

AGENDA FOR REGULAR MEETING OF COMMON COUNCIL

To be held on Tuesday, April 15, 2014 at 6:30 P.M. in the City Hall
Council Chambers, 30 West Central Street, Chippewa Falls, WI

The Council will have a brief get-together at 6:15 pm to wish Jane Lardahl farewell with business addressed as follows beginning at 6:30 pm.

1. CLERK CALLS THE ROLL

2. APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) Approve minutes of the Council Meeting of April 1, 2014.

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) Plaque presentation for Jane Lardahl acknowledging her years of committed service to the City:

4. PUBLIC HEARINGS

(a) Public Hearing regarding amending the Zoning Code of the City of Chippewa Falls (Parcel #3301, Lot #1 & 13' of Lot #2, 1st Addition to Parkhurst Addition, 506-508 Macomber Street) from R-1C Single Family Residential District to R-2 Two Family Residential District (see Ordinance #2014-10)

5. COMMUNICATIONS - None

6. REPORTS

(a) Consider Board of Public Works minutes of April 7, 2014.

(b) Consider Plan Commission minutes of April 7, 2014.

7. APPLICATIONS

(a) Consider Operator (Bartender) Licenses as approved by the Police Department. (*Complete list provided prior to Council meeting*)

(b) Consider Application for Class "E" Dance and Live Music License from Bill Sparkes for the Northern Wisconsin State Fairgrounds, 225 Edward Street, on May 24, 2014.

(c) Consider Street Use Permit Application from the Chippewa Catholic Deanery for a Corpus Christi Procession on June 22, 2014 from 12:00 pm – 2:00 pm on various City streets (see attached map).

(d) Consider Street Use Permit Application from Chippewa Falls Main Street for Music in Harmony Courtyard on Friday evenings from 4:00 pm – 8:00 pm beginning June 6, 2014 – September 5, 2014.

(e) Consider Street Use Permit Application from Cindy Welk of The Snout Saloon for the Irvine Park Zoo Bike Run to be held on May 17, 2014 at noon beginning at the lights on Bridge and Central, proceeding to Rushman Drive and Central to the Irvine Park entrance on Jefferson.

(f) Consider Street Use Permit Application from Marcie Lindbom of Hillcrest Elementary for the Hillcrest Family Fun Run to be held on May 17, 2014 from 9:45 am – 10:45 am on various City streets (see attached map)

(g) Consider Original Alcohol Beverage Retail License Application from Family Dining Inc., Xin Li, Agent, for a Class "B" Beer License for China Buffet located at 475 Chippewa Mall Drive, #115.

8. PETITIONS

(a) Petition for Rezoning from John Scheppke for 10-12 Sunshine Circle to change from C-4 Highway Commercial to R-3A Multiple Family Residence District. (*this item is for informational purposes only*)

9. MAYOR ANNOUNCES APPOINTMENTS - None

10. MAYOR'S REPORT

(a) Proclamation declaring the City of Chippewa Falls a participant in the Three-Year Compassionate City Campaign and declare the month of May as "Compassionate Action Month".

(b) Proclamation declaring April 23, 2014 as "World Book Night" in the City of Chippewa Falls.

11. **COUNCIL COMMITTEE REPORTS** in the order in which they are named in Section 2.21 of the Municipal Code

- (a) Consider Joint Committee #1 Revenues, Disbursements, Water and Wastewater and Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of April 14, 2014. (*minutes to be distributed prior to meeting*)
- (b) Consider Committee #3 Transportation, Construction, Public Safety, and Traffic minutes of April 15, 2014. (*minutes to be distributed prior to meeting*)
- (c) Park Board minutes of April 8, 2014.
- (d) Library Board minutes of March 10, 2014.

12. **REPORT OF OFFICERS** - None

13. **ORDINANCES**

- (a) Second Reading of **Ordinance #2014-10 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls (Parcel #3301, Lot #1 & 13' of Lot #2, 1st Addition to Parkhurst Addition, 506-508 Macomber Street).

14. **RESOLUTIONS**

- (a) Consider **Resolution #2014-12 Entitled:** Resolution Joining Petition to Vacate Manor Drive and Approving Vacation of Manor Drive.
- (b) Consider **Resolution #2014-13 Entitled:** Government Responsibility Resolution for Runoff Management Grants.
- (c) Consider **Resolution #2014-14 Entitled:** Resolution for Outdoor Recreation Aids.

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

- (a) Determine process and set timeline for filling Fifth Ward Council vacancy.

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 purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining implications require a Closed Session" to discuss and consider the following:

1. Negotiation of rents at 100 N. Bridge Street and 10 W. Spring Street.

May return to Open Session.

18. **ADJOURNMENT** (Sine Die)

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

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

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

CERTIFICATION OF OFFICIAL NEWSPAPER

I, hereby, certify that a copy of this notice has been posted on the bulletin board at City Hall and a copy has been given to the Chippewa Herald on April 11, 2014 at 2:30 pm by BNG.

MINUTES OF THE REGULAR MEETING OF THE COMMON COUNCIL

The regular meeting of the Common Council of the City of Chippewa Falls was held on Tuesday, April 1, 2014, 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: Mike Hanke, Rob Kiefer, Amy Mason, Chuck Hull, Jane Lardahl, Bill Hicks, and George Adrian.

Also Present: City Attorney Robert Ferg, Finance Manager/Treasurer Lynne Bauer, City Planner/Transit Manager Jayson Smith, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, Fire Chief Tom Larson, Police Chief Wendy Stelter, Assistant City Engineer Matt Decur, Battalion Chief Mike Hepfler, City Clerk Bridget Givens and Chamber Representatives Mike Jordan, Allyson Gommer, Bill Mercer and Steve Olson. See also the attached attendance listing.

APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) Motion by Hanke/Kiefer to approve the minutes of the Regular Council Meeting of March 18, 2014. **All present voting aye, motion carried.**

PERSONAL APPEARANCES BY CITIZENS - None

PUBLIC HEARINGS

City Engineer Rubenzer distributed a pie chart depicting the breakdown of expenditures and the Special Assessment Project Worksheets for the upcoming projects as described below. He indicated a public information meeting was held on March 11th.

(a) Mayor Hoffman opened the Public Hearing regarding levying special assessments in Central Street – (Pine Street to Governor Street) at 6:33 pm.

John Bauer, 617 W. Central Street, appeared to discuss questions regarding his proposed assessment. Mr. Bauer indicated his home is set back from Central Street (behind another home which is directly on Central Street), but is being assessed for 123 ½' of frontage. Discussion was had with the City Attorney who indicated based on the lot size, 123 ½' would be the frontage if the lot were on Central Street. Further, Bauer is receiving the same benefit as any other resident on Central Street. Mr. Bauer feels it is not equitable to charge him for 123 ½' of frontage. The City Attorney will revisit this issue and determine if any adjustment can be made.

There being no further requests to speak, the Public Hearing was closed at 6:46 pm.

(b) Mayor Hoffman opened the Public Hearing regarding levying special assessments in Rural Street – (Bluff Street to Central Street) at 6:47 pm.

Gerald Liddell, 215 S. Rural Street, appeared to discuss the timing for removal of a tree stump based on the anticipated project timelines.

There being no further requests to speak, the Public Hearing was closed at 6:49 pm.

(c) Mayor Hoffman opened the Public Hearing regarding levying special assessments in Main Street – (Greenville Street to Wisconsin Street) at 6:50 pm.

There being no requests to speak, the Public Hearing was closed at 6:50 pm.

COMMUNICATIONS - None

REPORTS

(a) The Board of Public Works meeting of March 24, 2014 was cancelled due to lack of a quorum.

APPLICATIONS

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

Motion by Hicks/Adrian to consider items (b) – (h) in one motion. **All present voting aye, motion carried.**

Motion by Adrian/Hanke to approve items (b) – (h) as follows:

(b) Street Use Permit Application from James Kirchen of the Chippewa Valley Bible Church for a Cross Walk to be held on April 18, 2014 beginning at the Bernard F. Willi Pool and ending at the Chippewa Valley Bible Church.

(c) Street Use Permit Application from Chippewa Falls Main Street for a Who Let the Dogs Out event to be held on May 30, 2014 in Harmony Courtyard and parking spots on that block.

(d) Street Use Permit Application from Mark Erickson of the Chippewa Valley Family YMCA for the Leinenkugel's/YMCA Pure Water Days Races to be held on August 9, 2014 on various City streets.

(e) Street Use Permit Application from the Eau Claire Children's Theatre for a UV Splash 5K Event to be held on June 20, 2014 on various City streets.

(f) Application for Annual Live Music License from Chippewa Falls Main Street for Allen Park (8/9/14 only) and Harmony Courtyard (Fridays, June 13 – August 29, 2014).

(g) Application for Temporary Class "B" Beer Retailer's License Application from the Chippewa Falls Rotary Foundation, Inc., for Spring Fest to be held at the Northern Wisconsin State Fairgrounds, 225 Edward Street, on April 25 – 27, 2014.

(h) Consider Application for Class "E" Dance and Live Music License from the Chippewa Falls Rotary Foundation, Inc. for the Northern Wisconsin State Fairgrounds on April 25 – 27, 2014.

All present voting aye, motion carried.

Motion by Hicks/Adrian to consider items (i) – (j) in one motion. **All present voting aye, motion carried.**

Motion by Hicks/Hanke to approve items (i) – (j) as follows:

(i) Conditional surrender from Josh Felmler, Glenloch Bar & Grill, LLC (1300 Jefferson Avenue) of his Class "B" / "Class B" Intoxicating Liquor and Malt Beverage License predicated upon the granting of the license to Glenloch Saloon, LLC (Wayne Gazzo).

(j) Original Alcohol Beverage Retail License Application from Glenloch Saloon, LLC, Wayne Gazzo, Agent, for a Class "B" / "Class B" Intoxicating Liquor and Malt Beverage License for Glenloch Saloon located at 1300 Jefferson Avenue.

All present voting aye, motion carried.

Motion by Hicks/Hanke to consider items (k) – (l) in one motion. **All present voting aye, motion carried.**

Motion by Hicks/Mason to approve items (k) – (l) as follows:

(k) Conditional surrender from Thomas Stary, Tommy Tomatto's Pizzeria (1117 Pumphouse Road) of his Class "B" / "Class B" Intoxicating Liquor and Malt Beverage License predicated upon the granting of the license to Tschopp Durch Camastral Co., Inc. (Terrence Durch).

(l) Original Alcohol Beverage Retail License Application from Tschopp Durch Camastral Co., Inc., Terrence Durch, Agent, for a Class "B" / "Class B" Intoxicating Liquor and Malt Beverage License for Timber Terrace Golf Course located at 1117 Pumphouse Road.

All present voting aye, motion carried.

PETITIONS - None

MAYOR ANNOUNCES APPOINTMENTS - None

MAYOR'S REPORT – None

COUNCIL COMMITTEE REPORTS

(a) **Motion by Mason/Hull** to approve the Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of April 1, 2014. **Roll Call Vote: Aye – Mason, Hull, Lardhal, Hicks, Adrian, Hanke, Kiefer. Motion carried.**

COUNCIL COMMITTEE REPORTS (continued)

(b) **Motion by Lardahl/Kiefer** to approve the Committee #3 Transportation, Construction, Public Safety, and Traffic minutes of April 1, 2014. **Roll Call Vote: Aye – Lardahl, Kiefer, Mason, Hull, Hicks, Adrian, Hanke. Motion carried.**

(c) **Motion by Hanke/Hicks** to approve the Committee #4 Recycling, Computerization, Building/Intergovernmental Services minutes of March 31, 2014. Councilor Mason questioned if we would be updating our speaker system had we not purchased the Polycom unit and further stated she did not agree with the initial purchase of the Polycom. **Roll Call Vote: Aye - Hanke, Hicks, Adrian, Kiefer, Mason, Hull, Lardahl. Motion carried.**

REPORT OF OFFICERS - None

ORDINANCES

(a) **Motion by Mason/Hanke** to approve **Ordinance #2014-07 Entitled:** An Ordinance Amending the Special Assessment Procedures Code Section - §3.08(10)(c) of the Chippewa Falls Municipal Code. **Roll Call Vote: Aye – Mason, Hanke, Kiefer, Hull, Lardahl, Hicks, Adrian. Motion carried.**

(b) **Motion by Hicks/Adrian** to approve **Ordinance #2014-08 Entitled:** An Ordinance Establishing the Width of Pavement on Central Street (Pine St. to Governor St.) at 36 Feet Face to Face of Curbs. **Roll Call Vote: Aye – Hicks, Adrian, Hanke, Kiefer, Mason, Hull, Lardahl. Motion carried.**

(c) **Motion by Mason/Kiefer** to approve **Ordinance #2014-09 Entitled:** An Ordinance Establishing the Width of Pavement on Main Street (Greenville St. to Wisconsin St.) Rural Street (Bluff St. to Central St.) at 30 Feet Face to Face of Curbs. **Roll Call Vote: Aye – Mason, Kiefer, Hull, Lardahl, Hicks, Adrian, Hanke. Motion carried.**

(d) The First Reading or **Ordinance #2014-10 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls (Parcel #3301, Lot #1 & 13' of Lot #2, 1st Addition to Parkhurst Addition, 506-508 Macomber Street) was held.

RESOLUTIONS

(a) **Motion by Hicks/Mason** to approve **Resolution #2014-08 Entitled:** Final Resolution Levying Special Assessments and Authorizing Construction in Central Street – (Pine Street to Governor Street) (pursuant to police power under 66.0701 Wisconsin Statutes and Chapter 3.08 of the Municipal Code). **Roll Call Vote: Aye – Hicks, Mason, Hull, Lardahl, Adrian, Hanke, Kiefer. Motion carried.**

(b) **Motion by Hanke/Hull** to approve **Resolution #2014-09 Entitled:** Final Resolution Levying Special Assessments and Authorizing Construction in Rural Street – (Bluff Street to Central Street) (pursuant to police power under 66.0701 Wisconsin Statutes and Chapter 3.08 of the Municipal Code). **Roll Call Vote: Aye – Hanke, Hull, Lardahl, Hicks, Adrian, Kiefer, Mason. Motion carried.**

(c) **Motion by Hanke/Mason** to approve **Resolution #2014-10 Entitled:** Final Resolution Levying Special Assessments and Authorizing Construction in Main Street – (Greenville Street to Wisconsin Street) (pursuant to police power under 66.0701 Wisconsin Statutes and Chapter 3.08 of the Municipal Code). **Roll Call Vote: Aye – Hanke, Mason, Hull, Lardahl, Hicks, Adrian, Kiefer. Motion carried.**

(d) **Motion by Hicks/Hull** to approve **Resolution #2014-11 Entitled:** Resolution of Support: Wisconsin Department of Transportation (WisDOT) 2014-2018 Transportation Alternatives Program (TAP) Award Cycle. Assistant City Engineer Matt Decur explained this resolution is related to a grant application for funds to build a shared use path at Technology Way which would connect to the bike path at Seymour Cray, Sr. Blvd. **Roll Call Vote: Aye - Hicks, Hull, Lardahl, Adrian, Hanke, Kiefer, Mason. Motion carried.**

OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW

(a) **Motion by Hicks/Mason** to discuss the Community Development Investment Grant Agreement between the Wisconsin Economic Development Corporation and the City of Chippewa Falls following conclusion of the Closed Session. **All present voting aye, motion carried.**

(b) **Motion by Hicks/Adrian** to approve awarding the Hotchkiss property asbestos abatement contract to the low bidder, Brack Thermal Systems. **Roll Call Vote: Aye – Hicks, Adrian, Hanke, Kiefer, Mason, Hull, Lardahl. Motion carried.**

CLAIMS

(a) Motion by Hull/Hanke to approve the claims of the various boards and departments of the City as recommended by the Claims Committee as follows:

City General Claims:	\$31,422.65
Authorized/Handwritten Claims:	\$11,475.19
Department of Public Utilities:	\$177,835.41
Total of Claims Presented	<u>\$220,733.25</u>

Roll Call Vote: Aye – Hull, Hanke, Kiefer, Mason, Lardahl, Hicks, Adrian. Motion carried.

CLOSED SESSION

(a) Motion by Mason/Adrian to enter Closed Session under WI Statutes 19.85(1)(e) for “deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining implications require a Closed Session” to discuss and consider the following:

1. Purchase, Sale and Development Agreement between the Chippewa Falls Area Chamber of Commerce and the City of Chippewa Falls;

and to allow Council, Mayor, Ferg, Smith, Bauer, Givens and the Chamber Representatives to attend; may return to Open Session.

Roll Call Vote: Aye – Mason, Adrian, Hanke, Kiefer, Hull, Lardahl, Hicks. Motion carried.

Council discussed Item (1) above.

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

Mayor Hoffman announced that a motion was made, seconded, and unanimously approved in Closed Session to approve the Purchase, Sale and Development Agreement between the Chippewa Falls Area Chamber of Commerce and the City of Chippewa Falls based upon the revisions as agreed to.

OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW (continued)

(a) Motion by Hicks/Mason to approve the Community Development Investment Grant Agreement between the Wisconsin Economic Development Corporation and the City of Chippewa Falls and authorize the Mayor to execute the agreement. **Roll Call Vote: Aye – Hicks, Mason, Hull, Lardahl, Adrian, Hanke, Kiefer. Motion carried.**

ADJOURNMENT

Motion by Adrian/Hanke to adjourn at 8:29 pm. **All present voting aye, motion carried.**

Submitted by:
Bridget Givens, City Clerk

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

PLEASE TAKE NOTICE that the Common-Council of the City of Chippewa Falls, Wisconsin, will conduct a Public Hearing on **Tuesday, April 15, 2014** in the Council Chambers, Municipal Building, 30 West Central St., Chippewa Falls, Wisconsin, commencing at 6:30 P.M. on the proposed change of districts in the Zoning Ordinance of the City of Chippewa Falls of the following real estate:

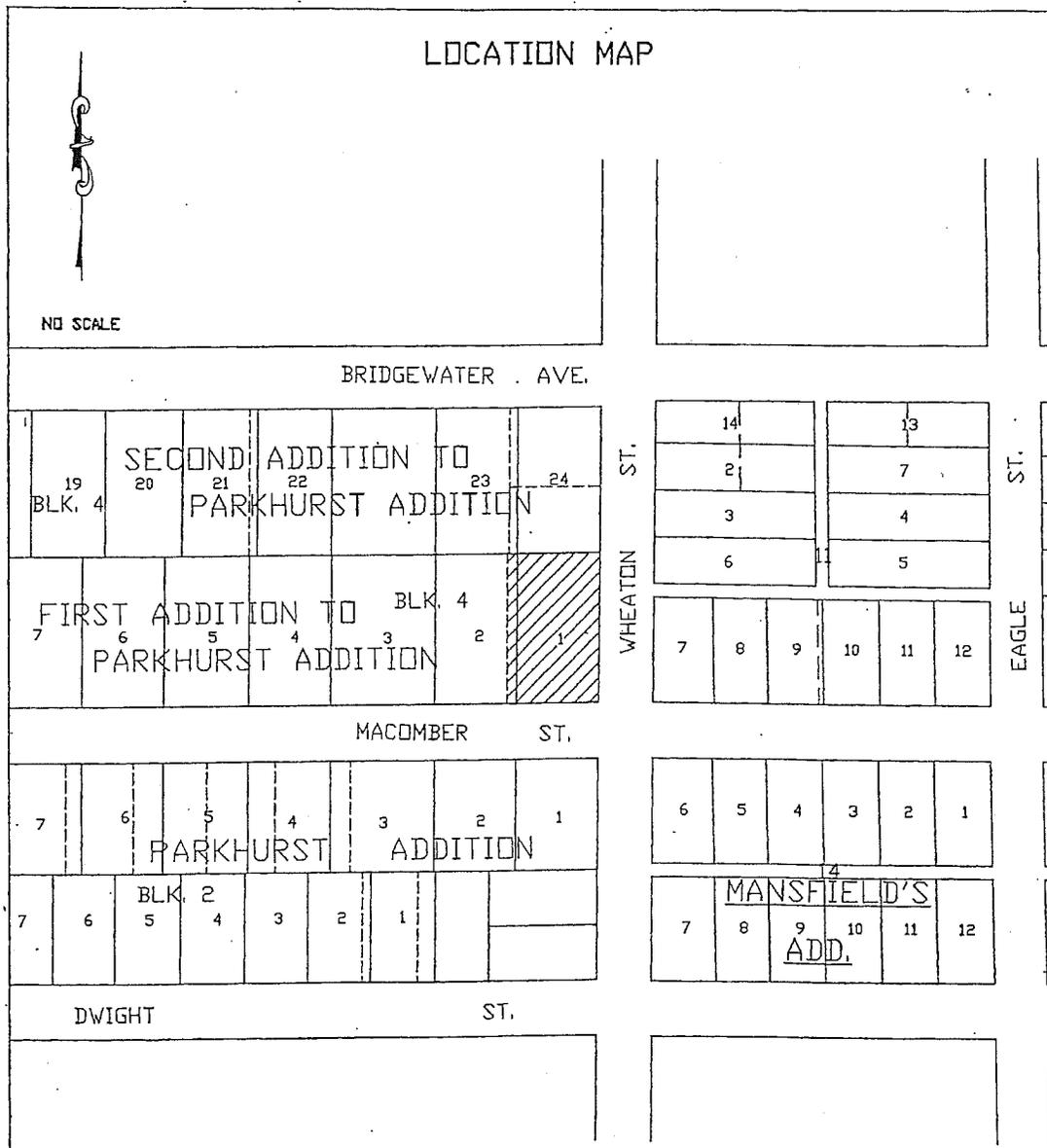
Parcel # 3301
Lot #1 & 13' of Lot #2
1st Addition to Parkhurst Addition
506-508 Macomber Street

R-1C Single Family Residential District to R-2 Two Family Residential District

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

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

Bridget Givens
City Clerk



**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, APRIL 7, 2014 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, April 7, 2014 at 5:30 PM. Present were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer and Alderperson George Adrian. Absent was Darrin Senn. Also, present at the meeting: Assistant City Engineer Matt Decur.

1. **Motion** by Adrian, seconded by Bauer to approve the minutes of the March 10, 2014 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. The Board discussed the attached Engineering Agreement #18 with Ayres Associates Inc. for groundwater monitoring at Nelson Road Landfill. Director of Public Works Rubenzer noted that the program cost had once been around \$13,000 annually but had been reduced due to a reduction in the number of wells to sample and report. Mayor Hoffman asked if the program had to continue indefinitely. Rubenzer will get an opinion from Ayres. He also noted that in general, Volatile Organic Compound levels continued in a downward trend and that only a couple valves higher than the enforcement standard were observed in the 2013 reporting. **Motion** by Rubenzer, seconded by Adrian to recommend the Common Council approve the attached Engineering Agreement #18 with Ayres Associates Inc. for groundwater monitoring at Nelson Road Landfill, in an amount not to exceed \$8,600. **All present voting aye. MOTION CARRIED.**

3. DPW Rubenzer presented the attached final pay request from Haas Sons Inc. for work completed on Columbia Street in 2013. He noted that project lien waivers had been executed and received and the final payment could now be released. **Motion** by Rubenzer, seconded by Adrian that the Common Council approve the final payment for the 2013 project on Columbia Street from Willow St. to High St. and be released to Haas Sons Inc. in the amount of \$33,235.16. **All present voting aye. MOTION CARRIED.**

4. DPW Rubenzer presented the attached final pay request from Haas Sons Inc. for work completed on Badger Street in 2013. He noted that project lien waivers had been executed and received and the final payment could now be released. **Motion** by Hoffman, seconded by Adrian that the Common Council approve the final payment for the 2013 project on Badger Street from Grand Ave. to Warren St. and be released to Haas Sons Inc. in the amount of \$11,754.31. **All present voting aye. MOTION CARRIED.**

5. The Board considered and discussed the attached bid summary for the 2014 Main Street, (Wisconsin St. to Greenville St.), project. Two competitive bids were received with the lowest bid of \$392,922.51 from Haas Sons Inc. This bid was \$18,745 below the most recent engineers estimate. **Motion** by Rubenzer, seconded by Adrian to recommend the Common Council accept the low bid of \$392,922.51 and award the Main Street, (Wisconsin St. to Greenville St.), reconstruction project to Haas Sons, Inc. of Thorp, Wisconsin. Such award is contingent on review and approval of City Attorney Ferg. **All present voting aye. MOTION CARRIED.**

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

6. The Board considered and discussed the attached bid summary for the 2014 Rural Street, (Bluff St. to Central St.), project. Two competitive bids were received with the lowest bid of \$570,033.96 from Haas Sons Inc. This bid was \$88,522 below the most recent engineers estimate.

Motion by Adrian, seconded by Bauer to recommend the Common Council accept the low bid of \$570,033.96 and award the Rural Street, (Bluff St. to Central St.), reconstruction project to Haas Sons, Inc. of Thorp, Wisconsin. Such award is contingent upon review and approval of City Attorney Ferg. **All present voting aye. MOTION CARRIED.**

7. The Board reviewed the attached Resolution #1998-33 and a corresponding amended easement for the vacation of Grand Avenue. Gordy's County Market has requested to reconstruct their parking lot as shown on the attached map. Attorney Ferg has opined that if all conditions of the resolution and the pedestrian easement remain in place, the reconstruction could be done without a resolution amendment or completely new resolution. **No action was taken.**
8. **Motion** by Adrian, seconded by Hoffman to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 6:08 P.M.


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

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, MARCH 24, 2014 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, March 24, 2014 at 5:30 PM. Present Was Assistant City Engineer Matt Decur. Absent were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer, Alderperson George Adrian and Darrin Senn.

NOTE:

**THE BOARD OF PUBLIC WORKS MEETING
FOR
MONDAY, MARCH 24, 2014
WAS
CANCELLED
DUE TO A LACK OF QUORUM.**

mjd
Matt Decur, Assistant City Engineer
Acting Secretary, Board of Public Works

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, MARCH 10, 2014 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, March 10, 2014 at 5:30 PM. Present were Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer, Alderperson George Adrian and Darrin Senn. Absent was Mayor Greg Hoffman. Also, present at the meeting: Assistant City Engineer Matt Decur, Council President Bill Hicks and 3rd Ward Alderperson Amy Mason.

1. **Motion** by Bauer, seconded by Adrian to approve the minutes of the February 24, 2014 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. The Board discussed the attached ordinance for Main Street, (Greenville St. to Wisconsin St.), and Rural Street, (Bluff St. to Central St.). The Engineering information and support sheet was discussed. Traffic volumes on both streets are low, most residences have alley approach garages and the existing thirty foot face of curb to face of curb widths are proposed to remain the same. Wider streets would mean additional material costs, higher special assessments, more storm water runoff and less green space.
Motion by Senn, seconded by Adrian to recommend the Common Council approve the existing thirty foot face of curb to face of curb street width for Main Street, (Greenville St. to Wisconsin St.), and the ordinance stating the same. **All present voting aye. MOTION CARRIED.**
Motion by Senn, seconded by Adrian to recommend the Common Council approve the existing thirty foot face of curb to face of curb street width for Rural Street, (Bluff St. to Central St.), and the ordinance stating the same. **All present voting aye. MOTION CARRIED.**
The Board briefly discussed the traffic volumes and information sheet for Central Street.
Motion by Senn, seconded by Adrian to recommend the Common Council approve the existing thirty-six foot face of curb to face of curb street width for Central Street, (Pine St. to Governor St.), and the ordinance stating the same. **All present voting aye. MOTION CARRIED.**

3. The Board discussed the attached four railroad crossing repairs and improvements at Garden St., Wisconsin St., Main St. and Woodward Avenue. Rubenzer was concerned that all the proposed crossings aren't scheduled for improvement until September of 2014. Council President Hicks stated that he had received concerns and complaints as three of the crossings are located in the sixth ward. **No action was taken**

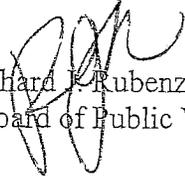
4. The Board discussed the recent closures of Main St., Woodward Ave., Garden St. and Wisconsin St. due to stalled Union Pacific trains at those respective railroad crossings. Attorney Ferg and Chief of Police Stelter were not able to attend but submitted the attached opinion concerning the closures. Third Ward Alderperson Mason asked if the increased train traffic and crossing closures were due to E.O.G. sand trains. Council President Hicks stated that it was important to fine Union Pacific for violation of City Municipal Code 7.15, (attached), and the Board agreed. The Board also discussed repair of the rail crossing at Chippewa Mall Drive.

Motion by Rubenzer, seconded by Adrian to recommend the Common Council take the necessary action to fine or cite Union Pacific Railroad for violation of City Municipal Code Chapter 7.15 and to also request that Union Pacific move up repairs to railroad crossings at Main St., Woodward Ave., Garden St. and Wisconsin St. if possible. **All present voting aye.** **MOTION CARRIED.**

5. The Board discussed the attached application for a Street Use Permit from Jim Docksey for the Spring Fest Fun Run to be held April 26, 2014. The only need for City services is for a Patrol Officer for an estimated 30 minutes for the start of the race. A cost estimate for this service is \$50.

Motion by Adrian, seconded by Senn to recommend the Common Council approve the Street Use Permit application from Jim Docksey for the Spring Fest Fun Run to be held April 26, 2014 with an estimated cost of \$50. **All present voting aye.** **MOTION CARRIED.**

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


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

AMENDMENT TO AGREEMENT

Amendment No. 18 Dated March 11, 2014

The Agreement for Professional Services made as of August 24, 1995, between the City of Chippewa Falls, 30 W. Central Street, Chippewa Falls, WI 54729 (OWNER) and Ayres Associates Inc, 3433 Oakwood Hills Parkway, Eau Claire, WI 54701 (CONSULTANT) is hereby amended as set forth below.

SERVICES:

Task 1—Monitoring Well and Gas Probe Sampling

Ground water monitoring wells and private wells will be sampled in accordance with the March 2008, Expedited Plan Modification. The plan modification specifies the sampling schedule for each well. In summary, it indicates that 17 monitoring wells, 4 private wells, and one leachate location will be sampled annually in September for volatile organic compounds (VOCs), field parameters (temperature, conductivity, and pH), and indicator parameters (alkalinity, hardness, and chloride). Eleven monitoring wells will be sampled for field parameters and VOCs in March.

Eight landfill gas probes will also be monitored sampled annually in September.

Task 2—Sample Analysis

Samples will be submitted to CT Laboratories in Baraboo, Wisconsin, for analyses. CT Laboratories is a Wisconsin-certified lab. VOC samples from monitoring wells and private wells will be analyzed using EPA Method 8260. Inorganic samples will be analyzed in accordance with currently-approved methods.

Task 3—Data Reporting

The ground water monitoring data must be electronically submitted to the WDNR Bureau of Solid Waste Management within 60 days of the end of the sampling period. In addition, an exceedance report is also required. Ayres Associates will submit the data as required. We will provide a hard copy of the results to the City for their files. WDNR has also requested that the private well data be submitted to their local District Office immediately after we receive the final results from the laboratory. Ayres Associates will continue to provide this data to the local WDNR office.

COMPENSATION:

CONSULTANT's services will be charged on an hourly basis in accordance with rates and terms outlined in the enclosed Attachment C - Compensation and Payments. Attachment C is CONSULTANT's rate schedule for 2014. Typically, labor rates and reimbursable expenses are adjusted at the beginning of each year.

The estimated cost of CONSULTANT's services for this amendment is \$8,600.00, including laboratory fees.

PERIOD OF SERVICE:

The following schedule is estimated to complete the Services:

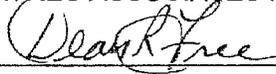
<u>TASK</u>	<u>APPROXIMATE CALENDAR DATE OF EVENT COMPLETION</u>
Sampling	March and September 2014
Data Reporting	Within 60 days of the end of the sampling period, as required by the WDNR

In Witness Whereof, the parties hereto have made and executed this Amendment to Agreement as of the day and year first written above.

CITY OF CHIPPEWA FALLS

AYRES ASSOCIATES INC

(Signature)



(Typed Name)

Dean R. Free, PE

(Title)

Supervisor—Environmental Services

(Date)

March 11, 2014

ATTACHMENT C - COMPENSATION AND PAYMENTS

Amendment to Agreement dated March 11, 2014

CONSULTANT will perform services on an hourly basis, plus reimbursable expenses.

OWNER shall pay CONSULTANT for services rendered as follows:

CONSULTANT's Labor. For CONSULTANT's labor, CONSULTANT will charge OWNER an amount equal to the following rates for the time expended by principals and employees engaged directly on the Project:

<u>Billing Class</u>	<u>Hourly Rates</u>
Manager 2	\$155.00 to \$180.00
Manager 1	\$130.00 to \$155.00
Engineer 3	\$100.00 to \$150.00
Engineer 2	\$ 80.00 to \$120.00
Engineer 1	\$ 55.00 to \$ 80.00
Surveyor (RLS)	\$ 80.00 to \$125.00
Survey Technician	\$ 75.00 to \$ 85.00
Scientist 3	\$ 85.00 to \$110.00
Scientist 2	\$ 75.00 to \$ 95.00
Scientist 1	\$ 65.00 to \$ 85.00
Technician 3	\$ 65.00 to \$ 90.00
Technician 2	\$ 50.00 to \$ 70.00
Technician 1	\$ 35.00 to \$ 55.00
Technical Writer/Editor	\$ 75.00 to \$100.00
Clerical/Contract Admin	\$ 35.00 to \$ 75.00

CONSULTANT's Reimbursable Expenses. For reimbursable expenses, CONSULTANT will charge OWNER an amount equal to the normal and customary costs incurred in rendering services on the Project for: transportation and subsistence incidental thereto; telephone calls, electronic mail, facsimile transmissions, and telegrams; expenses incurred for computer time, word processing equipment, survey and testing instruments, and other highly specialized equipment; and reproduction of reports, documents, and similar Project-related items.

Professional Associates and Subconsultants. For services and reimbursable expenses of independent professional associates and subconsultants employed by CONSULTANT to render services on the Project, the amount billed to CONSULTANT.

Contractor's Application For Payment No. 3-Final

Application Period: 7/1/13-11/30/2013	Application Date: December 31, 2013
To (Owner): City of Chippewa Falls	Via (Engineer): Via (Engineer)
From (Contractor): Haas Sons, Inc. 203 E. Birch St Thorp, WI 54771	Chippewa Falls Engineering Dept
Project: Badger Street -Street & Utility Improvements	Engineer's Project No.:
Owner's Contract No.:	

Application for Payment

Change Order Summary

Approved Change Orders Number	Additions	Deductions
110711	\$896.03	
110712	\$8,067.34	
110713	\$2,140.67	
110714	\$2,161.85	
111101	\$612.00	
TOTALS	\$ 13,877,890	\$ 13,877.89
NET CHANGE BY CHANGE ORDERS	\$ -	

Contractor's Certification

The undersigned Contractor certifies that: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By: *Richard J. Haas* Date: 12-31-13

1. ORIGINAL CONTRACT PRICE \$ 279,786.14
2. Net change by Change Order \$ 13,877.89
3. CURRENT CONTRACT PRICE (Line 1 ± 2) \$ 293,664.03
4. TOTAL COMPLETED AND STORED TO DATE (On Progress Estimate) \$ 303,731.87
5. RETAINAGE:
 - a. _____ % x \$ 303,731.87 Work Completed \$ 0.00
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c) \$ 303,731.87
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application) \$ 291,977.56
8. AMOUNT DUE THIS APPLICATION \$ 11,754.31

By recommending payment, Engineer will not thereby be deemed to have represented that: 1) inspections made to check the quality or the quantity of the Work as it has been performed have been exhaustive, extended to every aspect of the Work in progress, or involved detailed inspections of the Work beyond the responsibilities specifically assigned to Engineer in the Contract Documents; or 2) that there may not be other matters or issues between the parties that might entitle Contractor to be paid additionally by Owner or entitle Owner to withhold payment to Contractor.

Payment of: \$ 11,754.31
(Line 8 or other - attach explanation of other amount)

is recommended by: *Tom M. Buege* (Engineer) 3/25/14 (Date)

Payment of: \$ 11,754.31
(Line 8 or other - attach explanation of other amount)

is approved by: *Richard J. Haas* (Funding Agency (if applicable)) 3/25/14 (Date)



203 E. Birch Street
 Thorp, WI 54771
 715-669-5469
 Fax 715-669-5452

Billing Estimate

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Pay Application	Date	Terms	Contract
3	06 DEC 2013	Net 30 Days	

Contract Location

Customer 0826

City of Chippewa Falls
 30 W. Central
 Chippewa Falls, WI 54729

Job Cost Project# 20136
Badger St-Chippewa

Bid Item	Description	UOM	Estimated Quantity	Previous Quantity	Current Quantity	To Date Quantity	Unit Price	Current Amount	To Date Amount
204.003	REMOVE CONC SIDEWALK	SF	8983.0000	8983.0000	0.0000	8983.0000	0.5500	0.00	4,940.65
204.004	REMOVE DRIVEWAYS	SF	1623.0000	1623.0000	0.0000	1623.0000	0.5500	0.00	892.65
204.005	REMOVE CURE/GUTTER	LF	836.0000	836.0000	59.0000	895.0000	2.0000	118.00	1,790.00
204.7	REMOVE BEAM GUARD	LF	39.0000	39.0000	0.0000	39.0000	5.0000	0.00	195.00
256.001	8" SAN SWR MAIN	LF	10.0000	10.0000	17.0000	27.0000	45.0000	765.00	1,215.00
256.004	15" SAN SWR MAIN	LF	330.0000	344.0000	0.0000	344.0000	34.6800	0.00	11,929.92
256.006	4-6" SAN SWR SERVICE	LF	195.0000	132.0000	0.0000	132.0000	22.0000	0.00	2,904.00
256.020	SAN MH TY M	VF	28.7700	28.4200	0.0000	28.4200	229.0000	0.00	6,508.18
256.030	SAN MH COVERS TY 1	EA	3.0000	3.0000	0.0000	3.0000	532.0000	0.00	1,596.00
256.031	SAN ADJ MH COVERS	EA	1.0000	1.0000	0.0000	1.0000	250.0000	0.00	250.00
256.033	CONNECT EXIST SAN SW	EA	4.0000	4.0000	0.0000	4.0000	600.0000	0.00	2,400.00
256.050	8X4,8X6" SAN WYE	EA	2.0000	2.0000	0.0000	2.0000	80.0000	0.00	160.00
256.056	15X4,15X6" SAN WYE	EA	3.0000	3.0000	0.0000	3.0000	277.0000	0.00	831.00
256.080	MAINT SAN SWR FLOW	PROJ	1.0000	1.0000	0.0000	1.0000	1500.0000	0.00	1,500.00
256.081	RECONNECT EXIST SAN	EA	5.0000	4.0000	0.0000	4.0000	25.0000	0.00	100.00
256.090	REM SAN MH	EA	3.0000	3.0000	0.0000	3.0000	300.0000	0.00	900.00
256.091	15" SAN REMOVE PIPE	LF	130.0000	130.0000	0.0000	130.0000	15.0000	0.00	1,950.00
257.001	6" WATER MAIN	LF	20.0000	6.5000	0.0000	6.5000	50.0000	0.00	325.00
257.009	1" WATER SERVICE PIP	LF	62.0000	92.0000	8.0000	100.0000	21.0000	168.00	2,100.00
257.013	6" DI HYD LEAD	LF	13.0000	12.0000	0.0000	12.0000	50.0000	0.00	600.00
257.030	1" CORP STOP	EA	4.0000	5.0000	0.0000	5.0000	134.0000	0.00	670.00
257.034	1" CURB STOP & BOX	EA	4.0000	5.0000	0.0000	5.0000	166.0000	0.00	830.00
257.050	CONNECT EXIST WM	EA	3.0000	2.0000	0.0000	2.0000	1200.0000	0.00	2,400.00
257.060	6" GATE VALVE & BOX	EA	3.0000	3.0000	0.0000	3.0000	923.0000	0.00	2,769.00
257.080	FIRE HYDRANT	EA	1.0000	1.0000	0.0000	1.0000	3220.0000	0.00	3,220.00
257.083	2" INSULATION	SF	50.0000	0.0000	0.0000	0.0000	1.8800	0.00	0.00
257.084	RECONNECT EXIST WATE	EA	4.0000	5.0000	0.0000	5.0000	50.0000	0.00	250.00
257.100	ADJ GATE VALVE BOX	EA	5.0000	5.0000	0.0000	5.0000	200.0000	0.00	1,000.00
257.109	REM FIRE HYDRANT	EA	1.0000	1.0000	0.0000	1.0000	300.0000	0.00	300.00
257.200	TRACE WIRE ACCESS BO	EA	5.0000	0.0000	5.0000	5.0000	50.0000	250.00	250.00
258.001	12" STM SWR	LF	350.0000	339.5000	0.0000	339.5000	22.3500	0.00	7,587.83
258.002	15" STOM SWR	LF	10.0000	7.0000	0.0000	7.0000	29.9000	0.00	209.30
258.005	24" STM SWR	LF	20.0000	0.0000	0.0000	0.0000	47.6800	0.00	0.00
258.006	30" STM SWR	LF	10.0000	8.0000	0.0000	8.0000	65.0000	0.00	520.00
258.030	CONNECT EXIST STM SW	EA	10.0000	10.0000	0.0000	10.0000	300.0000	0.00	3,000.00



203 E. Birch Street
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Billing Estimate

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Pay Application	Date	Terms	Contract
3	06 DEC 2013	Net 30 Days	

Contract Location

Customer 0826

City of Chippewa Falls
 30 W. Central
 Chippewa Falls, WI 54729

Job Cost Project# 20136
Badger St-Chippewa

Bid Item	Description	UOM	Estimated Quantity	Previous Quantity	Current Quantity	To Date Quantity	Unit Price	Current Amount	To Date Amount
258.040	STM MH TY B	VF	26.3200	26.3700	0.0000	26.3700	241.0000	0.00	6,355.17
258.042	STM MH TY D	VF	10.3200	10.3400	0.0000	10.3400	336.0000	0.00	3,474.24
258.050	STM MH COVERS TY M	EA	4.0000	4.0000	0.0000	4.0000	532.0000	0.00	2,128.00
258.051	STM MH COVER TY 2	EA	1.0000	1.0000	0.0000	1.0000	532.0000	0.00	532.00
258.052	INLET TY 3	VF	3.0000	3.0000	0.0000	3.0000	253.0000	0.00	759.00
258.053	INLET TY SPECIAL	VF	8.0000	8.0000	0.0000	8.0000	275.0000	0.00	2,200.00
258.056	CATCH BASIN TY 2	VF	40.0000	40.0000	0.0000	40.0000	195.0000	0.00	7,800.00
258.061	INLET COVER TY H	EA	10.0000	10.0000	0.0000	10.0000	415.0000	0.00	4,150.00
258.062	INLET COVER TY Z	EA	3.0000	3.0000	0.0000	3.0000	415.0000	0.00	1,245.00
258.070	ADJ INLET COVERS	EA	1.0000	1.0000	0.0000	1.0000	100.0000	0.00	100.00
258.071	STM ADJ MH COVERS	EA	1.0000	1.0000	0.0000	1.0000	250.0000	0.00	250.00
258.073	REMOVE INLETS	EA	12.0000	12.0000	0.0000	12.0000	200.0000	0.00	2,400.00
258.074	STM REM MANHOLES	EA	4.0000	4.0000	0.0000	4.0000	250.0000	0.00	1,000.00
258.079	12" STM SWR REM PIPE	LF	157.0000	157.0000	0.0000	157.0000	10.0000	0.00	1,570.00
259.002	HMA PVMT TY E-1.0	TON	938.0000	1026.6900	0.0000	1026.6900	62.2400	0.00	63,901.19
259.018	SAWCUT PVMT	LF	745.0000	498.0000	86.0000	584.0000	2.0000	172.00	1,168.00
259.020	1.25" DENSE AGG BC	CY	1700.0000	1735.0000	25.0000	1760.0000	15.8600	396.50	27,913.60
259.022	COMMON EXCAVATION	CY	2267.0000	2267.0000	50.0000	2317.0000	6.0000	300.00	13,902.00
259.051	30" TY D CONC C & G	LF	2132.0000	2199.5000	51.0000	2250.5000	8.5000	433.50	19,129.25
259.052	18" TY D CONC C & G	LF	1744.0000	1749.5000	0.0000	1749.5000	7.1000	0.00	12,421.45
259.060	4" CONC SIDEWALK	SF	8694.0000	8698.0000	90.0000	8788.0000	2.8500	256.50	25,045.80
259.064	7" CONC DRIVEWAY	SF	3449.0000	3372.0000	133.0000	3505.0000	3.5500	472.15	12,442.75
259.070	WARNING FIELDS	SF	32.0000	32.0000	24.0000	56.0000	32.0000	768.00	1,792.00
256.012	GEN EROSION CONTROL	LS	1.0000	1.0000	0.0000	1.0000	1.0000	0.00	1.00
260.013	TURF EST	SY	1260.0000	2004.0000	0.0000	2004.0000	5.0000	0.00	10,020.00
260.200	MAINT OF TRAFFIC	LS	1.0000	1.0000	0.0000	1.0000	1000.0000	0.00	1,000.00
260.250	TRAFF SIGNS TY II RE	SF	13.5000	0.0000	13.5000	13.5000	20.0000	270.00	270.00
260.300	MOVING SIGNS	EA	4.0000	4.0000	0.0000	4.0000	100.0000	0.00	400.00
260.301	REM SM SIGN SUPPORTS	EA	3.0000	0.0000	3.0000	3.0000	50.0000	150.00	150.00
260.302	REM SM SIGN SUPPORTS	EA	3.0000	0.0000	3.0000	3.0000	80.0000	240.00	240.00
900.00	CO 110711	LS	1.0000	1.0000	0.0000	1.0000	896.0300	0.00	896.03
901.00	CO 110712	LS	1.0000	1.0000	0.0000	1.0000	8067.3400	0.00	8,067.34
902.00	CO 110713	LS	1.0000	1.0000	0.0000	1.0000	2140.6700	0.00	2,140.67
903.00	CO 110714	LS	1.0000	1.0000	0.0000	1.0000	2161.8500	0.00	2,161.85
904.00	CO 111101	LS	1.0000	1.0000	0.0000	1.0000	612.0000	0.00	612.00



203 E. Birch Street
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Billing Estimate

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Pay Application	Date	Terms	Contract
3	06 DEC 2013	Net 30 Days	

Customer 0826

 City of Chippewa Falls
 30 W. Central
 Chippewa Falls, WI 54729

Contract Location

Job Cost Project# 20136
Badger St-Chippewa

Bid Item	Description	UOM	Estimated Quantity	Previous Quantity	Current Quantity	To Date Quantity	Unit Price	Current Amount	To Date Amount
Total Base Contract								4,759.65	303,731.87
Total Contract And Change Orders								4,759.65	303,731.87

Billing Summary For Contract 20136

	Current	To Date
Complete To Date	4,759.65	303,731.87
Materials On Hand	0.00	0.00
Sales Tax	0.00	0.00
Less Retainage @ 0.0000 %	-6,994.66	0.00
Balance	11,754.31	303,731.87
Less Previous Payments		291,977.56
Total Amount Due	11,754.31	11,754.31

Contractor's Application For Payment No. 3-Final

Application Period: 7/1/13-11/30/2013	Application Date: December 31, 2013
To (Owner): City of Chippewa Falls	Via (Engineer):
From (Contractor): Haas Sons, Inc. 203 E. Birch St Thorp, WI 54771	Chippewa Falls Engineering Dept
Project: Columbia Street -Street & Utility Improvements	Engineer's Project No.:
Owner's Contract No.:	

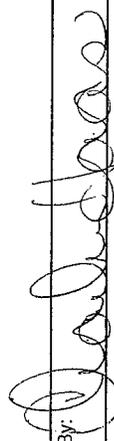
Application for Payment

Change Order Summary

Approved Change Orders Number	Additions	Deductions
110785	\$4,700.00	
111131	\$2,082.21	
110964	\$961.65	
111177	\$624.44	
erosion mat	\$1,658.80	
ditch check	\$708.75	
3/4" Rock bedding	\$2,763.05	
4" valve and box	\$875.00	
TOTALS	\$14,373.90	\$
NET CHANGE BY CHANGE ORDERS	\$14,373.90	\$

Contractor's Certification

The undersigned Contractor certifies that: (1) all previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with Work covered by prior Applications for Payment; (2) title of all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to Owner at time of payment free and clear of all Liens, security interests and encumbrances (except such as are covered by a Bond acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By:  Date: 12-31-13

1. ORIGINAL CONTRACT PRICE \$ 474,970.41
2. Net change by Change Order \$ 14,373.90
3. CURRENT CONTRACT PRICE (Line 1 ± 2) \$ 489,344.31
4. TOTAL COMPLETED AND STORED TO DATE (On Progress Estimate) \$ 500,516.03
5. RETAINAGE:
 - a. % x \$ 500,516.03 Work Completed \$ 0.00
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c) \$ 500,516.03
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application) \$ 467,280.87
8. AMOUNT DUE THIS APPLICATION \$ 33,235.16

By recommending payment, Engineer will not thereby be deemed to have represented that: 1) inspections made to check the quality or the quantity of the Work as it has been performed have been exhaustive, extended to every aspect of the Work in progress, or involved detailed inspections of the Work beyond the responsibilities specifically assigned to Engineer in the Contract Documents; or 2) that there may not be other matters or issues between the parties that might entitle Contractor to be paid additionally by Owner or entitle Owner to withhold payment to Contractor.

Payment of: \$ 33,235.16
(Line 8 or other - attach explanation of other amount)

is recommended by:  (Engineer) 03/17/2014 (Date)

Payment of: \$ 33,235.16
(Line 8 or other - attach explanation of other amount)

is approved by:  Funding Agency (if applicable) March 25, 2014 (Date)



203 E. Birch Street
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 715-669-5469
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Billing Estimate

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Pay Application	Date	Terms	Contract
3	06 DEC 2013	Net 30 Days	

Contract Location

Customer 0826

City of Chippewa Falls
 30 W. Central
 Chippewa Falls, WI 54729

Job Cost Project# 20139
Columbia St-Chippewa

Bid Item	Description	UOM	Estimated Quantity	Previous Quantity	Current Quantity	To Date Quantity	Unit Price	Current Amount	To Date Amount
204.003	REM CONC SIDEWALK	SF	8115.0000	8115.0000	66.0000	8181.0000	0.4000	26.40	3,272.40
204.004	REM DRIVEWAYS	SF	3174.0000	3174.0000	175.0000	3349.0000	0.4000	70.00	1,339.60
204.005	REM CURB & GUTTER	LF	3570.0000	3570.0000	89.0000	3659.0000	2.0000	178.00	7,318.00
256.01	8" SAN SWR MAIN	LF	1429.0000	1429.0000	32.0000	1461.0000	23.5000	752.00	34,333.50
256.003	12" SAN SWR MAIN	LF	20.0000	20.0000	-15.0000	5.0000	38.8000	-582.00	194.00
256.006	4-6" SAN SWR SERVICE	LF	622.0000	622.0000	0.0000	622.0000	21.0000	0.00	13,062.00
256.020	TY M SAN MH	VF	61.6400	61.6400	0.0000	61.6400	185.0000	0.00	11,403.40
256.030	TY 1 MH COVERS	EA	6.0000	6.0000	0.0000	6.0000	510.0000	0.00	3,060.00
256.033	CONNECT EXIST SAN SW	EA	5.0000	5.0000	0.0000	5.0000	425.0000	0.00	2,125.00
256.050	8X4", 8X6" SAN WY	EA	19.0000	22.0000	0.0000	22.0000	80.0000	0.00	1,760.00
256.080	MAINT SAN SWR FLOW	PROJ	1.0000	1.0000	0.0000	1.0000	500.0000	0.00	500.00
256.081	RECONNECT EXIST SAN	EA	17.0000	19.0000	0.0000	19.0000	35.0000	0.00	665.00
256.090	REM SAN MH	EA	6.0000	6.0000	0.0000	6.0000	225.0000	0.00	1,350.00
257.001	6" WATER MAIN	LF	658.0000	658.0000	119.5000	777.5000	24.5000	2,927.75	19,048.75
257.004	12" WATER MAIN	LF	948.0000	948.0000	2.5000	950.5000	36.0000	90.00	34,218.00
257.009	1" WATER SERVICE PIP	LF	594.0000	692.0000	22.0000	714.0000	17.0000	374.00	12,138.00
257.013	6" DI HYDRANT LEAD	LF	10.0000	10.0000	4.0000	14.0000	39.0000	156.00	546.00
257.030	1" CORP STOP	EA	22.0000	22.0000	1.0000	23.0000	225.0000	225.00	5,175.00
257.034	1" CURB STOP & BOX	EA	22.0000	22.0000	1.0000	23.0000	195.0000	195.00	4,485.00
257.050	CONNECT EXIST WM	EA	6.0000	6.0000	1.0000	7.0000	600.0000	600.00	4,200.00
257.060	6" GATE VALVE & BOX	EA	4.0000	4.0000	2.0000	6.0000	965.0000	1,930.00	5,790.00
257.063	12" GATE VALVE & BOX	EA	4.0000	2.0000	0.0000	2.0000	2405.0000	0.00	4,810.00
257.080	FIRE HYDRANT	EA	1.0000	1.0000	0.0000	1.0000	2965.0000	0.00	2,965.00
257.082	WATERMAIN FITTINGS	LBS	1335.0000	1335.0000	-2.0000	1333.0000	5.5000	-11.00	7,331.50
257.083	2" INSULATION	SF	50.0000	50.0000	-50.0000	0.0000	1.7500	-87.50	0.00
257.084	RECONNECT EXIST WATE	EA	18.0000	18.0000	5.0000	23.0000	35.0000	175.00	805.00
257.100	ADJ GATE VALVE BOX	EA	2.0000	2.0000	0.0000	2.0000	200.0000	0.00	400.00
257.102	ABANDON WM	EA	2.0000	2.0000	0.0000	2.0000	600.0000	0.00	1,200.00
257.109	REM FIRE HYDRANT	EA	1.0000	1.0000	0.0000	1.0000	300.0000	0.00	300.00
257.200	TRACER WIRE ACCESS B	EA	21.0000	21.0000	0.0000	21.0000	36.0000	0.00	756.00
258.001	12" STM SWR	LF	370.0000	400.0000	0.0000	400.0000	25.5000	0.00	10,200.00
258.030	CONNECT EXIST STM SW	EA	12.0000	12.0000	0.0000	12.0000	200.0000	0.00	2,400.00
258.050	TY 1 STM MH COVERS	EA	8.0000	8.0000	0.0000	8.0000	510.0000	0.00	4,080.00
258.052	INLET TY 3	VF	2.5000	2.5000	0.0000	2.5000	235.0000	0.00	587.50
258.056	TY 2 CATCH BASIN	VF	61.5000	61.5000	0.0000	61.5000	178.5000	0.00	10,977.75

Amounts Over 30 Days Subject to a 1.5% Finance Charge Per Month



203 E. Birch Street
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 715-669-5469
 Fax 715-669-5452

Billing Estimate

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Pay Application	Date	Terms	Contract
3	06 DEC 2013	Net 30 Days	

Contract Location

Customer 0826

City of Chippewa Falls
 30 W. Central
 Chippewa Falls, WI 54729

Job Cost Project# 20139
Columbia St-Chippewa

Bid Item	Description	UOM	Estimated Quantity	Previous Quantity	Current Quantity	To Date Quantity	Unit Price	Current Amount	To Date Amount
258.061	TY H INLET COVER	EA	15.0000	15.0000	0.0000	15.0000	435.0000	0.00	6,525.00
258.073	REMOVE INLETS	EA	15.0000	15.0000	0.0000	15.0000	200.0000	0.00	3,000.00
258.079	12" REM SIM SWR PIPE	LF	134.0000	134.0000	0.0000	134.0000	10.0000	0.00	1,340.00
259.002	HMA PVMT TY E-1	TON	1644.0000	1582.4500	0.0000	1582.4500	60.0000	0.00	94,947.00
259.018	SAWCUT PVMT	LF	243.0000	200.0000	193.0000	393.0000	2.0000	386.00	786.00
259.020	1.25" DENSE AGG BC	CY	2241.0000	2241.0000	0.0000	2241.0000	15.8600	0.00	35,542.26
259.022	EXCAVATION COMMON	CY	4102.0000	4102.0000	0.0000	4102.0000	5.5000	0.00	22,561.00
259.051	30" TY D CONC C & G	LF	3619.0000	3619.0000	40.0000	3659.0000	8.4000	336.00	30,735.60
259.060	4' CONC SIDEWALK	SF	8548.0000	8548.0000	587.0000	9135.0000	2.9000	1,702.30	26,491.50
259.064	7" CONC DRIVEWAY	SF	3372.0000	3372.0000	-85.0000	3287.0000	3.6500	-310.25	11,997.55
259.070	WARNING FIELDS	SF	136.0000	136.0000	0.0000	136.0000	28.0000	0.00	3,808.00
256.012	GERNERAL EROSION CON	LS	1.0000	1.0000	0.0000	1.0000	500.0000	0.00	500.00
260.004	CLEARING	STA	3.0000	3.0000	0.0000	3.0000	100.0000	0.00	300.00
260.013	TURF ESTABLISHMENT	SY	4217.0000	3943.0000	1000.0000	4943.0000	4.4000	4,400.00	21,749.20
260.015	CLEARING	ID	252.0000	150.0000	102.0000	252.0000	20.0000	2,040.00	5,040.00
260.200	MAINT OF TRAFFIC	LS	1.0000	1.0000	0.0000	1.0000	2000.0000	0.00	2,000.00
260.250	TY II REFLECTIVE SIG	SF	4.5000	4.5000	6.2500	10.7500	20.0000	125.00	215.00
260.300	MOVING SIGNS	EA	8.0000	5.0000	1.0000	6.0000	85.0000	85.00	510.00
260.301	REM SM SIGN SUPPORTS	EA	7.0000	0.0000	7.0000	7.0000	40.0000	280.00	280.00
260.302	4X6" SIGN POST WOOD	EA	1.0000	1.0000	0.0000	1.0000	80.0000	0.00	80.00
260.303	2" SIGN POST METAL	EA	2.0000	0.0000	0.0000	0.0000	100.0000	0.00	0.00
0000	CO 110785	LS	1.0000	1.0000	0.0000	1.0000	4700.0000	0.00	4,700.00
0001	CO 111131	LS	1.0000	1.0000	0.0000	1.0000	2082.2100	0.00	2,082.21
0001.1	CO 110964	LS	1.0000	1.0000	0.0000	1.0000	961.6500	0.00	961.65
0001.2	CO 111177	LS	1.0000	1.0000	0.0000	1.0000	624.4400	0.00	624.44
0002	EROSION MAT CL1 TYPE	SY	1430.0000	1430.0000	0.0000	1430.0000	1.1600	0.00	1,658.80
0003	TEMPORARY DITCH CHEC	EA	9.0000	9.0000	0.0000	9.0000	78.7500	0.00	708.75
0004	3/4 INCH ROCK BED PI	TN	157.1000	157.1000	0.0000	157.1000	17.5800	0.00	2,761.82
0005	4" VALVE AND BOX	EA	1.0000	1.0000	0.0000	1.0000	875.0000	0.00	875.00
0006	WO 111149	LS	1.0000	0.0000	1.0000	1.0000	4938.8500	4,938.85	4,938.85

Total Base Contract

21,001.55 500,516.03

Total Contract And Change Orders

21,001.55 500,516.03

Amounts Over 30 Days Subject to a 1.5% Finance Charge Per Month



203 E. Birch Street
 Thorp, WI 54771
 715-669-5469
 Fax 715-669-5452

Billing Estimate

Page No. -3-

Pay Application	Date	Terms	Contract
3	06 DEC 2013	Net 30 Days	

Customer 0826

 City of Chippewa Falls
 30 W. Central
 Chippewa Falls, WI 54729

Contract Location

Job Cost Project# 20139
Columbia St-Chippewa

Bid Item	Description	UOM	Estimated Quantity	Previous Quantity	Current Quantity	To Date Quantity	Unit Price	Current Amount	To Date Amount
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Billing Summary For Contract 20139

	Current	To Date
Complete To Date	21,001.55	500,516.03
Materials On Hand	0.00	0.00
Sales Tax	0.00	0.00
Less Retainage @ 0.0000 %	-12,233.61	0.00
Balance	33,235.16	500,516.03
Less Previous Payments		467,280.87
Total Amount Due	33,235.16	33,235.16

Memo

To: Board of Public Works
From: Chippewa Falls Engineering Office
Date: April 7, 2014
Re: Project Bids – Main Street, Rural Street



On April 3, 2014, the Chippewa Falls City Clerk received bids for Main Street, (Wisconsin Street to Greenville Street), and Rural Street, (Central Street to Bluff Street). Listed below are the bids received, the lowest bid, and the engineer estimate.

1. Main Street - (Wisconsin St. to Greenville St.)
 - a) Bids Received: 2
 - b) Low Bidder: Haas Sons Inc. - \$392,922.51
 - c) Engineer Estimate: \$411,667.25

2. Rural Street – (Central St. to Bluff St.)
 - a) Bids Received: 2
 - b) Low Bidder: Haas Sons Inc. - \$570,033.96
 - c) Engineer Estimate - \$658,555.75

After reviewing the bids received and the information provided, the Chippewa Falls Engineering Department is recommending that the Main Street, (Wisconsin Street to Greenville Street), and the Rural Street, (Central Street to Bluff Street), contracts be awarded to Haas Sons, Inc. Haas Sons, Inc. has successfully completed numerous projects for the City and has demonstrated that they are capable of completing the projects in a timely fashion.

Bid Tab Summary

Project: Main Street - Street and Utility Improvement Project

Limits: Wisconsin Street - Greenville Street

Project Length: 0.261 Miles

Item No.	Item	Unit	Est. Quantity	Haas Sons, Inc.		A-1	
				Unit Price	Total Price	Unit Price	Total Price
204.003	Removing Concrete Sidewalks	SF	6610	\$0.40	\$2,644.00	\$0.40	\$2,644.00
204.004	Removing Concrete Driveways	SF	5235	\$0.40	\$2,094.00	\$0.40	\$2,094.00
204.005	Removing Curb and Gutter	LF	2641	\$1.00	\$2,641.00	\$1.30	\$3,433.30
256.001	Sanitary Sewer Main 8-Inch	LF	1319.5	\$23.75	\$31,338.13	\$24.25	\$31,997.88
256.006	Sanitary Sewer Service Pipe & Riser 4-6-Inch	LF	1274	\$19.50	\$24,843.00	\$19.00	\$24,206.00
256.020	Sanitary Manhole, Type M	VF	42.18	\$212.00	\$8,942.16	\$209.00	\$8,815.62
256.030	Manhole Cover Type 1 (Sanitary)	Each	5	\$500.00	\$2,500.00	\$420.00	\$2,100.00
256.033	Connect to Existing Sanitary Sewer	Each	1	\$600.00	\$600.00	\$750.00	\$750.00
256.050	Sanitary Wye 8"x4", 8"x6"	Each	39	\$53.50	\$2,086.50	\$75.00	\$2,925.00
256.080	Maintain Sanitary Sewer Flow	Project	1	\$1,000.00	\$1,000.00	\$500.00	\$500.00
256.081	Reconnect Existing Sanitary Service	Each	39	\$35.00	\$1,365.00	\$70.00	\$2,730.00
256.090	Removing Manholes (Sanitary)	Each	5	\$250.00	\$1,250.00	\$300.00	\$1,500.00
257.002	Water Main, 6-Inch	LF	1318	\$25.10	\$33,081.80	\$23.25	\$30,643.50
257.004	Water Main, 12-Inch	LF	6	\$36.50	\$219.00	\$42.00	\$252.00
257.009	Water Service Pipe 1-Inch	LF	930	\$21.00	\$19,530.00	\$10.75	\$9,997.50
257.013	Hydrant Lead DI, 6-Inch	LF	23	\$38.60	\$887.80	\$35.00	\$805.00
257.030	Corporation Stop, 1-Inch	Each	37	\$175.00	\$6,475.00	\$210.00	\$7,770.00
257.034	Curb Stop & Box, 1-Inch	Each	37	\$200.00	\$7,400.00	\$235.00	\$8,695.00
257.050	Connect to Existing Water Main	Each	3	\$600.00	\$1,800.00	\$850.00	\$2,550.00
257.060	Gate Valve & Box, 6-Inch	Each	7	\$1,080.00	\$7,560.00	\$1,130.00	\$7,910.00
257.063	Gate Valve & Box, 12-Inch	Each	1	\$2,540.00	\$2,540.00	\$2,725.00	\$2,725.00
257.070	Manhole Cover Type 1 (Water)	Each	1	\$600.00	\$600.00	\$420.00	\$420.00
257.080	Fire Hydrant	Each	2	\$3,460.00	\$6,920.00	\$3,325.00	\$6,650.00
257.082	Water Main Fittings	LB	308	\$8.00	\$2,464.00	\$6.00	\$1,848.00
257.084	Reconnect Existing Water Service	Each	37	\$45.00	\$1,665.00	\$85.00	\$3,145.00
257.090	Hot Tap, 6-Inch	Each	1	\$2,000.00	\$2,000.00	\$1,000.00	\$1,000.00
257.102	Abandon Water Main	Each	4	\$300.00	\$1,200.00	\$100.00	\$400.00
257.109	Removing Fire Hydrant	Each	2	\$300.00	\$600.00	\$300.00	\$600.00
257.200	Tracer Wire Access Box	Each	38	\$43.00	\$1,634.00	\$45.00	\$1,710.00
258.001	Storm Sewer, 12-Inch	LF	753.5	\$20.50	\$15,446.75	\$26.00	\$19,591.00
258.003	Storm Sewer, 18-Inch	LF	10	\$35.00	\$350.00	\$49.00	\$490.00
258.005	Storm Sewer, 27-Inch	LF	20	\$51.50	\$1,030.00	\$126.00	\$2,520.00
258.030	Connect to Existing Storm Sewer	Each	5	\$300.00	\$1,500.00	\$750.00	\$3,750.00
258.040	Storm Manhole, Type B	VF	22.3	\$275.00	\$6,132.50	\$260.00	\$5,798.00
258.042	Storm Manhole, Type D	VF	17.39	\$547.00	\$9,512.33	\$315.00	\$5,477.85
258.050	Manhole Covers, Type 1 (Storm)	Each	6	\$550.00	\$3,300.00	\$420.00	\$2,520.00
258.056	Catch Basin Type 2	VF	36	\$207.00	\$7,452.00	\$190.00	\$6,840.00
258.061	Inlet Cover, Type H	Each	9	\$425.00	\$3,825.00	\$520.00	\$4,680.00
258.073	Removing Inlets	Each	7	\$150.00	\$1,050.00	\$150.00	\$1,050.00
258.074	Removing Manholes (Storm)	Each	3	\$250.00	\$750.00	\$300.00	\$900.00
259.002	HMA Pavement, Type E-1.0	Ton	779	\$59.36	\$46,241.44	\$63.50	\$49,466.50
259.018	Sawcut Pavement	LF	248	\$2.00	\$496.00	\$2.00	\$496.00
259.020	Base Aggregate Dense, 1 1/4-Inch	CY	1404	\$16.00	\$22,464.00	\$16.00	\$22,464.00
259.022	Excavation Common	CY	1872	\$6.00	\$11,232.00	\$6.00	\$11,232.00
259.051	Concrete Curb and Gutter 30-Inch Type D	LF	2641	\$8.60	\$22,712.60	\$8.60	\$22,712.60
259.060	Concrete Sidewalk 4-Inch	SF	6610	\$3.20	\$21,152.00	\$3.20	\$21,152.00
259.064	Concrete Driveway, 7-Inch	SF	4798	\$4.00	\$19,192.00	\$4.00	\$19,192.00
259.070	Curb Ramp Detectable Warning Field Yellow	SF	96	\$15.00	\$1,440.00	\$20.00	\$1,920.00
256.012	General Erosion Control	LMP	1	\$100.00	\$100.00	\$250.00	\$250.00
260.013	Turf Establishment	SY	2848	\$4.75	\$13,528.00	\$4.60	\$13,100.80
260.015	Clearing	ID	266	\$18.00	\$4,788.00	\$16.00	\$4,256.00
260.200	Maintenance of Traffic	LMP	1	\$800.00	\$800.00	\$7,800.00	\$7,800.00
260.250	Traffic Signs Type II Reflective	SF	6.25	\$22.00	\$137.50	\$25.00	\$156.25
260.300	Moving Signs	Each	6	\$50.00	\$300.00	\$80.00	\$480.00
260.301	Removing Small Sign Supports	Each	1	\$25.00	\$25.00	\$50.00	\$50.00
260.302	Sign Post Wood, 4"x6"	Each	1	\$85.00	\$85.00	\$100.00	\$100.00

Haas Sons, Inc.

\$392,922.51

A-1

\$399,261.80

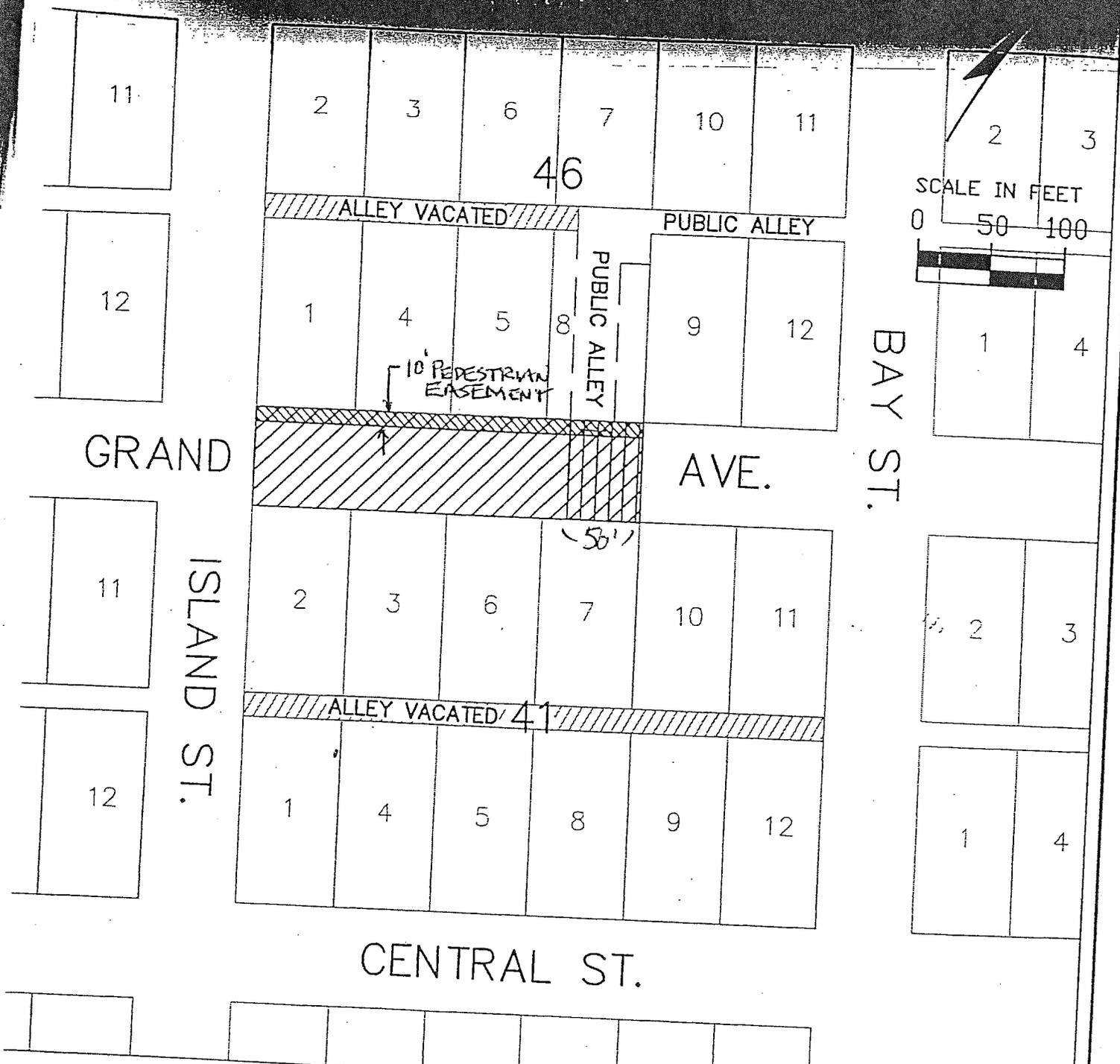
Bid Tab Summary

Project: Rural Street - Street and Utility Improvement Project

Limits: Central Street - Bluff Street

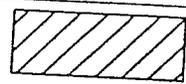
Project Length: 0.38 Miles

Item No.	Item	Unit	Est. Quantity	Haas Sons, Inc		A-1		
				Unit Price	Total Price	Unit Price	Total Price	
204.003	Removing Concrete Sidewalks	SF	15343	\$0.25	\$3,835.75	\$0.40	\$6,137.20	\$2,301.45
204.004	Removing Concrete Driveways	SF	1918	\$0.40	\$767.20	\$0.40	\$767.20	\$0.00
204.005	Removing Curb and Gutter	LF	3727	\$1.00	\$3,727.00	\$1.30	\$4,845.10	\$1,118.10
256.001	Sanitary Sewer Main 8-Inch	LF	1858	\$23.75	\$44,127.50	\$22.75	\$42,269.50	(\$1,858.00)
256.004	Sanitary Sewer Main, 15-Inch	LF	20	\$42.00	\$840.00	\$56.00	\$1,120.00	\$280.00
256.006	Sanitary Sewer Service Pipe & Riser 4-6-Inch	LF	1551	\$16.50	\$25,591.50	\$19.00	\$29,469.00	\$3,877.50
256.02	Sanitary Manhole, Type M	VF	53.24	\$193.50	\$10,301.94	\$238.00	\$12,671.12	\$2,369.18
256.03	Manhole Cover Type 1 (Sanitary)	Each	9	\$400.00	\$3,600.00	\$420.00	\$3,780.00	\$180.00
256.031	Adjusting Manhole Covers, (Sanitary)	Each	1	\$200.00	\$200.00	\$170.00	\$170.00	(\$30.00)
256.033	Connect to Existing Sanitary Sewer	Each	8	\$200.00	\$1,600.00	\$650.00	\$5,200.00	\$3,600.00
256.05	Sanitary Wye 8"x4", 8"x6"	Each	46	\$58.50	\$2,691.00	\$75.00	\$3,450.00	\$759.00
256.08	Maintain Sanitary Sewer Flow	Project	1	\$100.00	\$100.00	\$500.00	\$500.00	\$400.00
256.081	Reconnect Existing Sanitary Service	Each	46	\$10.00	\$460.00	\$70.00	\$3,220.00	\$2,760.00
256.09	Removing Manholes (Sanitary)	Each	7	\$200.00	\$1,400.00	\$300.00	\$2,100.00	\$700.00
257.002	Water Main, 6-Inch	LF	1983	\$24.53	\$48,642.99	\$23.00	\$45,609.00	(\$3,033.99)
257.009	Water Service Pipe 1-Inch	LF	1220	\$14.00	\$17,080.00	\$10.75	\$13,115.00	(\$3,965.00)
257.011	Water Service Pipe, 2-Inch	LF	28	\$20.00	\$560.00	\$19.00	\$532.00	(\$28.00)
257.013	Hydrant Lead DI, 6-Inch	LF	69	\$38.60	\$2,663.40	\$35.00	\$2,415.00	(\$248.40)
257.03	Corporation Stop, 1-Inch	Each	49	\$155.00	\$7,595.00	\$210.00	\$10,290.00	\$2,695.00
257.032	Corporation Stop, 2-Inch	Each	2	\$290.00	\$580.00	\$390.00	\$780.00	\$200.00
257.034	Curb Stop & Box, 1-Inch	Each	49	\$205.00	\$10,045.00	\$230.00	\$11,270.00	\$1,225.00
257.036	Curb Stop & Box, 2-Inch	Each	1	\$430.00	\$430.00	\$550.00	\$550.00	\$120.00
257.05	Connect to Existing Water Main	Each	11	\$100.00	\$1,100.00	\$800.00	\$8,800.00	\$7,700.00
257.06	Gate Valve & Box, 6-Inch	Each	15	\$1,155.00	\$17,325.00	\$1,130.00	\$16,950.00	(\$375.00)
257.08	Fire Hydrant	Each	6	\$3,200.00	\$19,200.00	\$3,350.00	\$20,100.00	\$900.00
257.082	Water Main Fittings	LB	1150	\$8.00	\$9,200.00	\$6.00	\$6,900.00	(\$2,300.00)
257.083	Insulation, 2-Inch	SF	864	\$2.00	\$1,728.00	\$1.60	\$1,382.40	(\$345.60)
257.084	Reconnect Existing Water Service	Each	49	\$20.00	\$980.00	\$85.00	\$4,165.00	\$3,185.00
257.1	Adjusting Gate Valve Box	Each	1	\$125.00	\$125.00	\$130.00	\$130.00	\$5.00
257.102	Abandon Water Main	Each	6	\$10.00	\$60.00	\$200.00	\$1,200.00	\$1,140.00
257.109	Removing Fire Hydrant	Each	6	\$100.00	\$600.00	\$250.00	\$1,500.00	\$900.00
257.2	Tracer Wire Access Box	Each	95	\$28.00	\$2,660.00	\$1.00	\$95.00	(\$2,565.00)
258.001	Storm Sewer, 12-Inch	LF	1269	\$23.50	\$29,821.50	\$25.80	\$32,740.20	\$2,918.70
258.003	Storm Sewer, 18-Inch	LF	10	\$34.00	\$340.00	\$36.00	\$360.00	\$20.00
258.004	Storm Sewer, 24-Inch	LF	658.5	\$39.45	\$25,977.83	\$50.25	\$33,089.63	\$7,111.80
258.006	Storm Sewer, 30-Inch	LF	10	\$56.50	\$565.00	\$90.00	\$900.00	\$335.00
258.03	Connect to Existing Storm Sewer	Each	12	\$200.00	\$2,400.00	\$200.00	\$2,400.00	\$0.00
258.042	Storm Manhole, Type D	VF	17.95	\$305.00	\$5,474.75	\$325.00	\$5,833.75	\$359.00
258.044	Storm Manhole, Type F	VF	10.51	\$348.00	\$3,657.48	\$405.00	\$4,256.55	\$599.07
258.05	Manhole Covers, Type 1 (Storm)	Each	6	\$400.00	\$2,400.00	\$420.00	\$2,520.00	\$120.00
258.052	Inlet Type 3	VF	4.7	\$185.00	\$869.50	\$205.00	\$963.50	\$94.00
258.056	Catch Basin Type 2	VF	69	\$199.00	\$13,731.00	\$200.00	\$13,800.00	\$69.00
258.061	Inlet Cover, Type H	Each	17	\$400.00	\$6,800.00	\$520.00	\$8,840.00	\$2,040.00
258.071	Adjusting Manhole Casting, (Storm)	Each	1	\$200.00	\$200.00	\$140.00	\$140.00	(\$60.00)
258.072	Removing Pipe, 12-Inch (Storm)	LF	341	\$2.00	\$682.00	\$10.00	\$3,410.00	\$2,728.00
258.073	Removing Inlets	Each	17	\$50.00	\$850.00	\$150.00	\$2,550.00	\$1,700.00
258.074	Removing Manholes (Storm)	Each	3	\$250.00	\$750.00	\$300.00	\$900.00	\$150.00
259.002	HMA Pavement, Type E-1.0	Ton	1188	\$58.84	\$69,901.92	\$63.15	\$75,022.20	\$5,120.28
259.018	Sawcut Pavement	LF	450	\$2.00	\$900.00	\$2.00	\$900.00	\$0.00
259.02	Base Aggregate Dense, 1 1/4-Inch	CY	2085	\$16.00	\$33,360.00	\$16.00	\$33,360.00	\$0.00
259.022	Excavation Common	CY	2780	\$6.00	\$16,680.00	\$6.00	\$16,680.00	\$0.00
259.051	Concrete Curb and Gutter 30-Inch Type D	LF	3727	\$8.70	\$32,424.90	\$8.65	\$32,238.55	(\$186.35)
259.06	Concrete Sidewalk 4-Inch	SF	15343	\$3.00	\$46,029.00	\$3.00	\$46,029.00	\$0.00
259.064	Concrete Driveway, 7-Inch	SF	1918	\$4.25	\$8,151.50	\$4.00	\$7,672.00	(\$479.50)
259.07	Curb Ramp Detectable Warning Field Yellow	SF	304	\$15.00	\$4,560.00	\$20.00	\$6,080.00	\$1,520.00
256.012	General Erosion Control	LMP	1	\$100.00	\$100.00	\$250.00	\$250.00	\$150.00
260.013	Turf Establishment	SY	3682	\$4.65	\$17,121.30	\$4.60	\$16,937.20	(\$184.10)
260.015	Clearing	ID	348	\$15.00	\$5,220.00	\$16.00	\$5,568.00	\$348.00
260.2	Maintenance of Traffic	LMP	1	\$500.00	\$500.00	\$5,800.00	\$5,800.00	\$5,300.00
260.3	Moving Signs	Each	15	\$50.00	\$750.00	\$80.00	\$1,200.00	\$450.00
				Haas Sons, Inc		A-1		
				\$570,033.96		\$621,923.10		

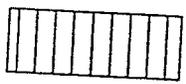


LEGEND

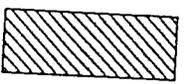
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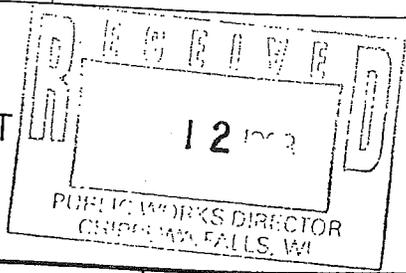
STREET VACATION



RIGHT-OF-WAY EASEMENT



PEDESTRIAN EASEMENT



GORDY'S IGA EXPANSION
STREET VACATION

FILE NO.
ATC1009801.00
DATE
06/08/98

EXHIBIT
A

**RESOLUTION REGARDING
VACATION A PORTION OF GRAND AVENUE**

WHEREAS, Gordon R. Schafer has requested the City Council's consideration of the vacating of the following portion of Grand Avenue, subject to the easements and conditions herein set forth:

"All of that portion of Grand Avenue bounded on the south by Lots 2,3,6, and 7 of Block 41 of the Original Plat of the City of Chippewa Falls which lies between and bounded on the north by Lots 1,4,5, and 8 of Block 46 of said Original Plat."

WHEREAS, the said Common Council of the City of Chippewa Falls has given due consideration to such request;

NOW, THEREFORE, BE IT HEREBY RESOLVED THAT pursuant to the provisions of Sec. 66.296 of the Wisconsin Statutes, the following portion of Grand Avenue situated in the City of Chippewa Falls, Chippewa County, Wisconsin, be vacated and discontinued:

All of that portion of Grand Avenue bounded on the south by Lots 2,3,6, and 7 of Block 41 of the Original Plat of the City of Chippewa Falls which lies between and bounded on the north by Lots 1,4,5, and 8 of Block 46 of said Original Plat;

BUT reserving a perpetual easement for a public right-of-way and thoroughfare, in, over and upon the following described parcel of land located in the City of Chippewa Falls, Wisconsin:

That portion of vacated Grand Avenue, beginning at the southeast corner of Lot 8, Block 46 of the Original Plat of the City of Chippewa Falls; thence Southerly, a distance of 66 feet to the northeast corner of Lot 7, Block 41 of said Original Plat; thence Westerly, at right angles, along the northerly line of said Lot 7, a distance of 50 feet; thence Northerly, at right angles, a distance of 66 feet to the southerly line of said Lot 8; thence Easterly, at right angles, a distance of 50 feet to the point of beginning;

And further reserving a perpetual easement for pedestrian ingress and egress, in, over and upon the following described parcel of land located in the City of Chippewa Falls, Wisconsin:

That portion of vacated Grand Avenue, beginning at the southeast corner of Lot 8, Block 46 of the Original Plat of the City of Chippewa Falls; thence Southerly, at right angles to the southerly line of said Block 46, a distance of

10 feet; thence Westerly, parallel to the south line of said Block 46, a distance of 264 feet; thence Northerly, at right angles, a distance of 10 feet to the southwest corner of Lot 1 of said Block 46; thence Easterly, at right angles, a distance of 264 feet to the point of beginning.

BE IT FURTHER RESOLVED THAT the City of Chippewa Falls will construct and maintain such concrete islands as the City deems necessary to delineate the boundaries of the pedestrian walkway. Such concrete islands will be integrated with the parking plan of the adjoining property so as not to unduly interfere with parking or traffic flow.

BE IT FURTHER RESOLVED THAT the City of Chippewa Falls hereby reserves a perpetual easement for constructing, maintaining and operating all public utilities in, over and upon that portion of Grand Avenue herein vacated. The City of Chippewa Falls will be responsible for restoration of areas disturbed in connection with the exercise of this easement.

BE IT FURTHER RESOLVED THAT no buildings, structures or trees (except for existing trees or replacements thereof) are permitted within that portion of Grand Avenue herein vacated; provided, however, concrete or blacktop curbs, gutters, walks, drives, parking lots, dividers, lawns and planters or similar surface uses are permitted.

BE IT FURTHER RESOLVED, that Gordon R. Schafer will deliver to the City of Chippewa Falls a 264 foot by 66 foot perpetual utility easement for constructing, maintaining, and operating all public utilities in, over, or upon that portion of Grand Avenue herein vacated, along with ingress and egress thereto. The City of Chippewa Falls will be responsible for restoration of areas disturbed in connection with the exercise of this easement.

BE IT FURTHER RESOLVED, that Gordon R. Schafer will deliver a covenant running with the land for that portion vacated herein, which binds himself, his heirs, and assigns, that any rededication as a public street and way of that portion vacated herein, shall be without cost or expense to the City of Chippewa Falls for acquisition, relocation, business interruption or any other damages, claims, or demands and which waives any right, claim, or protection under Chapter 32, Wis. Stats. This paragraph applies to any rededication initiated or requested by the owner(s) of said property, and does not apply in the event that the City of Chippewa Falls initiates eminent domain proceedings.

BE IT FURTHER RESOLVED THAT it is declared to be in the public interest that the foregoing portion of Grand Avenue be vacated and discontinued as provided by this Resolution.

BE IT FURTHER RESOLVED THAT Gorgon R. Schafer will deliver to the City of Chippewa Falls an Easement for the temporary use of that portion of Grand Avenue herein vacated.

IT IS HEREBY FURTHER RESOLVED THAT it is declared to be in the public interest that the foregoing portion of Grand Avenue be vacated and discontinued as provided herein.

BE IT FURTHER RESOLVED THAT this resolution shall become effective immediately upon its adoption and upon Gordon R. Schafer delivering his Easement to the City of Chippewa Falls.

BE IT FURTHER RESOLVED THAT upon its adoption, a certified copy of this Resolution and of the Easement from Gordon R. Schafer be recorded in the Office of the Register of Deeds for Chippewa County, Wisconsin.

Dated this 4th day of AUGUST, 1998.

Weston A. Gessler
Alderman

PUBLIC HEARING: AUGUST 4, 1998

ADOPTED: AUGUST 4, 1998

APPROVED: Virginia O. Smith
Mayor

ATTEST: Frank D. Braswell
City Clerk

AMENDED EASEMENT

This Amended Easement makes an addition which was inadvertently omitted to Paragraph 4 of the original Easement which was recorded August 14, 1998 as Doc. No. 580820.

Name and return address:

Parcel Identification Number
22808-0642-6001-4100
22808-0642-6001-4600

Gordon R. Schafer and Donna M. Schafer, husband and wife ("Schafer"), in consideration of the vacation of the following portion of Grand Avenue:

That portion of Grand Avenue bounded on the south by Lots 2,3,6, and 7 of Block 41 of the Original Plat of the City of Chippewa Falls which lies between and bounded on the north by Lots 1,4,5, and 8 of Block 46 of said Original Plat

hereby grants to the City of Chippewa Falls, Wisconsin, a municipal corporation, an Easement as follows:

1. Until such time as Schafer (or their heirs, successors or assigns) determines that they wish to utilize the vacated portion of Grand Avenue, the City and general public shall have continued access and usage of such vacated portion of Grand Avenue as it currently exists and is used. During this period of time, the City of Chippewa Falls will continue to maintain said street, including snowplowing, under the City's current policy.

2. This Easement will terminate at such time as Schafer (or their heirs, successors or assigns) begin construction and use of the vacated portion of Grand Avenue in connection with the contemplated expansion of the supermarket.

3. Schafer agrees (which agreement shall be binding upon themselves and their heirs, successors or assigns) that if the Easement is not terminated as provided in paragraph 2 by June 1, 1999, they will take such action as is required to rededicate the vacated portion of Grand Avenue back as a public street.

4. Schafer hereby grants to the City of Chippewa Falls a 264 foot by 66 foot perpetual utility easement for constructing, maintaining, and operating all public utilities in, over, or upon that portion of Grand Avenue vacated, along with ingress and egress thereto. The City of Chippewa Falls will be responsible for restoration of areas disturbed in connection with the exercise of this Easement. No buildings, structures or trees (except for existing trees or replacements thereof) are permitted within that portion of Grand Avenue herein vacated; provided, however, concrete or blacktop curbs, gutters, walks, drives, parking lots, dividers, lawns and planters or similar surface uses are permitted.

5. Schafer, for themselves, their heirs, successors or assigns, hereby grants a covenant running with the land (that portion of Grand Avenue vacated) that any rededication as a public street and way of that portion vacated, shall be

*Amended ease, (par. #4 Re: no str.)
both is recorded on 2/24/2000*

FILE

without cost or expense to the City of Chippewa Falls for acquisition, relocation, business interruption or any other damages, claims, or demands and Schafer, for themselves, their heirs, successors or assigns, waives any right, claim, or protection under Chapter 32, Wis. Stats. This paragraph applies to any rededication initiated or requested by the owner(s) of said property, and does not apply in the event that the City of Chippewa Falls initiates eminent domain proceedings.

Dated this 22nd day of Feb., 2000.

Gordon R. Schafer
Gordon R. Schafer

Donna M. Schafer
Donna M. Schafer

Subscribed and sworn to before me
this 22nd day of Feb, 2000.

Brad Colbert, Jr.
Brad Colbert, Jr., Notary Public
State of Wisconsin
My Commission is Permanent.

APPROVAL:

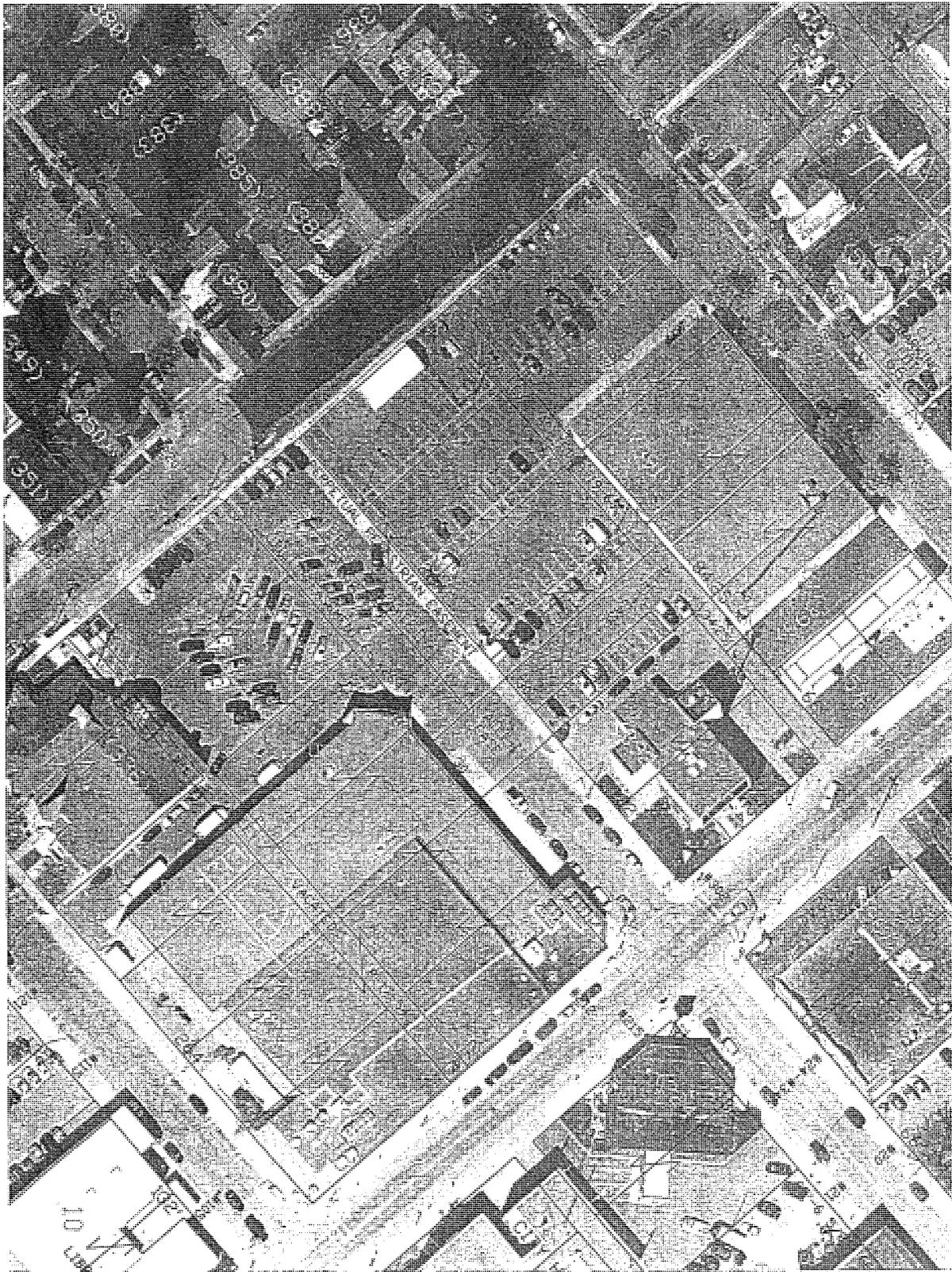
By resolution of the Common Council
adopted August 4, 1998, the City of
Chippewa Falls hereby approves and
accepts the foregoing Easement.

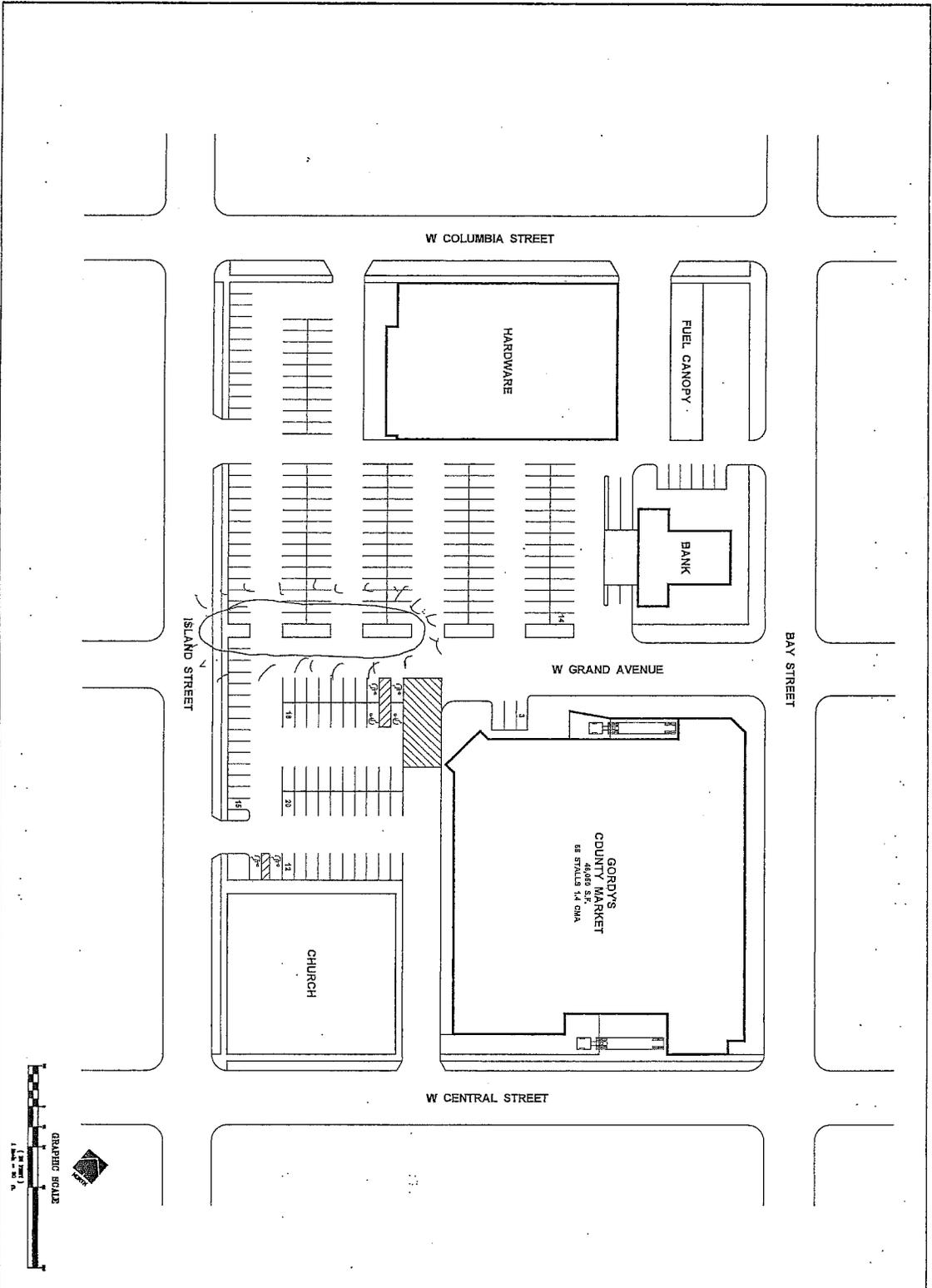
Frank D. Braswell
Frank D. Braswell, City Clerk

Subscribed and sworn to before me
this 23 day of Feb, 2000.

Brad Colbert, Jr.
Brad Colbert, Jr., Notary Public
State of Wisconsin
My Commission is Permanent.

Document drafted by Attorney B. James Colbert.





CSP-3.1 CONCEPT SITE PLAN	PROJECT NO. 0000-00	DRAWN BY S/H/O	DATE 03/31/14	REV. NUMBER 01	DESCRIPTION GORDY'S COUNTY MARKET	DATE 03/31/14	BY S/H/O
	212 BAY STREET CHIPPEWA FALLS, WI.	SCALE 1"=60'	CHECKED BY S/H/O	REV. NUMBER 01	DESCRIPTION GORDY'S COUNTY MARKET	DATE 03/31/14	BY S/H/O

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**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, APRIL 7, 2014 – 6:30 PM**

The Plan Commission met in City Hall on Monday, April 7, 2014 at 6:30 P.M. Present were Commissioners Dave Cihasky, Peter Pohl, Mike Tzanakis, Dan Varga, Beth Arneberg, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent was Commissioner Jerry Smith. Also attending were: Assistant City Engineer Matt Decur, City Planner Jayson Smith, John Scheppke from Scheppke Real Estate. Others in attendance are listed on the attached sheet.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the March 10, 2014 Plan Commission meeting. **All present voting aye. MOTION CARRIED.**

2. Secretary Rubenzer provided a brief history of the Willow Creek Planned Development Conditional Use Permit and amendments. He noted that in P.D. C.U.P. R-2012-04, the Plan Commission had compromised the original proposal by allowing six twin homes instead of the thirty-plus requested and maintaining single family housing where Willow Creek abuts the backyards of homes on Brickyard Lane. He asked the Plan Commission to include the overall project density of 2.8 units/acre in the fifth “whereas” of P.D. C.U.P. Resolution #2-14-01. He stated that Attorney Ferg had opined that the City could require owner occupied twin homes through property deed inclusion and as a requirement of the Phase III Developer Agreement. He continued he believed twin homes were two single family homes slid together with a common wall, lot line and without the two normal eight foot side yard setbacks. He also noted that the underlying zoning district prior to the Willow Creek Development was R-1B Single Family Residential with a maximum zoning density of five units per acre as detailed in 17.26(10)(a). Mayor Hoffman opened a public hearing to consider a request from Westwood Land Company to create nine larger lots in place of thirteen small lots around Brooke Court in Phase I of Willow Creek Subdivision. In addition, to replace twenty-two single family lots in Phase II with thirty twin home lots of the Willow Creek Subdivision.
Chris Kranich of 1718 Brickyard Lane stated that three times prior, the Plan Commission had kept single family homes adjacent to the backyards of Brickyard Lane homes when twin homes were requested. He stated that a Planned Development, PD perimeter was required using 17.26(9)(c)(2)(a). Rubenzer noted that using 17.26(9)(c)(2)(b), the Plan Commission had flexibility to deviate from P.D. perimeter requirements if the proposed uses were compatible with existing single family housing. Mr. Kranich stated market trends were better now than in 2008 with interest rates two points lower and more housing starts. He continued that a Final Development Plan could only be revised due to drastic changes in existing conditions. He stated that twin homes would affect his existing home value negatively. He responded to a question about facts that three different realtors had stated the twin homes would result in a lower home value to varying degrees. He compared the project tax base with thirty twin homes versus 22 single family homes and said the City would get \$340,000 less tax base with the twin homes at build out. He said twin homes were multi-family dwellings as per housing code.
Ron Simit of 1745 Brickyard Lane stated he was the developer of Brickyard Lane. He was concerned with increased traffic from Bridgewater Avenue. He stated this was spot zoning. He concluded by saying he and his wife were there first.
Curt Severson of 1734 Brickyard Lane began by stating that he thought the City did a terrible job of snow removal on Terrill Street. He stated that he thought the Developer had to establish economic hardship in order for a variance from an approved Final Plan.

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

Diane Altman of 1726 Brickyard Lane stated there was enough multi-family housing already. She had an issue with anticipated noise and requested having strict construction hours for home building in Willow Creek.

Jim Rooney of 10795 34th Avenue, Chippewa Falls gave a history of the Willow Creek Subdivision. He stated that the property was acquired in 2000 and that the Park West and Hidden Ridge Subdivisions were constructed in 2002-2005. The Willow Creek master planning occurred around 2007 and included 200 multi-family units out of the 500-plus unit total development. No one had opposed the multi-family in that process. He detailed that in spite of negative predictions about the 72 multi-family units approved and rent rates in 2012, twenty-eight multi-family units were completed and rented to date with the remainder of the units expected to be completed by the end of 2014. He stated that the goal for twin homes was to sell them. If he had wanted duplexes he would have requested them. He contrasted the difference in twin homes and duplexes and stated his seventy year old aunts owned an existing twin home in Willow Creek. He continued that twin homes were desirable for elderly housing and generally had low household populations. He stated the Willow Creek Home Owners Association had met recently and didn't mention that there were any problems with the multi-family residents now living in Willow Creek or the proposed twin homes.

Mayor Hoffman closed the public hearing.

The Plan Commission discussed the proposal. Alderperson Hull asked about twin home size. Mr. Rooney responded that units range from 1150sf to 1400sf per unit and the existing twin homes have finished basements. Mr. Rooney responded to a question that financial institutions regard twin homes as single family homes with a simple fee property deed.

Motion by Hubbard, seconded by Varga to approve Planned Development Conditional Use Permit Resolution #2014-01 recreating thirteen single family lots around Brooke Court into nine larger single family lots and recreating twenty-two single family lots along the northerly extension of Timber Trail into thirty twin home lots.

A roll call vote was taken. Voting aye were Hubbard, Varga, Cihasky, Pohl, Tzanakis, Arneberg, Hull, Rubenzer and Hoffman. There won't any nay votes or abstentions. The permit was approved on a 9-0 vote.

3. The Plan Commission considered the request of John Scheppke to rezone Lot #1 of the Gateway Center Subdivision, (parcel #1703.0230), located at #10-12 Sunshine Circle from C-4 Highway Commercial to R-3A Multi-Family Residential District. Mr. Scheppke stated that WIDOT is vacating the existing commercial building and that it is a difficult location for leasing the building. His intention is to move the existing building to the south and use it as a garage and then construct twelve larger one bedroom apartments onto the existing building at #24 Sunshine Circle. He responded to a question that a typical rent amount was \$525.

Motion by Tzanakis, seconded by Cihasky to recommend the Common Council conduct a public hearing to consider rezoning Parcel #1703.0230, Lot #1, Gateway Center Subdivision located at #10-12 Sunshine Circle from C-4 Highway Commercial to R-3A Multi-Family Residential District. Said hearing to be scheduled upon receipt of the \$300 advertizing and processing fee and the proper notification of adjacent property owners.

All present voting aye. MOTION CARRIED.

4. **Motion** by Hubbard, seconded by Tzanakis to adjourn. **All present voting aye. MOTION CARRIED.** The Plan Commission adjourned at 7:50 P.M.

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

PLAN COMMISSION ATTENDANCE SHEET

DATE: _____

NAME	ADDRESS	COMPANY REPRESENTING	PHONE #	EMAIL
Chris Kranich	1718 Brickyard	SELF	82827744	
Adler Kranich	1718 Brickyard Ln	Chris Kranich		
Erica Kranich	1718 Brickyard Ln.	Chris Kranich		
Ron Smet	1745 Brickyard Ln	Ron Smet		
Jim Rooney	18795 34th Ave E	Heartland/Robertwood		
Curt Severson	1734 Brickyard	SEER	559-8211	
Tami Severson	1734 Brickyard		563-7675	
Like Rooney	107915 34 th Ave	Heartland		
Joe Seithe	815425 47 th Rd Full Court	Heartland		
DANE AETMANN	1726 BRICKYARD	SEER	(715) 308-4231	
Frank Lowmy	~ ~	~		

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MARCH 10, 2014 – 6:30 PM**

The Plan Commission met in City Hall on Monday, March 10, 2014 at 6:30 P.M. Present were Commissioners Dave Cihasky, Peter Pohl, Mike Tzanakis, Dan Varga, Beth Arneberg, Alderperson Chuck Hull, Secretary Rick Rubenzer, and Vice-Chairperson Tom Hubbard. Absent were Mayor Greg Hoffman and Commissioner Jerry Smith. Also attending were Assistant City Engineer Matt Decur and Joe Germain of 503 Squires Street, Chippewa Falls.

1. **Motion** by Varga, seconded by Tzanakis to approve the minutes of the February 10, 2014 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Joe Germain appeared to support his petition to rezone Parcel #3301, Lot #1, Block #4, 1st Addition to Parkhurst Addition, located at 506-508 Macomber Street from R-1C Single Family Residential to R-2 Two Family Residential district. He stated that the existing building was a duplex and had been built in 1966. One of the tenant families have lived there for thirty-five years. Mr. Germain indicated he had performed a major remodel in 2013 and that he kept the building in really nice condition as Landlord. The Plan Commission investigated surrounding single and two-family zoning districts and determined that the proposed R-2 Two-Family zoning would not be detrimental to the neighborhood.
Motion by Varga, seconded by Hull to recommend the Common Council conduct a public hearing to consider rezoning Parcel #3301, Lot #1, Block #4, 1st Addition to Parkhurst Addition, located at 506-508 Macomber Street from R-1C Single Family Residential to R-2 Two Family Residential district. Said hearing to be scheduled upon receipt of the \$300 advertizing and processing fee and the proper notification of adjacent property owners. **All present voting aye. Motion carried.**

3. **Motion** by Cihasky, seconded by Tzanakis to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:36 P.M.


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

**Planned Development
C.U.P. Resolution # 14-01**

**CITY OF CHIPPEWA FALLS PLAN COMMISSION
RESIDENTIAL PLANNED DEVELOPMENT CONDITIONAL USE PERMIT
RESOLUTION #14-01
TO AMEND C.U.P. RESOLUTIONS #07-03, #12-03 and #12-04 FOR
PHASE III DEVELOPMENT OF WILLOW CREEK SUBDIVISION**

WHEREAS, on May 7, 2007, the Plan Commission conducted a public hearing and approved CUP Resolution #07-03 (available for inspection in the City of Chippewa Falls Engineering Department) to Westwood Land Company for a Planned Unit Development; and

WHEREAS, on May 7, 2012, the City of Chippewa Falls Plan Commission approved CUP Resolution #12-03 allowing temporary row crops on phases 5-7 of the development, (approximately 46 acres); and

WHEREAS, on June 11, 2012, the City of Chippewa Falls Plan Commission approved CUP Resolution #12-04 allowing changes in housing type in phase II of the Willow Creek Subdivision plan. The approved changes were replacing 10 single family lots with 12 twin home lots and replacing 28 single family lots with 15 multi-family complexes lots;

WHEREAS, the proposed development is located on parcels of land zoned *R-PUD District; and

WHEREAS, at its' February 10, 2014 meeting, the City of Chippewa Falls Plan Commission heard a request from Developer Jim Rooney to allow a change in housing type in phases I and III of the Willow Creek Subdivision plan. The amendment proposed reducing 13 single family lots located around Brooke Court to 9 larger lots in Phase I and changing 22 single family lots to 30 twin home lots adjacent to the northerly extension of Timber Trail in Phase III. The proposed net change for the Willow Creek Subdivision is a four unit increase resulting in 536 units in 190 acres or a 2.8 unit/acre project density; and

WHEREAS, the Plan Commission was presented with a revised phase III plat, General Development plan, Twin Home Development Standards, Typical Photos, Elevations, and Floor Plans, and existing and revised Phase III Land Use and Zoning site plans; and

WHEREAS, the Plan Commission evaluated the development proposal in accordance with Municipal Code Section 17.26(16)(d)1 which directs such evaluation as a conditional use permit under section 17.47; and

WHEREAS, on April 7, 2014 the Plan Commission conducted a public hearing to consider PD CUP Resolution #14-01 after publication and mailing of all required notices and hearing all concerns and comments

**Planned Development
C.U.P. Resolution # 14-01**

NOW, THEREFORE BE IT RESOLVED, that the Plan Commission of the City of Chippewa Falls, Wisconsin finds;

1. That upon review of PD C.U.P. Resolution #14-01 and the approved Storm Water Management Plan by City Staff, the proposed revised nine(9) single family and Thirty(30) Twin Home Lot layout footprint will result in the same amount or more common space and green space as the original thirty-five(35) lot layout.

2. The Plan Commission further finds that the revised phase III plat and land use plan are not detrimental to adjacent land uses because the revisions do not present any substantial changes in land use intensity.

3. The Plan Commission further finds that the revised plat and land uses are consistent with the original purpose and intent of C.U.P. Resolutions #07-03 and amendments #12-03 and #12-04 because the revised lot sizes, areas, widths and setbacks represent a similar intensity of land use.

**NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE PLAN
COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN:**

1) That conclusions based on the previous three findings of fact and pursuant to Chapters 17.26, 17.26.5 and 17.47 of the Code of Ordinances of the City of Chippewa Falls, that Conditional Use Permit Resolutions #07-03 and amendments #12-03 and #12-04 are hereby amended to include the revised Willow Creek phase III plat, General Development plan, Twin Home Development Standards, Typical Photos, Elevations, and Floor Plans, and existing and revised Phase III Land Use and Zoning site plans contingent on the following conditions:

- a) Completion, submission and approval of any necessary Storm Water Management Plan changes for Phases I and III of the Willow Creek Subdivision.
- b) Submittal of the Willow Creek Phase I and III plat revisions to the Plan Commission for review using procedures set forth in State Statute 236 and Municipal Code Chapter 18 and approval by the City of Chippewa Falls Common Council.

**Planned Development
C.U.P. Resolution # 14-01**

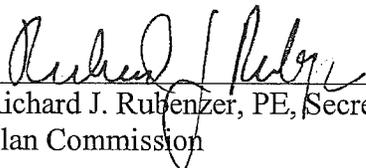
- c) Completion and City Council approval of a Developers Agreement for Phase III of Willow Creek.
- d) The attached general development plan in combination with changes made by the Plan Commission becomes the Final Development Plan and is available for inspection in the offices of the City Engineer and the City Inspector.
- e) The Willow Creek revised phase III plat, General Development plan, Twin Home Development Standards, Typical Photos, Elevations, and Floor Plans, and existing and revised Phase III Land Use and Zoning site plans become part and Parcel of PD CUP #14-01 and are available for inspection in the City of Chippewa Falls Engineering and Inspection offices.
- f) Twin Homes are Owner occupied.
- g) 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 (2) year period.
- h) Modifications or changes to this permit may be made only by the Plan Commission after an application for an amendment has been duly filed and notices and hearing requirements have been complied with.

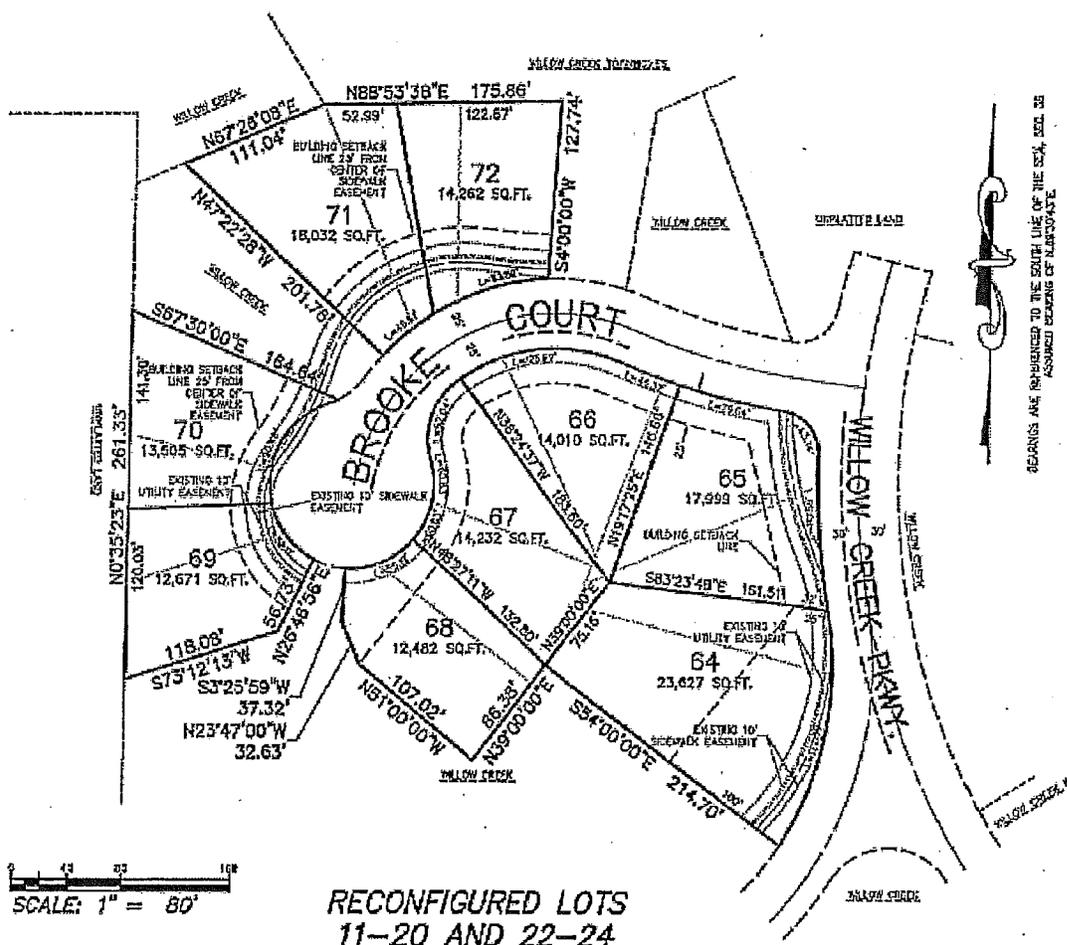
2) Further that the said revisions replace the original documents of C.U.P. Resolution #07-03 and amendment C.U.P. Resolutions # 12-03 and #12-04 in their entirety become PD C.U.P. Resolution #14-01.

MOTION: Hubbard

SECONDED: Varga

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on April 7, 2014, by a vote of 9 ayes, 0 nays and 0 abstentions.


Richard J. Rubenzer, PE, Secretary
Plan Commission



LANDOWNERS/SUBDIVIDERS:

- WESTWOOD LAND COMPANY LLC

APPROVING AUTHORITIES:

- CITY OF CHIPPEWA FALLS

OBJECTING AUTHORITIES:

- DEPARTMENT OF ADMINISTRATION

SURVEYOR:

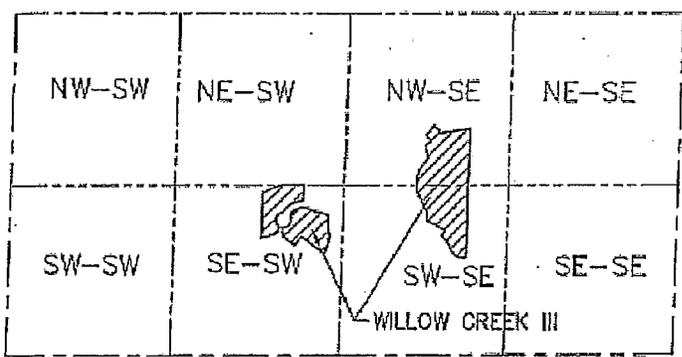
- PETER J. GARTMANN R.L.S. No. 2278
 REAL LAND SURVEYING
 635 FAIRFAX ST.
 ALTOONA, WISCONSIN 54720

ENGINEER:

- SEAN BOHAN
 ADVANCED ENGINEERING CONCEPTS
 635 FAIRFAX ST.
 ALTOONA, WISCONSIN 54720

LOCATION SKETCH

S1/2, SECTION 36, T29N, R9W

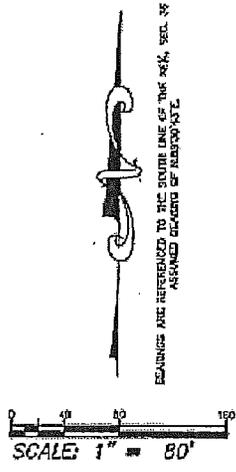
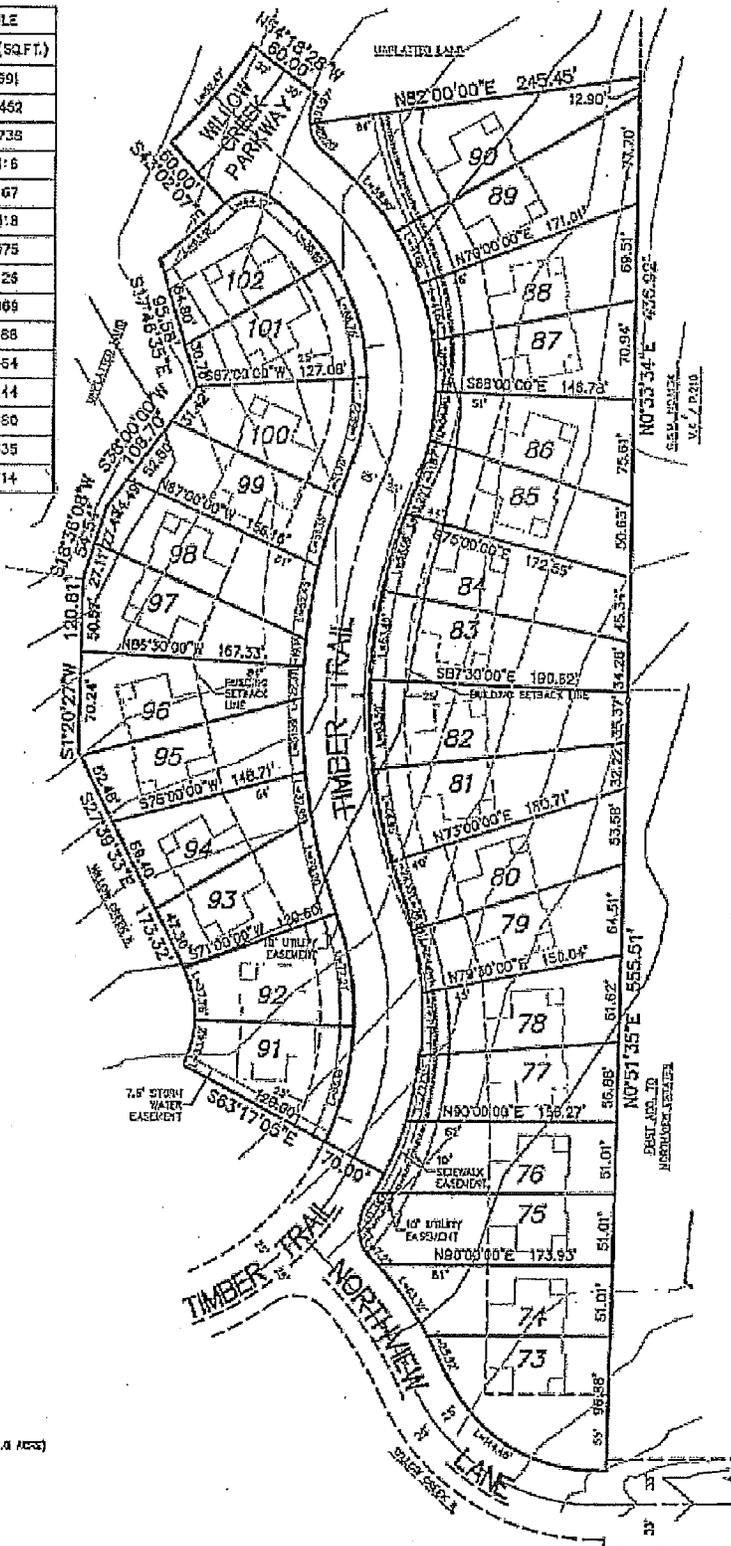


PRELIMINARY PLAT OF
WILLOW CREEK III

IN THE NW¼ OF THE SW¼, SE¼ OF THE SW¼, NW¼ OF THE SE¼ AND THE SW¼ OF THE SE¼ SECTION 36, T29N, R9W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN INCLUDING ALL OF LOTS 11-20 AND LOTS 22-24, WILLOW CREEK

PARCEL TABLE	
LOT NO.	AREA (SQ.FT.)
73	9,733
74	7,523
75	9,376
76	8,488
77	7,739
78	7,783
79	8,333
80	8,753
81	9,102
82	8,390
83	9,343
84	8,085
85	8,457
86	8,208
87	7,962

PARCEL TABLE	
LOT NO.	AREA (SQ.FT.)
88	8,691
89	16,452
90	11,738
91	7,116
92	7,167
93	7,318
94	7,675
95	8,126
96	8,009
97	8,188
98	8,454
99	7,444
100	7,660
101	7,535
102	7,714



AREAS (NEW DEVELOPMENT):
 TOTAL - 294,864 SQ.FT. (6.8 ACRES)
 PROPOSED STREET TO BE DEMOLISHED - 41,300 SQ.FT. (1.4 ACRES)
 LOTS (30) - 252,564 SQ.FT. (5.8 ACRES)
 LINEAL FEET OF PROPOSED STREETS - 8507'
 AREA (RECONFIGURED LOTS):
 TOTAL - 110,818 SQ.FT. (2.5 ACRES)

PRELIMINARY PLAT OF
WILLOW CREEK III
 IN THE NE¼ OF THE SW¼, SE¼ OF THE SW¼, NW¼ OF
 THE SE¼ AND THE SW¼ OF THE SE¼
 SECTION 36, T29N, R9W,
 CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
 INCLUDING ALL OF LOTS 11-20 AND LOTS 22-24, WILLOW CREEK

PREPARED BY REAL LAND SURVEYING
 6420 HQ, 13250 preliminary

Willow Creek III, Preliminary Plat

General Description:

Willow Creek III consists of changing some of the lot sizes on the Willow Creek phase I plat, lots 11-17, 18-20, 22-24 and the addition of 30 twin home lots.

Lot Size Change:

The lot size change will take these 13 lots and make 9 larger lots. The average size of the original 13 lots was 10,832.15 (.25 acres) and the average lot size for the new 9 lots is 15,646.44 (.36 acres). This will make the lots more saleable and allow for a larger variety of single family home types.

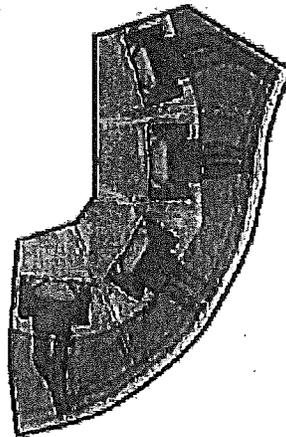
Twin Home Lots:

The twin home lot addition will take 22 single family lots in the approved Willow Creek PUD and convert them to 30 twin home lots. We have seen an increased demand for owner occupied twin homes. The approved Willow Creek phase II plat consisted of 12 twin home lots. In 2013 we sold 4 of those lots and are currently building on 2 more. A twin home is built to be owner occupied with each half of the building being sold as a single family home. The twin home concept allows a potential buyer to essentially get more home for their money by taking advantage of the cost savings associated with building a single structure. The price ranges of the sold buildings are from \$165,000 - \$179,000 and we for see the future buildings being around the same cost or higher.

PUD Density Change:

The Willow Creek Phase I lot size change decreased the density by 4 units. The conversion of 22 single family lots into 30 twin home lots increased the density by 8 units. The net difference between the approved PUD and the proposed Willow Creek III preliminary plat would increase the total density of the Willow Creek development by 4 units. The total development would go from 532 home sites to 536.

Multi Family Home Type 2T

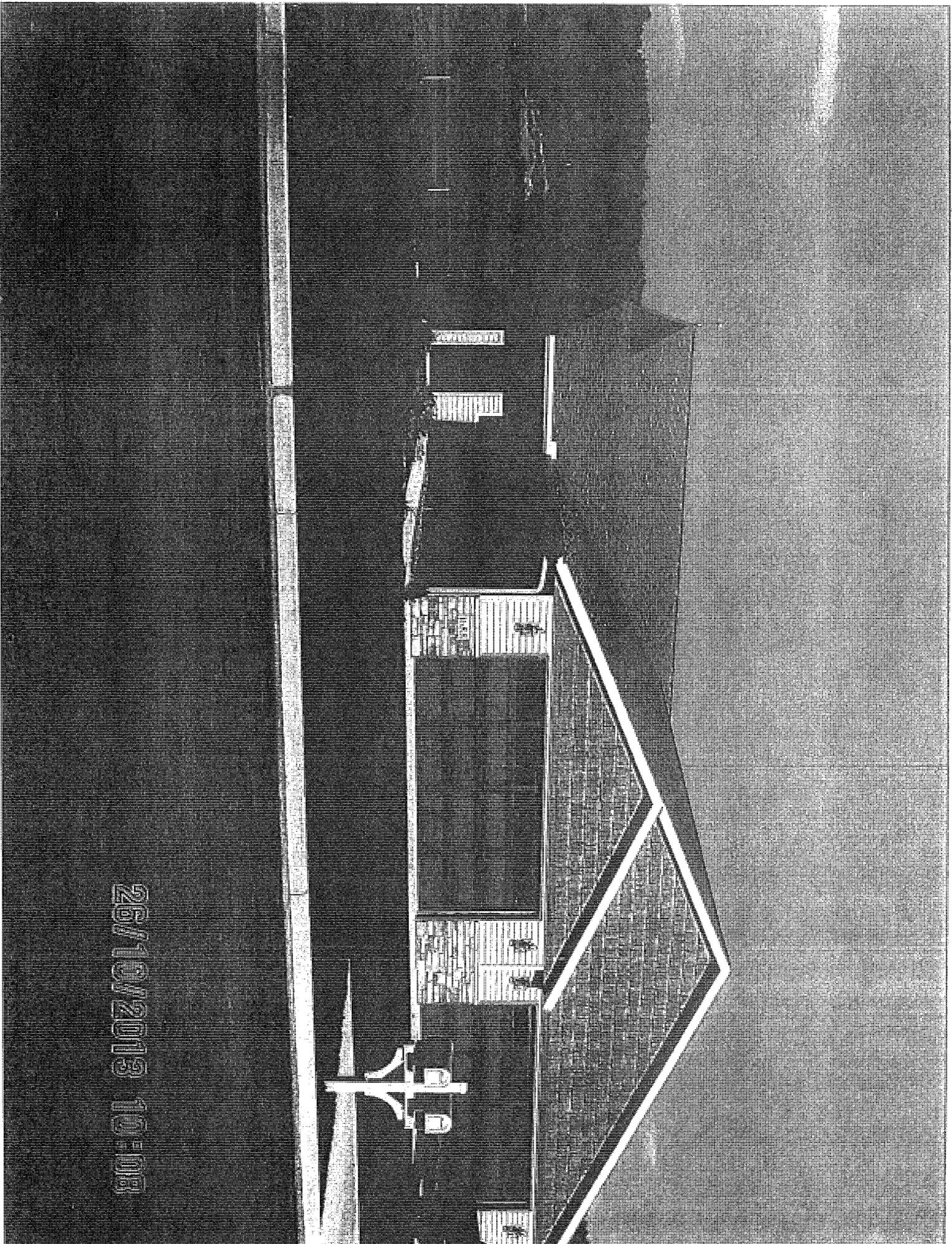


Lot Standards		Primary Use	Accessory Use	Conditions/Exception to Use
land use		twin home or duplex	Per section 17.08	Per section 17.08
required yards			Per section 17.08	Per section 17.08
front		build to line		
side		6 feet		
rear		25 feet		
parking		2 per unit	Per section 17.08	Per section 17.08
max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

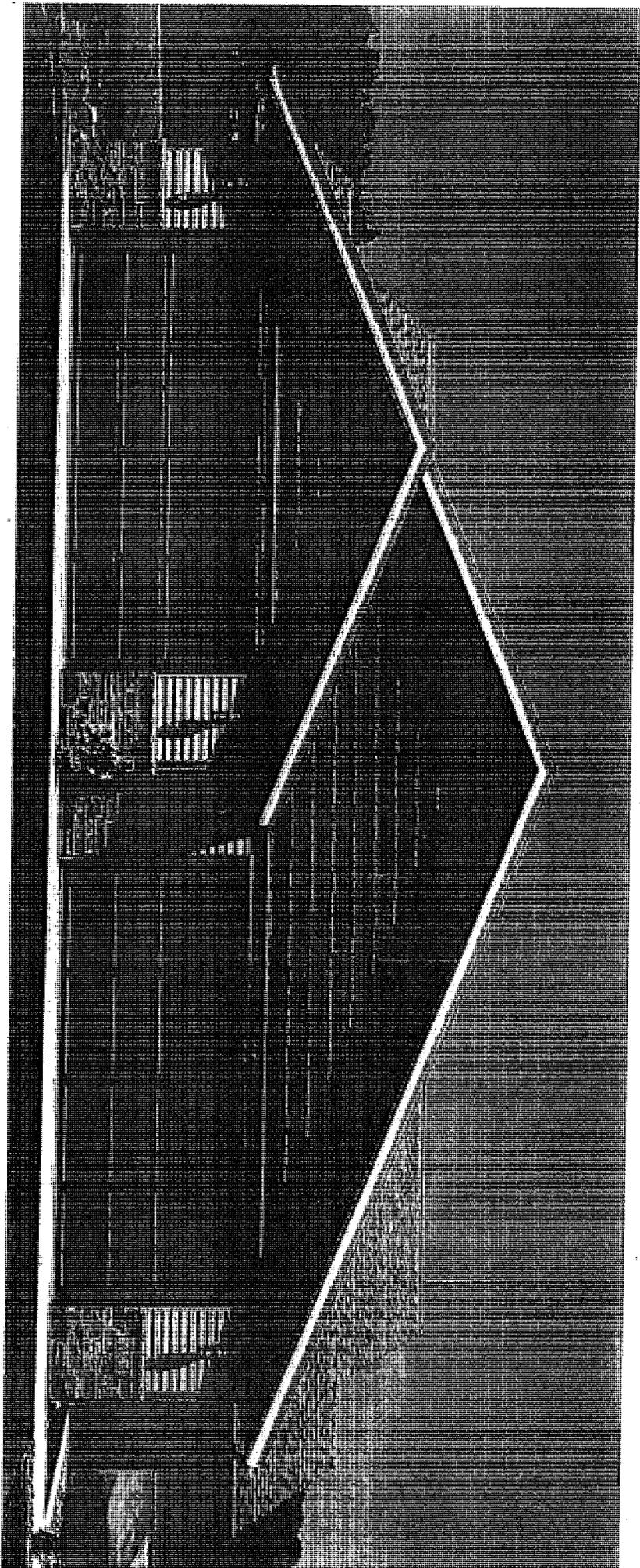
Additional Information: The Twin Home District is intended to provide for development of zero lot line twin home development. Ownership of each unit will be on separate deeds. Compliance with State of Wisconsin one (1) and two (2) family Uniform Dwelling Code for attached units is required.

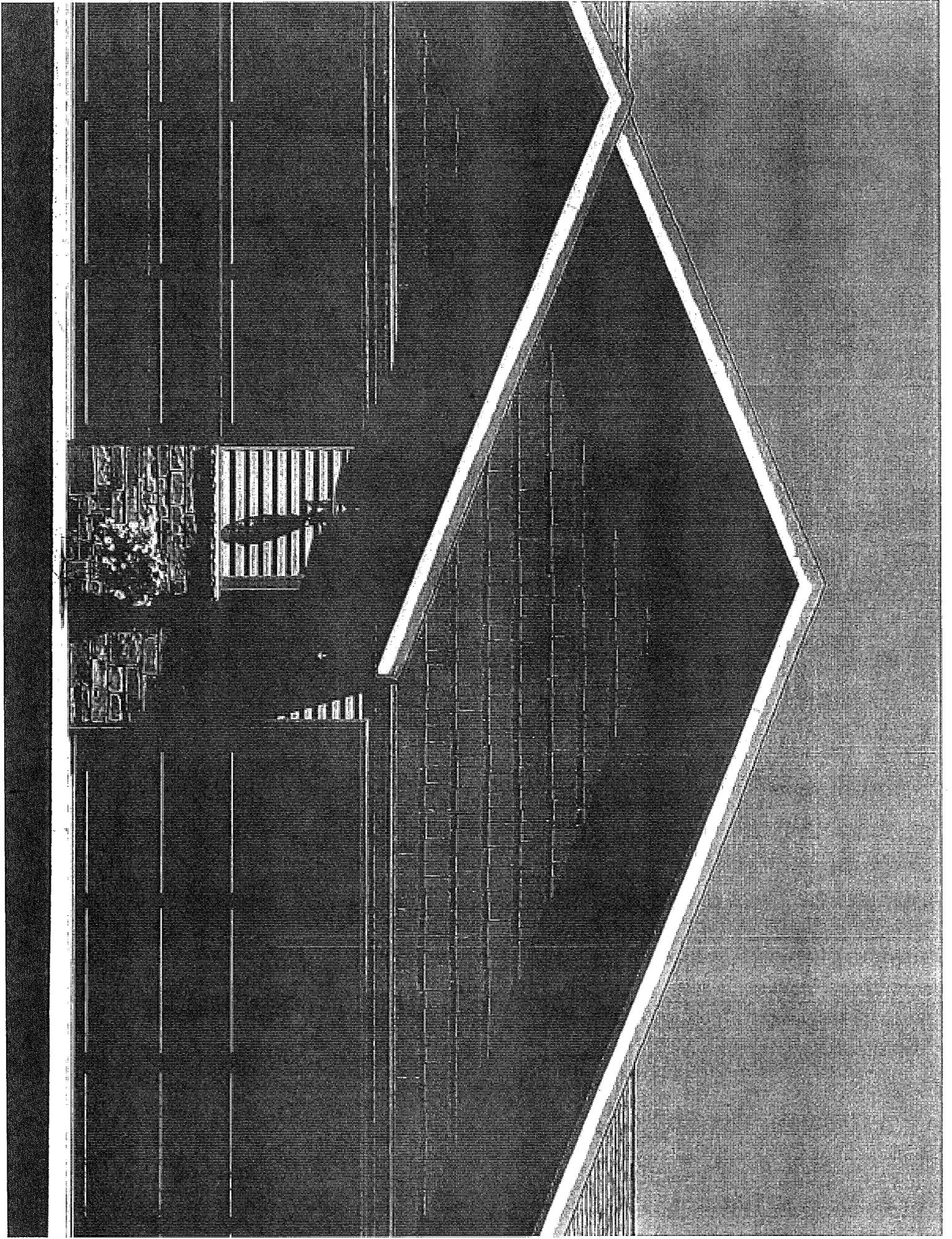
Twin Home Plats will be processed similar to other plats giving consideration to the requirements noted above. Provided, however, the fee for processing the plat will be half the fee established by council on a per lot basis.

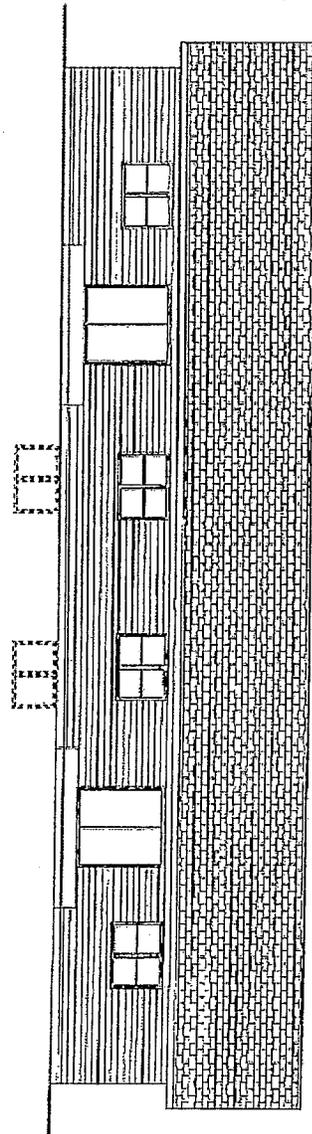
- A. A joint or attached driveway serving attached twin home dwellings is permitted provided covenants addressing the maintenance of such driveway are in a form approved by the city.
- B. A minimum fire separation complying with Comm. 21.08, Wis. Admin. Code, providing a vertical separation of all areas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



26/10/2013 10:03

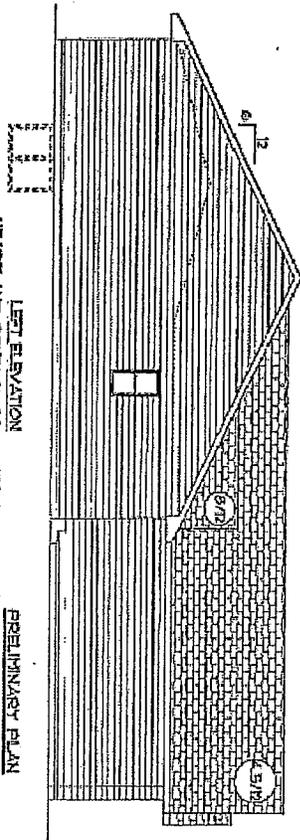






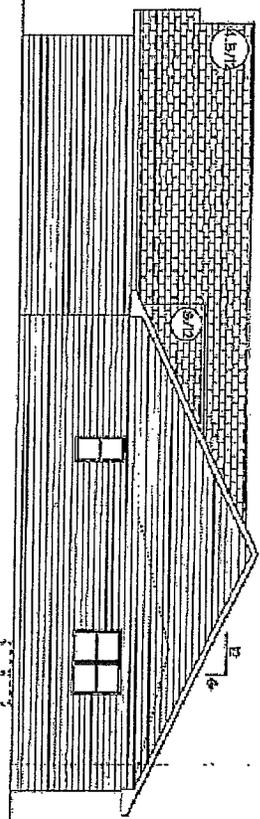
REAR ELEVATION
HEARTLAND CONTRACTING - TWIN HOME
WILLOW CREEK LOT #43/44
SCALE 1/4" = 1'-0" 12-10-2018

PRELIMINARY PLAN
ABC - CHIPPEWA FALLS



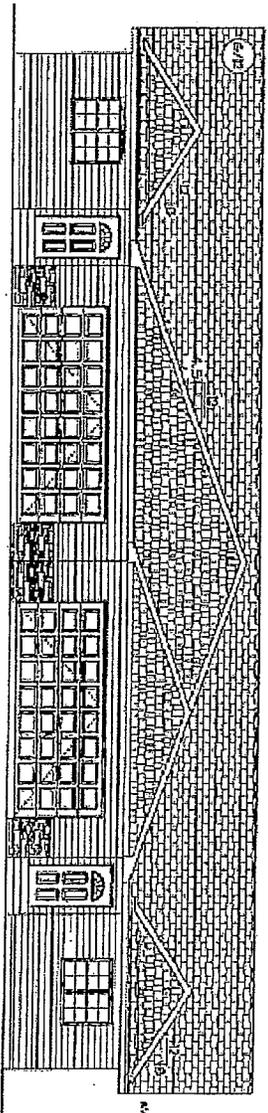
LEFT ELEVATION
HEARTLAND CONTRACTING - TWIN HOME
WILLOW CREEK LOT #43/44
SCALE 1/4" = 1'-0" 12-10-2018

PRELIMINARY PLAN
ABC - CHIPPEWA FALLS



RIGHT ELEVATION
HEARTLAND CONTRACTING - TWIN HOME
WILLOW CREEK LOT #43/44
SCALE 1/4" = 1'-0" 12-10-2018

PRELIMINARY PLAN
ABC - CHIPPEWA FALLS



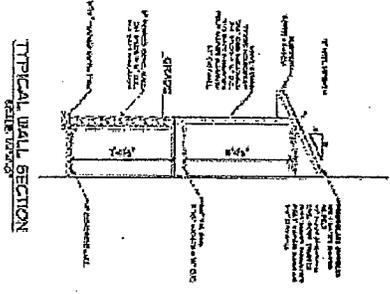
FRONT ELEVATION
HEARTLAND CONTRACTING - TWIN HOME
WILLOW CREEK LOT #43/44
SCALE 1/4" = 1'-0" 12-10-2018

PRELIMINARY PLAN
ABC - CHIPPEWA FALLS

HEARTLAND CONTRACTING
WILLOW CREEK LOT #43/44
STREET ADDRESS, CITY, STATE

IBC *Ames*
 1000 13th Street SW
 Ames, IA 50010
 515-281-1111
 www.iamibc.com

DESIGNED BY: DEAN DAVIS/IBCS
 DRAWN BY: KATHY PERDUE
 7/25/18
 SCALE: 1/4" = 1'-0"
 SHEET NUMBER: A1
 TOTAL SHEETS: 3



WALL BRACING ANALYSIS

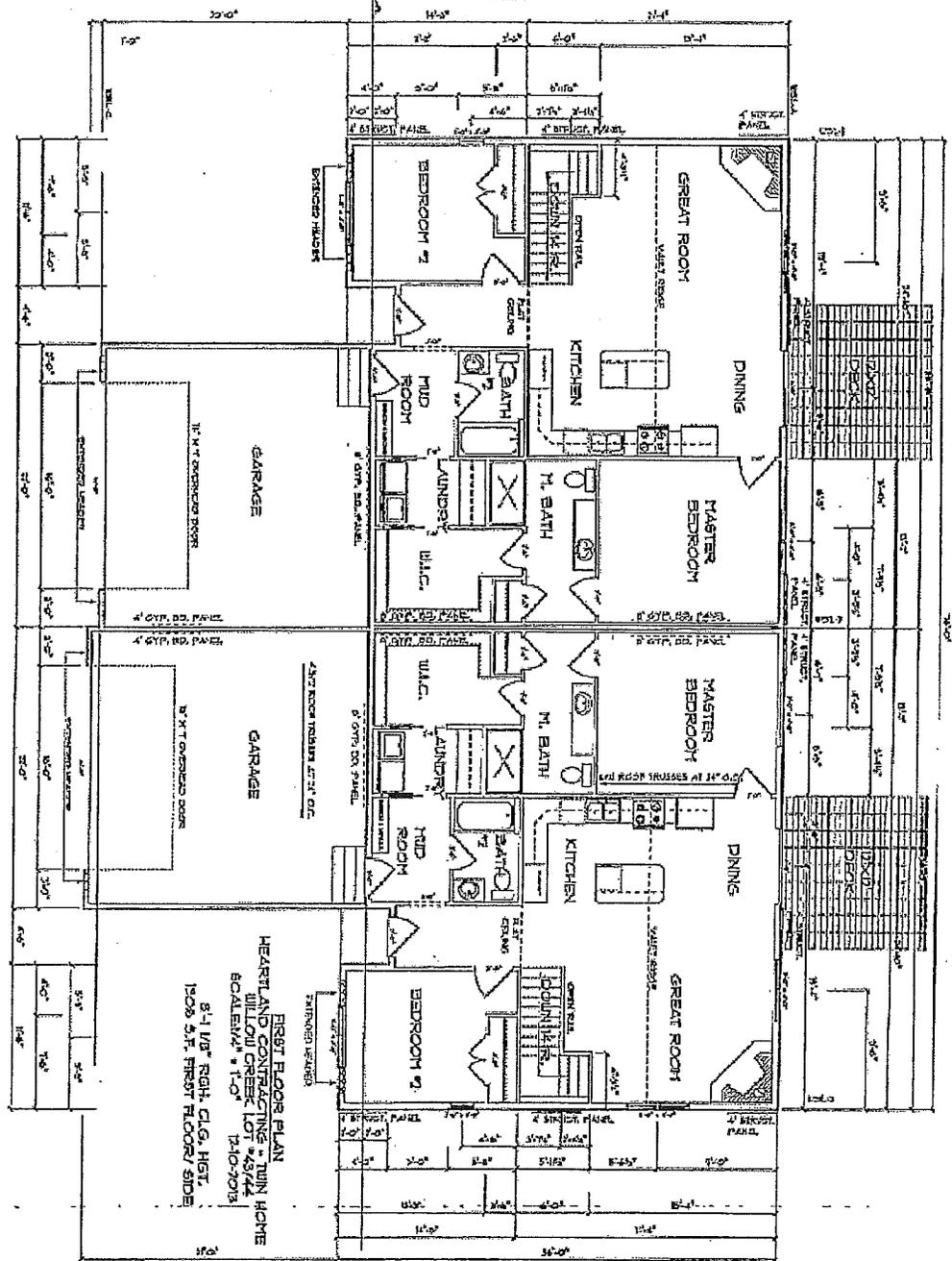
WALL TYPE	HEIGHT	BRACING	NOTES
1/2\"/>			

WALL BRACING

- 1. SEE BRACING PLAN FOR BRACING PLAN.
- 2. SEE BRACING PLAN FOR BRACING PLAN.
- 3. SEE BRACING PLAN FOR BRACING PLAN.
- 4. SEE BRACING PLAN FOR BRACING PLAN.
- 5. SEE BRACING PLAN FOR BRACING PLAN.
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- 7. SEE BRACING PLAN FOR BRACING PLAN.
- 8. SEE BRACING PLAN FOR BRACING PLAN.
- 9. SEE BRACING PLAN FOR BRACING PLAN.
- 10. SEE BRACING PLAN FOR BRACING PLAN.

WALL/STRUCTURAL SYMBOLS

- 1. SEE BRACING PLAN FOR BRACING PLAN.
- 2. SEE BRACING PLAN FOR BRACING PLAN.
- 3. SEE BRACING PLAN FOR BRACING PLAN.
- 4. SEE BRACING PLAN FOR BRACING PLAN.
- 5. SEE BRACING PLAN FOR BRACING PLAN.
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- 9. SEE BRACING PLAN FOR BRACING PLAN.
- 10. SEE BRACING PLAN FOR BRACING PLAN.



HEARTLAND CONTRACTING
 WILLOW CREEK LOT #43/44
 STREET ADDRESS, CITY, STATE



Original

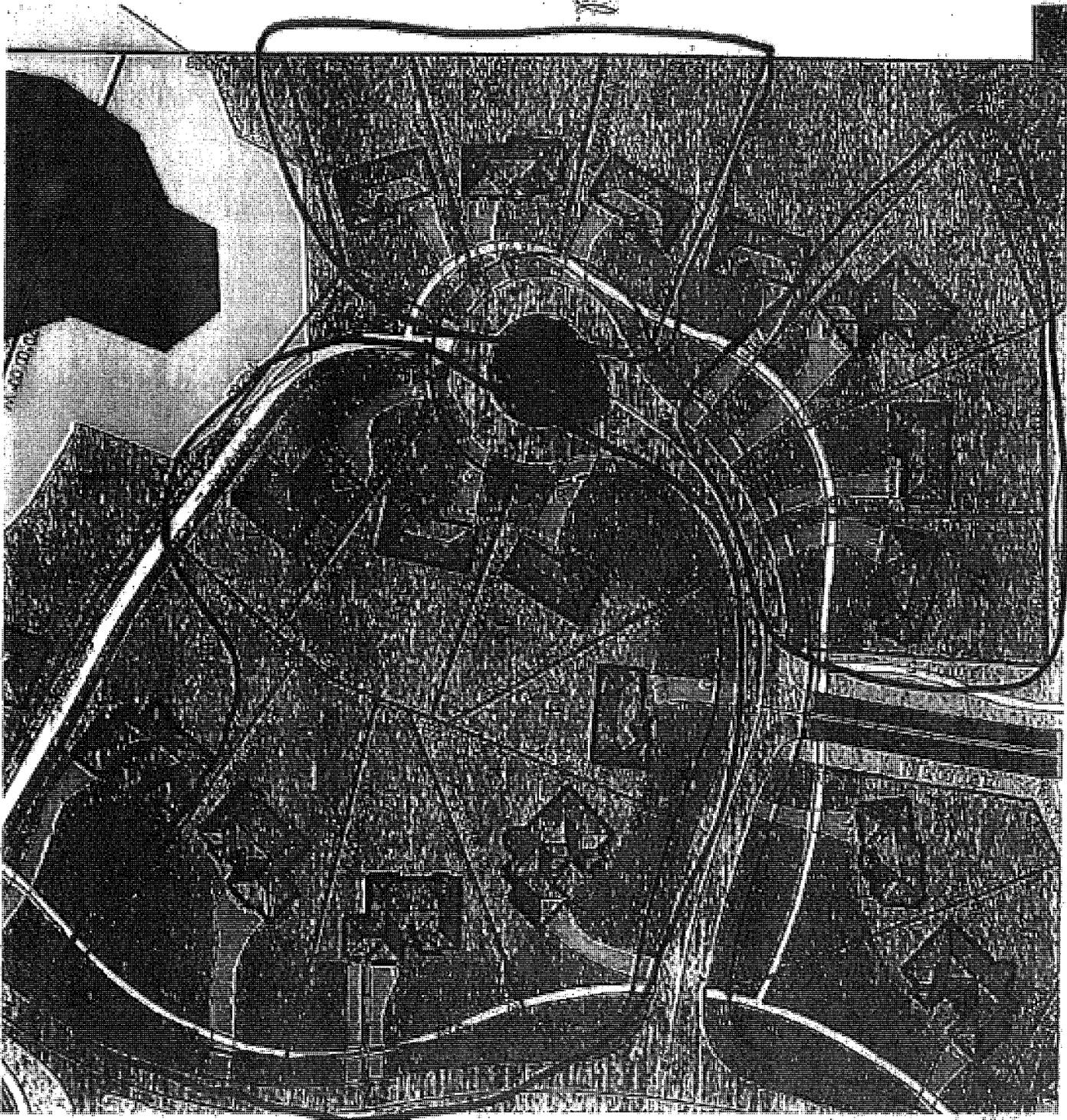
Willow Creek

Phase I lots

before they

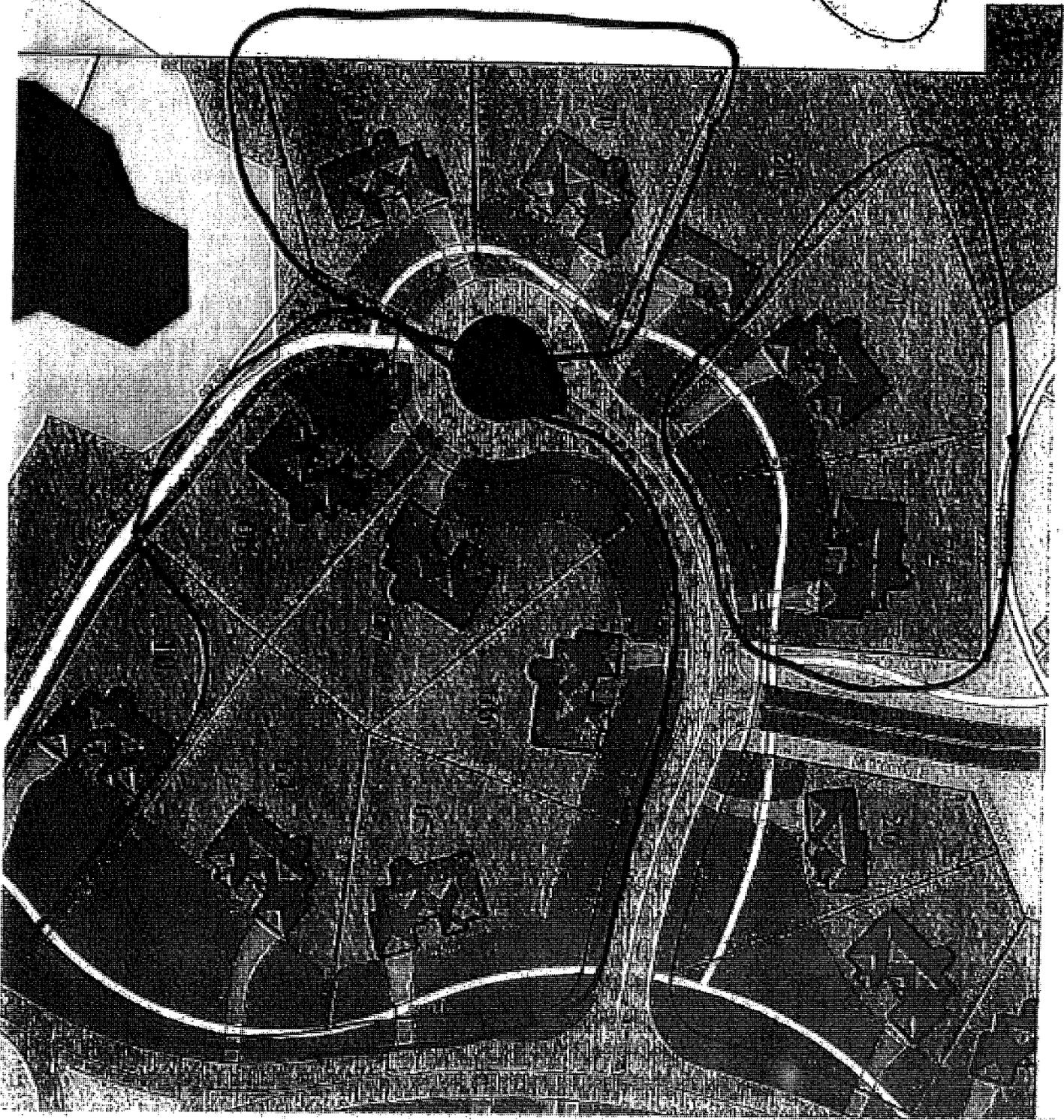
were enlarged

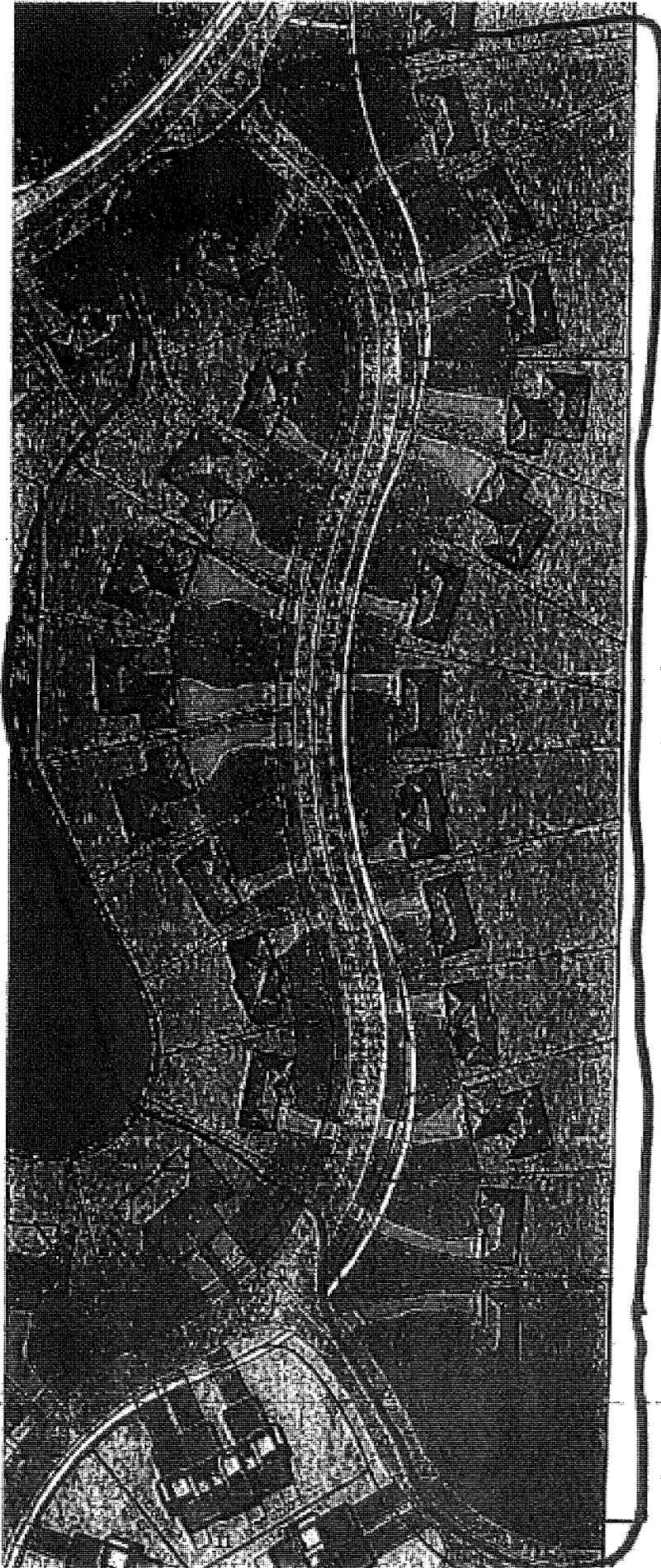
13 lots



New
Larger
Lots

9 Lots

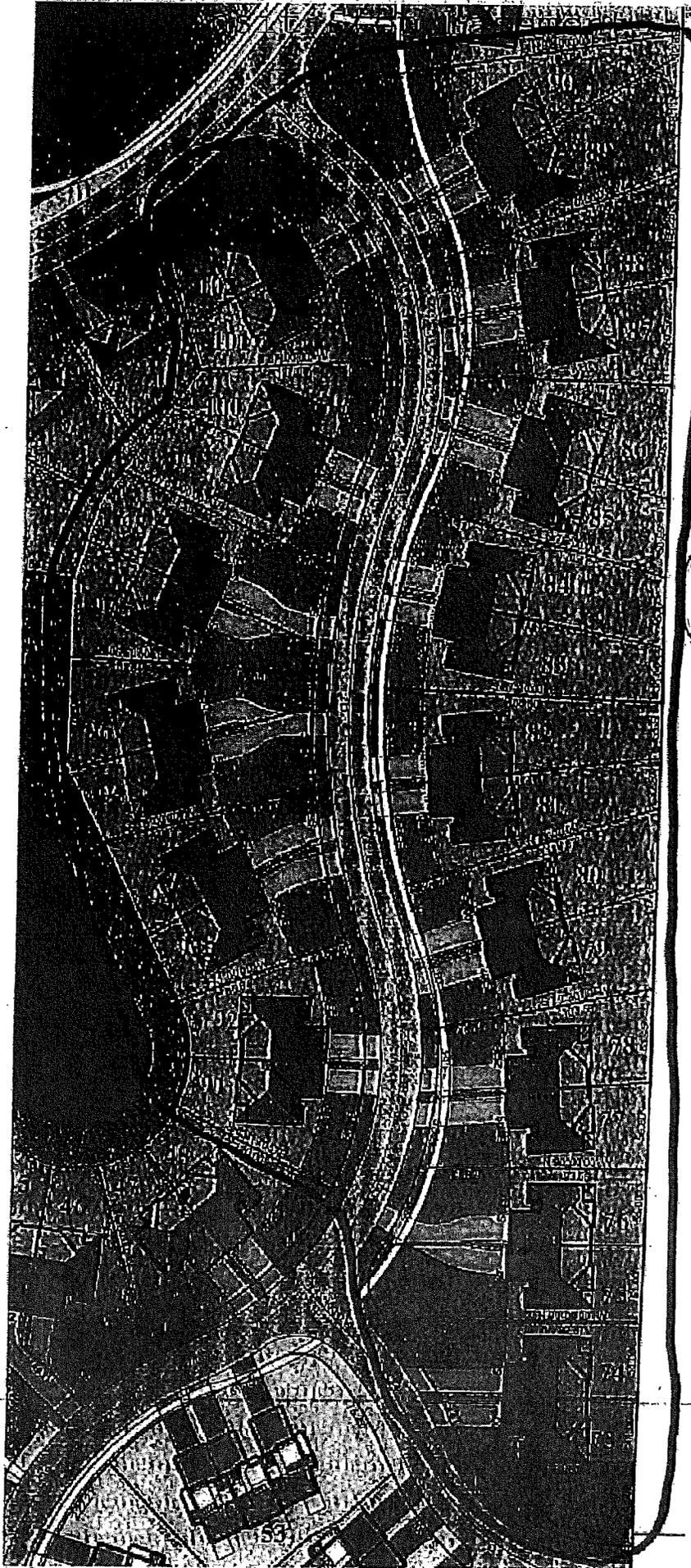




Original

22 Single Family

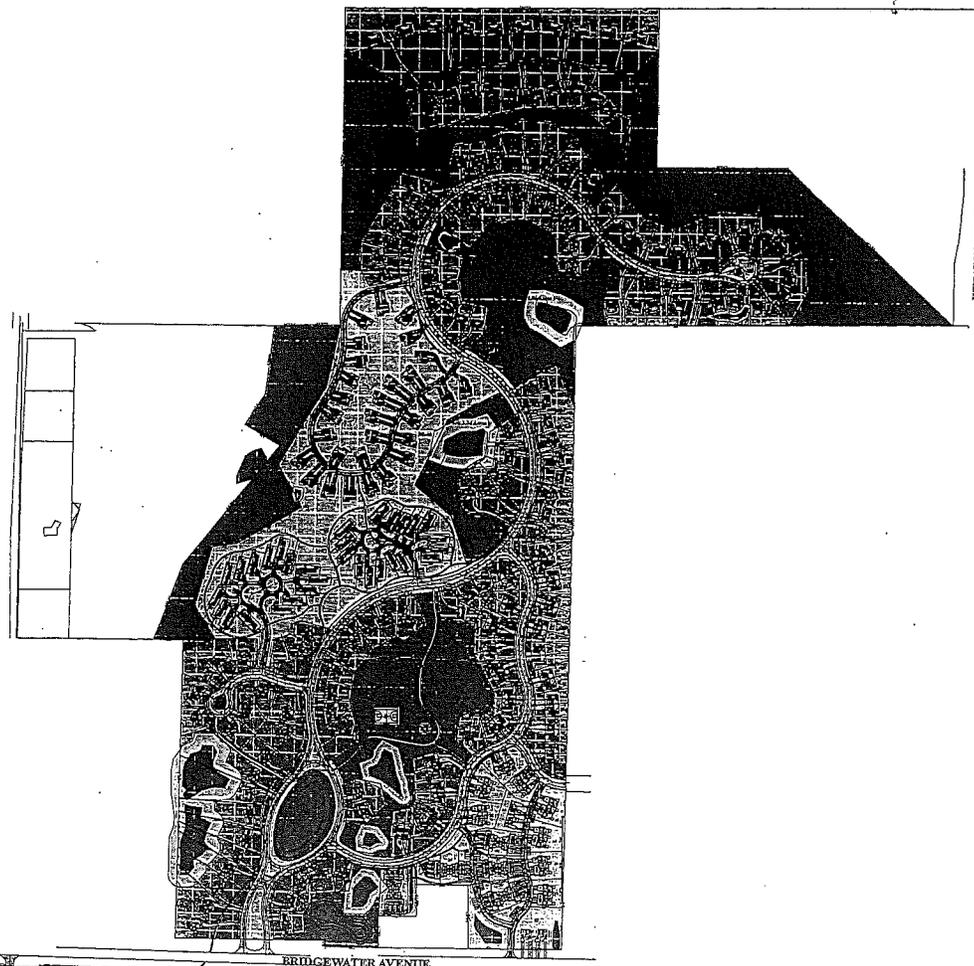
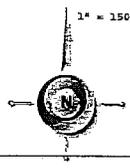
Lots



New Twin Home
lots

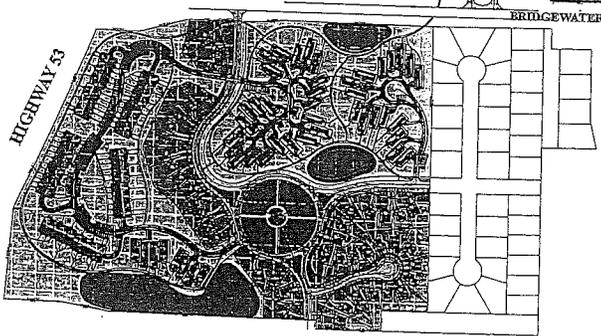
30 twin home
lots.

1" = 150 feet



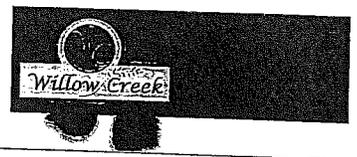
WILKINSON STREET

BRIDGEWATER AVENUE



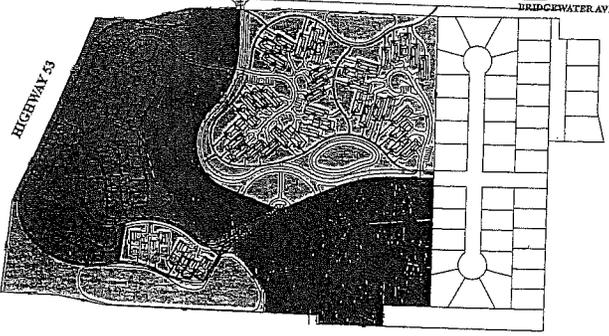
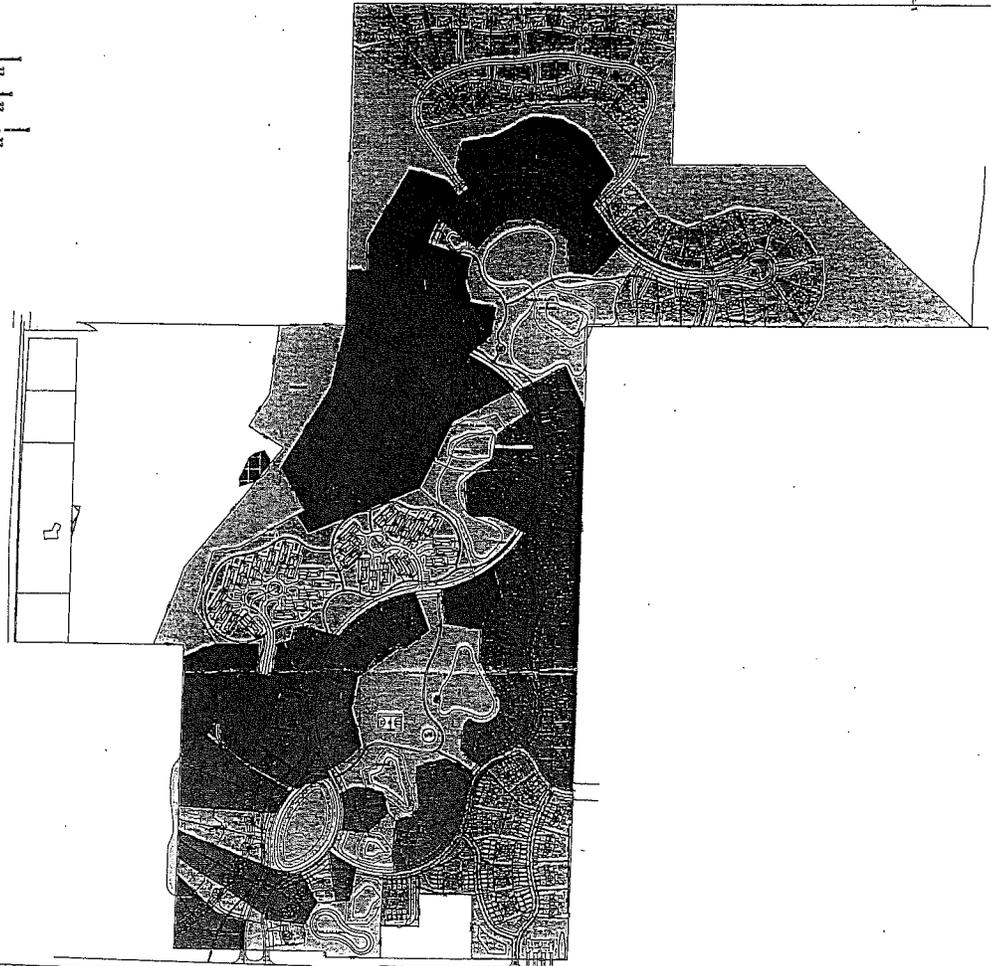
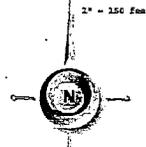
Rick Harrison Site Design
Studio
www.rickharrison.com 708-685-0035 Copyright 2012 84620

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



LAND USE ZONES AND DISTRICTS
GENERAL ZONING

Zone	Description	Area (Acres)
Residential Single-Family (RS)	Single-Family Detached	1,234
Residential Medium-Density (RM)	Single-Family Detached	567
Residential High-Density (RH)	Single-Family Detached	234
Commercial (C)	General Commercial	890
Industrial (I)	General Industrial	345
Office (O)	Office	123
Community Center (CC)	Community Center	45
Public Use (PU)	Public Use	67



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

Rick Harrison Site Design Studio
 www.rickharrison.com 715-833-0025 Copyright 2022 Rick Harrison

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



Date Filed: 3-24-14

Fee Paid: \$75.00 Date: 3-24-14 TR# 42345

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 a rezoning authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: 10-12 SUNSHINE CIRCLE

Lot: 1 Block _____ Subdivision Gateway Center Parcel # 1703.0230
ejr

or Legal Description: SEE ATTACHED CSM 4144 *ejr*

Present zoning classification of property: B4 HIGHWAY COMMERCIAL

Zoning classification requested: R-3 A MULTIFAMILY

Name & Address of Petitioner:
JOHN SCHAPPE
440 BROADWAY STREET
EAU CLAIRE WI 54703

Home/Business Address:

SAME

Phone Number: 0 (715) 833 9625 Cell - 715 833 9625

Lot number of any real estate owned by the petitioner adjacent to the area proposed to be changed: 24 SUNSHINE

Existing use of all buildings on such land: MULTI FAMILY

Principal use of all properties within 300 feet of such land: N - MULTI FAMILY
S - HWY 29 AND RIVER E - SINGLE FAMILY W - HWY 53

Purpose for which such property is to be used: 12 UNITS TO ADJOIN
THE 12 UNIT AT 24 SUNSHINE CIRCLE

Recite any facts indicating that the proposed change will not be detrimental to the general public's interest and the purposes of this Chapter:

MOST OF THE NEIGHBORHOOD IS MULTI FAMILY - OFF STREET
PARKING WITH SEVERAL GARAGES

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. Attached _____.

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:

THIS NEIGHBORHOOD WAS AT ONE TIME A GOOD COMMERCIAL AREA,
SINCE HALLIE AND THE SOUTH SIDE OF BLOOMER BECAME VERY
COMMERCIALIZED OUR LOCATION IS NOT AN EASY SITE TO
RENT. THE LAST COMMERCIAL BUILDING WE HAD AVAILABLE FOR
RENT WAS ON THE MARKET FOR OVER 1 YEAR WE DID NOT GET
ONE PERSON TO EVEN LOOK AT IT.

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

Owners/Addresses

Petitioners/Addresses

JOHN P. SCHEPKE
440 BROADWAY STREET
EVANCLAVE WI 54703

John P. Schepke

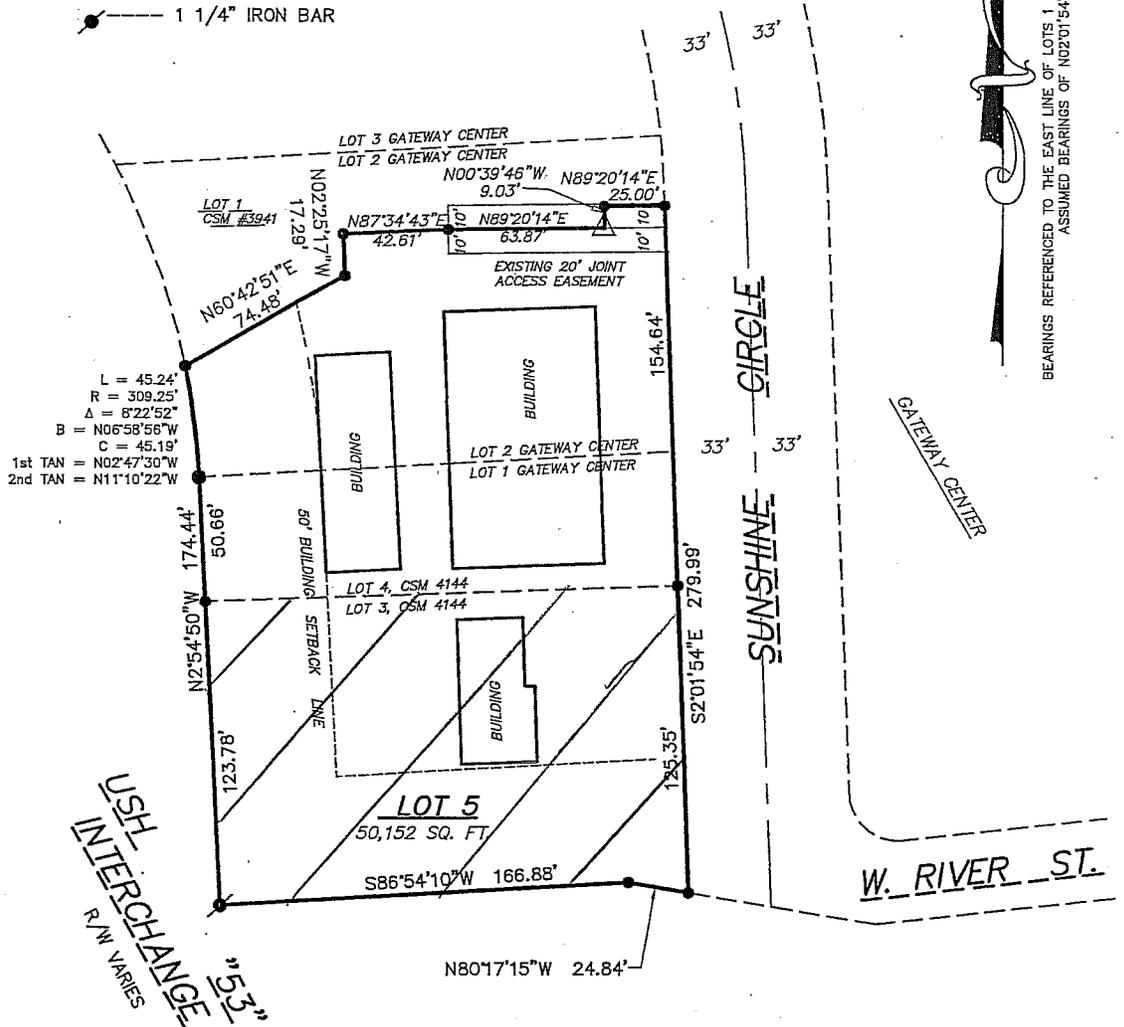
**CHIPPEWA CO. CERTIFIED SURVEY
MAP No. _____**

RECORDED IN VOL. _____ OF CERTIFIED SURVEY MAPS PAGE _____

REGISTER

BEING ALL OF LOTS 3 & 4, CERTIFIED SURVEY MAP #4144, VOLUME 19,
PAGES 7-8, FORMERLY LOTS 1 AND 2, GATEWAY CENTER AND LOT 2
CERTIFIED SURVEY MAP #3941, VOLUME 18, PAGES 50-51
IN THE GOVERNMENT LOT 4
SECTION 12, T28N, R9W,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
LEGEND

- FND. 2" IRON PIPE
- FND. 1" O.D. IRON PIPE
- SET 1" O.D. x 18" IRON PIPE
WEIGHING 1.13 LBS./LIN.FT.
- △----- FOUND P.K. NAIL
- 1 1/4" IRON BAR



0 60 120
SCALE: 1" = 60'

REAL LAND SURVEYING
635 FAIRFAX ST.
ALTOONA, WI 54720
(715) 514-4116
CADD No. 14036

SHEET 1 OF 2

PAGE _____

**CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____**

RECORDED IN VOL. ____ OF CERTIFIED SURVEY MAPS PAGE ____

REGISTER

BEING ALL OF LOTS 3 & 4, CERTIFIED SURVEY MAP
#4144, VOLUME 19, PAGES 7-8, FORMERLY LOTS 1 AND 2,
GATEWAY CENTER, AND LOT 2, CERTIFIED SURVEY
MAP #3941, VOLUME 18, PAGES 50-51
LOCATED IN GOVERNMENT LOT 4
SECTION 12, T28N, R9W,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, REGISTERED LAND SURVEYOR, HEREBY CERTIFY:
THAT BY THE DIRECTION OF JOHN SCHEPPKE, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND
PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.
THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL
SURVEYED AND MAPPED IS AS FOLLOWS: BEING ALL OF LOTS 3
& 4, CERTIFIED SURVEY MAP #4144, VOLUME 19, PAGES 7-8,
FORMERLY LOTS 1 AND 2, GATEWAY CENTER, AND LOT 2,
CERTIFIED SURVEY MAP #3941, VOLUME 18, PAGES 50-51
, LOCATED IN GOVERNMENT LOT 4, SECTION 12, T28N, R9W, CITY OF CHIPPEWA FALLS, CHIPPEWA
COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID LOT 3, CERTIFIED SURVEY MAP #4144; THENCE N.2°54'50"W.
ALONG THE WEST LINE OF SAID LOT 3 & 4 CERTIFIED SURVEY MAP #4144, A DISTANCE OF 174.44 FEET;
THENCE 45.24 FEET ALONG THE ARC OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 309.25 FEET
AND A CHORD BEARING AND DISTANCE OF N.06°58'56"W. 45.19 FEET TO THE NE CORNER OF SAID LOT 4, CSM
#4144; THENCE N.60°42'51"E. ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 74.48 FEET;
THENCE N02°25'17"W 17.29 FEET; THENCE N87°34'43"E 42.61 FEET; THENCE N89°20'14"E 63.87 FEET; THENCE
N00°39'46"W 9.03 FEET; THENCE N88°20'14"E, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 25.00
FEET TO THE WEST RIGHT OF WAY LINE OF SUNSHINE CIRCLE; THENCE S02°01'54"E 279.99 FEET TO THE
INTERSECTION WITH USH "53" AND THE SE CORNER OF SAID LOT 3; THENCE N80°54'10"W ALONG THE SOUTH
LINE OF SAID LOT 3 A DISTANCE OF 24.84 FEET; THENCE S86°54'10"W ALONG THE SOUTH LINE OF SAID LOT 3
A DISTANCE OF 166.88 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO ALL EASEMENT, RESTRICTIONS
AND COVENANTS OF THE PLAT OF GATEWAY CENTER.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN
STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS AND CHAPTER 38, LAND
DIVISION ORDINANCE OF THE GENERAL CODE OF CHIPPEWA COUNTY, WISCONSIN IN SURVEYING AND
MAPPING THE SAME.

_____, DATED THIS _____ DAY OF _____, 2014
PETER J. GARTMANN, R.L.S. 2279

CITY COUNCIL RESOLUTION

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

MAYOR

DATE

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

CITY CLERK

DATE

SHEET 2 OF 2

PAGE ____



APPLICATION FOR DANCE AND LIVE MUSIC LICENSE

Name of Applicant: <i>Bill Sparkes</i>	Address of Applicant: <i>1623 Menomonie St. Eau Claire, WI 54703</i>																									
Name of Premises to be Licensed: <i>Northern Wisconsin State Fair</i>	Address of Premises: <i>225 Edward St. Chippewa Falls, WI 54709</i>	Date(s) of Event (Class "E" Licenses only): <i>May 24, 2014</i>																								
Class of License Applied for:	<table style="width: 100%; border: none;"> <tr> <td style="padding: 2px;">Class "A" Annual</td> <td style="padding: 2px;">[]</td> <td style="padding: 2px;">\$125.00</td> </tr> <tr> <td style="padding: 2px;">Class "B" Annual</td> <td style="padding: 2px;">[]</td> <td style="padding: 2px;">\$80.00</td> </tr> <tr> <td style="padding: 2px;">Class "C" Annual</td> <td style="padding: 2px;">[]</td> <td style="padding: 2px;">\$30.00</td> </tr> <tr> <td style="padding: 2px;">Class "D" Annual</td> <td style="padding: 2px;">[]</td> <td style="padding: 2px;">\$25.00</td> </tr> <tr> <td style="padding: 2px;">Class "D" If holder of Class "C"</td> <td style="padding: 2px;">[]</td> <td style="padding: 2px;">\$10.00</td> </tr> <tr> <td style="padding: 2px;">Class "E"</td> <td style="padding: 2px;"><input checked="" type="checkbox"/></td> <td style="padding: 2px;">\$10.00/day</td> </tr> <tr> <td style="padding: 2px;">Live Music Annual</td> <td style="padding: 2px;">[]</td> <td style="padding: 2px;">\$30.00</td> </tr> <tr> <td style="padding: 2px;">Juke Box</td> <td style="padding: 2px;">[]</td> <td style="padding: 2px;">\$30.00 (annual)</td> </tr> </table>		Class "A" Annual	[]	\$125.00	Class "B" Annual	[]	\$80.00	Class "C" Annual	[]	\$30.00	Class "D" Annual	[]	\$25.00	Class "D" If holder of Class "C"	[]	\$10.00	Class "E"	<input checked="" type="checkbox"/>	\$10.00/day	Live Music Annual	[]	\$30.00	Juke Box	[]	\$30.00 (annual)
Class "A" Annual	[]	\$125.00																								
Class "B" Annual	[]	\$80.00																								
Class "C" Annual	[]	\$30.00																								
Class "D" Annual	[]	\$25.00																								
Class "D" If holder of Class "C"	[]	\$10.00																								
Class "E"	<input checked="" type="checkbox"/>	\$10.00/day																								
Live Music Annual	[]	\$30.00																								
Juke Box	[]	\$30.00 (annual)																								

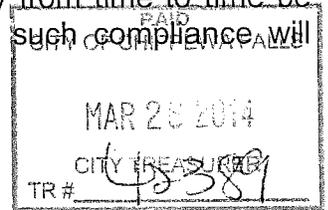
EXCERPT FROM MUNICIPAL CODE 12.04 (3) DANCES

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

I have read and understand the above.

Bill Sparkes
Signature of Applicant

3/24/14
Date



Attest: *Julia Marshall*
City Clerk/Deputy Clerk

Date of Council Approval: _____

License No.: _____

CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

Name: Chippewa Catholic Deaconry / Rev. Mark Pierce

Address: 117 ALLEN STREET

Telephone number: 715-703-7108

Name, address and telephone number of the headquarters of the organization and responsible head of such organization:

Chippewa Catholic Deaconry, ATTN: Rev. EJ Shuttleworth, 810 Pearl Street
(715-703-4088)

Name of Event: Corpus Christi Procession

Date and length of time for which the requested use of street is to occur.

Sunday, June 22, 2014 - from 12:00 NN to 2:00 pm

Accurate description of the portion of the street to be used.

See map: { from Holy Ghost Parish on Summit St.; left on Woodward Ave.; right on Park Ave.;
left along Wis 104 over bridge; right on Rushman Drive; right on Spring St.; right on
High Street to Notre Dame Parish

Estimated number of persons for whom use of the street area is requested.

+/- 150 people

Use, description in detail, for which the street use permit is requested.

A religious / prog procession between Holy Ghost & Notre Dame Parishes

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 of 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 activities or if the event is in violation of any of the conditions of the permit or regulations adopted by the Common Council.

Signature of Applicant: Rev. Mark Pierce

Date: 20. IV. 2014

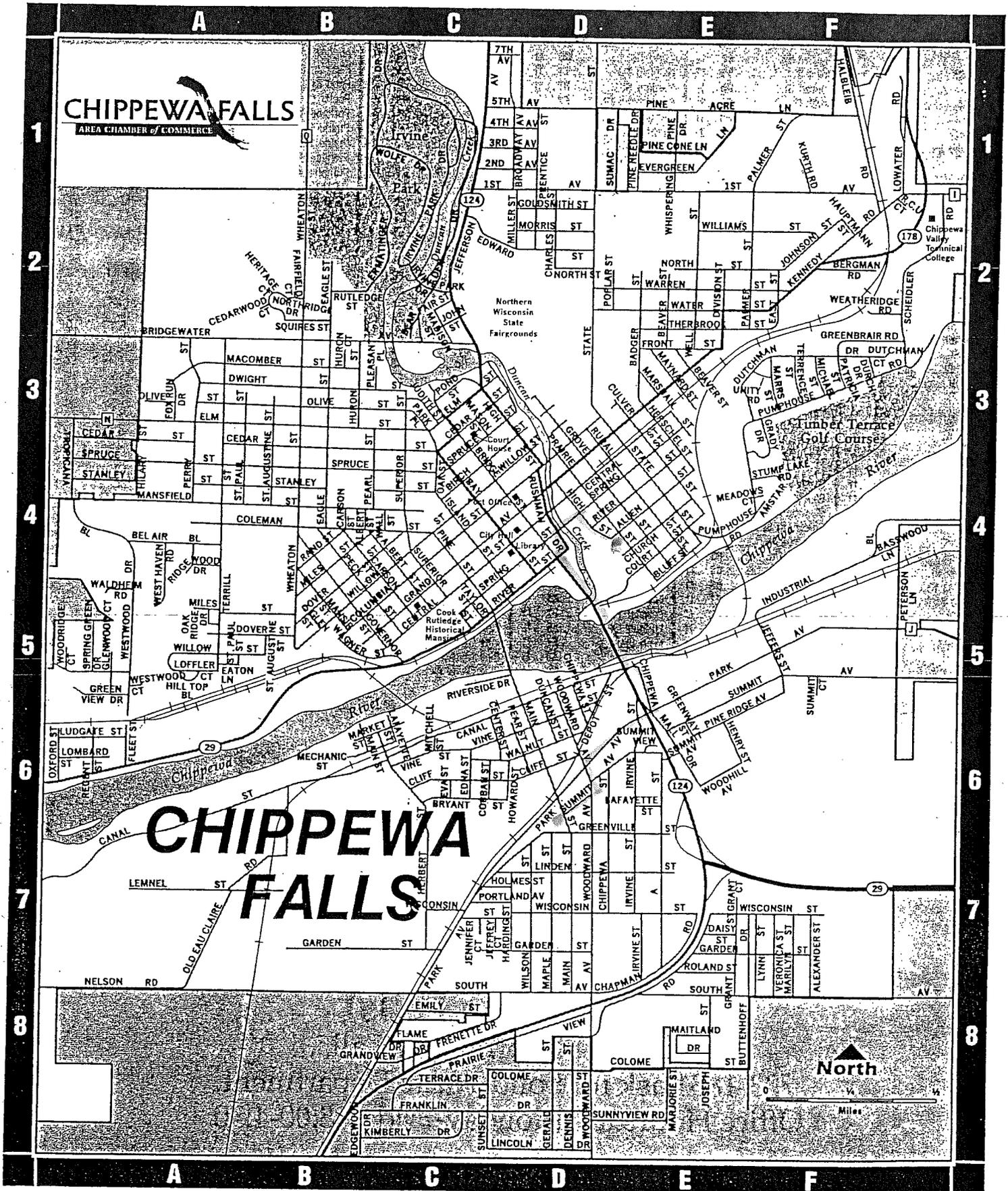
Approved by:
Chief Steck
Chief of Police

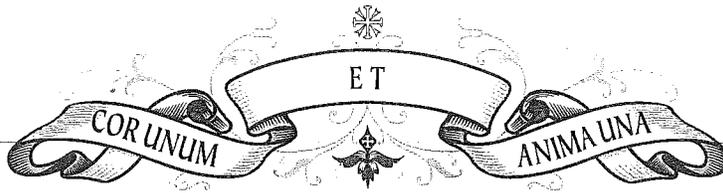
No City Services requested.

Richard J. Reilly PE April 9, 2014
Department of Public Works

Council Approved: _____

Chippewa Falls





The Church of Notre Dame

Mother Church of the Chippewa Valley

20 March 2014

City Clerk
30 W. Central Street
Chippewa Falls, WI 5729

Dear Staff of the City Clerk's Office:

Please find a completed Street Use Permit Application for a proposed "Corpus Christi Procession" that the Catholic parishes of the city are planning for Sunday, June 22, 2014, between 12:00 nn and 2:00 pm. We have run this even for the past five or six years without any mishaps or trouble, and hope that we might have the City's permission to hold the procession again this year.

Sincerely,

Rev. Mark R. Pierce

Pastor of Notre Dame Parish
in behalf of the Chippewa Catholic Deanery



CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

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

<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: <u>Chippewa Falls Main Street, Inc. (same as above)</u>
--	--

Name of the event: <u>Music in Harmony Courtyard</u>	Estimated number of persons participating: <u>100</u>
---	--

Date and start and end times requested for street use:
June 6, 2014 - September 5th, 2014 4-8 pm (every Friday only)

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
Harmony Courtyard (200 block of N. Bridge St.)

Use, described in detail, for which the street use permit is requested:
Musicians will be setting up & playing weekly for the community.

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

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

[Signature] _____ 3/28/14
Signature of Applicant Date

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):
No Police Expense Required

Requirements of Applicant:

Approved by: <u>Chief Wally L. Stahl</u> Signature of Chief of Police	<u>[Signature] PE</u> Signature of Director of Public Works <u>4/10/14</u>
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Recommendation of Board of Public Works (if required): Approved Denied

Decision of City Council (required): Approved Denied



CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

Applicant Name and Address: Cindy Weick - The Snout Saloon - 13 W. Central St. Applicant Phone Number: 715-723-4848

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.
email: snout saloon dave. cindy @ yahoo.com

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

Name of the event:
Irvine Park Zoo Bike Run

Estimated number of persons participating:
50

Date and start and end times requested for street use:
5/17/14 @ NOON - 12:15pm

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
Lights @ Bridge & Central, Rushman Dr & Central, Irvine Zoo Entrance & Jefferson.

Use, described in detail, for which the street use permit is requested:
Police to Block intersections for motorcycles to all go thru to Zoo.

City services requested for the event (e.g., Street Department or Police Department staff time)
Police Dept.

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: CWK

Date: 3/26/14

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):
* On duty patrol officer for traffic control - no police service expense to snout.

Requirements of Applicant:

Approved by:
Chief Wally L. Ska
Signature of Chief of Police

Richard J. Rubey PE
Signature of Director of Public Works 4/10/14

Recommendation of Board of Public Works (if required):

Approved Denied

Decision of City Council (required):

Approved Denied

Apr. 7, 2014 2:48PM

Hillcrest Elementary School

No. 0261 P. 3



CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

Applicant Name and Address: Marcie Lindbom 1200 Miles St. Chippewa Falls	WI 54729	Applicant Phone Number: 715.736.2405 x-1734
--	----------	---

<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: Hillcrest Elementary Robert Vanderloop 1200 Miles St. Chip. Falls
--	---

Name of the event: Hillcrest Family Fun Run	Estimated number of persons participating: 150-200
---	--

Date and start and end times requested for street use:
May 17, 2014 9:45-10:45 am

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
map attached

Use, described in detail, for which the street use permit is requested:
Race Route on sidewalks and crossing streets.

City services requested for the event (e.g., Street Department or Police Department staff time)
Police @ intersection of Bridgewater / Wheaton St. for crossing

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 consider the request for Street Use Permit. Failure to appear may be grounds for denial of the requested permit.

Signature of Applicant: **M Lindbom** Date: **4/7/14**

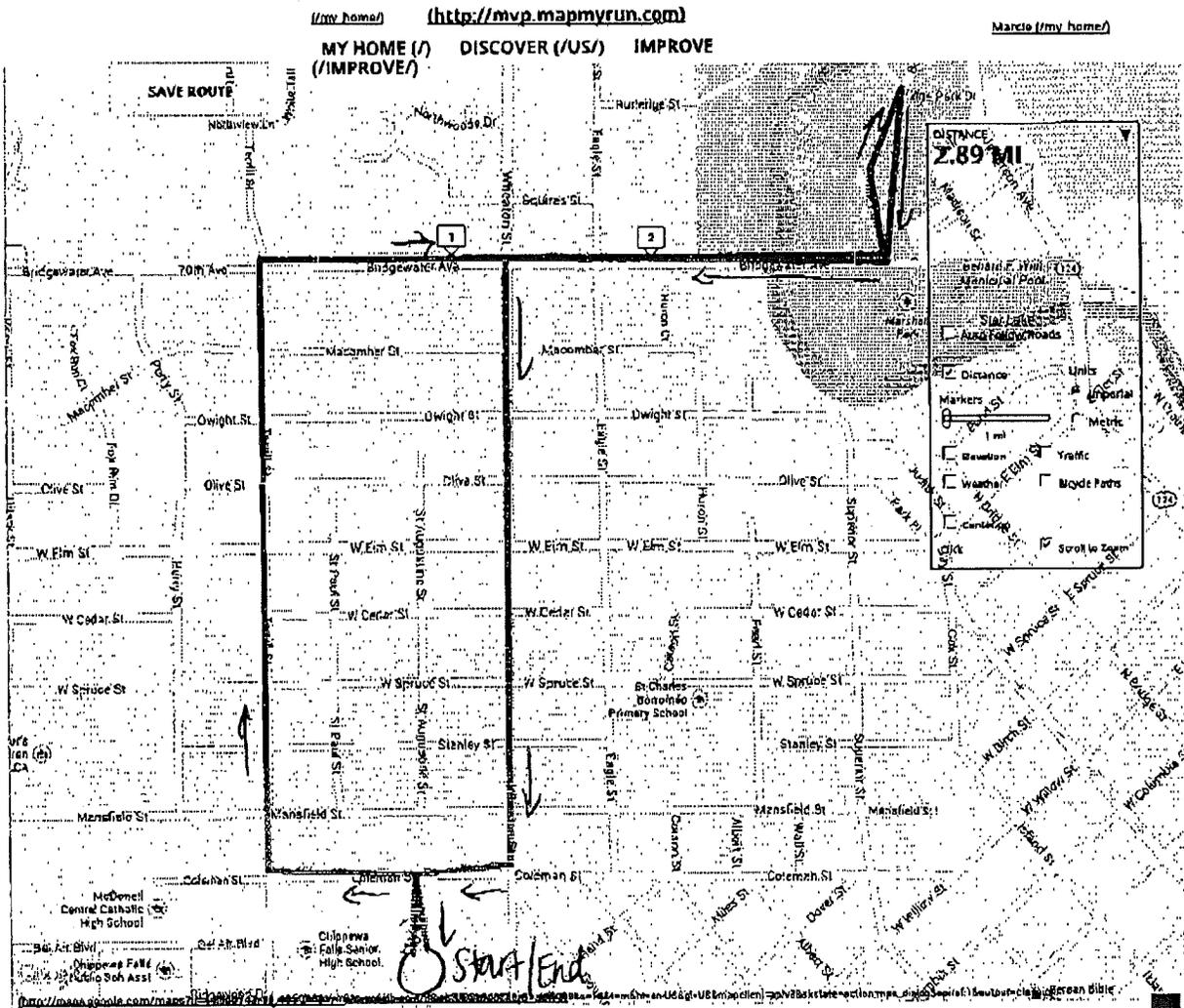
OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):
1 officer on-duty - NO POLICE SERVICE FEE CHARGED.

Requirements of Applicant: **If barricades are needed, Pick them up at 5 Spoke Riverside Drive by noon on Friday, May 16, 2014 and return on Monday, May 19**

Approved by:
Signature of Chief of Police: **Cheryl W. Sch...**
Signature of Director of Public Works: **Richard J. Kelly** 4/10/14

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



Police @ intersection of Wheaton/Bridgewater

ORIGINAL ALCOHOL BEVERAGE RETAIL LICENSE APPLICATION

Submit to municipal clerk.

For the license period beginning As of 01/01/14 20 14
 ending June 30 20 14

TO THE GOVERNING BODY of the: Town of } Chippewa Falls
 Village of }
 City of }

County of Chippewa Aldermanic Dist. No. _____ (if required by ordinance)

Applicant's Wisconsin Seller's Permit Number: _____	
Federal Employer Identification Number (FEIN): _____	
LICENSE REQUESTED	
TYPE	FEE
<input type="checkbox"/> Class A beer	\$
<input checked="" type="checkbox"/> Class B beer	\$
<input type="checkbox"/> Class C wine	\$
<input type="checkbox"/> Class A liquor	\$
<input type="checkbox"/> Class B liquor	\$
<input type="checkbox"/> Reserve Class B liquor	\$
Publication fee	\$
TOTAL FEE	\$

1. The named INDIVIDUAL PARTNERSHIP LIMITED LIABILITY COMPANY
 CORPORATION/NONPROFIT ORGANIZATION

hereby makes application for the alcohol beverage license(s) checked above.

2. Name (individual/partners give last name, first, middle; corporations/limited liability companies give registered name): Family Dining Inc.

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the name, title, and place of residence of each person.

Title	Name	Home Address	Post Office & Zip Code
President/Member	<u>Xin Li</u>	<u>16972 54th Ave.</u>	<u>Chippewa Falls, WI 54729</u>
Vice President/Member			
Secretary/Member			
Treasurer/Member			
Agent	<u>Xin Li</u>		
Directors/Managers			

3. Trade Name Family Dining Inc. China Buffet Business Phone Number 715-726-9886

4. Address of Premises 475 Chippewa Mall Rt. #115 Post Office & Zip Code 54729

5. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period? Yes No
6. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant? Yes No
7. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business? Yes No
8. (a) Corporate/limited liability company applicants only: Insert state WI and date 02/21/14 of registration.
 (b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company? Yes No
 (c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin? Yes No

(NOTE: All applicants explain fully on reverse side of this form every YES answer in sections 5, 6, 7 and 8 above.)

9. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) Alcohol stored in kitchen.

10. Legal description (omit if street address is given above): used for food service served in dining area 157M

11. (a) Was this premises licensed for the sale of liquor or beer during the past license year? Yes No
 (b) If yes, under what name was license issued?

12. Does the applicant understand they must file a Special Occupational Tax return (TTB form 5630.5) before beginning business? [phone 1-800-937-8864] Yes No

13. Does the applicant understand a Wisconsin Seller's Permit must be applied for and issued in the same name as that shown in Section 2, above? [phone (608) 266-2776]. Yes No

14. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs? Yes No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signers. Signers agree to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants and each member of a partnership applicant must sign; corporate officer(s), members/managers of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

SUBSCRIBED AND SWORN TO BEFORE ME

this 19 day of March, 20 14

Julie Marshall
 deputy clerk
 My commission expires _____

[Signature]
 (Officer of Corporation/Member/Manager of Limited Liability Company/Partner/Individual)
[Signature]
 (Officer of Corporation/Member/Manager of Limited Liability Company/Partner)
 (Additional Partner(s)/Member/Manager of Limited Liability Company if Any)

TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk <u>3/19/14</u>	Date reported to council/board	Date provisional license issued	Signature of Clerk / Deputy Clerk <u>Julie Marshall</u>
Date license granted	Date license issued	License number issued	

Date Filed: 3-24-14

Fee Paid: \$75.00 Date: 3-24-14 TR# 42345

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 a rezoning authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: 10-12 SUNSHINE CIRCLE

Lot: _____ Block _____ Subdivision _____ Parcel # 1703.0230

or Legal Description: SEE ATTACHED CSM Lot #1 CSM #1111 ep
Gateway Center Subdivision

Present zoning classification of property: HIGHWAY COMMERCIAL

Zoning classification requested: R-3-A MULTIFAMILY

Name & Address of Petitioner:

JOHN SCHOPKE
440 BROADWAY STREET
EAU CLAIRE WI 54703

Home/Business Address:

SAME

Phone Number: 0 (715) 833 9625 Cell - 715 833 9625

Lot number of any real estate owned by the petitioner adjacent to the area proposed to be changed: 24 SUNSHINE

Existing use of all buildings on such land: MULTI FAMILY

Principal use of all properties within 300 feet of such land: N - MULTI FAMILY
S - HWY 29 AND RIVER E - SINGLE FAMILY W - HWY 53

Purpose for which such property is to be used: 12 UNITS TO ADJOIN
THE 12 UNIT AT 24 SUNSHINE CIRCLE

Recite any facts indicating that the proposed change will not be detrimental to the general public's interest and the purposes of this Chapter:

MOST OF THE NEIGHBORHOOD IS MULTI FAMILY - OFF STREET
PARKING WITH SEVERAL GARAGES

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. Attached _____.

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:

THIS NEIGHBORHOOD WAS AT ONE TIME A GOOD COMMERCIAL AREA,
SINCE HALLIE AND THE SOUTH SIDE OF BLOSSOM BECAME VERY
COMMERCIALIZED OUR LOCATION IS NOT AN EASY SITE TO
RENT. THE LAST COMMERCIAL BUILDING WE HAD AVAILABLE FOR
RENT WAS ON THE MARKET FOR OVER 1 YEAR WE DID NOT GET
ONE PERSON TO EVEN LOOK AT IT.

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

Owners/Addresses

Petitioners/Addresses

JOHN P. SCHAPKE

440 BROADWAY STREET
EVANCLINE WI 54703

John Schapke

CHIPPEWA CO. CERTIFIED SURVEY
MAP No. _____

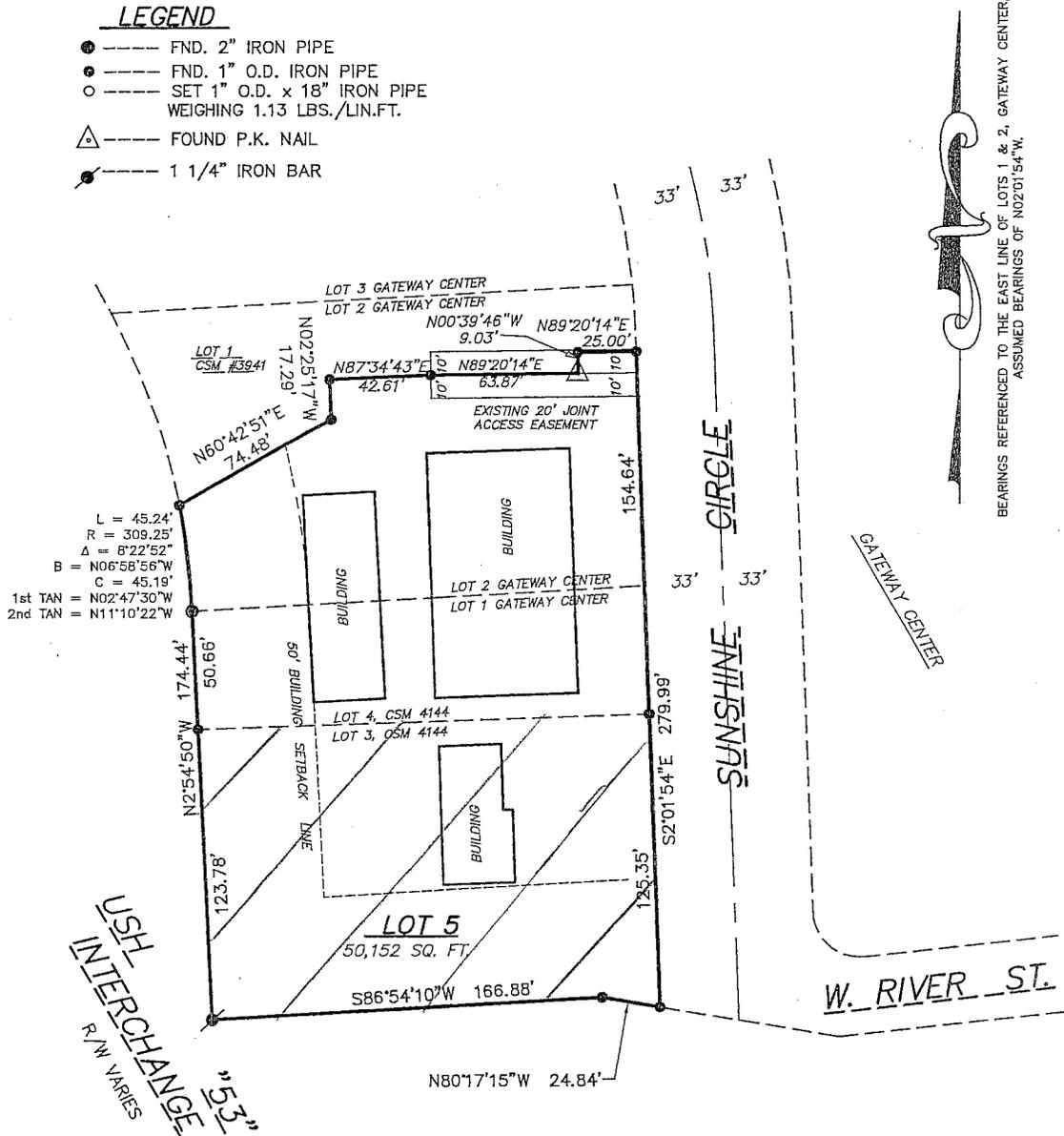
RECORDED IN VOL. _____ OF CERTIFIED SURVEY MAPS PAGE _____

REGISTER

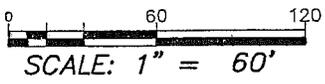
BEING ALL OF LOTS 3 & 4, CERTIFIED SURVEY MAP #4144, VOLUME 19,
 PAGES 7-8, FORMERLY LOTS 1 AND 2, GATEWAY CENTER AND LOT 2
 CERTIFIED SURVEY MAP #3941, VOLUME 18, PAGES 50-51
 IN THE GOVERNMENT LOT 4
 SECTION 12, T28N, R9W,
 CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

LEGEND

- --- FND. 2" IRON PIPE
- --- FND. 1" O.D. IRON PIPE
- --- SET 1" O.D. x 18" IRON PIPE
WEIGHING 1.13 LBS./LIN.FT.
- △ --- FOUND P.K. NAIL
- --- 1 1/4" IRON BAR



L = 45.24'
 R = 309.25'
 Δ = 8°22'52"
 B = N06°58'56"W
 C = 45.19'
 1st TAN = N02°47'30"W
 2nd TAN = N11°10'22"W



REAL LAND SURVEYING
 635 FAIRFAX ST.
 ALTOONA, WI 54720
 (715) 514-4116
 CADD No. 14036

**CHIPPEWA CO. CERTIFIED SURVEY
MAP NO. _____**

RECORDED IN VOL. ____ OF CERTIFIED SURVEY MAPS PAGE ____

REGISTER

BEING ALL OF LOTS 3 & 4, CERTIFIED SURVEY MAP #4144, VOLUME 19, PAGES 7-8, FORERLY LOTS 1 AND 2, GATEWAY CENTER, AND LOT 2, CERTIFIED SURVEY MAP #3941, VOLUME 18, PAGES 50-51 LOCATED IN GOVERNMENT LOT 4 SECTION 12, T28N, R9W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, REGISTERED LAND SURVEYOR, HEREBY CERTIFY: THAT BY THE DIRECTION OF JOHN SCHEPPKE, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP. THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS FOLLOWS: BEING ALL OF LOTS 3 & 4, CERTIFIED SURVEY MAP #4144, VOLUME 19, PAGES 7-8, FORERLY LOTS 1 AND 2, GATEWAY CENTER, AND LOT 2, CERTIFIED SURVEY MAP #3941, VOLUME 18, PAGES 50-51 , LOCATED IN GOVERNMENT LOT 4, SECTION 12, T28N, R9W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SW CORNER OF SAID LOT 3, CERTIFIED SURVEY MAP #4144; THENCE N.2°54'50"W. ALONG THE WEST LINE OF SAID LOT 3 & 4 CERTIFIED SURVEY MAP #4144, A DISTANCE OF 174.44 FEET; THENCE 45.24 FEET ALONG THE ARC OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 309.25 FEET AND A CHORD BEARING AND DISTANCE OF N.06°58'56"W. 45.19 FEET TO THE NE CORNER OF SAID LOT 4, CSM #4144; THENCE N.60°42'51"E. ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 74.48 FEET; THENCE N02°25'17"W 17.29 FEET; THENCE N87°34'43"E 42.61 FEET; THENCE N89°20'14"E 63.87 FEET; THENCE N00°39'46"W 9.03 FEET; THENCE N889°20'14"E, ALONG THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 25.00 FEET TO THE WEST RIGHT OF WAY LINE OF SUNSHINE CIRCLE; THENCE S02°01'54"E 279.99 FEET TO THE INTERSECTION WITH USH "53" AND THE SE CORNER OF SAID LOT 3; THENCE N80°54'10"W ALONG THE SOUTH LINE OF SAID LOT 3 A DISTNACE OF 24.84 FEET; THENCE S86°54'10"W ALONG THE SOUTH LINE OF SAID LOT 3 A DISTANCE OF 166.88 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO ALL EASEMENT, RESTRICTIONS AND COVENANTS OF THE PLAT OF GATEWAY CENTER.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS AND CHAPTER 38, LAND DIVISION ORDINANCE OF THE GENERAL CODE OF CHIPPEWA COUNTY, WISCONSIN IN SURVBYING AND MAPPING THE SAME.

_____ DATED THIS _____ DAY OF _____, 2014
PETER J. GARTMANN, R.L.S. 2279

CITY COUNCIL RESOLUTION

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

_____ MAYOR _____ DATE _____

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

_____ CITY CLERK _____ DATE _____



City of Chippewa Falls

30 WEST CENTRAL STREET, CHIPPEWA FALLS, WISCONSIN 54729

PROCLAMATION

WHEREAS, Mayor Hoffman declares the City of Chippewa Falls a participant in a Three-Year Compassionate City Campaign; and

WHEREAS, Mayor Hoffman declares May to be "Compassionate Action Month" in Chippewa Falls; and

WHEREAS, Mayor Hoffman declares Chippewa Falls a compassionate city; and

WHEREAS, the citizens of the City of Chippewa Falls are encouraged to unite in a commitment to compassion and to resolve to live compassionately; and

WHEREAS, local governments around the world cannot meet all the needs of their citizens, a growing network of individuals and groups organized around compassion are empowering our community to meet the challenge of these needs; and

WHEREAS, Chippewa Falls contains a diverse spectrum of religious, political and ethnic groups embodying the best of American and human values; and

WHEREAS, the International Campaign for Compassionate Cities seeks to support cities and nations in making compassion a clear, luminous force in our polarized world; and

WHEREAS, the City of Chippewa Falls is known for its leadership and innovation in its continuing efforts to promote the values of justice, equity, and respect for all people and living beings of the earth as embodied within the vision and action of Chippewa Health Improvement Partnership; and

WHEREAS, Chippewa Falls is known for excellence and compassion in medical care; and

WHEREAS, the citizens of Chippewa Falls regularly demonstrate compassion through generosity and volunteerism; and

WHEREAS, we as citizens, acknowledge our role and responsibility to make compassion a clear, luminous and dynamic force in our city through educational efforts and deliberate actions; and

Home of The World's Purest Water

715-726-2701 • FAX - 715-726-2759

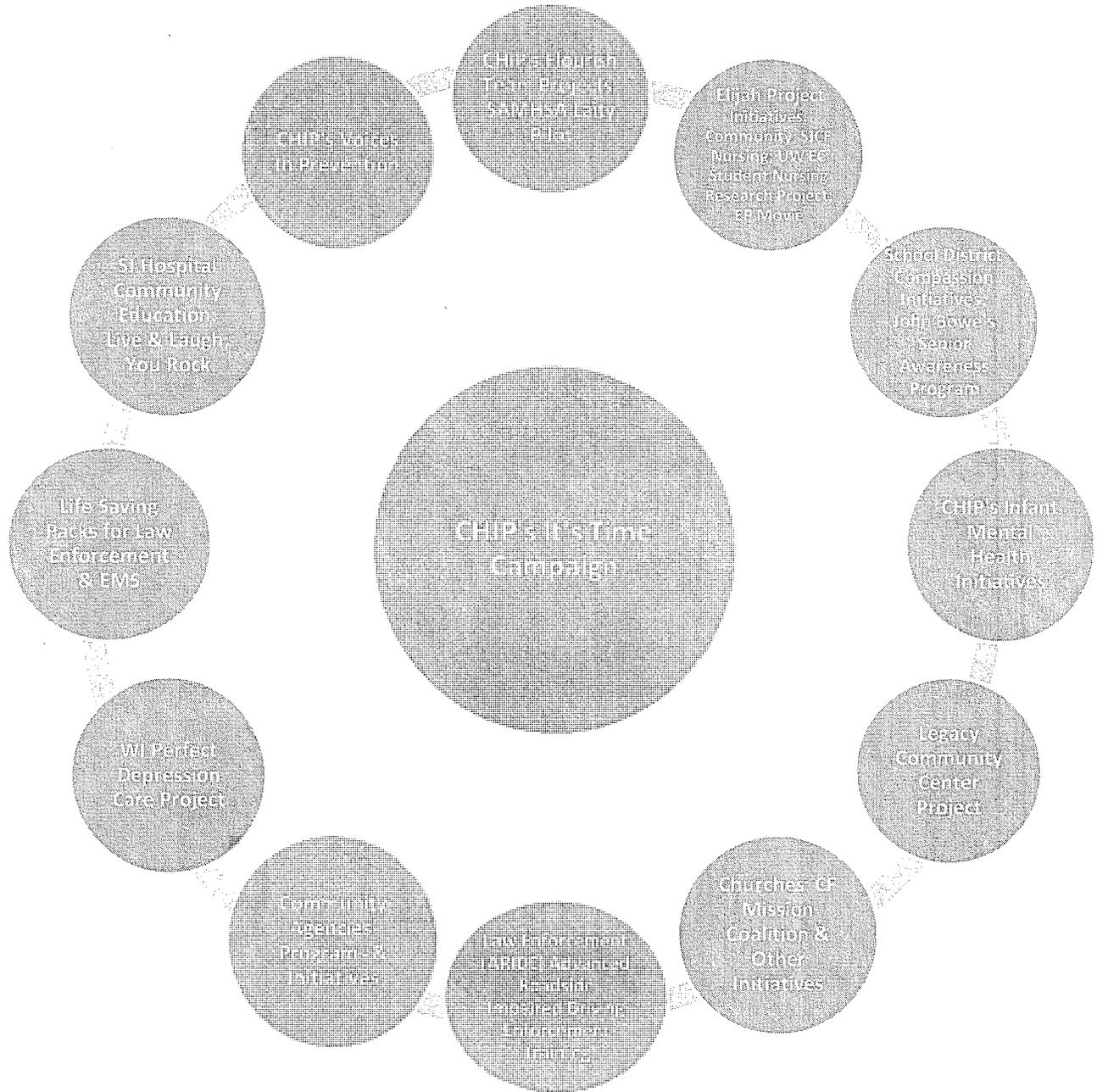
WHEREAS, there are still many instances where individuals and groups fail to live compassionately, and thus we acknowledge that we must recommit to, and broaden, this effort in all places of community;

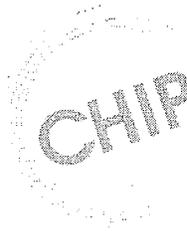
NOW, THEREFORE, I, Greg Hoffman, Mayor of the City of Chippewa Falls, do hereby declare the City of Chippewa Falls as a participant in a Three-Year Compassionate City Campaign, declare the month of May as “Compassionate Action Month”, and declare the City of Chippewa Falls a compassionate city.

IN WITNESS WHEREOF, I have hereunto set my hand and signed this on the 15th day of April, 2014.

Signed

Greg Hoffman, Mayor
Chippewa Falls, Wisconsin





Chippewa
Health
Improvement
Partnership

***Chippewa Health Improvement Partnership's
City of Compassion and Health 3-Year Campaign***

***It's Time....
To Redefine Mental Health***

Year 1: Start the Conversation: Compassion for Self

April 2014:

- Infant Mental Health Action Team presents to parents at Parent University, Middle School
- Mayoral Proclamation read at City Council meeting on April 15th, 2014
- Contact specific community members for support of campaign and Elijah Project movie
- Develop campaign/community awareness tool (5 R's –Realize, Reflect, Reconcile, Rest & Re-engage) wallet card
- Press Release announcing Mayoral Proclamation and campaign
- Develop and order compassion-descriptive t-shirts or other campaign identifier for the initial walk through Irvine (connecting physical health with mental health)
- Develop Face Book/social media presence
- Complete community mapping of mental health focused activities/event information already happening
- Complete community mapping of area mental health resources

May 2014 (Mental Health Month)

- Meet with HTK Marketing firm in Duluth for pro bono assistance with development of community campaign
- Mayoral Proclamation read again to kick off initial walk at Irvine
- Develop flyers announcing walk and deliver to Main Street Association for distribution
- Offer initial campaign tools; facts vs. myths information and resource information before walk
- Press release announcing Elijah Project movie
- Chi Hi Senior Safety Curriculum by EMS John Bowe
- Promote community events/activities that exemplify or encourage good mental health

June –April 2015

- Continue promotion/support of CHIP's mental health action teams and the work they are doing to improve community awareness/education around infant mental health and mental health in general
 - ✚ Promote use of Zero to Three Let's Play Parenting App with Parents
 - ✚ Continue promotion of proper hydration and nutrition through Challenge Chippewa Action Team
- Promotion of the Elijah Project to teach self-care
- Promotion of Elijah Project Movie
- Community education tool development continues
- Promote/coordinate monthly walks in Irvine
- Incorporate St. Joseph's Hospital "GO" campaign
- St. Joseph's Hospital lead events incorporate mental health focus of some sort when possible
- L.E. Philips Treatment Center continues monthly community education offerings
- Continue piloting Circle of Care curriculum
- Development of PSA's
- Coordinate and hold Elijah Project movie celebration-family-focused, alcohol-free event; celebrate community collaboration
- CF Riverfront Development includes areas for social gathering and exercise in the plans
- Continue plans for Legacy Community Center

Year 2: Enhance the Conversation: Compassion for Others

- Infuse SAMSHA Laity Project into area churches
- Encourage youth involvement/incorporate involvement of CF Area Unified School District (possible art depiction of mental health issues by students to display at Heyde Center)
- Continue collaboration with St. Joseph's Hospital "GO" campaign and other community education events/activities
- Continue to promote/encourage community exercise/social events that particularly encourage participation by community members struggling with mental health difficulties
- Build the Legacy Community Center

Year 3: Hardwire the Conversation: Compassion for Community

- Display youth's artwork on mental health issues at Legacy Center
- Talking about mental health becomes culturally acceptable and in fact, encouraged in Chippewa Falls
- Mental Health resources are available and accessible
- Mental Health is considered in City decision making, policy development and planning
- Continue promotion of Elijah Project in community
- Promote Circle of Care training per their recommendations



WHEREAS, the citizens of the City of Chippewa Falls stand committed to promoting the pleasure of reading for all members of the community, from middle- and high school students to families and retirees — and to any and all who may not have ready access to printed books; and

WHEREAS, "**World Book Night**," a national celebration of Shakespeare's 450th birthday on April 23, 2014, promotes reading in this community and 6,000 communities across America;

THEREFORE BE IT RESOLVED that, I, Greg Hoffman, Mayor of the City of Chippewa Falls, urge all citizens to endorse "**World Book Night** " and commit to support the volunteers who have already signed up to get free paperbacks to those without means or access to printed books on a regular basis.

Signed _____

Greg Hoffman, Mayor
Chippewa Falls, Wisconsin

MORE ABOUT WORLD BOOK NIGHT

World Book Night U.S. (WBN) is an ambitious campaign to give thousands of free, specially-printed paperbacks to light or non-readers. Volunteer book givers help promote reading by going into our communities and handing out free copies to those without means or access to a printed book.

With the organizational support of local bookstores and libraries, WBN volunteers share the free World Book Night books in locations such as hospitals, mass transit, nursing homes, food pantries, underfunded schools and more. This is not a random giveaway, but a person-to-person, carefully planned outreach.

World Book Night takes place on April 23, 2014 –Shakespeare's birthday– and is in its third year in the U.S. WBN reach includes all 50 states, Puerto Rico, USVI, and overseas military bases.

The WBN picks are by a wide array of award-winning and bestselling adult and YA authors, as well as classics, books in Spanish, and books in Large Print. The assortment of World Book Night titles is based on diversity in subject matter, age level, gender, ethnicity and geography. The books were chosen in a vote by librarians, booksellers, and last year's givers.

Volunteers applied online to be givers by stating where they intend to seek out book recipients, and noting which of the special WBN Book Picks they'd like to hand out. The volunteer givers come from all walks of life: teachers, book club members, social workers, first responders, local businesspeople, librarians, booksellers, students, parents, and more.

Of note: It is too late to volunteer to be a giver this year, but anyone can join the WBN mailing list in order to be notified when giver application process begins anew in the fall for 2015.

For more information: www.us.worldbooknight.org



Spreading the Love of Reading. Person to Person.

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PARKS, RECREATION & FORESTRY BOARD MEETING
Tuesday, April 8, 2014

1. Call to order by Beth Arneberg at 6:01 p.m.
Roll Call: Members Present: Audrey Stowell, Dale Berg, Beth Arneberg, Heidi Hoekstra, Curt Stepanek, Rob Kiefer and Carmen Muenich.
Department Staff present: Dick Hebert and Tommy Eisenhauer.
2. Approval of March 11, 2014, Minutes: **Motion by Berg/Muenich, to approve the March 11, 2014, minutes.** Motion carried.
3. Personal Appearances By Citizens. None.
4. Discuss / Consider Special Event Applications:
 - a. Pure Water Days Duck Splash Festival, Saturday, August 9, 2014, in Allen Park. This event takes place during Pure Water Days and is being moved to the downtown area. It will be after the parade. While Main Street will be taking care of portable toilets, garbage, etc., staff will be needed for moving benches. **Motion by Berg/Kiefer, to approve the special event application with \$50.00 rental and \$25.00 processing fee.** Motion carried.
 - b. Family Movie Night, Friday, June 13, 2014, in Marshall Park. Ali Sullivan is proposing to show a movie on the ball field at Marshall Park. It will start at sunset. She will be asking participants to make a donation to her Relay for Life team. Participants will be asked to bring their own lawn chairs, etc. **Motion by Arneberg/Kiefer, to approve the special event application with fees charged to be between \$25.00 and \$75.00, depending on success of event. This amount will be agreed upon between Ali & Dick.** Motion carried.
 - c. Special Event Renewals. Dick Hebert presented a listing of 2014 special events for organizations that have presented to the Board in the past and have renewed their special event applications for the same event to be held this year. **Motion by Berg/Stepanek, to approve the 2014 Special Event Renewals as presented.** Motion carried.
5. Discuss/Consider.
 - a. Presentation on proposed new walk bridge at Kell's Corner / Glen Loch Overlook by Jim Hohncke. Discussion regarding possible footbridge over the ravine at Kell's Corner. Jim Hohncke has put together some general information on the length and cost of various types of bridges. Hebert indicates there is a donor interested in this project. He can also apply for a DNR grant for the project. The deadline for applying for the DNR grant is May 1. He asks whether there is support for the project prior to applying for the grant. Some concerns raised are need and cost. There is no obligation to proceed with project if grant is won; the money is not

received until project is complete. After discussion, **motion by Berg/Kiefer, for Dick Hebert to apply for the DNR grant.** Motion carried with Carmen Muenich voting no.

- b. Department Special Event Policy. Discussed revising our special event policy for capacity and fees. Concerns are whether there is a maximum capacity for the park and events that can be held there as well as fees for various usages. Tommy Eisenhauer suggested using a calculation that includes the number of parking spots as a starting point for capacity. Stepanek wondered whether we want to limit the number of large events held per month. Discussed walk/run/bike events that start somewhere else yet go through the park and revising fee structure to address these and other issues. Will continue to discuss with any decisions to be in place by September.
 - c. Director's Report. Dick Hebert reviews the UWEC Park History Project. He indicates that the scope of services for the bathhouse has been given to both SEH and CBS². Deadline for bids for a truss roof on the bathhouse is 4:30 p.m. on the day of the May meeting. Dick also discussed information he received at an Emerald Bore Ash symposium.
 - d. Recreation Report. Tommy Eisenhauer provides a report on the ending spring recreational activities. He also distributes the new summer / fall activities brochure and provides an update on our social media activity.
- 6. Approve Claims. **Motion by Stepanek/Hoekstra, to approve claims of \$25,515.51.** Motion carried.
 - 7. Board Member comments or concerns. Carmen asks about any updates to fundraising activities for the Welcome Center. Dick indicates that the Community Assessment Study is underway and recommendations will be given to the Board when that study is complete.
 - 8. Adjournment. **Motion by Muenich/Hoekstra, to adjourn at 7:50 p.m.** Motion carried.

Submitted by:

Audrey Stowell, Secretary

**Minutes of the
Meeting of the Chippewa Falls Public Library Board of Trustees
March 10, 2014**

1. Call to Order

Meeting was called to order by President Bob Hoekstra at 5:15 P.M.

2. Roll Call of Members

Members Present: Hoekstra, King, Miller, Rasmus, Russell

Absent: Ambelang, Hicks

Others Present: Director Virginia Roberts; Confidential Administrative Assistant Deb Braden

3. Approval of Agenda

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

4. Disposition of Minutes of Regular Meeting of February 12, 2014 Board Meeting

Motion by King to approve the minutes of the regular meeting of the library board held February 12, 2014, seconded by Russell. All present voting Aye. Motion carried.

5. Disposition of the vouchers to be paid from the 2014 budget after March 18, 2014.

Motion by Russell, seconded by King to approve payment of vouchers to be paid from the 2013 budget for after March 18, 2014. All present voting Aye. Motion carried.

6. Public appearances by citizens.

None

7. Correspondence

Frank Pascarella, County Administrator sent an email regarding the county's appointment of members to the Library Board of Trustees. The County doesn't want to be responsible for the appointment of two members outside of the city. In the city the Mayor does the appointments. People interested in the position would fill out an application to apply for the Board. We will look into appointments and terms at a future date.

Virginia presented the Project WIN timeline that she has received so far. More information will arrive shortly.

8. Management Report

The management report was presented by Virginia. She highlighted that Sue Rada and Diane Bergeron went to the Middle School during Parent Teacher Conferences with a presentation board representing the different materials available through the Library. They also signed up some students for library cards. They were well received by students and parents. She also mentioned she had attended a City Of Chippewa Falls dept. head meeting regarding worker's comp. and that Andy Bauer from the County met with staff reviewed backup and problem solving for the computers.

9. Committee reports

a) Policies & Facilities Committee Meeting

Policies & Facilities presented their recommendations for changes to the Circulation Policy. Motion made by King to approve the Circulation Policy update, seconded by Russell. Discussion followed. Recommend changes to fines and fees would be easier done if they were on a one page schedule instead of in the policy document. Motion made by Miller, to amend the motion to approve the Circulation Policy to remove

the references to fines and fees to an attached schedule, seconded by Rasmus. All presented voting Aye to amending the motion on the floor. Motion carried. All presented voting Aye to the Amended motion. Motion carried.

10. Current Business

a) County Library Plan Resolution

The County Library Plan is going to the County Board on March 11th at the 7:00 P.M. meeting. If approved the library will be getting a bump in payments over the next five years. A Resolution from the CF Public Library Board of Trustees is needed to show support for the Plan. Motion made by King to approve the County Library Plan Resolution, seconded by Rasmus. Roll call vote was taken. Voting Aye were King, Miller, Russell, Hoekstra. No Nays. Motion carried.

The Library Board expressed a desire to meet once a year with other Library Boards in the County. It would be chance to discuss different issues that they all share in common. Virginia will look into extending an invitation to the different libraries in the County to meet..

11. Announcements

a) Virginia has been appointed to the Advisory Committee for IFLS.

12. Items for future consideration

a) Will work on appointments to the CF Library Board and terms.

Motion by King, seconded by Russell to adjourn. All present voting Aye. Motion carried.
Meeting adjourned at 6:00 p.m.

Respectfully Submitted,
Deb Braden, Confidential Administrative Assistant

**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 # 3301
Lot # 1 & 13' of Lot #2
1st Addition to Parkhurst Addition
506-508 Macomber Street**

R-1C Single Family Residential District to R-2 Two Family Residential 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 15th day of April, 2014.

FIRST READING: April 1, 2014

SECOND READING: April 15, 2014

PUBLIC HEARING: April 15, 2014

APPROVED: _____
Mayor

ATTEST: _____
Bridget Givens, City Clerk

PUBLISHED: _____



Council President

RESOLUTION NO. 2014-12

**RESOLUTION JOINING PETITION TO VACATE
MANOR DRIVE AND APPROVING VACATION OF
MANOR DRIVE**

WHEREAS, the attached Petition to vacate Manor Drive was presented to the Chippewa Falls Board of Public Works on October 7, 2013 and the Board of Public Works moved to recommend that the Chippewa Falls Common Council vacate Manor Drive from Wissota Green Parkway to Beach Drive;

WHEREAS, the Chippewa Falls Common Council approved of the recommendation made by the Board of Public Works at its regular meeting of October 15, 2013

WHEREAS, the City of Chippewa Falls has land abutting Manor Drive by virtue of a dedicated 160th Street right-of-way;

WHEREAS, §66.1003(2), Wis. Stats., provides that “The common council of any city... may discontinue all or part of a public way upon the written petition of the owners of all the frontage of the lots and land abutting upon the public way sought to be discontinued...”

NOW THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. That by virtue of this Resolution the City of Chippewa Falls joins in the written petition for the vacation of Manor Drive from Wissota Green Parkway to Beach Drive, the same being the entirety of Manor Drive.
2. Manor Drive from Wissota Green Parkway to Beach Drive, the same being the entirety of Manor Drive, be and the same hereby is vacated and discontinued.
3. The City of Chippewa Falls does retain an easement for any public utilities which may presently exist or be located in Manor Drive herein being vacated and discontinued.

RESOLUTION NO. 2014-12

DATED this 15th day of April, 2014.

ALDERPERSON: _____
William Hicks, Council President

Ayes: _____
Nays: _____

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

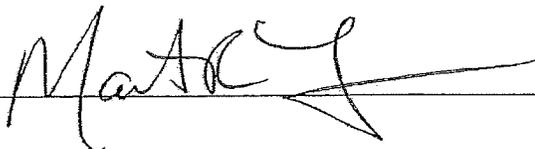
PETITION

Date: 9/30/13

To the Mayor and Common Council:

Commerce Bank, owner of Lots 14 thru 23, Wissota Green, City of Chippewa Falls, Chippewa County, hereby petition the City of Chippewa Falls for the discontinuance of Manor Drive in its entirety from its intersection with the southeasterly line of Wissota Green Parkway on the north to the north line of Beach Drive on the south.

Signature: _____

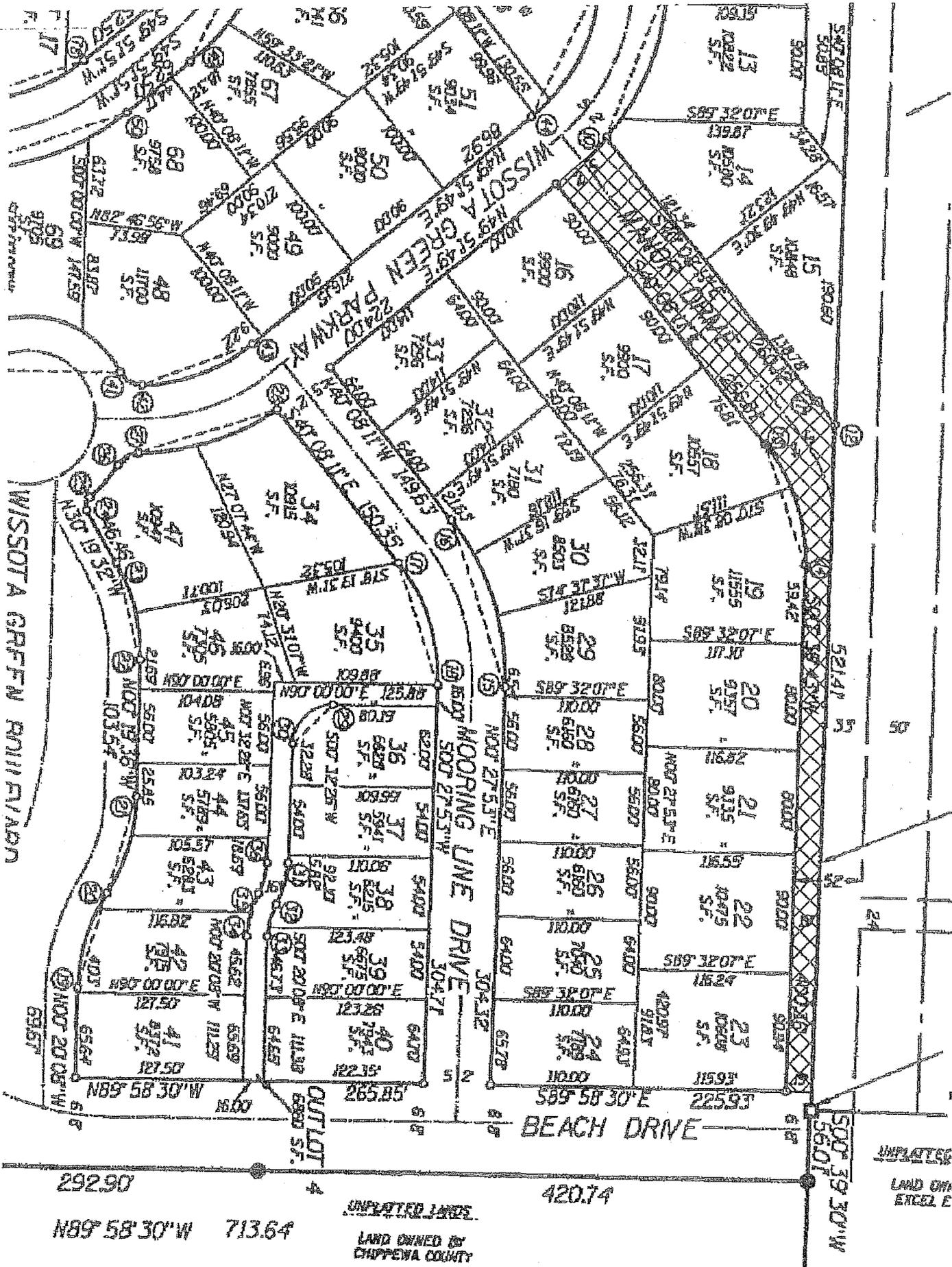


Print Name and Title: _____

MARTIN TAUGER - AGENT OF COMMERCE BANK

Signature: _____

Print Name and Title: _____



292.90
 N89° 58' 30" W 713.64

UNPLATTED LOTS
 LAND OWNED BY
 CHIPPEWA COUNTY

420.74

UNPLATTED
 LAND OWNED BY
 CHIPPEWA COUNTY

500° 39' 30" W
 560.1

BEACH DRIVE

MOORING LINE DRIVE

WISSOTA GREEN PARKWAY

WISSOTA GREEN PARKWAY

SARATOGA DRIVE

SARATOGA DRIVE

SARATOGA DRIVE

SARATOGA DRIVE

Resolution No. 2014-13

**Common Council
City of Chippewa Falls, Wisconsin**

**Government Responsibility Resolution
For Runoff Management Grants**

WHEREAS, the City of Chippewa Falls is interested in acquiring a Grant from the Wisconsin Department of Natural Resources (WDNR) for the purpose of implementing measures to control agricultural or urban stormwater runoff pollution sources (as described in the application and pursuant to ss.281.65 or 281.66, Wis. Stats., and Chs. NR 151, 153, and 155, Wis. Adm. Code; and

WHEREAS, a cost-sharing grant is required to carry out the project:

THEREFORE, BE IT RESOLVED, that the City of Chippewa Falls hereby authorizes Mayor Greg Hoffman to act on behalf of the City of Chippewa Falls to:

Submit and sign an application to the State of Wisconsin Department of Natural Resources for and financial aid that may be available;

Sign a grant agreement between the City of Chippewa Falls and the Department of Natural Resources;

Submit reimbursement claims along with necessary supporting documentation;

Submit signed documents; and

Take necessary action to undertake, direct and complete the approved project.

BE IT FURTHER RESOLVED that the City of Chippewa Falls shall comply with all state and federal laws, regulations and permit requirements pertaining to implementation of this project and to fulfillment of the grant document provisions.

Dated this 15th day of April, 2014

ADOPTED: April 15, 2014

Council President

APPROVED: _____
Mayor

ATTEST: _____
City Clerk

Resolution No. 2014-14

**Common Council
City of Chippewa Falls, Wisconsin**

RESOLUTION FOR OUTDOOR RECREATION AIDS

WHEREAS, the City of Chippewa Falls is interested in acquiring or developing lands for public outdoor recreation purposes as described in the application; and

WHEREAS, financial aid is required to carry out the project;

THEREFORE, BE IT RESOLVED, that the City of Chippewa Falls has budgeted a sum sufficient to complete the project or acquisition and

HEREBY AUTHORIZES Greg Hoffman, Mayor to act on behalf of the City of Chippewa Falls to:

Submit an application to the State of Wisconsin Department of Natural Resources for any financial aid that may be available;

Submit reimbursement claims along with necessary supporting documentation within 6 months of project completion date;

Submit signed documents; and

Take necessary action to undertake, direct and complete the approved project.

BE IT FURTHER RESOLVED THAT the City of Chippewa Falls will comply with state or federal rules for the programs to the general public during reasonable hours consistent with the type of facility; and will obtain from the State of Wisconsin Department of Natural Resources or the National Park Service approval in writing before any change is made in the use of the project site.

Dated this 15th day of April, 2014.

ADOPTED: April 15, 2014

Council President

APPROVE: _____
Mayor

ATTEST: _____
City Clerk