

AGENDA FOR REGULAR MEETING OF COMMON COUNCIL
To be held on Tuesday, April 17, 2018 at 6:30 P.M. in the City Hall
Council Chambers, 30 West Central Street, Chippewa Falls, WI

1. **CLERK CALLS THE ROLL**
2. **APPROVAL OF MINUTES OF PREVIOUS MEETING**
 - (a) Approve minutes of the Regular Council Meeting of April 3, 2018.
3. **PERSONAL APPEARANCES BY CITIZENS** - No matter presented by a citizen shall be acted on at the meeting except in emergencies affecting the public health, safety or welfare.
 - (a) SEH to provide update on the status of Chippewa Riverfront.
4. **PUBLIC HEARINGS** - None
5. **COMMUNICATIONS** - None
6. **REPORTS**
 - (a) Consider Board of Public Works minutes of April 9, 2018.
 - (b) Consider Plan Commission minutes of April 9, 2018.
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 April 5, 2018.
 - (b) Consider Committee #1 Revenues, Disbursements, Water and Wastewater minutes of April 17, 2018. (*minutes to be distributed prior to meeting*)
 - (c) Consider Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of April 17, 2018. (*minutes to be distributed prior to meeting*)
 - (d) Park Board minutes of April 10, 2018.
 - (e) Library Board minutes of March 14, 2018.
8. **APPLICATIONS**
 - (a) Consider Operator (Bartender) Licenses as approved by the Police Department. (*Complete list provided prior to Council meeting*).
 - (b) Consider Application for Temporary Class "B" Beer Retailer's License from Chippewa Falls Main Street for Pure Water Days Riverfest to be held on August 11, 2018 at Allen Park.
 - (c) Consider Application for Temporary Class "B"/"Class B" Beer and Wine Retailer's License from the Chippewa Falls Rotary Foundation for Spring Fest to be held on April 27 – 29, 2018 at the Northern Wisconsin State Fairgrounds, 225 Edward Street.
 - (d) Consider Application for Class "E" Dance and Live Music License from the Chippewa Falls Rotary Foundation for the Northern Wisconsin State Fairgrounds, 225 Edward Street, on April 27-29, 2018.
 - (e) Consider Street Use Permit Application from Leinenkugel Brewing Company, Inc. for the Leinenkugel/GNC 5K to support the United Way on May 17, 2018 from 5:30 pm – 7:30 pm utilizing various City Streets (see attached description).
 - (f) Consider Street Use Permit Application from Chippewa Valley Construction to build a temporary wall for a remodeling project at 304 Bridge Street from April 23, 2018 – May 11, 2018.
 - (g) Consider Street Use Permit Application from the Salvation Army for the Stamp Out Hunger Event to be held on May 12, 2018 from 8:00 am – 5:00 pm utilizing on-street parking adjacent to 521 N Bridge Street.
9. **PETITIONS** - None
10. **MAYOR ANNOUNCES APPOINTMENTS**
 - (a) Consider appointments to various Boards and Commissions as recommended by the Mayor. Action on these appointments scheduled for May 1, 2018.
11. **MAYOR'S REPORT** - None

12. **REPORT OF OFFICERS** – None

13. **ORDINANCES** - None

14. **RESOLUTIONS**

(a) Consider **Resolution #2018-13 Entitled:** Resolution Approving a Certified Survey Map for Outlot #1 and Outlot #2 on Nelson Road for Max Gehler.

(b) Consider **Resolution #2018-14 Entitled:** Resolution Approving a Certified Survey Map on “A” Street for Jacob Spooner.

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

(a) Consider rescheduling July 3, 2018 Council Meeting to a different date and time than set by Ordinance.

(b) Discuss bid results for the Miles St (Wheaton St to Coleman St) project and consider awarding bid to Haas Sons, Inc.

(c) Discuss bid results for the State St (Court St to Grand Ave) project and consider awarding bid to Haas Sons, Inc.

16. **CLAIMS**

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

17. **CLOSED SESSION** - None

18. **ADJOURNMENT (Sine Die)**

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

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

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

CERTIFICATION OF OFFICIAL NEWSPAPER

I, hereby, certify that a copy of this notice has been posted on the bulletin board at City Hall and a copy has been given to the Chippewa Herald on April 13, 2018 at 2:00 pm by BNG.

MINUTES OF THE REGULAR MEETING OF THE COMMON COUNCIL

The regular meeting of the Common Council of the City of Chippewa Falls was held on Tuesday, April 3, 2018 in the City Hall Council Chambers. Mayor Greg Hoffman called the meeting to order at 6:30 pm. The Pledge of Allegiance was recited.

CLERK CALLS THE ROLL

Council Members present: John Monarski, Rob Kiefer, Chuck Hull, Paul Olson, and Paul Nadreau. Absent were CW King and Robert Hoekstra.

Also Present: City Attorney Robert Ferg, Finance Manager/Treasurer Lynne Bauer, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, City Planner/Transit Manager Brad Hentschel, Assistant City Engineer Bill McElroy, Police Lt. Brian Micolichuk, City Clerk Bridget Givens, and those on the attached sign-in sheet.

APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) Motion by Kiefer/Monarski to approve the minutes of the Regular Council Meeting of March 20, 2018. **All present voting aye, motion carried.**

PERSONAL APPEARANCES BY CITIZENS

(a) Sheridan Welch, City of Chippewa Falls Representative on the CCEDC Board, provided a brief update on the activities of the CCEDC.

PUBLIC HEARINGS

City Engineer Rubenzer indicated that a public information meeting was held on the upcoming street projects, and it was well attended. Prior to the opening of each public hearing, Rubenzer provided an overview of the work to be completed and the age of the systems being replaced. It was noted that in the Wallerville Subdivision, the sewer was being replaced sooner than normal as it had been placed deeper than usual (18'-20' versus 8'-12') which has become problematic.

(a) Mayor Hoffman opened a Public Hearing regarding Levying Special Assessments – State Street (Court St to Grand Ave) at 6:41 pm. There being no requests to speak, the hearing was closed at 6:41 pm.

(b) Mayor Hoffman opened a Public Hearing regarding Levying Special Assessments – Miles Street (Wheaton St to Coleman St) at 6:42 pm. There being no requests to speak, the hearing was closed at 6:42 pm.

(c) Mayor Hoffman opened a Public Hearing regarding Levying Special Assessments - Irvine Street (Chapman Rd to Wisconsin St) at 6:44 pm. There being no requests to speak, the hearing was closed at 6:44 pm.

(d) Mayor Hoffman opened a Public Hearing regarding Levying Special Assessments – Ludgate Street (Oxford St to Fleet St) at 6:46 pm. Robert Christiansen, 25 Oxford Street, appeared to express concern about replacement of the sewer and indicated they are supposed to last 75 years. He questioned if a credit could be factored in based upon the age of the sewer. Rubenzer advised that a sewer credit was calculated into the statement. There being no further requests to speak, the hearing was closed at 6:48 pm.

(e) Mayor Hoffman opened a Public Hearing regarding Levying Special Assessments – Lombard Street (Oxford St to Regent St) at 6:50 pm. There being no requests to speak, the hearing was closed at 6:50 pm.

(f) Mayor Hoffman opened a Public Hearing regarding Levying Special Assessments – Oxford Street (Termini to Lombard St) at 6:51 pm. There being no requests to speak, the hearing was closed at 6:51 pm.

(g) Mayor Hoffman opened a Public Hearing regarding Levying Special Assessments – Regent Street (River St to Ludgate St) at 6:54 pm. There being no requests to speak, the hearing was closed at 6:54 pm.

(h) Mayor Hoffman opened a Public Hearing regarding Levying Special Assessments – STH #124/High Street (Bridge St to N of Elm St) at 6:56 pm. There being no requests to speak, the hearing was closed at 6:56 pm.

COMMUNICATIONS - None

REPORTS

(a) The Board of Public Works meeting of March 26, 2018 was cancelled due to a lack of agenda items.

COUNCIL COMMITTEE REPORTS

(a) **Motion by Nadreau/Hull** to approve the Committee #1 Revenues, Disbursements, Water and Wastewater minutes of April 3, 2018. Finance Manager/Treasurer Bauer indicated that the minutes required a correction to include the Committee returning to Open Session. **Motion by Nadreau/Hull** to amend the motion to approve the Committee #1 minutes of April 3, 2018 as corrected. **Roll Call Vote: Aye – Nadreau, Hull, Olson, Monarski, Kiefer. Motion carried.**

(b) Committee #3 Transportation, Construction, Public Safety and Traffic did not meet on April 3, 2018.

APPLICATIONS

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

(b) **Motion by Nadreau/Monarski** to approve the Sidewalk Use Permit Application from Kevin Bowe of the Tomahawk Room to place a grill on the sidewalk in front of the establishment on April 20, 2018 for smoking/grilling ribs. **Roll Call Vote: Aye – Nadreau, Monarski, Hull, Olson; Abstain – Kiefer. Motion carried.**

(c) Clerk Givens advised that since the Sidewalk Use Permit was approved for the Tomahawk Room, that the Street Use Permit Application was unnecessary and required no action.

(d) **Motion by Olson/Nadreau** to approve the Application for Class "B" Beer Retailer's License from the Knights of Columbus for the Smelt Fry to be held at the Knights of Columbus, 236 Pumphouse Rd, on April 19, 2018. **All present voting aye, motion carried.**

PETITIONS - None

MAYOR ANNOUNCES APPOINTMENTS - None

MAYOR'S REPORT - None

REPORT OF OFFICERS - None

ORDINANCES

(a) **Motion by Nadreau/Hull** to approve **Ordinance #2018-03 Entitled:** An Ordinance Establishing the Width of Pavement on State Street (Court St to Grand Ave) at 38 Feet Face to Face of Curbs. **Roll Call Vote: Aye – Nadreau, Hull, Olson, Monarski, Kiefer. Motion carried.**

(b) **Motion by Monarski/Kiefer** to approve **Ordinance #2018-04 Entitled:** An Ordinance Establishing the Width of Pavement on Regent Street (River St to Ludgate St) at 30 Feet Face to Face of Curbs. **Roll Call Vote: Aye – Monarski, Kiefer, Hull, Olson, Nadreau. Motion carried.**

(c) **Motion by Nadreau/Olson** to approve **Ordinance #2018-05 Entitled:** An Ordinance Establishing the Width of Pavement on Oxford Street (Termini to Lombard St) at 30 Feet Face to Face of Curbs. **Roll Call Vote: Aye – Nadreau, Olson, Monarski, Kiefer, Hull. Motion carried.**

(d) **Motion by Monarski/Olson** to approve **Ordinance #2018-06 Entitled:** An Ordinance Establishing the Width of Pavement on Miles Street (Wheaton St to Coleman St) at 30 Feet Face to Face of Curbs. **Roll Call Vote: Aye – Monarski, Olson, Nadreau, Kiefer, Hull. Motion carried.**

(e) **Motion by Monarski/Olson** to approve **Ordinance #2018-07 Entitled:** An Ordinance Establishing the Width of Pavement on Ludgate Street (Oxford St to Fleet St) at 30 Feet Face to Face of Curbs. **Roll Call Vote: Aye – Monarski, Olson, Nadreau, Kiefer, Hull. Motion carried.**

(f) **Motion by Olson/Monarski** to approve **Ordinance #2018-08 Entitled:** An Ordinance Establishing the Width of Pavement on Lombard Street (Oxford St to Regent St) at 30 Feet Face to Face of Curbs. **Roll Call Vote: Aye – Olson, Monarski, Kiefer, Hull, Nadreau. Motion carried.**

RESOLUTIONS

(a) **Motion by Nadreau/Hull** to approve **Resolution #2018-04 Entitled:** Final Resolution Levying Special Assessments and Authorizing Construction in State Street (Court St to Grand Ave). **Roll Call Vote: Aye – Nadreau, Hull, Olson, Monarski, Kiefer. Motion carried.**

(b) **Motion by Hull/Monarski** to approve **Resolution #2018-05 Entitled:** Final Resolution Levying Special Assessments and Authorizing Construction in Miles Street (Wheaton St to Coleman St). **Roll Call Vote: Aye – Hull, Monarski, Kiefer, Olson, Nadreau. Motion carried.**

RESOLUTIONS (continued)

(c) Motion by Monarski/Hull to approve Resolution #2018-06 Entitled: Final Resolution Levying Special Assessments and Authorizing Construction in Irvine Street (Chapman Rd to Wisconsin St). Roll Call Vote: Aye – Monarski, Hull, Olson, Nadreau, Kiefer. Motion carried.

(d) Motion by Monarski/Hull to approve Resolution #2018-07 Entitled: Final Resolution Levying Special Assessments and Authorizing Construction in Ludgate Street (Oxford St to Fleet St). Roll Call Vote: Aye – Monarski, Hull, Olson, Nadreau, Kiefer. Motion carried.

(e) Motion by Monarski/Olson to approve Resolution #2018-08 Entitled: Final Resolution Levying Special Assessments and Authorizing Construction in Lombard Street (Oxford St to Regent St). Roll Call Vote: Aye – Monarski, Olson, Nadreau, Kiefer, Hull. Motion carried.

(f) Motion by Nadreau/Hull to approve Resolution #2018-09 Entitled: Final Resolution Levying Special Assessments and Authorizing Construction in Oxford Street (Termini to Lombard St). Roll Call Vote: Aye – Nadreau, Hull, Olson, Monarski, Kiefer. Motion carried.

(g) Motion by Nadreau/Olson to approve Resolution #2018-10 Entitled: Final Resolution Levying Special Assessments and Authorizing Construction in Regent Street (River St to Ludgate St). Roll Call Vote: Aye – Nadreau, Olson, Monarski, Kiefer, Hull. Motion carried.

(h) Motion by Olson/Monarski to approve Resolution #2018-11 Entitled: Final Resolution Levying Special Assessments and Authorizing Construction in STH #124/High Street (Bridge St to North of Elm St). Roll Call Vote: Aye – Olson, Monarski, Kiefer, Hull, Nadreau. Motion carried.

(i) Motion by Olson/Hull to approve Resolution #2018-12 Entitled: Resolution for Financial Assistance for Repairs of Glen Loch Dam. Roll Call Vote: Aye – Olson, Hull, Nadreau, Monarski, Kiefer. Motion carried.

OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW

(a) The Council discussed the possibility of rescheduling the July 3, 2018 Council Meeting to a different date and time than set by Ordinance. This will be brought to the next Council Meeting for additional discussion and consideration.

CLAIMS

(a) Motion by Olson/Nadreau to approve the claims as recommended by the Claims Committee.

City General Claims:	\$101,161.99
Authorized/Handwritten Claims:	\$401,354.92
Department of Public Utilities:	\$109,866.85
Total of Claims Presented	<u>\$612,383.76</u>

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

CLOSED SESSION

(a) Motion by Monarski/Kiefer 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 and consider the following:

- (1) Negotiation of possible sale of City-owned property in Riverside Industrial Park; and to include the Mayor, Council, Ferg, Bauer, Givens, Rubenzer, McElroy, and Hentschel; may return to Open Session for possible action on Closed Session item.**

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

The Council discussed Item (1) above.

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

ADJOURNMENT

Motion by Olson/Nadreau to adjourn at 7:56 pm. All present voting aye, motion carried.

Submitted by:
Bridget Givens, City Clerk

CITY COUNCIL ATTENDANCE SHEET - April 3, 2018

NAME	ADDRESS
Bob + Pam Christensen	25 Oxford St.
Sheridan Welch - CCEDC	19060 75th Avenue
KEVIN BOWE	306 N. BRIDGE ST 309 W. WILLOW ST
Jerry Mayer DINA Mayer	1725 Ludgate St.
Steve Watkins	1719, 1720, 1723 Lombard St.
Ann Smith	421 E Swiss St.

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, APRIL 9, 2018 – 5:30 PM**

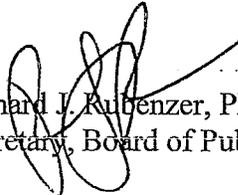
The Board of Public Works met in City Hall on Monday, April 9, 2018 at 5:30 PM. Present were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer and Alderperson Paul Olson. Absent was Darrin Senn. Max Gehler was also present at the meeting.

1. **Motion** by Olson, seconded by Bauer to approve the minutes of the March 12, 2018 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. The Board of Public Works considered the attached bid summary and tabulation for the Miles Street (Wheaton St. to Coleman St.) reconstruction project. Director of Public Works Rubenzer noted that the two bids were extremely competitive with a \$493.77 (0.08%) difference in the two bids. The engineering estimate for the project was \$683,000. After a short discussion about differences in individual bid items;
Motion by Olson, seconded by Bauer to recommend the Common Council accept the low bid of \$649,464.03 and award the contract for the Miles Street (Wheaton St. to Coleman St.) reconstruction project to Haas Sons Inc. Said award contingent on successful review of bid, performance and financial contract security and approval of all contract documents by City Attorney Ferg. **All present voting aye. MOTION CARRIED.**

3. The Board of Public Works considered the attached bid summary and tabulation for the State Street (Court St. to Grand Ave.) reconstruction project. Director of Public Works Rubenzer noted that the three bids were extremely competitive with a \$12,915.90 (1.72%) difference in the two low bids. The engineering estimate for the project was \$785,500. After a short discussion about differences in individual bid items;
Motion by Rubenzer, seconded by Olson to recommend the Common Council accept the low bid of \$737,045.00 and award the contract for the State Street (Court St. to Grand Ave.) reconstruction project to Haas Sons Inc. Said award contingent on successful review of bid, performance and financial contract security and approval of all contract documents by City Attorney Ferg. **All present voting aye. MOTION CARRIED.**

4. **Motion** by Olson, seconded by Bauer to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 5:43 P.M.


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

NOTICE OF PUBLIC MEETING

CITY OF CHIPPEWA FALLS, WISCONSIN

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

Board of Public Works: XXX

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

Will be held on Monday, March 26, 2018 at 5:30 P.M. in the City Hall Council Chambers, Chippewa Falls, Wisconsin. Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

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

NOTE:

THE BOARD OF PUBLIC WORKS MEETING

FOR

MONDAY, MARCH 26, 2018

IS

CANCELLED

DUE TO A LACK OF AGENDA ITEMS.

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

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

CERTIFICATION

I hereby certify that a copy of this Notice was placed in the Chippewa Herald mailbox, 1st floor, City Hall and posted on the City Hall Bulletin Board on Tuesday, March 20, 2018 at 9:00 AM by Mary Bowe.

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, MARCH 12, 2018 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, March 12, 2018 at 5:30 PM. Present were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer and Alderperson Paul Olson. Absent was Darrin Senn. Also attending was Assistant City Engineer Bill McElroy.

1. **Motion** by Olson, seconded by Bauer to approve the minutes of the February 12, 2018 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. The Board of Public Works considered the attached Street Use Permit application from the Chippewa Falls Patriotic Council for the annual Memorial Day Parade to be held Monday, May 28, 2018.
Motion by Olson, seconded by Bauer to recommend the Common Council approve the attached Street Use Permit application from the Chippewa Falls Patriotic Council for the annual Memorial Day Parade to be held Monday, May 28, 2018 and to not charge the Patriotic Council. **All present voting aye. MOTION CARRIED.**

3. **Motion** by Olson, seconded by Bauer to combine items 3-9. **All present voting aye. MOTION CARRIED.**
Assistant City Engineer McElroy noted that the scope had changed and the Irvine Street project would no longer need ordinance action as there would only be spot curb and gutter repair. The Board considered the attached recommendations for street widths and functional classification from the Engineering Department.
Motion by Olson, seconded by Bauer to recommend the Common Council to functionally classify as Collector and assign a street width of 38 feet face to face of curb, (existing width is 37 to 38 feet) for State Street from Grand Ave. to Court St.; to functionally classify as Local Street and assign a street width of 30 feet face to face of curb, (existing width is 30 feet) for Miles Street from Wheaton St. to Coleman St.; to functionally classify as Local Street and assign a street width of 30 feet face to face of curb, (existing width is 27.5 to 32 feet) for Ludgate Street from Oxford St. to Fleet St.; to functionally classify as Local Street and assign a street width of 30 feet face to face of curb, (existing width is 24 feet) for Lombard Street from Oxford St. to Regent St.; to functionally classify as Local Street and assign a street width of 30 feet face to face of curb, (existing width is 20 feet) for Oxford Street from Termini to Lombard St.; to functionally classify as Local Street and assign a street width of 30 feet face to face of curb, (existing width is 22 to 27 feet) for Regent Street from River St. to Ludgate St.
All present voting aye. MOTION CARRIED.

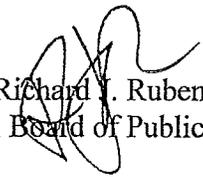
4. Director of Public Works Rubenzer presented the attached agreement with Ayres Associates, Inc. for investigating repair options and completing a grant application for repair/replacement of the two slide gates, design and construction of guardrail and entrance security fencing on the east side of the dam, and design and construction of a

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

small craft barrier line for the Glen Loch Dam. Ayres Associates, Inc. has performed Glen Loch Dam inspections since the 1980's and designed two previous dam rehabilitations. Repair and replacement of the slide gates has been identified as an action item since the 2012 inspection. The grant application is a reimbursable expense and the Glen Loch Dam would be a 50% WDNR funded and 50% City funded project should the grant be awarded. Project estimate is \$60,000.

Motion by Hoffman, seconded by Bauer to recommend the Common Council approve the attached agreement with Ayres Associates, Inc. to apply for a grant to replace/repair slide gates, guardrail and install small craft barrier at the Glen Loch Dam contingent on Committee #1 and Common Council approval. Also to authorize Director of Public Works Rubenzer to execute the agreement. **All present voting aye. MOTION CARRIED.**

5. **Motion** by Olson, seconded by Bauer to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 5:45 P.M.


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



April 9, 2018

Subject: 2018 Chippewa Falls Reconstruction Projects – Bid Results

Project: **Miles Street** – (Wheaton Street to Coleman Street)

Low Bid – Haas Sons Inc. - \$649,464.03

Engineer Estimate - \$683,000

Anticipated Construction - June

Project: **State Street** – (Court Street to Grand Avenue)

Low Bid – Haas Sons Inc. - \$737,045.00

Engineer Estimate – \$785,500

Anticipated Construction - May

Bid Tab Summary

Project: Miles Street & Utility Improvement Project

Limits: Wheaton Street to Coleman Street

Engineering Estimate
Project Length

\$683,000
0.330 Miles

Item No.	Item	Unit	Est. Quantity	Haas Sons, Inc.		A-1 Excavating	
				Unit Price	Total Price	Unit Price	Total Price
201.0120	Clearing	ID	528	\$4.00	\$2,112.00	\$10.00	\$5,280.00
201.0220	Grubbing	ID	546	\$20.00	\$10,920.00	\$14.00	\$7,644.00
204.0100	Removing Pavement	SF	2446	\$0.55	\$1,345.30	\$0.60	\$1,467.60
204.0150	Removing Curb & Gutter	LF	3227	\$1.50	\$4,840.50	\$1.50	\$4,840.50
204.0155	Removing Concrete Sidewalk	SF	14583	\$0.35	\$5,104.05	\$0.40	\$5,833.20
204.0210	Removing Manholes, Storm	Each	7	\$250.00	\$1,750.00	\$275.00	\$1,925.00
204.0220	Removing Inlets	Each	20	\$75.00	\$1,500.00	\$200.00	\$4,000.00
204.0245	Removing Pipe, 12-Inch (Storm)	LF	249	\$8.00	\$1,992.00	\$8.00	\$1,992.00
205.0100	Excavation Common	CY	2524	\$8.00	\$20,192.00	\$7.00	\$17,668.00
305.0125	Base Aggregate Dense, 1 1/4-Inch	CY	1950	\$18.65	\$36,367.50	\$21.00	\$40,950.00
416.0160	Concrete Driveway, 7-Inch	SF	2733	\$5.00	\$13,665.00	\$5.30	\$14,484.90
460.5444	HMA Pavement 4 LT 58-34 S	Ton	1105	\$67.59	\$74,686.95	\$68.00	\$75,140.00
601.0110	Concrete Curb & Gutter, Type D, 30-Inch	LF	3251	\$11.00	\$35,761.00	\$9.50	\$30,884.50
602.0405	Concrete Sidewalk, 4-Inch	SF	14221	\$3.00	\$42,663.00	\$3.60	\$51,195.60
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	304	\$36.50	\$11,096.00	\$38.00	\$11,552.00
608.3012	Storm Sewer Pipe Class III-A 12-Inch	LF	1327	\$29.50	\$39,146.50	\$29.00	\$38,483.00
608.3015	Storm Sewer Pipe Class III-A 15-Inch	LF	993.5	\$31.25	\$31,046.88	\$29.00	\$28,811.50
608.3021	Storm Sewer Pipe Class III-A 21-Inch	LF	10	\$50.00	\$500.00	\$56.00	\$560.00
608.3024	Storm Sewer Pipe Class III-A 24-Inch	LF	8	\$50.00	\$400.00	\$56.00	\$448.00
611.0530	Manhole Covers Type 1 Storm	Each	6	\$500.00	\$3,000.00	\$490.00	\$2,940.00
611.0624	Inlet Covers Type H-S	Each	20	\$400.00	\$8,000.00	\$610.00	\$12,200.00
611.1230	Catch Basins 2x3 FT	Each	20	\$825.00	\$16,500.00	\$975.00	\$19,500.00
611.2004	Manholes 4-FT DIA Storm	Each	5	\$1,775.00	\$8,875.00	\$1,460.00	\$7,300.00
611.2006	Manholes 6-FT DIA Storm	Each	1	\$4,875.00	\$4,875.00	\$6,500.00	\$6,500.00
611.8115	Adjusting Inlet Covers	Each	1	\$50.00	\$50.00	\$200.00	\$200.00
625.0100	Topsoil	SY	3930	\$3.20	\$12,576.00	\$2.50	\$9,825.00
627.0200	Mulching	SY	3930	\$1.44	\$5,659.20	\$0.40	\$1,572.00
628.7015	Inlet Protection, Type C	Each	21	\$40.00	\$840.00	\$60.00	\$1,260.00
629.0210	Fertilizer Type B	CWT	2.48	\$150.00	\$372.00	\$100.00	\$248.00
625.0140	Seed Mixture No. 40	LB	71	\$38.40	\$2,726.40	\$3.00	\$213.00
638.2102	Moving Sign Type II	Each	13	\$120.00	\$1,560.00	\$100.00	\$1,300.00
643.0100	Traffic Control (Project)	Each	1	\$2,000.00	\$2,000.00	\$8,100.00	\$8,100.00
690.0150	Sawing Asphalt	LF	488	\$2.00	\$976.00	\$2.00	\$976.00
1256.0003	Sanitary Sewer Main, 12-Inch	LF	1726	\$33.00	\$56,958.00	\$31.00	\$53,506.00
1256.0009	Sanitary Service Pipe & Riser 4-6-Inch	LF	1241	\$23.75	\$29,473.75	\$23.00	\$28,543.00
1256.0040	Manhole 4-ft Dia Sanitary	Each	5	\$2,200.00	\$11,000.00	\$2,150.00	\$10,750.00
1256.0060	Manhole Covers Type 1 (Sanitary)	Each	5	\$500.00	\$2,500.00	\$490.00	\$2,450.00
1256.0061	Adjusting Manhole Covers (Sanitary)	Each	1	\$200.00	\$200.00	\$200.00	\$200.00
1256.0201	Removing Sanitary Sewer	LF	30	\$10.00	\$300.00	\$20.00	\$600.00
1256.0102	Sanitary Wye 12"x4", 12"x6"	Each	38	\$225.00	\$8,550.00	\$215.00	\$8,170.00
1256.0110	Maintain Sanitary Sewer Flow	LMP	1	\$3,500.00	\$3,500.00	\$500.00	\$500.00
1256.0111	Connect to Existing Sanitary Sewer	Each	4	\$225.00	\$900.00	\$900.00	\$3,600.00
1256.0112	Reconnect Existing Sanitary Service	Each	38	\$40.00	\$1,520.00	\$40.00	\$1,520.00
1256.0115	Tracer Wire Access Box, Sanitary	Each	37	\$45.00	\$1,665.00	\$45.00	\$1,665.00
1256.0200	Removing Manholes, Sanitary	Each	4	\$250.00	\$1,000.00	\$350.00	\$1,400.00
1257.0002	Water Main, 6-Inch	LF	1749	\$26.50	\$46,348.50	\$25.00	\$43,725.00
1257.0009	Hydrant Lead DI 6-Inch	LF	46.5	\$45.00	\$2,092.50	\$40.00	\$1,860.00
1257.0080	Connect to Existing Water Main	Each	1	\$575.00	\$575.00	\$1,000.00	\$1,000.00
1257.0090	Gate Valve & Box 6-Inch	Each	8	\$1,175.00	\$9,400.00	\$1,010.00	\$8,080.00
1257.0030	Water Service 1-Inch	LF	1172	\$23.00	\$26,956.00	\$20.00	\$23,440.00
1257.0051	Corporation Stop 1-Inch	Each	39	\$155.00	\$6,045.00	\$180.00	\$7,020.00
1257.0070	Curb Stop and Box 1-Inch	Each	39	\$180.00	\$7,020.00	\$235.00	\$9,165.00
1257.0081	Reconnect Ex Water Service	Each	39	\$70.00	\$2,730.00	\$50.00	\$1,950.00
1257.0110	Fire Hydrant	Each	4	\$3,275.00	\$13,100.00	\$3,375.00	\$13,500.00
1257.0130	Water Main Fittings	LB	380	\$8.00	\$3,040.00	\$5.00	\$1,900.00
1257.0131	Insulation 2-Inch	SF	1000	\$1.50	\$1,500.00	\$1.80	\$1,800.00
1257.0160	Adjusting Gate Valve Box	Each	1	\$250.00	\$250.00	\$100.00	\$100.00
1257.0180	Tracer Wire Access Box, Water	Each	36	\$47.00	\$1,692.00	\$45.00	\$1,620.00
1257.0210	Removing Fire Hydrant	Each	2	\$250.00	\$500.00	\$100.00	\$200.00
1257.0300	Abandon Water Main	Each	5	\$250.00	\$1,250.00	\$200.00	\$1,000.00
1257.0150	Hot Tap, 6-Inch	Each	2	\$2,650.00	\$5,300.00	\$1,500.00	\$3,000.00
1611.1000	Connect to Ex Storm Sewer	Each	4	\$250.00	\$1,000.00	\$600.00	\$2,400.00

Haas Sons, Inc.

\$649,464.03

A-1 Excavating

\$649,957.80

Bid Tab Summary

Project: State Street & Utility Improvement Project
 Limits: Grand Avenue to Court Street

Engineering Estimate \$785,500
 Project Length 0.370 Miles

Haas Sons, Inc.		A-1 Excavating		McCabe	
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Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
201.0120	Clearing	ID	719	\$8.00	\$5,752.00	\$10.00	\$7,190.00	\$10.00	\$7,190.00
201.0220	Grubbing	ID	749	\$16.00	\$11,984.00	\$14.00	\$10,486.00	\$10.00	\$7,490.00
204.0100	Removing Pavement	SF	1890	\$0.55	\$1,039.50	\$0.60	\$1,134.00	\$2.00	\$3,780.00
204.0150	Removing Curb & Gutter	LF	3879	\$1.50	\$5,818.50	\$1.50	\$5,818.50	\$1.00	\$3,879.00
204.0155	Removing Concrete Sidewalk	SF	19359	\$0.35	\$6,775.65	\$0.40	\$7,743.60	\$2.00	\$38,718.00
204.0210	Removing Manholes, Storm	Each	6	\$250.00	\$1,500.00	\$275.00	\$1,650.00	\$300.00	\$1,800.00
204.0220	Removing Inlets	Each	17	\$75.00	\$1,275.00	\$200.00	\$3,400.00	\$150.00	\$2,550.00
204.0245	Removing Pipe, 12-inch (Storm)	LF	322	\$12.00	\$3,864.00	\$8.00	\$2,576.00	\$10.00	\$3,220.00
205.0100	Excavation Common	CY	4425	\$7.00	\$30,975.00	\$7.00	\$30,975.00	\$9.00	\$39,825.00
305.0125	Base Aggregate Dense, 1 1/4-Inch	CY	2793	\$18.65	\$52,089.45	\$21.00	\$58,653.00	\$22.00	\$61,446.00
416.0160	Concrete Driveway, 7-Inch	SF	1717	\$5.50	\$9,443.50	\$5.60	\$9,615.20	\$5.50	\$9,443.50
460.5223	HMA Pavement 3 LT 58-28 S	Ton	1220	\$53.47	\$65,233.40	\$53.00	\$64,660.00	\$50.70	\$61,854.00
460.5244	HMA Pavement 4 LT 58-34 S	Ton	1220	\$53.87	\$65,721.40	\$56.00	\$68,320.00	\$53.90	\$65,758.00
601.0110	Concrete Curb & Gutter, Type D, 30-Inch	LF	3881	\$9.00	\$34,929.00	\$9.10	\$35,317.10	\$9.00	\$34,929.00
602.0405	Concrete Sidewalk, 4-Inch	SF	19454	\$3.40	\$66,143.60	\$3.50	\$68,089.00	\$3.40	\$66,143.60
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	376	\$35.00	\$13,160.00	\$35.00	\$13,160.00	\$35.00	\$13,160.00
608.3012	Storm Sewer Pipe Class III-A 12-Inch	LF	1381	\$30.50	\$42,120.50	\$29.00	\$40,049.00	\$21.00	\$29,001.00
611.0530	Manhole Covers Type 1 Storm	Each	6	\$500.00	\$3,000.00	\$490.00	\$2,940.00	\$506.00	\$3,036.00
611.0624	Inlet Covers Type H	Each	10	\$400.00	\$4,000.00	\$610.00	\$6,100.00	\$526.00	\$5,260.00
611.0639	Inlet Covers Type H-S	Each	7	\$400.00	\$2,800.00	\$610.00	\$4,270.00	\$526.00	\$3,682.00
611.1230	Catch Basins 2x3 FT	Each	17	\$950.00	\$16,150.00	\$1,020.00	\$17,340.00	\$822.00	\$13,974.00
611.2004	Manholes 4-FT DIA Storm	Each	6	\$1,925.00	\$11,550.00	\$1,690.00	\$10,140.00	\$1,640.00	\$9,840.00
625.0100	Topsoil	SY	2750	\$2.80	\$7,700.00	\$2.50	\$6,875.00	\$3.40	\$9,350.00
627.0200	Mulching	SY	2750	\$1.44	\$3,960.00	\$0.40	\$1,100.00	\$1.45	\$3,987.50
628.7015	Inlet Protection, Type C	Each	17	\$40.00	\$680.00	\$60.00	\$1,020.00	\$55.00	\$935.00
629.0210	Fertilizer Type B	CWT	2	\$150.00	\$300.00	\$100.00	\$200.00	\$144.00	\$288.00
630.0140	Seed Mixture No. 40	LB	50	\$38.40	\$1,920.00	\$5.00	\$250.00	\$38.50	\$1,925.00
634.0616	Posts Wood, 4X6-Inch X 16-FT	Each	1	\$65.00	\$65.00	\$80.00	\$80.00	\$65.00	\$65.00
638.2102	Moving Sign Type II	Each	6	\$120.00	\$720.00	\$100.00	\$600.00	\$120.00	\$720.00
643.0100	Traffic Control (Project)	Each	1	\$1,500.00	\$1,500.00	\$8,400.00	\$8,400.00	\$3,000.00	\$3,000.00
690.0150	Sawing Asphalt	LF	508	\$2.00	\$1,016.00	\$2.00	\$1,016.00	\$2.00	\$1,016.00
1256.0001	Sanitary Sewer Main, 8-Inch	LF	1268.5	\$28.00	\$35,518.00	\$27.00	\$34,249.50	\$27.00	\$34,249.50
1256.0003	Sanitary Sewer Main, 12-Inch	LF	10	\$53.00	\$530.00	\$48.00	\$480.00	\$41.00	\$410.00
1256.0004	Sanitary Sewer Main, 15-Inch	LF	10	\$57.50	\$575.00	\$53.00	\$530.00	\$45.00	\$450.00
1256.0009	Sanitary Service Pipe & Riser 4-6-Inch	LF	1353	\$25.75	\$34,839.75	\$23.00	\$31,119.00	\$24.00	\$32,472.00
1256.0040	Manhole 4-ft Dia Sanitary	Each	6	\$2,175.00	\$13,050.00	\$2,125.00	\$12,750.00	\$2,030.00	\$12,180.00
1256.0060	Manhole Covers Type 1 (Sanitary)	Each	6	\$500.00	\$3,000.00	\$490.00	\$2,940.00	\$506.00	\$3,036.00
1256.0061	Adjusting Manhole Covers (Sanitary)	Each	1	\$250.00	\$250.00	\$200.00	\$200.00	\$278.00	\$278.00
1256.0100	Sanitary Wye 8"x4", 8"x6"	Each	34	\$130.00	\$4,420.00	\$95.00	\$3,230.00	\$81.00	\$2,754.00
1256.0102	Sanitary Wye 12"x4", 12"x6"	Each	7	\$50.00	\$350.00	\$415.00	\$2,905.00	\$190.00	\$1,330.00
1256.0110	Maintain Sanitary Sewer Flow	LMP	1	\$1,500.00	\$1,500.00	\$500.00	\$500.00	\$2,000.00	\$2,000.00
1256.0111	Connect to Existing Sanitary Sewer	Each	5.00	\$50.00	\$250.00	\$900.00	\$4,500.00	\$341.00	\$1,705.00
1256.0112	Reconnect Existing Sanitary Service	Each	41	\$40.00	\$1,640.00	\$40.00	\$1,640.00	\$100.00	\$4,100.00
1256.0115	Tracer Wire Access Box, Sanitary	Each	41	\$45.00	\$1,845.00	\$45.00	\$1,845.00	\$60.00	\$2,460.00
1256.0200	Removing Manholes, Sanitary	Each	6	\$200.00	\$1,200.00	\$350.00	\$2,100.00	\$341.00	\$2,046.00
1257.0002	Water Main, 6-Inch	LF	2002.5	\$26.50	\$53,066.25	\$27.00	\$54,067.50	\$24.00	\$48,060.00
1257.0005	Water Main, 16-Inch	LF	85	\$58.50	\$4,972.50	\$66.00	\$5,610.00	\$61.00	\$5,185.00
1257.0009	Hydrant Lead DI 6-Inch	LF	67.5	\$37.00	\$2,497.50	\$41.00	\$2,767.50	\$38.00	\$2,565.00
1257.0030	Water Service 1-Inch	LF	1277.5	\$25.00	\$31,937.50	\$20.00	\$25,550.00	\$24.00	\$30,660.00
1257.0032	Water Service 2-Inch	LF	3	\$32.00	\$96.00	\$104.00	\$312.00	\$115.00	\$345.00
1257.0051	Corporation Stop 1-Inch	Each	41	\$150.00	\$6,150.00	\$170.00	\$6,970.00	\$194.00	\$7,954.00
1257.0070	Curb Stop and Box 1-Inch	Each	38	\$175.00	\$6,650.00	\$230.00	\$8,740.00	\$236.00	\$8,968.00
1257.0080	Connect to Existing Water Main	Each	6	\$975.00	\$5,850.00	\$1,333.00	\$7,998.00	\$1,950.00	\$11,700.00
1257.0081	Reconnect Ex Water Service	Each	42	\$70.00	\$2,940.00	\$50.00	\$2,100.00	\$100.00	\$4,200.00
1257.0090	Gate Valve & Box 6-Inch	Each	18	\$1,175.00	\$21,150.00	\$1,010.00	\$18,180.00	\$898.00	\$16,164.00
1257.0110	Fire Hydrant	Each	5	\$3,275.00	\$16,375.00	\$3,375.00	\$16,875.00	\$3,170.00	\$15,850.00
1257.0130	Water Main Fittings	LB	684	\$8.00	\$5,472.00	\$5.00	\$3,420.00	\$5.00	\$3,420.00
1257.0131	Insulation 2-Inch	SF	100	\$1.70	\$170.00	\$3.00	\$300.00	\$1.40	\$140.00
1257.0190	Tracer Wire Access Box, Water	Each	37	\$45.00	\$1,665.00	\$45.00	\$1,665.00	\$60.00	\$2,220.00
1257.0200	Removing Manholes, Water	Each	1	\$250.00	\$250.00	\$350.00	\$350.00	\$341.00	\$341.00
1257.0201	Removing Fire Hydrant	Each	2	\$250.00	\$500.00	\$100.00	\$200.00	\$512.00	\$1,024.00
1257.0300	Abandon Water Main	Each	5	\$150.00	\$750.00	\$200.00	\$1,000.00	\$341.00	\$1,705.00
1257.0150	Hot Tap, 6-Inch	Each	1	\$2,650.00	\$2,650.00	\$1,500.00	\$1,500.00	\$2,390.00	\$2,390.00
1611.1000	Connect to Ex Storm Sewer	Each	7	\$250.00	\$1,750.00	\$600.00	\$4,200.00	\$341.00	\$2,387.00

Haas Sons, Inc.

\$737,045.00

A-1 Excavating

\$749,960.90

McCabe

\$772,014.10

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, APRIL 9, 2018 – 6:30 PM**

The Plan Commission met in City Hall on Monday, April 9, 2018 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 were Max Gehler, City Inspector Paul Lasiewicz, City Planner Brad Henschel, Bill Albright representing Westwood Land Company, Tim Cruciani representing Citizen's State Bank and Jacob Spooner.

1. **Motion** by Varga, seconded by Hubbard to approve the minutes of the January 8, 2018 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Director of Public Works Rubenzer presented the attached Certified Survey Maps #1095 and #1813. He stated that both Certified Survey Maps and the Lake Wissota Business Park Plat should have a notation on them dedicating the appropriate outlots (1 and A) as Lakeland Drive public street rights-of-way. After a brief discussion concerning Citizen's State Bank's request for an easement across the Outlot #1, CSM #1813, **motion** by Tzanakis, seconded by Hubbard for Director of Public Works Rubenzer to cause the proper language to be added to Certified Survey Maps #1095 and #1813 and the Lake Wissota Business Park declaring the appropriate outlots as Lakeland Drive rights-of-way. **All present voting aye. Motion carried.**

3. Max Gehler appeared to present the attached Certified Survey Map for Outlots #1 and #2 on Nelson Road. Director of Public Works Rubenzer noted that an April 9, 2018 revised Certified Survey Map properly referencing Lot #4 of Certified Survey Map #4752 had been submitted by Real Land Surveying and was handed out prior to the meeting. He continued that the subdivision of Outlot #3, Gehler Estate should be shown on the proposed Certified Survey Map. After discussion;
Motion by Hubbard, seconded by Rubenzer to recommend the Common Council approve the attached revised April 9, 2018 Certified Survey Map of Outlots #1 and #2, Nelson Road contingent on:
 1. Receipt of the \$100 Certified Survey Map review fee.
 2. Submission and approval of a storm water management plan.
 3. Addition of lot division lines north of Outlot #1.**All present voting aye. Motion carried**

4. Bill Albright representing Westwood Land Company appeared to support the attached petition for a Planned Development Conditional Use Permit for Willow Creek Phase IV. Mr. Albright gave the Plan Commission a brief history of the Willow Creek subdivision stating that Bay Home lots were proposed to be replaced with Twin Home lots. He showed that the proposed Phase IV changes would result in a reduction in project density from 5.8 units/acre to 4.95 units/acre. He stated that the intention was to complete the section along Willow Creek Parkway (proposed lots 103-122) in 2018. Director of

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

Public Works Rubenzer noted that a final plat for Phase IV needed to be submitted. Director of Public Works Rubenzer proposed adding the attached Willow Creek Phase IV Twin Home specifications to the conditions. Mr. Albright approved. The Plan Commission discussed condition F of the approved Willow Creek Phase III Planned Development Conditional Use Permit Resolution No. 2014-01 stating "Twin Homes are owner occupied". The condition will be added to the Phase IV Planned Development Conditional Use Permit.

Motion by Smith, seconded by Hubbard to recommend the Plan Commission conduct a public hearing for a Planned Development Conditional Use Permit for Phase IV of the Willow Creek subdivision. Said public hearing to be scheduled upon:

1. Receipt of the \$300 legal notification and administrative fee.
2. Proper notification of adjacent property owners.

All present voting aye. Motion carried

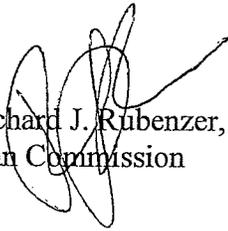
5. Jacob Spooner appeared to present the attached Certified Survey Map being part of Lot #6, Block A, Greenville Subdivision Plat, City of Chippewa Falls. Director of Public Works Rubenzer stated the proposed subdivision created legal lots in the R1-C Single Family Residential District and that he had no issues with the proposed Certified Survey Map.

Motion by Varga, seconded by Hubbard to recommend the Common Council approve the attached proposed Certified Survey Map being part of Lot #6, Block A, Greenville Subdivision Plat, City of Chippewa Falls submitted by Chippewa Surveying on behalf of Jacob Spooner. Said approval contingent on:

1. Receipt of the \$100 Certified Survey Map review fee.
2. Receipt of any required storm water management plans and practices.

All present voting aye. Motion carried

6. **Motion** by Hubbard, seconded by Varga to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:20 P.M.



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

NOTICE OF PUBLIC MEETING

CITY OF CHIPPEWA FALLS, WISCONSIN

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

Plan Commission XXX

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

Will be held on **Monday, March 12, 2018 at 6:30 P.M.** in the City Hall **Council Chambers**, Chippewa Falls, Wisconsin. Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

NOTE: If unable to attend the meeting, please notify the Engineering Dept. by calling 726-2736.

NOTE:

THE PLAN COMMISSION MEETING

FOR

MONDAY, MARCH 12, 2018

IS

CANCELLED

DUE TO A LACK OF AGENDA ITEMS.

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

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

CERTIFICATION

I hereby certify that a copy of this agenda was placed in the Chippewa Herald mail box, 1st Floor, City Hall and also posted on the City Hall Bulletin Board on Wednesday, March 7, 2018 at 1:45 P.M. by Mary Bowe.

NOTICE OF PUBLIC MEETING

CITY OF CHIPPEWA FALLS, WISCONSIN

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

Plan Commission XXX

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

Will be held on **Monday, February 12, 2018** at **6:30 P.M.** in the City Hall **Council Chambers**, Chippewa Falls, Wisconsin. Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

NOTE: If unable to attend the meeting, please notify the Engineering Dept. by calling 726-2736.

NOTE:

THE PLAN COMMISSION MEETING

FOR

MONDAY, FEBRUARY 12 2018

IS

CANCELLED

DUE TO A LACK OF AGENDA ITEMS.

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

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

CERTIFICATION

I hereby certify that a copy of this agenda was placed in the Chippewa Herald mail box, 1st Floor, City Hall and also posted on the City Hall Bulletin Board on Wednesday, February 7, 2018 at 12:30 P.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JANUARY 8, 2018 – 6:30 PM**

The Plan Commission met in City Hall on Monday, January 8, 2018 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 Ian Kopp, Charles Erlien, Lee Marks, City Inspector Paul Lasiewicz and those listed on the attached attendance sheet.

1. **Motion** by Tzanakis, seconded by Smith to approve the minutes of the December 11, 2017 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Mayor Hoffman asked Director of Public Works Rubenzer to give background details about Conditional Use Permit Resolution No. 2018-01. Director of Public Works Rubenzer noted that the proposed Twin Home was along North Street in an R-1C Single Family Zoning District. He continued that the Twin Home detail and specification sheet had been used for a previously approved Twin Home Conditional Use Permit. City Inspector Lasiewicz stated that items a and b of the Twin Home detail sheet could be eliminated. The Plan Commission reached a consensus that a maintenance agreement for exterior siding and roofing should be maintained and signed by both Twin Home owners. Ian Kopp, developer for the project agreed. Mayor Hoffman opened a public hearing to consider Conditional Use Permit Resolution No. 2018-01. Joe Lenfestey of 1030 Warren Street appeared and stated he didn't have any concerns with the proposed Twin Home. He asked about discontinuing the alley in back of his house and the proposed Twin Home. Director of Public Works Rubenzer stated that a petition signed by property owners along the alley would be the method. The petition would be considered by the Board of Public Works who would make a recommendation to the Common Council. Considerations would be:
 - 1) Would the proposed alley vacation or discontinuance remove access to any properties along the alley?
 - 2) Would there be a need for any utility easements moving forward?

No one else spoke for or against Conditional Use Permit Resolution No. 2018-01. Mayor Hoffman closed the public hearing.

Motion by Cihasky, seconded by Hull to approve Planned Unit Development Conditional Use Permit Resolution No. 2018-01 for a Twin Home on parcels #2574 and #2575, located on North Street. Mayor Hoffman requested a roll call vote, Voting aye were Cihasky, Hull, Doughty, Tzanakis, Varga, Arneberg, Smith, Rubenzer and Hoffman. Misfeldt recused himself and abstained from the vote. No one voted nay. **Motion passed on a 9-0 vote with one abstention.**

3. The Plan Commission considered the attached Certified Survey Map from Chippewa County for lots in Lake Wissota Business Park. Director of Public Works Rubenzer stated that the lots were "left over" after the Fleet Farm and Star Blends lots had been created and he had no issues with them. **Motion** by Smith, seconded by Varga to recommend the Common Council approve the attached Certified Survey Map from Chippewa County for lots in the Lake Wissota Business Park upon receipt of the \$100 certified survey fee. **All present voting aye. Motion carried**

4. **Motion** by Misfeldt, seconded by Cihasky to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:42 P.M.


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

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

PLAN COMMISSION ATTENDANCE SHEET

DATE: 1-08-18

NAME	ADDRESS	COMPANY REPRESENTING	PHONE #	EMAIL
Joe Lenfert	1030 Warren St.		715-726-1022	PAPAJOE3452@
Haley Lenfert	1030 Warren St.		715-726-1022	_____
RICK LITTLE	1022 WARREN ST		715-720-9122	RICKYLITTLE@GMAIL.COM
BILL MCELROY	30 W CENTRAL		715-864-5779	

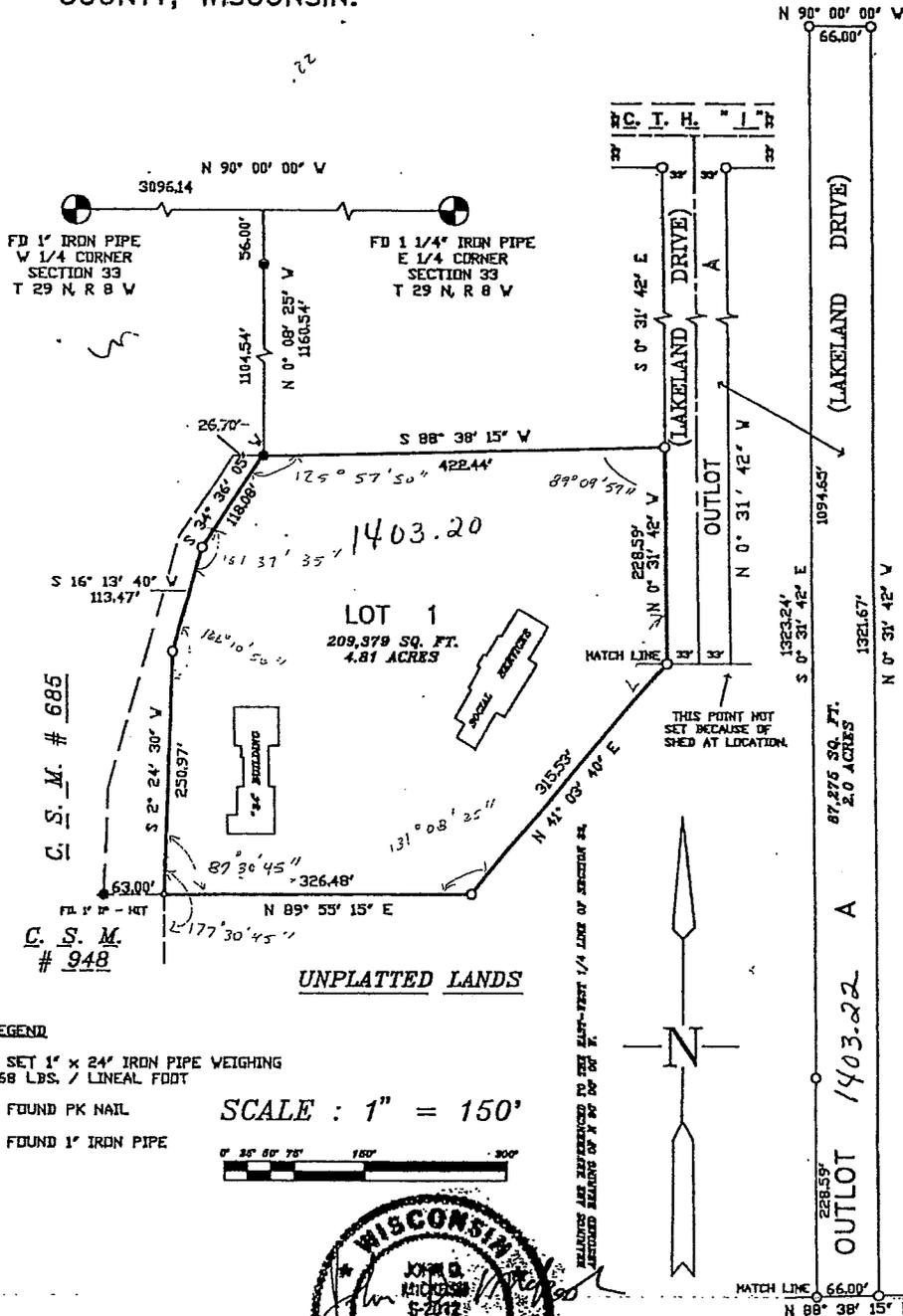
518895

INDEXED

CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. 1095

REGISTERS OFFICE)
CHIPPEWA FALLS, WIS.)
RECEIVED FOR RECORD)
THE 22 DAY OF June)
A.D. 1993 AT 3:00 O'CLOCK)
P.M. AND RECORDED IN VOL. 4)
OF THE CERTIFIED SURVEY MAPS)
PAGE 141-142)
(Signature))
REGISTER

BEING PART OF THE NW 1/4 - SE 1/4
AND THE SW 1/4 - SE 1/4 (GOV'T LOT 2)
OF SECTION 33, TOWNSHIP 29 NORTH, RANGE
8 WEST, TOWN OF EAGLE POINT, CHIPPEWA
COUNTY, WISCONSIN.



DATE APPROVED 6-22-93
CHIPPEWA COUNTY ZONING AGENCY
BY *John...*



SHEET 1 OF 2

PAGE 141 *Chy*

S 341

Marge L. Geissler

39 AUG 24 AM 9 17

CERTIFIED SURVEY MAP NO. 1813
 CHIPPEWA COUNTY, WISCONSIN
 Part of Gov't Lot 2 of Section 33 T29N R8W,
 City of Chippewa Falls

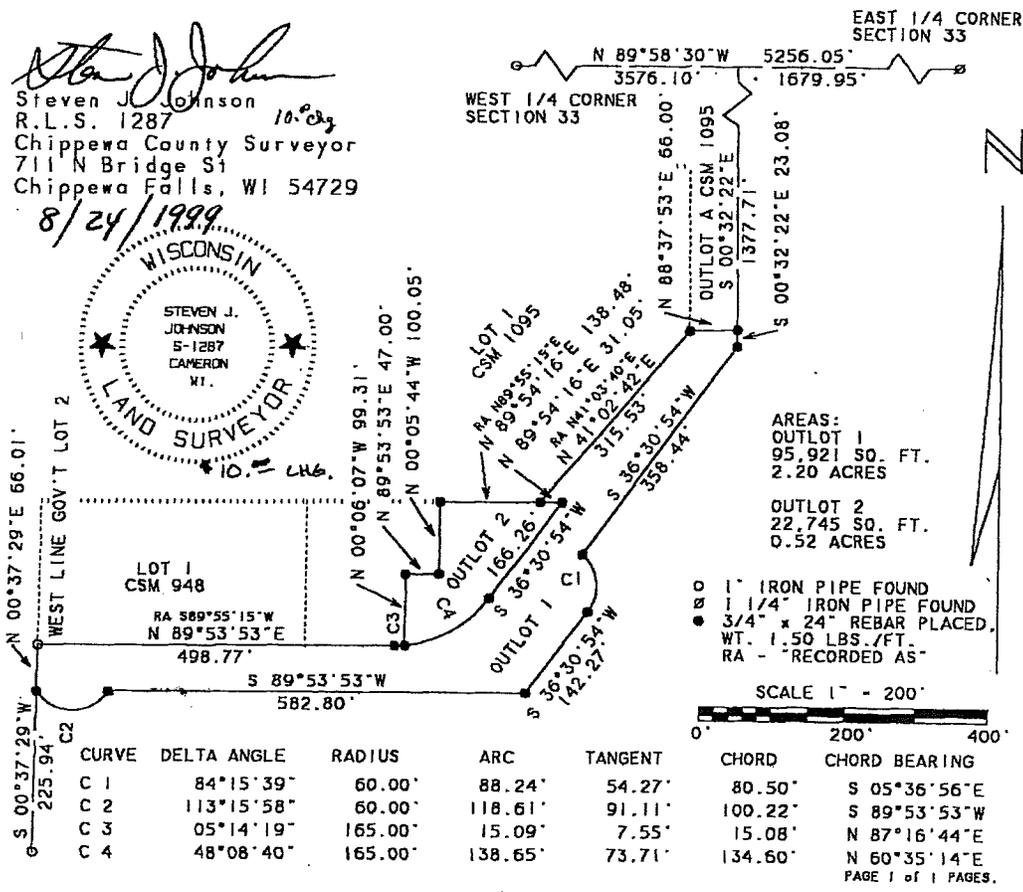
MARGE L. GEISSLER
 REGISTER OF DEEDS
 RECORDED IN VOGHIPPEWA COUNTY WI
 PAGE 334
 OF THE CERTIFIED SURVEY MAPS

I, Steven J. Johnson, Registered Land Surveyor, S-1287, do hereby certify that to the best of my knowledge and belief, this plot is a true and correct representation of part of Gov't Lot 2 of Section 33 T29N R8W, City of Chippewa Falls described as follows: Commencing at the East 1/4 corner of said Section 33 THENCE N89°58'30"W 1679.95 FEET; THENCE S00°32'22"E 1377.71 FEET to the point of beginning of the land to be described. THENCE S00°32'22"E 23.08 FEET; THENCE S36°30'54"W 358.44 FEET; THENCE SOUTHEASTERLY 88.24 FEET ALONG THE ARC OF A CURVE WHOSE RADIUS IS 60.00 FEET; THENCE S36°30'54"W 142.27 FEET; THENCE S89°53'53"W 582.80 FEET; THENCE SOUTHWESTERLY 118.61 FEET ALONG THE ARC OF A CURVE WHOSE RADIUS IS 60.00 FEET; THENCE N00°37'29"E 66.01 FEET; THENCE N89°53'53"E 498.77 FEET; THENCE NORTHEASTERLY 15.09 FEET ALONG THE ARC OF A CURVE WHOSE RADIUS IS 165.00 FEET; THENCE N00°06'07"W 99.31 FEET; THENCE N89°53'53"E 47.00 FEET; THENCE N00°05'44"W 100.05 FEET; THENCE N89°54'16"E 138.48 FEET; THENCE N41°02'42"E 315.53 FEET; THENCE N88°37'53"E 66.00 FEET to the point of beginning.

I certify that I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chippewa County Ordinances in surveying and dividing the same.

This survey was made at the request of the Chippewa County Land Development Committee.

The bearings on this map assume the east - west 1/4 line of Section 33 bears N89°58'30"W.



Steven J. Johnson
 Steven J. Johnson
 R.L.S. 1287
 Chippewa County Surveyor
 711 N Bridge St
 Chippewa Falls, WI 54729
 8/24/1999

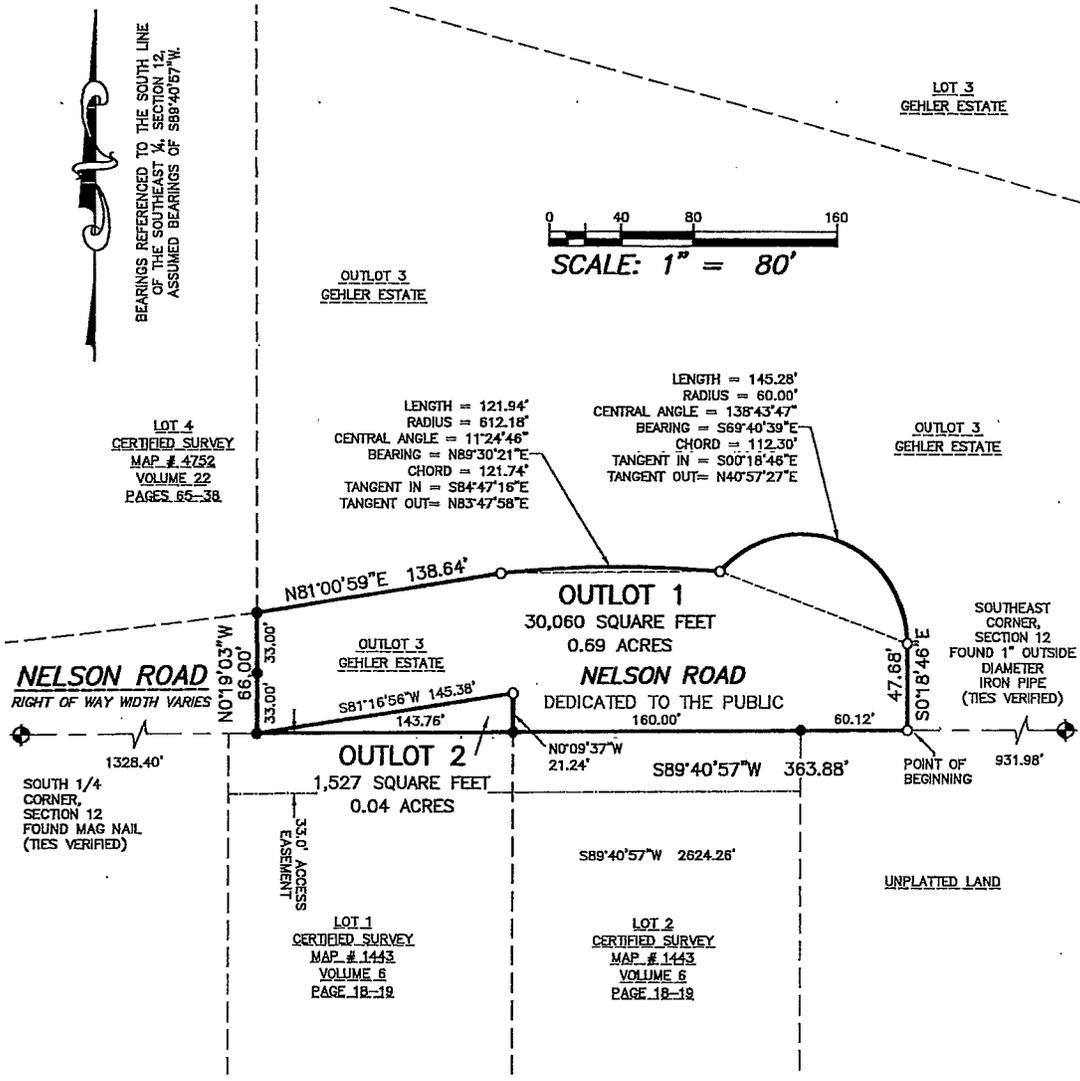
**CHIPPEWA COUNTY CERTIFIED SURVEY
MAP NUMBER _____**

RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS PAGE _____

REGISTER

REVISED
4-9-18

LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4
SECTION 12, TOWNSHIP 28 NORTH, RANGE 9 WEST,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
BEING PART OF OUTLOT 3 OF GEHLER ESTATE



LEGEND

- ——— FOUND 1" OUTSIDE DIAMETER IRON PIPE
- ——— SET 1" OUTSIDE DIAMETER x 18" IRON PIPE WEIGHING 1.13 POUNDS PER LINEAR FOOT

FIELD WORK WAS COMPLETED ON xxxx

DATE APPROVED _____
CHIPPEWA COUNTY PLANNING AGENCY
BY _____

REAL LAND SURVEYING
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
(715) 514-4116
CADD # 18068

SHEET 1 OF 3 SHEETS

PAGE _____

CHIPPEWA COUNTY CERTIFIED SURVEY
MAP NUMBER _____

LOCATED IN THE SOUTHEAST ¼ OF THE SOUTHEAST ¼,
SECTION 12, TOWNSHIP 28 NORTH, RANGE 9 WEST,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
BEING PART OF OUTLOT 3 OF GEHLER ESTATE

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT BY THE DIRECTION OF MAX GEHLER, 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: LOCATED IN THE SOUTHEAST ¼ OF THE SOUTHEAST ¼, SECTION 12, TOWNSHIP 28 NORTH, RANGE 9 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN, BEING PART OF OUTLOT 3 OF GEHLER ESTATE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE SOUTHEAST ¼ CORNER OF SECTION 12;
- THENCE S.89°40'57"W., ALONG THE SOUTH LINE OF THE SOUTHEAST ¼, A DISTANCE OF 931.98 FEET TO THE POINT OF BEGINNING;
- THENCE CONTINUING S.89°40'57"W., ALONG SAID SOUTH LINE, A DISTANCE OF 363.88 FEET;
- THENCE N.00°19'03"W., A DISTANCE OF 66.00 FEET TO THE SOUTHEAST CORNER OF LOT 4 CERTIFIED SURVEY MAP #4752, VOLUME 22 OF CERTIFIED SURVEY MAPS, PAGES 65-66;
- THENCE N.81°00'59"E., A DISTANCE OF 138.64 FEET;
- THENCE 121.94 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY, RADIUS OF 612.18 FEET, CENTRAL ANGLE 011°24'46", AND A CHORD BEARING AND DISTANCE N.89°30'21"E., 121.74 FEET;
- THENCE 145.28 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, RADIUS OF 60.00 FEET, CENTRAL ANGLE 138°43'47", AND A CHORD BEARING AND DISTANCE S.69°40'39"E., 112.30 FEET;
- THENCE S.00°18'46"E., A DISTANCE OF 47.68 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.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AB-7 OF THE WISCONSIN ADMINISTRATIVE CODE, AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN IN SURVEYING AND MAPPING THE SAME.

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

CITY COUNCIL RESOLUTION:

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

MAYOR

DATE

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

CITY CLERK

DATE

DATE APPROVED _____
CHIPPEWA COUNTY PLANNING AGENCY

BY _____

SHEET 2 OF 3 SHEETS

CHIPPEWA COUNTY CERTIFIED SURVEY
MAP NUMBER _____

LOCATED IN THE SOUTHEAST ¼ OF THE SOUTHEAST ¼,
SECTION 12, TOWNSHIP 28 NORTH, RANGE 9 WEST,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
BEING PART OF OUTLOT 3 OF GEHLER ESTATE

OWNER'S CERTIFICATE OF DEDICATION:

MAX GEHLER & HARRY HARPER, AS OWNERS, HEREBY CERTIFIES THAT IT CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED BY THIS PLAT.

IT ALSO CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

—CITY OF CHIPPEWA FALLS

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 2018

MAX O. GEHLER JR., OWNER

STATE OF WISCONSIN
COUNTY OF _____ SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018, THE ABOVE NAMED MAX O. GEHLER JR., TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PAGE

Willow Creek 4, Submittals

Table of Contents:

- **Petition for a Conditional Use Permit**
- **Project Narrative**
- **Current Willow Creek PD**
- **Revised Willow Creek PD, with Willow Creek 4 Changes**
- **Current Willow Creek Zoning Map**
- **Revised Willow Creek Zoning Map with Willow Creek 4 Changes**
- **Willow Creek 4, Preliminary Plat**
- **Willow Creek Single-Family and Two-Family Building Standards**
- **Willow Creek Typical Landscaping Plan**
- **Examples of Proposed Buildings**
 - **Single-Family Examples**
 - **Two-Family Examples**

Date Filed: 3-19-18

Fee Paid: 25.00 Date: 3-19-18 TR#: 54989

Fee Paid: _____ Date: _____ TR#: _____

PETITION FOR A CONDITIONAL USE PERMIT

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Plan Commission of the City of Chippewa Falls, WI, for a Conditional Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: Willow Creek Development

Lot#: _____ Block#: _____ Subdivision: Willow Creek Parcel# _____

Legal Description: NE ¼ of the SW ¼, SE ¼ of the SW ¼, NW ¼ of the SE ¼ and the SW ¼ fo the SE ¼, Section 36, T29N, R9W, City of Chippewa Falls, Chippewa County, WI

Zoning classification of property: PD

Purpose for which this Permit is being requested: The request is outlined in the attached narrative.

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

- North – Vacant
- South – Vacant, Parkland
- West – MF 1, Bayhomes
- East – MF 2 – Twinhomes (Two Family) & Vacant

Recite any facts indicating that the proposed use will not be detrimental to the general public's interest, the purposes of this Chapter and the general area in which it is located:

Refer to the attached narrative.

Operational plans of the proposed use:

- This project is for Residential Housing.

Capacity:

Number of Units: 8 Single-Family Residential Lots and 36 Two-Family Residential Lots.

Size: The main floor of each Single-Family home will be between 1,200 sqft – 2,000 sqft and each side of the Two-Family buildings will range from 1,100 sqft – 1,600 sqft.

Number of Residents/Children: The number of residents will vary, but if each Single-Family home is occupied by 2 adults and 1.5 children and each side of the Two-Family buildings is occupied by 2 adults then it will add 160 adults and 12 children to the neighborhood.

Ages: The ages of the occupants will range from families to retired occupants, 30yrs - 85yrs + and children.

Building plans:

Existing buildings: No buildings currently exist on the property.

Proposed buildings: An example is attached.

Use of part of building: Residential

Change in use: From MF-1 (Bayhomes) and SF-C to MF-2

Outside appearance: The exterior façade and finish materials will be consistent with the current buildings within the Willow Creek neighborhood and the surrounding community.

Number of buildings: 8 Single-Family and 36 Two-Family

Planting & Landscaping:

Type: The landscaping will be consistent with the current development, seeded/sodded yards, edging, plantings, etc.

Timetable: Construction is planned to begin in the summer/fall of 2018 for Phase 1. Phase 1 will consist of extending Willow Creek Parkway, which will add 8 Single-Family lots and 6 Two-Family lots. The start time for all other phases will be based on the absorption of Phase 1.

Screening: NA

Earth Bank: NA

Lights: Exterior street lighting will be consistent with the current development and the City of Chippewa Falls specifications.

Signs: Any street signs will be consistent with the City of Chippewa Falls specifications.

Drives: All new roads and driveways will be consistent with the City of Chippewa Falls specifications.

Parking: Each new unit will have at least a 2-car attached garage and space in front of the garage for parking.

Drainage: All drainage requirements will be per the City of Chippewa Falls and WIDNR requirements.

Submit site plan showing property line, buildings and other structures.

Attached

List any additional information being submitted with this permit application:

See Table of Contents

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

Owner(s)/Address(es):

Jim Rooney

13167 County Hwy OO

Chippewa Falls, WI 54729

715-830-7830

Jim.rooney@indianheadpipelineservices.com

Petitioner(s)/Address(es):

Bill Albright

13167 County Hwy OO

Chippewa Falls, WI 54729

715-830-7830

balbright@capvestpartner.com

Signature: _____



Signature: _____



Willow Creek 4

Preliminary Plat & Conditional Use Narrative

General Description:

Willow Creek 4 consists of changing the approved 2007 PUD from 11 Single-Family Lots, 16 Bayhome lots and 30 Two-Family lots to 8 Single Family lots and 36 Two Family lots.

Purpose:

The Willow Creek Neighborhood has been achieving significant momentum over the past 4 years with the addition of the Phase 3 two-family lots. In 2014, 15 two-family lots were added to the neighborhood and have since been sold and all two-family lots either have completed buildings on them or are currently under construction. This momentum has helped the neighborhood as a whole, through continuous buyer traffic and community growth. Since the addition of the two-family product the developer has also seen a slight increase in single family lot sales. The addition of the two-family lots has had a positive impact on the Willow Creek neighborhood. Over the past 4 years with the rising costs of construction, two-family lots have been selling 6 times faster than single-family home lots. To keep this positive momentum moving forward the developer is proposing Willow Creek 4.

The current lot inventory within the Willow Creek neighborhood consists of 8 Bayhome lots, 16 single-family lots, and 0 two-family lots. This imbalance of available two-family lots is detrimental to the growth of the neighborhood. The proposed Willow Creek 4 project will equal out the available inventory to continue the momentum that has been achieved over the past 4 years. Willow Creek 4 will consist of adding 8 single-family lots and 36 two-family lots to the neighborhood. Below is a summary of the lot absorption over the life of the project, which started in 2007.

- Single Family Lots – 15 lots out of 31 have sold over the last 11 years. Willow Creek 4 will add an additional 8 single-family lots to the current inventory, bringing the available single-family lot total to 24. This lot total represents 17.6 years of single-family lot inventory.

- Bayhome Lots – 7 lots out of 15 have sold over the last 11 years. There are currently 8 Bayhome lots available. This lot total represents 12.7 years of Bayhome lot inventory.
- Two-family Lots – 15 lots out of 15 have sold over the past 4 years. There are currently no lots available. The addition of Willow Creek 4 will add 36 two-family lots. This lot total represents 9.6 years of two-family lot inventory.

PD Density:

The buildable area at the proposed location in the current PD is 15.04 acres. Willow Creek 4 incorporates less road square footage, so the buildable area is increased to 16.15 acres. The total density at the proposed location in the current PD is 5.8 units per acre. Willow Creek 4 at the proposed location will have a total density of 4.95 units per acre.

	Current PD	Willow Creek 4	Difference
Total Area of Site	188.4362 acres	188.4362 acres	No Change
Total Number of Home Sites	536	529	-7
Number of SF Lots	168	165	-3
Number of Two-Family Buildings	51 (102 Units)	57 (114 Units)	+6 (+12 Units)
Number of Apartment Homes	120	120	No Change
Number of Bayhomes	78	62	-16
Number of Townhomes	68	68	No Change

Parks & Common Open Space:

The parks and common open space within the current Willow Creek PD will stay virtually unchanged with the addition of Willow Creek 4. There are ponds, parks, trails, a basketball court, fountains, and a playground within the parks and open space. Currently there is 49.7 acres of parks/common space within the approved PD. The addition of Willow Creek 4 will incorporate a current wet pond into the development and adjust the total parks/common space to 49.34 acres.

Civil Engineering Design:

The civil engineering design for the project will follow the City of Chippewa Falls and the State of Wisconsin design criteria. All required permits will be obtained through the state and city. Design plans incorporating proper drainage, street design, street signage, and street lighting will be submitted to the City of Chippewa Falls for approval.

Summary:

The Willow Creek 4 addition will balance out the available lot inventory throughout the overall neighborhood.

- The total number of home sites in the Willow Creek Neighborhood will be decreased by 7.
- The total number of Single-Family lots will only be decreased by 3.
- The total number of Two-Family Buildings will be increased by 6.
- The total number of Bayhome lots will be decreased by 16. The Bayhome concept is very slow moving in the Chippewa Valley and the current lot inventory will more than fit the needs of the community.

Willow Creek Phase IV Twin Home Specifications

Additional Information: The Twin Home District is intended to provide for development of zero lot line twin home development. Ownership of each unit will be on separate deeds. Compliance with State of Wisconsin one (1) and two (2) family Uniform Dwelling Code for attached units is required.

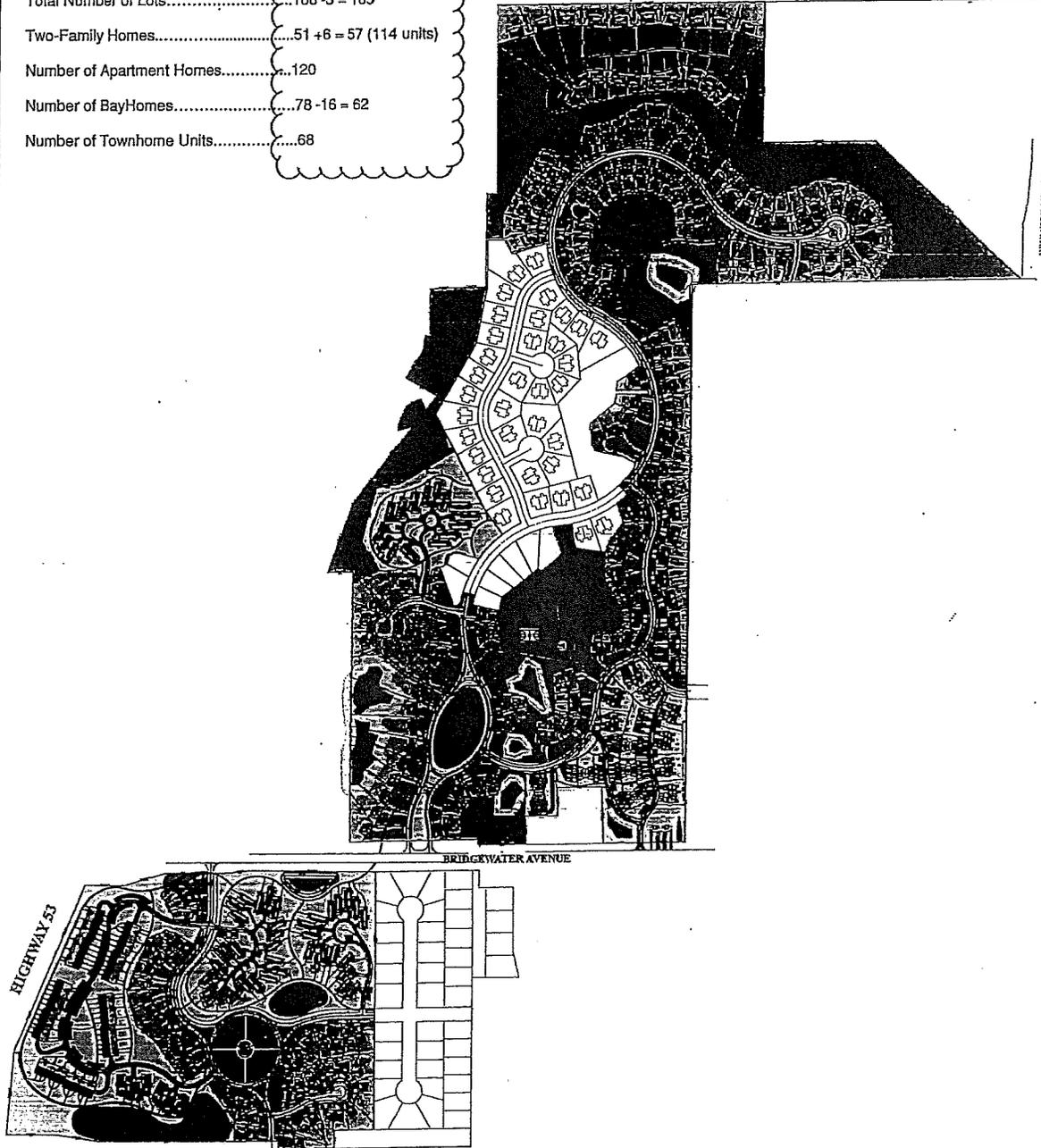
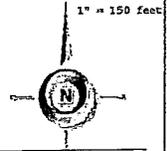
Twin Home Plats will be processed similar to other plats giving consideration to the requirements noted above. Provided, however, the fee for processing the plat will be half the fee established by council on a per lot basis.

- A. A joint or attached driveway serving attached twin home dwellings is permitted provided covenants addressing the maintenance of such driveway are in a form approved by the city.
- B. A minimum fire separation complying with Comm. 21.08, Wis. Admin. Code, providing a vertical separation of all areas from the lowest level to flush against the underside of the roof, is required between each dwelling unit.
- C. The plans specification, and construction shall require the installation and construction of separate sewer, water, and other utility services to each twin home dwelling.
- D. Both lots containing attached twin home dwellings shall be held under the same ownership until the completion of construction of the twin home dwellings.
- E. A maintenance agreement (party wall agreement), approved by the City Zoning Administrator, shall be entered into by the owners of the attached twin home dwelling in order to ensure that equal and reasonable maintenance and repairs are performed on the attached twin home dwellings. Alternatively, provisions for maintenance of common walls may be incorporated into applicable covenants to be reviewed and approved by the City.
- F. Easements necessary for water, sewer, and utility services and the maintenance agreement, shall be recorded with the Chippewa County Register of Deeds.
- G. The exterior and roof materials on each attached twin home dwelling shall be of the same color, quality, and consistency.

Willow Creek PD, Including Willow Creek 4 Revisions

Legend:

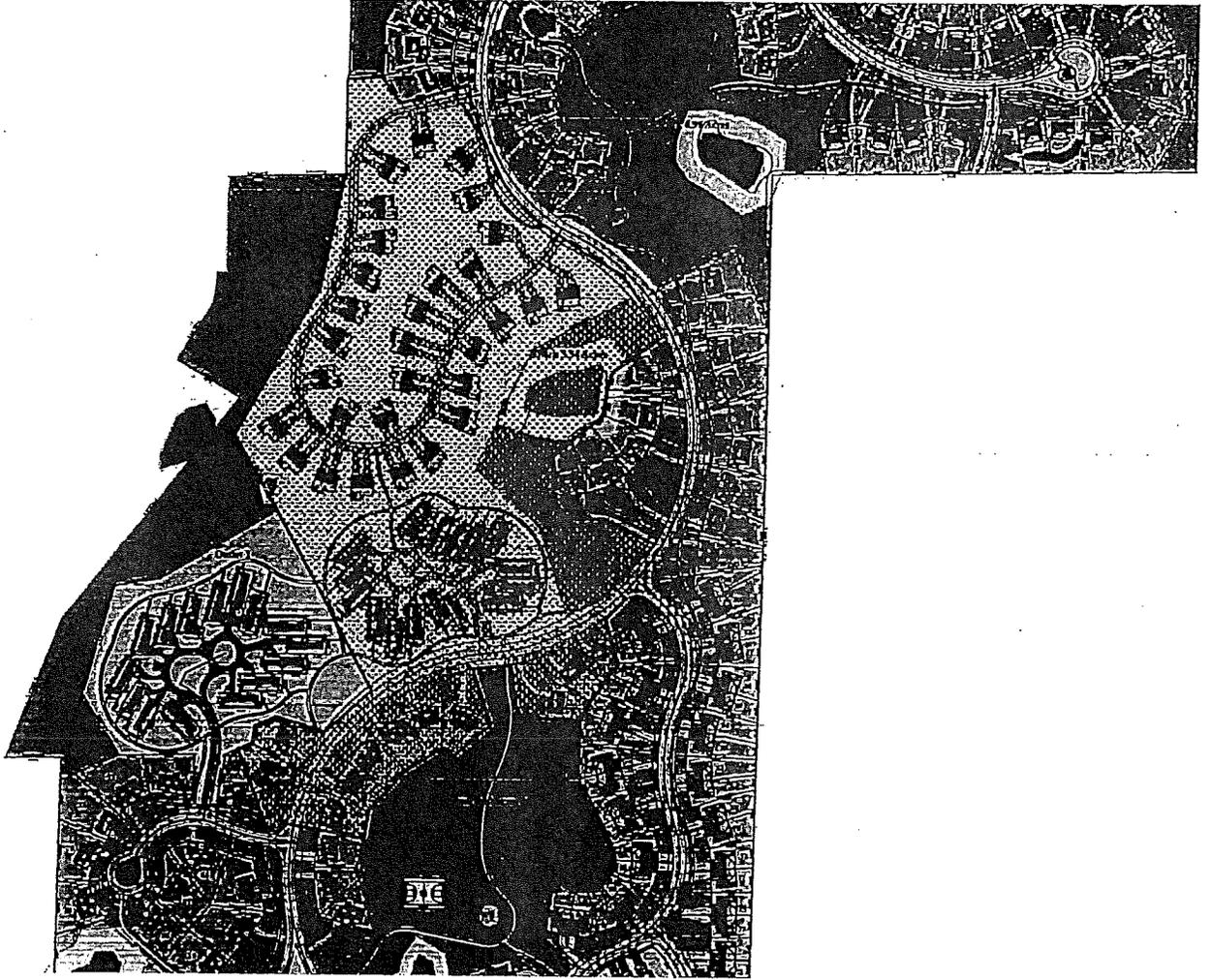
Total Area of Site.....	188.4362 acres
Total Number of Home Sites.....	536 - 7 = 529
Total Number of Lots.....	168 - 3 = 165
Two-Family Homes.....	51 + 6 = 57 (114 units)
Number of Apartment Homes.....	120
Number of BayHomes.....	78 - 16 = 62
Number of Townhome Units.....	68

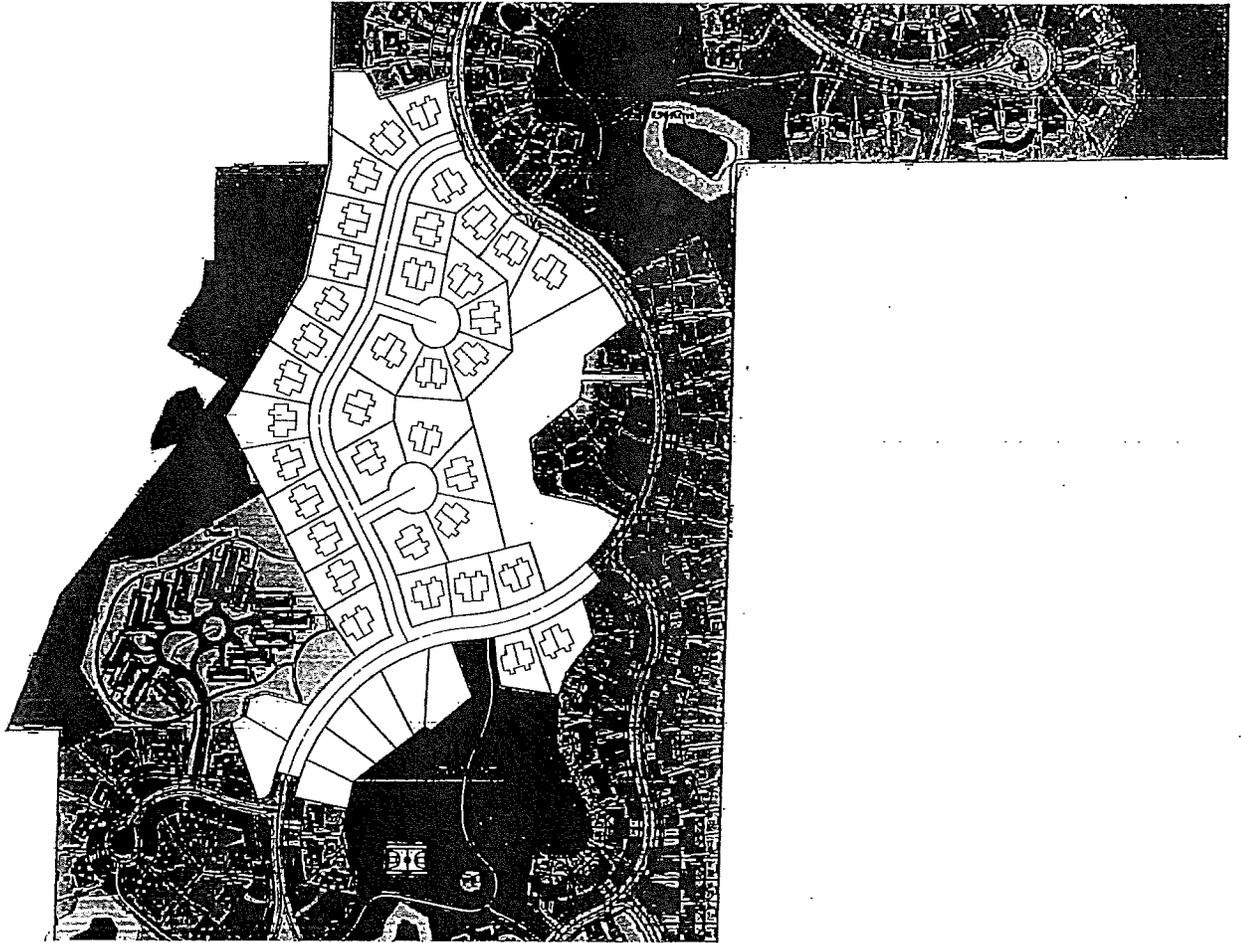


Rick Harrison Site Design
Studio
www.rickharrison.com 715-854-0011 Copyright © 2013 RHD

Developer: Westwood Land Company, LLC
13167 County OO
Chippewa Falls, WI 54729

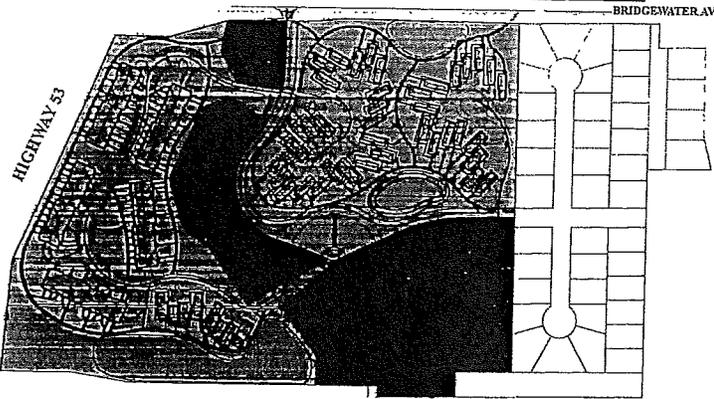
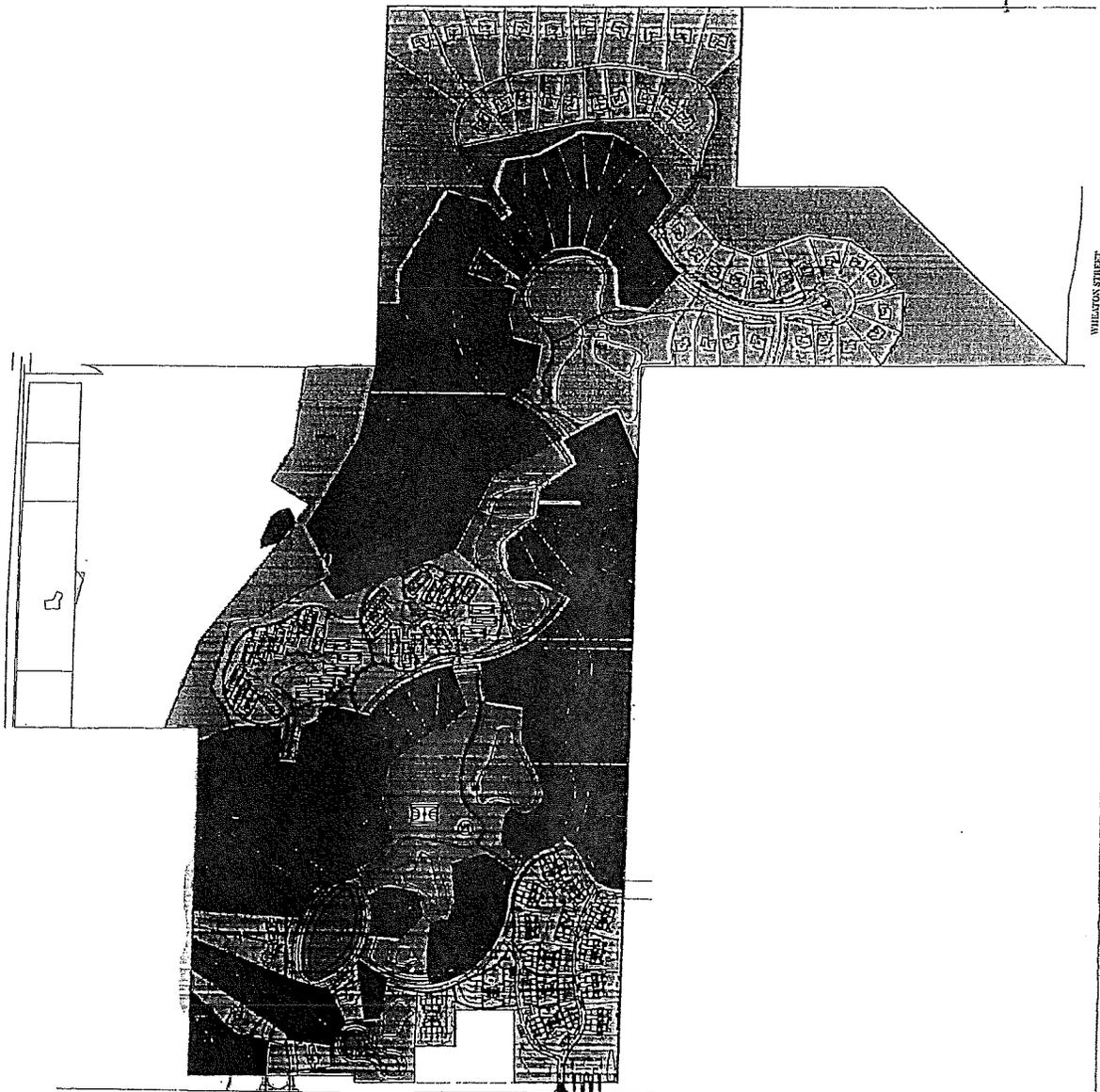
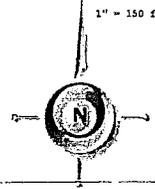






Current Willow Creek Zoning Map

1" = 150 feet



-  SF-A
-  SF-B
-  SF-C
-  SF-D
-  MF-1
-  MF-2
-  MF-3
-  COMMON

Rick Harrison Site Design
Studio

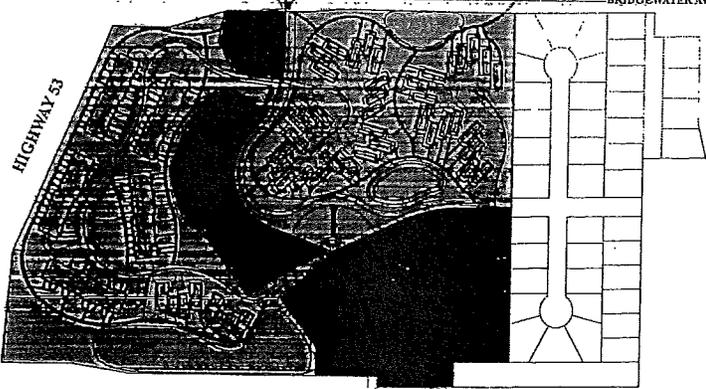
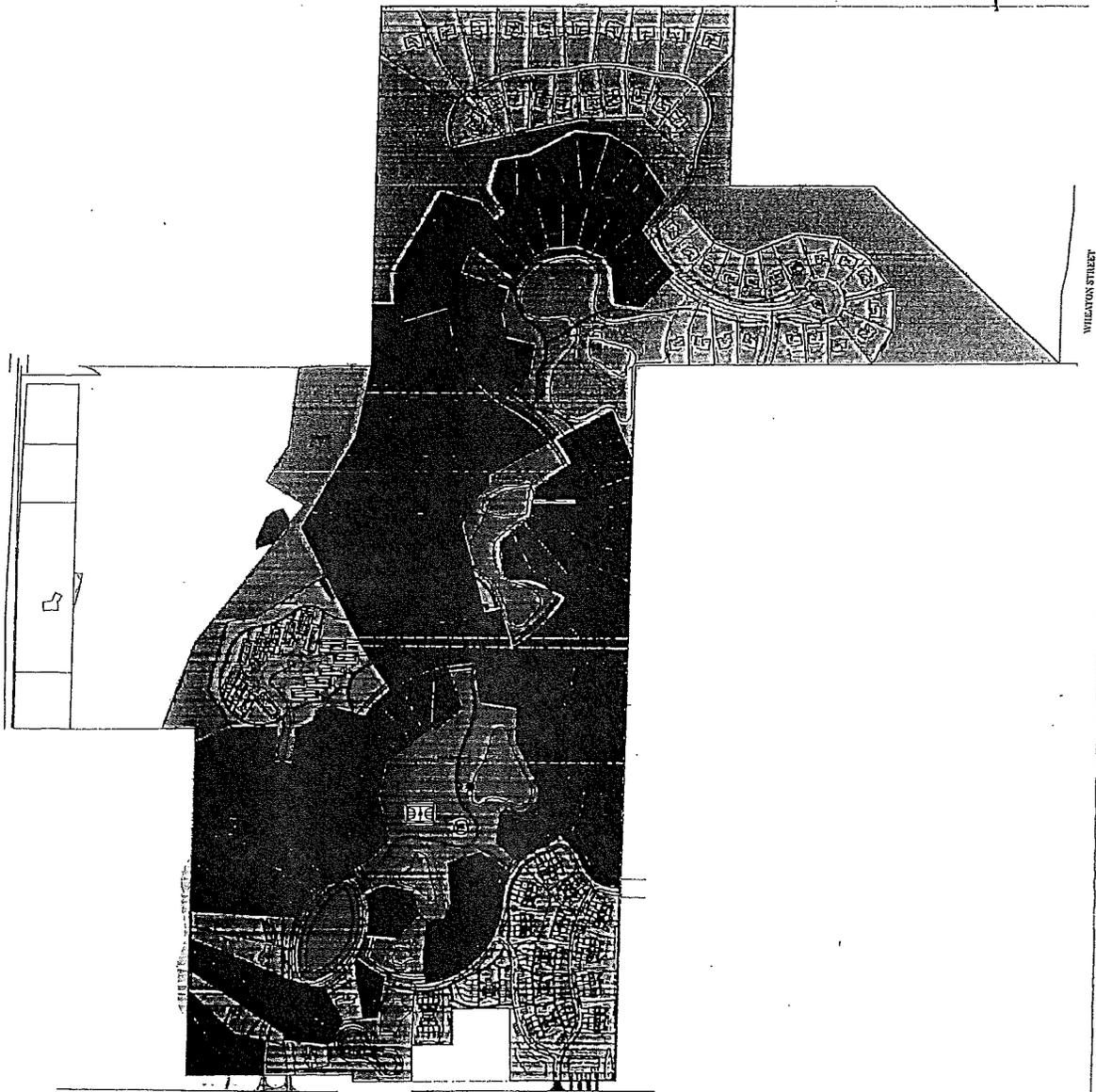
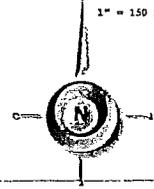
Developer: Westwood Land Company, LLC
13167 County OO
Chippewa Falls, WI 54729



www.rickharrison.com 708-995-0055 Copyright 2012 RHSD

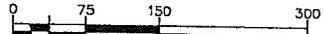
Willow Creek PD Zoning Map With Willow Creek 4 Revisions

1" = 150 Feet

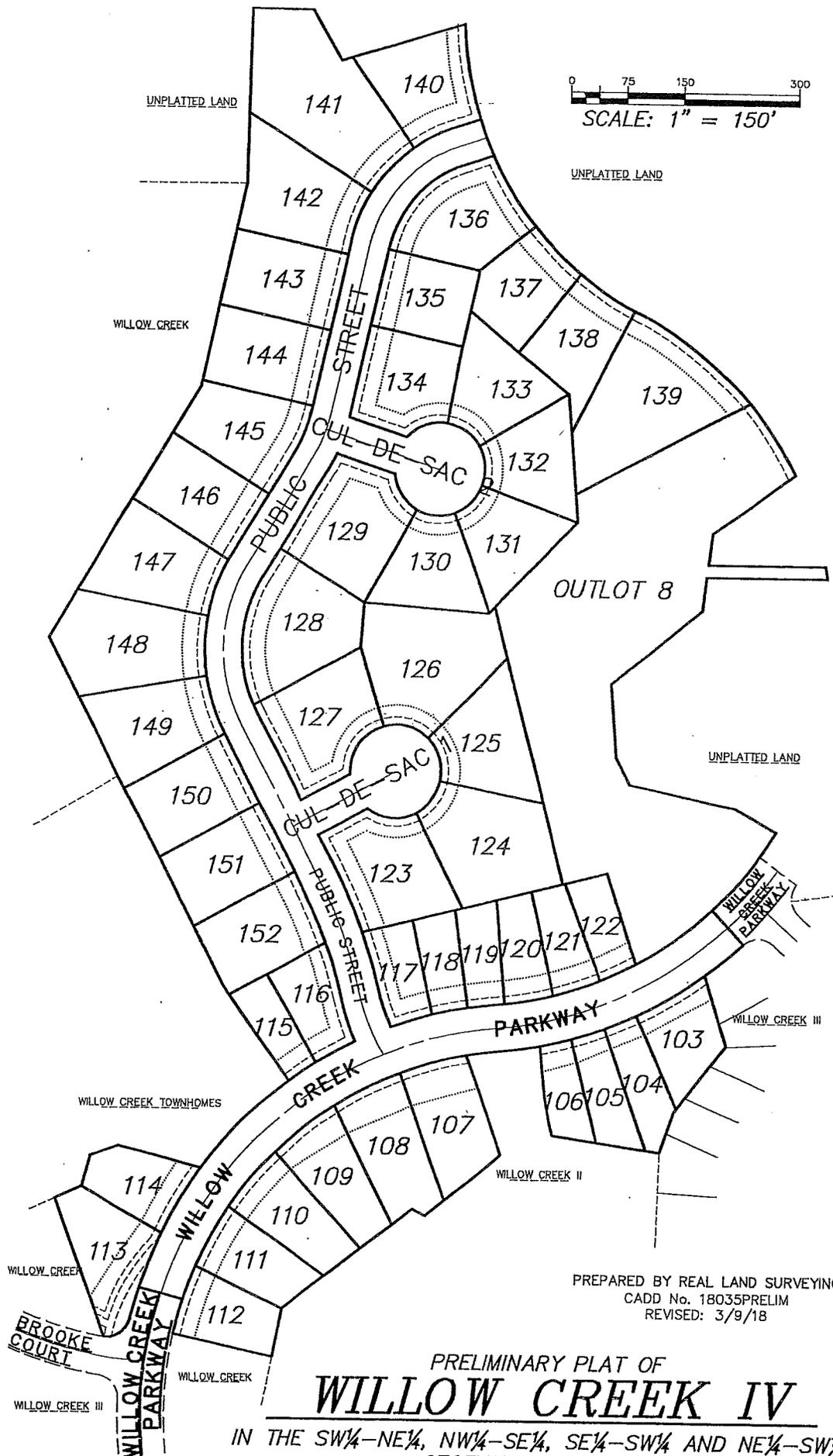


- SF-A
- SF-B
- SF-C
- SF-D
- MF-1
- MF-2
- MF-3
- COMMON





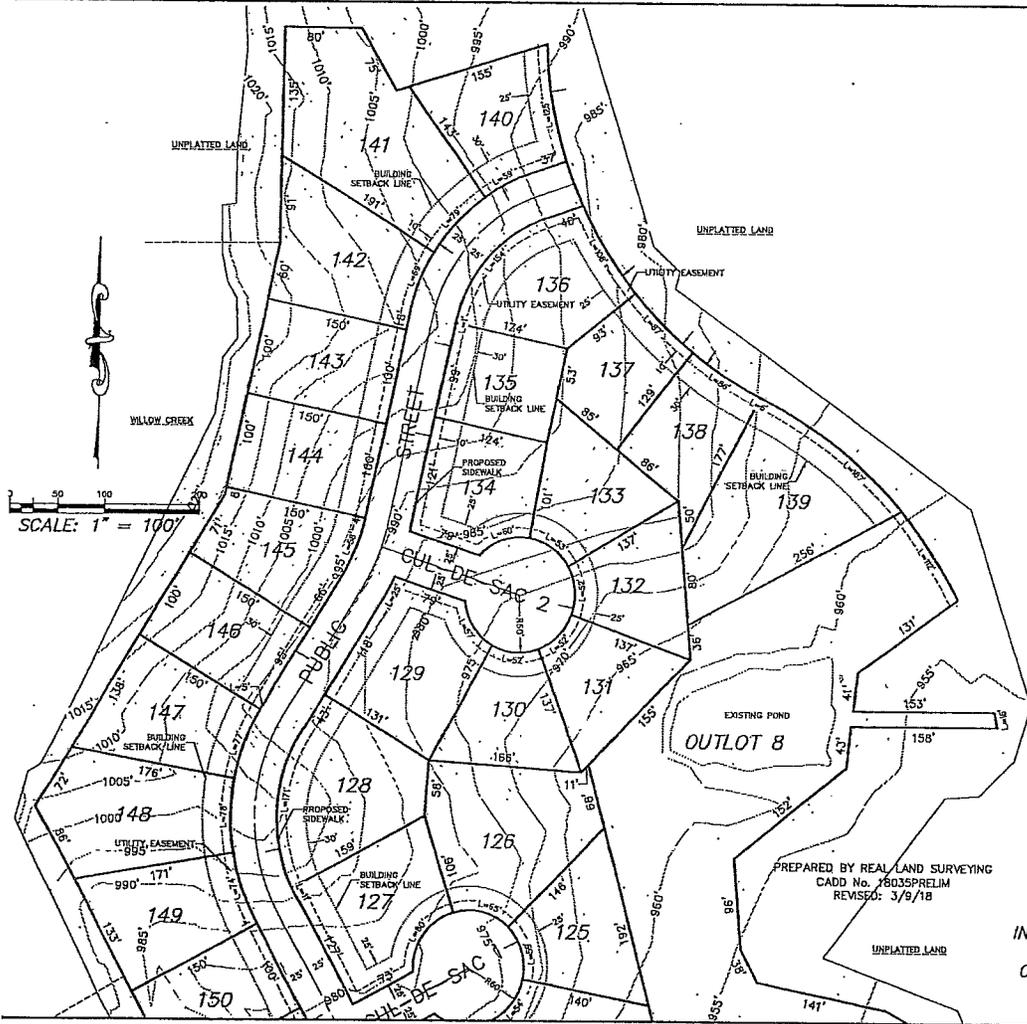
SCALE: 1" = 150'



PREPARED BY REAL LAND SURVEYING
 CADD No. 18035PRELIM
 REVISED: 3/9/18

PRELIMINARY PLAT OF
WILLOW CREEK IV

IN THE SW $\frac{1}{4}$ -NE $\frac{1}{4}$, NW $\frac{1}{4}$ -SE $\frac{1}{4}$, SE $\frac{1}{4}$ -SW $\frac{1}{4}$ AND NE $\frac{1}{4}$ -SW $\frac{1}{4}$
 SECTION 36, T29N, R9W,
 CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN



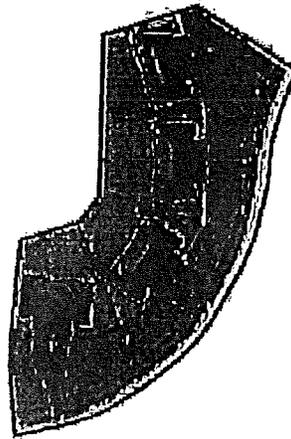
PARCEL TABLE	
LOT NO.	AREA (SQ.FT.)
103	10,708
104	7,990
105	7,911
106	6,389
107	14,229
108	15,004
109	12,670
110	12,182
111	10,888
112	10,240
113	14,535
114	10,164
115	6,532
116	9,353
117	7,907
118	6,567
119	6,996
120	7,547
121	7,538
122	6,964
123	18,437
124	21,149
125	15,379
126	23,723
127	18,426
128	20,154

PARCEL TABLE	
LOT NO.	AREA (SQ.FT.)
129	19,123
130	13,257
131	13,257
132	13,257
133	14,193
134	15,116
135	12,400
136	17,402
137	12,939
138	13,615
139	27,436
140	15,618
141	28,740
142	18,451
143	15,000
144	15,000
145	15,483
146	15,000
147	16,782
148	20,827
149	16,371
150	15,000
151	15,000
152	14,862
OUTLOT 8	129,643

PREPARED BY REAL LAND SURVEYING
 CADD No. 78035PRELIM
 REVISED: 3/9/18

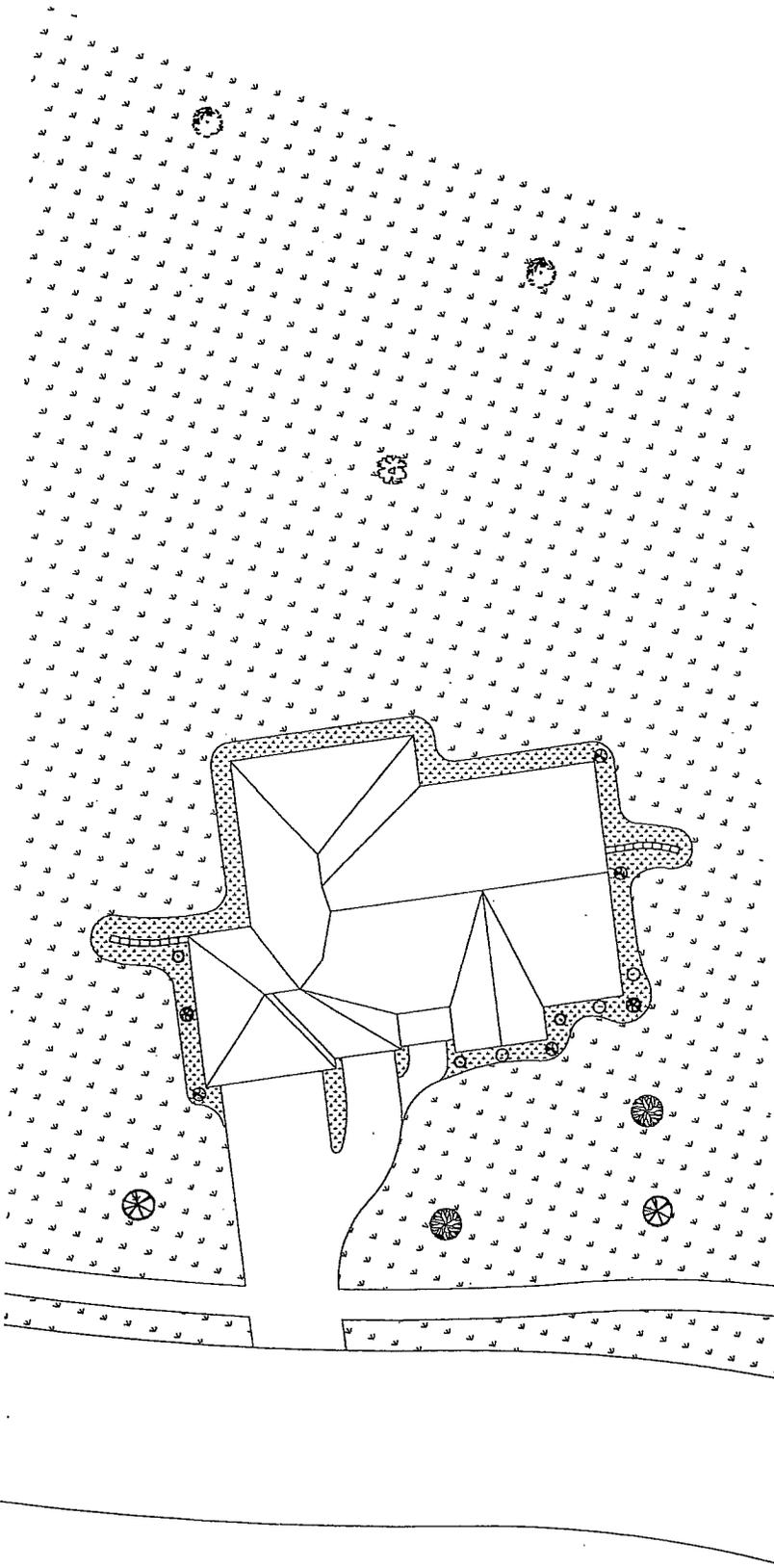
PRELIMINARY PLAT OF
WILLOW CREEK IV
 IN THE SW¼-NE¼, NW¼-SE¼, SE¼-SW¼ AND NE¼-SW¼
 SECTION 36, T29N, R9W,
 CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

Multi Family Home Type 2T



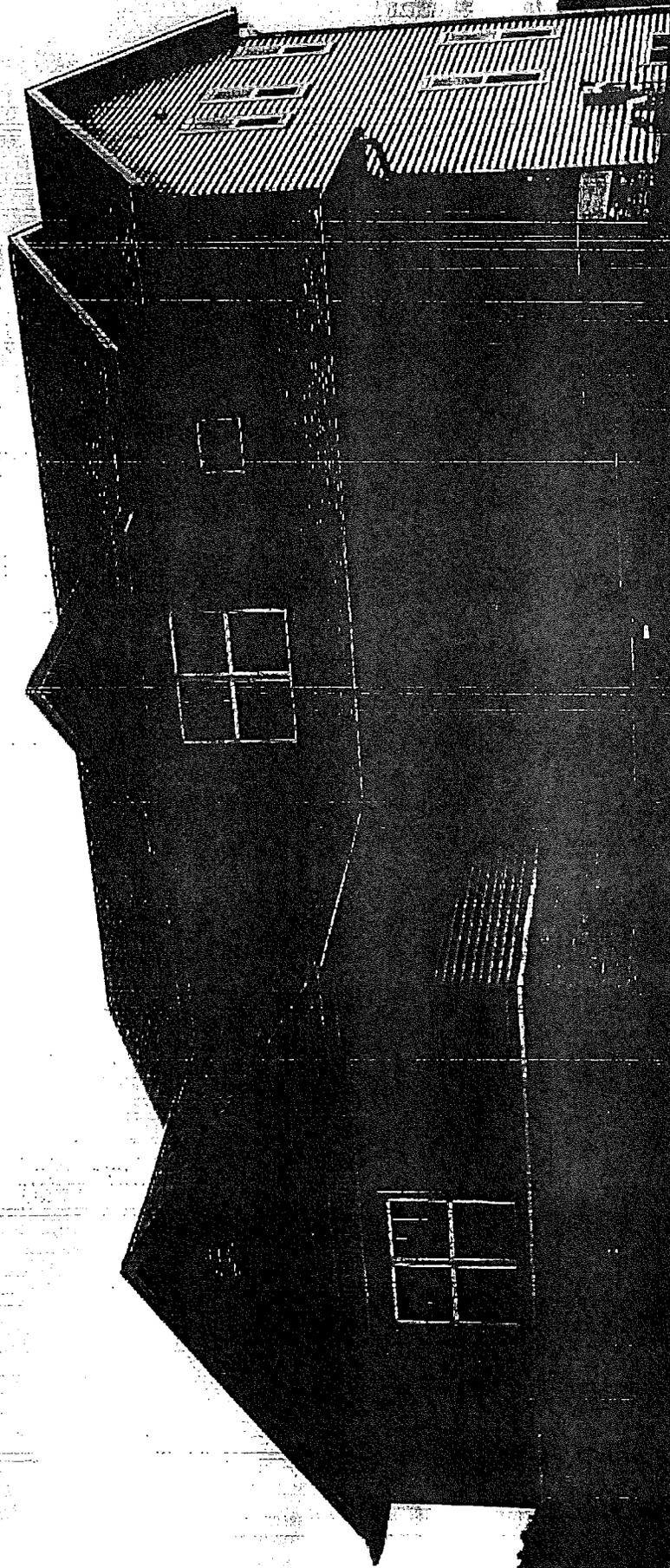
Lot Standards		Primary Use	Accessory Use	Conditions/Exception to Use
land use		twin home or duplex	Per section 17.08	Per section 17.08
required yards			Per section 17.08	Per section 17.08
front		build to line		
side		6 feet		
rear		25 feet		
parking		2 per unit	Per section 17.08	Per section 17.08
max height		35 feet	Per section 17.08	Per section 17.08
allowed yard encroachments		Stairs, stoops, bay windows, eave overhangs, patios, chimneys, fireplaces, driveways, decks, sidewalks, and landscaping	Per section 17.08	Per section 17.08

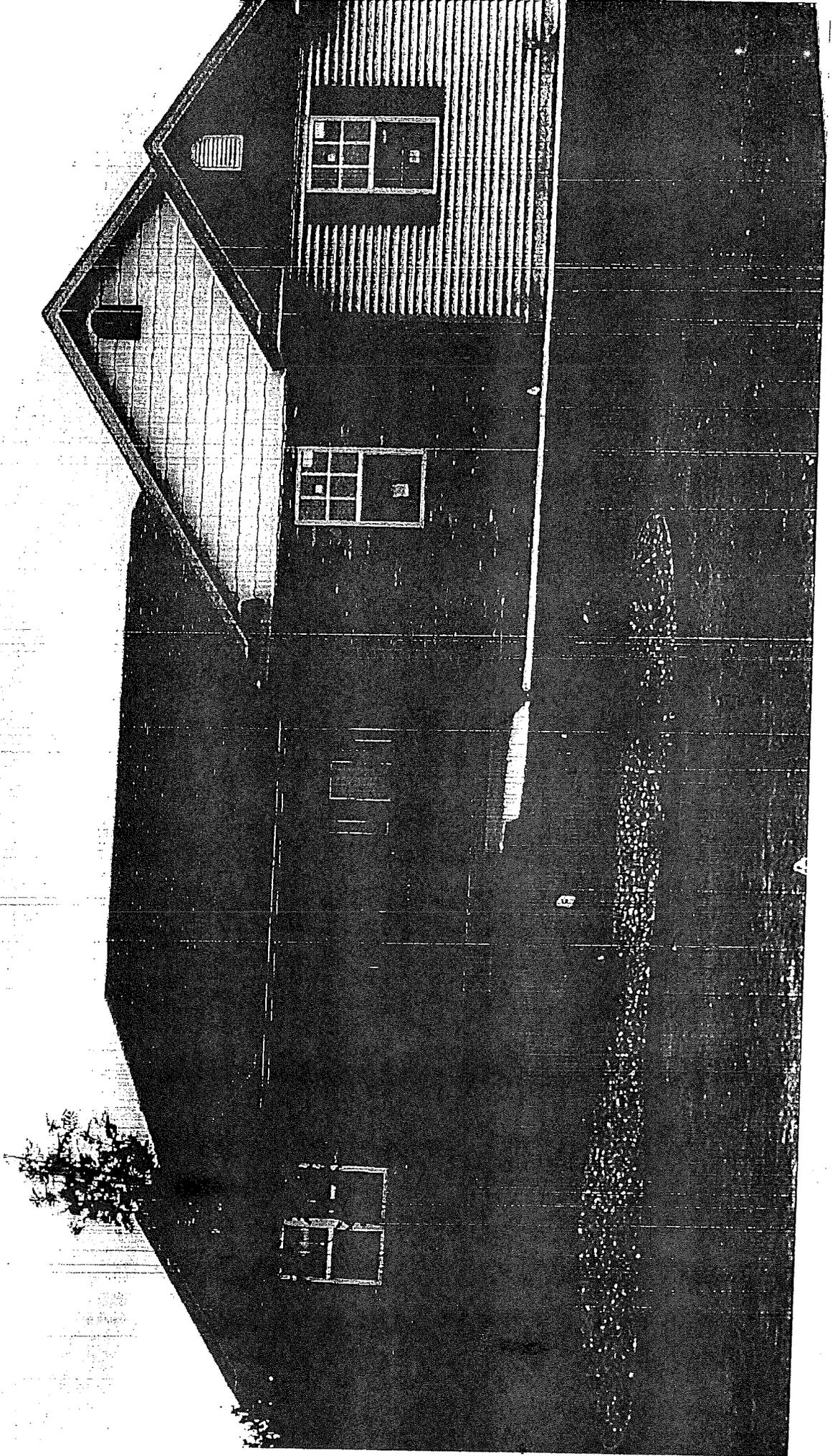
Willow Creek Typical Landscaping Plan



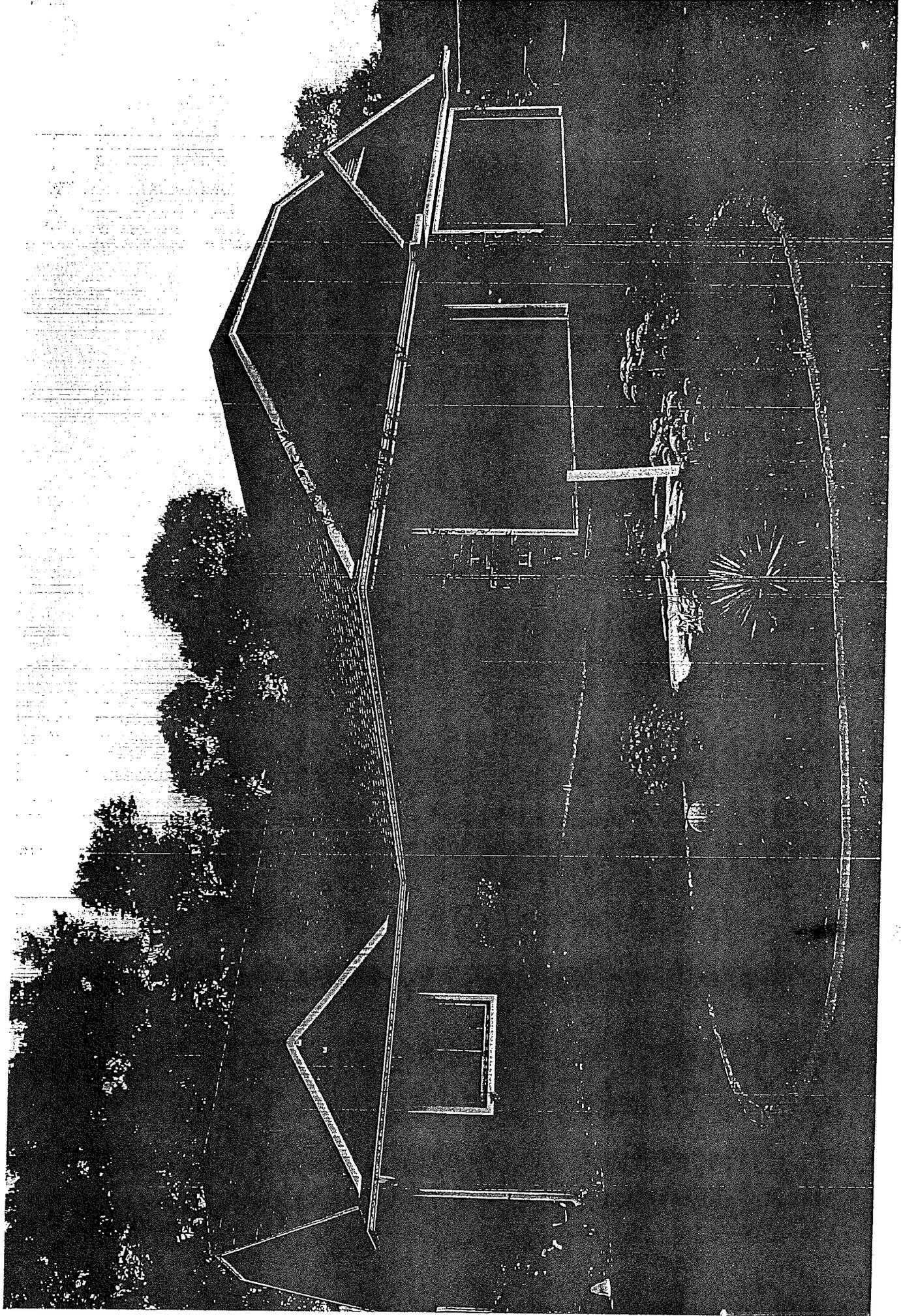
Symbol	Description	Quantity
	Grass	
	Rock Mulch	
	Colorado Spruce	
	Oak Tree	
	Sugar Maple	
	Ash	
	Spirea	
	Hydrangea	
	Dogwood	
	Arborvitae	
	Retaining Wall	

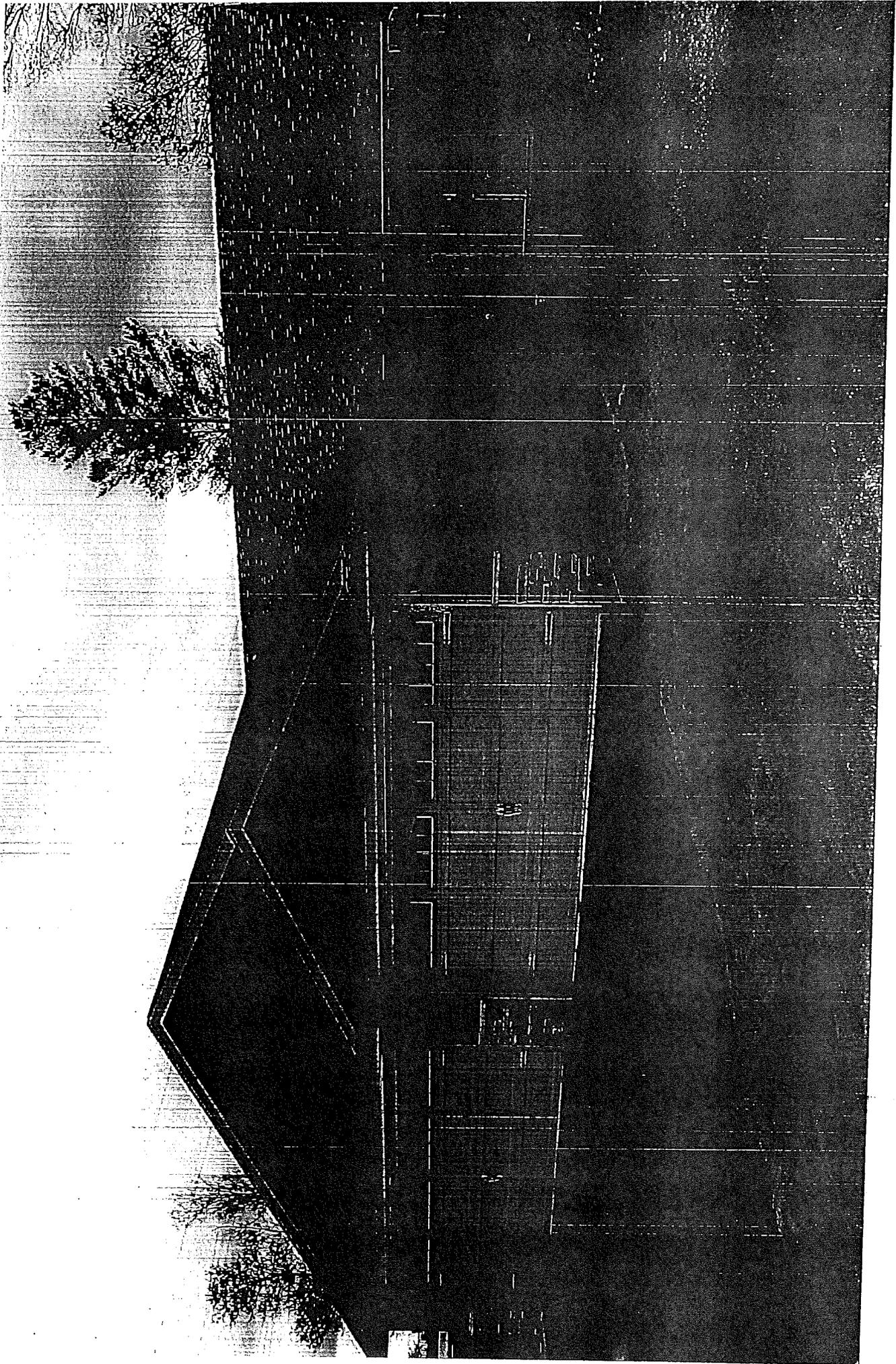
Willow Creek 4
Single-Family Home Examples

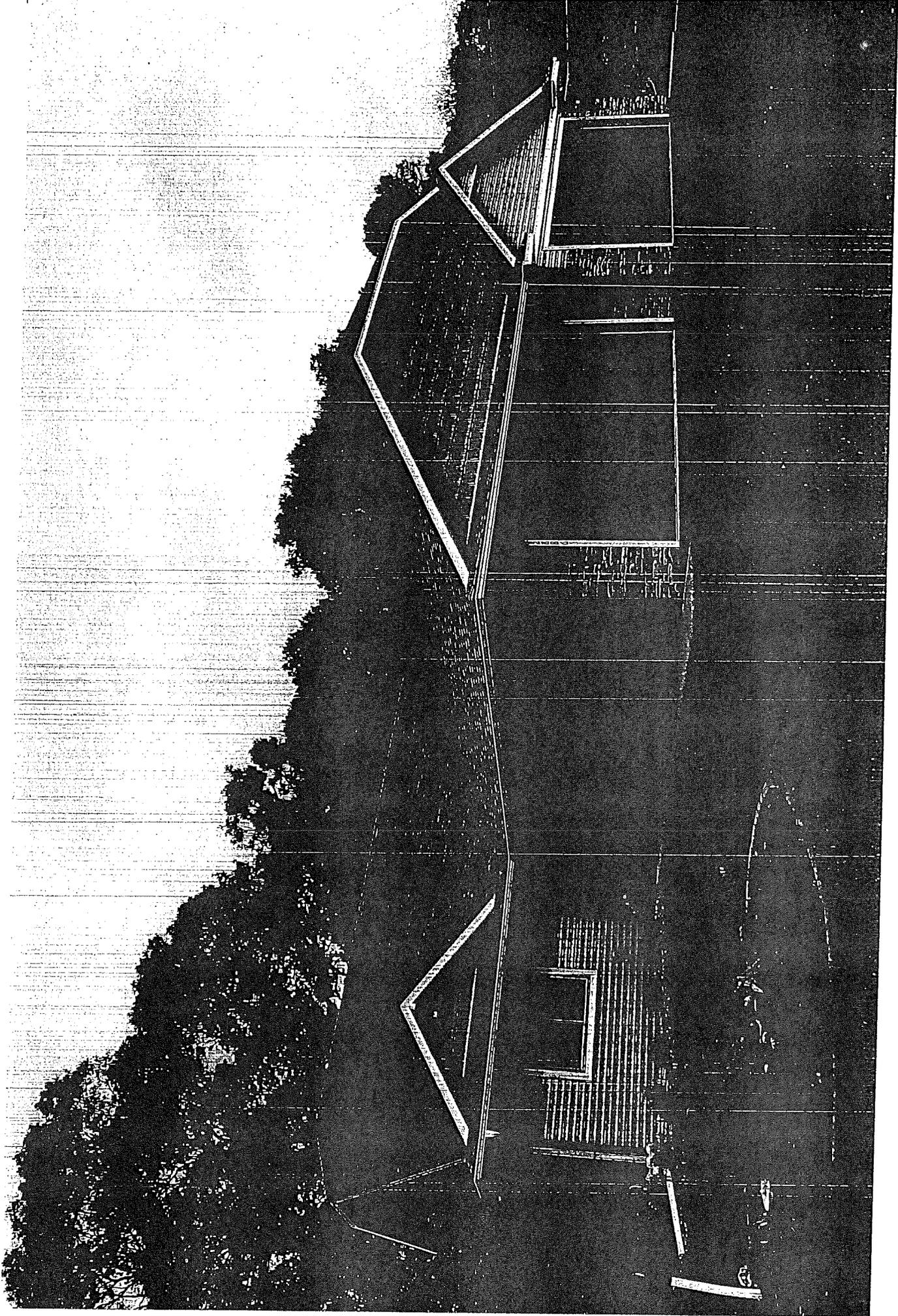




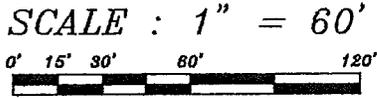
Willow Creek 4
Two-Family Home Examples



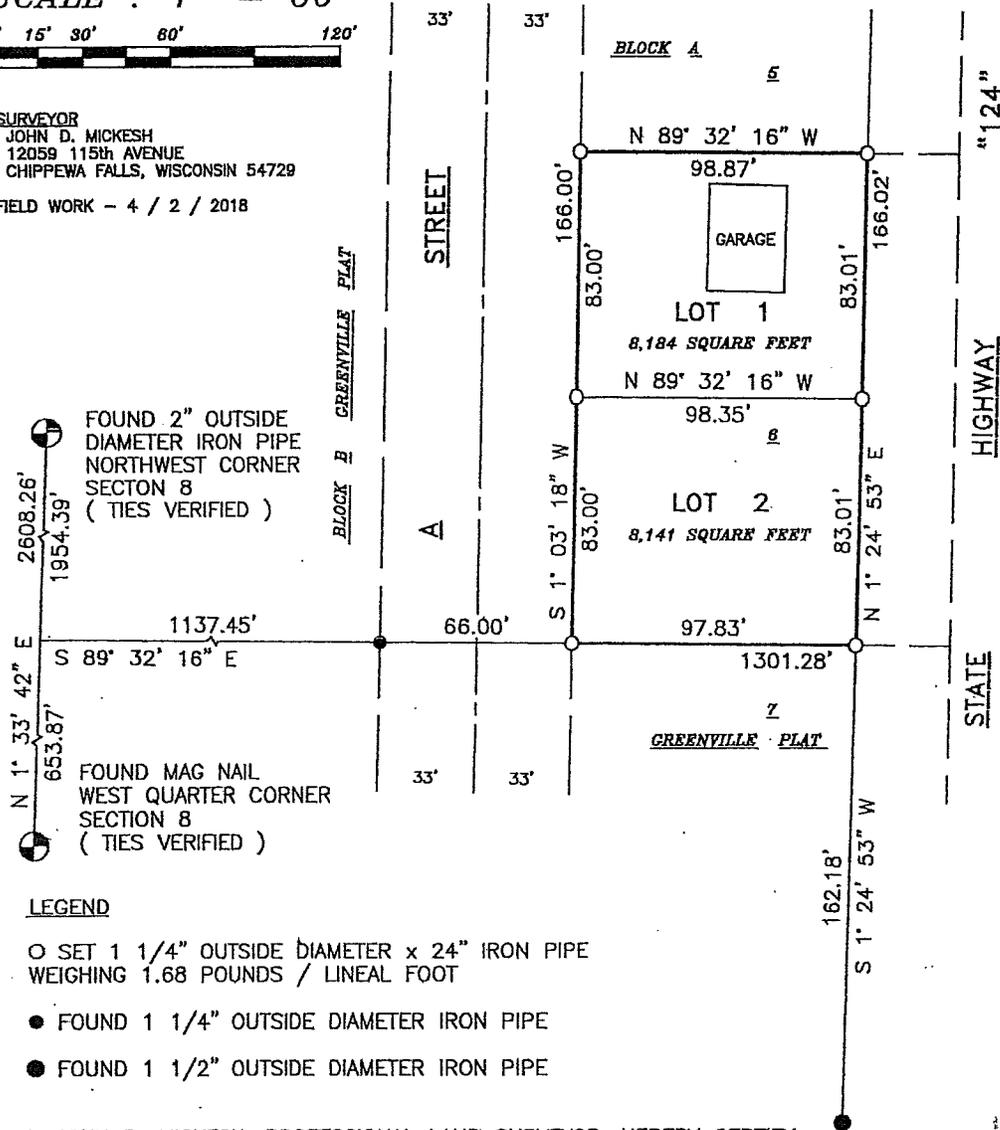




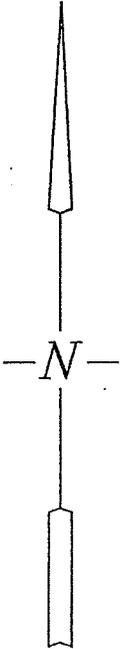
BEING PART OF LOT 6, BLOCK A OF GREENVILLE
 PLAT IN SECTION 8, TOWNSHIP 28 NORTH, RANGE
 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA
 COUNTY, WISCONSIN.



SURVEYOR
 JOHN D. MICKESH
 12059 115th AVENUE
 CHIPPEWA FALLS, WISCONSIN 54729
 FIELD WORK - 4 / 2 / 2018



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 8, ASSUMED BEARING OF N 1° 33' 42" E.



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, AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS AND UNDER THE DIRECTION OF JACOB SPOONER, 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 LOT 6, BLOCK A OF GREENVILLE PLAT IN SECTION 8, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK A OF GREENVILLE PLAT, THENCE S 89° 32' 16" E 97.83 FEET; THENCE N 1° 24' 53" E 166.02 FEET; THENCE N 89° 32' 16" W 98.87 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE S 1° 03' 18" W 166.00 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK A OF GREENVILLE PLAT AND THE POINT OF BEGINNING.

SAID PARCEL IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SIGNED _____
 MAYOR

APPROVED _____



MINUTES
COMMITTEE #1
REVENUES, DISBURSEMENTS, WATER AND WASTEWATER
April 5, 2018

Committee #1 - Revenues, Disbursements, Water and Wastewater met on Thursday, April 5, 2018 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 Paul Nadreau

Mayor/Other Council Members present: Mayor Hoffman

Others present: Finance Manager/Treasurer Lynne Bauer, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, Library Director Joe Niese, Travis Schroeder of Ayres Associates, and City Clerk Bridget Givens.

Call to Order: 9:00 am

1. Update on Library roof replacement project and funding for issues including but not limited to the replacement of vents, drains and duct cleaning. Possible recommendations to the Council.

Travis Schroeder of Ayres Associates addressed the Committee and provided copies of a summary of the vents (exhaust fans) on the library roof, the reroof fee proposal explaining Ayres scope of services, and a copy of the roof plan.

The bid spec as originally prepared by Ayres did not include replacing the exhaust fans; it called for removing and reinstalling the original equipment. As work is being done, it was found that the vents, other than one, will need replacing. A proposal was submitted by Bartingale to replace nine exhaust fans and ten exhaust fan curbs at an estimated cost of \$20,000-\$24,000. This amount does not reflect the pass through for the general contractor which is expected to increase the proposal amount by less than 10%. Additionally, Ayres is recommending the installation of new safety rail, which is a code requirement, at an estimated cost of \$1,000-\$1,500.

At a previous Committee meeting, there was discussion that there is also an issue with the drains. It was clarified that replacement of the drains was included in the original bid spec and therefore, should have been included in the contract price. The City will not have to bear additional cost for drain replacement.

Further, a bid was received roughly five years ago from Steamatic to clean the ductwork at the library in the amount of \$7,200. It is being recommended that this work be done when the roof is complete.

Councilor Nadreau expressed concern with the intake, and stated that if the entire project is being done, and done correctly, that the intake should be inspected and cleaned as well.

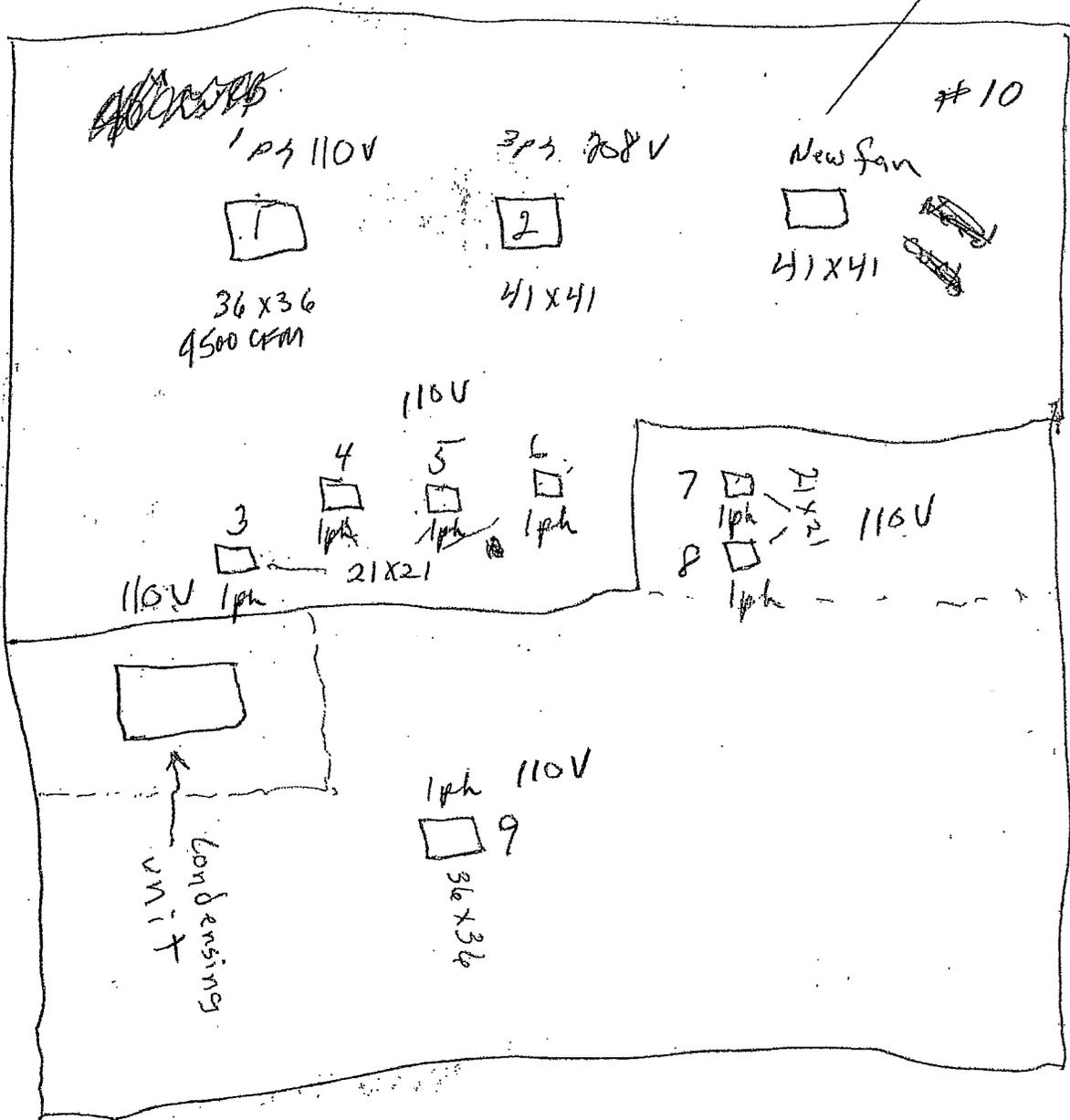
Finance Manager/Treasurer Bauer indicated that the general fund will advance the costs for the library roof project until bonding is done in the fall which will allow reimbursement to the general fund. She also reminded the Committee that there will be insurance money collected upon completion of the roof of roughly \$22,000.

Motion by Kiefer/Nadreau to recommend Council approve bonding for the library roof replacement, including the additional expenses if necessary, in an amount not to exceed \$310,000. **All present voting aye, motion carried.**

2. Adjournment

Motion by Nadreau/Kiefer to adjourn at 9:22 am. **All present voting aye, motion carried.**

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

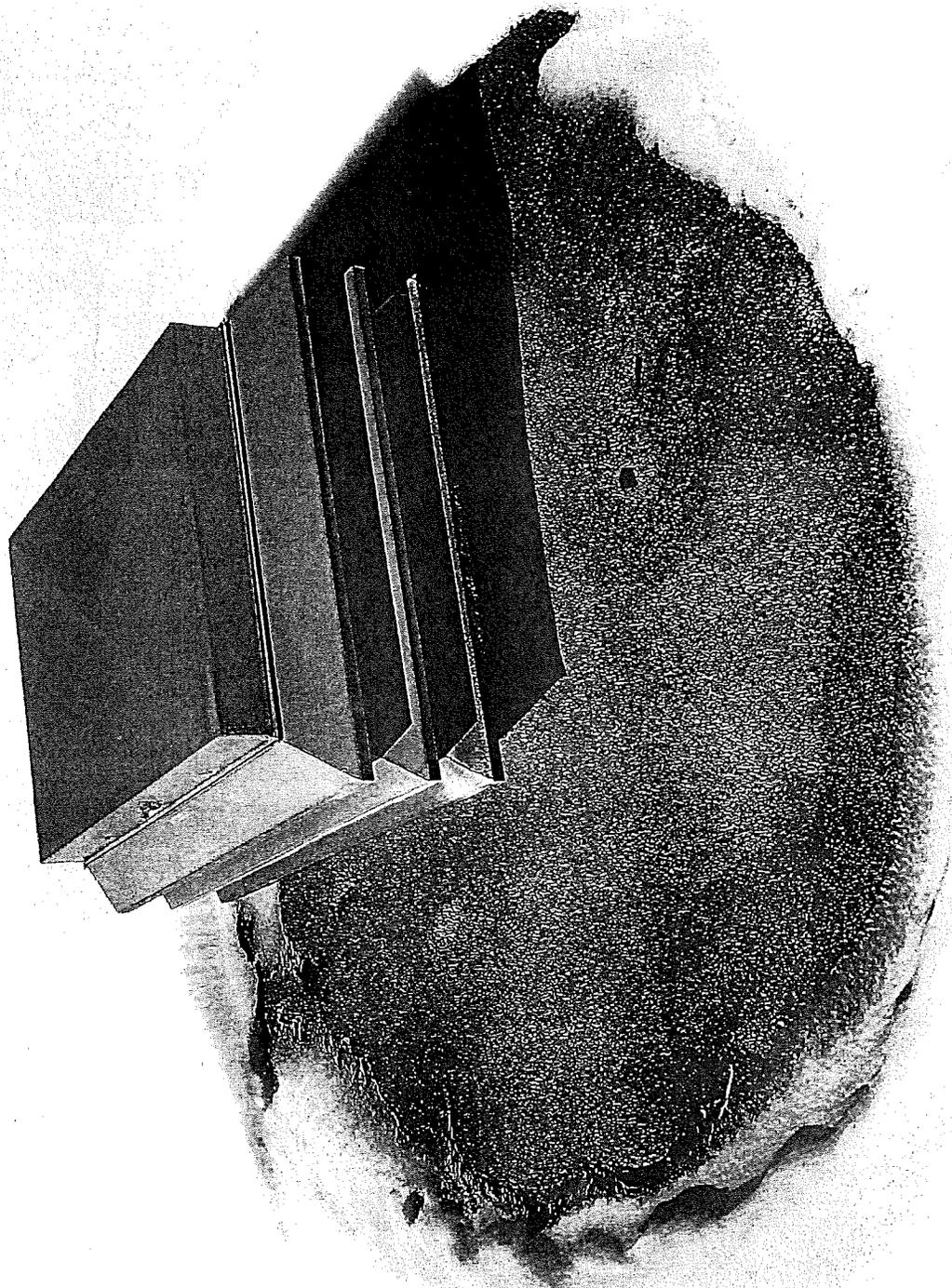
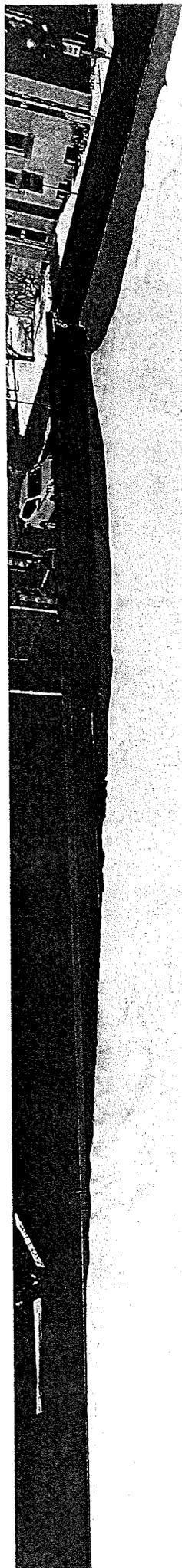


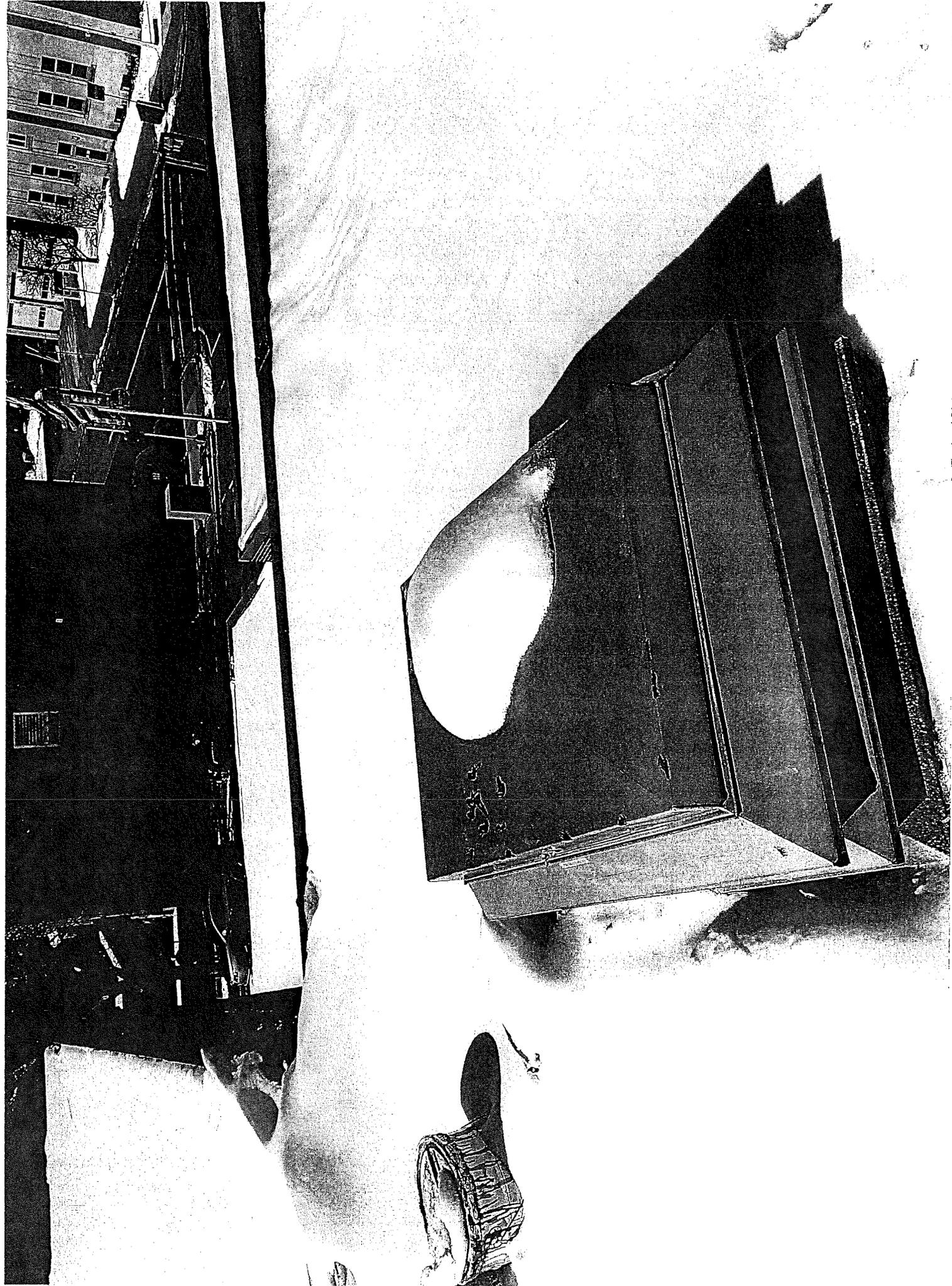
Replace 9 exhaust fans - Quote

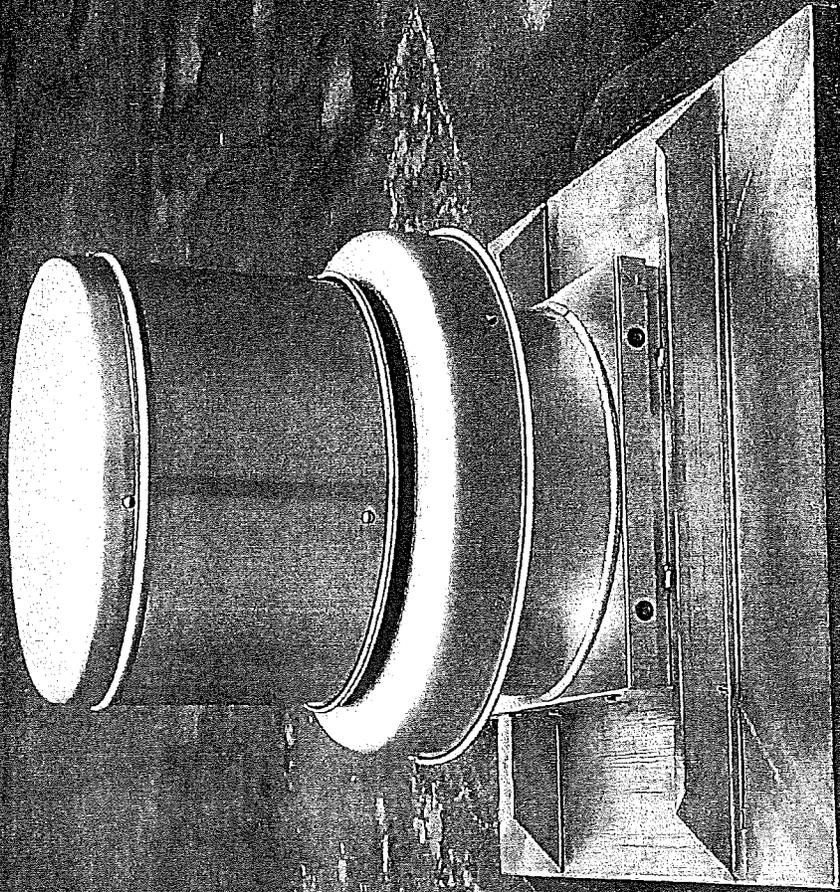
- # 1 - 1/2 HP 24" w/rod
- # 2 - 3/4 HP 27" "
- # 3 - 8 1/6 HP 15" "
- # 4 - 1/3 HP 27" "
- # 5 - 1/4 HP 27" "
- # 6 - 1/4 HP 27" "
- # 7 - 1/4 HP 27" "
- # 8 - 1/4 HP 27" "
- # 9 - 1/4 HP 27" "



Chicago Library









(715) 835-3169

3213 Louis Ave, Suite G • PO Box 1027 • Eau Claire, WI 54702-1027

Fax (715) 835-0538

Proposal

To: City of Chippewa Falls
Attn: Scott Michels
105 West Central Avenue
Chippewa Falls, WI 54729

Date: 03/20/2018

Re: Library Exhaust Fans

Replace nine exhaust fans matched to existing specifications. One exhaust fan (installed 2013) will be reused. Replace 10 exhaust fan curbs with backdraft dampers, curbs will be flashed in as part of the roofing project.

Work to include:

- Qty. 9 Exhaust fans – 2 weeks lead time from date of order.
- Qty. 10 Curbs with backdraft dampers
- Labor, travel and miscellaneous materials

Estimated cost for this work: \$20,000.00 - \$24,000.00

There are no blueprints available for the project. The existing exhaust fans will need to be removed in order to determine what size ductwork is serving the fans and what size curbs will need to be ordered with the replacement exhaust fans.

We Propose Hereby To Furnish Material And Labor – Complete In Accordance With These Specifications,

Payable As Follows: Net 30

All Material Is Guaranteed To Be As Specified. All Work To Be Completed In A Workmanlike Manner According To Standard Practices. Any Alterations Or Deviation From Above Specifications Involving Extra Cost Will Be Executed Only Upon Written Orders, And Will Become An Extra Charge Over And Above The Estimate. All Agreements Contingent Upon Strikes, Accidents Or Delays Beyond Our Control. Owner To Carry Fire, Tornado, And Other Necessary Insurance. Our Workers Are Fully Covered By Workmen's Compensation Insurance.

Authorized Signature Jeff Bomber
Jeff Bomber

Note: This Proposal May Be Withdrawn By Us If Not Accepted Within 30 Days.

Acceptance Of Proposal – The Prices, Specification And Conditions Are Satisfactory And Are Hereby Accepted. You Are Authorized To Do The Work As Specified. Payment Will Be Made As Outlined Above.

Date _____

Signature _____





July 25, 2017

Scot Michels
Chippewa Falls Police Department
210 Island St.
Chippewa Falls, WI 54729

Via email: smichels@chippewafalls-wi.gov

Re: Reroof Fee Proposal
Chippewa Falls Library

Dear Mr. Michels:

Thank you for the opportunity to submit this proposal for professional services for the reroof of the Chippewa Falls Library building. This letter presents our proposed scope of services, time schedule, fee, and contract terms and conditions.

Project Scope

The project consists of a roof replacement for the Chippewa Falls Library Building. The work will consist of tear-off of the existing sprayed polyurethane foam (SPF) roof system, and replacement with a new EPDM membrane roof system. As part of the new roof system all metal flashing and coping will be replaced.

Scope of Services

We propose to provide the following services related to the project described above:

- Review existing available building plans and verify existing building conditions.
- Preparation of electronic drawings for existing roof plans.
- Review core sample testing results.
- Send bidding/construction documents at 60% and 90% completion to the City for review.
- Prepare final bidding/construction documents
- Attend one (1) pre-bid meeting and prepare meeting notes.
- Respond to bidder requests for information and issue addenda as needed.
- Attend one (1) pre-construction meeting and prepare meeting notes.
- Review shop drawing and product data submittals.
- Conduct two (2) construction observation site visits during construction.
- Review contractor payment requests.
- Conduct one (1) punchlist walk-through with follow-up report at substantial completion.

Responsibilities of Owner and Others

- Coordinate and conduct roof core sampling.
- Coordinate and conduct testing of asbestos-containing roofing materials.
- Solicit bids and distribute bid documents.
- Receive and tabulate bids.

Additional Services

Additional Services listed below are not included in the Scope of Services; however, are available upon written request:

- Mechanical engineering
- Plumbing design
- Electrical engineering
- Fire protection design
- Civil engineering
- Photorealistic renderings and videos
- Field measuring existing conditions
- Multiple preliminary designs
- Value engineering

Reimbursable Expenses

Reimbursable Expenses are in addition to compensation for Basic and Additional Services include expenses incurred by Ayres Associates Inc and their consultants directly related to the Project, as follows:

- Transportation and subsistence;
- Fees paid for securing approval of authorities having jurisdiction over Project;
- Printing, reproductions, plots and delivery;
- Printing and plotting exterior renderings;
- Postage, handling and delivery;
- Expense of professional liability insurance dedicated exclusively to this Project, or expense of additional insurance coverage or limits if the Client or Owner requests such insurance in excess of that normally carried by the Architect's consultant;
- All taxes levied on professional services and on reimbursable expenses;

Time Schedule

We can meet most any schedule you require, although for purpose of discussion, we estimate that it may take six weeks to complete our work after receipt of authorization to proceed.

Fee

We will perform the above services for an amount based on a standard hourly rate for each class of employee, plus reimbursable expenses and subconsultant charges. The estimated cost of services is \$14,600.00. The Reimbursable Expenses Schedule and Standard Hourly Rates Schedule are attached as Appendices 1 and 2, respectively.

Contract Terms and Conditions

Attached are "Contract Terms and Conditions" which will apply to the services and which are incorporated into this proposal by reference.

Acceptance

If this proposal and terms and conditions are acceptable to you, a signature on the enclosed copy of this letter will serve as our authorization to proceed.

This proposal is valid until August 31, 2017 unless extended by us in writing.

Proposed by Consultant:

Ayres Associates Inc

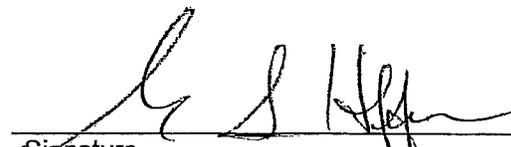
Raivo A. Balciunas, AIA, LEED AP
Architect



City of Chippewa Falls

Owner's Name

Signature



Gregory Hoffmann

Name

Title

Mayor

Date

August 4, 2017

Attachments: Contract Terms and Conditions
Appendix 1 - Reimbursable Expenses Schedule
Appendix 2 - Standard Hourly Rates Schedule

**AYRES ASSOCIATES
CONTRACT TERMS AND CONDITIONS**

1. Performance of Services: Consultant shall perform the services outlined in its proposal to Owner in consideration of the stated fee and payment terms.

2. Billing and Payment: Invoices for Consultant's services shall be submitted to Owner on a monthly basis. Invoices shall be due and payable within 30 days from date of invoice. If any invoice is not paid within 30 days, Consultant may, without waiving any claim or right against Owner, and without liability whatsoever to Owner, suspended or terminate the performance of services. Accounts unpaid 30 days after the invoice date will be subject to a monthly service charge of 1.5% on the unpaid balance, or the maximum rate of interest permitted by law, if less. The amount of any excise, value-added, gross receipts, or sales taxes that may be imposed on payments shall be added to Consultant's compensation. No deductions or offsets shall be made from Consultant's compensation or expenses on account of any setoffs or back charges.

3. Access to Site: Owner shall furnish right-of-entry on the project site for Consultant and, if the site is not owned by Owner, warrants that permission has been granted to make planned explorations pursuant to the scope of services. Consultant will take reasonable precautions to minimize damage to the site from use of equipment, but has not included costs for restoration of damage that may result and shall not be responsible for such costs.

4. Location of Utilities: Consultant shall use reasonable means to identify the location of buried utilities in the areas of subsurface exploration and shall take reasonable precautions to avoid any damage to the utilities noted. However, Owner agrees to indemnify and defend Consultant in the event of damage or injury arising from damage to or interference with subsurface structures or utilities which result from inaccuracies in information or instructions which have been furnished to Consultant by others.

5. Hazardous Materials: In the event that unanticipated potentially hazardous materials are encountered during the course of the project, Owner agrees to negotiate a revision to the scope of services, time schedule, fee, and contract terms and conditions. If a mutually satisfactory agreement cannot be reached between both parties, the contract shall be terminated and Owner agrees to pay Consultant for all services rendered, including reasonable termination expenses.

6. Insurance: Consultant shall maintain Workers' Compensation, General Liability, and Automobile Liability Insurance during its services for Owner. Consultant shall furnish a Certificate of Insurance to Owner upon written request. Owner agrees that Consultant shall not be liable or responsible to Owner for any loss, damage, or liability beyond the amounts, limits, exclusions, and conditions of such insurance.

7. Limitation of Professional Liability: Owner agrees to limit Consultant's professional liability to an amount of \$50,000 or Consultant's fee, whichever is greater. In the event that Owner does not wish to limit Consultant's professional liability to this sum, Consultant agrees to raise the limitation of liability to a sum not to exceed \$1,000,000 for increased consideration of ten percent (10%) of the total fee or \$500, whichever is greater, upon receiving Owner's written request prior to the start of Consultant's services.

8. Opinions of Probable Costs: Consultant's opinions of probable project costs are made on the basis of Consultant's experience, qualifications and judgment; but Consultant cannot and does not guarantee that actual project costs will not vary from opinions of probable cost.

9. Construction Review: Consultant does not accept responsibility for the design of a construction project unless the Consultant's contract includes review of the contractor's shop drawings, product data, and other documents, and includes site visits during construction in order to ascertain that, in general, the work is being performed in accordance with the construction contract documents.

10. Construction Observation: On request, Consultant shall provide personnel to observe construction in order to ascertain that, in general, the work is being performed in accordance with the construction contract documents. This construction observation shall not make Consultant a guarantor of the contractor's work. The contractor shall continue to be responsible for the accuracy and adequacy of all construction performed. In accordance with generally accepted practice, the contractor will be solely responsible for the methods of construction, direction of personnel, control of machinery, and falsework, scaffolding, and other temporary construction aids. In addition, all matters related to safety in, on, or about the construction site shall be under the direction and control of the contractor and Consultant shall have no responsibility in that regard. Consultant shall not be required to verify any part of the work performed unless measurements, readings, and observations of that part of the construction are made by Consultant's personnel.

11. Standard of Performance: The standard of care for all professional services performed or furnished by Consultant under this contract will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. Consultant does not make any warranty or guarantee, expressed or implied, nor is this contract subject to the provisions of any uniform commercial code. Similarly, Consultant will not accept those terms and conditions offered by Owner in its purchase order, requisition, or notice of authorization to proceed, except as set forth herein or expressly agreed to in writing. Written acknowledgement of receipt or the actual performance of services subsequent to receipt

of such purchase order, requisition, or notice of authorization to proceed is specifically deemed not to constitute acceptance of any terms or conditions contrary to those set forth herein.

12. Ownership of Documents: All documents produced by Consultant under this contract are instruments of Consultant's professional service and shall remain the property of Consultant and may not be used by Owner for any other purpose without the prior written consent of Consultant.

13. Electronic Files: Owner and Consultant agree that any electronic files furnished by either party shall conform to the specifications agreed to at the time this contract is executed. Electronic files furnished by either party shall be subject to an acceptance period of 60 days during which the receiving party agrees to perform appropriate acceptance tests. The party furnishing the electronic file shall correct any discrepancies or errors detected and reported within the acceptance period. After the acceptance period, the electronic files shall be deemed to be accepted and neither party shall have any obligation to correct errors or maintain electronic files. Owner is aware that differences may exist between the electronic files delivered and the printed hard-copy documents. In the event of a conflict between the hard-copy documents prepared by Consultant and electronic files, the hard-copy documents shall govern.

14. Termination of Services: This contract may be terminated at any time by either party should the other party fail to perform its obligations hereunder. In the event of termination for any reason whatsoever, Owner shall pay Consultant for all services rendered to the date of termination, all reimbursable expenses incurred prior to termination, and reasonable termination expenses incurred as the result of termination.

15. Controlling Law: This contract is to be governed by the law of the place of business of Consultant at the address in its proposal to Owner.

16. Assignment of Rights: Neither Owner nor Consultant shall assign, sublet or transfer any rights under or interest in this contract (including, but without limitation, moneys that may become due or moneys that are due) without the written consent of the other, except to the extent mandated or restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this contract. Nothing contained in this paragraph shall prevent Consultant from employing such independent subconsultants as Consultant may deem appropriate to assist in the performance of services hereunder.

17. Third Party Benefits: This contract does not create any benefits for any third party.

18. Dispute Resolution: Owner and Consultant agree to negotiate all disputes between them in good faith for a period of 30 days from the date of notice prior to exercising their rights under the following dispute resolution provision. If direct negotiations fail, Owner and Consultant agree that they shall submit any and all unsettled claims, counterclaims, disputes, and other matters in question between them arising out of or relating to this contract or the breach thereof to mediation in accordance with the Construction Industry Mediation Rules of the American Arbitration Association effective on the date of this contract prior to exercising other rights under law.

19. Exclusion of Special, Indirect, Consequential, and Liquidated Damages: Consultant shall not be liable, in contract or tort or otherwise, for any special, indirect, consequential, or liquidated damages including specifically, but without limitation, loss of profit or revenue, loss of capital, delay damages, loss of goodwill, claim of third parties, or similar damages arising out of or connected in any way to the project or this contract.

20. Betterment: If, due to Consultant's negligence, a required item or component of the project is omitted from the construction documents, Consultant's liability shall be limited to the reasonable cost of correction of the construction, less what Owner's cost of including the omitted item or component in the original construction would have been had the item or component not been omitted. It is intended by this provision that Consultant will not be responsible for any cost or expense that provides betterment, upgrade, or enhancement of the project.

21. Amendments: This contract may only be amended, supplemented, modified, or canceled by a duly executed written instrument.

PARKS, RECREATION & FORESTRY BOARD MEETING
Tuesday, April 10, 2018

1. Call to order by Beth Arneberg at 6:00 p.m.
Roll Call: Members Present: Audrey Stowell, Dale Berg, Carmen Muenich, Beth Arneberg, Heidi Hoekstra, Nate Seckora and Rob Kiefer.
Staff present: Dick Hebert.
2. Approval of March 13, 2018, Minutes: **Motion by Muenich/Seckora to approve March 13, 2018, minutes. Motion passed.**
3. Personal Appearances By Citizens. Ann Keller speaks regarding naming the park in the Flats to Unity Park.
4. Discuss / Consider Special Event Applications: There are two renewal and one new special event applications. The Kickin It In the Park for NF (formerly Great Steps 4 NF) as has been in the past; Party in the Park has changed locations to Marshall Park. **Motion by Berg/Kiefer to approve special event renewal applications of Kickin It In the Park for NF and Party in the Park as presented. Motion passed.** Dick reviews the Halos Family Fun Day 5K. He will confirm that the race starts at 9:00 a.m. **Motion by Kiefer/Arneberg to approve special event application of Halos Family Fun Day 5K as presented. Motion passed.**
5. Discuss/Consider:
 - a. Presentation of Irvine Park History Park History Book and TimeLine by Historical Society. Arneberg indicates that they are doing lots of research and should be able to give presentation at the June meeting.
 - b. Discuss Concept for a Military Educational Tribute. The Riverfront Park was reviewed and is not a good location. Design and location are being worked on and further suggestions will be presented at a later date.
 - c. Discuss Riverfront Park Improvements, Rules, Policies & Fees. Possible rental of amphitheater for events at Riverfront Park. Discussion that bathrooms are not in place yet this summer and items that need to be reviewed and considered are noise, security, time of day event is taking place, bands, police staff, alcohol. Hebert will look into what other communities are charging. Suggested that the Special Committee meet further and bring recommendations back to the full board. Discussed waiting until bathrooms are in before renting.
 - d. Discuss Signage in Parks. Hebert discussed that there are and will be requests to hang banners and/or place signage in Allen Park. After discussion, **motion by Hoekstra/Stowell that no signs will be allowed at any City park except for signs advertising events in the specific park the sign is located. Motion passed.**

Hebert also discusses proposal by Rock-N-Stone, Inc. to make improvements to band stand, entrance pillars at Jefferson Street and County

Highway S, and the duck pond waterfall structure. Priorities are the duck waterfall and Jefferson Street pillars with preliminary costs at approximately \$45,000. Hebert hopes they will be at Park Board meeting in May or June to review. The money for the improvements could come from grants, Irvine Park Capital Campaign or interest from Irvine Park Endowment Fund.

- e. Discuss Improvements to Welcome Center. The Board reviews and discusses ice problem behind Welcome Center. Hebert discusses proposal of Bauman Construction for installation of commercial gutter and downspouts to fix. Gutter has been ordered, but there are still issues that need to be worked out. The refrigerator and freezer have been delivered.
- f. Discuss Erickson Park Project. Ron Bakken is present and groundbreaking will be held on Wednesday, May 9, 2018, at 4:00 p.m. in Erickson Park. Also discussed hours of the park, lighting, security, new intersection design at entrance, etc. Lighting is not part of the original budget, but it is desired and will be implemented if funds are available.
- g. Recreation Report. No report.
- h. Director Report. Hebert reports that the bike trail connection to Hallie will be completed during 2019. He is working on getting a trailhead somewhere in the City along the main trail. Hebert also reports that grants require an Outdoor Rec Plan to be complete. Ours will need to be updated by May 2019.

Carmen leaves at this time.

- 6. Approve Claims. Claims reviewed. **Motion by Kiefer/Hoekstra to approve claims of \$50,806.06. Motion passed.**
- 7. Park Board Members' Concerns or Comments. Discussed batting cages at softball fields at Casper Park.
- 8. Adjournment. **Motion by Hoekstra/Seckora to adjourn at 8:02 p.m. Motion passed.**

Submitted by:

Audrey Stowell, Secretary

**Minutes of the
Meeting of the Chippewa Falls Public Library Board of Trustees
March 14, 2018**

1. Call to Order

Meeting was called to order by Board Vice President Jeff Newton at 5:00 p.m.

2. Roll Call of Members

Members Present: Ambelang, Hoekstra, Newton, Rasmus

Members Absent: Jones, King, Pamperin

Others Present: Director Joe Niese; Confidential Administrative Assistant Deb Braden

3. Approval of Agenda

Motion by Hoekstra seconded by Ambelang to approve the agenda as amended. All present Voting Aye. Motion carried.

4. Disposition of the minutes of the regular meeting of February 14, 2018.

Motion made by Rasmus seconded by Ambelang to approve the minutes of the regular meeting of February 14, 2018. All present Voting Aye. Motion carried.

5 Disposition of the vouchers to be paid from the 2018 budget after March 20, 2018.

Motion made by Ambelang seconded by Hoekstra to approve payment of the vouchers to be paid from the 2018 budget after March 20, 2018. Roll call Vote take. Aye – Ambelang, Hoekstra, Newton, Rasmus. All present Voting Aye. Motion carried.

6. Public appearances by citizens.

None

7. Correspondence

Thank you for participating in the Healthy Kids Day at the Chippewa Valley Family YMCA.

8. Management report

Director Niese presented the Management Report. He stated that it was a quiet month. Mini golf had a low attendance so staff is reevaluating and going to having it every other year. The Children's Department has a great slate of activities going on during Spring Break.

9. Committee reports

a) Approval of the minutes of the Strategic Long Range Plan Meeting of February 7, 2018.

Motion made by Hoekstra, seconded by Rasmus to approve the minutes of the Strategic Long Range Plan Meeting of February 7, 2018. All present Voting Aye. Motion carried.

10. Current Business

a) Update Job Descriptions

Motion made by Ambelang, seconded by Rasmus to accept the update job descriptions. All present Voting Aye. Motion carried.

b) Closing Policy

After discuss. Motion made by Hoekstra, seconded by Ambelang to table the decision on a closing policy until next month. All present Voting Aye. Motion carried.

c) Library Status during Roofing Project

Director Niese shared that he had been contacted by the contractor for the roofing project and they were planning on starting on the roof in the next week. The Library would remain open since the project would not endanger staff or patrons.

11. Announcements

a) Digitalization of the reels will be done by News.Com. They will do all the reels for free and we would get access to the data basis on the Library site free.

13. Items for future consideration.

a)

14. Adjournment

Motion made to adjourn by Rasmus seconded by Ambelang. All present Voting Aye. Motion carried. Meeting adjourned at 5:30 p.m.

Respectfully Submitted,
Deb Braden, Confidential Administrative Assistant

PAID
CITY OF CHIPPewa FALLS
APR 02 2018
CITY TREASURER
TR# 55087

Application for Temporary Class "B" / "Class B" Retailer's License

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

FEE \$ 10.00

Application Date: 3/27/18
County of Chippewa

Town Village City of Chippewa Falls

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 08-11-18 and ending 08-11-18 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
 - Chamber of Commerce or similar Civic or Trade Organization
 - Church
 - Fair Association
 - Lodge/Society
 - Veteran's Organization

(a) Name Chippewa Falls Main Street, Inc.
 (b) Address 514 N. Bridge St., Chippewa Falls, WI 54729
(Street) Town Village City

(c) Date organized _____
 (d) If corporation, give date of incorporation 06-26-1989
 (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 Nas Parto, 120 W. Columbia St., Chippewa Falls (715) 563-9192
 Vice President Brad Hentschel, 30 W. Central St., Chippewa Falls (715) 726-2729
 Secretary Sue Rada, 105 W. Central St., Chippewa Falls (715) 723-1146
 Treasurer Jeri Maher, 212 Bay St., Chippewa Falls (715) 726-2500

(g) Name and address of manager or person in charge of affair: Jeri Ouimette, 514 N. Bridge St., Chippewa Falls (715) 723-6661

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number abt. 1 S. Bridge St. (Allen Park)
 (b) Lot _____ Block _____
 (c) Do premises occupy all or part of building? yes-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: pavilion
 (e) Will minors be present? yes Reason for minors being present: Family event for all ages
 Security measures: Whistleblands will be given out after checking ID's

3. Name of Event

(a) List name of the event Pure Water Days Riverfest
 (b) Dates and times of event 08-11-18 2 p.m. - 10 p.m.

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 Jeri Maher 3/27/18 (Signature/date)
 Officer Michael Rubb 3/27/18 (Signature/date)
 Officer chippewa Falls Main Street, Inc. (Name of Organization)
 Officer Brad Hentschel 3/27/18 (Signature/date)
 Officer Sue Rada 3/27/18 (Signature/date)

Date Filed with Clerk _____ Date Reported to Council or Board _____

Date Granted by Council _____ License No. _____

Police Department Approval Bryan McDaniel 4/6/18
 Date _____ Wisconsin Department of Revenue

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

Town Village City of Chippewa Falls

PAID
APR 03 2018
Application Date: APR 7 2018
CITY TREASURER
County of Chippewa TR# 55102

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 April 27, 2018 and ending April 29, 2018 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
 Chamber of Commerce or similar Civic or Trade Organization
 Veteran's Organization Fair Association

(a) Name Chippewa Falls Rotary Foundation Inc

(b) Address P.O. Box 1725
(Street) Town Village City

(c) Date organized 1/11/1984

(d) If corporation, give date of incorporation 1/11/1984

(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 Sheldon Gough 17348 95th Ave Chippewa Falls WI 54729
 Vice President Tom Seeholm, 715 579-0542 6564 W 189th St
 Secretary Melinda Hawn, 590-3791 6644 189th St
 Treasurer Jason Brandner 271-4281 12581 186th St

(g) Name and address of manager or person in charge of affair:
Sheldon Gough 715-559-2560

2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 225 Edward St Chi

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? All Fair grounds

(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:

(e) Will minors be present? Yes Reason for minors being present: Family Event
 Security measures: Armbands for adults

3. Name of Event

(a) List name of the event Spring Fest

(b) Dates and times of event April 27-29, 2018 27th 4pm-12pm, 28th 9am-12pm & 29 11am-4pm

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.

SM
4/5/18

Officer [Signature]
(Signature/date)

Rotary Foundation Inc
(Name of Organization)
 Officer [Signature]
(Signature/date)

Officer _____
(Signature/date)

Officer [Signature]
(Signature/date)

Date Filed with Clerk _____

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

Police Department Approval [Signature]

Date 4/6/18 Wisconsin Department of Revenue



CITY OF CHIPPewa FALLS
 APR 03 2018
 CITY TREASURER
 TR# 55102

APPLICATION FOR DANCE AND LIVE MUSIC LICENSE

Name of Applicant: <i>Chp Fls Sheldon Gough Rotary Frnds, Inc</i>		Address of Applicant:																									
Name of Premises to be Licensed: <i>No WI State Fairgrounds</i>		Address of Premises: <i>225 Edward St</i>	Date(s) of Event (Class "E" Licenses only): <i>Apr 27, 28 + 29, 2018</i>																								
Class of License Applied for: <i>Spring Fest</i>		<table border="0"> <tr> <td>Class "A" Annual</td> <td>[]</td> <td>\$125.00</td> </tr> <tr> <td>Class "B" Annual</td> <td>[]</td> <td>\$80.00</td> </tr> <tr> <td>Class "C" Annual</td> <td>[]</td> <td>\$30.00</td> </tr> <tr> <td>Class "D" Annual</td> <td>[]</td> <td>\$25.00</td> </tr> <tr> <td>Class "D" If holder of Class "C"</td> <td>[]</td> <td>\$10.00</td> </tr> <tr> <td>Class "E"</td> <td><input checked="" type="checkbox"/></td> <td>\$10.00/day <i>3 days = \$30</i></td> </tr> <tr> <td>Live Music Annual</td> <td>[]</td> <td>\$30.00</td> </tr> <tr> <td>Juke Box</td> <td>[]</td> <td>\$30.00 (annual)</td> </tr> </table>		Class "A" Annual	[]	\$125.00	Class "B" Annual	[]	\$80.00	Class "C" Annual	[]	\$30.00	Class "D" Annual	[]	\$25.00	Class "D" If holder of Class "C"	[]	\$10.00	Class "E"	<input checked="" type="checkbox"/>	\$10.00/day <i>3 days = \$30</i>	Live Music Annual	[]	\$30.00	Juke Box	[]	\$30.00 (annual)
Class "A" Annual	[]	\$125.00																									
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Class "D" Annual	[]	\$25.00																									
Class "D" If holder of Class "C"	[]	\$10.00																									
Class "E"	<input checked="" type="checkbox"/>	\$10.00/day <i>3 days = \$30</i>																									
Live Music Annual	[]	\$30.00																									
Juke Box	[]	\$30.00 (annual)																									

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]
 Signature of Applicant

APR 2, 2018
 Date

Attest: *Bridget Owens*
 City Clerk/Deputy Clerk

Date of Council Approval: _____

License No.: _____



CITY OF CHIPPEWA FALLS

STREET USE PERMIT APPLICATION

Applicant Name and Address: Leinenkugel Brewing Company, Inc.	Applicant Phone Number: 715-720-6351
--	---

<input type="checkbox"/> Please check here if the applicant is the individual in charge of the event. If not, please indicate Name, Address and Phone Number of responsible individual. Tara Monson 1 Jefferson Ave. Chippewa Falls, WI 54729	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: Leinenkugel Brewing Company, Inc. 1 Jefferson Ave. Chippewa Falls, WI 54729
--	--

Name of the event: Leinenkugel/GNC 5K to support the United Way	Estimated number of persons participating: 50-60
--	---

Date and start and end times requested for street use:
Thursday, May 17th 5:30 - 7:30

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
From the Leinie Lodge, right on Jefferson Ave., left on Bridgewater Ave. (Cross Jefferson Ave. here), right on Jefferson Ave. +

Use, described in detail, for which the street use permit is requested:
We are doing a 5K run/walk, proceeds benefiting the United Way. We will be using sidewalks and the Park except to cross +

City services requested for the event (e.g., Street Department or Police Department staff time)
Saw Horses to block the street when crossing, we can man those with volunteers (cross Jefferson Ave. to get into and out of +

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.**

Tara Monson <small>Digitally signed by Tara Monson DN: cn=Tara Monson, o=City of Chippewa Falls, email=monson@chippewa-falls.wi.us</small>	4/05/2018 Date
Signature of Applicant	

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):
None from CPD. [Signature]

Requirements of Applicant: *Pick up any necessary traffic control (barricades, sawhorses or cones) at the Street Department located at #5 Bjork - Riverside Drive on Wednesday, May 16, 2018 prior to 1pm and return on Friday May 18th prior to 1pm. As stated above have volunteers present at the Jefferson Ave. crossing. [Signature] 4/11/2018*

Approved by: <i>[Signature]</i> 4.9.18 Signature of Chief of Police	<i>[Signature]</i> 4/11/2018 Signature of Director of Public Works
--	---

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

Decision of City Council (required): Approved Denied

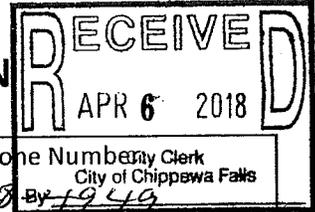
Accurate description of the portion of the street or streets being requested for use (attach maps if necessary): From the Leinie Lodge, right on Jefferson Ave., left on Bridgewater Ave. (Cross Jefferson Ave. here), right on Jefferson Ave. up the sidewalk, left into the Park on Edward Street. On the way back, will need to cross Jefferson Ave. again at Bridgewater Ave. to get to the other side of the street.

Use, described in detail, for which the street use permit is requested: We are doing a 5K run/walk, proceeds benefiting the United Way. We will be using sidewalks and the Park except to cross Jefferson Ave.

City services requested for the event e.g., Street Department or Police Department staff time: Saw Horses to block the street when crossing, we can man those with volunteers (cross Jefferson Ave. to get into and out of Park)



CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION



Applicant Name and Address: CHIPPEWA VALLEY CONST 11736 28th Ave CF Applicant Phone Number: 715-828-1949
City Clerk
City of Chippewa Falls

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.
GERALD NIBLET

Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization:

Name of the event: REMODELING FRONT OF STORE Estimated number of persons participating: 6 WORKING

Date and start and end times requested for street use:
4-23-18 to 5-11-18

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
FRONT OF 304 BRIDGE ST

Use, described in detail, for which the street use permit is requested: 2X4 WALL 8' HIGH
BUILD TEMPORARY WALL IN FRONT OF ADDRESS

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

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

Gerald Niblet Signature of Applicant Date: 4-6-18

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):
None from CPD. JG 105

Requirements of Applicant: Provide a drawing of what is proposed. Allow at least a five foot wide open passage area on the Bridge St. sidewalk. Provide copy of insurance. Establish a construction zone that is completely secure with the temporary wall, fence, or barricades. JAR 4/11/2018

Approved by: [Signature] 4-9-18 Signature of Chief of Police
[Signature] PE 4/11/2018 Signature of Director of Public Works

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



CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

Applicant Name and Address: Laurie Taylor Feed Pantry Applicant Phone Number: 715 726-9506

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.
715 726-9506
cel - 715 - 479-3408

Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: Salvation Army
Food pantry 10 W. Algonquin Rd
Des. Plaines, IL 60016
Tax ID # 30-2167910

Name of the event: Stamp out hunger Estimated number of persons participating: 100

Date and start and end times requested for street use: May 12th Saturday 2018 8:00^{A.M.} - 5:00^{P.M.}

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
On Street parking adjoining the Salvation Army
Army Building 521 N. BRIDGE ST.

Use, described in detail, for which the street use permit is requested:
Temporary Loading Zone for postal carriers
dropping off food donations

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

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

Signature of Applicant: Laurie Taylor Date: 4-9-18

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):
None from CFPD #706

Requirements of Applicant: check out any traffic control (cones or barricades) that are necessary from the CF Street Department at HS B. W. Riverside Drive on Friday, May 11, 2018 prior to 1pm and return on Monday, May 14, 2018. Utilize the parking spaces adjoining the Salvation Army Building at #521 Bridge St. PFA 4/11/2018

Approved by: [Signature] 4.10.18 [Signature] PE 4/11/2018

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

APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS AS RECOMMENDED BY THE MAYOR - 2018

City Plan Commission

(3 Year Term)

David Cihasky, 2021

Dan Varga, 2021

Library Board

(3 year term)

Janice Drehmel, 2021

Sarah Jones, 2021

Police and Fire Commission

(5 Year Term)

Gregory Dachel, 2023

Park Board

(3 Year Term)

Beth Arneberg, 2021

Heidi Hoekstra, 2021

Transit Board

(2 Year Term)

Sue Carlson, 2020

Joy Glatczak-Adams, 2020

Business Improvement District Board

(3 Year Term)

Steve Harmon, 2021

Joe Wawrzaszek, 2021

Jeff Shaefer, 2019 (fulfill Dot Reischel's term)

Greg Misfeldt, 2020 (fulfill Tim Marko's term)

Board of Review

(5 Year Term)

Amber Linhart, 2023

Board of Appeals, Planning and Zoning

(3 Year Term)

Eric Alger, 2021

William Haley, 2021

Jan Welch, 2021

Redevelopment Authority

(3 Year Term)

Dan Zylstra, 2021

Jerry Kuehl, 2021

Bill Burich, 2021

Local Emergency Planning Committee

Greg Hoffman, Mayor

Paul Olson, Alderman (alternate)

RESOLUTION NO. 2018-13

**RESOLUTION
APPROVING A CERTIFIED SURVEY MAP
FOR OUTLOT #1 AND OUTLOT #2 ON NELSON ROAD FOR MAX GEHLER**

RESOLVED, that a Certified Survey Map prepared By Real Land Surveying for Max Gehler is hereby approved by the Chippewa Falls Common Council. Said parcel located in the Southeast ¼ of the Southeast ¼, Section 12, T28N, R9W in the City of Chippewa Falls, Chippewa County, Wisconsin.

Dated this 17th day of April, 2018

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

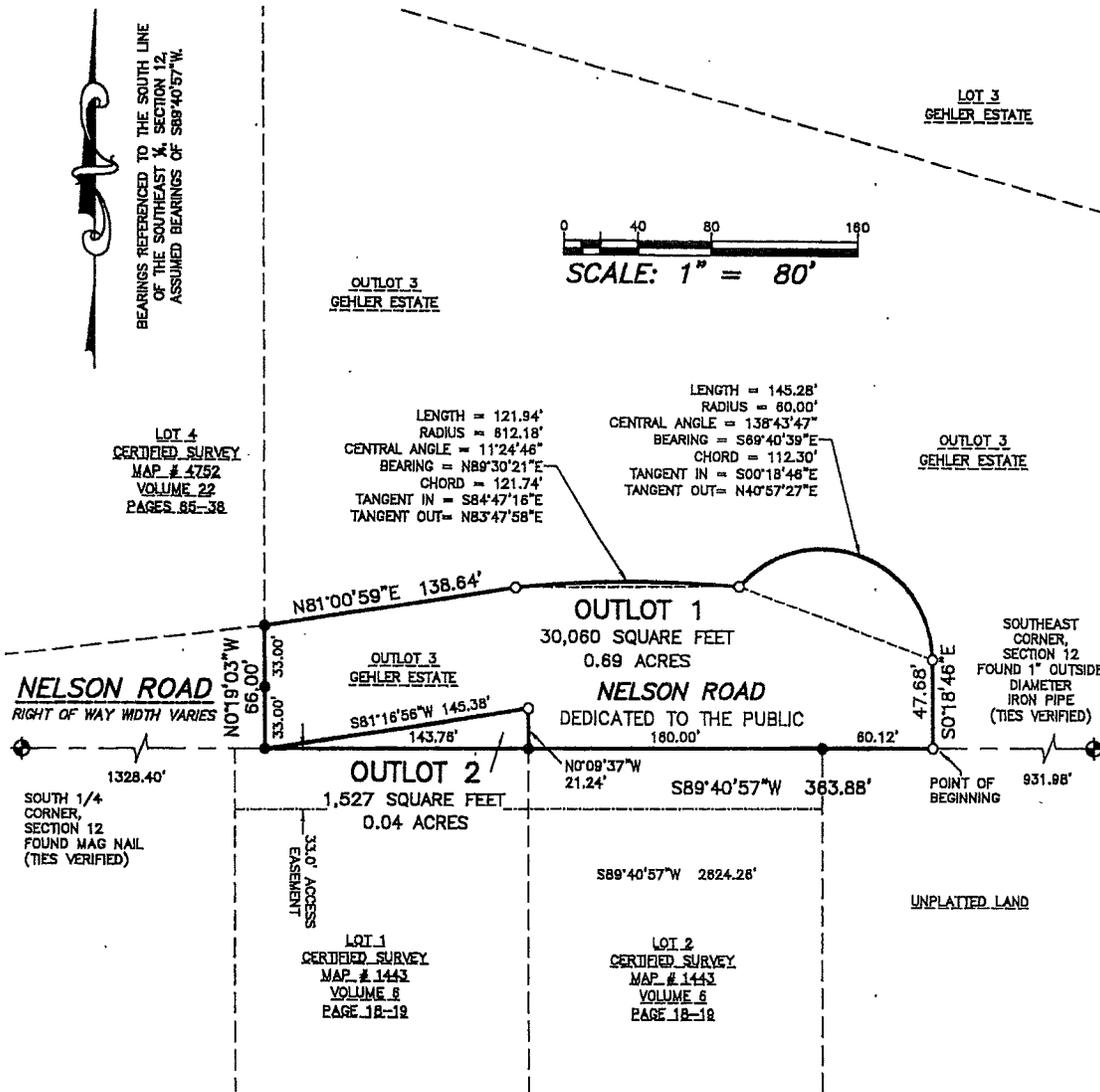
CHIPPEWA COUNTY CERTIFIED SURVEY MAP NUMBER _____

RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS PAGE _____

REGISTER

REVISED
4-9-18

LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4
SECTION 12, TOWNSHIP 28 NORTH, RANGE 9 WEST,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
BEING PART OF OUTLOT 3 OF GEHLER ESTATE



0 40 80 160
SCALE: 1" = 80'

SOUTH 1/4 CORNER, SECTION 12
FOUND MAG NAIL
(TIES VERIFIED)

SOUTHEAST CORNER, SECTION 12
FOUND 1" OUTSIDE DIAMETER IRON PIPE
(TIES VERIFIED)

DATE APPROVED _____
CHIPPEWA COUNTY PLANNING AGENCY
BY _____

REAL LAND SURVEYING
1380 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
(715) 514-4116
CADD # 18088

SHEET 1 OF 3 SHEETS
PAGE _____

CHIPPEWA COUNTY CERTIFIED SURVEY
MAP NUMBER _____

LOCATED IN THE SOUTHEAST ¼ OF THE SOUTHEAST ¼,
SECTION 12, TOWNSHIP 28 NORTH, RANGE 9 WEST,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
BEING PART OF OUTLOT 3 OF GEHLER ESTATE

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT BY THE DIRECTION OF MAX GEHLER, 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: LOCATED IN THE SOUTHEAST ¼ OF THE SOUTHEAST ¼, SECTION 12, TOWNSHIP 28 NORTH, RANGE 9 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN, BEING PART OF OUTLOT 3 OF GEHLER ESTATE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE SOUTHEAST ¼ CORNER OF SECTION 12;
- THENCE S.89°40'57"W., ALONG THE SOUTH LINE OF THE SOUTHEAST ¼, A DISTANCE OF 931.98 FEET TO THE POINT OF BEGINNING;
- THENCE CONTINUING S.89°40'57"W., ALONG SAID SOUTH LINE, A DISTANCE OF 363.88 FEET;
- THENCE N.00°19'03"W., A DISTANCE OF 66.00 FEET TO THE SOUTHEAST CORNER OF LOT 4 CERTIFIED SURVEY MAP #4752, VOLUME 22 OF CERTIFIED SURVEY MAPS, PAGES 65-66;
- THENCE N.81°00'59"E., A DISTANCE OF 138.64 FEET;
- THENCE 121.94 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY, RADIUS OF 612.18 FEET, CENTRAL ANGLE 011°24'46", AND A CHORD BEARING AND DISTANCE N.89°30'21"E., 121.74 FEET;
- THENCE 145.28 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, RADIUS OF 60.00 FEET, CENTRAL ANGLE 138°43'47", AND A CHORD BEARING AND DISTANCE S.69°40'39"E., 112.30 FEET;
- THENCE S.00°18'46"E., A DISTANCE OF 47.68 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.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE, AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN IN SURVEYING AND MAPPING THE SAME.

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

CITY COUNCIL RESOLUTION:

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

MAYOR

DATE

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

CITY CLERK

DATE

DATE APPROVED _____
CHIPPEWA COUNTY PLANNING AGENCY

BY _____

SHEET 2 OF 3 SHEETS

REAL LAND SURVEYING
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701

CHIPPEWA COUNTY CERTIFIED SURVEY
MAP NUMBER _____

LOCATED IN THE SOUTHEAST ¼ OF THE SOUTHEAST ¼,
SECTION 12, TOWNSHIP 28 NORTH, RANGE 9 WEST,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
BEING PART OF OUTLOT 3 OF GEHLER ESTATE

OWNER'S CERTIFICATE OF DEDICATION:

MAX GEHLER & HARRY HARPER, AS OWNERS, HEREBY CERTIFIES THAT IT CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED BY THIS PLAT.

IT ALSO CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

---CITY OF CHIPPEWA FALLS

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 2018

MAX O. GEHLER JR., OWNER

STATE OF WISCONSIN
COUNTY OF _____ SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2018, THE ABOVE NAMED MAX O. GEHLER JR., TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PAGE

RESOLUTION NO. 2018-14

**RESOLUTION
APPROVING A CERTIFIED SURVEY MAP
ON "A" STREET FOR JACOB SPOONER**

RESOLVED, that a Certified Survey Map prepared by Chippewa Surveying for Jacob Spooner is hereby approved by the Chippewa Falls Common Council. Said parcel being part of Lot #6, Block A of Greenville Plat in Section 8 T28N, R8W in the City of Chippewa Falls, Chippewa County, Wisconsin.

Dated this 17th day of April, 2018

ADOPTED: _____

Council President

APPROVED: _____

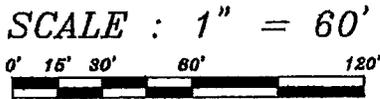
Mayor

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

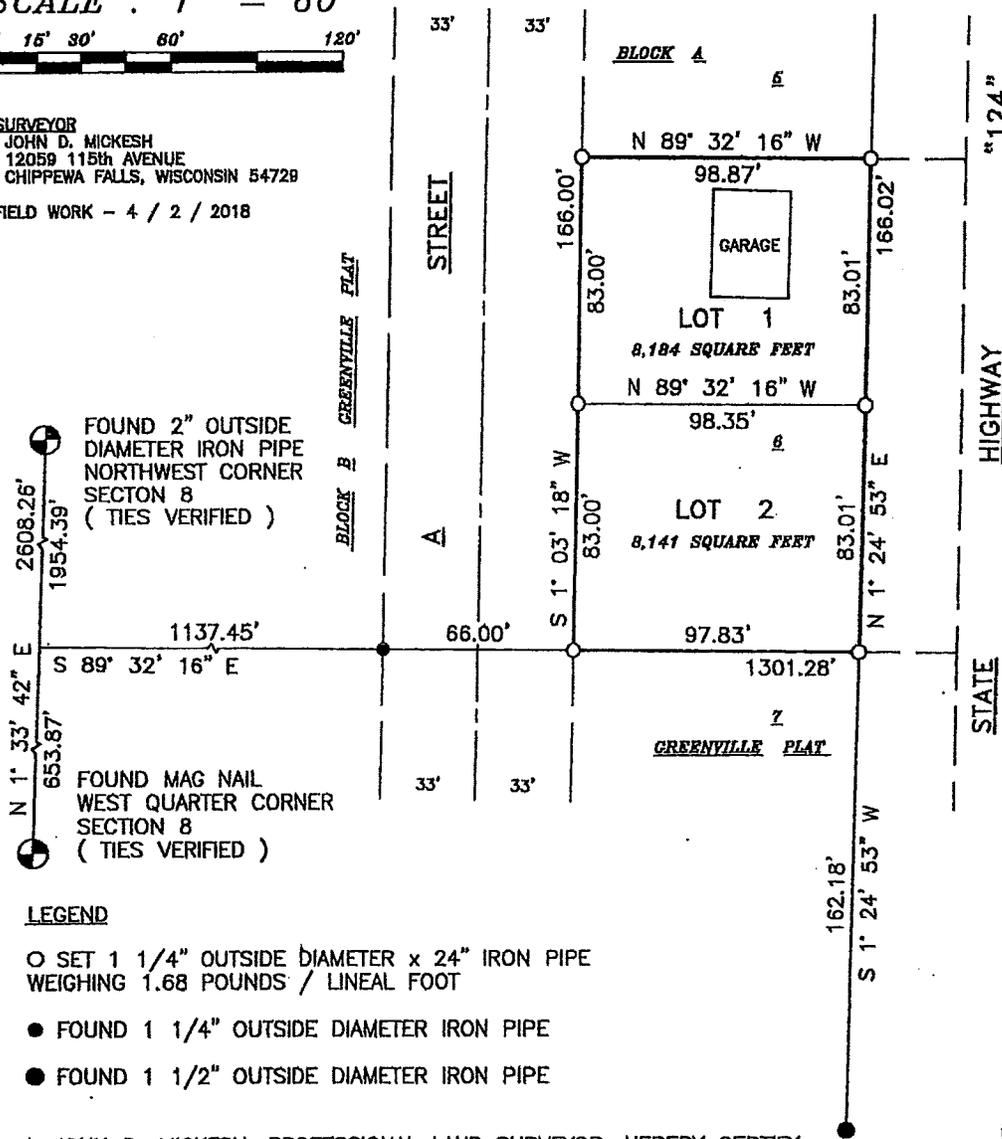
ATTEST: _____

City Clerk

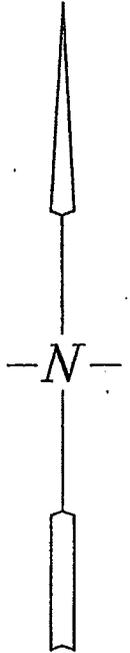
BEING PART OF LOT 6, BLOCK A OF GREENVILLE
 PLAT IN SECTION 8, TOWNSHIP 28 NORTH, RANGE
 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA
 COUNTY, WISCONSIN.



SURVEYOR
 JOHN D. MICKESH
 12059 115th AVENUE
 CHIPPEWA FALLS, WISCONSIN 54729
 FIELD WORK - 4 / 2 / 2018



BEARINGS ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST
 QUARTER OF SECTION 8, ASSUMED BEARING OF N 1° 33' 42" E.



LEGEND

- SET 1 1/4" OUTSIDE DIAMETER x 24" IRON PIPE WEIGHING 1.68 POUNDS / LINEAL FOOT
- FOUND 1 1/4" OUTSIDE DIAMETER IRON PIPE
- FOUND 1 1/2" OUTSIDE DIAMETER IRON PIPE

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, AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS AND UNDER THE DIRECTION OF JACOB SPOONER, 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 LOT 6, BLOCK A OF GREENVILLE PLAT IN SECTION 8, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK A OF GREENVILLE PLAT, THENCE S 89° 32' 16" E 97.83 FEET; THENCE N 1° 24' 53" E 166.02 FEET; THENCE N 89° 32' 16" W 98.87 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE S 1° 03' 18" W 166.00 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK A OF GREENVILLE PLAT AND THE POINT OF BEGINNING.

SAID PARCEL IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

SIGNED _____
 MAYOR

APPROVED _____



April 9, 2018

Subject: 2018 Chippewa Falls Reconstruction Projects – Bid Results

Project: Miles Street – (Wheaton Street to Coleman Street)

Low Bid – Haas Sons Inc. - \$649,464.03

Engineer Estimate - \$683,000

Anticipated Construction - June

Project: State Street – (Court Street to Grand Avenue)

Low Bid – Haas Sons Inc. - \$737,045.00

Engineer Estimate – \$785,500

Anticipated Construction - May

Bid Tab Summary

Project: Miles Street & Utility Improvement Project

Limits: Wheaton Street to Coleman Street

Engineering Estimate \$683,000
Project Length 0.330 Miles

Item No.	Item	Unit	Est. Quantity	Haas Sons, Inc.		A-1 Excavating	
				Unit Price	Total Price	Unit Price	Total Price
201.0120	Clearing	ID	528	\$4.00	\$2,112.00	\$10.00	\$5,280.00
201.0220	Grubbing	ID	546	\$20.00	\$10,920.00	\$14.00	\$7,644.00
204.0100	Removing Pavement	SF	2446	\$0.55	\$1,345.30	\$0.60	\$1,467.60
204.0150	Removing Curb & Gutter	LF	3227	\$1.50	\$4,840.50	\$1.50	\$4,840.50
204.0155	Removing Concrete Sidewalk	SF	14583	\$0.35	\$5,104.05	\$0.40	\$5,833.20
204.0210	Removing Manholes, Storm	Each	7	\$250.00	\$1,750.00	\$275.00	\$1,925.00
204.0220	Removing Inlets	Each	20	\$75.00	\$1,500.00	\$200.00	\$4,000.00
204.0245	Removing Pipe, 12-Inch (Storm)	LF	249	\$8.00	\$1,992.00	\$8.00	\$1,992.00
205.0100	Excavation Common	CY	2524	\$8.00	\$20,192.00	\$7.00	\$17,668.00
305.0125	Base Aggregate Dense, 1 1/4-Inch	CY	1950	\$18.65	\$36,367.50	\$21.00	\$40,950.00
416.0160	Concrete Driveway, 7-Inch	SF	2733	\$5.00	\$13,665.00	\$5.30	\$14,484.90
460.5444	HMA Pavement 4 LT 58-34 S	Ton	1105	\$67.59	\$74,686.95	\$68.00	\$75,140.00
601.0110	Concrete Curb & Gutter, Type D, 30-Inch	LF	3251	\$11.00	\$35,761.00	\$9.50	\$30,884.50
602.0405	Concrete Sidewalk, 4-Inch	SF	14221	\$3.00	\$42,663.00	\$3.60	\$51,195.60
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	304	\$36.50	\$11,096.00	\$38.00	\$11,552.00
608.3012	Storm Sewer Pipe Class III-A 12-Inch	LF	1327	\$29.50	\$39,146.50	\$29.00	\$38,483.00
608.3015	Storm Sewer Pipe Class III-A 15-Inch	LF	993.5	\$31.25	\$31,046.88	\$29.00	\$28,811.50
608.3021	Storm Sewer Pipe Class III-A 21-Inch	LF	10	\$50.00	\$500.00	\$56.00	\$560.00
608.3024	Storm Sewer Pipe Class III-A 24-Inch	LF	8	\$50.00	\$400.00	\$56.00	\$448.00
611.0530	Manhole Covers Type 1 Storm	Each	6	\$500.00	\$3,000.00	\$490.00	\$2,940.00
611.0624	Inlet Covers Type H-S	Each	20	\$400.00	\$8,000.00	\$610.00	\$12,200.00
611.1230	Catch Basins 2x3 FT	Each	20	\$825.00	\$16,500.00	\$975.00	\$19,500.00
611.2004	Manholes 4-FT DIA Storm	Each	5	\$1,775.00	\$8,875.00	\$1,460.00	\$7,300.00
611.2006	Manholes 6-FT DIA Storm	Each	1	\$4,875.00	\$4,875.00	\$6,500.00	\$6,500.00
611.8115	Adjusting Inlet Covers	Each	1	\$50.00	\$50.00	\$200.00	\$200.00
625.0100	Topsoil	SY	3930	\$3.20	\$12,576.00	\$2.50	\$9,825.00
627.0200	Mulching	SY	3930	\$1.44	\$5,659.20	\$0.40	\$1,572.00
628.7015	Inlet Protection, Type C	Each	21	\$40.00	\$840.00	\$60.00	\$1,260.00
629.0210	Fertilizer Type B	CWT	2.48	\$150.00	\$372.00	\$100.00	\$248.00
625.0140	Seed Mixture No. 40	LB	71	\$38.40	\$2,726.40	\$3.00	\$213.00
638.2102	Moving Sign Type II	Each	13	\$120.00	\$1,560.00	\$100.00	\$1,300.00
643.0100	Traffic Control (Project)	Each	1	\$2,000.00	\$2,000.00	\$8,100.00	\$8,100.00
690.0150	Sawing Asphalt	LF	488	\$2.00	\$976.00	\$2.00	\$976.00
1256.0003	Sanitary Sewer Main, 12-Inch	LF	1726	\$33.00	\$56,958.00	\$31.00	\$53,506.00
1256.0009	Sanitary Service Pipe & Riser 4-6-Inch	LF	1241	\$23.75	\$29,473.75	\$23.00	\$28,543.00
1256.0040	Manhole 4-ft Dia Sanitary	Each	5	\$2,200.00	\$11,000.00	\$2,150.00	\$10,750.00
1256.0060	Manhole Covers Type 1 (Sanitary)	Each	5	\$500.00	\$2,500.00	\$490.00	\$2,450.00
1256.0061	Adjusting Manhole Covers (Sanitary)	Each	1	\$200.00	\$200.00	\$200.00	\$200.00
1256.0201	Removing Sanitary Sewer	LF	30	\$10.00	\$300.00	\$20.00	\$600.00
1256.0102	Sanitary Wye 12"x4", 12"x6"	Each	38	\$225.00	\$8,550.00	\$215.00	\$8,170.00
1256.0110	Maintain Sanitary Sewer Flow	LMP	1	\$3,500.00	\$3,500.00	\$500.00	\$500.00
1256.0111	Connect to Existing Sanitary Sewer	Each	4	\$225.00	\$900.00	\$900.00	\$3,600.00
1256.0112	Reconnect Existing Sanitary Service	Each	38	\$40.00	\$1,520.00	\$40.00	\$1,520.00
1256.0115	Tracer Wire Access Box, Sanitary	Each	37	\$45.00	\$1,665.00	\$45.00	\$1,665.00
1256.0200	Removing Manholes, Sanitary	Each	4	\$250.00	\$1,000.00	\$350.00	\$1,400.00
1257.0002	Water Main, 6-Inch	LF	1749	\$26.50	\$46,348.50	\$25.00	\$43,725.00
1257.0009	Hydrant Lead DI 6-Inch	LF	46.5	\$45.00	\$2,092.50	\$40.00	\$1,860.00
1257.0080	Connect to Existing Water Main	Each	1	\$575.00	\$575.00	\$1,000.00	\$1,000.00
1257.0090	Gate Valve & Box 6-Inch	Each	8	\$1,175.00	\$9,400.00	\$1,010.00	\$8,080.00
1257.0030	Water Service 1-Inch	LF	1172	\$23.00	\$26,956.00	\$20.00	\$23,440.00
1257.0051	Corporation Stop 1-Inch	Each	39	\$155.00	\$6,045.00	\$180.00	\$7,020.00
1257.0070	Curb Stop and Box 1-Inch	Each	39	\$180.00	\$7,020.00	\$235.00	\$9,165.00
1257.0081	Reconnect Ex Water Service	Each	39	\$70.00	\$2,730.00	\$50.00	\$1,950.00
1257.0110	Fire Hydrant	Each	4	\$3,275.00	\$13,100.00	\$3,375.00	\$13,500.00
1257.0130	Water Main Fittings	LB	380	\$8.00	\$3,040.00	\$5.00	\$1,900.00
1257.0131	Insulation 2-Inch	SF	1000	\$1.50	\$1,500.00	\$1.80	\$1,800.00
1257.0160	Adjusting Gate Valve Box	Each	1	\$250.00	\$250.00	\$100.00	\$100.00
1257.0190	Tracer Wire Access Box, Water	Each	36	\$47.00	\$1,692.00	\$45.00	\$1,620.00
1257.0201	Removing Fire Hydrant	Each	2	\$250.00	\$500.00	\$100.00	\$200.00
1257.0300	Abandon Water Main	Each	5	\$250.00	\$1,250.00	\$200.00	\$1,000.00
1257.0150	Hot Tap, 6-Inch	Each	2	\$2,650.00	\$5,300.00	\$1,500.00	\$3,000.00
1611.1000	Connect to Ex Storm Sewer	Each	4	\$250.00	\$1,000.00	\$600.00	\$2,400.00

Haas Sons, Inc.

\$649,464.03

A-1 Excavating

\$649,957.80

Bid Tab Summary

Project: State Street & Utility Improvement Project

Limits: Grand Avenue to Court Street

Engineering Estimate \$785,500
Project Length 0.370 Miles

Haas Sons, Inc.		A-1 Excavating		McCabe	
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Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
201.0120	Clearing	ID	719	\$8.00	\$5,752.00	\$10.00	\$7,190.00	\$10.00	\$7,190.00
201.0220	Grubbing	ID	749	\$16.00	\$11,984.00	\$14.00	\$10,486.00	\$10.00	\$7,490.00
204.0100	Removing Pavement	SF	1890	\$0.55	\$1,039.50	\$0.60	\$1,134.00	\$2.00	\$3,780.00
204.0150	Removing Curb & Gutter	LF	3879	\$1.50	\$5,818.50	\$1.50	\$5,818.50	\$1.00	\$3,879.00
204.0155	Removing Concrete Sidewalk	SF	19359	\$0.35	\$6,775.65	\$0.40	\$7,743.60	\$2.00	\$38,718.00
204.0210	Removing Manholes, Storm	Each	6	\$250.00	\$1,500.00	\$275.00	\$1,650.00	\$300.00	\$1,800.00
204.0220	Removing Inlets	Each	17	\$75.00	\$1,275.00	\$200.00	\$3,400.00	\$150.00	\$2,550.00
204.0245	Removing Pipe, 12-Inch (Storm)	LF	322	\$12.00	\$3,864.00	\$8.00	\$2,576.00	\$10.00	\$3,220.00
205.0100	Excavation Common	CY	4425	\$7.00	\$30,975.00	\$7.00	\$30,975.00	\$9.00	\$39,825.00
305.0125	Base Aggregate Dense, 1 1/4-Inch	CY	2793	\$18.65	\$52,089.45	\$21.00	\$58,653.00	\$22.00	\$61,446.00
416.0160	Concrete Driveway, 7-Inch	SF	1717	\$5.50	\$9,443.50	\$5.60	\$9,615.20	\$5.50	\$9,443.50
460.5223	HMA Pavement 3 LT 58-28 S	Ton	1220	\$53.47	\$65,233.40	\$53.00	\$64,660.00	\$50.70	\$61,854.00
460.5244	HMA Pavement 4 LT 58-34 S	Ton	1220	\$53.87	\$65,721.40	\$56.00	\$68,320.00	\$53.90	\$65,758.00
601.0110	Concrete Curb & Gutter, Type D, 30-Inch	LF	3881	\$9.00	\$34,929.00	\$9.10	\$35,317.10	\$9.00	\$34,929.00
602.0405	Concrete Sidewalk, 4-Inch	SF	19454	\$3.40	\$66,143.60	\$3.50	\$68,089.00	\$3.40	\$66,143.60
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	376	\$35.00	\$13,160.00	\$35.00	\$13,160.00	\$35.00	\$13,160.00
608.3012	Storm Sewer Pipe Class III-A 12-Inch	LF	1381	\$30.50	\$42,120.50	\$29.00	\$40,049.00	\$21.00	\$29,001.00
611.0530	Manhole Covers Type I Storm	Each	6	\$500.00	\$3,000.00	\$490.00	\$2,940.00	\$506.00	\$3,036.00
611.0624	Inlet Covers Type H	Each	10	\$400.00	\$4,000.00	\$610.00	\$6,100.00	\$526.00	\$5,260.00
611.0639	Inlet Covers Type H-S	Each	7	\$400.00	\$2,800.00	\$610.00	\$4,270.00	\$526.00	\$3,682.00
611.1230	Catch Basins 2x3 FT	Each	17	\$950.00	\$16,150.00	\$1,020.00	\$17,340.00	\$822.00	\$13,974.00
611.2004	Manholes 4-FT DIA Storm	Each	6	\$1,925.00	\$11,550.00	\$1,690.00	\$10,140.00	\$1,640.00	\$9,840.00
625.0100	Topsoil	SY	2750	\$2.80	\$7,700.00	\$2.50	\$6,875.00	\$3.40	\$9,350.00
627.0200	Mulching	SY	2750	\$1.44	\$3,960.00	\$0.40	\$1,100.00	\$1.45	\$3,987.50
628.7015	Inlet Protection, Type C	Each	17	\$40.00	\$680.00	\$60.00	\$1,020.00	\$55.00	\$935.00
629.0210	Fertilizer Type B	CWT	2	\$150.00	\$300.00	\$100.00	\$200.00	\$144.00	\$288.00
630.0140	Seed Mixture No. 40	LB	50	\$38.40	\$1,920.00	\$5.00	\$250.00	\$38.50	\$1,925.00
634.0616	Posts Wood, 4X6-Inch X 16-FT	Each	1	\$65.00	\$65.00	\$80.00	\$80.00	\$65.00	\$65.00
638.2102	Moving Sign Type II	Each	6	\$120.00	\$720.00	\$100.00	\$600.00	\$120.00	\$720.00
643.0100	Traffic Control (Project)	Each	1	\$1,500.00	\$1,500.00	\$8,400.00	\$8,400.00	\$3,000.00	\$3,000.00
690.0150	Sawing Asphalt	LF	508	\$2.00	\$1,016.00	\$2.00	\$1,016.00	\$2.00	\$1,016.00
1256.0001	Sanitary Sewer Main, 8-Inch	LF	1268.5	\$28.00	\$35,518.00	\$27.00	\$34,249.50	\$27.00	\$34,249.50
1256.0003	Sanitary Sewer Main, 12-Inch	LF	10	\$53.00	\$530.00	\$48.00	\$480.00	\$41.00	\$410.00
1256.0004	Sanitary Sewer Main, 15-Inch	LF	10	\$57.50	\$575.00	\$53.00	\$530.00	\$45.00	\$450.00
1256.0009	Sanitary Service Pipe & Riser 4-6-Inch	LF	1353	\$25.75	\$34,839.75	\$23.00	\$31,119.00	\$24.00	\$32,472.00
1256.0040	Manhole 4-ft Dia Sanitary	Each	6	\$2,175.00	\$13,050.00	\$2,125.00	\$12,750.00	\$2,030.00	\$12,180.00
1256.0060	Manhole Covers Type I (Sanitary)	Each	6	\$500.00	\$3,000.00	\$490.00	\$2,940.00	\$506.00	\$3,036.00
1256.0061	Adjusting Manhole Covers (Sanitary)	Each	1	\$250.00	\$250.00	\$200.00	\$200.00	\$278.00	\$278.00
1256.0100	Sanitary Wye 8"x4", 8"x6"	Each	34	\$130.00	\$4,420.00	\$95.00	\$3,230.00	\$81.00	\$2,754.00
1256.0102	Sanitary Wye 12"x4", 12"x6"	Each	7	\$50.00	\$350.00	\$415.00	\$2,905.00	\$190.00	\$1,330.00
1256.0110	Maintain Sanitary Sewer Flow	LMP	1	\$1,500.00	\$1,500.00	\$500.00	\$500.00	\$2,000.00	\$2,000.00
1256.0111	Connect to Existing Sanitary Sewer	Each	5.00	\$50.00	\$250.00	\$900.00	\$4,500.00	\$341.00	\$1,705.00
1256.0112	Reconnect Existing Sanitary Service	Each	41	\$40.00	\$1,640.00	\$40.00	\$1,640.00	\$100.00	\$4,100.00
1256.0115	Tracer Wire Access Box, Sanitary	Each	41	\$45.00	\$1,845.00	\$45.00	\$1,845.00	\$60.00	\$2,460.00
1256.0200	Removing Manholes, Sanitary	Each	6	\$200.00	\$1,200.00	\$350.00	\$2,100.00	\$341.00	\$2,046.00
1257.0002	Water Main, 6-Inch	LF	2002.5	\$26.50	\$53,066.25	\$27.00	\$54,067.50	\$24.00	\$48,060.00
1257.0005	Water Main, 16-Inch	LF	85	\$58.50	\$4,972.50	\$66.00	\$5,610.00	\$61.00	\$5,185.00
1257.0009	Hydrant Lead DI 6-Inch	LF	67.5	\$37.00	\$2,497.50	\$41.00	\$2,767.50	\$38.00	\$2,565.00
1257.0030	Water Service 1-Inch	LF	1277.5	\$25.00	\$31,937.50	\$20.00	\$25,550.00	\$24.00	\$30,660.00
1257.0032	Water Service 2-Inch	LF	3	\$32.00	\$96.00	\$104.00	\$312.00	\$115.00	\$345.00
1257.0051	Corporation Stop 1-Inch	Each	41	\$150.00	\$6,150.00	\$170.00	\$6,970.00	\$194.00	\$7,954.00
1257.0070	Curb Stop and Box 1-Inch	Each	38	\$175.00	\$6,650.00	\$230.00	\$8,740.00	\$236.00	\$8,968.00
1257.0080	Connect to Existing Water Main	Each	6	\$975.00	\$5,850.00	\$1,333.00	\$7,998.00	\$1,950.00	\$11,700.00
1257.0081	Reconnect Ex Water Service	Each	42	\$70.00	\$2,940.00	\$50.00	\$2,100.00	\$100.00	\$4,200.00
1257.0090	Gate Valve & Box 6-Inch	Each	18	\$1,175.00	\$21,150.00	\$1,010.00	\$18,180.00	\$898.00	\$16,164.00
1257.0110	Fire Hydrant	Each	5	\$3,275.00	\$16,375.00	\$3,375.00	\$16,875.00	\$3,170.00	\$15,850.00
1257.0130	Water Main Fittings	LB	684	\$8.00	\$5,472.00	\$5.00	\$3,420.00	\$5.00	\$3,420.00
1257.0131	Insulation 2-Inch	SF	100	\$1.70	\$170.00	\$3.00	\$300.00	\$1.40	\$140.00
1257.0190	Tracer Wire Access Box, Water	Each	37	\$45.00	\$1,665.00	\$45.00	\$1,665.00	\$60.00	\$2,220.00
1257.0200	Removing Manholes, Water	Each	1	\$250.00	\$250.00	\$350.00	\$350.00	\$341.00	\$341.00
1257.0201	Removing Fire Hydrant	Each	2	\$250.00	\$500.00	\$100.00	\$200.00	\$512.00	\$1,024.00
1257.0300	Abandon Water Main	Each	5	\$150.00	\$750.00	\$200.00	\$1,000.00	\$341.00	\$1,705.00
1257.0150	Hot Tap, 6-Inch	Each	1	\$2,650.00	\$2,650.00	\$1,500.00	\$1,500.00	\$2,390.00	\$2,390.00
1611.1000	Connect to Ex Storm Sewer	Each	7	\$250.00	\$1,750.00	\$600.00	\$4,200.00	\$341.00	\$2,387.00

Haas Sons, Inc.

A-1 Excavating

McCabe

\$737,045.00

\$749,960.90

\$772,014.10

Law Offices Of
Ferg & Sinclair, Ltd.
411 North Bridge Street
Chippewa Falls, Wisconsin 54729-2420
Telephone (715) 723-4443
Fax (715) 723-5905

Robert A. Ferg
Vance L. Sinclair (1915-2007)

BMO Harris Bank
Enter Back Lobby
Elevator Or Stairs
2nd Floor, Suite 201

TO: Richard J. Rubenzer, Director of Public Works
FROM: Robert A. Ferg
DATE: April 11, 2018
RE: Miles Street Project

I have reviewed the documentation for the Miles Street – Street and Utility Improvement Project. Haas Sons, Inc. submitted the low bid for the project in the amount of \$649,464.03. Proper and appropriate documentation was submitted and provided by Haas Sons, Inc. as required by the bid request and the bid form. They are the lowest responsible bidder. The bid may be awarded and work on the project commenced.

Robert A. Ferg
City Attorney

Law Offices Of
Ferg & Sinclair, Ltd.
411 North Bridge Street
Chippewa Falls, Wisconsin 54729-2420
Telephone (715) 723-4443
Fax (715) 723-5905

Robert A. Ferg
Vance L. Sinclair (1915-2007)

BMO Harris Bank
Enter Back Lobby
Elevator Or Stairs
2nd Floor, Suite 201

TO: Richard J. Rubenzer, Director of Public Works

FROM: Robert A. Ferg

DATE: April 11, 2018

RE: State Street Project

I have reviewed the documentation for the State Street – Street and Utility Improvement Project. Haas Sons, Inc. submitted the low bid for the project in the amount of \$737,045.00. Proper and appropriate documentation was submitted and provided by Haas Sons, Inc. as required by the bid request and the bid form. They are the lowest responsible bidder. The bid may be awarded and work on the project commenced.

Robert A. Ferg
City Attorney