Falls, Wisconsin by quitclaim deed dated December 31, 1991; Thence run southeasterly at right angles to the last described course a distance of 50 feet; Thence run southwesterly parallel with said southeasterly right of way line of River Street a distance of 30 feet, more or less; Thence run southeasterly a distance of 210 feet, more or less, to a point on the meander line of the east bank of the Chippewa River; Thence run southeasterly along said meander line to its intersection with the meander line of the west bank of Duncan Creek; Thence run northeasterly along said meander line of the west bank of Duncan Creek 72 feet, more or less, to a point which is approximately 70 feet from the Bridge Street bridge structure crossing Duncan Creek, as measured along said Duncan Creek meander line, more or less; Thence east to Bridge Street to the southwesterly right of way line of Bridge Street, as now located and constructed; Thence run northwesterly along said southwesterly right of way line of Bridge Street to the point of beginning.

LESS AND EXCEPT from the property hereinabove described three (3) parcels of land described as follows:

Excepted Parcel No. 1: Beginning at a point on the southwesterly right of way line of Bridge Street, 200 feet southeasterly from the southeasterly right of way line of River Street, as measured along said southwesterly right of way line of Bridge Street; Thence run in a southwesterly direction on a line parallel with said southeasterly right of way line of River Street a distance of 155 feet; Thence run in a southeasterly direction on a line parallel with said southwesterly right of way line of Bridge Street a distance of 83.5 feet to a point of intersection with a line running parallel with and 21.5 feet distant northeasterly measured at right angles) from the centerline of the spur track as originally located nearest the parcel of land herein described; Thence run southeasterly along the last described parallel line to a point of intersection with a line running parallel with and 325 feet distant southeasterly (measured at right angles) from the southeasterly line of said River Street; Thence run northeasterly along the last described parallel line a distance of 127.3 feet to a point of intersection with said southwesterly line of Bridge Street; Thence run northwesterly along said southwesterly line of Bridge Street a distance of 125 feet to the place of beginning. (CONT'D. ON NEXT SHEET)

LINE: Dist.

PARCEL:

SEC. 6, T.28 N., R.8 W., 4th P.M.

CO.: Eau Claire



NORTHERN STATES POWER
WISCONSIN

EXHIBIT A SHEET 3 OF 5 SHEETS

Certificate of Survey

Location: Chippewa Falls, WI

Grantor: City of Chippewa Falls, WI

"Premises": (CONT'D. FROM SHEET 2)

Excepted Parcel No. 2: A parcel of land conveyed by quitclaim deed dated December 26, 1991, from Wisconsin Central Ltd. to the City of Chippewa Falls, Wisconsin, and described in said deed as follows:

A part of Government Lots 3 and 4 of Section 6, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin, more particularly described as follows:

Commencing at the intersection of the centerlines of Bay and River Streets in said City; Thence southwesterly along the centerline of River Street 260 feet; Thence southeasterly at right angles to said River Street centerline along a line which also has a bearing of South 45 degrees East 183 feet to the Point of Beginning; Thence North 51 degrees 24 minutes 05 seconds East 205.29 feet; Thence North 59 degrees 12 minutes 25 seconds East 40.75 feet; Thence along a .curve to the right with a radius of 536.80 feet to a point 320 feet southwesterly of the easterly line of Block 14 extended southeasterly; Thence northwesterly along a line parallel to and 320 feet southwesterly of, as measured perpendicular to, said southeasterly extension of the easterly line of Block 14 to the southerly line of River Street; Thence southwesterly along said southerly line to a point 724.77 feet distant northeasterly of the centerline of Taylor Street; Thence southeasterly at right angle to said River Street centerline to a point 50 feet southeasterly of the centerline of River Street as originally platted; Thence southwesterly along a line parallel to and 50 feet distant southeasterly from said River Street centerline to a point 100 feet distant northeasterly (measured at right angles) from the following described reference line "A"; Commencing at the northeast corner of Government Lot One (1) of Section Seven (7), Township Twenty-Eight (28) North, Range Eight (8) West, thence east three and seventy-four one-hundredths (3/4) feet to a point on the center line of new Main Street being Station 39+42.51 of said reference line "A"; thence North 20 degrees 09 minutes West along the center line of new Main Street a distance of two and thirty-six one-hundredths (2.36) feet being Station 39+44.87 of said reference line "A"; thence North 20 degrees 25 minutes West along the center line of new Main Street a distance of four hundred seventy-five (475) feet, more or less, to the thread of the Chippewa River and the point of beginning of reference line "A"; thence continuing North 20 degrees 25 minutes West along the center line of new Main Street a distance of five hundred eighty and thirteen one-hundredths (580.13) feet to the intersection of the center lines of River Street (S.T.H. 29) and Pine Street being Station 50+00 of said reference line "A"; Thence southeasterly parallel to and 100 feet northeasterly of, as measured perpendicular to, said reference line "A" to the northerly bank of the Chippewa River; Thence northeasterly along said northerly bank to a point South 45 degrees East to the point of beginning; Thence North 45 degrees West to the Point of Beginning.

LINE: Dist.

PARCEL:

SEC. 6, T.28 N., R.8 W., 4th P.M.

CO.: Eau Claire



NORTHERN STATES POWER
WISCONSIN

EXHIBIT A SHEET 4 OF 5 SHEETS

Certificate of Survey

Location: Chippewa Falls, WI

Grantor: City of Chippewa Falls, WI

"Premises": (CONT'D. FROM SHEET 3)

Excepted Parcel No. 3: A parcel of land conveyed by quitclaim deed from Wisconsin Central Ltd. to the State of Wisconsin, Department of Transportation, dated October 28, 1991, and described in said deed as follows: An undivided one-half (1/2) interest in and to the following tract of land in Chippewa County, State of Wisconsin, described as:

Beginning at a point that is North 10 degrees 45 minutes 49 seconds West 1524.72 feet to the Southeast corner of Section 6; Thence North 47 degrees 12 minutes 02 seconds East 61.67 feet to the reference line of State Highway 124; Thence Southeasterly along the arc of a curve, concave Southwesterly, with a radius of 1145.92 feet (the long chord bears South 41 degrees 59 minutes 14 seconds East 23.49 feet) 32.49 feet; Thence North 50 degrees 15 minutes 36 seconds East 106.01 feet; Thence South 51 degrees 57 minutes 34 seconds East, 104.93 feet; Thence Southeasterly along the arc of a curve, concave Southwesterly, with a radius of 1275.92 feet (the long chord bears South 33 degrees 28 minutes 40 seconds East 131.05 feet) parallel with and 130 feet Northeasterly from the reference line of State Highway 124 131.11 feet to the Northerly edge of Duncan Creek; Thence Southwesterly along the Northerly edge of Duncan Creek 246 feet, more or less; Thence Northwesterly along the arc of a curve, concave Southwesterly, with a radius of 1045.92 feet (the long chord bears North 30 degrees 05 minutes 40 seconds West 139.63 feet) parallel with and 100 feet Southwesterly from the reference line of State Highway 124 139.73 feet; Thence North 25 degrees 18 minutes 38 seconds West 169.24 feet to the point of beginning.

This parcel contains 1.32 acres, more or less, including 0.56 acres of land previously conveyed or dedicated for highway purposes.

"Easement Area":

A 24.00 foot wide easement over, under and across the herein before described "Premises" which lies 12.00 feet on each side of the following described centerline:

Commencing at the southeast corner of the Southeast Quarter of Section 6, Township 28 North, Range 8 West, Chippewa County, Wisconsin; thence North 01 degree 21 minutes 04 seconds West, along the east line of said Southeast Quarter, a distance of 1444.63 feet; thence South 88 degrees 38 minutes 56 seconds West 247.17 feet to the point of beginning of the centerline to be described; thence South 29 degrees 30 minutes 49 seconds West 18.14 feet; thence southerly 27.19 feet along a 100.00 foot radius tangential curve, concave to the east, and having a central angle of 15 degrees 34 minutes 35 seconds;

CONT'D. ON SHEET 5

LINE: Dist.

PARCEL:

SEC. 6, T.28 N., R.8 W., 4th P.M.

CO.: Eau Claire



NORTHERN STATES POWER
WISCONSIN

EXHIBIT A SHEET 5 OF 5 SHEETS

Certificate of Survey

Location: Chippewa Falls, WI

Grantor: City of Chippewa Falls, WI

"Easement Area": (CONT'D. FROM SHEET 4)

thence South 13 degrees 56 minutes 14 seconds West, tangent to the last described curve, 65.59 feet; thence southerly 34.39 feet along a 200.00 foot radius tangential curve, concave to the east, and having a central angle of 9 degrees 51 minutes 06 seconds to a point herein after referred to as Point "A" and said centerline there terminating.

The sidelines of said easement are to be shortened or lengthened to intersect the westerly right of way line of Bridge Street.

AND

An easement over, under and across the the herein before described "Premises" described as follows:

Beginning at hte previously described Point "A"; thence South 85 degrees 54 minutes 52 seconds East 12.00 feet; thence southerly 29.54 feet along a 188.00 foot radius non-tangential curve, concave to the east, having a central angle of 9 degrees 00 minutes 07 seconds and a chord bearing of South 00 degrees 24 minutes 56 seconds East; thence South 04 degrees 54 minutes 59 seconds East, tangent to the last described curve, 5.73 feet; thence southeasterly 39.91 feet along a 100.00 foot radius tangential curve, concave to the east, and having a central angle of 22 degrees 52 minutes 02 seconds; thence South 27 degrees 47 minutes 01 second East, tangent to the last described curve, 46.74 feet; thence South 69 degrees 17 minutes 45 seconds West 125.60 feet; thence North 9 degrees 17 minutes 08 seconds West 34.16 feet; thence northerly and northeasterly 153.02 feet along a 120.00 foot radius tangential curve, concave to the southeast, and having a central angle of 73 degrees 03 minutes 44 seconds; thence South 85 degrees 54 minutes 52 seconds East, not tangent to the last described curve, 12.00 feet to the point of beginning.

Containing 0.36 acres, more or less.

LINE: Dist.

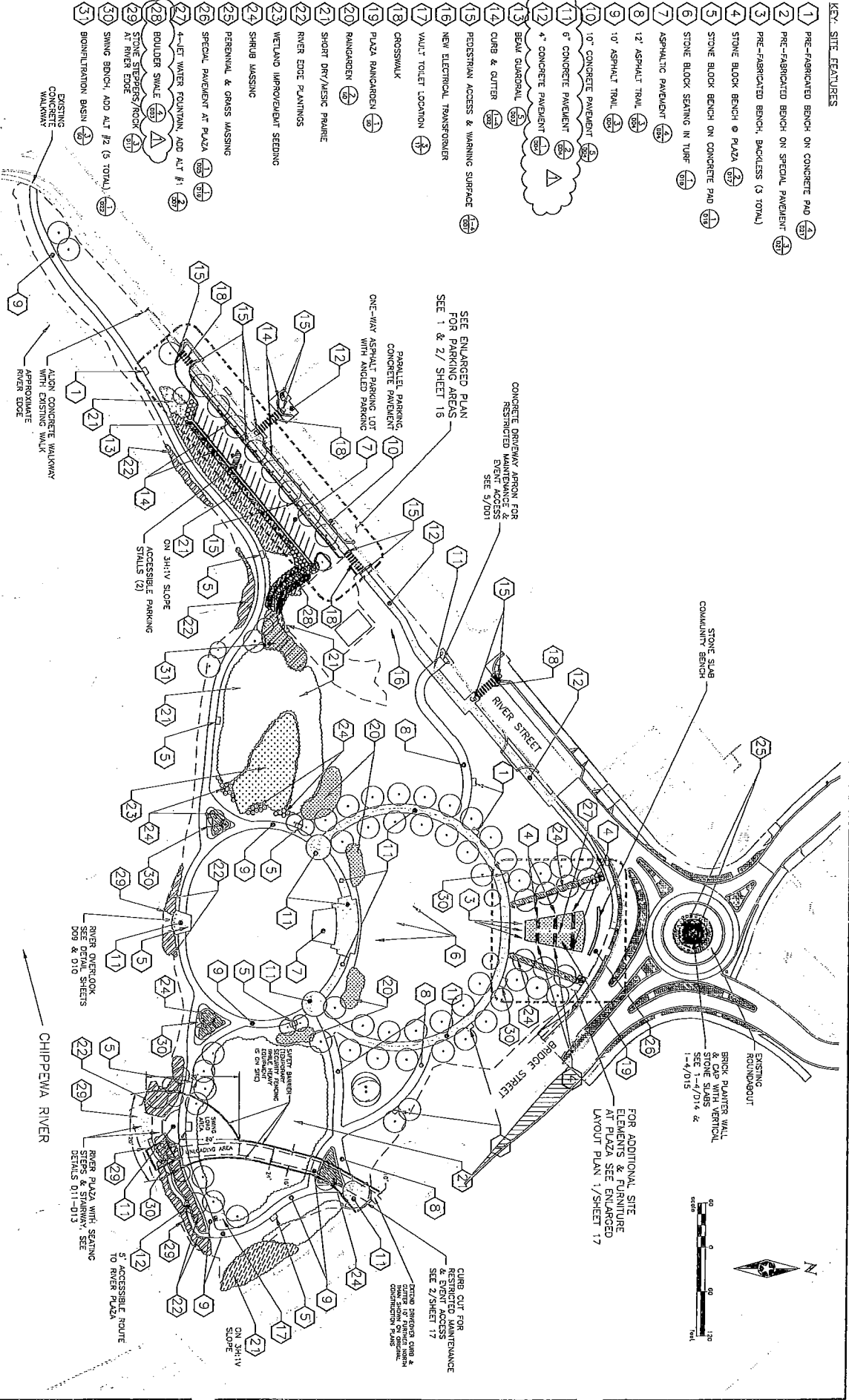
PARCEL:

SEC. 6, T.28 N., R.8 W., 4th P.M.

CO.: Eau Claire

KEY: SITE FEATURES

- 1 PRE-FABRICATED BENCH ON CONCRETE PAD (10)
- 2 PRE-FABRICATED BENCH ON SPECIAL PAVEMENT (10)
- 3 PRE-FABRICATED BENCH, BACKLESS (3 TOTAL)
- 4 STONE BLOCK BENCH @ PLAZA (2)
- 5 STONE BLOCK BENCH ON CONCRETE PAD (1)
- 6 STONE BLOCK SEATING IN TURF (1)
- 7 ASPHALTIC PAVEMENT (1)
- 8 12" ASPHALT TRAIL (1)
- 9 10" ASPHALT TRAIL (1)
- 10 10" CONCRETE PAVEMENT (1)
- 11 6" CONCRETE PAVEMENT (1)
- 12 4" CONCRETE PAVEMENT (1)
- 13 BEAM GUARDRAIL (1)
- 14 CURB & GUTTER (1)
- 15 PEDESTRIAN ACCESS & WARNING SURFACE (1)
- 16 NEW ELECTRICAL TRANSFORMER
- 17 VAULT TOILET LOCATION (1)
- 18 CROSSWALK
- 19 PLAZA RAINCATCHER (1)
- 20 RAINGARDEN (1)
- 21 SHORT DRY/MUSIC PRAIRIE
- 22 RIVER EDGE PLANTINGS
- 23 WETLAND IMPROVEMENT SEEDING
- 24 SHRUB MASSING
- 25 PERENNIAL & GRASS MASSING
- 26 SPECIAL PAVEMENT AT PLAZA
- 27 4-LIT WATER FOUNTAIN, ADD ALT #1 (1)
- 28 BOULDER SWALE (1)
- 29 STONE STEPPERS/NOOK AT RIVER EDGE (1)
- 30 SWING BENCH, ADD ALT #2 (3 TOTAL)
- 31 BIORETENTION BASIN (1)



DESIGNER:	DATE:
CHECKED BY:	DATE:
DESIGN TEAM:	DATE:

NO.	BY	DATE	REVISIONS

PHOTO: 251,228,0520
 10 NORTH BRIDGE STREET
 WISCONSIN, 54601
 WWW.SEH.COM

CHIPPEWA FALLS RIVERFRONT PARK
 XCEL ENERGY OVERVIEW

DATE:	1
DATE:	07-08-2016
DATE:	2

DESIGNED BY	GM
CHECKED BY	GM
DESIGN TEAM	TEAM
NO. BY	
DATE	

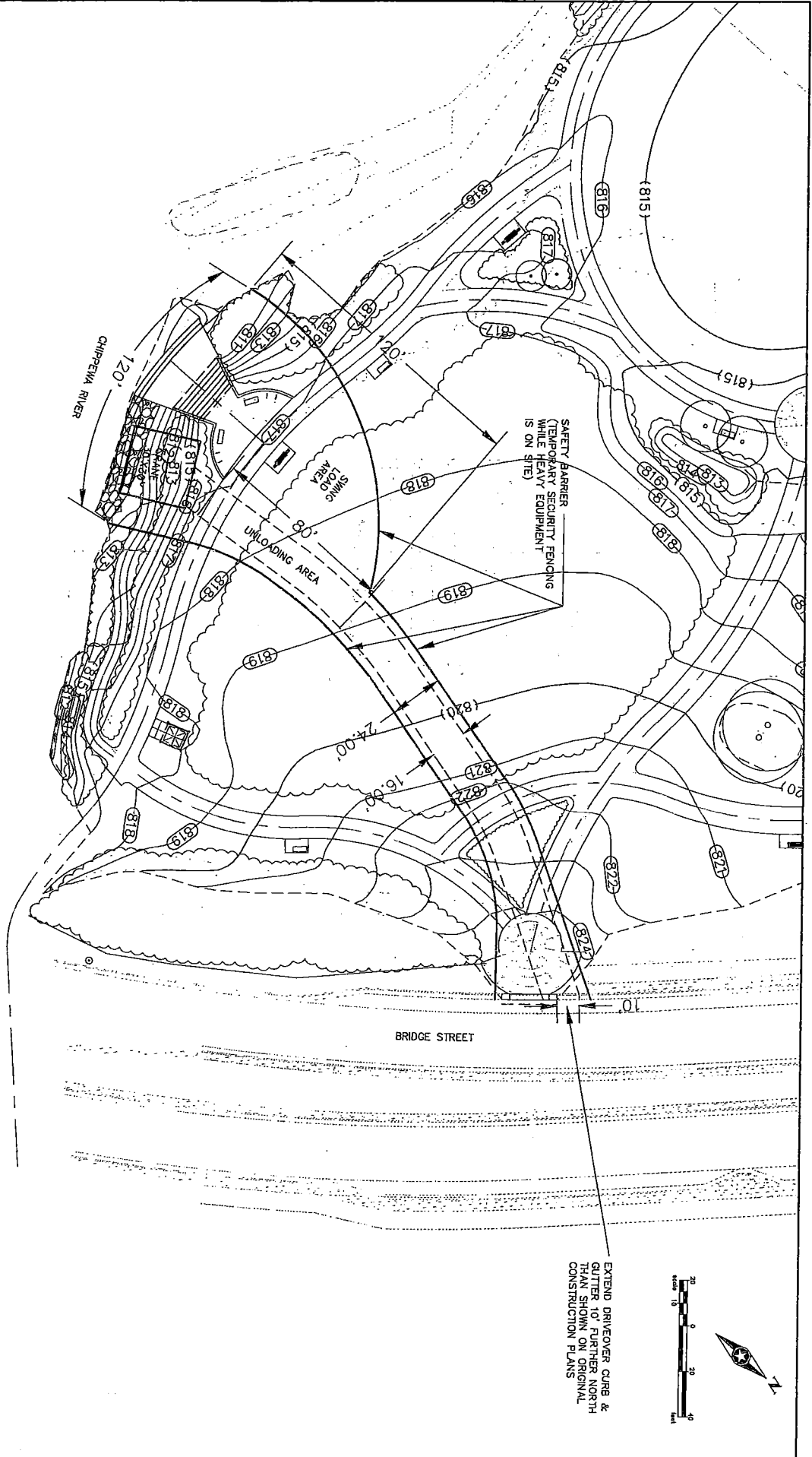
REVISIONS	

FILE NO.	2
DATE	07-08-2016

SEH
 CONSULTING ENGINEERS
 1000 W. WISCONSIN AVE.
 CHIPPewa FALLS, WI 54729-3274

CHIPPewa FALLS RIVERFRONT PARK
 XCEL ENERGY DETAILS

FILE NO.	2
DATE	07-08-2016



ACCESS EASEMENT

This indenture, made this _____ day of _____ 2016, by and between the City of Chippewa Falls, a municipal corporation existing under and by the virtue of the laws of the State of Wisconsin located in Chippewa County, Wisconsin (Grantor) and 1888 Livery, LLC, a Wisconsin Limited Liability Company (Grantee),

WITNESSETH: That the Grantor, for valuable consideration does hereby grant unto the Grantee, its heirs, successors and assigns, an easement for access purposes over and upon the following described parcel of real estate situated in the County of Chippewa, State of Wisconsin, to-wit:

A 14 foot wide access easement located along the easterly side of Lot 6, Block 40, Chippewa Falls Plat, City of Chippewa Falls, Chippewa County, Wisconsin; said easement is on City of Chippewa Falls parking lot parcel number 327, located at #21 West Grand Avenue and described as follows:

Commencing at the northeast corner of Lot 6, Block 40, Chippewa Falls Plat; Thence Southwesterly 5-3/8 inches along the northerly lot line of said Lot 6 to the point of beginning; Thence continuing Southwesterly 14 feet along the northerly lot line of said Lot 6; Thence Southeasterly 124 feet parallel with the easterly lot line of said Lot 6 to a point on the southerly lot line of said Lot 6; Thence Northeasterly 14 feet along the southerly lot line of said Lot 6; Thence Northwesterly 124 feet parallel with easterly lot line of said Lot 6 to a point on the northerly lot line of said Lot 6 and the point of beginning.

CITY OF CHIPPEWA FALLS

Greg Hoffman, Mayor

Bridget Givens, City Clerk

STATE OF _____, COUNTY OF _____ ss.
Personally came before me this _____ day of _____, A.D., 2016, the above named

_____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, WI
My commission expires _____

This instrument was drafted by: