

AGENDA FOR REGULAR MEETING OF COMMON COUNCIL

To be held on Tuesday, July 17, 2018 at 6:30 P.M. in the City Hall
Council Chambers, 30 West Central Street, Chippewa Falls, WI

1. CLERK CALLS THE ROLL
2. APPROVAL OF MINUTES OF PREVIOUS MEETING
 - (a) Approve minutes of the Regular Council Meeting of July 3, 2018.
3. PERSONAL APPEARANCES BY CITIZENS - No matter presented by a citizen shall be acted on at the meeting except in emergencies affecting the public health, safety or welfare.
4. PUBLIC HEARINGS
 - (a) Public Hearing regarding a proposed permit to place "Keep Out" signs at the Glen Loch Dam in the City of Chippewa Falls.
5. COMMUNICATIONS - None
6. REPORTS
 - (a) The Board of Public Works meeting of July 9, 2018 was cancelled due to a lack of agenda items.
 - (b) Consider Plan Commission minutes of July 9, 2018.
7. COUNCIL COMMITTEE REPORTS in the order in which they are named in Section 2.21 of the Municipal Code
 - (a) Consider Committee #1 Revenues, Disbursements, Water, and Wastewater minutes of July 11, 2018.
 - (b) Consider Committee #2 Labor Negotiations, Personnel, Policy, and Administration minutes of July 6, 2018.
 - (c) Park Board minutes of July 10, 2018.
 - (d) Library Board minutes of June 13, 2018.
8. APPLICATIONS
 - (a) Consider Operator (Bartender) Licenses as approved by the Police Department. *(Complete list provided prior to Council meeting).*
 - (b) Consider Application for Temporary Class "B" Beer Retailer's License from Holy Ghost Parish for the Holy Ghost Parish Picnic to be held on September 8-9, 2018 at 412 S Main Street.
 - (c) Consider Class "E" Dance and Live Music License Application from Holy Ghost Parish for 412 S Main Street on September 8-9, 2018.
 - (d) Consider Application for Temporary Class "B"/"Class B" Beer and Wine Retailer's License from the Beyond Boomers Class Reunion Association for the Chippewa Falls City-Wide Class Reunion on August 11, 2018 at the Northern Wisconsin State Fairgrounds, 225 Edward Street.
9. PETITIONS - None
10. MAYOR ANNOUNCES APPOINTMENTS - None
11. MAYOR'S REPORT - None
12. REPORT OF OFFICERS - None
13. ORDINANCES
 - (a) First Reading of **Ordinance #2018-09 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls (16 Taylor Street).
14. RESOLUTIONS
 - (a) Consider **Resolution #2018-20 Entitled:** Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 5, City of Chippewa Falls, Wisconsin.
 - (b) Consider **Resolution #2018-21 Entitled:** Resolution Approving the Project Plan and Establishing the Boundaries for the Creation of Tax Incremental District No. 15, City of Chippewa Falls, Wisconsin.

15. **OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW** - None

16. **CLAIMS**

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

17. **CLOSED SESSION**

(a) Closed Session under WI Statutes 19.85(1)(e) for "deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a Closed Session" to discuss and consider the following:

- (1) Potential tax increment financing incentives and a Developers Agreement for a project in Lake Wissota Business Park – TID #14 including all matters relative to procurement of a satisfactory Developers Agreement; and

May return to Open Session for possible action on Closed Session item.

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 July 13, 2018 at 1:26 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, July 3, 2018 in the City Hall Council Chambers. Mayor Greg Hoffman called the meeting to order at 6:30 pm. The Pledge of Allegiance was recited.

CLERK CALLS THE ROLL

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

Also Present: City Attorney Robert Ferg, Finance Manager/Treasurer Lynne Bauer, City Planner/Transit Manager Brad Hentschel, Assistant City Engineer Bill McElroy, Police Chief Matt Kelm, Parks & Recreation Director Dick Hebert, City Clerk Bridget Givens, and those on the attached sign-in sheet.

APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) Motion by Hoekstra/Nadreau to approve the minutes of the Special Council Meeting of June 28, 2018.

All present voting aye, motion carried.

(b) Motion by Nadreau/King to approve the minutes of the Regular Council Meeting of June 19, 2018. **All present voting aye, motion carried.**

PERSONAL APPEARANCES BY CITIZENS - None

PUBLIC HEARINGS - None

COMMUNICATIONS - None

REPORTS

(a) The Board of Public Works meeting of June 25, 2018 was cancelled due to a lack of agenda items.

COUNCIL COMMITTEE REPORTS

(a) Motion by Hoekstra/King to approve the Committee #3 Transportation, Construction, Public Safety and Traffic minutes of July 3, 2018. **All present voting aye, motion carried.**

APPLICATIONS

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

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

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

(b) Sidewalk Use Permit Application from Chippewa Falls Main Street to use a portion of the sidewalk adjacent to the Chippewa Falls Area Chamber of Commerce on July 13 – 21, 2018 to advertise the car show on July 21, 2018.

(c) Sidewalk Use Permit Application from Chippewa Falls Main Street to use a portion of the sidewalk adjacent to the Chippewa Falls Area Chamber of Commerce on August 3 - 11, 2018 to advertise the car show on August 11, 2018.

(d) Sidewalk Use Permit Application from Chippewa Falls Main Street to use a portion of the sidewalk adjacent to the Chippewa Falls Area Chamber of Commerce on July 1 – October 11, 2018 to advertise the Farmers Market.

All present voting aye, motion carried.

PETITIONS - None

MAYOR ANNOUNCES APPOINTMENTS

(a) Motion by King/Hoekstra to approve the appointment of Ann Walsh and Cynthia Seipel as Election Inspectors. **All present voting aye, motion carried.**

MAYOR'S REPORT - None

REPORT OF OFFICERS - None

ORDINANCES - None

RESOLUTIONS - None

OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW

(a) Chief Kelm provided a presentation on issues impacting police departments including hiring and turnover, wages, and increased high risk calls. **Motion by Hoekstra/Olson** to refer this item to Committee #1 for review and funding considerations. **All present voting aye, motion carried.**

CLAIMS

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

City General Claims:	\$70,898.05
Authorized/Handwritten Claims:	\$2,315.00
Department of Public Utilities:	\$57,221.16
Total of Claims Presented	<u>\$130,434.21</u>

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

CLOSED SESSION

(a) **Motion by Monarski/Hoekstra** to go into Closed Session under WI Statutes 19.85(1)(e) for "deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a Closed Session" to discuss and consider the following:

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

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

The Council discussed Item (1) above.

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

Mayor Hoffman announced that a motion was made, seconded, and unanimously approved to accept the offer to purchase from UFI, LLC to purchase Lots 39 & 40 of Third Addition to Riverside Industrial Park in the amount of \$53,850.

ADJOURNMENT

Motion by Hoekstra/Olson to adjourn at 7:02 pm. **All present voting aye, motion carried.**

Submitted by:
Bridget Givens, City Clerk

CITY COUNCIL ATTENDANCE SHEET - July 3, 2018

NAME	ADDRESS
Brian Mioduchek	15758 46 th Ave CF
Cindy Burgess	809 Columbia st., CF
John Gantner	106 N State St CF
Betty Perera	4879-17 th St. Chipress Falls
Dave Beaman	CFPD
Tom Wood	CFPD
Shirley Felt	CFPD
Drew Zehm	CFPD
Sharon Decker	825 Columbia W
Lynn P. Schorfer	2114 Pump house Rd
Jantha Schneide	CFPD

Michael Fish

Craig Martke

Samuel Downey

Jason Jacobson

CFPA

CFIP

CFPO

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Common Council of the City of Chippewa Falls, Wisconsin, will conduct a Public Hearing on **Tuesday, July 17, 2018** in the Council Chambers, Municipal Building, 30 West Central St., Chippewa Falls, Wisconsin, commencing at 6:30 P.M. on a proposed permit to place "Keep Out" signs at the Glen Loch Dam in the City of Chippewa Falls.

Richard Rubenzer, PE, Director of Public Works, City Engineer and Utilities Manager for the City of Chippewa Falls, 30 West Central Street, Chippewa Falls, Wisconsin 54729, has applied to the Department of Natural Resources for a permit to place a "Keep Out" sign at latitude 44.95706° North and longitude 91.39976° West approximately fifty feet upstream of the dams structural centerline.

The Glen Loch Dam is located in the SE ¼ of the NW ¼ of Section 31, T29N, R8W, City of Chippewa Falls, Chippewa County, Wisconsin.

The City of Chippewa Falls proposes to prohibit swimming, diving and boating within an area from the structural centerline of the Glen Loch Dam to a line approximately fifty feet north of the said dam centerline.

At the public hearing, the Common Council will hear verbal comments from all interested persons about an ordinance authorizing the said prohibition of swimming, diving and boating within an area from the structural centerline of the Glen Loch Dam to a line approximately fifty feet north of the said dam centerline.

Reasonable accommodations, including the provision of informational material in an alternative format, will be provided for qualified individuals with disabilities upon request.

Following the hearing, the Common Council and Wisconsin Department of Natural Resources will receive written comments about the proposed permit.

A first reading of an ordinance authorizing the prohibition of swimming, diving and boating in the designated area will be heard at the August 7, 2018 Common Council meeting.

After the second reading of the ordinance at its August 21, 2018 regularly scheduled meeting, the Common Council will consider approval of the said ordinance.

Bridget Givens
City Clerk

PUBLISH: Saturday, June 16, 2018
and
Saturday, June 23, 2018

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

The Plan Commission met in City Hall on Monday, July 9, 2018 at 6:30 P.M. Present were Commissioners Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Dan Varga, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dave Cihasky and Beth Arneberg. Also attending were Steve Frazer, Karren Benson, Samantha Stetzer of the Chippewa Herald, City Planner Brad Hentschel and Allison Short.

1. **Motion** by Tzanakis, seconded by Misfeldt to approve the minutes of the June 11, 2018 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Director of Public Works Rubenzer noted that by city ordinance, Mayor Hoffman is the chairperson of the Plan Commission so no action was required or taken for this agenda item.

3. Steve Frazer appeared to support his petition for a Planned Unit Development Conditional Use Permit to construct four Twin Homes (four units)/two duplexes on Parcel #4011, Lots #16, #17 and #18, Block #1, Zielie's Addition, located at the Southeast corner of Marilyn Street and Wisconsin Street. Director of Public Works Rubenzer noted the three lots are zoned R-1C Single Family Residential and pointed out the surrounding neighborhood is zoned either R-1C Single Family Residential or R-2 Two Family Residential. Mayor Hoffman opened a public hearing to consider PD-CUP Resolution No. 2018-03 allowing Steve Frazer to construct four Twin Homes (four units)/two duplexes on Parcel #4011, Lots #16, #17 and #18, Block #1, Zielie's Addition, located at the Southeast corner of Marilyn Street and Wisconsin Street. No one spoke for or against. Mayor Hoffman closed the public hearing. Commissioner Smith pointed out that a Twin Home maintenance detail had been discussed at the previous Plan Commission meeting and should be included in the resolution. Director of Public Works Rubenzer stated he forgot to include the detail in the PD CUP Resolution attachment but that it could be included.
Motion by Smith, seconded by Hubbard to approve Planned Development Conditional Use Permit Resolution No. 2018-03 (attached), allowing Steve Frazer to construct four Twin Homes (four units)/two duplexes on Parcel #4011, Lots #16, #17 and #18, Block #1, Zielie's Addition, located at the Southeast corner of Marilyn Street and Wisconsin Street contingent upon the addition of the Twin Home provisions detail sheet to the resolution. **All present voting aye. Motion carried.**
Steve Frazer and Karren Benson left the meeting at this point.

4. Allison Short appeared to support her petition (attached) to rezone Parcel #0087, Lot #3 and the SE 64 feet of Lot #6, Chippewa Falls Plat, from I-2 Light Industrial to C-3 Central Business District. The Commission reviewed the surrounding zoning districts which include R-3 Multi-Family Residential, I-2 Light Industrial, C-3 Central Business and O-1 Office Districts. A consensus was reached that the C-3 Central Business District

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would be appropriate for the surrounding neighborhood.

Motion by Misfeldt, seconded by Varga to recommend the Common Council conduct a public hearing to consider rezoning Parcel #0087, Lot #3 and the SE 64 feet of Lot #6, Chippewa Falls Plat, from I-2 Light Industrial to C-3 Central Business District. Said public hearing to be scheduled contingent on:

- 1) Receipt of the \$300 administrative and legal advertising fee
- 2) Publication in the Chippewa Herald and proper notification of adjacent property owners.

All present voting aye. Motion carried.

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


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

**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.**

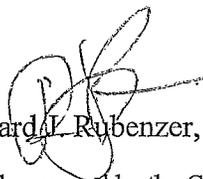
3. Bill Albright appeared to present the attached proposed Final Plat for the Willow Creek Phase IV Development. Secretary Rubenzer noted that the Planned Development Conditional Use Permit Resolution No. 2018-02 for Willow Creek Phase IV had been approved by the Plan Commission and that there weren't 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

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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

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CITY OF CHIPPEWA FALLS PLAN COMMISSION PLANNED UNIT DEVELOPMENT CONDITIONAL USE PERMIT RESOLUTION NO. 2018-03 ALLOWING CONSTRUCTION OF TWO TWIN HOME BUILDINGS (FOUR UNITS)/TWO DUPLEXES ON PARCEL #4011, LOTS #16, #17 AND #18, BLOCK #1, ZIELIE'S ADDITION, LOCATED AT THE SOUTHEAST CORNER OF MARILYN AND WISCONSIN STREETS, CHIPPEWA FALLS, WISCONSIN

WHEREAS, at its June 11, 2018 meeting, the Plan Commission heard a request from Steve Frazer to construct two twin home buildings (four units)/two duplexes on Parcel #4011, Lots #16, #17 and #18, Block #1, Zielie's Addition, located at the SE corner of Marilyn and Wisconsin Streets, Chippewa Falls, WI

WHEREAS, Parcel #4011, Lots #16, #17 and #18, Block #1, Zielie's Addition, located at the SE corner of Marilyn and Wisconsin Streets, Chippewa Falls, WI is zoned R-1C Single Family Residential District; and

WHEREAS, the Plan Commission has evaluated the request for a Planned Unit Development Conditional Use Permit to construct two twin home buildings (four units)/two duplexes on Parcel #4011, Lots #16, #17 and #18, Block #1, Zielie's Addition, located at the SE corner of Marilyn and Wisconsin Streets, Chippewa Falls, WI; and

WHEREAS, the Plan Commission conducted a public hearing on this request on Monday, July 9, 2018, after publication of a Class 2 legal notice and mailing of said notice to adjacent property owners, as required by Chapter 17.47 (5) of the Code of Ordinances of the City of Chippewa Falls, Wisconsin and hearing all comments and concerns.

THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN that, pursuant to Chapters 17.27.5(7)(f) and 17.47 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, a Planned Unit Development Conditional Use Permit be and is hereby issued to construct two twin home buildings (four units)/two duplexes on Parcel #4011, Lots #16, #17 and #18, Block #1, Zielie's

C.U.P. Resolution No. 2018-03

Addition, located at the SE corner of Marilyn and Wisconsin Streets, Chippewa Falls, WI under the following conditions:

- a) Two twin home buildings (four units)/two duplexes are allowed to be constructed according to the attached plans and details.
- b) That the twin homes be in conformance with the attached site plan and building floor plan and details and all attachments become part and parcel of this Conditional Use Permit.
- c) That a storm water management plan be submitted and approved as per City of Chippewa Falls Municipal Code.
- d) The attached general Development Plan, Twin Home Development Standards, Typical Photos, Elevations, and Floor Plans, and existing and zoning site plans become part and parcel of PD CUP #2018-03 and are available for inspection in the City of Chippewa Falls Engineering and Inspection offices.
- e) That separate sanitary sewer and water services be constructed to each of the four units.
- f) Except as specifically provided herein, all regulations of the City Zoning Code shall apply.
- g) That the existing home at #709 Marilyn Street be razed.
- h) That a future lot line be created between the firewalls of both duplex buildings allowing them to be assessed Twin Homes.
- i) That this permit shall become null and void by non-compliance with this permit or related Codes or by application to the Board of Appeals for any Code variance for this facility.
- j) Chapter 17.47 (13) shall apply and this permit shall terminate if the use for which this permit is issued shall cease for a continuous two year period.
- k) Modifications or changes to this permit may be made only by the Plan Commission after an application for amendment has been duly filed and notices and hearing requirements have been complied with.

MOTION: Smith

SECONDED: Hutchinson

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on July 9, 2018, by a vote of 7 ayes, 0 nays and 0 abstentions.


Richard J. Rubenzer, PE, Secretary
Plan Commission

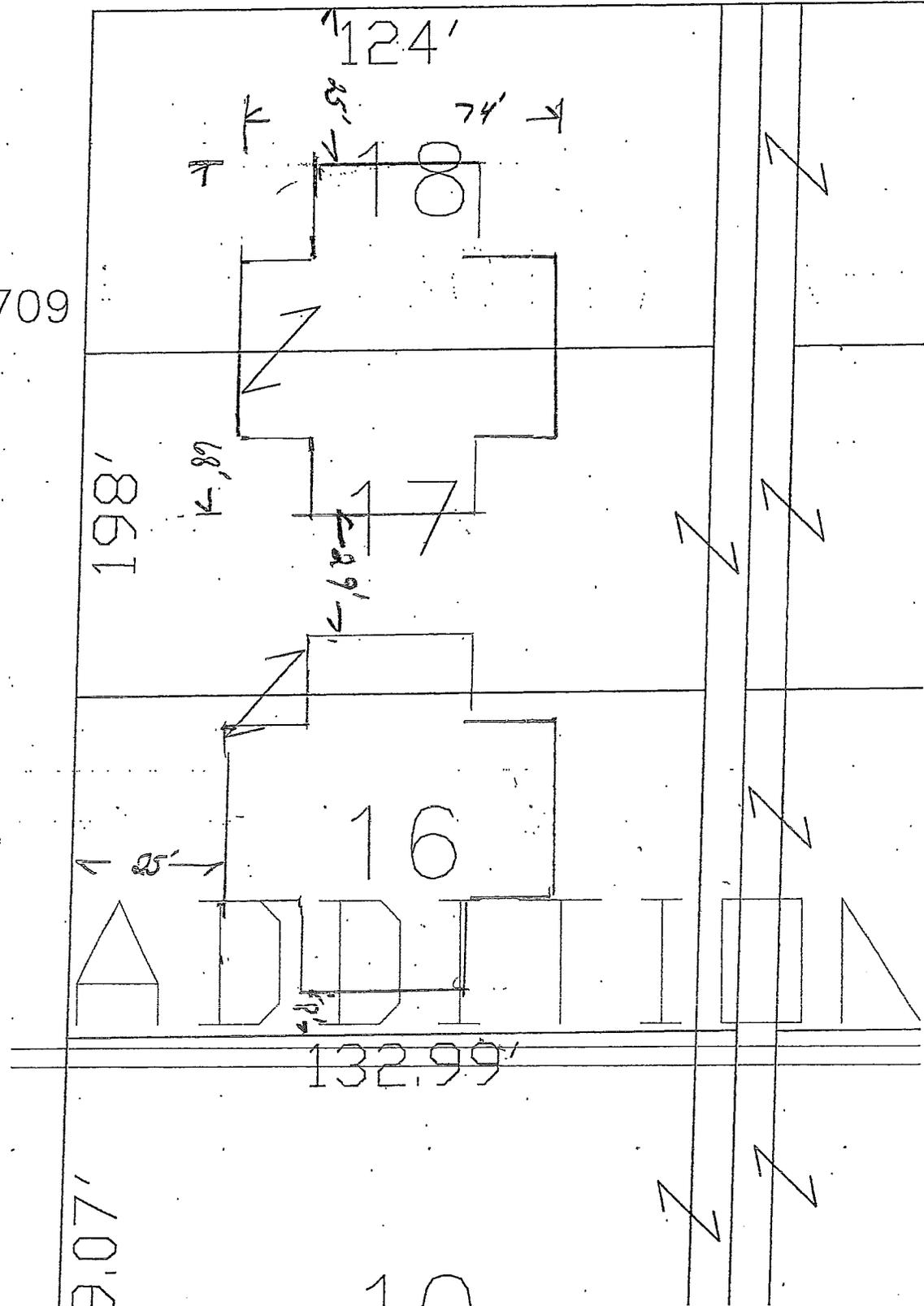
The Twin Home is intended to provide for development of zero lot line twin home development. Ownership of each unit will be on separate deeds. Compliance with State of Wisconsin one (1) and two (2) family Uniform Dwelling Code for attached units is required.

- A. The plans specification and construction shall require the installation and construction of separate sewer, water and other utility services to each twin home dwelling.
- B. Both lots containing attached twin home dwellings shall be held under the same ownership until the completion of construction of the twin home dwellings.
- C. A maintenance agreement (party wall agreement), approved by the City Zoning Administrator, shall be entered into by the owners of the attached twin home dwelling in order to ensure that equal and reasonable maintenance and repairs are performed on the attached twin home dwellings. Alternatively, provisions for maintenance of common walls may be incorporated into applicable covenants to be reviewed and approved by the City.
- D. Easements necessary for water, sewer and utility services and the maintenance agreement shall be recorded with the Chippewa County Register of Deeds.
- E. The exterior (such as siding), and roof materials on each attached twin home dwelling shall be the same color, quality and consistency.

Scale: 1" = 30'

8

#709



198'

124'

18

17

16

10

132.99'

2.07'

25' 74'

68.9'

25'

25'

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

General Description:

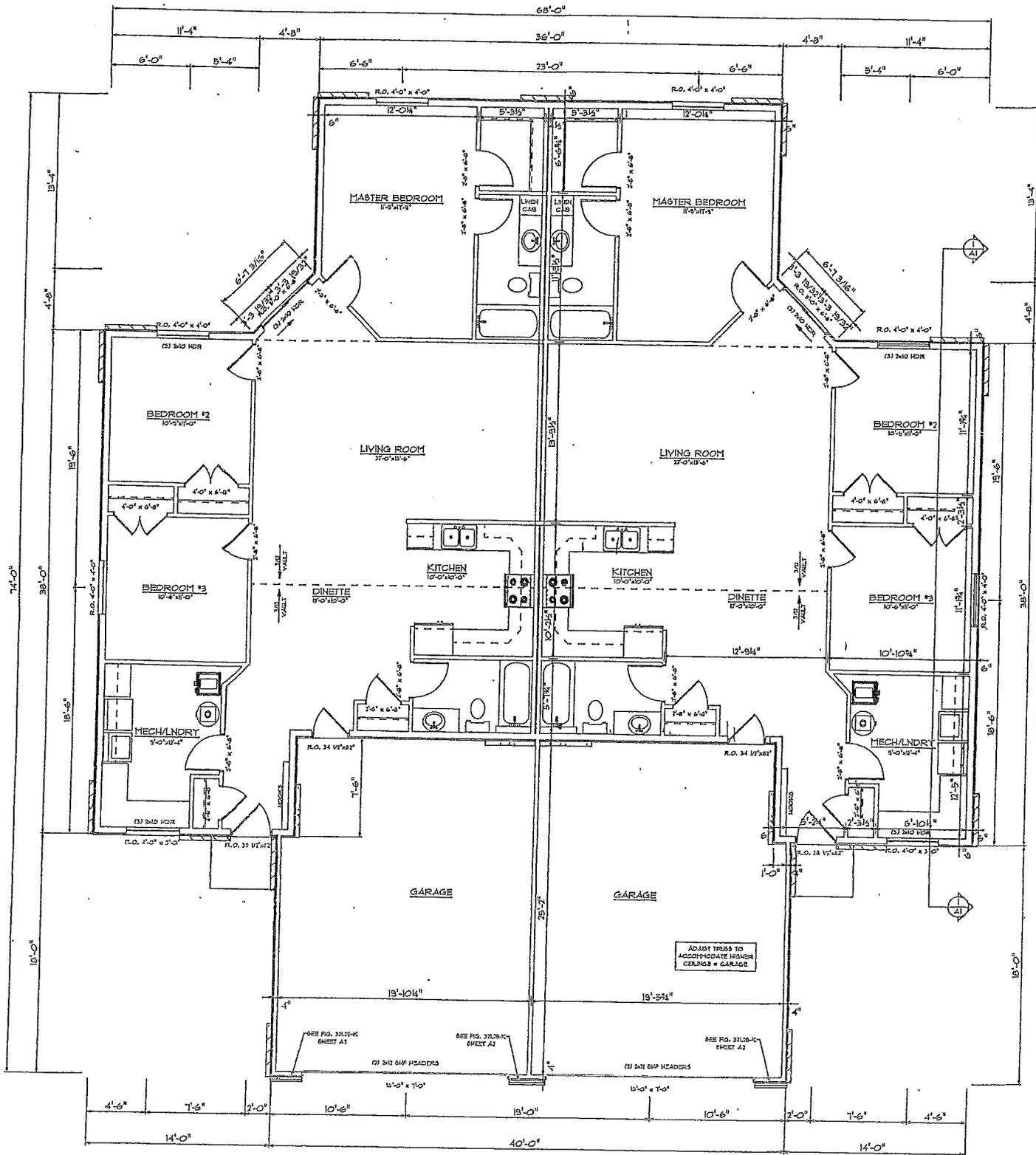
Zielie Addition Lots 16, 17 & 18 Blk 1 consists of changing the approved 3 R-1 C single family lots and changing them into 2 R-1 C single family lots with a conditional use permit of duplexes / twin homes.

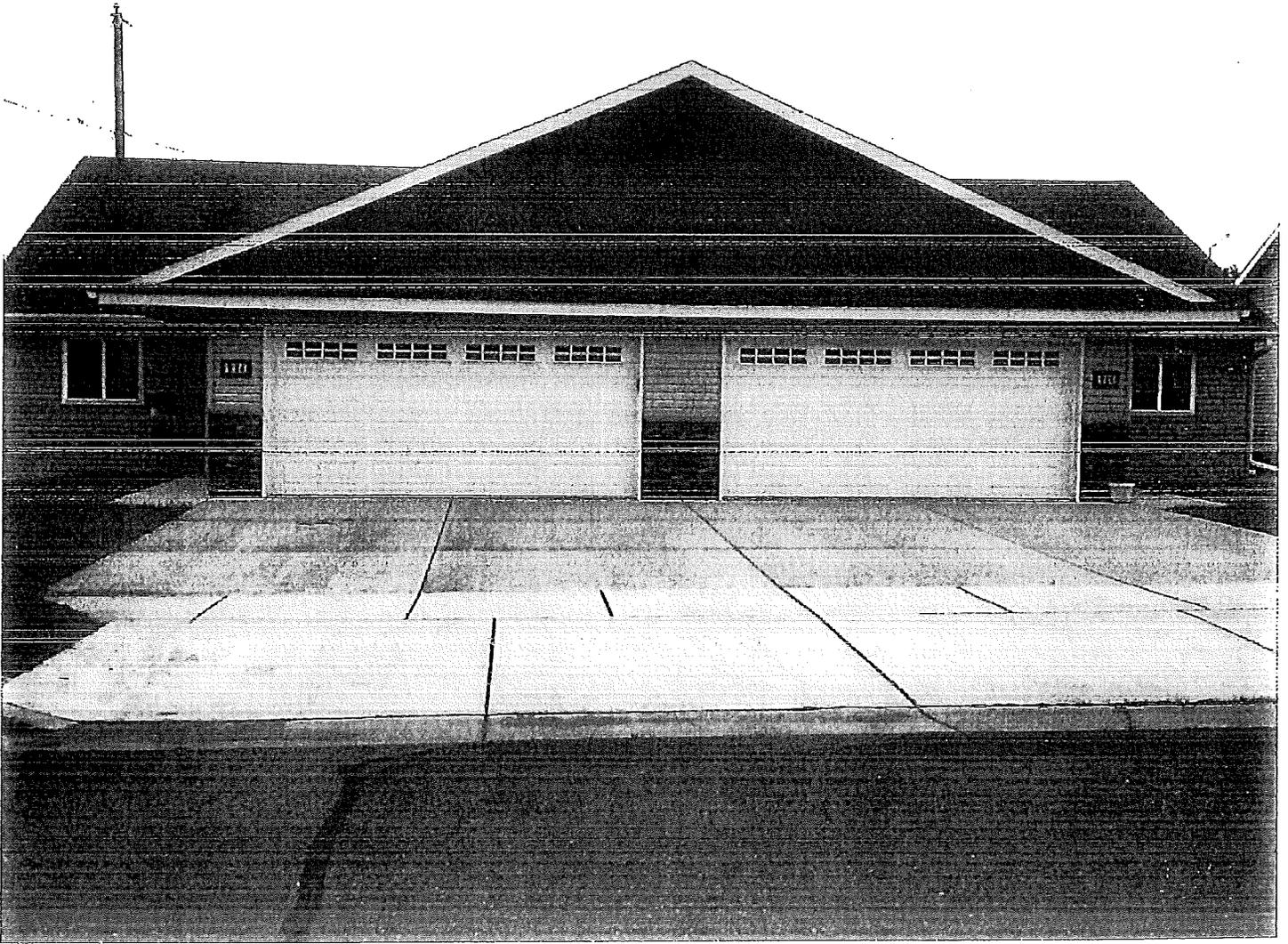
Purpose:

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.





Date Filed: June 25, 2018

Fee Paid: \$25.00 Date: June 25, 2018 TR#: 55930

Fee Paid: _____ Date: _____ TR#: _____

PETITION FOR REZONING

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Common Council of the City of Chippewa Falls, WI, for rezoning authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: 16 Taylor Street, Chippewa Falls WI 54729
Lot: 3 SE Block: 17 Subdivision: Chippewa Falls Plat Parcel# 22808-0643-60011
64' of Lot 6 0087 50

Legal Description: Original Plat Lot 3 and SE 64' of Lot 6, Block 17
"Map 6-4"

Present zoning classification of property: Light Industrial

Zoning classification requested: Commercial - C-3. Central Business

Lot number of any real estate owned by the petitioner adjacent to the area proposed to be changed: N/A

Existing use of all buildings on such land: Vacant - For Lease

Principal use of all properties within 300 feet of such land: Commercial/Light Industrial / Multi-Family

Purpose for which such property is to be used: CrossFit Gym

DBA- CrossFit Chippewa Falls

Legal- Motivating Health LLC

Recite any facts indicating that the proposed change will not be detrimental to the general public's interest and the purposes of this Chapter: Considering the surrounding buildings are commercial, I think it would be a great addition. We've been established for five years downtown and will be a more permanent fit for that building.

Attach a plot plan or survey plat, drawn to scale, showing the property to be rezoned, location of structures and property lines within 300 feet of the property to be altered.

Add any further information requested on the petition or which may be required by the Common Council to facilitate the making of a comprehensive report to the Council:

Parking may come up as a question. There is an adjacent lot that comes with the purchase that we could turn into a lot. Otherwise, we currently use street parking and it's never been an issue. Most of our members are only there for a hour and a half. Employees will park on the side where there is room for 3-4 vehicles. We may even be able to use other businesses lots. before/after hours / weekends when they are not in use.

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

Owner(s)/Address(es):

John and Nora Wilcox
1051 W Cedar St
Chippewa Falls, WI 54729
Phone #: (715) 271-6163
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

Petitioner(s)/Address(es):

Susan Allison Short
1006 Dover St
Chippewa Falls, WI 54729
Phone #: 715 379 6441
Email: allison@crossfitchippewa.com
Signature: *S Allison Short*

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____



MINUTES
COMMITTEE #1
REVENUES, DISBURSEMENTS, WATER AND WASTEWATER
July 11, 2018

Committee #1 - Revenues, Disbursements, Water and Wastewater met on Tuesday, July 11, 2018 at 9:00 AM in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.

Committee Members present: Rob Kiefer, John Monarski, and Paul Nadreau

Mayor/Other Council Members present: Mayor Hoffman

Others present: Finance Manager/Treasurer Lynne Bauer, Police Chief Matt Kelm, and City Clerk Bridget Givens.

Call to Order: 9:00 am

- 1. Discuss funding for temporary office assistance in the Police Department. Possible recommendations to the Council.**

Police Chief Kelm indicated that he will have an employee out of the office for 4-6 weeks on medical leave. He spoke with a previously retired employee to see if she would be interested in working a part-time schedule during that time frame (not to exceed 24 hours per week for up to six weeks). Funding for the temporary office assistance will be covered by the current budget.

Motion by Nadreau/Kiefer to recommend Council approve funding from the current budget for temporary office assistance in the Police Department, not to exceed 24 hours per week for six weeks. All present voting aye, motion carried.

- 2. Adjournment**

Motion by Nadreau/Monarski to adjourn at 9:02 am. All present voting aye, motion carried.

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



Minutes
Committee #2
Labor Negotiations, Personnel, Policy & Administration
July 6, 2018

Committee #2 met on Friday, July 6, 2018 at 8:30 AM in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.

Committee Members present: CW King and John Monarski. Member Absent: Chuck Hull

Mayor/Other Council Members present: None

Others present: Finance Manager/Treasurer Lynne Bauer and Police Chief Matt Kelm.

Call to Order: 8:30 am

1. Discuss temporary office assistance in the Police Department. Possible recommendations to the Council.

Chief Kelm requested he be able to use a former employee for temporary help in the business office during a 4-6 week period while one of his current employees is out on leave. Funding will be discussed at a future Committee #1 meeting.

Motion by Monarski/King to recommend the Council approve temporary office help for 4-6 weeks in the Police Department contingent upon the current employee using leave during that time. **All present voted aye. Motion carried.**

2. Adjournment

Motion by Monarski/King to adjourn at 8:33 am. **All present voting aye, motion carried.**

Minutes submitted by,
Lynne Bauer, Finance Manager/Treasurer

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

1. Call to order by Beth Arneberg at 6:00 p.m.

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

Staff present: Dick Hebert, Josh Kriesel, and Kevin Sweeney.

2. Discuss/Consider:

- a. Improvements and Repairs to Irvine Park Bandshell. Staff and Park Board members view bandshell with Dave Becker from Liberty Exteriors and Ryan Kostka of Rock-N-Stone, Inc. Dale Berg arrives. There are multiple repairs needed. There is a hole in the ceiling but recommended roof be repaired first. Discussion included various options and ideas for repairing and replacing roof. Also discussed capping the gutter and extending copper roof. Liberty will review and provide quote.
- b. Improvements and Repairs to Irvine Park Entrance Pillars. Reviewed proposal of Rock-N-Stone, Inc. With Ryan Kostka. Discussed options to repair pillars and replace existing caps with limestone caps, removal of vines, preparing for electricity and lighting options. Ryan does indicate that he would expect cracking to occur if caps are not replaced; however, repairs can be made now and the caps replaced at a later date if desired. If the caps are not replaced, amounts would be slightly higher to repair existing caps. **Motion by Rob Kiefer/Heidi Hoekstra to accept items #2 not to exceed \$16,500.00 and #4 not to exceed \$5,500.00 of Rock-N-Stone, Inc's Proposal 2 with funds to be from donations and donation accounts. Motion passed.** Discussed having an electrical plan in place before work begins. Dick will look into lighting options.
- c. Erickson Park Project. Ron Bakken is present and indicates project is coming along well. Grading is done; base course and storm sewer in. The electrical box will be moved; the dam alarm will remain. A site visit is likely to be scheduled in late August. About 10 boulders needed to be dug up and will be used in the landscaping.
- d. Discuss Improvements to Welcome Center. Dick reports that the artifact inventory is nearly complete. Tyler is working on themes and descriptions. Dick discussed possibility of giving tours of the artifacts area before Tyler leaves in August.
- e. Discuss Riverfront Park Improvements, Rules, Policies and Fees. Beth reports that the subcommittee met and made up an agenda of items to discuss. She will forward to board members with mission statement.
- f. Recreation Report. Josh Kriesel indicates summer is going well. The splash pad and pool inspection went well. The slide will need to be reviewed by a structural engineer by June 6, 2019, as this needs to be done every five years. He would like to use the basketball court by the pickle ball courts on

the day of the pickle ball tournament. It is used for teams to warm up but would be available for basketball much of the day. **Motion by Beth Arneberg/Dale Berg to reserve the basketball court for the pickle ball tournament on August 11, 2018, or the rain day, August 12, 2018. Motion passed.**

- g. Director Report. Dick Hebert reports bridges are going to be replaced in August. Staff is demoing the walk bridges at Flag Hill. The parking lot has also been paved and will open up on Thursday. There is lots of work being done by staff including mulching and weeding at Riverfront.
3. Approve Claims. Claims reviewed. **Motion by Dale Berg/Carmen Muenich to approve claims of \$217,000.33. Motion passed.**
4. Approval of June 12, 2018, Minutes: **Motion by Rob Kiefer/Beth Arneberg to approve June 12, 2018, minutes. Motion passed.**
5. Park Board Members' Concerns or Comments. Discussed looking into bike racks in Irvine Park. There are none currently. Signage discussed.
6. Adjournment. **Motion by Carmen Meunich/Rob Kiefer to adjourn at 7:34 p.m. Motion passed.**

Submitted by:

Audrey Stowell, Secretary

**Minutes of the
Meeting of the Chippewa Falls Public Library Board of Trustees
June 13, 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, Hoekstra, Jones, King, Newton, Rasmus

Absent: Drehmel

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 May 9, 2018.

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

5 Disposition of the vouchers to be paid from the 2018 budget after June 13, 2018.

Motion made by Hoekstra seconded by Newton to approve payment of the vouchers to be paid from the 2018 budget after June 13, 2018. Roll call Vote take. Aye – Ambelang, Hoekstra, Jones, King, Newton, Rasmus. All present Voting Aye. Motion carried.

6. Public appearances by citizens.

Connie Russell appeared about the changes in the MORE system to holds. She said that the new system is a disadvantage to Book clubs, people going South for the winter and many others.

7. Correspondence

None.

8. Management report

Director Niese presented the Management Report. May was a big month for the Library. Many visits from school classrooms and activities for the Children's Department.

9. Committee reports

a) None.

10. Current Business

a) Social Media Policy

The policy was reviewed by the City Attorney and is ready to go. Motion made by Hoekstra, seconded by Rasmus to approve the Social Media Policy with corrections made. All present Voting Aye. Motion carried.

b) Act 150 stats

Act 150 stats for the last five years were presented to the Board for review.

c) Board picture for website

Postponed until next month due to one member absent.

11. Announcements

a) Going fine free issue is on hold until see how it is going with other Libraries.

12. Items for future consideration.

- a) Billing fee removal
- b) Board picture for website

13. Adjournment

Motion made to adjourn by Hoekstra seconded by Ambelang. All present Voting Aye. Motion carried.
Meeting adjourned at 5:28 p.m.

Respectfully Submitted,
Deb Braden, Confidential Administrative Assistant

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

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

FEE \$ 10.00

Application Date: 6/20/2018

Town Village City of Chippewa Falls

County of Chippewa

The named organization applies for: (check appropriate box(es).)

A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.

A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 9/8/2018 and ending 9/9/2018 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. Organization (check appropriate box) →

- Bona fide Club Church Lodge/Society
 Chamber of Commerce or similar Civic or Trade Organization
 Veteran's Organization Fair Association

(a) Name HOLY GHOST PARISH

(b) Address 412 S MAIN STREET
(Street)

Town Village City

(c) Date organized _____

(d) If corporation, give date of incorporation _____

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

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

President WANDA BROOKS, 923 PRENTICE STREET, CHIPPEWA FALLS WI 54729 - 715-726-1223

Vice President _____

Secretary _____

Treasurer CANDAS KONOP, 814 WILSON STREET, CHIPPEWA FALLS WI 54729 - 715-577-9597

(g) Name and address of manager or person in charge of affair: WANDA BROOKS / CANDAS KONOP

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

(a) Street number 412 S MAIN STREET

(b) Lot _____ Block _____

(c) Do premises occupy all or part of building? CHURCH PARKING LOT / CHURCH BASEMENT

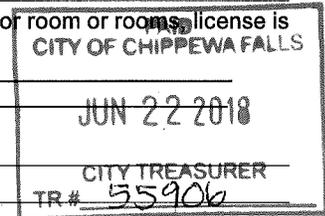
(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: _____

(e) Will minors be present? YES Reason for minors being present: FAMILY EVENT
Security measures: ID CHECKS / SERVE TO PATRONS 21+

3. Name of Event

(a) List name of the event HOLY GHOST PARISH PICNIC

(b) Dates and times of event 9/8/18 9 AM-9PM, 9/9/18 9AM-8PM



DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Officer Wanda Brooks 6-20-18
(Signature/date)

Officer Candas Konop 6-20-18
(Signature/date)

Date Filed with Clerk JUN 22 2018

HOLY GHOST PARISH PICNIC
(Name of Organization)

Officer _____
(Signature/date)

Officer _____
(Signature/date)

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

Police Department Approval [Signature]

Date _____ Wisconsin Department of Revenue

BTM 6/25/18



APPLICATION FOR DANCE AND LIVE MUSIC LICENSE

Name of Applicant: CANDAS KONOP	Address of Applicant: 814 WILSON STREET, CHIPPEWA FALLS WI 54729																									
Name of Premises to be Licensed: HOLY GHOST PARISH	Address of Premises: 412 S MAIN ST CHIPPEWA FALLS WI 54729	Date(s) of Event (Class "E" Licenses only): 9/8/18-9/9/18																								
Class of License Applied for:	<table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Class "A" Annual</td> <td style="width: 10%; text-align: center;"><input type="checkbox"/></td> <td style="width: 30%; text-align: right;">\$125.00</td> </tr> <tr> <td>Class "B" Annual</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: right;">\$80.00</td> </tr> <tr> <td>Class "C" Annual</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: right;">\$30.00</td> </tr> <tr> <td>Class "D" Annual</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: right;">\$25.00</td> </tr> <tr> <td>Class "D" If holder of Class "C"</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: right;">\$10.00</td> </tr> <tr> <td>Class "E"</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: right;">\$10.00/day 20⁰⁰</td> </tr> <tr> <td>Live Music Annual</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: right;">\$30.00</td> </tr> <tr> <td>Juke Box</td> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: right;">\$30.00 (annual)</td> </tr> </table>		Class "A" Annual	<input type="checkbox"/>	\$125.00	Class "B" Annual	<input type="checkbox"/>	\$80.00	Class "C" Annual	<input type="checkbox"/>	\$30.00	Class "D" Annual	<input type="checkbox"/>	\$25.00	Class "D" If holder of Class "C"	<input type="checkbox"/>	\$10.00	Class "E"	<input checked="" type="checkbox"/>	\$10.00/day 20 ⁰⁰	Live Music Annual	<input type="checkbox"/>	\$30.00	Juke Box	<input type="checkbox"/>	\$30.00 (annual)
Class "A" Annual	<input type="checkbox"/>	\$125.00																								
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Class "D" Annual	<input type="checkbox"/>	\$25.00																								
Class "D" If holder of Class "C"	<input type="checkbox"/>	\$10.00																								
Class "E"	<input checked="" type="checkbox"/>	\$10.00/day 20 ⁰⁰																								
Live Music Annual	<input type="checkbox"/>	\$30.00																								
Juke Box	<input type="checkbox"/>	\$30.00 (annual)																								

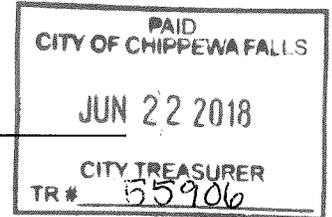
EXCERPT FROM MUNICIPAL CODE 12.04 (3) DANCES

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

I have read and understand the above.

Candas Konop
Signature of Applicant

6-20-18
Date



Attest: Bridget Muiens
City Clerk/Deputy Clerk

Date of Council Approval: _____

License No.: _____

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

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

FEE \$ 10.00

Application Date: _____

Town Village City of Chippewa Falls

County of Chippewa

The named organization applies for: (check appropriate box(es).)

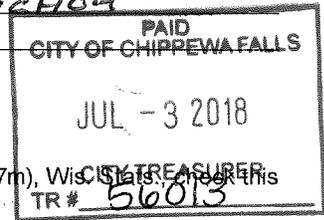
- A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.
 A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning Aug 11th 5pm and ending Aug 12th 2am and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

- 1. Organization** (check appropriate box) → Bona fide Club Church Lodge/Society
 Chamber of Commerce or similar Civic or Trade Organization
 Veteran's Organization Fair Association

(a) Name Beyond Boomer's Class Reunion Association

(b) Address P.O. Box 458, Chippewa Falls WI 54729
(Street) Town Village City



(c) Date organized 2/2012

(d) If corporation, give date of incorporation 2/2012

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

(f) Names, addresses and phone numbers of all officers:
 President Garret Brazing 715-577-0875 1476 Hilary St CF
 Vice President Greg Miskeldt 715-379-2345 4002 Dwight St CF
 Secretary Sherry Fosvik 715-894-0348 793 Bluffview CF
 Treasurer Tony Thornton 715-720-7073 8944 90th Ave CF

(g) Name and address of manager or person in charge of affair: Garret Brazing 1476 Hilary St.
715-577-0875 Chippewa Falls WI 54729

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

(a) Street number 225 Edward St, Chippewa Falls WI 54729
 (b) Lot _____ Block _____

(c) Do premises occupy all or part of building? Yes, Northern WI State Fairgrounds

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: _____

(e) Will minors be present? NO Reason for minors being present: _____
 Security measures: Check ID's, Arm Bands

3. Name of Event

(a) List name of the event Chippewa Falls Citywide Class Reunion
 (b) Dates and times of event August 11th 2018

DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Beyond Boomer's Class Reunion Association
(Name of Organization)

Officer [Signature] 7/3/18
(Signature/date)

Officer _____
(Signature/date)

Officer [Signature] 7-3-18
(Signature/date)

Officer _____
(Signature/date)

Date Filed with Clerk _____

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

Police Department Approval [Signature]
7/10/18

Date _____ Wisconsin Department of Revenue

BPM
7/10/18

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

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

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

**Parcel #0087, Lot #3 and SE 64' of Lot #6, Block #17, Chippewa Falls Plat.
This parcel is located at 16 Taylor Street.**

I-2 Light Industrial to C-3 Central Business District

- 2. That the Zoning District Map of the City of Chippewa Falls be and the same is hereby amended in accordance with the foregoing.
- 3. That this Ordinance shall take effect from and after its passage and publication.

Dated this 7th day of August 2018

FIRST READING: July 17, 2018

SECOND READING: August 7, 2018

PUBLIC HEARING: August 7, 2018

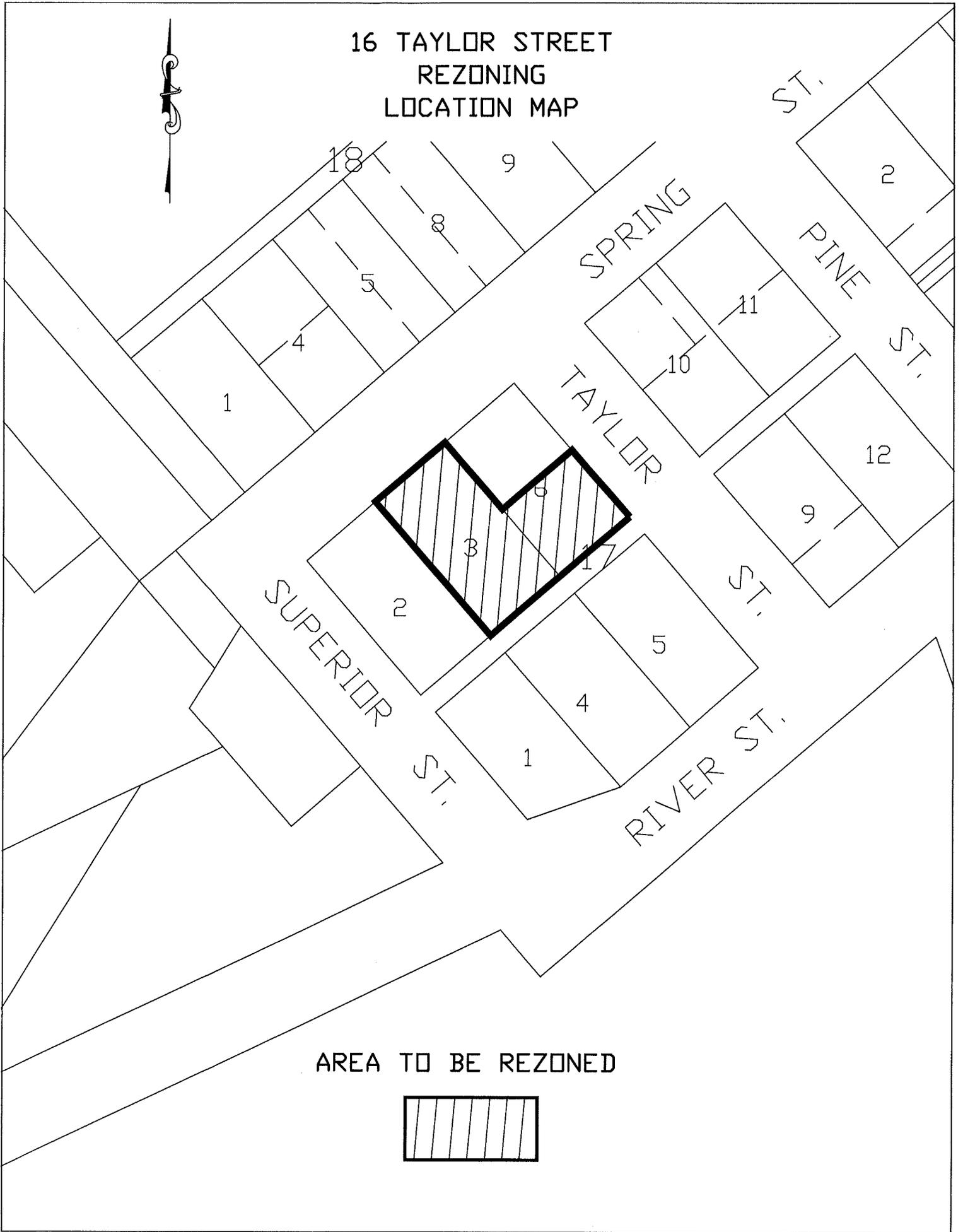
Council President

APPROVED: _____
Mayor

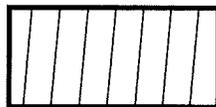
ATTEST: _____
Bridget Givens, City Clerk

PUBLISHED: _____

16 TAYLOR STREET
REZONING
LOCATION MAP



AREA TO BE REZONED



RESOLUTION NO. 2018-20

RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN AND BOUNDARIES OF 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; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the amended district, adopted the Project Plan, and recommended to the Common Council that it amend the Project Plan and boundaries for the District.

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, before the Common Council may amend any tax incremental district, the Plan Commission must designate the boundaries of such amended District and approve the Project Plan amendment for such District and submit its recommendation concerning the amendment of the District and the Project Plan to the Common Council;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Chippewa Falls that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 5, City of Chippewa Falls", are hereby amended as specified in Exhibit A of this Resolution.
2. The territory being subtracted from the District shall no longer be part of the District effective as of January 1, 2018.
3. The Common Council finds and declares that:
 - (a) 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.
 - (b) Based upon the findings, as stated in 3.a. above, and the original findings as stated in the resolution creating the District, the District remains an industrial district based on the identification and classification of the property included within the District; and
 - (c) There are no additional improvements as a result of this amendment.
 - (e) The City estimates that 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 Section 66.1105(5)(b).
 - (f) The project costs will not change as a result of this amendment.
 - (f) 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.
4. The amended Project Plan for "Tax Incremental District No. 5, City of Chippewa Falls" (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2018, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b) and to pay the fee(s) associated with such determination.

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes, that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Wisconsin Statutes Section 70.65e, pursuant to Wisconsin Statutes.

Adopted this 17th day of July, 2018.

ADOPTED _____

Council President

APPROVED _____
Mayor

ATTEST _____
City Clerk

EXHIBIT A -

**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

THIS WILL BE HANDED OUT SEPARATELY

RESOLUTION NO. 2018-21

RESOLUTION APPROVING THE PROJECT PLAN AND ESTABLISHING THE BOUNDARIES FOR AND THE CREATION OF 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; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan and

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Chippewa Falls that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 15, City of Chippewa Falls", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2018.

3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is suitable for a combination of industrial, commercial and residential uses, defined as "mixed-use development" within the meaning of Wisconsin Statutes Section 66.1105(2)(cm).
 - (b) Based upon the findings, as stated in 3.a. above, the District is declared to be a mixed-use district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) 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, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (f) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
 - (f) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District.
 - (g) Costs related to newly platted residential development may be incurred based on the proposed development having a density of at least 3 units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.
4. The Project Plan for "Tax Incremental District No. 15, City of Chippewa Falls" (attached as Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2018, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

Adopted this 17th day of July, 2018.

ADOPTED _____

Council President

APPROVED _____
Mayor

ATTEST _____
City Clerk

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

EXHIBIT B -

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY