

AGENDA FOR REGULAR MEETING OF COMMON COUNCIL

To be held on Tuesday, June 19, 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 June 5, 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) Michael Hanke, Director of the Wisconsin Veterans Housing and Recovery Program at Klein Hall, to give a brief report.
4. **PUBLIC HEARINGS** - None
5. **COMMUNICATIONS** - None
6. **REPORTS**
 - (a) Consider Board of Public Works minutes of June 11, 2018.
 - (b) Consider Plan Commission minutes of June 11, 2018.
 - (c) Joint Review Board minutes of June 11, 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 June 19, 2018. *(minutes to be distributed prior to meeting)*
 - (b) Consider Committee #3 Transportation, Construction, Public Safety and Traffic minutes of June 19, 2018. *(minutes to be distributed prior to meeting)*
 - (c) Park Board minutes of June 12, 2018.
 - (d) Library Board minutes of May 9, 2018.
8. **APPLICATIONS**
 - (a) Consider 2018/2019 Operator (Bartender) License Applications as approved by the Police Department. *(Complete list provided prior to Council meeting)*.
 - (b) Consider Street Use Permit Application from Chippewa Falls Main Street for the Pure Water Days Parade Car Show (Lineup) on August 11, 2018 from 11:00 am – 3:00 pm utilizing the portion of Spruce Street between High Street and Bay Street. *(see recommendation of BPW)*
 - (c) Consider Dance License Applications/Renewals for 2018/2019. *(See attached listing – completed applications on file with City Clerk)*
 - (d) Consider Alcohol Beverage License Applications/Renewals for 2018/2019 conditioned upon approval by the Health Inspector. *(See attached listing – completed applications on file with City Clerk)*
 - (e) Consider renewal of the 2018/2019 Garbage/Recycling Licenses of Advanced Disposal; Boxx Sanitation, LLC; Express Disposal, Inc.; Gorilla Dumpster Bag; ProVyro Waste Services; Tambornino Sanitation; and Waste Management, LLC conditioned upon approval by the Health Inspector. *(Completed applications on file with City Clerk)*
 - (f) Consider renewal of the 2018/2019 Taxicab Business Licenses of Nina Eisold (Ready Ride Taxi); and Jay McNulty (Town and Country Taxi). *(Completed application on file with City Clerk)*
9. **PETITIONS**
 - (a) Petition to discontinue Regent Street between Ludgate Street and the Wisconsin Central LTD Railroad Right-of Way.
 - (b) Petition to discontinue Marrs Street between Unity Road and Dutchman Drive.
10. **MAYOR ANNOUNCES APPOINTMENTS**
 - (a) Consider the appointment of Ann Walsh and Cynthia Seipel as Election Inspectors. Action on these appointments to be taken at the next scheduled Council Meeting.
11. **MAYOR'S REPORT** – None

12. **REPORT OF OFFICERS** – None

13. **ORDINANCES** – None

14. **RESOLUTIONS**

(a) Consider **Resolution #2018-18 Entitled:** Resolution Final Plat of Willow Creek Development Phase IV.

(b) Consider **Resolution #2018-19 Entitled:** Compliance Maintenance Resolution.

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

(a) Discuss and consider rescheduling the July 3, 2018 Council Meeting (was previously approved for cancellation).

(b) Discuss and consider recommendation of the Park Board to name the new neighborhood park in the Flats, Unity Park.

(c) Discuss and consider Development Agreement between the City of Chippewa Falls and Heartland Contractors, Inc. for Willow Creek Phase IV.

(d) Introduction of Resolution and set Public Hearing for August 7, 2018 for the attached Resolution Regarding the Discontinuance of Regent Street Between Ludgate Street and the Wisconsin Central LTD Railroad Right-of-Way.

(e) Introduction of Resolution and set Public Hearing for August 7, 2018 for the attached Resolution Regarding the Discontinuance of Marrs Street Between Unity Road and Dutchman Drive.

16. **CLAIMS**

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

17. **CLOSED SESSION** – None

18. **ADJOURNMENT**

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

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

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

CERTIFICATION OF OFFICIAL NEWSPAPER

I, hereby, certify that a copy of this notice has been posted on the bulletin board at City Hall and a copy has been given to the Chippewa Herald on June 15, 2018 at 12:15 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, June 5, 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, CW King, Chuck Hull, Paul Olson, Paul Nadreau, 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 Chief Matt Kelm, City Clerk Bridget Givens, and those on the attached sign-in sheet.

APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) Motion by Nadreau/Hoekstra to approve the minutes of the Regular Council Meeting of May 15, 2018. **All present voting aye, motion carried.**

PERSONAL APPEARANCES BY CITIZENS

Vicki Miller, 5 Madison Street, appeared to express her concern with the condition of the property located at 8 Madison Street.

Vicki Demski-Netzel, 10 Madison Street, appeared to express her concern with the condition of the property located at 8 Madison Street.

(a) Mayor Hoffman presented Julie Marshall with a plaque honoring her years of dedicated service to the City.

(b) Mayor Hoffman presented Keith Boos with a plaque honoring his years of dedicated service to the City.

(c) Michael Hanke, Director of the Wisconsin Veterans Housing and Recovery Program at Klein Hall, was unable to attend the meeting to give a brief report on the program.

(d) Harry Bauer, Vice Commander of the 10th District, did not appear to present the Mayor with a resolution from the American Legion 10th District Department of Wisconsin.

PUBLIC HEARINGS - None

COMMUNICATIONS - None

REPORTS

(a) The Board of Public Works meeting of May 21, 2018 was cancelled due to a lack of agenda items.

COUNCIL COMMITTEE REPORTS

(a) Motion by Hull/Monarski to approve the Committee #1 Revenues, Disbursements, Water and Wastewater minutes of June 5, 2018. **Roll Call Vote: Aye – Hull, Monarski, Kiefer, King, Olson, Nadreau, Hoekstra. Motion carried.**

(b) Motion by Hoekstra/Kiefer to approve the Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of June 5, 2018. **Roll Call Vote: Aye – Hoekstra, Kiefer, King, Hull, Olson, Nadreau, Monarski. Motion carried.**

APPLICATIONS

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

Motion by Monarski/Olson to consider items (b) – (g) in one motion. **All present voting aye, motion carried.**

Motion by Monarski/Olson to approve items (b) – (g) as follows:

(b) Application for Temporary Class "B"/"Class B" Beer and Wine Retailer's License from the Northern Wisconsin State Fair Association, Inc. for the Northwoods Blues Festival to be held on June 28 – 30, 2018 at the Northern Wisconsin State Fairgrounds, 225 Edward Street.

(c) Application for Class "E" Dance and Live Music License from the Northern Wisconsin State Fair Association, Inc. for the Northwoods Blues Festival on June 29 – 30, 2018.

APPLICATIONS (continued)

(d) Street Use Permit Application from the Northern Wisconsin State Fair Association, Inc. for the Northern Wisconsin State Fair on July 11 – 14, 2018 from 4:00 pm – 9:00 pm each day requesting one-way traffic on Edward Street from Hwy 124 to Prentice St to aid in fair traffic congestion.

(e) Application for Temporary Class "B"/"Class B" Beer and Wine Retailer's License from the Northern Wisconsin State Fair Association, Inc. for the Northern Wisconsin State Fair, 225 Edward Street, on July 10 – 15, 2018.

(f) Application for Class "E" Dance and Live Music License from the Northern Wisconsin State Fair Association, Inc. for the Northern Wisconsin State Fair on July 11 -14, 2018.

(g) Application for Temporary Class "B"/"Class B" Beer and Wine Retailer's License from the American Legion Post 77 for a Flag Day Program to be held on June 14, 2018 at 12 E Spring Street.

All present voting aye, motion carried.

PETITIONS - None

MAYOR ANNOUNCES APPOINTMENTS - None

MAYOR'S REPORT - None

REPORT OF OFFICERS - None

ORDINANCES - None

RESOLUTIONS - None

OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW

(a) City Engineer Rubenzer advised that a Developers Agreement was drafted between the City of Chippewa Falls and Max Gehler for the development of five lots on Nelson Road. **Motion by Hoekstra/Olson** to approve the Developer's Agreement with Max Gehler for the development of property on Nelson Road. **Roll Call Vote: Aye – Hoekstra, Olson, Monarski, Kiefer, King, Hull, Nadreau.** **Motion carried.**

CLAIMS

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

City General Claims:	\$226,396.27
Authorized/Handwritten Claims:	\$73,659.11
Department of Public Utilities:	\$109,947.73
Total of Claims Presented	<u>\$410,003.11</u>

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

CLOSED SESSION - None

ADJOURNMENT

Motion by Hull/Hoekstra to adjourn at 6:57 pm. **All present voting aye, motion carried.**

Submitted by:
Bridget Givens, City Clerk

CITY COUNCIL ATTENDANCE SHEET - June 5, 2018

NAME	ADDRESS
Vicki Umile	5 Madison St C.F.
Aimee Claus	"
Vicki Demski Netzel	10 Madison St C.F.
John Netzel	10 Madison St C.F.
Keith Boos	15162 94th Ave
Julie Marshall	1706 Ludgate St CF
Alice Marshall	528 Matland Dr. CF ^{#47}
Jean Erueh	622 Maple St. CF

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, JUNE 11, 2018 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, June 11, 2018 at 5:30 PM. Present were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer and Finance Manager Lynne Bauer. Absent were Alderperson Paul Olson and Darrin Senn. Park and Recreation Director Dick Hebert, Wastewater Supervisor George Hobbs, City Planner Brad Hentschel, Assistant City Engineer Bill McElroy, PE, Craig Wurzer of C & E Lighthouse Properties LLC and Main Street Executive Director Teri Ouimette were also present at the meeting.

1. **Motion** by Bauer, seconded by Hoffman to approve the minutes of the May 7, 2018 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. The Board of Public Works considered nominations for Board of Public Works Vice-President. Finance Manager Bauer nominated Darrin Senn. There were no other nominations.
Motion by Bauer, seconded by Rubenzer to close nominations and cast a unanimous vote for Darrin Senn for Board of Public Works Vice-President. **All present voting aye. MOTION CARRIED.**

3. The Board considered the request of Ben Ford to discontinue the unopened right-of-way of Regent Street between Ludgate Street and the Wisconsin Central LTD Railroad yard. Director of Public Works Rubenzer noted that the east thirty-three feet of the right-of-way would go to the east side adjacent property owner and the west thirty-three feet would go to the west adjacent property owner, Ben Ford as real property. Director of Public Works Rubenzer also stated that this petition would go before the Common Council in resolution form and a public hearing would be conducted according to State of Wisconsin Statutes. Director of Public Works Rubenzer stated that Regent Street was a possible additional alternative access to the west hill (other than Wagner Street), but that there were no utilities in the section. Director of Public Works Rubenzer stated that a rail crossing at Regent Street at this location was requested and denied by the Railroad Commissioner about forty years ago. He also stated that a crossing at Regent or Fleet Streets had also been proposed about fifteen years ago and the Melville Addition neighborhood had opposed this crossing in force. Mayor Hoffman added that the railroad had also again stated there was “no way” that a crossing would be approved at the location at that time.
Motion by Rubenzer, seconded by Hoffman that the Common Council find it in the public interest and use the appropriate Wisconsin Statute to conduct a public hearing and consider a resolution to discontinue Regent Street between Ludgate Street and the Wisconsin Central LTD Railroad right-of-way. **All present voting aye. MOTION CARRIED.**

4. The Board of Public Works considered the attached request of Craig Wurzer to discontinue the unopened Marris Street right-of-way between Unity Road and Dutchman

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

Drive. Director of Public Works Rubenzer noted there weren't any utilities in the said section and that Lots #1-3 of Bailey's Addition which was recently dedicated as a City park fronted the west side of the proposed discontinuance section. Parks and Recreation Director Hebert added that Lots #1-3 would need to remain as Park but that the west thirty-three feet of the proposed discontinuance could either be sold as real property or become part of the new park. Mr. Wurzer appeared and indicated that as recent purchaser of Lots #1, #15, #16 and #17 along the east side of the proposed discontinuance section they would be interested in obtaining the east thirty-three feet.

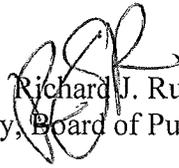
Motion by Hoffman, seconded by Rubenzer that the Common Council find it in the public interest and use the appropriate Wisconsin Statute to conduct a public hearing and consider in resolution to discontinue Marrs Street between Unity Road and Dutchman Drive. **All present voting aye. MOTION CARRIED.**

5. Wastewater Supervisor George Hobbs presented the attached Compliance Maintenance Annual Report (CMAR), summary and explained that the "F" grade in the Influent Loading was due to exceeding 100% of the Wastewater Treatment Plants organic loading for nine months and the "C" grade in Phosphorus was due to effluent violation in February and November of 2017. He noted that overall effluent discharges were very good and Strand Associates, Inc. were working on a rerating of the plant to address the Influent violations. Director of Public Works Rubenzer added that full copies of the CMAR were available upon request.

Motion by Rubenzer, seconded by Hoffman to recommend the Common Council accept the 2017 Compliance Maintenance Annual Report for the Chippewa Falls Wastewater Treatment Plant and approve the corresponding resolution. **All present voting aye. MOTION CARRIED.**

6. The Board of Public Works considered the attached Street Use Permit application from Chippewa Falls Main Street for the Pure Water Days Car Show. Director of Public Works Rubenzer noted the estimated \$168 City cost for Street Department personnel. **Motion** by Hoffman, seconded by Bauer to recommend the Common Council approve the attached Street Use Permit application from Chippewa Falls Main Street for the Pure Water Days Car Show and to not charge Main Street for City costs associated with the event. **All present voting aye. MOTION CARRIED.**

7. **Motion** by Rubenzer, seconded by Hoffman to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 6:00 P.M.


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

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, May 21, 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, MAY 21, 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 Wednesday, May 16, 2018 at 10:00 AM by Mary Bowe.

CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, MAY 7, 2018 – 5:30 PM

The Board of Public Works met in City Hall on Monday, May 7, 2018 at 5:30 PM. Present were Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer, Alderperson Paul Olson and Darrin Senn. Mayor Greg Hoffman was absent. Also attending were Ayres Associates, Inc. representative Dave Pantzlaff, Bill Sparkes representing The Oz Run and Assistant City Engineer Bill McElroy, P.E.

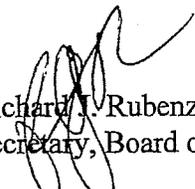
1. **Motion** by Olson, seconded by Bauer to approve the minutes of the April 9, 2018 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. Dave Pantzlaff appeared and presented the City with a 2018 Engineering Excellence State Finalist Award for the Spring Street Bridge Rehabilitation. The award was given by the American Council of Engineering Companies of Wisconsin and was a finalist among a variety of projects ranging from a Madison Utility Duel Zone Water Tower Reservoir to Madison Stormwater operations to an Appleton ERB Park and Outdoor Aquatics Center. The Spring Street Marsh Arch Rainbow Bridge is one of the only remaining Marsh Arch type bridges in the Midwest. **No action taken.**

3. Director of Public Works Rubenzer presented the attached bid summaries for the Wallerville project. He noted that both bids received were very competitive and under the engineer estimate for the project.
Motion by Olson, seconded by Bauer to recommend the Common Council approve the low bid of \$705,072.53 and award the contract for the Wallerville project to Haas Sons, Inc. Said award contingent on review and approval of the bid documents and bid security by Attorney Ferg. **All present voting aye except Senn who recused himself and abstained from the vote. MOTION CARRIED ON A 3-0 VOTE WITH ONE ABSTENTION.**

4. Bill Sparkes appeared to support the attached Street Use Permit for the Oz Run. Bill stated that in previous years, between four hundred and five hundred people participated in the event with a majority participating in the 5K run. Director of Public Works Rubenzer noted that Police Chief Kelm had estimated two officers for five hours on overtime for an estimated total of \$500 for the event. Mr. Sparkes noted that the charge had not been that high in the previous years.
Motion by Rubenzer, seconded by Senn to recommend the Common Council approve the attached Street Use Permit for the Oz Run and to charge the event organizers for Chippewa Falls Police Department services. **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 5:48 P.M.


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

Rick Rubenzer

From: ford@uic.com
Sent: Thursday, May 10, 2018 6:34 PM
To: Rick Rubenzer
Subject: Regent St.

Hello Rick

As we discussed I would like to move forward with discontinuing the Right of Way of Regent St. north of Ludgate St.

I look forward to working with the city of Chippewa Falls in this matter.

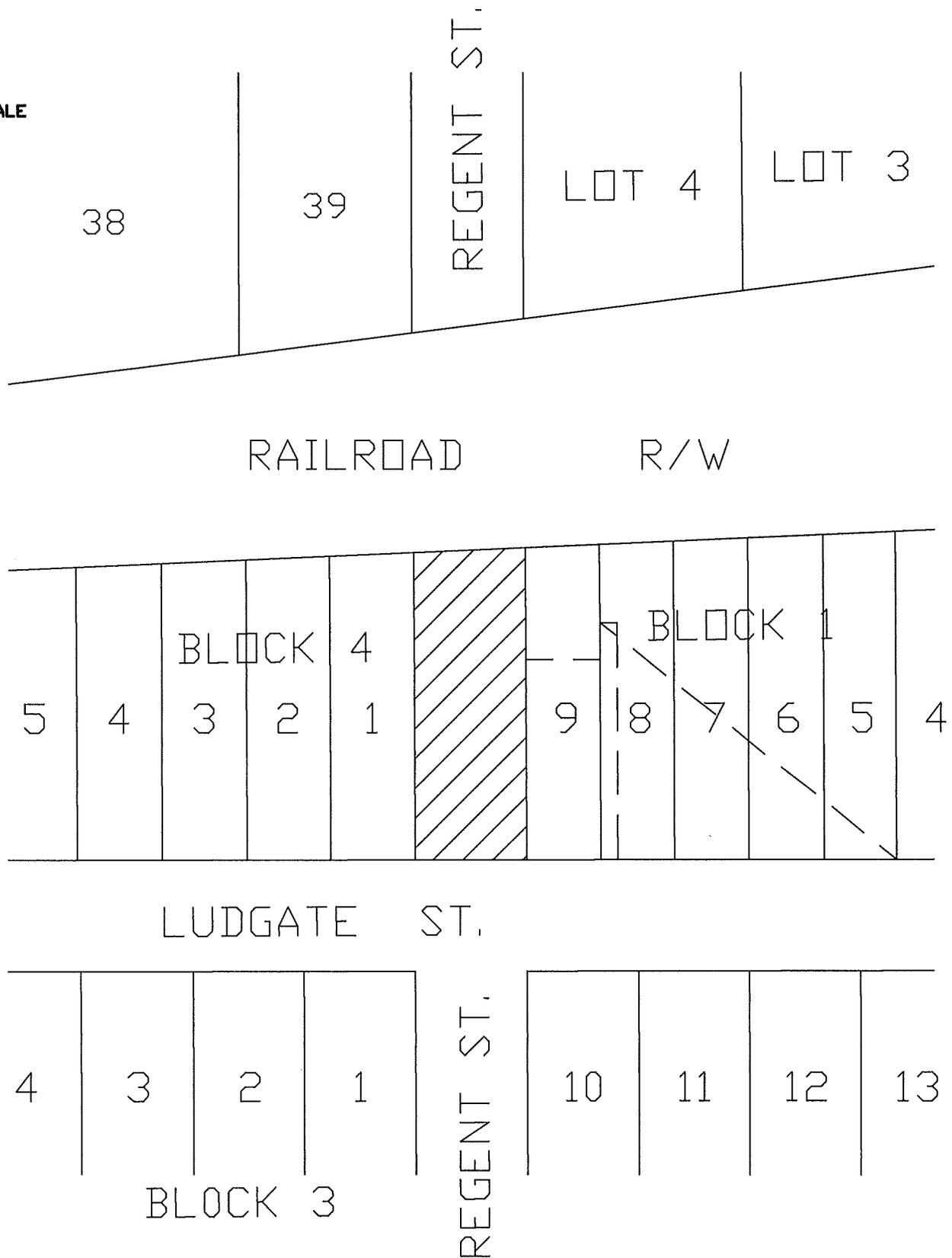
Thank you in advance for your assistance.

Sent from IBM Notes Traveler

LOCATION MAP REGENT STREET VACATION



NO SCALE



8)

(4006.39)

(4731.04)

(4731.04)

N

No Scale

2 consin Central
Railroad R/W

845)

(3844)

(3813)

Ludgate Street

33)

(3832)

(3831)

(3814)

(3815)

(3816)

Reg. St.

ADDITION

41)

(3843)

(3819)

(3816.1)

June 5, 2018

Members of the Chippewa Falls Board and City Council
30 W Central St
Chippewa Falls WI 54729

Dear Board Members & City Council:

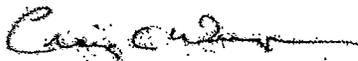
I am requesting to discontinue the right of way described as Marrs St near the intersection of Unity Rd.

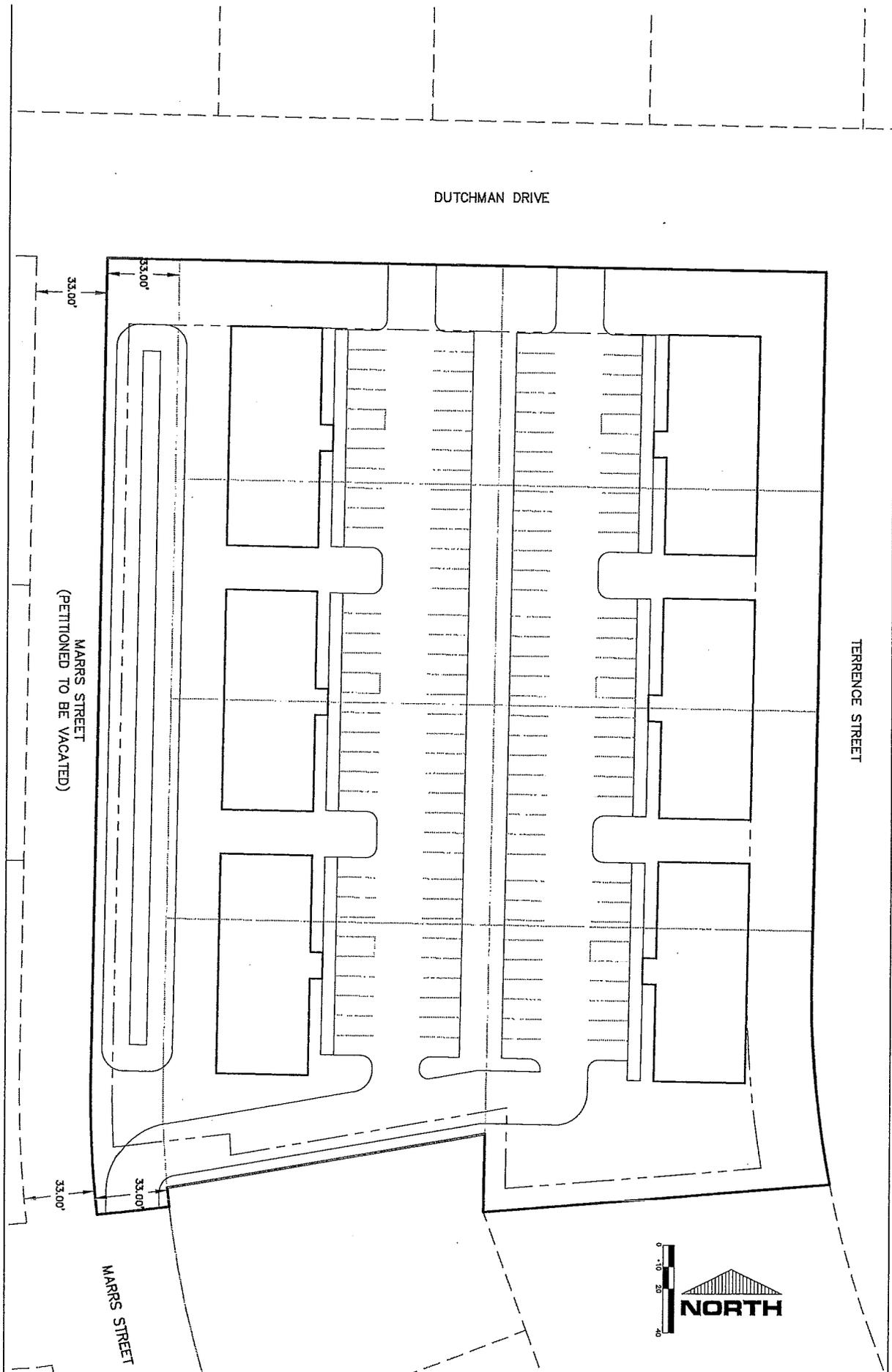
We are purchasing the eight multi-family lots on the southwestern corner of Dutchman Dr. and Terrence St of which 3 of the lots face Terrence St, 2 of the lots face Dutchman Dr. and the other 3 would have frontage on Marrs St. if it were to continue through to Dutchman. Since we will be able to access all of our buildings off of Dutchman and Terrence with driveways and utilities off of Dutchman and Terrence as well it would be in the interest of the public to discontinue Marrs St at its' current location. The western right away of Marrs is bordered by the City of Chippewa Park and Unity Rd. and Dutchman Rd. already service the park. By adding another road along that park it could pose safety hazards by having traffic surrounding all sides of the park. We also would accept the eastern 33' feet of the right away which would add more property tax to the city on the parcels we are purchasing.

We feel there is no necessary use, or anything to gain by having Marrs St. continue all the way through to Dutchman Dr. and it is our hope that you will consider and approve this petition for discontinuance.

Sincerely,

Craig Wurzer
C&E Lighthouse Properties LLC
1750 Hallie Rd
Chippewa Falls WI 54729
Phone: 715-271-4828
Email – Craigwurzer@gmail.com



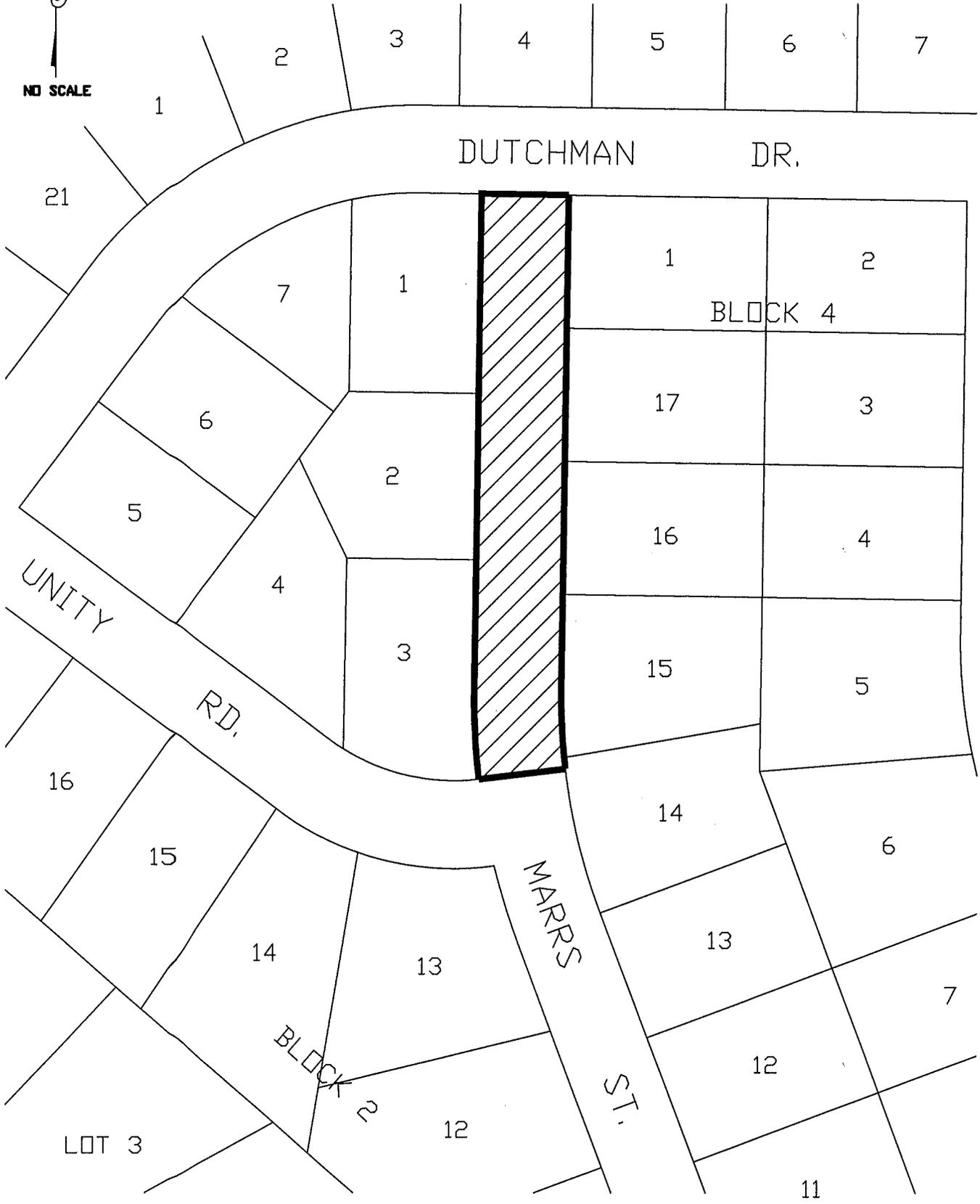


PROJECT 1	C & E LIGHTHOUSE PROPERTIES CONCEPTUAL SITE PLAN CITY OF CHIPPEWA FALLS, WI		DR BY: MAE DWG NAME: CP CONCEPT DATE: 05-05-18	SUB NO: 18092 DWG NO: 18092 APPROVED: / /	EVERYDAY SURVEYING & ENGINEERING dba: PRIMER LAND DESIGN 1519 PRAIRIE AVENUE • CHIPPewa FALLS, WI 54924 PH: (715) 821-0024 • FAX: (715) 821-0024	
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LOCATION MAP MARRS STREET VACATION

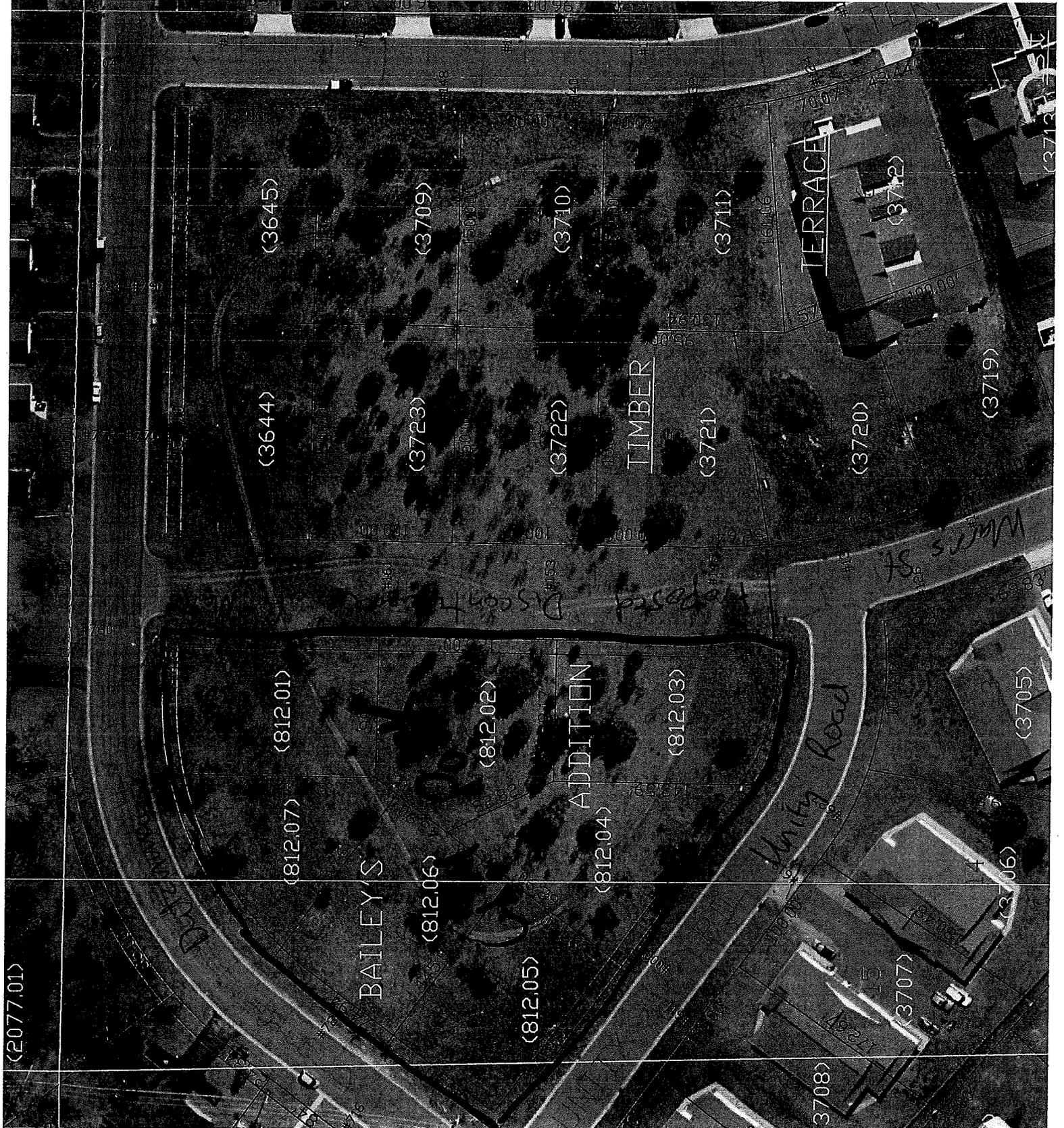


NO SCALE





No Scale



(3645)

(3709)

(3710)

(3711)

(3644)

(3723)

(3722)

(3721)

(3720)

(3719)

TIMBER

TERRACE

(3712)

(812.01)

(812.02)

(812.03)

(812.07)

(812.06)

(812.04)

(812.05)

BAILEY'S
ADDITION

(3705)

(3706)

(3707)

(3708)

(2077.01)

Duffin

Whitby Road

Mrs St

BAILEY'S

Discard

Compliance Maintenance Annual Report

Chippewa Falls Wwtp

Last Updated: Reporting For:
6/6/2018 **2017**

Grading Summary

WPDES No: 0023604

SECTIONS	LETTER GRADE	GRADE POINTS	WEIGHTING FACTORS	SECTION POINTS
Influent	F	0	3	0
BOD/CBOD	A	4	10	40
TSS	A	4	5	20
Phosphorus	C	2	3	6
Biosolids	B	3	5	15
Staffing/PM	A	4	1	4
OpCert	A	4	1	4
Financial	A	4	1	4
Collection	A	4	3	12
TOTALS			32	105
GRADE POINT AVERAGE (GPA) = 3.28				

Notes:

- A = Voluntary Range (Response Optional)
- B = Voluntary Range (Response Optional)
- C = Recommendation Range (Response Required)
- D = Action Range (Response Required)
- F = Action Range (Response Required)

Compliance Maintenance Annual Report

Chippewa Falls Wwtp

Last Updated: Reporting For:
6/6/2018 2017

Resolution or Owner's Statement

Name of Governing
Body or Owner:

Date of Resolution or
Action Taken:

Resolution Number:

Date of Submittal:

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO SPECIFIC CMAR SECTIONS (Optional for grade A or B. Required for grade C, D, or F):

Influent Flow and Loadings: Grade = F

Effluent Quality: BOD: Grade = A

Effluent Quality: TSS: Grade = A

Effluent Quality: Phosphorus: Grade = C

Biosolids Quality and Management: Grade = B

Staffing: Grade = A

Operator Certification: Grade = A

Financial Management: Grade = A

Collection Systems: Grade = A

(Regardless of grade, response required for Collection Systems if SSOs were reported)

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO THE OVERALL GRADE POINT AVERAGE AND ANY GENERAL COMMENTS

(Optional for G.P.A. greater than or equal to 3.00, required for G.P.A. less than 3.00)

G.P.A. = 3.28



CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

RECEIVED
MAY 11 2018
City Clerk
City of Chippewa Falls
By

Applicant Name and Address: Teri Ouimette, 514 N. Bridge St., Chippewa Falls, WI 54729
Applicant Phone Number: 715-723-6661

Please check here if the applicant is the individual in charge of the event. If not, please indicate Name, Address and Phone Number of responsible individual.
Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization:
Chippewa Falls Main Street, Inc. .
514 N. Bridge Street
Chippewa Falls, WI 54729
715-723-6661

Name of the event: Pure Water Days Parade Car Show [Lineup]
Estimated number of persons participating: 70-100

Date and start and end times requested for street use:
August 11, 2018 11 a.m. - 3 p.m.

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
The portion of Spruce Street between High Street and Bay Street. (see highlighted area on attached map)

Use, described in detail, for which the street use permit is requested:
We will line up vintage cars that will be taking part in the parade and car show during Pure Water Days.

City services requested for the event (e.g., Street Department or Police Department staff time)
Barricades (a map will be provided to the Street Department)

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]
Signature of Applicant
5/10/2018
Date

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):
2 Street Dept. Staff for two-hours to setup + pickup barricades \$168
RJA
6/04/2018

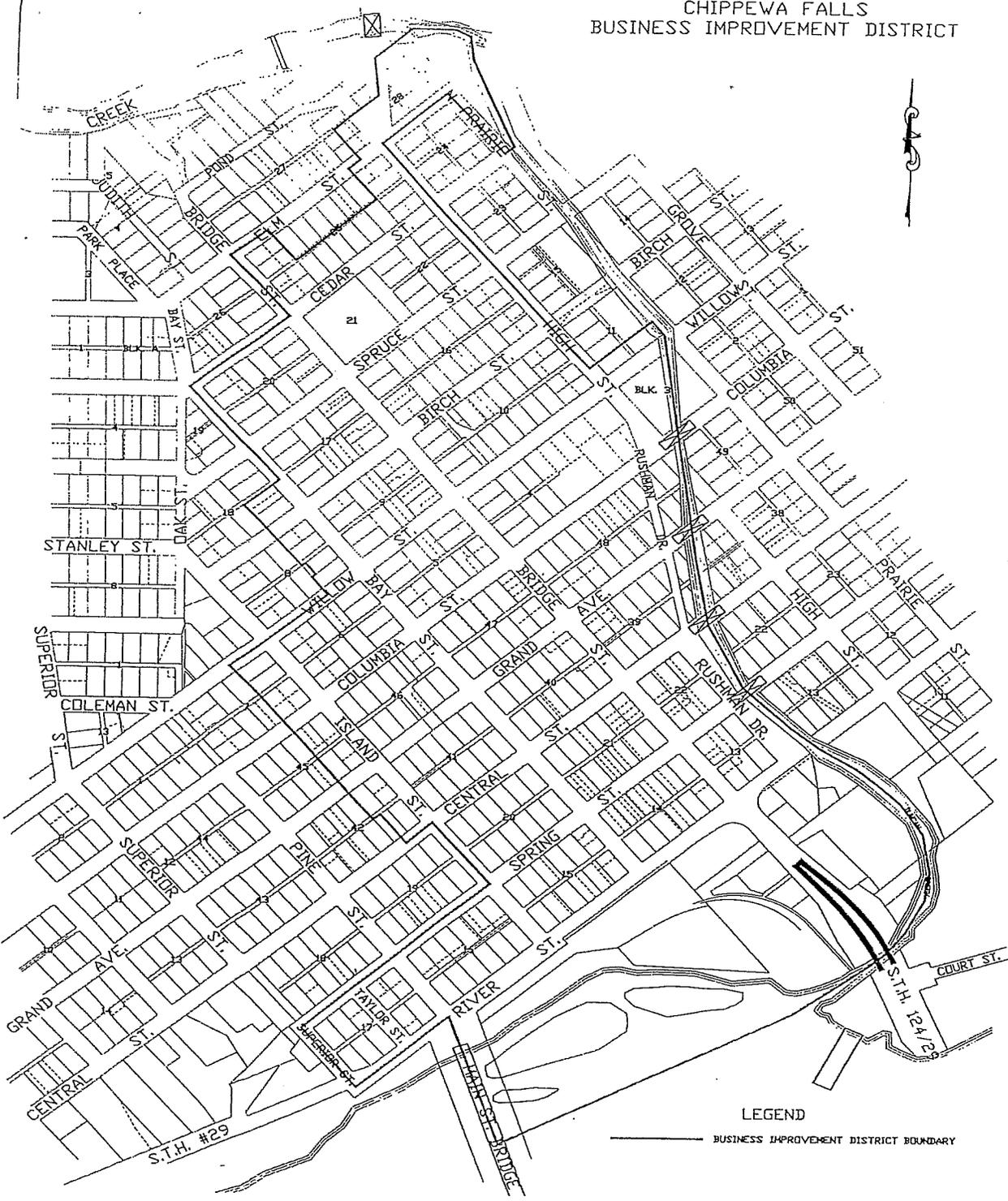
Requirements of Applicant:
None from CPD. JB 105

Approved by:
[Signature] 5-18-18
Signature of Chief of Police
[Signature] PE, 6/05/2018
Signature of Director of Public Works

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

Decision of City Council (required): Approved Denied

CHIPPEWA FALLS
BUSINESS IMPROVEMENT DISTRICT



**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JUNE 11, 2018 – 6:30 PM**

The Plan Commission met in City Hall on Monday, June 11, 2018 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Mike Tzanakis and Dan Varga. Also attending were Assistant City Engineer Bill McElroy, PE, City Planner Brad Hentschel, Steve Frazer, Bill Albright and Chippewa Herald reporter Sam Stetzer.

1. **Motion** by Doughty, seconded by Hubbard to approve the minutes of the May 7, 2018 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered election of a Vice-Chairperson. Commissioner Smith nominated Tom Hubbard. There were no other nominations.
Motion by Smith, seconded by Misfeldt to close nominations and cast a unanimous vote for Tom Hubbard for Plan Commission Vice-Chairperson. **All present voting aye. Motion carried.**

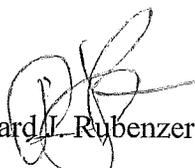
3. Bill Albright appeared to present the attached proposed Final Plat for the Willow Creek Phase IV Development. Secretary Rubenzer noted that the Planned Development Conditional Use Permit Resolution No. 2018-02 for Willow Creek Phase IV had been approved by the Plan Commission and that there weren't any issues with the proposed final plat.
Motion by Hubbard, seconded by Misfeldt to recommend the Common Council approve the Final Plat of Willow Creek Phase IV Development contingent on:
 - 1) Receipt of the plat review fees.
 - 2) Submission and approval of a storm water management plan to the City Engineering Department.**All present voting aye. Motion carried.**

4. City Planner Hentschel presented the attached proposal for amendment of boundaries and project plan for Tax Incremental District, (TID), #5. He noted that the Joint Review Board had met June 11, 2018 and approved the amendment. He noted that the only way to create TID #15 was to amend TID #5, (created 1987), by subtracting parcels from it. He then discussed the creation of TID #15 anticipating about thirty million dollars' worth of development in the district. Commissioner Misfeldt asked why the TID #5 amendment and TID #15 creation was happening now. Mr. Hentschel explained that the twelve percent limit of Tax Incremental Finance Districts would be exceeded as soon as a few recent developments in the City came online.

5. Mayor Hoffman opened a public hearing to consider Plan Commission TID Resolution No. 2018-01 designating proposed amended boundaries and approving a project plan for Tax Incremental District No. 5. No one spoke for or against. Mayor Hoffman closed the public hearing.
Mayor Hoffman opened a public hearing to consider Plan Commission TID Resolution No. 2018-02 for the creation of Tax Incremental District No. 15. No one spoke for or against. Mayor Hoffman closed the public hearing

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

6. **Motion** by Hubbard, seconded by Smith to approve Plan Commission Tax Incremental District No. 5 Resolution No. 2018-01. Mayor Hoffman requested a roll call vote. Voting aye were Hubbard, Smith, Cihasky, Misfeldt, Doughty, Arneberg, Hull, Rubenzer and Hoffman. **Motion was approved on a 9-0 vote.**
7. **Motion** by Hubbard, seconded by Hull to approve Plan Commission Tax Incremental District No. 15 Resolution No. 2018-02. Mayor Hoffman requested a roll call vote. Voting aye were Hubbard, Hull, Cihasky, Misfeldt, Doughty, Arneberg, Smith, Rubenzer and Hoffman. **Motion was approved on a 9-0 vote.**
8. City Planner Hentschel gave the Plan Commission an update on activities of the Metropolitan Planning Organization Chippewa Valley Bike Routes, (MPOCVBR), group and the 3-County Bicycle and Pedestrian Plan Advisory Committee. He noted that the Metropolitan Planning Organization is updating the City of Chippewa Falls Bike and Pedestrian Plan, (last updated in 1995). He stated that a resolution of support for the MPOCVBR groups work to make regional signs, trail names and mile markers uniform would be forthcoming. He also mentioned approximately \$5,000 would be requested in local funding. Assistant City Engineer McElroy updated the Plan Commission on the Chippewa River State Trail, (Old Abe State Trail), scheduled for construction in 2019. **No action was taken.**
9. Steve Frazer appeared to support his petition for a Planned Development Conditional Use Permit to construct two duplex buildings-Twin Homes, (4 units), on Lots #16-#18, Block #1, Zielie's Addition, located at the SE corner of Marilyn and Wisconsin Streets. Secretary Rubenzer stated that the City doesn't have Twin Homes listed as conditional uses in any residential districts and needs to have ordinance revision. Until that occurs, the residential Planned Development Conditional Use Permit is the only way to request Twin Home construction in the City. City Inspector Lasiewicz and Director of Public Works Rubenzer had discussed rezoning with Mr. Frazer but if the lots were rezoned to two family, Mr. Frazer would still need to utilize a Planned Development Conditional Use Permit process for Twin Home Construction. Mr. Frazer had previously checked with the City Assessor and the units he plans to construct will be assessed as duplexes until he has lot lines surveyed down the center of both buildings.
- Motion** by Smith, seconded by Cihasky that the Plan Commission conduct a public hearing to consider Planned Development Conditional Use Permit to construct two duplex buildings-Twin Homes, (4 units), on Lots #16-#18, Block #1, Zielie's Addition, located at the SE corner of Marilyn and Wisconsin Streets. The said public hearing to be scheduled upon:
- 1) Receipt of the \$300 administrative and advertising fee and proper notification of adjacent property owners.
- All present voting aye except Hull who voted nay. Motion carried.**
10. **Motion** by Hubbard, seconded by Smith to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:15 P.M.


Richard L. Rubenzer, P.E., Secretary

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

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MAY 7, 2018 – 6:30 PM**

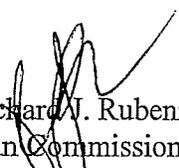
The Plan Commission met in City Hall on Monday, May 7, 2018 at 6:30 P.M. Present were Commissioners Dennis Doughty, Mike Tzanakis, Beth Arneberg, Alderperson Chuck Hull, Secretary Rick Rubenzer and Vice-Chairperson Tom Hubbard. Absent were Mayor Greg Hoffman, Commissioners Dave Cihasky, Greg Misfeldt, Dan Varga and Jerry Smith. Also attending were City Planner Brad Hentschel, Assistant City Engineer Bill McElroy, P.E. and those on the attached attendance sheet.

1. **Motion** by Tzanakis, seconded by Doughty to approve the minutes of the April 9, 2018 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Bill Albright, 7663 161st Street, Chippewa Falls, appeared to support the attached Residential Planned Development Conditional Use Permit Resolution #2018-02 amending C.U.P. Resolution #07-03, #12-03, #12-04 and #14-01 for Phase IV Development of the Willow Creek Subdivision. He stated that there would be a reduction of three single family units and an increase of six two-family lots. He stated there was a seventeen year inventory of single family lots remaining and zero inventory of two-family lots. He noted that the overall project density would be reduced. He projected beginning Phase IV in the fall of 2018 if approved. Vice-Chairperson Hubbard opened a public hearing to consider Residential Planned Development Conditional Use Permit Resolution #2018-02 amending C.U.P. Resolution #07-03, #12-03, #12-04 and #14-01 for Phase IV Development of the Willow Creek Subdivision. Ron Krueger appeared on behalf of his seventy-one year old sister Roxanne Lund who had purchased a home at #1816 Timber Trail. He said that the realtor had stated there wouldn't be additional housing units built to the north of #1816 Timber Trail. He questioned transparency. He stated the bathroom floor, siding and door frames weren't level at #1816 Timber Trail. He continued that some sheetrock screws had popped. He asked that the builders slow down and increase construction quality. No one else spoke. Vice Chairperson Hubbard closed the public hearing. Director of Public Works Rubenzer addressed the transparency concern stating that all adjacent property owners within 150 feet of the PD C.U.P. area were sent notices of the proposed IV amendment.
Motion by Tzanakis, seconded by Rubenzer to approved Residential Planned Development Conditional Use Permit Resolution #2018-02 amending C.U.P. Resolution #07-03, #12-03, #12-04 and #14-01 for Phase IV Development of the Willow Creek Subdivision. Vice Chairperson Hubbard requested a roll call vote. Voting aye were Tzanakis, Rubenzer, Arneberg, Hull and Hubbard. Voting nay was Doughty.
Motion was approved on a 5-1 vote.

3. Max Gehler appeared to support the attached Certified Survey Map for division of Outlot #3 located on Nelson Road east of Old Eau Claire Road.
Motion by Tzanakis, seconded by Doughty to recommend the Common Council approve the attached Certified Survey Map for division of Outlot #3 located on Nelson Road east of Old Eau Claire Road. Said approval based on receipt of the \$100 Certified Survey Map review fee and approval of a stormwater management plan for the parcels. **All present voting aye. Motion carried.**

4. **Motion** by Hull, seconded by Tzanakis to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:52P.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: May 9, 2018

NAME	ADDRESS	COMPANY REPRESENTING	PHONE #	EMAIL
Houston Huron	13533 45th Ave Chippewa Falls, WI 54729			
GERALD SKALECKI	1827 LUKE PLACE Chippewa Falls, WI 54729			
MAX GELLER	c.r. 5479 12635 SOTHAVALE		715-379-6163	
Kris Dmick	1835 Luke Pl			
MARY SKALECKI	1827 Luke PL CF			
RON SKALECKI RONALD CARROLL	1827 LUKE PL CF 1816 TIMBER TRAIL		715-233-7857	
Bill Abney	7607 1605 ⁺ Chippewa		715-831-9000	
Stanley Alden	1744 TIMBER TR.		715-218-3547	
JERRY & PATTY CLAR	1800 TIMBER TRL		715-832-7400	

PC TID RESOLUTION NO. 2018-01

**RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES
AND APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 5,
CITY OF CHIPPEWA FALLS, WISCONSIN**

WHEREAS, the City of Chippewa Falls (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 5 (the "District") was created by the City on November 18, 1997 as an industrial district; and

WHEREAS, the City now desires to amend the Project Plan and boundaries of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such amendment will cause territory to be subtracted from the District, adding to the tax base of the City and all overlapping taxing jurisdictions; and

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the district promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Chippewa County, the Chippewa Falls Area School District, and the Chippewa Valley Technical College District, and any other

entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 11, 2018 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Chippewa Falls that:

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 5 be amended as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the City.

MOTION: Hubbard

SECONDED: Smith

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on June 11, 2018 by a vote of 9 ayes, 0 nays and 0 abstentions.

Adopted this 11th day of June, 2018.


Richard J. Rubenzer, PE, Secretary
Plan Commission

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 5
CITY OF CHIPPEWA FALLS**

THIS CAN BE FOUND IN THE PROJECT PLAN

PROJECT PLAN



EHLERS
LEADERS IN PUBLIC FINANCE

June 11, 2018

Project Plan for the Territory to Tax Incremental District No. 5



Organizational Joint Review Board Meeting Held:	Scheduled for: June 11, 2018
Public Hearing Held:	Scheduled for: June 11, 2018
Consideration for Approval by Plan Commission:	Scheduled for: June 11, 2018
Consideration for Adoption by Common Council:	Scheduled for: July 17, 2018
Consideration for Approval by the Joint Review Board:	Scheduled for: TBD

Tax Incremental District No. 5 Territory & Project Plan Amendment

City of Chippewa Falls Officials

Common Council

Gregory Hoffman	Mayor
John Monarski	Council Member
Rob Kiefer	Council Member
CW King	Council Member
Chuck Hull	Council Member
Paul Olson	Council Member
Paul Nadreau	Council Member
Robert Hoekstra	Council Member

City Staff

Bridget Givens	City Clerk
Brad Hentschel	City Planner & Economic Development Director
Lynne Bauer	Finance Manager/Treasurer
Robert Ferg	City Attorney

Plan Commission

Mayor Gregory Hoffman	Greg Misfeldt
Richard Rubenzer	Dennis Doughty
Chuck Hull	David Cihasky
Tom Hubbard	Dan Varga
Mike Tzanakis	Beth Arneberg
	Jerry Smith

Joint Review Board

City Representative
Chippewa County
Chippewa Valley Technical College District
Chippewa Falls Area School District
Public Member



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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 5 (the “TID” or “District”) is an existing industrial district, which was created by a resolution of the City of Chippewa Falls (“City”) Common Council adopted on November 18, 1997 (the “Creation Resolution”).

Amendments

The District was previously amended on July 17, 2007, whereby a resolution was adopted to add additional territory to the District, and to amend the list of projects to be undertaken. This amendment was the first of four territory amendments permitted for this District.

The District was previously amended on June 21, 2011, whereby a resolution was adopted to reflect the District’s status as “distressed” under Sec. 66.1005(4e), Wis. Stats.

Purpose of this Amendment

The City proposes to remove specified parcels from the District. This will allow the City to simultaneously create a new District, as presented in the TID No. 15 Project Plan. As a “distressed” TID, none of the parcels within the boundary of TID 5 can be overlaid by another tax increment district. Subtracting the identified Territory will not result in any change to the anticipated District closure year. A map, located in Section 3 of this plan, identifies the Territory to be removed and its geographic relationship to the existing District’s boundaries. An additional map, located in Section 3 of this plan, identifies the proposed boundaries of the proposed District.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan Amendment and the exhibits contained and referenced herein, the following findings are made: (Since the purpose of this amendment is solely to subtract property, these tests cannot be applied in the conventional way. The Joint Review Board has previously concluded that these tests have been met. Accordingly, the City finds that it is reasonable to conclude these tests continue to be satisfied).

1. **That “but for” amendment of this District, the additional development projected to occur within the amendment areas as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:

- That “but for” amendment of the District’s Project Plan, the economic development objectives will not be achieved. In evaluating the appropriateness of the proposed amendment, the Joint Review Board must consider “whether the development expected in the tax incremental district would occur without the use of tax incremental financing,” customarily referred to as the “but for” test. Since the purpose of this amendment is solely to subtract property, this test cannot be applied in the conventional way. The Joint Review Board has previously concluded that the “but for” test was met. Accordingly, the City finds that it is reasonable to conclude the “but for” test continues to be satisfied. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.a.*

2. **The economic benefits of amending the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:
 - Tax increment collections are expected to be sufficient to pay for the cost of all improvements made in the District. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.b.*
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**
 - Given that it is likely that the District is expected to generate additional economic benefits that are more than sufficient to compensate for the cost of the improvements, as previously determined by the Joint Review Board, the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the Project Plan is not amended. *Finding Required by Wisconsin Statutes Section 66.1105(4m)(c)1.c.*
4. Not less than 50% by area of the real property within the District, as amended, is suitable for industrial sites within the meaning of Wisconsin Statutes Section 66.1101 and has been zoned for industrial use. Any real property within the District that was found suitable for industrial sites and was zoned for industrial use at the time of the creation of the District will remain zoned for industrial use for the life of the District.
5. Based upon the findings, as stated above, and the original findings as stated in the Creation Resolution, the District remains declared an industrial District based on the identification and classification of the property included within the District.
6. The project costs will not change as a result of this amendment.
7. There are no additional improvements as a result of this amendment.
8. The City estimates that approximately none of the territory within the District, as amended, will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.
9. The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.

SECTION 2: Type and General Description of District

The District was created under the authority provided by Wisconsin Statutes Section 66.1105 on November 18, 1997 by resolution of the Common Council. The District's valuation date, for purposes of establishing base value, was January 1, 1998.

The District is an "Industrial District," created on a finding that at least 50%, by area, of the real property within the District was zoned and suitable for industrial sites within the meaning of Wisconsin Statutes Section 66.1101. The District will remain in compliance with this finding after the subtraction of the Territory identified in this Amendment.

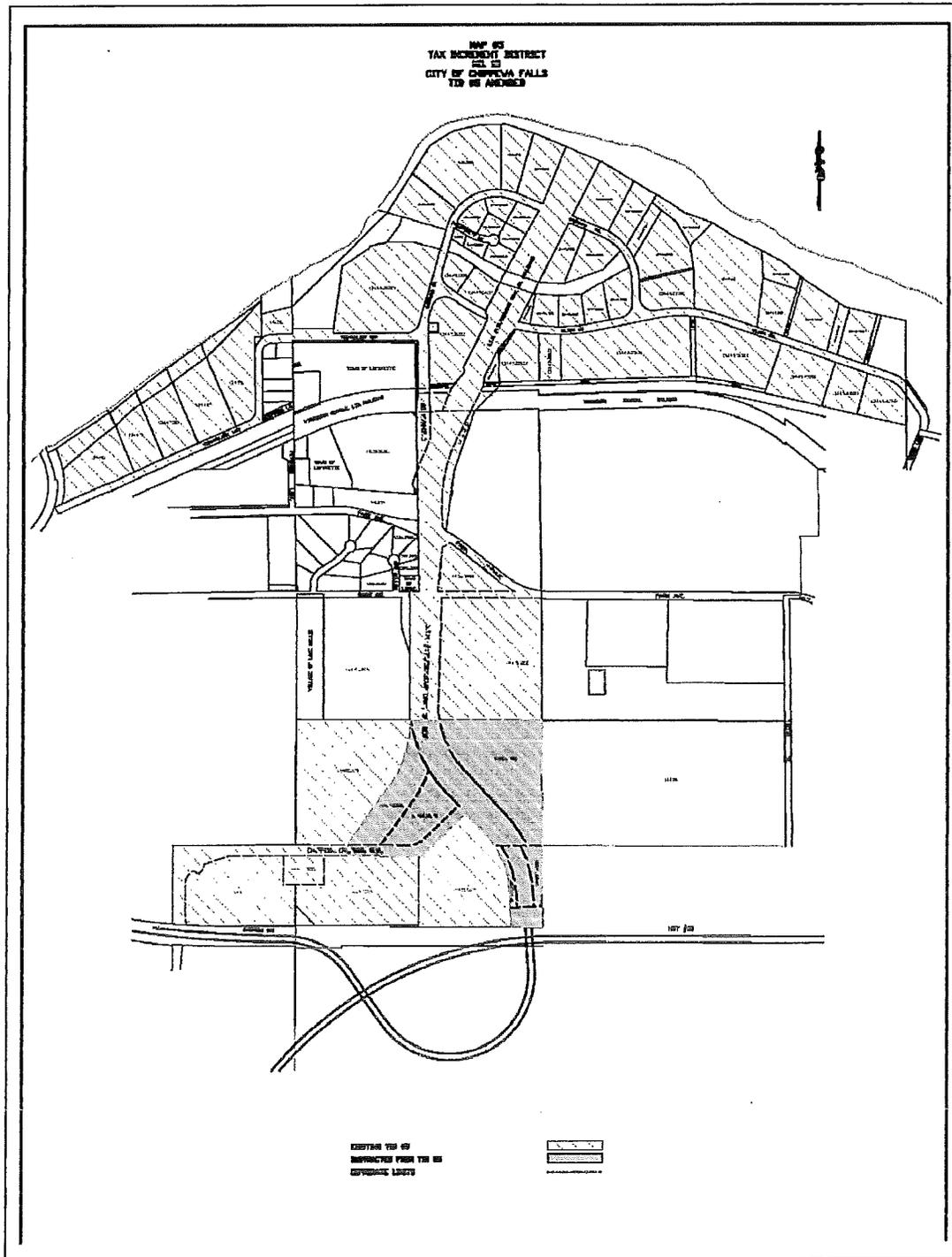
Wisconsin Statutes Section 66.1105(4)(h)2. provides authority for a City to amend the boundaries of an existing Tax Increment District for purposes of adding and/or subtracting territory up to a total of four times during the life of the District. The boundaries of the District have been amended once prior to this Amendment.

This Project Plan Amendment supplements, and does not supersede or replace any component of the original Project Plan, or any component of previously adopted Project Plan Amendments, unless specifically stated. All components of the original Project Plan, and its previously adopted Project Plan Amendments, remain in effect.

The City proposes to remove specified parcels from the District. This will allow the City to simultaneously create a new District, as presented in the TID No. 15 Project Plan. As a "distressed" TID, none of the parcels within the boundary of TID 5 can be overlaid by another tax increment district. Subtracting the identified Territory will not result in any change to the anticipated District closure year. A map, located in Section 3 of this plan, identifies the Territory to be removed and its geographic relationship to the existing District's boundaries. An additional map, located in Section 3 of this plan, identifies the proposed boundaries of the proposed District.

A map depicting the boundaries of the District is found in Section 3 of this Plan. Based upon the findings as stated above, and the original findings as stated in the Creation Resolution, the District remains an industrial District based on the identification and classification of the property included within the District.

SECTION 3:
Preliminary Map of Original District Boundary and Territory
Amendment Area Identified



SECTION 4:
**Map Showing Existing Uses and Conditions Within The
Territory Remaining**

There will be no change to the existing uses and conditions within the District as a result of this amendment. A copy of this map can be found in the Original and/or Amended Project Plan Documents.

SECTION 5: Preliminary Parcel List and Analysis Within The Territory Remaining

City of Chippewa Falls, Wisconsin				Assessment Information				Equalized Value						
Tax Increment District # 5														
Base Property Information - Parcels Removed from Boundary Area														
Property Information														
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Part of Existing TID? - Indicate TID #	Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total
	4419.55		State of Wisconsin	8.10	5	0	0	0	0	91.37%	0	0	0	0
	4420.50		State of Wisconsin	25.60	5	0	0	0	0	91.37%	0	0	0	0
	4421.40		State of Wisconsin	1.70	5	0	0	0	0	91.37%	0	0	0	0
	4421.30		City of Chippewa Falls	2.00	5	0	0	0	0	91.37%	0	0	0	0
	4421.20		City of Chippewa Falls	3.80	5	0	0	0	0	91.37%	0	0	0	0
Total Acreage						0	0	0	0		0	0	0	0
Estimated Equalized Value Reduction														0

**SECTION 6:
Equalized Value Test**

No additional territory will be added to the District. Demonstration of compliance with the equalized value test is not required for this Amendment.

**SECTION 7:
Statement of Kind, Number and Location of Proposed
Public Works and Other Projects**

The project costs will not change, nor are there any additional improvements as a result of this amendment. The statement of kind, number and location of proposed public works and other projects as documented in the Original and/or Amended Project Plan Documents remains in effect.

**SECTION 8:
Map Showing Proposed Improvements and Uses Within
The Territory Remaining**

There will be no change to the proposed improvements or uses within the District as a result of this amendment. A copy of this map can be found in the Original and/or Amended Project Plan Documents.

**SECTION 9:
Detailed List of Additional and Updated Project Costs**

The project costs will not change, nor are there any additional improvements as a result of this amendment. The statement of kind, number and location of proposed public works and other projects as documented in the Original and/or Amended Project Plan Documents remains in effect.

SECTION 10: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

The information and exhibits contained within this Section demonstrate that the District, as amended by the subtraction of Territory, will remain economically feasible. The analysis in this section demonstrates the overall cash flow of the District improves by subtracting the identified parcels.

Plan Implementation

There are no additional projects as a result of this amendment.

Implementation and Financing Timeline

There are no proposed changes to the projects or projects costs identified in the Original and/or Amended Project Plan documents.

Cash Flow – Before Subtraction

Tax Increment Forecast

TID No. 5 (Riverside Industrial Park / Chippewa Crossing)

District Classification: Industrial
 Creation Date: 11/18/1997
 Effective Creation Year: 1998
 End of Expenditure Period: 2016
 Maximum Life of District (Final Year): 2031
 Final Revenue Year: 2031
 Inflation Factor: 0.00%

Cash Balance
 Dec. 31, 2018
 \$91,076

Construction Year	Valuation Year	Revenue Year	Inflation Increment	New Valuation	TID Value Increment	Tax Rate	Projected Tax Increment	TID 10 Pooled Revenues	TID 11 Pooled Revenues	TID 14 Pooled Revenues	Total Revenues	2009 G.O. Bonds \$5,670,000	2012 G.O. Bonds \$6,065,000	Dev. Agreement	Total Expenses	Annual Balance	Cumulative Balance
2015	2016	2017	-	20,157,400	21.46	432,527	-	-	145,000	-	432,527	316,720	116,200	140,374	573,224	4,283	95,309
2016	2017	2018	-	18,583,500	20.95	389,302	52,560	45,000	-	389,302	319,670	114,500	114,500	-	434,970	132	91,208
2017	2018	2019	-	18,583,500	20.95	389,302	52,560	295,000	-	389,302	671,830	62,800	62,800	-	734,630	2,232	93,440
2018	2019	2020	-	18,583,500	20.95	389,302	52,560	295,000	-	389,302	666,260	67,100	67,100	-	731,360	3,502	96,942
2019	2020	2021	-	18,583,500	20.95	389,302	52,560	280,000	-	389,302	653,940	66,300	66,300	-	720,240	1,622	98,564
2020	2021	2022	-	18,583,500	20.95	389,302	-	-	-	389,302	-	115,500	115,500	-	115,500	273,802	372,365
2021	2022	2023	-	18,583,500	20.95	389,302	-	-	-	389,302	-	118,700	118,700	-	118,700	270,602	642,967
2022	2023	2024	-	18,583,500	20.95	389,302	-	-	-	389,302	-	116,705	116,705	-	116,705	272,587	915,553
2023	2024	2025	-	18,583,500	20.95	389,302	-	-	-	389,302	-	114,615	114,615	-	114,615	274,687	1,190,250
2024	2025	2026	-	18,583,500	20.95	389,302	-	-	-	389,302	-	117,363	117,363	-	117,363	271,919	1,462,169
2025	2026	2027	-	18,583,500	20.95	389,302	-	-	-	389,302	-	114,933	114,933	-	114,933	274,368	1,736,538
2026	2027	2028	-	18,583,500	20.95	389,302	-	-	-	389,302	-	117,363	117,363	-	117,363	271,919	2,008,457
2027	2028	2029	-	18,583,500	20.95	389,302	-	-	-	389,302	-	114,600	114,600	-	114,600	274,702	2,283,158
2028	2029	2030	-	18,583,500	20.95	389,302	-	-	-	389,302	-	111,450	111,450	-	111,450	277,862	2,561,010
2029	2030	2031	-	18,583,500	20.95	389,302	-	-	-	389,302	-	113,300	113,300	-	113,300	276,002	2,837,012

Totals:

\$157,681 \$1,060,000 \$7,100,430 \$4,350,262

Cash Flow – After Subtraction

As no taxable property will be removed from TID 5, there will be no change to the projected cash flow prior to subtraction of territory from the District.

SECTION 11: Annexed Property

No territory will be added to the District.

SECTION 12: Estimate of Remaining Property to be Devoted to Retail Business

The City estimates that approximately none of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period. This finding is made to fulfill the reporting requirement as contained in Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.

SECTION 13: Proposed Zoning Ordinance Changes

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this Amended Project Plan. And any real property within the District that is found suitable for industrial sites and is zoned for industrial use will remain zoned for industrial use for the life of the District.

SECTION 14:
**Proposed Changes in Master Plan, Map, Building Codes
and City of Chippewa Falls Ordinances**

It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

SECTION 15:
Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes Section chapter 32.

SECTION 16:
**Orderly Development and/or Redevelopment of the City of
Chippewa Falls**

This amendment will have no impact on the viability of the original District Project Plan as it relates to the orderly development and/or redevelopment of the City.

SECTION 17: List of Estimated Non-Project Costs

Non-Project Costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds.

Examples would include:

A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 18:
Opinion of Attorney for the City of Chippewa Falls
Advising Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105

June 8, 2018

SAMPLE

Mayor Gregory Hoffman
City of Chippewa Falls
30 W. Central Street
Chippewa Falls, Wisconsin 54729

RE: City of Chippewa Falls, Wisconsin Tax Incremental District No. 5 Amendment

Dear Mayor:

As City Attorney for the City of Chippewa Falls, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Section 66.1105 of the Wisconsin Statutes. This opinion is provided pursuant to Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney Robert Ferg
City of Chippewa Falls

PC TID RESOLUTION NO. 2018-02

**RESOLUTION DESIGNATING PROPOSED BOUNDARIES AND
APPROVING A PROJECT PLAN
FOR TAX INCREMENTAL DISTRICT NO. 15,
CITY OF CHIPPEWA FALLS, WISCONSIN**

WHEREAS, the City of Chippewa Falls (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 15 (the "District") is proposed to be created by the City as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Chippewa County, the Chippewa Falls Area School District, and the Chippewa Valley Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on June 11, 2018 held a public hearing concerning the

project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Chippewa Falls that:

1. It recommends to the Common Council that Tax Incremental District No. 15 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the City.

MOTION: Hubbard

SECONDED: Hull

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on June 11, 2018 by a vote of 9 ayes, 0 nays and 0 abstentions.

Adopted this 11th day of June, 2018.

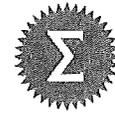

Richard J. Rubenzer, PE, Secretary
Plan Commission

EXHIBIT A -

**LEGAL BOUNDARY DESCRIPTION OR MAP OF
TAX INCREMENTAL DISTRICT NO. 15
CITY OF CHIPPEWA FALLS**

THIS CAN BE FOUND IN THE PROJECT PLAN

PROJECT PLAN



EHLERS

LEADERS IN PUBLIC FINANCE

May 30, 2018

Project Plan for the Creation of Tax Incremental District No. 15



Organizational Joint Review Board Meeting Held:	Scheduled for: June 11, 2018
Public Hearing Held:	Scheduled for: June 11, 2018
Consideration for Approval by Plan Commission:	Scheduled for: June 11, 2018
Consideration for Adoption by Common Council:	Scheduled for: July 17, 2018
Consideration for Approval by the Joint Review Board:	Scheduled for: TBD



Tax Incremental District No. 15 Creation Project Plan

City of Chippewa Falls Officials

Common Council

Gregory Hoffman	Mayor
John Monarski	Council Member
Rob Kiefer	Council Member
CW King	Council Member
Chuck Hull	Council Member
Paul Olson	Council Member
Paul Nadreau	Council Member
Robert Hoekstra	Council Member

City Staff

Bridget Givens	City Clerk
Brad Hentschel	City Planner & Economic Development Director
Lynne Bauer	Finance Manager/Treasurer
Robert Ferg	City Attorney

Plan Commission

Mayor Gregory Hoffman	Greg Misfeldt
Richard Rubenzer	Dennis Doughty
Chuck Hull	David Cihasky
Tom Hubbard	Dan Varga
Mike Tzanakis	Beth Arneberg
	Jerry Smith

Joint Review Board

City Representative
Chippewa County
Chippewa Valley Technical College District
Chippewa Falls Area School District
Public Member



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SECTION 1: Executive Summary

Description of District

Type of District, Size and Location

Tax Incremental District (“TID”) No. 15 (the “TID” or “District”) is proposed to be created by the City of Chippewa Falls (“City”) as a mixed-use district. A map of the proposed District boundaries is located in Section 3 of this plan.

Estimated Total Project Expenditures.

The City anticipates making total project expenditures of approximately \$5,000,000 to undertake the projects listed in this Project Plan. The City anticipates completing the projects in multiple phases. The Expenditure Period of this District is 15 years from the date of adoption of the authorizing Resolution of the Common Council (the “Creation Resolution”). The projects to be undertaken pursuant to this Project Plan are expected to be financed the City through various means, however, the City may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council. A discussion and listing of other possible financing mechanisms, as well as a summary of total project financing, is located in Section 10 of this plan.

Economic Development

As a result of the creation of this District, the City projects that additional land and improvements value of approximately \$35,000,000 will be created as a result of new development, redevelopment, and appreciation in the value of existing properties (most of which will be the result of the property becoming taxable when sold to private parties). This additional value will be a result of the improvements made and projects undertaken within the District. A table detailing assumptions as to the timing of new development and redevelopment and associated values is located in Section 10 of this Plan. In addition, creation of the District is expected to result in other economic benefits as detailed in the Summary of Findings hereafter.

Expected Termination of District

Based on the Economic Feasibility Study located in Section 10 of this plan, this District would be expected to generate sufficient tax increments to recover all project costs by the year 2035; 3 years earlier than the 20-year maximum life of this District. Termination of the District is subject to future events and circumstances and cannot be known with certainty, at this time.

Summary of Findings

As required by Wisconsin Statutes Section 66.1105, and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. **That “but for” the creation of this District, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination, the City has considered the following information:

- Some of the sites proposed for development have remained vacant. It is the judgment of the City that the use of Tax Incremental Financing (“TIF”) will be required to provide the necessary infrastructure and inducements to encourage development on the sites consistent with that desired by the City.
- In order to make the areas included within the District suitable for development, the City will need to make a substantial investment to pay for the costs of: property, right-of-way and easement acquisition, site preparation, installation of utilities; installation of streets and related streetscape items; development incentive payments, and other associated costs. The City will also incur substantial costs to extend public and private utilities with the area in order to allow for development to occur within the District. Due to the extensive initial investment in public infrastructure that is required in order to allow development to occur, the City has determined that development of the area will not occur solely as a result of private investment. Accordingly, the City finds that absent the use of TIF, development of the area is unlikely to occur.

2. **The economic benefits of the Tax Incremental District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements.** In making this determination, the City has considered the following information:

- As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected are more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.

3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.**

- If approved, the District’s creation would become effective for valuation purposes as of January 1, 2018. As of this date, the values of all taxable property would be frozen and the property taxes collected on this base value would continue to be distributed amongst the various taxing entities as they currently are now. Taxes levied on any additional value established within the District due to new construction, renovation or appreciation of property values occurring after January 1, 2018 would be collected by the TID and used to repay the costs of TIF-eligible projects undertaken within the District.
- Since the development expected to occur is unlikely to take place or in the same manner without the use of TIF (see Finding #1) and since the District will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the City reasonably concludes that the overall benefits of the District outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the “but for” test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the District is not created. As required by Section 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the

owners of property in the overlying taxing jurisdictions has been made and can be found in Appendix A of this plan.

4. Not less than 50% by area of the real property within the District is suitable for a combination of industrial and commercial uses, defined as “mixed-use development” within the meaning of Wisconsin Statutes Section 66.1105(2)(cm). Any lands proposed for newly-platted residential development comprise will in no event will exceed 35% by area of the real property within the District. Any project costs related to newly-platted residential development may be eligible expenditures based on the finding that the development has a residential housing density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a., or is located in a conservation subdivision as defined in Wisconsin Statutes Section 66.1027(1)(a)., or is located in a traditional neighborhood development as defined in Wisconsin Statutes Section n 66.1027(1)(c).
5. Based upon the findings, as stated above, the District is declared to be a mixed-use District based on the identification and classification of the property included within the District.
6. The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
7. The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
8. The equalized value of taxable property of the District, plus the value increment of all existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that approximately none of the territory within the District will be devoted to retail business at the end of the District’s maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1.
10. The Project Plan for the District in the City is feasible, and is in conformity with the master plan of the City.

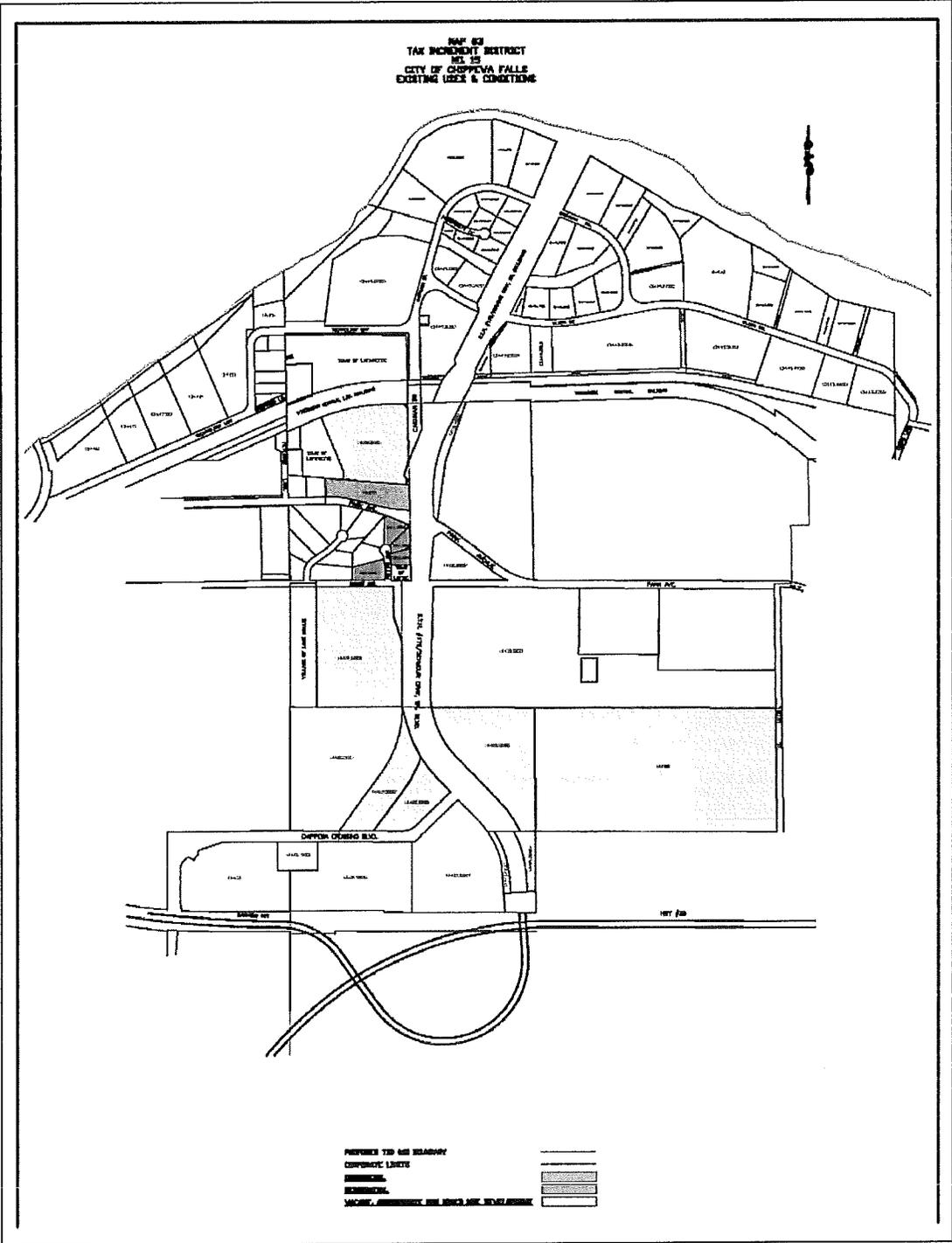
SECTION 2: Type and General Description of District

The District is being created by the City under the authority provided by Wisconsin Statutes Section 66.1105. The District is created as a "Mixed Use District" based upon a finding that at least 50%, by area, of the real property within the District is suitable for a combination of industrial, commercial and residential uses as defined within the meaning of Wisconsin Statutes Section 66.1105(2)(cm) (See Section 5 of this plan for a breakdown of District parcels by class and calculation of compliance with the 50% test). Lands proposed for newly-platted residential development may not comprise more than 35% of the area of the District. To the extent that project costs will be incurred by the City for newly-platted residential development, the residential development will have a density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a., or be located in a conservation subdivision as defined in Wisconsin Statutes Section 66.1027(1)(a)., or be located in a traditional neighborhood development as defined in Wisconsin Statutes Section 66.1027(1)(c).

A map depicting the boundaries of the District is found in Section 3 of this Plan. A map depicting the proposed uses of the District is found in Section 8 of this plan. The City intends that TIF will be used to assure that a combination of private industrial, commercial and residential development occurs within the District consistent with the City's development objectives. This will be accomplished by installing public improvements and making necessary related expenditures to induce and promote development within the District. The goal is to increase the tax base and to provide for and preserve employment opportunities within the City. The project costs included in the Plan relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.

Based upon the findings, as stated within this Plan, the District is declared to be a mixed-use District based on the identification and classification of the property included within the district.

SECTION 4:
 Map Showing Existing Uses and Conditions



SECTION 6: Equalized Value Test

The following calculations demonstrate that the City is in compliance with Wisconsin Statutes Section.66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$103,528,422. This value is less than the maximum of \$108,025,596 in equalized value that is permitted for the City of Chippewa Falls. The City is therefore in compliance with the statutory equalized valuation test and may proceed with creation of this District.

City of Chippewa Falls, Wisconsin	
Tax Increment District # 15	
Valuation Test Compliance Calculation	
District Creation Date	1/1/2018
	Valuation Data Currently Available 2017
Total EV (TID In)	900,213,300
12% Test	108,025,596
Total Existing Increment	<u>100,294,600</u>
Projected Base of New or Amended District	3,233,822
Less Value of Any Underlying TID Parcels	0 ⁿ
Total Value Subject to 12% Test	<u>103,528,422</u>
Compliance	PASS

SECTION 7:

Statement of Kind, Number and Location of Proposed Public Works and Other Projects

The following is a list of public works and other TIF-eligible projects that the City expects to implement in conjunction with this District. Any costs necessary or convenient to the creation of the District or directly or indirectly related to the public works and other projects are considered "Project Costs" and eligible to be paid with tax increment revenues of the District.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

In order to promote and facilitate development and/or redevelopment the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred in order to make the property suitable for development and/or redevelopment. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development and/or redevelopment exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wisconsin Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

In order to promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Site Preparation Activities

Environmental Audits and Remediation

There have been no known environmental studies performed within the proposed District. If, however, it

becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediations are eligible Project Costs.

Demolition

In order to make sites suitable for development and/or redevelopment, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development and/or redevelopment, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

There are inadequate sanitary sewer facilities serving areas of the District. To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius are eligible expenses under Section 66.1105(2)(f)1 k.

Water System Improvements

There are inadequate water distribution facilities serving areas of the District. To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development and/or redevelopment within the District will cause stormwater runoff and pollution. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to,

construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

In order to create sites suitable for development and/or redevelopment, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

In order to create sites suitable for development and/or redevelopment, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

In order to create sites suitable for development and/or redevelopment, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

There are inadequate street improvements serving areas of the District. To allow development and/or redevelopment to occur, the City may need to construct and/or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

In order to attract development and/or redevelopment consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

RDA Type Activities

Contribution to Redevelopment Authority

As provided for in Wisconsin Statutes Sections 66.1105(2)(f)1.h and 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program

To encourage private redevelopment consistent with the objectives of this Plan, the City, through its RDA, may provide loans and/or matching grants to eligible property owners in the District. Loan and/or matching grant recipients will be required to sign an agreement specifying the nature of the property improvements to be made. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving loan fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for the purpose of sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover project costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include, but are not limited to: architectural; environmental; planning; engineering; legal, audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees in connection with the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

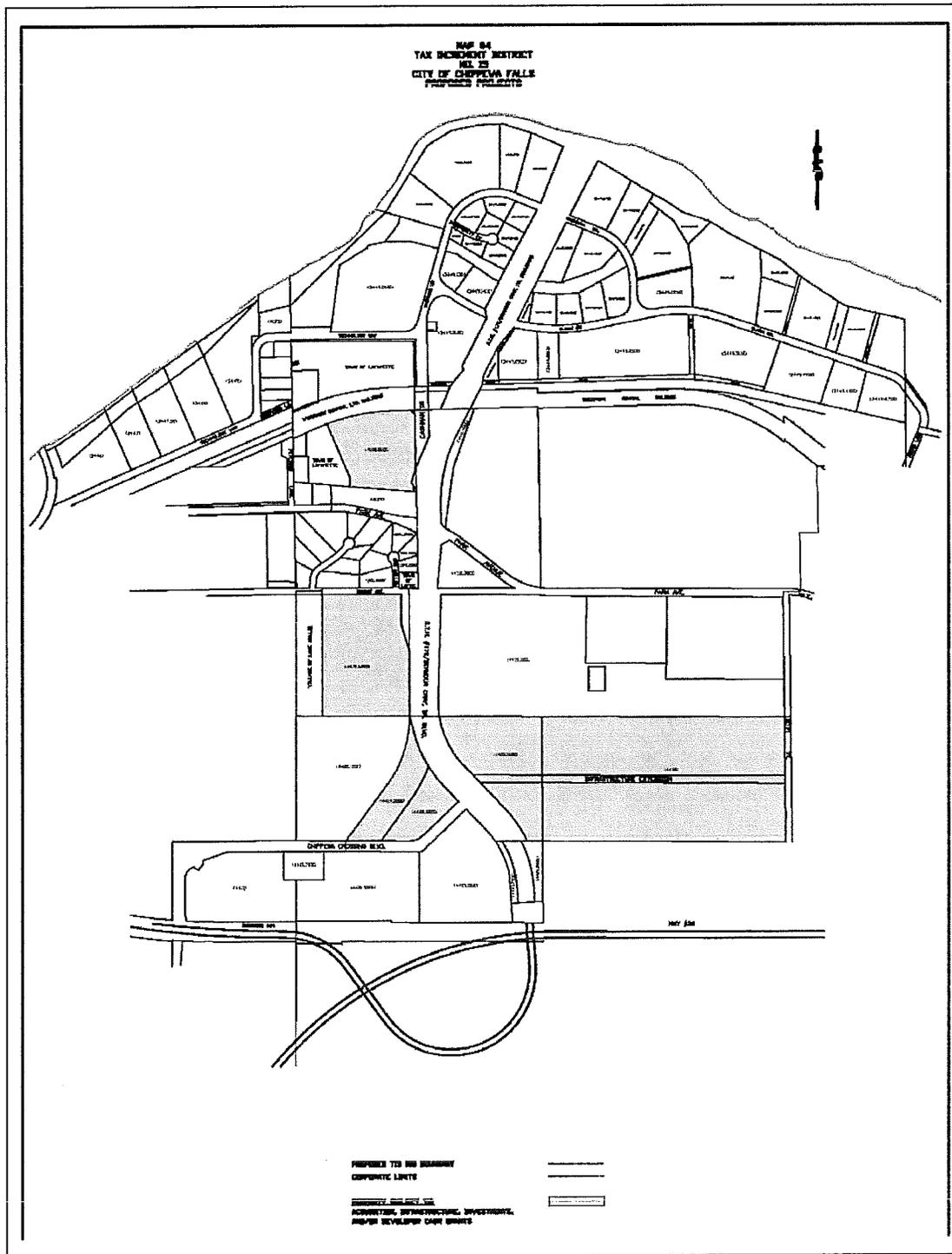
With all projects the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

In the event any of the public works project expenditures are not reimbursable out of the special TIF fund under Wisconsin Statutes Section 66.1105, in the written opinion of counsel retained by the City for such purpose or a court of record so rules in a final order, then such project or projects shall be deleted herefrom and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan.

The City reserves the right to implement only those projects that remain viable as the Plan period proceeds.

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred, by the City and as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges. To the extent the costs benefit the municipality outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Prorations of costs in the Plan are also estimates and subject to change based upon implementation, future assessment policies and user fee adjustments.

SECTION 8: Map Showing Proposed Improvements and Uses



SECTION 9: Detailed List of Project Costs

All costs are based on 2018 prices and are preliminary estimates. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2018 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented without amending the Plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on best information available. The City retains the right to delete projects or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without amending the Plan.

Proposed TIF Project Cost Estimates

City of Chippewa Falls, Wisconsin						
Tax Increment District # 15						
Estimated Project List						
Project ID	Project Name/Type	2019	2020	Various Years	Ongoing	Total (Note 1)
1	Land Acquisition	3,000,000				3,000,000
2	Water System Improvements		265,000			265,000
3	Sanitary Sewer System Improvements		205,000			205,000
4	Storm Sewer System Improvements		230,000			230,000
5	Street Improvements		600,000			600,000
6	Natural Gas Extensions/Improvements			150,000		150,000
7	Electric Service Extensions/Improvements			150,000		150,000
8	Development Incentives					0
9	Professional and Administrative Expenses				50,000	50,000
10						0
Total Projects		<u>3,000,000</u>	<u>1,300,000</u>	<u>300,000</u>	<u>50,000</u>	<u>4,650,000</u>

Notes:
 Note 1 Project costs are estimates and include amounts for contingency and soft costs

SECTION 10: Economic Feasibility Study, Financing Methods, and the Time When Costs or Monetary Obligations Related are to be Incurred

The information and exhibits contained within this Section demonstrate that the proposed District is economically feasible insofar as:

- The City has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of “Available Financing Methods” follows.
- The City expects to complete the projects in multiple phases, and can adjust the timing of implementation as needed to coincide with the pace of private development and/or redevelopment. A discussion of the phasing and projected timeline for project completion is discussed under “Plan Implementation” within this Section. A table identifying the financing method for each phase and the time at which that financing is expected to be incurred is included.
- The development anticipated to occur as a result of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. Within this Section are tables identifying: 1) the development and/or redevelopment expected to occur, 2) a projection of tax increments to be collected resulting from that development and/or redevelopment and other economic growth within the District, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available to the District will be sufficient to pay all Project Costs.

Available Financing Methods

Implementation of this Plan may require that the City issue debt obligations to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the City may choose to utilize.

General Obligation (G.O.) Bonds or Notes

The City may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN).

Bonds Issued to Developers (“Pay as You Go” Financing)

The City may issue a bond or other obligation to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the developer under the bonds or other obligations are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City’s obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds or

other obligations issued to developers in this fashion are not general obligations of the City and, therefore, do not count against the City's statutory borrowing capacity.

Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City, or as a form of lease revenue bond by a Redevelopment Authority (RDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City's statutory borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the City may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of its various utility systems, including revenues paid by the City that represent service of the system to the City. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the City must demonstrate to bond purchasers its ability to repay revenue debt with the assigned rates. To the extent the City utilizes utility revenues other than tax increments to repay a portion of the bonds, the City must reduce the total eligible Project Costs in an equal amount.

Special Assessment "B" Bonds

The City has the ability to levy special assessments against benefited properties to pay part of the costs for street, curb, gutter, sewer, water, storm sewers and other infrastructure. In the event the City determines that special assessments are appropriate, the City can issue Special Assessment B bonds pledging revenues from special assessment installments to the extent assessment payments are outstanding. These bonds are not counted against the City's statutory borrowing capacity. If special assessments are levied, the City must reduce the total eligible Project Costs under this Plan in an amount equal to the total collected.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area. A reasonable and orderly sequence is outlined on the following page. However, public debt and expenditures should be made at the pace private development and/or redevelopment occurs to assure increment is sufficient to cover expenses.

It is anticipated developer agreements between the City and private parties will be in place prior to major public expenditures. These agreements can provide for development guarantees or a payment in lieu of development. To further assure contract enforcement, these agreements might include levying of special assessments against benefited properties.

The order in which public improvements are made should be adjusted in accordance with development and execution of developer agreements. The City reserves the right to alter the implementation of this Plan to accomplish this objective.

Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions.

Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

Implementation and Financing Timeline

City of Chippewa Falls, Wisconsin		
Tax Increment District # 15		
Estimated Financing Plan		
	G.O. Bond 2019	G.O. Bond 2020
Projects		
Land Acquisition	3,000,000	
Water System Improvements		265,000
Sanitary Sewer System Improvements		205,000
Storm Sewer System Improvements		230,000
Street Improvements		600,000
Total Project Funds	3,000,000	1,300,000
Estimated Finance Related Expenses		
Costs of Issuance	55,000	30,000
Underwriter Discount	12.00 43,020	12.00 18,240
Capitalized Interest	483,975	171,000
Total Financing Required	3,581,995	1,519,240
Rounding	3,005	760
Net Issue Size	3,585,000	1,520,000
Notes:		

Development Assumptions

City of Chippewa Falls, Wisconsin							
Tax Increment District # 15							
Development Assumptions							
Construction Year		Actual	Increase to Land Value	Real Improvements	Annual Total	Construction Year	
1	2018				0	2018	1
2	2019				0	2019	2
3	2020		1,000,000		1,000,000	2020	3
4	2021			10,000,000	10,000,000	2021	4
5	2022		1,000,000	2,000,000	3,000,000	2022	5
6	2023			10,000,000	10,000,000	2023	6
7	2024				0	2024	7
8	2025		1,000,000		1,000,000	2025	8
9	2026			10,000,000	10,000,000	2026	9
10	2027				0	2027	10
11	2028				0	2028	11
12	2029				0	2029	12
13	2030				0	2030	13
14	2031				0	2031	14
15	2032				0	2032	15
16	2033				0	2033	16
17	2034				0	2034	17
18	2035				0	2035	18
19	2036				0	2036	19
20	2037				0	2037	20
Totals		0	3,000,000	32,000,000	35,000,000		

Notes:
 * Valuation estimates include increases in land value as a result of currently tax-exempt property becoming taxable at point of sale to private owner(s)

Increment Revenue Projections

City of Chippewa Falls, Wisconsin									
Tax Increment District # 15									
Tax Increment Projection Worksheet									
Type of District	Mixed Use			Base Value	3,293,822				
District Creation Date	January 1, 2018			Appreciation Factor	0.00%			Apply to Base Value	
Valuation Date	Jan 1,	2018		Base Tax Rate	\$20.00				
Max Life (Years)	20			Rate Adjustment Factor					
Expenditure Period/Termination	15	1/1/2033		Tax Exempt Discount Rate	4.00%				
Revenue Periods/Final Year	20	2039		Taxable Discount Rate	5.50%				
Extension Eligibility/Years	Yes 3								
Recipient District	No								

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt	
								NPV Calculation	Taxable NPV Calculation
1	2018	0	2019	0	0	2020	\$20.95	0	0
2	2019	1,000,000	2020	0	1,000,000	2021	\$20.95	20,950	17,908
3	2020	0	2021	0	1,000,000	2022	\$20.95	20,950	35,128
4	2021	11,000,000	2022	0	12,000,000	2023	\$20.95	251,400	233,813
5	2022	2,000,000	2023	0	14,000,000	2024	\$20.95	293,300	456,696
6	2023	10,000,000	2024	0	24,000,000	2025	\$20.95	502,800	824,088
7	2024	1,000,000	2025	0	25,000,000	2026	\$20.95	523,750	1,192,067
8	2025	0	2026	0	25,000,000	2027	\$20.95	523,750	1,545,894
9	2026	10,000,000	2027	0	35,000,000	2028	\$20.95	733,250	2,022,199
10	2027	0	2028	0	35,000,000	2029	\$20.95	733,250	2,480,185
11	2028	0	2029	0	35,000,000	2030	\$20.95	733,250	2,920,556
12	2029	0	2030	0	35,000,000	2031	\$20.95	733,250	3,343,990
13	2030	0	2031	0	35,000,000	2032	\$20.95	733,250	3,751,137
14	2031	0	2032	0	35,000,000	2033	\$20.95	733,250	4,142,625
15	2032	0	2033	0	35,000,000	2034	\$20.95	733,250	4,519,056
16	2033	0	2034	0	35,000,000	2035	\$20.95	733,250	4,881,009
17	2034	0	2035	0	35,000,000	2036	\$20.95	733,250	5,229,041
18	2035	0	2036	0	35,000,000	2037	\$20.95	733,250	5,563,687
19	2036	0	2037	0	35,000,000	2038	\$20.95	733,250	5,885,461
20	2037	0	2038	0	35,000,000	2039	\$20.95	733,250	6,194,860
Totals		35,000,000		0		Future Value of Increment	10,935,900		

Notes:
 Actual results will vary depending on development, inflation of overall tax rates.
 NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Cash Flow

City of Chippewa Falls, Wisconsin

Tax Increment District # 15

Cash Flow Projection

Year	Projected Revenues				Expenditures				Balances									
	Tax Increments	Interest Earnings/ (Cost)	Capitalized Interest	Total Revenues	Dated Date: Principal	G.O. Bond Est. Rate	06/01/19 Interest	Dated Date: Principal	G.O. Bond Est. Rate	04/01/20 Interest	Capital Outlays	Incentive Payments	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
2018	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2018
2019	0	0	161,325	161,325	0	0	161,325	0	0	102,600	150,000	17,850	5,000	334,175	0	0	0	2019
2020	20,950	263,925	284,875	284,875	0	0	161,325	0	0	102,600	150,000	17,850	5,000	286,775	(172,850)	(172,850)	5,105,000	2020
2021	20,950	229,725	250,675	250,675	0	0	161,325	0	0	68,400	150,000	17,850	5,000	402,575	(1,900)	(174,750)	5,105,000	2021
2022	251,400	0	0	251,400	145,000	4.50%	161,325	145,000	4.50%	68,400	0	17,850	5,000	457,575	(151,900)	(376,650)	5,105,000	2022
2023	293,300	0	0	293,300	150,000	4.50%	154,800	150,000	4.50%	68,400	0	17,850	5,000	458,350	(206,175)	(532,825)	4,900,000	2023
2024	502,800	0	0	502,800	160,000	4.50%	148,050	160,000	4.50%	62,775	0	17,850	5,000	458,675	(165,050)	(697,875)	4,685,000	2024
2025	523,750	0	0	523,750	165,000	4.50%	140,850	165,000	4.50%	59,850	0	17,850	5,000	458,550	44,125	(633,750)	4,460,000	2025
2026	523,750	0	0	523,750	175,000	4.50%	133,425	175,000	4.50%	56,700	0	17,850	5,000	462,975	65,200	(588,550)	4,225,000	2026
2027	733,250	0	0	733,250	180,000	4.50%	125,550	180,000	4.50%	53,325	0	17,850	5,000	465,725	60,775	(577,775)	3,975,000	2027
2028	733,250	0	0	733,250	190,000	4.50%	117,450	190,000	4.50%	49,950	0	17,850	5,000	462,250	276,525	(251,250)	3,720,000	2028
2029	733,250	0	0	733,250	195,000	4.50%	108,900	195,000	4.50%	46,350	0	17,850	5,000	458,100	273,000	(21,750)	3,450,000	2029
2030	733,250	0	0	733,250	205,000	4.50%	100,125	205,000	4.50%	42,525	0	17,850	5,000	455,500	275,150	296,900	3,170,000	2030
2031	733,250	0	0	733,250	215,000	4.50%	90,900	215,000	4.50%	38,700	0	17,850	5,000	457,450	277,750	574,650	2,880,000	2031
2032	733,250	0	0	733,250	225,000	4.50%	81,225	225,000	4.50%	34,650	0	17,950	5,000	458,625	275,800	850,450	2,575,000	2032
2033	733,250	0	0	733,250	235,000	4.50%	71,100	235,000	4.50%	30,375	0	17,950	5,000	441,475	274,425	1,124,875	2,255,000	2033
2034	733,250	0	0	733,250	245,000	4.50%	60,525	245,000	4.50%	25,875	0	17,950	5,000	441,400	291,775	1,416,650	1,920,000	2034
2035	733,250	0	0	733,250	255,000	4.50%	49,500	255,000	4.50%	21,150	0	17,950	5,000	440,650	257,650	1,708,500	1,570,000	2035
2036	733,250	0	0	733,250	270,000	4.50%	38,025	270,000	4.50%	16,200	0	17,950	5,000	444,225	292,600	2,001,100	1,205,000	2036
2037	733,250	0	0	733,250	280,000	4.50%	25,875	280,000	4.50%	11,025	0	17,950	5,000	443,900	289,025	2,290,125	820,000	2037
2038	733,250	0	0	733,250	295,000	4.50%	13,275	295,000	4.50%	5,625	0	17,950	5,000	441,900	291,350	2,581,475	420,000	2038
2039	733,250	0	0	733,250	3,585,000	4.50%	2,104,875	3,585,000	4.50%	860,175	300,000	250,000	100,000	443,900	289,350	2,870,825	0	2039
Total	10,935,900	0	654,975	11,590,875	3,585,000	4.50%	2,104,875	3,585,000	4.50%	860,175	300,000	250,000	100,000	8,720,050				Total

Notes:

Projected TID Closure

SECTION 11: Annexed Property

Property (or *Properties*) proposed for inclusion within the District was (or *were*) annexed by the City on or after January 1, 2004. Three-years have elapsed from the annexation date of October 12, 2012, satisfying the requirements of Wisconsin Statutes Section 66.1105(4)(gm)1. with respect to inclusion of the annexed property within the District.

SECTION 12: Estimate of Property to be Devoted to Retail Business

Pursuant to Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)1, the City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 13: Proposed Zoning Ordinance Changes

The City does not anticipate that the District will require any changes in zoning ordinances.

The City anticipates that much of the property within the District will require rezoning to effectively allow development to occur. Most parcels are currently zoned P-1 Public. The City expects the P-1 Public properties will be rezoned I-2 Light Industrial, O-1 Office, or O-2 Office and Industrial.

SECTION 14: Proposed Changes in Master Plan, Map, Building Codes and City of Chippewa Falls Ordinances

It is expected that this Plan will be complementary to the City's Master Plan. There are no proposed changes to the Master Plan, map, building codes or other City ordinances for the implementation of this Plan.

SECTION 15: Relocation

It is not anticipated there will be a need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes Section chapter 32.

SECTION 16:
**Orderly Development and/or
Redevelopment of the City of Chippewa Falls**

The District contributes to the orderly development and/or redevelopment of the City by providing the opportunity for continued growth in tax base, job opportunities and general economic activity.

SECTION 17:
List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the District or are not eligible to be paid with tax increments, or costs not eligible to be paid with TIF funds.

Examples would include:

A public improvement made within the District that also benefits property outside the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.

A public improvement made outside the District that only partially benefits property within the District. That portion of the total project costs allocable to properties outside of the District would be a non-project cost.

Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

The City does not expect to incur any non-project costs in the implementation of this Project Plan.

SECTION 18:
Opinion of Attorney for the City of Chippewa Falls
Advising Whether the Plan is Complete and Complies with
Wisconsin Statutes 66.1105

June 8, 2018

SAMPLE

Mayor Gregory Hoffman
City of Chippewa Falls
30 W. Central Street
Chippewa Falls, Wisconsin 54729

RE: City of Chippewa Falls, Wisconsin Tax Incremental District No. 15

Dear Mayor:

As City Attorney for the City of Chippewa Falls, I have reviewed the Project Plan and, in my opinion, have determined that it is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

Sincerely,

Attorney Robert Ferg
City of Chippewa Falls

Exhibit A:

Calculation of the Share of Projected Tax Increments
Estimated to be Paid by the Owners of Property in the
Overlying Taxing Jurisdictions

Date Filed: June 6, 2018

Fee Paid: 25.00 Date: 6-6-2018 TR#: 35746

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: 709 Marilyn St

Lot# 16-17-18 Block#: 1 Subdivision: ZIELEFADD. Parcel# 4011

Legal Description: _____

Zoning classification of property: _____

Purpose for which this Permit is being requested: to construct 2 Family Duplex

Twin Home

Existing use of property within 300 feet of subject property: (List or attach map)
R-1 & R-2

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:

None

Operational plans of the proposed use:

Hours of Operation: N/A

Days of Operation: _____

Number of Employees: _____

Part-time

Full-time

Capacity:

Number of Units: 4 units 2 Duplexes

Size: _____

Number of Residents/Children: _____

Ages: _____

Other: _____

Building plans:

Existing buildings: see attached will be abated

Proposed buildings: Twin homes

Use of part of building: housing

Proposed additions: —

Future additions: —

Change in use: 2 Family verses 1 Family

Outside appearance: _____

Number of buildings: 2

Planting & Landscaping:

Type: NA

Timetable: _____

Screening:

Type: NA

Fences: _____

Type: _____

Height: _____

Location: _____

Earth Bank:

Planting: NA

Maintenance: _____

Other: _____

Lights:

Number of lights: NA

Location: _____

Hours: Non-Commercial use

Type: _____

Signs:

Type: Non-Commercial

Lighted: _____

Size: _____

Location: _____

Setbacks: _____

Drives:

Number of: 2

Location: _____

Width: _____

Parking:

Number of stalls: 2

Location of stalls: _____

Setbacks: _____

Surfacing: Concrete

Screening: _____

Drainage:

Storm sewer: NA

Rock beds: _____

Detention pond: _____

Retention pond: _____

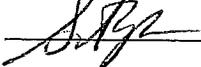
Submit site plan showing property line, buildings and other structures.

List any additional information being submitted with this permit application: _____

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

Owner(s)/Address(es):

4833 160th St
Chippewa Falls wi 54729

Phone #: 715 828 4969
Email: Steve Frazer @ Live.com
Signature: 

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

Petitioner(s)/Address(es):

Phone #: _____
Email: _____
Signature: _____

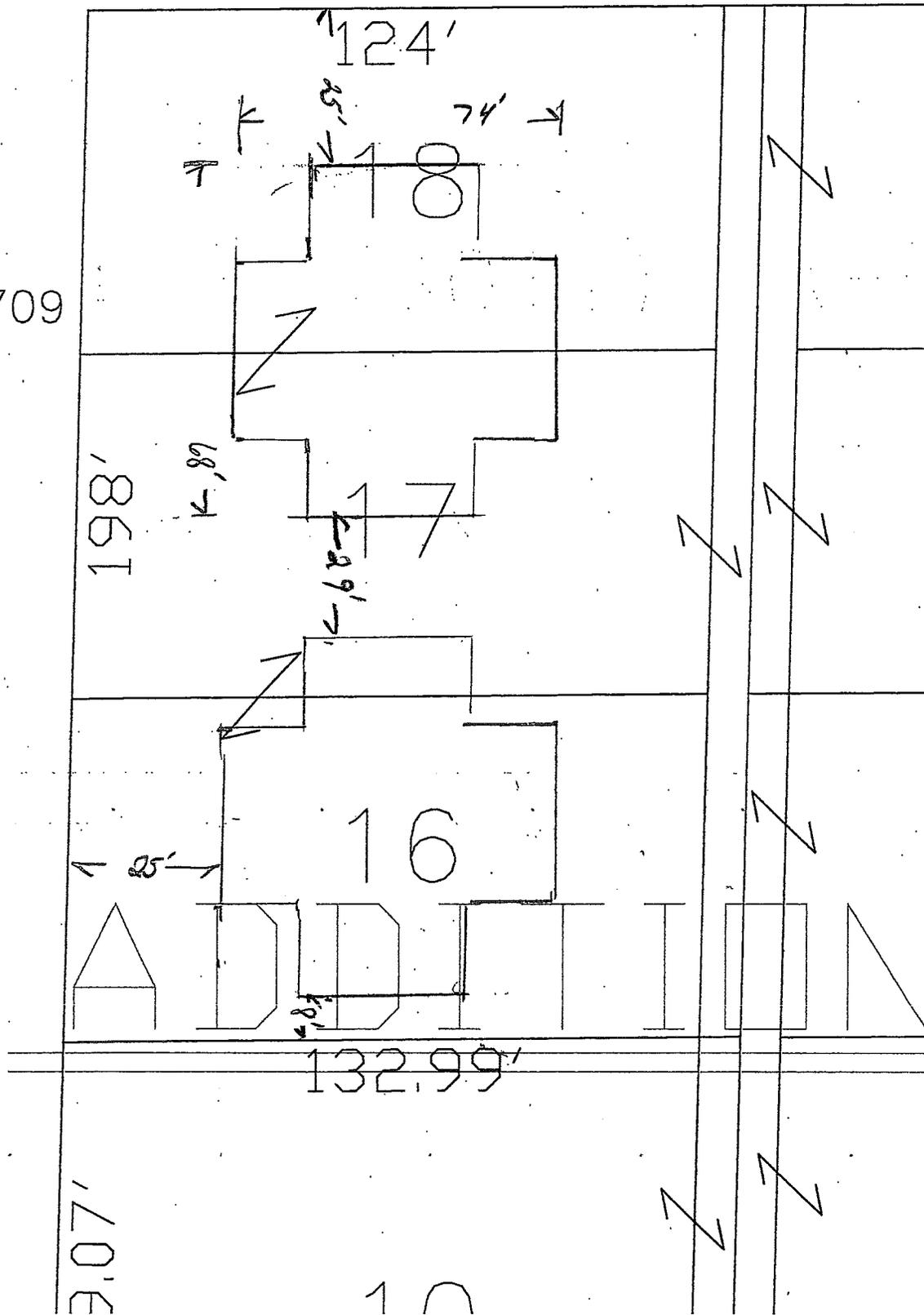
Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

Scale: 1" = 30'

8

#709



10

Frazer Construction / SLF Properties, LLC Preliminary Plat & Conditional
Use Narrative

General Description:

Zielie Addition Lots 16, 17 & 18 Blk 1 consists of changing the approved 3 R-1 C single family lots and changing them into 2 R-1 C single family lots with a conditional use permit of duplexes / twin homes.

Purpose:

Current use of property is that of a small dilapidated single-family house. The proposal of the twin homes would be an upgrade to the area which for the most part contains similar duplex / twin homes already.

The neighborhood has been achieving significant momentum over the past several years with the addition of R-2 two-family lots. The addition of two-family lots has had a positive impact on the neighborhood and community in general. To keep positive momentum moving forward the developer is proposing two duplex / twin homes which in the future could then be sold as twin homes.

In summary, this change would only positively impact the neighborhood and that of the growing Chippewa Valley community.



**MEETING MINUTES
JOINT REVIEW BOARD
Monday, June 11, 2018**

The Joint Review Board met at City Hall on June 11, 2018 at 4:00 p.m. Present were, Lynne Bauer, City of Chippewa Falls, Angela Eckman, Chippewa Valley Technical College, Randy Scholz, Chippewa County, Chad Trowbridge, Chippewa Falls Area School District. Absent: Tim Fries, At-Large Member. Also present: Brad Hentschel, City Planner, Beth Arneberg, Plan Commission, Brian Reilly and Chris Hetland, Ehlers.

The meeting was called to order by the Board Chairperson at 4:00 pm.

1. Approve minutes from September 27, 2017 Joint Review Board meeting.

This item was postponed until the next meeting of the Joint Review Board.

2. Consideration and appointment and/or reaffirmation of the Joint Review Board's public member.

The Board reaffirmed Tim Fries as the Joint Review Board's public member.

3. Election and/or reaffirmation of Chairperson.

The Board reaffirmed Chad Trowbridge as Chairperson.

4. Discuss responsibilities of the Joint Review Board.

Brian Reilly from Ehlers discussed the responsibilities of the Joint Review Board. No action taken.

5. Discuss & review project plans relative to Tax Incremental District No. 15 creation and Tax Incremental District No. 5 project plan/boundary amendment.

Brian Reilly and Brad Hentschel presented the Territory Amendment to Tax Incremental District No. 5 and the Tax Incremental District No. 15 Project plan and boundary. No action taken.

6. Set next meeting date.

The Joint Review Board scheduled their next meeting for Tuesday, July 24, 2018 at 4:00 p.m.

7. Adjournment

Motion by Scholz, seconded by Bauer to adjourn. All present voting aye, motion carried. The meeting adjourned at 4:45 p.m.

Submitted by:
Brad Hentschel, Secretary JRB

PARKS, RECREATION & FORESTRY BOARD MEETING
Tuesday, June 12, 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 and Josh Kriesel.
2. Approval of May 8, 2018, Minutes: **Motion by Rob Kiefer/Nate Seckora to approve May 8, 2018, minutes. Motion passed.**
3. Personal Appearances by Citizens. Ann Grens is present and would like to donate her tropical plant for the Welcome Center. The donation was accepted. She should coordinate drop-off with the office.
4. Discuss / Consider Special Event Applications: Dick Hebert suggests setting an electrical fee for non-self-contained food trucks used in Special Events. After discussion, **motion by Dale Berg/Heidi Hoekstra to set a fee of \$25.00 for food trucks used at Special Events that require electricity. Motion passed. Motion by Beth Arneberg/Rob Kiefer to approve Special Event application for the Ayres Associates Company Picnic as presented. If they are using a non-self-contained food truck, the \$25.00 fee will be added. Motion passed.**
5. Election of Officers
 - a. President. Dale Berg/Heidi Hoekstra nominate Beth Arneberg for President. No other nominations.
 - b. Vice President. Carmen Muenich/Beth Arneberg nominate Dale Berg for Vice President. No other nominations.
 - c. Secretary. Heidi Hoekstra/Rob Kiefer nominate Audrey Stowell for Secretary. No other nominations.Unanimous ballot cast for all officers as nominated. Motion passed.
6. Discuss/Consider:
 - a. Erickson Park Project. Ron Bakken reviewed the construction schedule. Unfortunately, the stone from the meat locker is not going to be usable for another purpose. An electrical contractor will be contacted to perform electrical work at boat ramp and parking lot and ability to run electricity to pavilions at some point in the future.
 - b. Discuss Improvements to Welcome Center.
 - Change Order for Parking Lot. Because of unsuitable soils and extra items at the pond (concrete pads and steps double in size and extra gate), a change order was necessary for Tanner Excavating. Without changes, Tanner would give no warranty. Carmen Muenich questions Bob Sworski about the warranty. Bob indicates any warranty issue or claim would be made to CBS Squared, who will in turn make claim against Tanner. Acoustical panels were also discussed. Samples,

placement, spacing, and design were reviewed and discussed. CBS Squared will present a proposed design in the future. After discussion, **motion by Carmen Muenich/Heidi Hoekstra to pay Tanner Excavating Invoice #159 with change orders amounting to \$56,270.51 paid by the Thorpe Foundation. Motion passed.** Carmen Muenich indicated that the Thorpe Foundation has agreed to pay for the change orders as it is part of the Welcome Center.

- Department Timeline Project. Jim Schuh of Historical Society and Kurt Gaber of Gaber Signs discuss ideas for timeline, donor wall and recognition of directors. Discussed scope will cover Irvine Park only as well as budget.
- c. Discussed Determining an Official Name for the Neighborhood Park located in the Flats. Dick Hebert explains that process is that we make recommendation to the City Council for a name, who would then need to pass a resolution. **Motion by Rob Kiefer/Dale Berg to recommend the City of Chippewa Falls name the neighborhood park in the flats "Unity Park." Motion passed.**
 - d. Discuss Riverfront Park Improvements, Rules, Policies and Fees. Dick Hebert gives an update; there will be no events there this summer.
 - e. Discuss Signage in Parks. No report.
 - f. Presentation of Improvements to the Irvine Park Artifacts being completed by UW-Eau Claire Students. Two students, Tyler Shustarich and Josh Olson present what they have been working on. They are working with the artifacts, cataloging and updating information. A database has been set up and that information is reviewed. All pleased with the work they've done so far.
 - g. Recreation Report. Josh Kriesel indicates that the pool is open and soccer is done. The concession stand is ready to go. Coed softball league was cancelled due to lack of teams.
 - h. Director Report. Dick Hebert reports that Angie moved to another department and they are in the process of searching for a replacement. It's been very difficult to find seasonal staff, who must be 18 years old. Also still need lifeguards and concession stand workers, who can be as young as 14. Dick Hebert also reports that a baby bison has been born.
7. Approve Claims. Claims reviewed. **Motion by Dale Berg/Rob Kiefer to approve claims of \$124,096.25. Motion passed.**
 8. Park Board Members' Concerns or Comments. Dale Berg comments that the amphitheater at Riverfront has a fabric roof and wonders about the warranty on that. Discussion regarding the subcommittee for Riverfront policies needs to start meeting again. There was also discussion about concessions in the Welcome Center and having them available on Saturdays and Sundays if we have enough workers.

9. Adjournment. **Motion by Carmen Muenich/Heidi Hoekstra to adjourn at 7:44 p.m. Motion passed.**

Submitted by:

Audrey Stowell, Secretary

**Minutes of the
Meeting of the Chippewa Falls Public Library Board of Trustees
May 9, 2018**

1. Call to Order

Meeting was called to order by President Sarah Jones at 5:00 p.m.

2. Roll Call of Members

Members Present: Ambelang, Drehmel, Hoekstra, Jones, King, Newton, Rasmus

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

3. Approval of Agenda

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

4. Disposition of the minutes of the regular meeting of April 11, 2018.

Motion made by Hoekstra seconded by King. All present Voting Aye. Motion carried.

5 Disposition of the vouchers to be paid from the 2018 budget after May 15, 2018.

Motion made by Ambelang seconded by Hoekstra to approve payment of the vouchers to be paid from the 2018 budget after May 15, 2018. Roll call Vote take. Aye – Ambelang, Drehmel, Hoekstra, Jones, King, Newton, Rasmus. All present Voting Aye. Motion carried.

6. Public appearances by citizens.

None

7. Correspondence

Donation from WESTconsin for Library.

8. Management report

Director Niese presented the Management Report. The Library has made various outreach visits in the past month. The roof is done except for a few rook drain. There has been changes done in MORE system dealing with local priority on holds.

9. Committee reports

a) None.

10. Current Business

a) Social Media Policy

The board has asked that we run the Social Media Policy by the City Attorney before approval.

b) Act 150

Motion made by Hoekstra, seconded by Ambelang to approve the Act 150 reimbursement billings. All present Voting Aye. Roll call Vote taken. Aye-Ambelang, Drehmel, Hoekstra, Jones, King, Newton, Rasmus. All present Voting Aye. Motion carried.

c) Removing billing fee

After discussion Board of Trustees asked for a year cycle April to April to evaluate the billing fee. The billing fee will be address at a later date.

11. Announcements

- a) None

12. Items for future consideration.

- a) Board of Trustees picture
- b) Billing Fee
- c) Social Media Policy
- d) Act 150 Trend

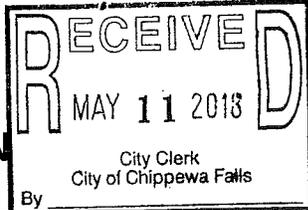
13. Adjournment

Motion made to adjourn by Hoekstra seconded by King. All present Voting Aye. Motion carried.
Meeting adjourned at 5:32 p.m.

Respectfully Submitted,
Deb Braden, Confidential Administrative Assistant



CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION



Applicant Name and Address: Teri Ouimette, 514 N. Bridge St., Chippewa Falls, WI 54729	Applicant Phone Number: 715-723-6661
---	---

<input checked="" type="checkbox"/> Please check here if the applicant is the individual in charge of the event. If not, please indicate Name, Address and Phone Number of responsible individual.	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: Chippewa Falls Main Street, Inc. 514 N. Bridge Street Chippewa Falls, WI 54729 715-723-6661
--	---

Name of the event: Pure Water Days Parade Car Show [Lineup]	Estimated number of persons participating: 70-100
--	--

Date and start and end times requested for street use:
August 11, 2018 11 a.m. - 3 p.m.

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
The portion of Spruce Street between High Street and Bay Street. (see highlighted area on attached map)

Use, described in detail, for which the street use permit is requested:
We will line up vintage cars that will be taking part in the parade and car show during Pure Water Days.

City services requested for the event (e.g., Street Department or Police Department staff time)
Barricades (a map will be provided to the Street Department)

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

Signature of Applicant: [Signature] Date: 5/10/2018

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):
2 Street Dept. Staff for two-hours to setup + pickup barricades. \$168
RJK 6/04/2018

Requirements of Applicant:
None from CCPD. #105

Approved by:
Signature of Chief of Police: [Signature] 5-18-18
Signature of Director of Public Works: [Signature] PE, 6/05/2018

Recommendation of Board of Public Works (if required): *no chg* Approved Denied

Decision of City Council (required): Approved Denied

CHIPPEWA FALLS
BUSINESS IMPROVEMENT DISTRICT



LEGEND

———— BUSINESS IMPROVEMENT DISTRICT BOUNDARY

City of Chippewa Falls, Wisconsin
2018-2019 Dance License Applications

Class B Annual Dance License

Kevin Bowe 306 N Bridge St
Dawn Bye 501 High St
William Gauger 29 E Park Ave
Jordan Hedrington 1300 Jefferson Ave
Darrel Hazelton 616 N Bridge St
Ricky Hunt 1009 W Park Av
Colleen Johnson 201 E Canal St
Debra Johnson 3 S High St
LeRoy Johnson 24 W Spring St
Dwayne Lambert 1 E Canal St
Bernard LaVelle 353 E Canal St
Jessica Moran 236 W River St
Wesley Partlo 19 W Central St
Doug Richter 130 Fleet St
Linda Roycraft 104 W Columbia St
David & Cindy Welk 13 W Central St

Class C Annual Dance License

Todd Blaeser 250 W Elm St
Margo Harshman 1310 E Park Av

Live Music Annual License

Chippewa Falls Main St Allen Park, 1 S Bridge St
Chippewa Falls Main St Harmony Courtyard, 219 N Bridge St
Leinenkugel's 124 E Elm St

CITY OF CHIPPEWA FALLS, WISCONSIN
LIQUOR LICENSE APPLICATIONS – July 1, 2018—June 30, 2019
 For consideration at the June 19, 2018 COUNCIL MEETING

CLASS “A”/ “CLASS A” INTOXICATING LIQUOR AND MALT BEVERAGE LICENSES

Gordy’s Market, Inc., 17158 Co Hwy J, Agt Jeff Schafer (Gordy’s Market).....	212 Bay St
Kwik Trip, Inc., 1626 Oak St, LaCrosse, Agt Jennifer Engaldo (Kwik Trip 381).....	1010 Woodward Ave
Kwik Trip, Inc., 1626 Oak St, LaCrosse, Agt Rebecca Ciezki (Kwik Trip 660).....	503 E Grand Ave
T.B.R. LLC, Agt Daniel Reiter (B & G Liquor Warehouse).....	301 Bay St
Walgreen Company, 302 Wilmot Rd, Deerfield, IL, Agt Steven Naumann (Walgreens #07966)	849 Woodward Ave

CLASS “A” MALT BEVERAGE LICENSES

Cenergy LLC, 1201 Hastings Way, Eau Claire, Agt Michelle Vincent (Mega Holiday 3716) (incl. Cider).....	501 N. Bridge St
Fuel Service DJ’s Mart, LLC, Agt John Salden (DJ’s Mart).....	337 E Park Ave
J&S Sales of Chippewa Falls, LLC, 310 S Main St, Agt Laury Konwinski(Express Mart).....	805 N Bridge St
J&S Sales of Chippewa Falls, LLC, 310 S Main St, Agt Ronna Hosig (Express Mart).....	1456 Kennedy Rd
River Country Co-op, Agt Heather Barrows (Cenex Convenience Store).....	1080 W. River St

CLASS “B”/ “CLASS B” INTOXICATING LIQUOR AND MALT BEVERAGE LICENSES

BJL Enterprises, LLC, Agt Bernard Lavelle (Weekend at Bernie’s).....	353 E Canal St
Michael J. Ballweg, 6228 Co Hwy S, (Tip Top Bar).....	310 Allen St
Bye The Willow, LLC, Agt Dawn Bye (Bye The Willow)	501 High St
Cancun Mexican Grill Chippewa Falls, LLC, Agt Alejandro Nunez (Cancun Mexican Grill)	475 Chippewa Mall Dr
Casa Mexicana South, LLC, Agt Maria Jacinto (Casa Mexicana)	324 N Bridge St
Chippewa Valley Cultural Association, Inc., Agt Debra Johnson (Heyde Center for the Arts)	3 S High St
Every Buddy’s, LLC, Agt Wesley Partlo (Every Buddy’s Bar & Grill).....	19 W Central St
Falls Bowl of Chippewa Falls, Inc., Agt Joseph Minke (Falls Bowl).....	9 W Columbia St
The Fill Inn Station of Chippewa Falls, Inc., Agt Linda Roycraft (The Fill Inn Station Saloon & Restaurant).....	104 W Columbia St
G2 Holdings, LLC, Agt David Gordon (Lucy’s Delicatessen/Foreign 5)	123 N Bridge St
William Gauger, 29 E Park Ave (1 st & Goal Saloon).....	29 E Park Ave
Glen Loch, LLC, Agt Jordan Hedrington (Glen Loch).....	1300 Jefferson Ave
Darrel Hazelton, 616 N Bridge St, (Rookies Pub).....	616 N Bridge St
Hotels International, LLC, Agt Brian Wogernese (Cobblestone Hotel & Suites)	100 N Bridge St
LeRoy Johnson, 516 Olive St, (LeRoy’s on Spring)	24 W Spring St
Brian Krista, 10834 161 st St., (Burly’s)	19 E Canal St
Dwayne Lambert, 1 E Canal St, (13 th Step).....	1 E Canal St
Todd Lindstrom, 2917 Short Rd, Eau Claire (The Village Tavern).....	32 W Spring St
Margo’s Sunbeam Tavern, LLC, Agt Margo Harshman (Sunbeam Tavern).....	1310 E Park Ave
Martini Time, LLC, Agt Jessica Moran, (Sheeley House Saloon).....	236 W River St
Max’s Bistro, LLC, Agt Eleison Rivera (Max’s Bistro & Bar)	213 N Bridge St
Park Avenue Hospitality, Inc., Agt Rick Hunt, (Avalon Hotel/Bridgewater Restaurant & Pub)	1009 W Park Ave
Pit Stop Pub & Grub, LLC, Agt Doug Richter, (Pit Stop Pub & Grub)	130 Fleet St
Ritz on the River, LLC, Agt Mary Berg (Ritz on the River)	114 W River St
The Rumor Mill Pub & Eatery, LLC, Agt Dave Welk (Rumor Mill Pub & Eatery).....	465 Chippewa Mall Dr
Sakura WI, Inc., Agt Liwei Liu (Sakura)	360 Chippewa Mall Dr
The Snout Saloon, LLC, Agt Cindy Welk (The Snout Saloon).....	13 W. Central St
Sweeney’s Bar & Grill, LLC, Agt Colleen Johnson (Sweeney’s Bar & Grill).....	201 E Canal St
Tilden Shire, LLC, Agt Kevin Bowe (Tomahawk Room).....	306 N Bridge St
West Hill Bar & Grill, LLC, Agt Todd Blaeser (West Hill Bar & Grill).....	250 W Elm St

CLASS “B” BEER/ “CLASS C” WINE

Blue Marble Pub, LLC, Agt Heather Marble (Blue Marble Pub).....	816 High St
Family Dining, Inc., Agt Xin Li, (China Buffet) (beer only)	475 Chippewa Mall Dr
Glen Loch Inn, LLC, Agt Marilyn Murphy (Glen Loch Inn)	1225 Jefferson Ave
Micon Cinemas, Inc., Agt Dan Olson (Micon Cinemas).....	475 Chippewa Mall Dr
Northfield Restaurant Corporation, Agt James Gerlach (Pizza Hut) (beer only)	225 Prairie View Rd

Rick Rubenzer

From: fordb@uic.com
Sent: Thursday, May 10, 2018 6:34 PM
To: Rick Rubenzer
Subject: Regent St.

Hello Rick

As we discussed I would like to move forward with discontinuing the Right of Way of Regent St. north of Ludgate St.

I look forward to working with the city of Chippewa Falls in this matter.

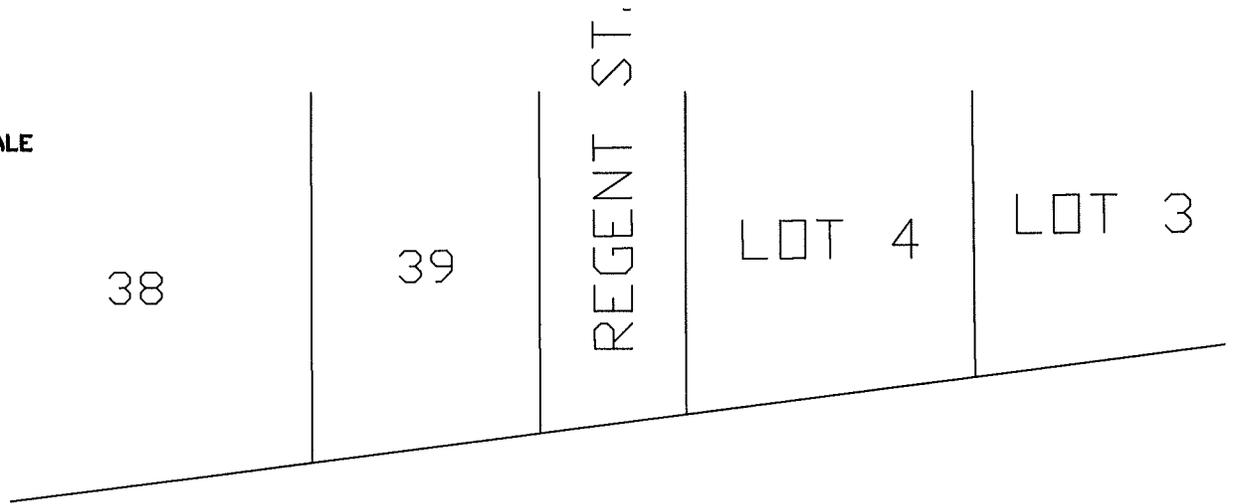
Thank you in advance for your assistance.

Sent from IBM Notes Traveler

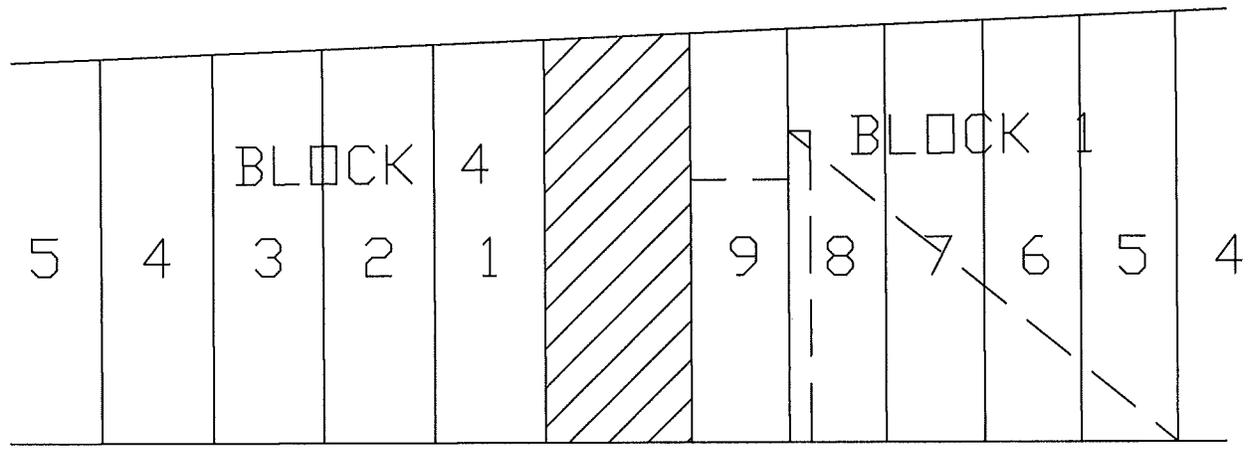
LOCATION MAP REGENT STREET VACATION



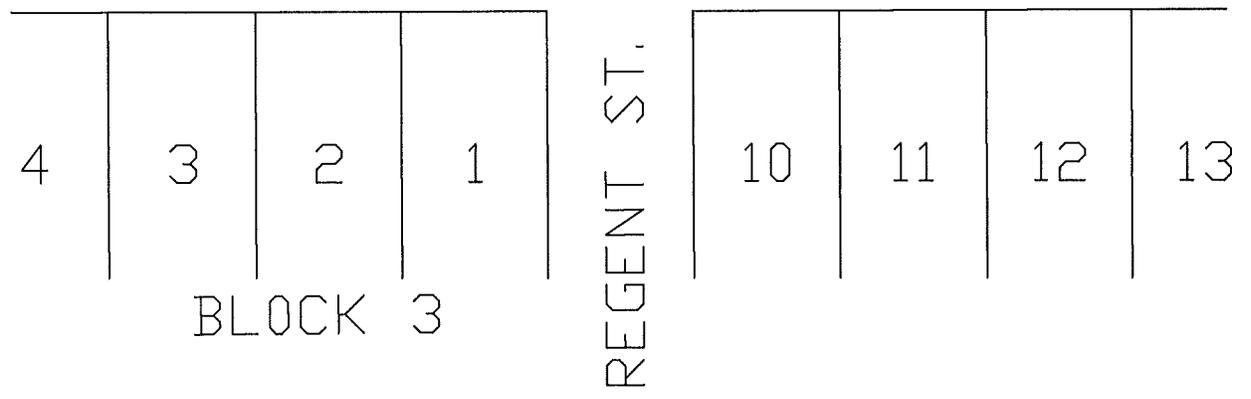
NO SCALE

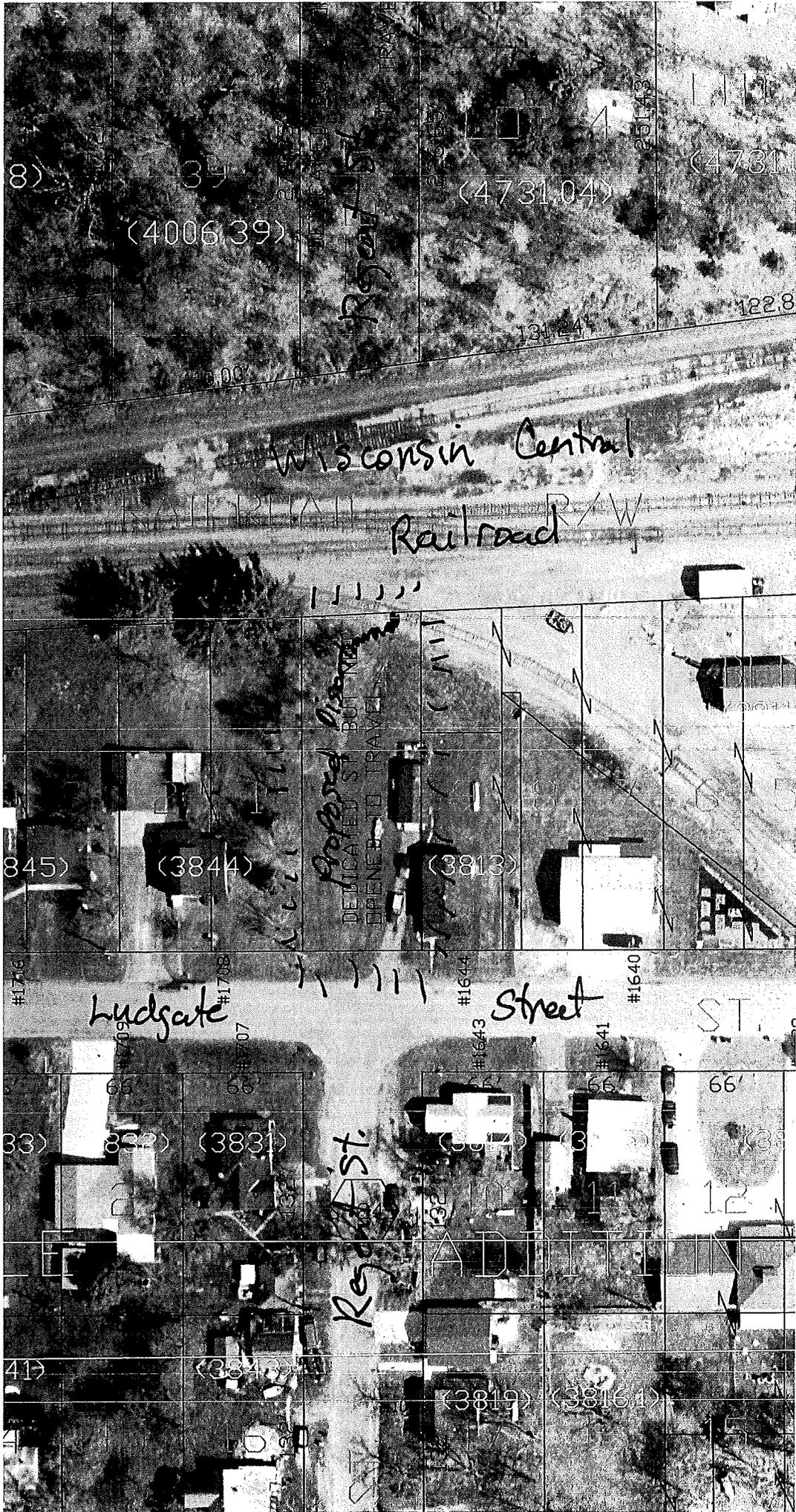


RAILROAD R/W



LUDGATE ST.





↑
N
No Scale

Regent St

Wisconsin Central

Railroad R/W

Proposed Division
DEDICATED ST. BUT NOT
OPENED TO TRAVEL

Ludgate

Street

Regent St

ADDITION

(4006.39)

(4731.04)

(4731)

845)

(3844)

(3813)

33)

(3832)

(3831)

(3844)

(3831)

(3831)

41)

(3840)

(3819)

(3816.1)

122.8

131.24

#1716

#1708

#1644

#1640

#1709

#1707

#1643

#1641

65

66

66

66

4

60

32

32

12

June 5, 2018

Members of the Chippewa Falls Board and City Council

30 W Central St

Chippewa Falls WI 54729

Dear Board Members & City Council:

I am requesting to discontinue the right of way described as Marrs St near the intersection of Unity Rd.

We are purchasing the eight multi-family lots on the southwestern corner of Dutchman Dr. and Terrence St of which 3 of the lots face Terrence St, 2 of the lots face Dutchman Dr. and the other 3 would have frontage on Marrs St. if it were to continue through to Dutchman. Since we will be able to access all of our buildings off of Dutchman and Terrence with driveways and utilities off of Dutchman and Terrence as well it would be in the interest of the public to discontinue Marrs St at its' current location. The western right away of Marrs is bordered by the City of Chippewa Park and Unity Rd. and Dutchman Rd. already service the park. By adding another road along that park it could pose safety hazards by having traffic surrounding all sides of the park. We also would accept the eastern 33' feet of the right away which would add more property tax to the city on the parcels we are purchasing.

We feel there is no necessary use, or anything to gain by having Marrs St. continue all the way through to Dutchman Dr. and it is our hope that you will consider and approve this petition for discontinuance.

Sincerely,

Craig Wurzer

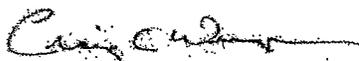
C&E Lighthouse Properties LLC

1750 Hallie Rd

Chippewa Falls WI 54729

Phone: 715-271-4828

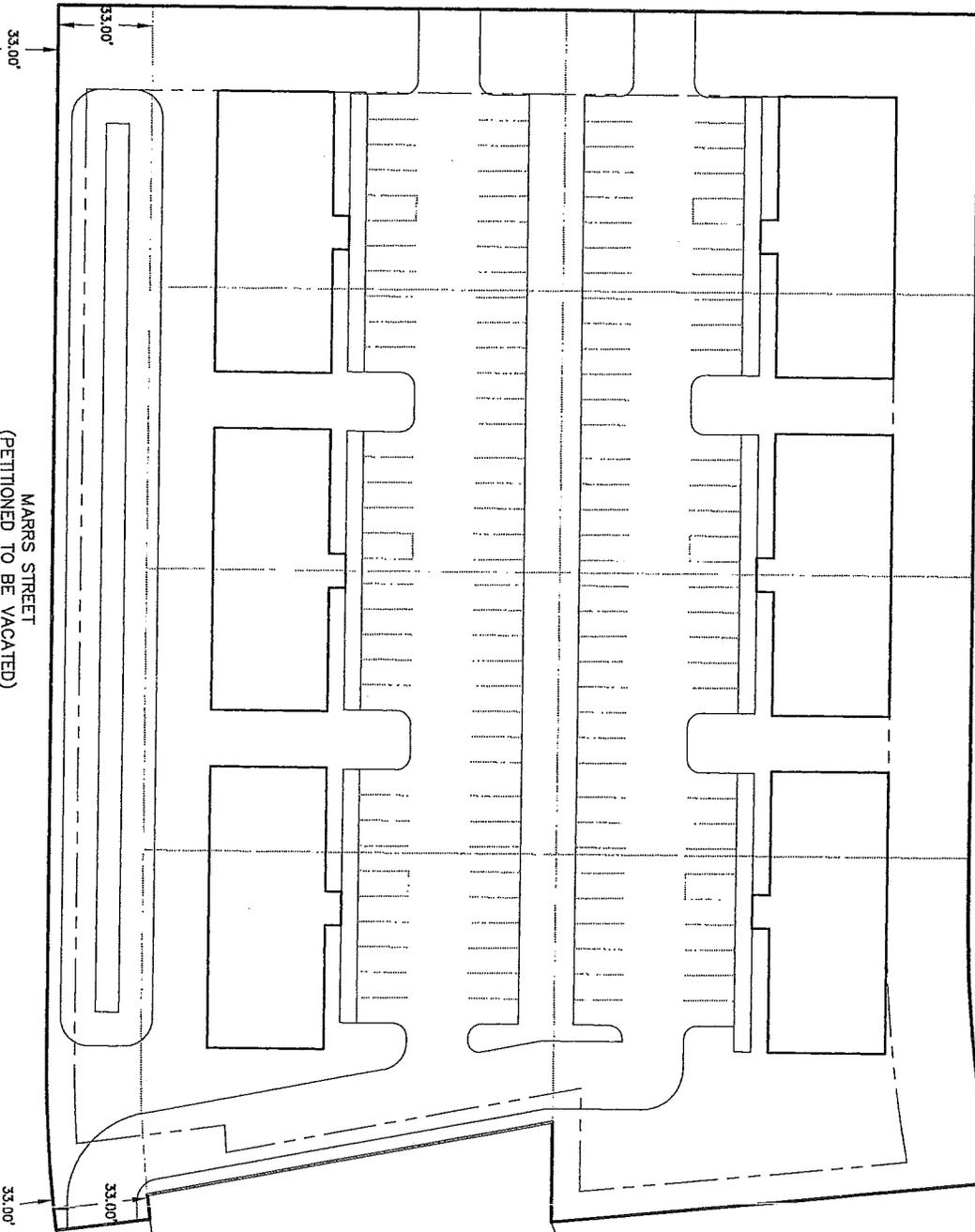
Email – Craigwurzer@gmail.com



DUTCHMAN DRIVE

TERRENCE STREET

MARRS STREET
(PETITIONED TO BE VACATED)

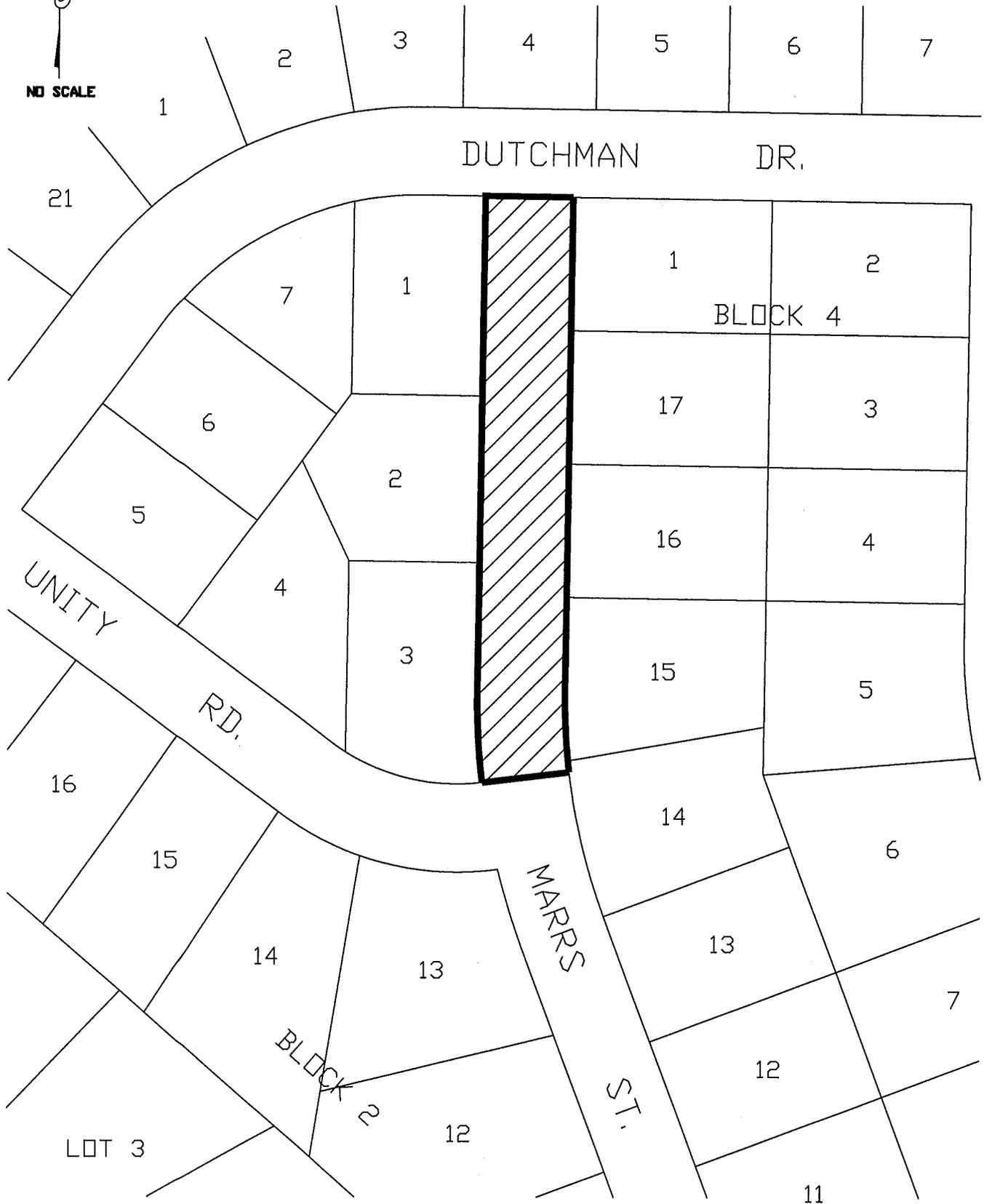


PROJECT NO. 1	C & E LIGHTHOUSE PROPERTIES CONCEPTUAL SITE PLAN CITY OF CHIPPEWA FALLS, WI		JOB NO. 18092	EVERYDAY SURVEYING & ENGINEERING dba: PRAMER LAND DESIGN 1910 PEACOCK AVENUE • LAKEVIEW, WI 54701 (715) 221-0354 • FAX: (715) 221-0355	
	DRW BY: MAE	DRW NAME: DHK	DATE: 08-05-18	DATE: 08-05-18	
	DRW BY: DHK	DATE: 08-05-18	DATE: 08-05-18	DATE: 08-05-18	
	DATE: 08-05-18	DATE: 08-05-18	DATE: 08-05-18	DATE: 08-05-18	

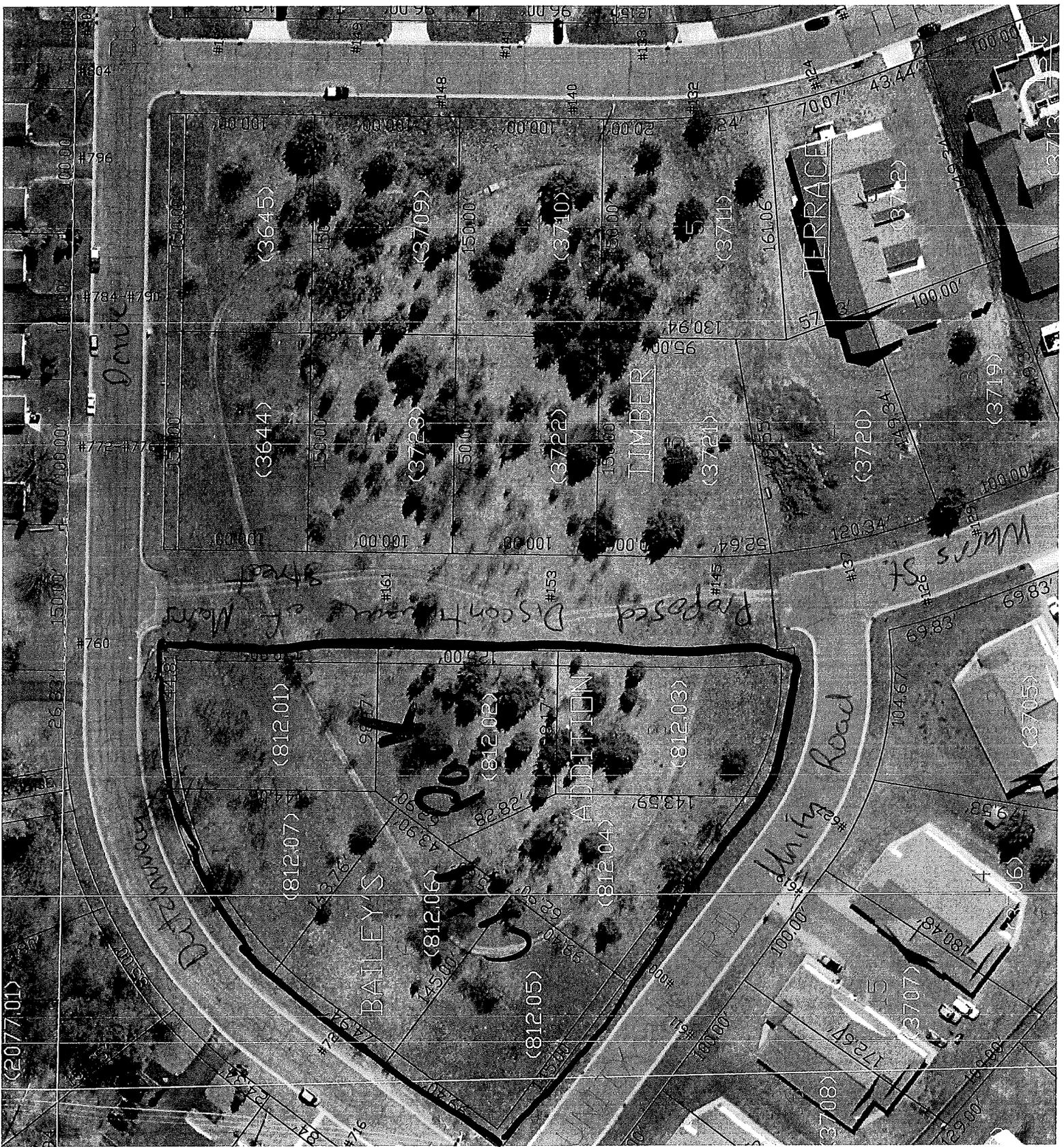
LOCATION MAP MARRS STREET VACATION



NO SCALE



↑ N
No Scale



**RESOLUTION
FINAL PLAT OF WILLOW CREEK DEVELOPMENT PHASE IV**

RESOLVED, that the Final Plat of a parcel located in the NE ¼ of the SW ¼, the SW ¼ of the SE ¼, the SE ¼ of the SW ¼ and the NW ¼ of the SE ¼ of Section 36, T29N, R9W in the City of Chippewa Falls, Chippewa County, Wisconsin, is hereby approved by the City of Chippewa Falls Plan Commission and the City of Chippewa Falls Common Council.

Dated this 19th day of June, 2018

ADOPTED: _____

Council President

APPROVED: _____

Mayor

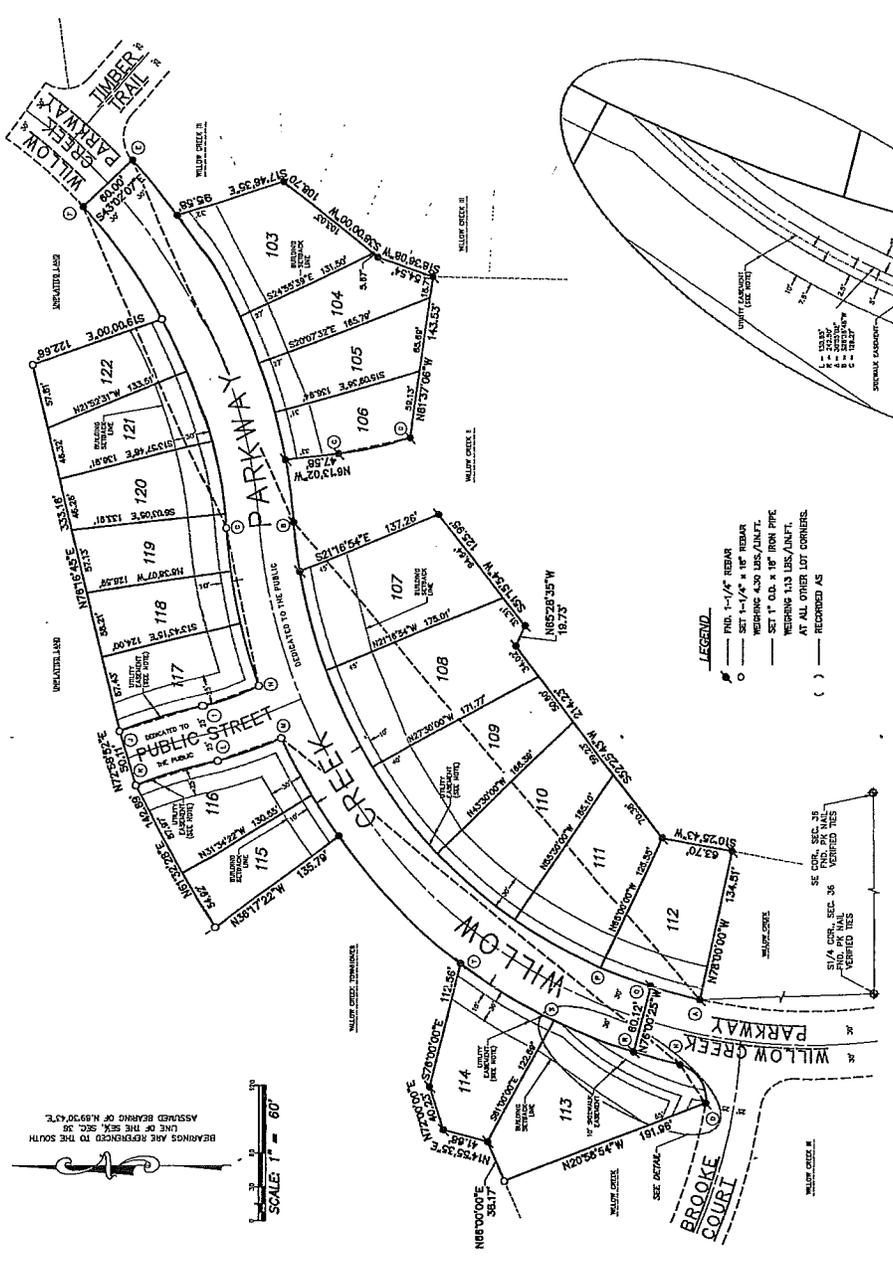
I hereby certify that the foregoing is a copy of a Resolution adopted by the Common Council of the City of Chippewa Falls, Wisconsin.

ATTEST: _____

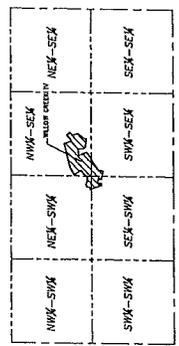
City Clerk

UTILITY EASEMENT PROVISIONS
 AN EASEMENT FOR ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY
 HEARTLAND CONTRACTORS, INC. GRANTORS TO
 ATX, A WISCONSIN CORPORATION, GRANTEE
 CHARTER COMMUNICATIONS, GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, MAINTAIN AND
 REPLACE FROM TIME TO TIME FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND
 DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, GAS, TELEPHONE AND CABLE TV AND INTERNET
 FACILITIES FOR USE FOR PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED. ALL
 UTILITIES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE RULES AND REGULATIONS
 DESIGNATED AS "UTILITY EASEMENT" TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS
 UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON, OR ON
 ADJACENT LOTS. THE GRANTEE SHALL HAVE THE RIGHT TO ENTER UPON AND SUBSIDY ANY PROPERTY
 REQUIRED INCIDENT TO THE RIGHTS HEREIN GRANTED AND THE RIGHT TO ENTER UPON AND SUBSIDY ANY PROPERTY
 CLOSER THAN THREE FEET FROM ANY LOT CORNER, THE GRANTEE AGREES TO RESTORE OR CAUSE TO HAVE
 SUCH ENTRY BY THE GRANTEE OR THEIR AGENTS. THIS RESTORATION, HOWEVER, DOES NOT APPLY TO ANY
 INITIAL INSTALLATION OF SAND UNDERGROUND ELECTRIC FACILITIES OR COMMUNICATION FACILITIES OR TO ANY
 BUILDINGS MARKED WITHIN THE UTILITY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE, AFTER
 WHICH THE GRANTEE SHALL BE RESPONSIBLE FOR THE REPAIR AND MAINTENANCE OF SUCH FACILITIES FOR A PERIOD
 MORE THAN FOUR INCHES WITHOUT THE WRITTEN CONSENT OF GRANTEE AND THE CITY OF ALTON, ILL.
 THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND
 ASSIGNS OF ALL PARTIES HERETO.



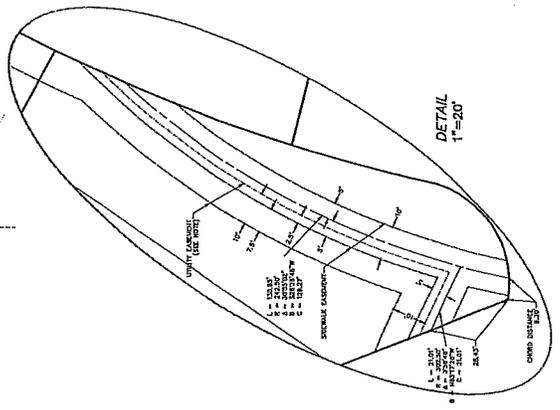
LOCATION SKETCH
 OF THE SE4 AND SW4,
 SECTION 36, T29N, R5W



WILLOW CREEK IV

IN THE SW4-SE4, NW4-SE4, SE4-SW4, AND NE4-SW4
 SECTION 36, T29N, R5W,
 CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

DETAIL
 1"=20'



ABBREVIATIONS
 E - EAST
 S - SOUTH
 N - NORTH
 W - WEST
 LBS/LF - POUNDS PER LINEAR FOOT
 IN - INCHES
 FT - FEET
 NE - NORTHEAST
 SE - SOUTHEAST
 SW - SOUTHWEST
 NW - NORTHWEST
 D.O.B. - OUTSIDE DIAMETER
 R.F.M. - RANGE # WEST
 S.E. - SECTION
 S.T. - STREET
 T.D.P. - TOWNSHIP # NORTH
 T.R.P. - TOWNSHIP # PAGE # NORTH

LEGEND
 - - - - - 1" O.D. x 1/4" BEAR
 - - - - - SET 1-1/4" x 1/4" BEAR
 - - - - - BEARING 4.00 LBS./LNFT.
 - - - - - SET 1" O.D. x 1/4" IRON PIPE
 - - - - - BEARING 11.3 LBS./LNFT.
 () - - - - - RECORDED AS

LOT	AREA (SQ. FT.)
103	10,709
104	7,890
105	7,511
106	6,300
107	14,528
108	15,064
109	12,879
110	12,182
111	10,888
112	10,240
113	14,435
114	10,164
115	6,432
116	9,333
117	7,907
118	6,587
119	6,898
120	7,547
121	7,526
122	6,584

UTILITY EASEMENTS ARE FOR THE USE OF
 HEARTLAND CONTRACTORS, INC. GRANTEE
 ATX, A WISCONSIN CORPORATION, GRANTEE
 CHARTER COMMUNICATIONS, GRANTEE
 WITHIN 3 FEET OF ANY LOT CORNER.

There are no objections to this plat with respect
 to Secs. 236.15, 236.16, 236.20 and 236.21(1)
 and (2), Wis Stats, as provided by s. 236.12, Wis.
 Stats.

Certified _____
 20 _____

Department of
 Administration



PREPARED BY REAL LAND SURVEYING
 CAD NO. 18035PLAT

SURVEYORS CERTIFICATE:
 PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT HE HAS SURVEYED, DIVIDED AND MAPPED THE PLAT OF WILLOW CREEK IV, LOCATED IN THE NE1/4 OF THE SW1/4, THE COUNTY OF CHIPPEWA FALLS, WISCONSIN, AND HAS CAUSED THESE PRESENTS TO BE SIGNED BY JAMES G. ROONEY, MEMBER, AT TEAU CLAIRE, WISCONSIN AND ITS CORPORATE SEAL, TO BE HEREAFTER AFFIXED THIS _____ DAY OF _____, 2016.
 IN WITNESS WHEREOF, THE SAID HEARTLAND CONTRACTORS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY JAMES G. ROONEY, MEMBER, AT TEAU CLAIRE, WISCONSIN AND ITS CORPORATE SEAL, TO BE HEREAFTER AFFIXED THIS _____ DAY OF _____, 2016.
 JAMES G. ROONEY, MEMBER
 STATE OF WISCONSIN
 COUNTY OF _____
 PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016, THE ABOVE NAMED JAMES G. ROONEY, AND ACKNOWLEDGED THE SAME TO BE HIS OWN FREE ACT AND DEED.
 MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

OWNERS CERTIFICATE OF BENEFICIAL:
 HEARTLAND CONTRACTORS, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS PLAT, AND THAT SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY JAMES G. ROONEY, MEMBER, AT TEAU CLAIRE, WISCONSIN AND ITS CORPORATE SEAL, TO BE HEREAFTER AFFIXED THIS _____ DAY OF _____, 2016.
 IN WITNESS WHEREOF, THE SAID HEARTLAND CONTRACTORS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY JAMES G. ROONEY, MEMBER, AT TEAU CLAIRE, WISCONSIN AND ITS CORPORATE SEAL, TO BE HEREAFTER AFFIXED THIS _____ DAY OF _____, 2016.
 JAMES G. ROONEY, MEMBER
 STATE OF WISCONSIN
 COUNTY OF _____
 PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2016, THE ABOVE NAMED JAMES G. ROONEY, AND ACKNOWLEDGED THE SAME TO BE HIS OWN FREE ACT AND DEED.
 MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

COMMON COUNCIL RESOLUTION:
 WHEREAS, THE PLAT OF WILLOW CREEK IV IN THE CITY OF CHIPPEWA FALLS, IS HEREBY APPROVED BY THE COMMON COUNCIL;
 APPROVED: (DATE) _____ AND SIGNED: _____
 I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL, CITY OF CHIPPEWA FALLS.
 BRIDGET GIBBENS, CITY CLERK

CERTIFICATE OF COUNTY TREASURER:
 STATE OF WISCONSIN
 COUNTY OF CHIPPEWA, SS
 I, PATRICIA SCHMIDT, BEING THE DULY ELECTED, ACTING AND QUALIFIED TREASURER OF THE COUNTY OF CHIPPEWA, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ ON ANY OF THE LANDS INCLUDED IN THE PLAT OF WILLOW CREEK IV IN THE CITY OF CHIPPEWA FALLS.
 DATE _____ SIGNED: _____ PATRICIA SCHMIDT, COUNTY TREASURER

CERTIFICATE OF CITY TREASURER:
 STATE OF WISCONSIN
 COUNTY OF CHIPPEWA, SS
 I, LYNNE BAUER, BEING THE DULY APPOINTED, ACTING AND QUALIFIED TREASURER OF THE CITY OF CHIPPEWA FALLS, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ ON ANY OF THE LANDS INCLUDED IN THE PLAT OF WILLOW CREEK IV IN THE CITY OF CHIPPEWA FALLS.
 DATE _____ SIGNED: _____ LYNNE BAUER, CITY TREASURER

DEED:
 WHEREAS, THE SAID HEARTLAND CONTRACTORS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY JAMES G. ROONEY, MEMBER, AT TEAU CLAIRE, WISCONSIN AND ITS CORPORATE SEAL, TO BE HEREAFTER AFFIXED THIS _____ DAY OF _____, 2016, THE ABOVE NAMED JAMES G. ROONEY, AND ACKNOWLEDGED THE SAME TO BE HIS OWN FREE ACT AND DEED.
 PERSONALLY APPEARED BEFORE ME THIS _____ DAY OF _____, 2016, THE ABOVE NAMED _____ AND _____ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

DEED:
 WHEREAS, THE SAID HEARTLAND CONTRACTORS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY JAMES G. ROONEY, MEMBER, AT TEAU CLAIRE, WISCONSIN AND ITS CORPORATE SEAL, TO BE HEREAFTER AFFIXED THIS _____ DAY OF _____, 2016, THE ABOVE NAMED JAMES G. ROONEY, AND ACKNOWLEDGED THE SAME TO BE HIS OWN FREE ACT AND DEED.
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 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

DEED:
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 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

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 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

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 WHEREAS, THE SAID HEARTLAND CONTRACTORS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY JAMES G. ROONEY, MEMBER, AT TEAU CLAIRE, WISCONSIN AND ITS CORPORATE SEAL, TO BE HEREAFTER AFFIXED THIS _____ DAY OF _____, 2016, THE ABOVE NAMED JAMES G. ROONEY, AND ACKNOWLEDGED THE SAME TO BE HIS OWN FREE ACT AND DEED.
 PERSONALLY APPEARED BEFORE ME THIS _____ DAY OF _____, 2016, THE ABOVE NAMED _____ AND _____ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

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 PERSONALLY APPEARED BEFORE ME THIS _____ DAY OF _____, 2016, THE ABOVE NAMED _____ AND _____ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

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 WHEREAS, THE SAID HEARTLAND CONTRACTORS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY JAMES G. ROONEY, MEMBER, AT TEAU CLAIRE, WISCONSIN AND ITS CORPORATE SEAL, TO BE HEREAFTER AFFIXED THIS _____ DAY OF _____, 2016, THE ABOVE NAMED JAMES G. ROONEY, AND ACKNOWLEDGED THE SAME TO BE HIS OWN FREE ACT AND DEED.
 PERSONALLY APPEARED BEFORE ME THIS _____ DAY OF _____, 2016, THE ABOVE NAMED _____ AND _____ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

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 PERSONALLY APPEARED BEFORE ME THIS _____ DAY OF _____, 2016, THE ABOVE NAMED _____ AND _____ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

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 PERSONALLY APPEARED BEFORE ME THIS _____ DAY OF _____, 2016, THE ABOVE NAMED _____ AND _____ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

DEED:
 WHEREAS, THE SAID HEARTLAND CONTRACTORS, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY JAMES G. ROONEY, MEMBER, AT TEAU CLAIRE, WISCONSIN AND ITS CORPORATE SEAL, TO BE HEREAFTER AFFIXED THIS _____ DAY OF _____, 2016, THE ABOVE NAMED JAMES G. ROONEY, AND ACKNOWLEDGED THE SAME TO BE HIS OWN FREE ACT AND DEED.
 PERSONALLY APPEARED BEFORE ME THIS _____ DAY OF _____, 2016, THE ABOVE NAMED _____ AND _____ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

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 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____

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 PERSONALLY APPEARED BEFORE ME THIS _____ DAY OF _____, 2016, THE ABOVE NAMED _____ AND _____ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.
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 MY COMMISSION EXPIRES: _____

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 PERSONALLY APPEARED BEFORE ME THIS _____ DAY OF _____, 2016, THE ABOVE NAMED _____ AND _____ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.
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 MY COMMISSION EXPIRES: _____

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 PERSONALLY APPEARED BEFORE ME THIS _____ DAY OF _____, 2016, THE ABOVE NAMED _____ AND _____ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.
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 NOTARY PUBLIC
 MY COMMISSION EXPIRES: _____



There are no objections to this plat with respect to Sects. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats, as provided by s. 236.12, Wis. Stats.
 Certified _____ 20____
 Department of Administration

WILLOW CREEK IV

IN THE SW1/4-SE1/4, NW1/4-SE1/4, SW1/4-SE1/4 AND NE1/4-SW1/4 SECTION 36, T28N, R6W, COUNTY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

CURVE NUMBER	LOT NUMBER	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	1ST TANGENT	2ND TANGENT
[A-B]	120	64.80'	470.00'	007°54'43"	64.85'	N79°59'53"E		
[A-C]	119	12.70'	470.00'	001°32'51"	12.69'	N84°43'21"E		
[A-D]	122-119	153.67'	470.00'	025°38'35"	192.30'	N73°41'29"E		
[A-E]	118	38.23'	530.10'	004°07'54"	38.22'	S83°25'50"W		
[A-F]	117	47.05'	530.10'	005°05'08"	47.04'	S78°49'19"W		
[A-G]	117	51.82'	530.10'	012°24'31"	51.72'	S19°43'58"E		
[A-H]	117	75.88'	615.93'	007°04'55"	75.64'	N17°04'11"W		
[A-I]	116	72.84'	654.93'	007°24'03"	72.78'	N17°13'45"W		
[A-J]	116	59.79'	286.26'	011°50'33"	59.68'	S19°26'59"E		
[A-K]	116	460.03'	530.10'	051°53'04"	463.80'	S39°41'12"W		
[A-L]	116	57.38'	530.10'	006°12'07"	57.35'	S61°31'41"W		
[A-M]	115	43.73'	530.10'	004°43'35"	43.71'	S65°03'50"W		
[A-N]	115-116	101.11'	530.10'	019°58'41"	100.85'	S59°09'54"W		
[A-O]	BNDRY	160.51'	530.10'	017°20'55"	159.80'	S45°01'36"W		
[A-P]	114	99.19'	530.10'	010°43'17"	99.05'	S30°59'50"W		
[A-Q]	113	75.96'	530.10'	008°12'37"	75.90'	S21°31'33"W		
[A-R]	[R-J]	43.28'	530.10'	004°40'34"	43.28'	S15°04'57"W		
[A-S]	[R-K]	218.42'	530.10'	023°33'28"	218.68'	S24°32'54"W		
[A-T]	[R-L]	114-113	119.22'	530.10'	012°33'11"	116.97'	S19°11'16"W	
[A-U]	N-0	113	45.46'	30.00'	086°48'23"	41.23'	N68°09'22"E	
[A-V]	[A-F]	112	92.76'	470.10'	011°16'30"	92.63'	S17°31'28"W	

CURVE NUMBER	LOT NUMBER	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING	1ST TANGENT	2ND TANGENT
[A-B]	120	64.80'	470.00'	007°54'43"	64.85'	N79°59'53"E		
[A-C]	119	12.70'	470.00'	001°32'51"	12.69'	N84°43'21"E		
[A-D]	122-119	153.67'	470.00'	025°38'35"	192.30'	N73°41'29"E		
[A-E]	118	38.23'	530.10'	004°07'54"	38.22'	S83°25'50"W		
[A-F]	117	47.05'	530.10'	005°05'08"	47.04'	S78°49'19"W		
[A-G]	117	51.82'	530.10'	012°24'31"	51.72'	S19°43'58"E		
[A-H]	117	75.88'	615.93'	007°04'55"	75.64'	N17°04'11"W		
[A-I]	116	72.84'	654.93'	007°24'03"	72.78'	N17°13'45"W		
[A-J]	116	59.79'	286.26'	011°50'33"	59.68'	S19°26'59"E		
[A-K]	116	460.03'	530.10'	051°53'04"	463.80'	S39°41'12"W		
[A-L]	116	57.38'	530.10'	006°12'07"	57.35'	S61°31'41"W		
[A-M]	115	43.73'	530.10'	004°43'35"	43.71'	S65°03'50"W		
[A-N]	115-116	101.11'	530.10'	019°58'41"	100.85'	S59°09'54"W		
[A-O]	BNDRY	160.51'	530.10'	017°20'55"	159.80'	S45°01'36"W		
[A-P]	114	99.19'	530.10'	010°43'17"	99.05'	S30°59'50"W		
[A-Q]	113	75.96'	530.10'	008°12'37"	75.90'	S21°31'33"W		
[A-R]	[R-J]	43.28'	530.10'	004°40'34"	43.28'	S15°04'57"W		
[A-S]	[R-K]	218.42'	530.10'	023°33'28"	218.68'	S24°32'54"W		
[A-T]	[R-L]	114-113	119.22'	530.10'	012°33'11"	116.97'	S19°11'16"W	
[A-U]	N-0	113	45.46'	30.00'	086°48'23"	41.23'	N68°09'22"E	
[A-V]	[A-F]	112	92.76'	470.10'	011°16'30"	92.63'	S17°31'28"W	

PREPARED BY REAL LAND SURVEYING
 CADD No. 16336P-1A1

[] DENOTES SUB-ARC

COMPLIANCE MAINTENANCE RESOLUTION

WHEREAS: Wisconsin Administrative Code NR 208 requires the Owner of a wastewater treatment facility to complete an electronic Compliance Maintenance Annual Report (eCMAR).

WHEREAS: The Manager of Public Utilities has completed the eCMAR for 2017 and presented it to the Board of Public Works.

WHEREAS: Monthly Average Influent BOD loading, lbs/day, exceeded 100% of design load nine times, and exceeded 90% of design load eleven times.

WHEREAS: Monthly Average Effluent Total Phosphorus, mg/l, exceeded Effluent Limits two times.

WHEREAS: The Board of Public Works reviewed the eCMAR on June 11, 2018 and recommended adoption of a resolution documenting the review of the eCMAR and recommending the following corrective actions required:

- As no Effluent issues were caused by the increased BOD loading, continue monitoring Influent loadings and Facility performance in treating the increased loading.
- Complete the study currently underway, with the intention of re-rating the facility organic loading capacity, and/or identify possible equipment upgrades which would help make the re-rating possible.
- Update and expand the Biological Phosphorous Removal process in-line monitoring equipment.

NOW, THEREFORE, BE IT RESOLVED, that the Common Council of the City of Chippewa Falls, Wisconsin informs the Department of Natural Resources that the electronic Compliance Maintenance Annual Report has been reviewed and corrective actions have been taken.

BE IT FURTHER RESOLVED, that the Manager of Public Utilities is directed to submit this resolution and eCMAR to the DNR.

Dated this 19th Day of June, 2018

ADOPTED _____

_____ Council President

APPROVED _____

Mayor

ATTEST _____

City Clerk

DEVELOPMENT AGREEMENT

THIS AGREEMENT ("Agreement") is made this ___ day of June, 2018 between the City of Chippewa Falls, a Wisconsin municipal corporation ("City"), and Heartland Contractors, Inc., ("Developer").

WITNESSETH THAT, the parties hereto recite and agree as follows:

ARTICLE 1 - RECITALS

Section 1.1 Background.

(a) Phase 1. On or about September, 2007, City and Developer did enter into that certain Development Agreement Relating To Willow Creek Neighborhood Development (the "Initial Development Agreement"), pursuant to which Developer did construct and develop certain property in City subsequently platted as Willow Creek, being located in the NE-SW, SE-SW, SW-SE, and NW-SE, Section 36, Township 29 North, Range 9 West (which development is referred to as Phase 1). The plat for Phase 1 was recorded in the office of the Register of Deeds for Chippewa County, Wisconsin, on January 23rd, 2008 in Volume 7 of Plats, page 191, as document number 747494.

(b) Phase 2. On or about August, 2012, City and Developer did enter into that certain Development Agreement Relating To Willow Creek II Neighborhood Development (the "Phase II Development Agreement"), pursuant to which Developer did construct and develop certain property in City subsequently platted as Willow Creek II, being located in the NE-SW, SE-SW, SW-SE, and NW-SE, Section 36, Township 29 North, Range 9 West (which development is referred to as Phase 2). The plat for Phase 2 was recorded in the office of the Register of Deeds for Chippewa County, Wisconsin, on October 26th, 2012 in Volume 8 of Plats, page 204, as document number 814644.

(c) Phase 3. On or about June, 2014, City and Developer did enter into that certain Development Agreement Relating To Willow Creek III Neighborhood Development (the "Phase III Development Agreement"), pursuant to which Developer did construct and develop certain property in City subsequently platted as Willow Creek III, being located in the NE-SW, SE-SW, SW-SE, and NW-SE, Section 36, Township 29 North, Range 9 West (which development is referred to as Phase 3). The plat for Phase 3 was recorded in the office of the Register of Deeds for Chippewa County, Wisconsin, on June 6th, 2014 in Volume 8 of Plats, page 210, as document number 834230.

(d) Phase 4. Developer now desires to develop and construct the fourth phase of the Willow Creek Neighborhood Development (the "Development") and plat the same as Willow Creek IV, to consist of Lots numbered 103-122, as set forth on the draft final plat attached hereto as Exhibit "A" ("Willow Creek IV").

Section 1.2 The Property. Developer now owns the property described in the attached Exhibit "B" comprising of 5.84 acres of non-developed land, located in the City of Chippewa Falls, Chippewa County, Wisconsin (the "Property"). The Property will be platted as and after platting will be known as the Plat of Willow Creek IV. Developer has proposed to subdivide the Property and to construct thereon eight (8) single unit residential buildings and six (6) two-unit residential buildings.

Section 1.3 Public Improvements. Developer has requested that Developer, at its expense, be allowed to prepare plans and specifications and to award contracts to construct the streets, water, sewer and any other improvements necessary to serve Willow Creek Phase 4 (the "Public Improvements"). A description of the Public Improvements and estimates of costs is attached as Exhibit "C". City is willing to allow Developer to construct and install the Public Improvements, only if the conditions set forth in this Agreement are satisfied.

Section 1.4 Public Improvements; Plans, Specifications. City agrees to authorize its City Engineer, Richard J. Rubenzer, P.E., to review and approve the plans and specifications prepared by Developer for the Public Improvements (the "Plans and Specifications"). All street, storm, sanitary and water infrastructure will conform to City's Standard Construction Specifications. Approval of the Plans and Specifications for the Public Improvements is a condition of this Agreement.

Section 1.5 Public Improvements, Warranty. Developer agrees that the Public Improvements will be constructed in a workmanlike manner; that all materials and labor for the Public Improvements will be in strict conformity to the Plans and Specifications and any other requirements reasonably set forth by City. All work done pursuant to this Agreement is subject to the inspection and approval of the City Engineer, who will have the authority to suspend or stop work on the Public Improvements if any condition of this Agreement is breached or any law or administrative rule is violated and such breach or violation is not cured or remedied to the satisfaction of the City Engineer promptly after the City Engineer provides written notice of same to Developer. "To the extent that the Public Improvement work described herein may be subject to Wisconsin's Prevailing Wage Rates and Hours of Labor Laws, Developer will not undertake any work until the City Engineer is satisfied that Wisconsin's Prevailing Wage Rates and Hours of Labor Laws are being complied with and that Developer will continue to comply with said laws, as may be applicable at all times while this Agreement is in effect."

If any material or labor that is supplied for the Public Improvements is rejected by the City Engineer as defective or unsuitable, then the rejected materials must be removed and replaced with approved material, and the rejected labor will be redone to the reasonable satisfaction and approval of the City Engineer at the sole cost and expense of Developer. This warranty will extend for one year beyond the final acceptance of the Public Improvements by City. City agrees that acceptance of the Public Improvements will not be unreasonably delayed or withheld.

ARTICLE 2 - DEVELOPERS' REPRESENTATIONS

Developer represents to City that as of the date of this Agreement, the statements set forth in this section are true.

Section 2.1 No Disability. Developer knows of no legal disability that would prevent it from carrying out this Agreement.

Section 2.2 Execution No Violation. The execution, delivery and performance of this Agreement do not and will not result in any breach of, or constitute a default under, any indenture, mortgage, contract agreement or instrument to which Developer is a party.

Section 2.3 Litigation. There are no pending or, to the knowledge of Developer, threatened actions or proceedings before any court or administrative agency which will materially adversely affect the financial condition, business or operation of Developer or the ability of Developer to perform its obligations under this Agreement.

Section 2.4 Compliance. Developer will comply with and promptly perform all of its obligations under this Agreement and all related documents and instruments.

ARTICLE 3 - PUBLIC IMPROVEMENT SCHEDULE.

Developer will install the Public Improvements in accordance with the provisions in this section.

Section 3.1 Final Plat Approval. Provided that Developer is not in default of this Agreement, City will approve the final plat of Willow Creek Phase 4 in advance of acceptance of the Public Improvements within that plat.

Section 3.2 Contracts for Work. Any contract awarded by Developer for work on the Public Improvements must contain the following provisions:

(a) Failure to Perform. Developer may, by written notice to the contractor, immediately terminate the contract in any of the following circumstances:

(1) Failure to make satisfactory progress toward completion of the work subject to the contract after contractor has been given three (3) notices by Developer and contractor has failed in each case to commence making satisfactory progress toward completion of the work within seventy-two (72) hours of such notice.

(2) Failure to comply with the Plans and Specifications or to correct deficiencies after contractor has been given three (3) notices by Developer and contractor has failed in each case to meet the Plans and Specifications or correct deficiencies within seventy-two (72) hours of such notice.

Section 3.3 Dedication of Public Improvements. Each element of the Public Improvements will become, as a matter of law, dedicated to the public upon acceptance of the completed work by the City Engineer, and Developers will be deemed to have no right, title or interest in or upon any element of the dedicated Public Improvements other than the parts of the

Stormwater Management System as identified on the Stormwater Management Plan as the responsibility of Developer or assigns, if any.

ARTICLE 4 - SECURITY

Section 4.1 Security for Cost of Public Improvements. Prior to commencing work on the Public Improvements, Developer shall provide to City a performance bond or irrevocable letter of credit, with terms and conditions satisfactory to City, in the sum of not less than one hundred twenty-five percent (125%) of the estimated cost of the Public Improvements. The performance bond or irrevocable letter of credit is a guaranty to the City that the Public Improvements will be timely completed to City's satisfaction. The performance bond or irrevocable letter of credit will be maintained continuously by Developer until final acceptance of the Public Improvements by City. The performance bond or irrevocable letter of credit shall be released by City upon certification by the City Engineer that the Public Improvements are finally accepted pursuant to this Agreement. Periodically, as payments are made by Developer for the completion of the Public Improvements, and when it is reasonably prudent, Developer may request of City that the amount of the performance bond or irrevocable letter of credit be reduced to the extent portions of the Public Improvements have been finally accepted and paid for.

The performance bond or irrevocable letter of credit will provide that City may draw upon it for the full face amount of the cost of curing any default of Developer hereunder after City has provided written notice to Developer describing the default and Developer has not cured such default within ten (10) days of receipt of such notice.

Developer shall pay City for a plat review fee, storm water management plan review fee, and a legal review fee according to City ordinance or policy as determined by the City of Chippewa Falls Common Council.

ARTICLE 5 - DEVELOPER'S RESPONSIBILITY

Section 5.1 Easements. Developer will execute and deliver to City upon request and without charge, permanent easements for the location, construction, installation and operation of the Public Improvements on the Property as designated in the Plans and Specifications or will execute and deliver to City upon request and without charge, a deed or deeds for the portions of the Property on which the Public Improvements are located, which easements and deeds shall be in form and content satisfactory to City.

Section 5.2 Inspection. Developer shall instruct its engineer to provide adequate field inspection personnel to assure an acceptable level of quality control of the Public Improvements, to the extent the construction work meets the approved City standards and shall provide construction staking for private site grading improvements and contract management. City may, at City's discretion and at Developer's expense, have one or more City representatives and a soil engineer observe the work on a full or part-time basis.

Developer shall pay City for engineering and construction observation of the Public Improvements performed by the City Engineer. Such engineering will include monitoring of

construction, consultation with Developer and its engineer on status or problems regarding the work, coordination for final inspection and acceptance, project monitoring during the warranty period, and processing of request for reduction in security. Construction observation performed by the City Engineer shall include part or full-time observation of the Public Improvements.

Section 5.3 Engineering Data. Developer, through its engineer, must provide all staking, surveying and other information required by the City Engineer, to assist the City Engineer in carrying out the City Engineer's duties under this Agreement in order to insure that the Public Improvements conform to the Plans and Specifications.

Section 5.4 Erosion Control Measures During Construction. Developer and Developer's contractors shall comply with Chapter 30 (Construction Site Erosion Control) of City of Chippewa Falls Code of Ordinances in regard to construction of the Public Improvements.

Section 5.5 City Regulations. Developer acknowledges that the Property is subject to regulation by City and that a default under applicable City ordinances a failure to meet or perform any condition of approval of any permit applicable to the Public Improvements shall be a default hereunder. The following conditions must be fulfilled to the satisfaction of the City Planner and the City Engineer before construction of the Public Improvements begins. The strict requirement of any condition may be waived by the Common Council of the City if adequate assurances of compliance are provided by Developer.

(a) A Storm Water Management Plan for the Development shall be submitted and approved. The City Engineering Department reserves the right to take up to one (1) month for initial review of the Storm Water Management Plan. All required parts of the Storm Water Management Plan shall be in place, as determined by the City Engineer, before building permits for the Development are issued.

(b) The Development shall be constructed according to any applicable Conditional Use Permit and all conditions imposed upon final plat approval.

(c) City shall review and approve a grading plan, utilities plan, sidewalk and trail plan, driveway plan and phase plan for the Development.

(d) Developer shall obtain all required permits from City of Chippewa Falls, Chippewa County, the State of Wisconsin, and the United States for the Development.

Section 5.6 Damage to City or County Facilities. Developer will be responsible for any damage caused to any City or Chippewa County facilities or improvements including roads, storm water systems, sewer and water facilities whether done by Developer, its contractors, agents or employees and for any repair or clean up costs or expenses incurred by City or Chippewa County in taking remedial action as a result of such damage.

ARTICLE 6 - INSURANCE

Section 6.1 Insurance. Developer and its contractors will provide and maintain or cause to be maintained at all times during the process of constructing the Public Improvements and, from time to time at the request of City, furnish City with proof of payment of premiums on:

(a) Comprehensive general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations and contractual liability insurance) together with an Owner's Contractor's policy with limits against bodily injury and property damage of not less than \$1,000,000 for each occurrence (to accomplish the above required limits, an umbrella excess liability policy may be used), and will be endorsed to show City as an additional insured to the extent of its interest.

(b) Comprehensive general public liability insurance, including personal injury liability for injuries to persons and/or property, including any injuries resulting from the operation of automobiles or other motorized vehicles involved in work on the Public Improvements, in the minimum amount for each occurrence of \$1,000,000, and will be endorsed to show City as an additional insured to the extent of its interest.

(c) Worker's Compensation insurance respecting all employees in amounts not less than the minimum required by statute.

ARTICLE 7 - INDEMNIFICATION.

Section 7.1 Indemnification. Developer agrees to defend and hold City, and its officials, employees and agents, harmless against any and all claims, demands, lawsuits, judgments, damages, penalties, costs and expenses, including reasonable attorneys' fees, arising out of actions or omissions by Developer, its employees and agents, in connection with the Public Improvements.

Section 7.2 Enforcement by City; Damages. Developer acknowledges the right of City to enforce the terms of this Agreement against Developer, by action for specific performance or damages, or both, or by any other legally authorized means. Developer acknowledges that its failure to perform any or all of its obligations under this Agreement may result in substantial damages to City; that in the event of default hereunder by Developer, City may commence legal action to recover all damages, losses and expenses sustained by City; and that the expenses may include, but are not limited to, the reasonable fees of legal counsel employed with respect to the enforcement of this Agreement.

ARTICLE 8 - Events of Default.

The following will be "Events of Default" under this Agreement and the term "Event of Default, will mean, whenever it is used in this Agreement, any one or more of the following events:

(a) Failure of Developer to commence or complete construction of the Public Improvements pursuant to the terms, conditions, and limitations of this Agreement after City has

provided written notice to Developer describing the failure and Developer has not cured such failure within ten (10) days of receipt of such notice.

(b) Failure of Developer to observe or perform any covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement after City has provided written notice to Developer describing the failure and Developer has not cured such failure within ten (10) days of receipt of such notice.

Section 8.2 Remedies on Default. Whenever any "Event of Default" occurs, City may take any one or more of the following actions:

(a) Suspend work on the Public Improvement until it receives assurances from Developer, deemed adequate by City, that Developer will cure its default and continue its performance under this Agreement.

(b) Take action, including legal or administrative action, as is necessary for City to secure performance of any provision of this Agreement or recover any amounts due under this Agreement from Developer or under the performance bond described in §4.02.

(c) Undertake to complete the Public Improvements itself, through its agents or through independent contractors and before the undertaking, draw upon the performance bond described in §4.02 for the full amount of the estimated work.

ARTICLE 9 - ADMINISTRATIVE PROVISIONS

Section 9.1 Notices. All Notices, certificates or other communications required to be given to City and Developers must be sufficiently given and will be deemed given when delivered, or when deposited in the United States mail in certified form with postage fully prepaid and addressed with return receipt requested, as follows:

If to City: Richard J. Rubenzer,
Director of Public Works/City Engineer
30 West Central Street
Chippewa Falls, WI 54729

If to Developer: Heartland Contractors of WI, Inc.
c/o James G. Rooney
13167 County Highway OO
Chippewa Falls, WI 54729-7313

City and Developer by notice given to the other, may designate different addresses to which subsequent notice, certificates or other communications will be sent.

ARTICLE 10 - ADDITIONAL PROVISIONS

Section 10.1 Titles of Sections. Any titles of the several parts of this Agreement are inserted for convenience of reference only and will be disregarded in construing or interpreting any of its provisions.

Section 10.2 Counterparts. This Agreement may be executed in any number of counterparts, each of which will constitute one and the same instrument.

Section 10.3 Modification. If Developer is requested by the holder of a mortgage on the Property or by a prospective holder of a prospective mortgage on the Property to amend or supplement this Agreement in any manner whatsoever, City will, in good faith, consider the request, provided that the request is consistent with the terms and conditions of this Agreement.

Section 10.4 Law Governing. This Agreement will be governed by and construed in accordance with the laws of the State of Wisconsin.

Section 10.5 Severability. In the event any provision of this Agreement is held invalid or unenforceable by any court of competent jurisdiction, holding will not validate or render unenforceable any other provisions.

Section 10.6 Assignment. Developer may not assign this Agreement without prior written consent of City, which consent shall not be unreasonably withheld or delayed.

Section 10.7 Recording. This Agreement, or a memorandum thereof executed by the parties, may be recorded in the office of the Register of Deeds for Chippewa County, Wisconsin, and will be enforceable against all owners of the Property and their successors and assigns.

ARTICLE 11 - TERMINATION OF AGREEMENT

Section 11.1 Termination. This Agreement will terminate at the time all of Developer's obligations hereunder have been fulfilled and when the cost of the Public Improvements have been paid in full and any default of Developer has been cured, or one (1) year after acceptance of the Public Improvements by City, whichever occurs later. Upon request of Developer, City shall promptly provide Developer with a certificate in recordable form that shall serve as evidence that Developer has completed its obligations hereunder.

IN WITNESS WHEREOF, City has caused this Agreement to be executed in its corporate name by its duly authorized officers and sealed with its corporate seal; and Developer has executed this Agreement at Chippewa Falls, Wisconsin, on the day and year first above written.

In Presence Of: _____ CITY OF CHIPPEWA FALLS

By: _____
_____, Mayor

Attest: _____
_____, City Clerk

DEVELOPER

Heartland Contractors of WI, Inc.

By: _____
James G. Rooney, President

ACKNOWLEDGMENTS

STATE OF WISCONSIN)
) ss:
CHIPPEWA COUNTY)

Personally came before me this ___ day of June, 2018, the above-named _____ and _____, who to be stated that they are the Mayor and City Clerk, respectively, of the City of Chippewa Falls, a Wisconsin municipal corporation, and to me known to be the persons who executed the foregoing instrument in such capacities.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

* _____
Notary Public
State of Wisconsin
My Commission expires _____

STATE OF WISCONSIN)
) ss:
_____ COUNTY)

Personally came before me this ___ day of June, 2018, the above-named James G. Rooney, who to be stated that he is the President of Heartland Contractors of WI, Inc., a Wisconsin company, and to me known to be the person who executed the foregoing instrument in such capacity.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

* _____
Notary Public
State of Wisconsin
My Commission expires _____

List of Exhibits

Exhibit A	Draft of Final Plat
Exhibit B	Legal Description of the Property
Exhibit C	Description of the Public Improvements and Estimates of Costs

Exhibit A
Draft of Final Plat

Exhibit B
Legal Description of the Property

Legal Description of the Property

May 28, 2018

Legal description of Willow Creek IV boundary for use in Developer's Agreement:

A PARCEL OF LAND LOCATED IN THE NE¼ OF THE SW¼, THE SW¼ OF THE SE¼ AND THE NW¼ OF THE SE¼, SECTION 36, T29N, R9W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 36;

- THENCE N.01°51'33"W. 1157.73 FEET TO THE NORTHWEST CORNER OF LOT 27, WILLOW CREEK AND THE POINT OF BEGINNING;
- THENCE NORTHERLY, ALONG THE EASTERLY LINE OF WILLOW CREEK PARKWAY AND ALONG THE ARC OF A CURVE CONCAVE EASTERLY, THE LONG CHORD WHICH BEARS N.15°01'52"E. 46.38 FEET AND HAVING A RADIUS OF 470.10 FEET;
- THENCE N.76°00'25"W., ALONG THE NORTH LINE OF WILLOW CREEK PARKWAY, 60.12 FEET;
- THENCE SOUTHERLY, ALONG THE WESTERLY LINE OF WILLOW CREEK PARKWAY AND ALONG THE ARC OF A CURVE CONCAVE EASTERLY, THE LONG CHORD WHICH BEARS S.15°04'57"W. 43.25 FEET AND HAVING A RADIUS OF 530.10 FEET;
- THENCE SOUTHWESTERLY, ALONG THE WESTERLY LINE OF WILLOW CREEK PARKWAY AND ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, THE LONG CHORD WHICH BEARS S.56°09'22"W. 41.23 FEET AND HAVING A RADIUS OF 30.00 FEET, TO THE SOUTHEAST CORNER OF LOT 26, WILLOW CREEK;
- THENCE N.20°58'54"W. 191.96 FEET TO THE NORTHEAST CORNER OF LOT 26, WILLOW CREEK;
- THENCE N.66°00'00"E., ALONG THE SOUTHEASTERLY LINE OF WILLOW CREEK TOWNHOMES, 38.17 FEET;
- THENCE N.14°55'35"E., ALONG THE SOUTHEASTERLY LINE OF WILLOW CREEK TOWNHOMES, 41.68 FEET;
- THENCE N.72°00'00"E., ALONG THE SOUTHEASTERLY LINE OF WILLOW CREEK TOWNHOMES, 40.23 FEET;
- THENCE S.76°00'00"E., ALONG THE SOUTHEASTERLY LINE OF WILLOW CREEK TOWNHOMES, 112.56 FEET;
- THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF WILLOW CREEK TOWNHOMES AND ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, THE LONG CHORD WHICH BEARS N.45°01'36"E. 159.90 FEET AND HAVING A RADIUS OF 530.10 FEET;
- THENCE N.36°17'22"W., ALONG THE NORTHEASTERLY LINE OF WILLOW CREEK TOWNHOMES, 135.79 FEET;
- THENCE N.61°32'28"E. 142.89 FEET;
- THENCE N.72°58'52"E. 50.11 FEET;
- THENCE N.76°16'45"E. 333.16 FEET;
- THENCE S.19°00'00"E. 122.68 FEET;
- THENCE NORTHEASTERLY, ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, THE LONG CHORD WHICH BEARS N.54°25'32"E. 122.06 FEET AND HAVING A RADIUS OF 470.00 FEET, TO THE SOUTHWESTERLY CORNER OF WILLOW CREEK PARKWAY;
- THENCE S.43°02'07"E. 60.00 FEET TO THE SOUTHEASTERLY CORNER OF WILLOW CREEK PARKWAY;
- THENCE SOUTHWESTERLY, ALONG THE WESTERLY LINE OF WILLOW CREEK III AND ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, THE LONG CHORD WHICH BEARS S.50°22'48"W. 63.15 FEET AND HAVING A RADIUS OF 530.00 FEET;
- THENCE S.17°46'35"E., ALONG SAID WESTERLY LINE, 95.58 FEET;
- THENCE S.38°00'00"W., ALONG SAID WESTERLY LINE, 108.70 FEET;
- THENCE S.18°36'08"W., ALONG SAID WESTERLY LINE, 54.54 FEET TO THE NORTHEAST CORNER OF OUTLOT 6, WILLOW CREEK II;
- THENCE N.81°37'06"W., ALONG THE NORTHERLY LINE OF SAID OUTLOT 6, A DISTANCE OF 143.53 FEET;

- THENCE NORTHERLY, ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CURVE CONCAVE EASTERLY, THE LONG CHORD WHICH BEARS N.11°38'58"W. 68.16 FEET AND HAVING A RADIUS OF 360.00 FEET;
 - THENCE N.06°13'02"W., ALONG SAID NORTHERLY LINE, 47.58 FEET;
 - THENCE WESTERLY, ALONG SAID NORTHERLY LINE AND ALONG THE ARC Willow Creek IV Boundary CONCAVE NORTHWESTERLY, THE LONG CHORD WHICH BEARS S.82°28'15"W. 55.78 FEET AND HAVING A RADIUS OF 530.00 FEET;
 - THENCE WESTERLY, ALONG SAID NORTHERLY LINE AND ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, THE LONG CHORD WHICH BEARS S.82°50'31"W. 43.71 FEET AND HAVING A RADIUS OF 470.10 FEET;
 - THENCE S.21°16'54"E., ALONG SAID NORTHERLY LINE, 137.26 FEET;
 - THENCE S.51°15'54"W., ALONG SAID NORTHERLY LINE, 125.95 FEET;
 - THENCE N.65°28'35"W., ALONG SAID NORTHERLY LINE, 19.73 FEET;
 - THENCE S.52°25'43"W., ALONG SAID NORTHERLY LINE, 214.23 FEET;
 - THENCE S.10°25'43"W., ALONG SAID NORTHERLY LINE, 63.70 FEET TO THE NORTHWEST CORNER OF LOT 27, WILLOW CREEK;
- THENCE N.78°00'00"W. 134.51 FEET TO THE POINT OF BEGINNING

Exhibit C

Description of the Public Improvements and **Estimate of Costs**

Improvements: The Developer shall install and pay for the following:

- Sanitary Sewer
- Water System
- Storm Sewer System
- Streets
- Concrete Curb & Gutter
- Street Lights – Developer shall install and the City will Maintain
- Site Grading and Required Ponding
- Underground Utilities
- Setting of Iron Monuments
- Surveying and Staking
- Street Signage and Traffic Controls
- Landscaping

WILLOW CREEK PHASE IV					
NO	ITEM	UNITS	QUANT.	PRICE	TOTAL PRICE
STREET					
1	CRUSHED AGGREGATE BASE (8" IN-PLACE)	CY	850	\$20.00	\$17,000.00
2	ASPHALTIC BINDER COURSE (1.5")	SY	3,100	\$5.00	\$15,500.00
3	ASPHALTIC SURFACE COURSE (1.5")	SY	3,100	\$4.70	\$14,570.00
4	CONCRETE CURB & GUTTER, 24" BARRIER	LF	2,000	\$9.00	\$18,000.00
5	4" CONCRETE SIDEWALK	SF	10,000	\$3.35	\$33,500.00
SUBTOTAL					\$98,570.00
SANITARY					
Haas					
1	CONNECT TO EXISTING MANHOLE (CORE DRILL)	EA	1	\$530.00	\$530.00
2	48" PRECAST CONCRETE MANHOLE	VF	70	\$199.00	\$13,930.00
3	CASTINGS	EA	5	\$350.00	\$1,750.00
4	8" SANITARY SEWER	LF	950	\$22.50	\$21,375.00
5	8"X4" WYES	EA	20	\$67.50	\$1,350.00
6	4" SANITARY SERVICE	LF	640	\$13.75	\$8,800.00
SUBTOTAL					\$47,735.00
WATERMAIN					
1	CONNECT TO EXISTING (REMOVE PLUG)	EA	2	\$325.00	\$650.00
2	HYDRANT ASS'Y (hydrant, valve & lead)	EA	2	\$4,850.00	\$9,700.00
3	8" VALVES	EA	2	\$1,310.00	\$2,620.00
4	8-INCH D.I.P. WATERMAIN	LF	1,000	\$39.00	\$39,000.00
5	TAP AND CORPORATION STOP, 1 INCH	EA	20	\$100.00	\$2,000.00
6	CURB STOP AND BOX, 1 INCH	EA	20	\$170.00	\$3,400.00
7	WATER SERVICE, 1 INCH COPPER	LF	640	\$16.75	\$10,720.00
SUBTOTAL					\$68,090.00
STORM SEWER					
1	12" RCP	LF	350	\$34.25	\$11,987.50
2	15" RCP	LF	32	\$36.75	\$1,176.00
3	24" RCP	LF	300	\$50.00	\$15,000.00
4	12" APRON END WALL W/TRASHRACK	EA	1	\$1,110.00	\$1,110.00
5	24" APRON END WALL W/TRASHRACK	EA	1	\$1,590.00	\$1,590.00
6	CATCH BASIN (2'X3' BOX)	EA	4	\$850.00	\$3,400.00
7	48" CONCRETE MANHOLE (3)	VF	18.0	\$301.00	\$5,418.00
8	INLET CASTINGS	EA	6	\$410.00	\$2,460.00
9	MANHOLE CASTINGS	EA	1	\$350.00	\$350.00
10	RIP-RAP	CY	30	\$41.00	\$1,230.00
SUBTOTAL					\$43,721.50
TOTAL COSTS					\$258,116.50

**RESOLUTION REGARDING THE DISCONTINUANCE OF
REGENT STREET BETWEEN LUDGATE STREET AND THE
WISCONSIN CENTRAL LTD RAILROAD RIGHT-OF-WAY**

WHEREAS, that portion of Regent Street between Ludgate Street and the Wisconsin Central LTD Railroad right-of-way (hereinafter "the parcel") is a dedicated City Street but has never been opened to public travel;

WHEREAS, the parcel is unimproved real estate;

WHEREAS, there is no intention at this time to ever improve the parcel as a City Street;

WHEREAS, at its' meeting of June 11, 2018, the Chippewa Falls Board of Public Works recommended vacation of the parcel;

WHEREAS, it is in the public interest to vacate the parcel and place it on the tax rolls and the public interest so requires; and

WHEREAS, the City of Chippewa Falls Common Council has duly considered the basis for this Resolution;

NOW THEREFORE, BE IT RESOLVED that pursuant to the provisions of §66.1003(4) of the Wisconsin Statutes that the following portion of Regent Street, in the City of Chippewa Falls, Chippewa County, Wisconsin be discontinued and vacated:

That portion of Regent Street between Ludgate Street and the Wisconsin Central LTD Railroad right-of-way (see attached map).

BE IT FURTHER RESOLVED that the City of Chippewa Falls does retain an easement for any public utilities which may presently exist or be located in that portion of Regent Street herein discontinued and vacated.

DATED this 7th day of August, 2018.

PUBLIC HEARING: August 7, 2018

Ayes: _____

Nays: _____

ALDERPERSON: _____
Rob Kiefer, Council President

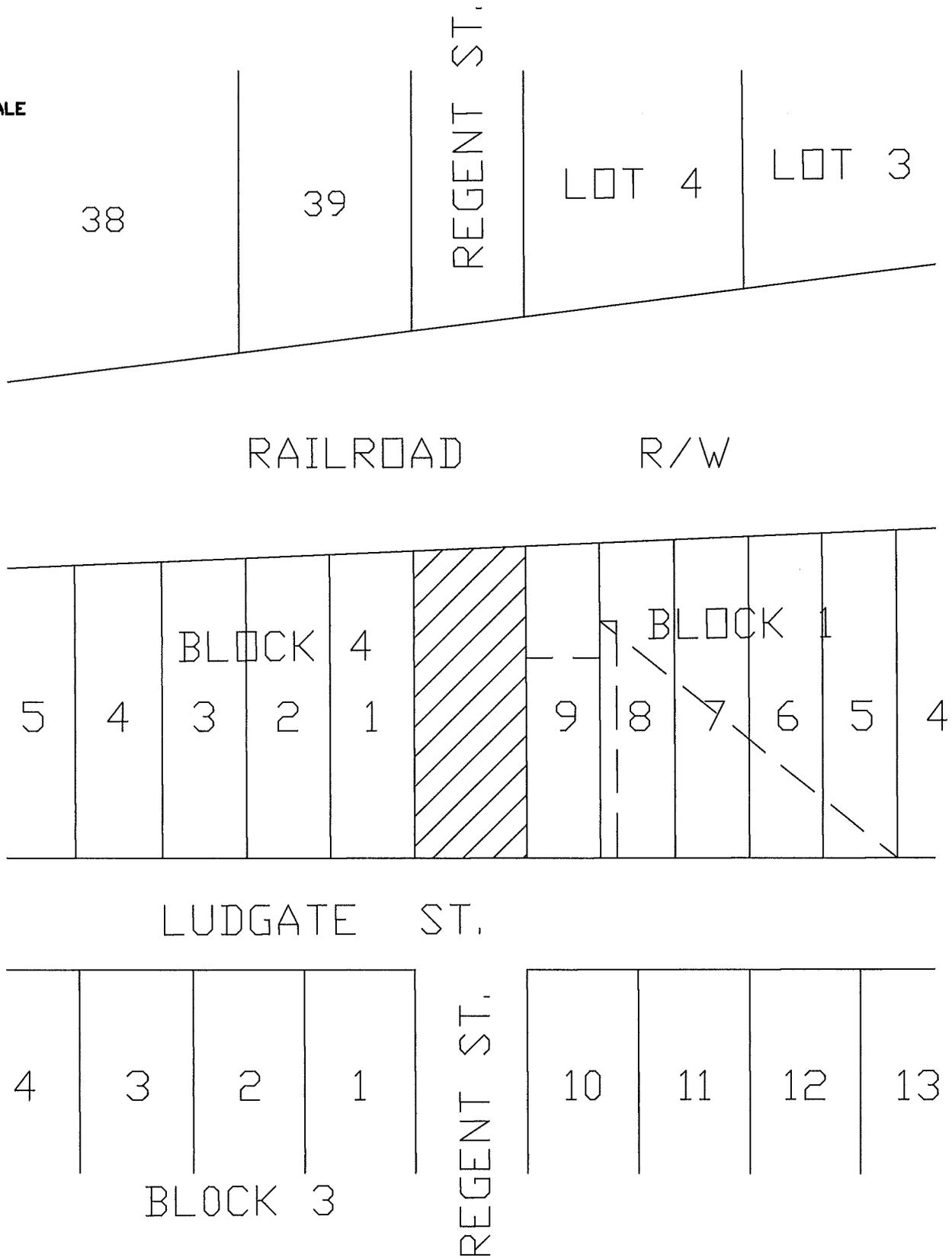
APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

LOCATION MAP REGENT STREET VACATION



NO SCALE



RESOLUTION REGARDING THE DISCONTINUANCE OF MARRS STREET BETWEEN UNITY ROAD AND DUTCHMAN DRIVE

WHEREAS, that portion of Marrs Street between Unity Road and Dutchman Drive (hereinafter "the parcel") is a dedicated City Street but has never been opened to public travel;

WHEREAS, the parcel is unimproved real estate;

WHEREAS, there is no intention at this time to ever improve the parcel as a City Street;

WHEREAS, at its' meeting of June 11, 2018, the Chippewa Falls Board of Public Works recommended vacation of the parcel;

WHEREAS, it is in the public interest to vacate the parcel and place it on the tax rolls and the public interest so requires; and

WHEREAS, the City of Chippewa Falls Common Council has duly considered the basis for this Resolution;

NOW THEREFORE, BE IT RESOLVED that pursuant to the provisions of §66.1003(4) of the Wisconsin Statutes that the following portion of Marrs Street, in the City of Chippewa Falls, Chippewa County, Wisconsin be discontinued and vacated:

That portion of Marrs Street between Unity Road and Dutchman Drive.

BE IT FURTHER RESOLVED that the City of Chippewa Falls does retain an easement for any public utilities which may presently exist or be located in that portion of Marrs Street herein discontinued and vacated.

DATED this 7th day of August, 2018.

PUBLIC HEARING: August 7, 2018

Ayes: _____

Nays: _____

ALDERPERSON: _____
Rob Kiefer, Council President

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

LOCATION MAP MARRS STREET VACATION



NO SCALE

