

**AGENDA FOR REGULAR MEETING OF COMMON COUNCIL**

To be held on Tuesday, October 2, 2018 at 6:30 P.M. in the City Hall  
Council Chambers, 30 West Central Street, Chippewa Falls, WI

1. **CLERK CALLS THE ROLL**
2. **APPROVAL OF MINUTES OF PREVIOUS MEETING**
  - (a) Approve minutes of the Regular Council Meeting of September 18, 2018
3. **PERSONAL APPEARANCES BY CITIZENS** - No matter presented by a citizen shall be acted on at the meeting except in emergencies affecting the public health, safety or welfare.
4. **PUBLIC HEARINGS**
  - (a) Public Hearing regarding the proposed change of districts in the Zoning Ordinance of the City of Chippewa Falls for Lots 5 and 6, Block 5, Replat of Zielie's Addition. (*see Ordinance #2018-15*)
5. **COMMUNICATIONS** - None
6. **REPORTS**
  - (a) Consider Board of Public Works minutes of September 24, 2018.
  - (b) Consider Plan Commission minutes of September 24, 2018.
7. **COUNCIL COMMITTEE REPORTS** in the order in which they are named in Section 2.21 of the Municipal Code
  - (a) Consider Committee #1 Revenues, Disbursements, Water, and Wastewater minutes of October 2, 2018. (*minutes to be distributed prior to meeting*)
  - (b) Consider Committee of the Whole minutes of October 2, 2018. (*minutes to be distributed prior to meeting*)
8. **APPLICATIONS**
  - (a) Consider Operator (Bartender) Licenses as approved by the Police Department. (*Complete list provided prior to Council meeting*).
  - (b) Consider Application for Temporary "Class B" Wine Retailer's License from Chippewa Falls Main Street for Paint the Town Pink on October 4, 2018 at various locations (see attachment).
  - (c) Consider Application for Temporary Class "B" Beer Retailer's License from Chippewa Falls Main Street for the Riverfront Park Ribbon Cutting to be held at 12 S. Bridge Street on October 14, 2018.
  - (d) Consider Street Use Permit Application from Chippewa Falls Main Street for Horse Drawn Wagon Rides to be held on December 4-6, 11-13, and 18-20, 2018 from 4:15 pm – 8:45 pm utilizing various City Streets (see attached map).
  - (e) Consider Street Use Permit Application from Chippewa Falls Main Street for Santa's Arrival on November 23, 2018 from 9:50 am – 10:00 am utilizing the parking spots on W Spring Street up N Bridge Street to 411 N Bridge Street.
  - (f) Consider Street Use Permit Application from the Chippewa Manor for the Veteran's Salute to be held on November 8, 2018 at 222 Chapman Road; flags to be displayed from November 5 – 12, 2018.
  - (g) Consider request of Dwayne Lambert to change his trade name from 13<sup>th</sup> Step to Dewey's Roadhouse.
9. **PETITIONS** - None
10. **MAYOR ANNOUNCES APPOINTMENTS**
  - (a) Consider appointment of Julie Marshall and Judie Monarski as Election Inspectors.
  - (b) Mayor announces appointment of Tim Foley and Arlene Eslinger as Election Inspectors. Action on these appointments scheduled for October 18, 2018.
11. **MAYOR'S REPORT** – None
12. **REPORT OF OFFICERS** – None

**13. ORDINANCES**

**(a) Consider Ordinance #2018-15 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls (Lots 5 and 6, Replat of Block 5, Zielie's Addition, located at the southwest corner of Garden Street and Chippewa Crossing Blvd).

**(b) First Reading of Ordinance #2018-16 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls (Lot 2, except the south half, and Lot 3, Replat of Zielie's Addition located in Block 5, Zielie's Addition along the west side of Chippewa Crossing Boulevard).

**14. RESOLUTIONS**

**(a) Consider Resolution #2018-38 Entitled:** Resolution Approving a Certified Survey Map (Lots 1 and 2 of Lake Wissota Business Park located at the SE corner of Lakeland Drive and County Hwy I).

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

**(a) Presentation by Dennis Lyon representing the National League of Cities for the sanitary sewer and water service warranty program.**

**16. CLAIMS**

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

**17. CLOSED SESSION**

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

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

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

**18. ADJOURNMENT**

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

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

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

**CERTIFICATION OF OFFICIAL NEWSPAPER**

I, hereby, certify that a copy of this notice has been posted on the bulletin board at City Hall and a copy has been given to the Chippewa Herald on September 28, 2018 at 2:45 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, September 18, 2018 in the City Hall Council Chambers. Mayor Greg Hoffman called the meeting to order at 6:30 pm. The Pledge of Allegiance was recited.

### CLERK CALLS THE ROLL

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

Also Present: City Attorney Robert Ferg, Finance Manager/Treasurer Lynne Bauer, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, City Planner/Transit Manager Brad Hentschel, Assistant City Engineer Bill McElroy, Police Chief Matt Kelm, City Clerk Bridget Givens, Brian Reilly and Chris Hetland of Ehlers, Chippewa Falls Area Chamber of Commerce Tourism Director Jackie Boos, and those on the attached sign-in sheet.

### APPROVAL OF MINUTES OF PREVIOUS MEETING

**(a) Motion by Kiefer/Hull** to approve the minutes of the Regular Council Meeting of September 4, 2018. **All present voting aye, motion carried.**

### PERSONAL APPEARANCES BY CITIZENS

**(a)** Chippewa Falls Area Chamber of Commerce Tourism Director, Jackie Boos, provided a brief tourism update.

**PUBLIC HEARINGS** - None

**COMMUNICATIONS** - None

### REPORTS

**(a) Motion by Kiefer/Nadreau** to approve the Board of Public Works minutes of September 10, 2018. **All present voting aye, motion carried.**

**(b) Motion by Nadreau/Hull** to approve the Plan Commission minutes of September 10, 2018. **Motion by Hoekstra/Hull** to consider Item 7 on the Plan Commission minutes separately. **All present voting aye, motion carried.** The Council returned to the original motion on the floor. **Roll Call Vote: Aye – Nadreau, Hull, Olson, Hoekstra, Monarski, Kiefer, King. Motion carried.** **Motion by Nadreau/Hoekstra** to deny Item 7 on the Plan Commission Agenda regarding the tent canopy structure for U-Haul. Additional discussion ensued relative to the Conditional Use Permit for U-Haul. The motions to deny were withdrawn. **Motion by Nadreau/Hull** to send Item 7 back to the Plan Commission to reconsider their administrative action. **Roll Call Vote: Aye – Nadreau, Hull, Olson, Hoekstra, Monarski, Kiefer, King. Motion carried.**

### COUNCIL COMMITTEE REPORTS

**(a) Motion by King/Hoekstra** to approve the Committee #3 Transportation, Construction, Public Safety, and Traffic minutes of September 18, 2018. **All present voting aye, motion carried.**

**(b)** The Park Board minutes of September 11, 2018 were presented.

**(c)** The Library Board minutes of August 15, 2018 were presented.

### APPLICATIONS

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

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

**Motion by Monarski/King** to approve items (b) – (f) as follows:

**(b)** Street Use Permit Application from Clarissa Cleven-Peterson of the Chi-Hi Student Council for the Homecoming Parade and Bonfire to be held on September 28, 2018 utilizing various City Streets.

**(c)** Street Use Permit Application from Chippewa Falls Main Street for the Bridge to Wonderland Parade on December 1, 2018 from 6:00 pm – 7:30 pm utilizing various City Streets.

**(d)** Street Use Permit Application from Arthur Butcher for the Run for the Fallen to be held on October 6, 2018 from 8:00 am – noon utilizing various City Streets.

## **APPLICATIONS** (continued)

(e) Application for Temporary Class "B"/"Class B" Beer and Wine Retailer's License from the McDonell Athletic Booster Club for the Spirit of the Macks Auction to be held on October 6, 2018 at McDonell Central Catholic High School, 1316 Bel Air Blvd.

(f) Applications for Temporary Class "B" Beer Retailer's License from the Chippewa Youth Hockey Association for the Chippewa Steel games to be held at 839 First Avenue on various dates in accordance with the attached applications.

**All present voting aye, motion carried.**

## **PETITIONS** - None

## **MAYOR ANNOUNCES APPOINTMENTS**

(a) Mayor Hoffman announced the appointment of Julie Marshall and Judie Monarski as Election Inspectors. Action on these appointments scheduled for October 2, 2018.

## **MAYOR'S REPORT** - None

## **REPORT OF OFFICERS** - None

## **ORDINANCES**

(a) **Motion by Hoekstra/Kiefer** to approve **Ordinance #2018-13 Entitled:** An Ordinance Prohibiting Open Flame Candles and Fixtures. **Roll Call Vote: Aye – Hoekstra, Kiefer, King, Hull, Olson, Nadreau, Monarski. Motion carried.**

(b) **Motion by Kiefer/Monarski** to approve **Ordinance #2018-14 Entitled:** An Ordinance Creating §12.03(13) of the Chippewa Falls Municipal Code to Allow for the Issuance of Certain Alcohol Licenses as Allowed by the Wisconsin Statutes. **Roll Call Vote: Aye – Kiefer, Monarski, King, Hull, Olson, Nadreau, Hoekstra. Motion carried.**

(c) The First Reading of **Ordinance #2018-15 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls (Lots 5 and 6, Replat of Block 5, Zielie's Addition, located at the Southwest corner of Garden Street and Chippewa Crossing Blvd) was held.

## **RESOLUTIONS**

(a) Brian Reilly distributed a document entitled: Sale Day Report for City of Chippewa Falls, Wisconsin \$4,600,000 General Obligation Corporate Purpose Bonds, Series 2018A and provided details thereon. Reilly also discussed the City's Charter Ordinance relative to refunding bonds. **Motion by Hoekstra/Kiefer** to approve **Resolution #2018-33 Entitled:** Resolution Awarding the Sale of \$4,660,000 General Obligation Corporate Purpose Bonds, Series 2018A. **Roll Call Vote: Aye – Hoekstra, Kiefer, King, Hull, Olson, Nadreau, Monarski. Motion carried.**

(b) **Motion by Kiefer/Hoekstra** to approve **Resolution #2018-34 Entitled:** Resolution Concerning Completion of Nelson Road Extension Utilities and Infrastructure. **Roll Call Vote: Aye – Kiefer, Hoekstra, Monarski, King, Hull, Olson, Nadreau. Motion carried.**

(c) **Motion by Olson/Kiefer** to approve **Resolution #2018-35 Entitled:** Resolution Approving a Certified Survey Map (Lots 16-18, Block 1, Zielie's Addition). **Roll Call Vote: Aye – Olson, Kiefer, King, Hull, Nadreau, Hoekstra, Monarski. Motion carried.**

(d) **Motion by Hull/Olson** to approve **Resolution #2018-36 Entitled:** Resolution Approving a Certified Survey Map (Lots 1 and 2, Block 4, Timber Terrace Addition, Lots 3-5 and 15-17, Block 4, Timber Terrace 1<sup>st</sup> Addition and part of vacated Marrs Street). **Roll Call Vote: Aye – Hull, Olson, Nadreau, Hoekstra, Monarski, Kiefer, King. Motion carried.**

(e) **Motion by Hoekstra/Nadreau** to approve **Resolution #2018-37 Entitled:** Resolution Approving a Certified Survey Map (Outlot 7, Lots 21 and 22 of 2<sup>nd</sup> Riverside Industrial Park and all of Lots 41 and 42 of 4<sup>th</sup> Riverside Industrial Park). **Roll Call Vote: Aye – Hoekstra, Nadreau, Monarski, Kiefer, King, Hull, Olson. Motion carried.**

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

**CLAIMS**

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

City General Claims:	\$1,072,761.35
Authorized/Handwritten Claims:	\$30.00
Department of Public Utilities:	<u>\$115,750.63</u>
Total of Claims Presented	<u>\$1,188,541.98</u>

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

**CLOSED SESSION** - None

**ADJOURNMENT**

**Motion by Nadreau/Hull** to adjourn at 7:25 pm. **All present voting aye, motion carried.**

Submitted by:  
Bridget Givens, City Clerk

# CITY COUNCIL ATTENDANCE SHEET - September 18, 2018

NAME	ADDRESS
MARK ERICKSON	E.S.E 1818 BRACKETT Ave. E.C WI 57701
MAX SWILLEN	12635 50TH AVE C.E.

**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, October 2, 2018** 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:

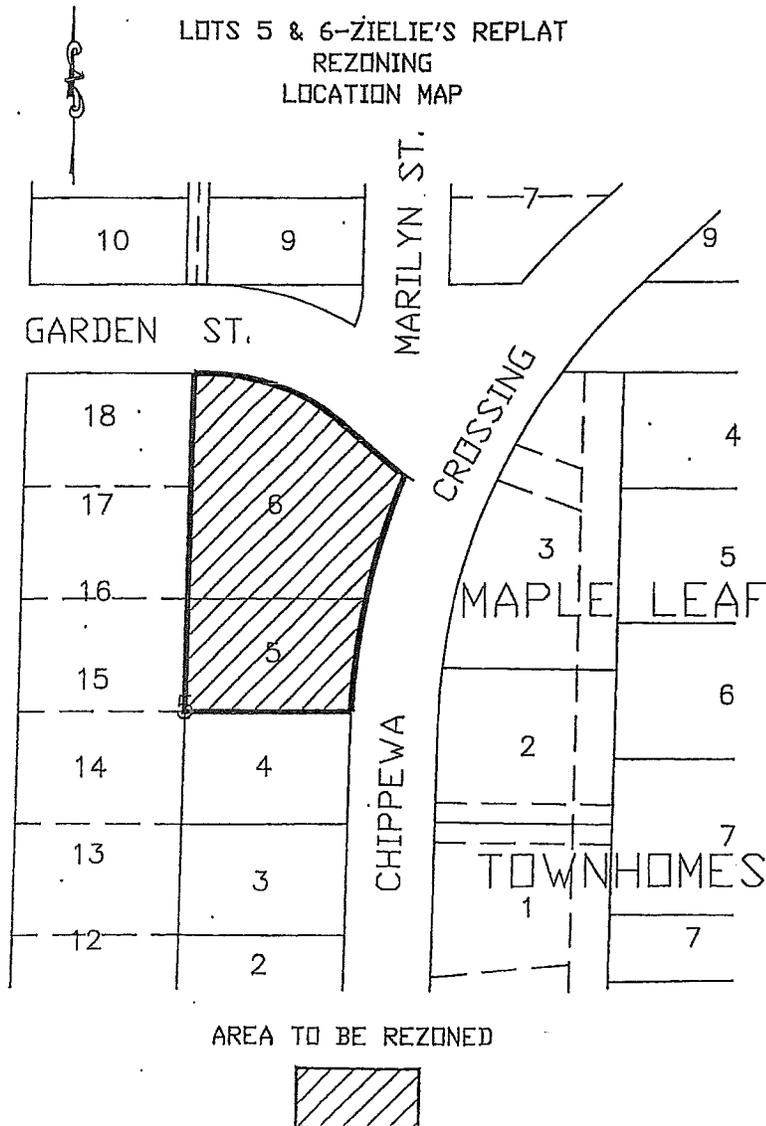
**Parcels 4046.9100 and 4046.9200, Lots 5 and 6, replat of Zielie's Addition, located in Block 5, Zielie's Addition at the Southwest corner of Garden Street and Chippewa Crossing Boulevard.**

**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, SEPTEMBER 24, 2018 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, September 24, 2018 at 5:30 PM. Present were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer and Darrin Senn. Absent was Alderperson Paul Olson. Also attending were Assistant City Engineer Bill McElroy and Dennis Lyon representing the National League of Cities for Service Line Warranty Program.

1. **Motion** by Bauer, seconded by Olson to approve the minutes of the September 10, 2018 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**
  
2. Dennis Lyon appeared to present the attached National League of Cities for Service Line Warranty Program. In addition to the written literature, the Board asked questions. Mr. Lyon stated all correspondence would be reviewed and approved by the City before being sent to residents. He stated there was no limit to the amount of claims per service, no pre-program inspection and that participants could enroll in the program on a month to month basis.  
**Motion** by Rubenzer, seconded by Hoffman to recommend the Common Council consider the attached National League of Cities for Service Line Warranty Program administered by Utility Service Partners, Inc. In addition that Finance Manager Bauer and City Attorney Ferg review the entire program and corresponding draft agreement. **All present voting aye. MOTION CARRIED.**
  
3. Director of Public Works Rubenzer stated that Mayor Hoffman had requested adding the downtown alley in Block #47, Chippewa Falls Plat, bound by Bridge St., Grand Ave., Bay St. and Columbia St. Director of Public Works Rubenzer stated the alley probably would not be paved until 2019, but that he would like to get the public information meeting and public hearing for the projects in 2018.  
**Motion** by Hoffman, seconded by Rubenzer to recommend the Common Council approve paving the downtown alley in Block #47, Chippewa Falls Plat, bound by Bridge St., Grand Ave., Bay St. and Columbia St. contingent on conducting a public information meeting and public hearing for the same. **All present voting aye. MOTION CARRIED.**
  
4. Director of Public Works Rubenzer stated that there were numerous requests for wider than thirty-five feet driveways on the Wallerville Project, (Lombard, Ludgate, Oxford and Regent Streets) and that he expected additional requests. The Board of Public Works can currently approve such requests. Director of Public Works Rubenzer stated without a special Board of Public Works meeting, any additional wider driveway requests could not be addressed before curb and gutter was installed in the next couple of weeks. He continued that residents signed public hearing waivers and agreed to pay additional special assessments created with the wider drives. He stated that the Engineering Department considered safety, legal parking spaces and traffic congestion when issuing regular or wider driveway requests.
  
5. **Motion** by Hoffman, seconded by Senn to combine agenda item numbers four, five and seven. **All present voting aye. MOTION CARRIED.**

6. **Motion** by Hoffman, seconded by Senn to approve a fifty foot wide driveway at #1722 Ludgate Street, a sixty-one foot wide driveway at #1735 Ludgate Street and a thirty-six foot wide driveway at #1717 Ludgate Street. **All present voting aye. MOTION CARRIED.**
7. The Board considered the hot mix paving of the alley in Block #44, Chippewa Falls Plat bound by Pine Street, Superior Street, Grand Avenue and Columbia Street. Director of Public Works Rubenzer stated that this alley wasn't a downtown alley but that the City Street Department was spending a large amount of time, (twenty hours per summer), maintaining the alley, (about two hundred of the four hundred feet). He noted that no petition had been received but that a public information meeting and public hearing would be conducted for the alley project. Finance Manager Bauer asked about when the alley would be done and what the price per foot would be. Director of Public Works Rubenzer stated that the alley paving would most likely not be done until 2019 and that if hot mix prices were higher than estimated, the general fund would be responsible for the extra cost.  
**Motion** by Hoffman, seconded by Rubenzer to recommend the Common Council pave the alley in Block #44, Chippewa Falls Plat, bound by Pine Street, Superior Street, Grand Avenue and Columbia Street. In addition, that a public information meeting and public hearing be conducted concerning the same. **All present voting aye. MOTION CARRIED.**
8. As per previous discussion, Director of Public Works Rubenzer recommended that the Common Council revise City Municipal Code 8.04 Driveway Construction, (3) Width to read as shown on the attachment. The revision would allow the Director of Public Works or authorized representative to grant wider than thirty-five foot driveway requests where safety and congestion are not a concern and where applicable.  
**Motion** by Hoffman, seconded by Senn to recommend the Common Council revise City Municipal Code 8.04 Driveway Construction, (3) Width to allow the Director of Public Works or authorized representative to grant wider than thirty-five foot driveway requests where safety and congestion are not a concern and where applicable. In addition that Attorney Ferg review and revise the attached proposed revision appropriately. **All present voting aye. MOTION CARRIED.**
9. As per previous discussion, Director of Public Works Rubenzer noted that he anticipated some additional wider driveway requests from Wallerville, (Lombard St., Ludgate St., Oxford St. and Regent St.) residents. Aside from a special Board of Public Works meeting, Director of Public Works Rubenzer requested permission for the Director of Public Works or his authorized representative to grant wider than thirty-five foot driveway requests where appropriate for the remainder of the Wallerville Project.  
**Motion** by Hoffman, seconded by Rubenzer to allow the Director of Public Works or his authorized representative to grant wider than thirty-five foot driveway requests where appropriate for the remainder of the Wallerville Project, (Lombard St., Ludgate St., Oxford St. and Regent St.). **All present voting aye. MOTION CARRIED.**
10. **Motion** by Senn, seconded by Hoffman to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 6:24 P.M.

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

**CITY OF CHIPPEWA FALLS  
BOARD OF PUBLIC WORKS  
MEETING MINUTES  
MONDAY, SEPTEMBER 10, 2018 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, September 10, 2018 at 5:30 PM. Present were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer and Alderperson Paul Olson. Absent was Darrin Senn. Assistant City Engineer Bill McElroy also attended.

1. **Motion** by Bauer, seconded by Olson to approve the minutes of the August 13, 2018 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**
  
2. The Board considered the attached Street Use Permit application for Chi-Hi Homecoming 2018. Director of Public Works Rubenzer noted that police services were necessary for the event and per City ordinance, the Board had to address the permit. **Motion** by Rubenzer, seconded by Olson to recommend the Common Council approve the Street Use Permit application from Chippewa Falls High School Student Council for the Chi-Hi Homecoming Parade, Pig Roast and Bonfire on Friday, September 28, 2018 and to charge for the event. **All present voting aye. MOTION CARRIED.**
  
3. The Board considered the attached Street Use Permit application from Chippewa Falls Main Street for the 2018 Bridge to Wonderland Parade. Director of Public Works Rubenzer noted that there were City services associated with the event but that Main Street had not been charged for previous parades. **Motion** by Rubenzer, seconded by Bauer to recommend the Common Council approve the attached Street Use Permit application from Chippewa Falls Main Street for the 2018 Bridge to Wonderland Parade on December 1, 2018 and not to charge for the event. **All present voting aye. MOTION CARRIED.**
  
4. The Board considered paving the East 125' of the downtown alley in Block 46, Chippewa Falls Plat, bound by Columbia Street, Bay Street, Grand Avenue and Island Street. Director of Public Works Rubenzer noted this is a continuation of the hot mix paving of downtown alleys program that began in 2016. He stated that the intention was for the Engineering Department to schedule the Public Information Meeting and for the Common Council to conduct the public hearing in October and then to pave the alleys in October 2018 or Spring 2019, depending on weather conditions. He continued that the 2018 price of \$6.75/alley front foot would be included on the resolution. Mayor Hoffman asked if the alley in Block 47, Chippewa Falls Plat, bound by Bridge Street, Grand Avenue, Bay Street and Columbia Street could be included. Director of Public Works Rubenzer stated it would be added to the September 24, 2018 Board of Public Works agenda. **Motion** by Hoffman, seconded by Olson to recommend the Common Council approve paving the East 125' of the downtown alley in Block 46, Chippewa Falls Plat, bound by

Columbia Street, Bay Street, Grand Avenue and Island Street. **All present voting aye. MOTION CARRIED.**

5. The Board considered paving the West 121' and the East 140' of the downtown alley in Block 40, Chippewa Falls Plat, bound by Central Street, Bay Street, Grand Avenue and Bridge Street.

**Motion** by Rubenzer, seconded by Olson to recommend the Common Council approve paving the West 121' and the East 140' of the downtown alley in Block 40, Chippewa Falls Plat, bound by Central Street, Bay Street, Grand Avenue and Bridge Street. **All present voting aye. MOTION CARRIED.**

6. The Board considered paving the West 276' of the downtown alley in Block 21, Chippewa Falls Plat, bound by Central Street, Bridge Street, Spring Street and Bay Street.

**Motion** by Olson, seconded by Bauer to recommend the Common Council approve paving the West 276' of the downtown alley in Block 21, Chippewa Falls Plat, bound by Central Street, Bridge Street, Spring Street and Bay Street. **All present voting aye. MOTION CARRIED.**

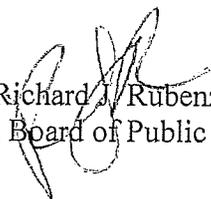
7. The Board considered paving the East 330' of the downtown alley in Block 20, Chippewa Falls Plat, bound by Central Street, Bay Street, Spring Street and Island Street.

**Motion** by Hoffman, seconded by Olson to recommend the Common Council approve paving the East 330' of the downtown alley in Block 20, Chippewa Falls Plat, bound by Central Street, Bay Street, Spring Street and Island Street. **All present voting aye. MOTION CARRIED.**

8. The Board considered paving the West 90' of the downtown alley in Block 22, Chippewa Falls Plat, bound by Bridge Street, Central Street, Rushman Drive and Spring Street.

**Motion** by Rubenzer, seconded by Olson to recommend the Common Council approve paving the West 90' of the downtown alley in Block 22, Chippewa Falls Plat, bound by Bridge Street, Central Street, Rushman Drive and Spring Street. **All present voting aye. MOTION CARRIED.**

9. **Motion** by Olson, seconded by Rubenzer to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 5:48 P.M.

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

# NLC

NATIONAL  
LEAGUE  
OF CITIES

CITIES STRONG TOGETHER

*Service Line Warranty Program*

## City of Chippewa Falls

Dennis Lyon – 412-266-9545

[dlyon@utilitysp.net](mailto:dlyon@utilitysp.net)

Administered by  
**Utility  
Service**  
Partners, Inc.  
a HomeServe Company

NLC Service Line  
Warranty Program

## Recent Harris Poll results (2000 adults surveyed)

- Nearly 2 in 5 Americans don't have the necessary funds set aside to cover a \$500 repair (including almost half of millennials)
- 1 in 2 Americans describe their current state of household finances as either fair, poor, or terrible.
- 3 in 10 Americans aged 37+ cited they had no money set aside for emergency repairs.
- 46% of respondents had an emergency repair in the last 12 months.
- 80% of respondents either strongly or somewhat agreed with the statement: *Local community governments should be responsible for educating homeowners about external water lines on their property that are not covered by homeowners' insurance, the city/town or the local utility (i.e., meaning that if a problem were to occur, the homeowner would be solely responsible for the cost out of pocket).*



## Service Line Warranty Program



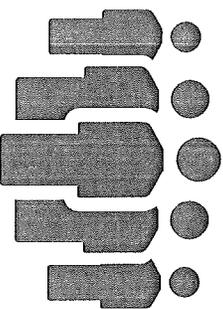
# WHY CHOOSE UTILITY SERVICE PARTNERS?



EXPERIENCE



REPUTATION



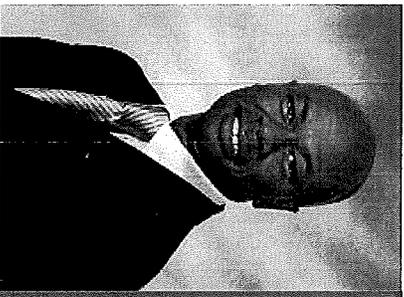
PARTNERSHIP



### BBB Torch Award for Marketplace Ethics

Trust • Performance • Integrity

2013 Winner  
Western Pennsylvania Better Business Bureau®



This award underscores one of the primary reasons the National League of Cities selected USP as a partner and extended our agreement for another five years. The organization's exemplary record of customer service and transparency is what has driven the success of this partnership over the years.

— Clarence Anthony, Executive Director  
National League of Cities

## PROGRAM BENEFITS

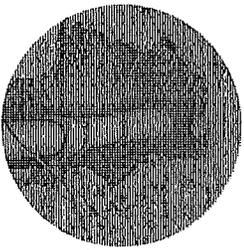
- Helps address the public policy issue of aging infrastructure
- No cost for the Municipality to participate/Turnkey approach
- Ongoing Revenue Stream for the Municipality
- Free Public Awareness Campaign
- Educates homeowners about their lateral line responsibilities
- Peace of Mind - with one toll-free call a reputable contractor is dispatched
- All repairs performed to code by local licensed contractors
- Contractors undergo rigorous vetting process to ensure quality service



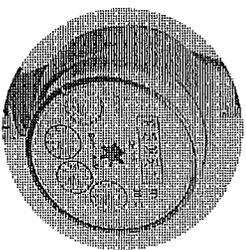
## Service Line Warranty Program



### OUR SERVICE AND WHAT IT COVERS



SEWER LATERAL &  
SEPTIC LINE COVERAGE



WATER LINE & WELL LINE  
COVERAGE

Homeowner repair protection for broken, cracked, or leaking water and sewer lines from the point of utility connection to the home exterior.

#### Coverage includes:

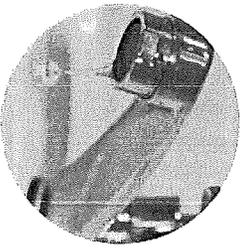
- Educating homeowners about their service line responsibilities
- Up to \$8,500 coverage per repair incident (includes public street & sidewalk cutting).
- No annual or lifetime limits, deductibles, service fees, forms, or paperwork
- 24/7/365 availability
- Repairs made only by licensed, local contractors
- Affordable rates and multiple payment methods



## Service Line Warranty Program



### OUR SERVICE AND WHAT IT COVERS



INTERIOR PLUMBING  
AND DRAINAGE

#### Coverage includes:

- Up to \$3,000 coverage per repair incident
- Includes coverage for broken or leaking water, sewer, or drain lines under the slab or basement floor
- Repair of clogged toilets
- No annual or lifetime limits, deductibles, service fees, forms, or paperwork
- 24/7/365 availability
- Repairs made only by licensed, local contractors
- Affordable rates and multiple payment methods

Homeowner repair protection for in-home water supply lines and in-home sewer lines and all drain lines connected to the main sewer stack that are broken or leaking inside the home after the point of entry.

## Incremental Revenue Stream

- City receives \$.50 per month per paid warranty contract
  - Paid as royalty each January
- Yours to use as you wish
  - Examples:
    - General fund
    - Low income utility assistance program
    - Offset water bill/leak
    - Donate to charity
    - Use towards NLC/State League dues
- Can decline revenue
  - Savings passed directly to residents

## MARKETING APPROACH

- Only market by direct mail - no door to door or telemarketing
- Limited to 3 mailing campaigns per year
- Would never mail without your review and approval of marketing material before each and every campaign
- Marketing clearly states city does not provide program
- Participation always voluntary for the homeowner
- City role: logo & signature
  - Economy of scale
- **Consumers can enroll one of three ways:**
  - Calling into our toll free number that is provided on the mailing
  - Returning the bottom of the letter to us in the self addressed stamped envelope provided
  - Visiting our consumer website [www.slwofa.com](http://www.slwofa.com) at any time



*Service Line Warranty Program*



OVER 500 MUNICIPAL PARTNERS IN 37 STATES

Including three in WI

Alabama  
Arkansas  
Arizona  
California  
Colorado  
Connecticut  
Florida  
Georgia  
Iowa  
Illinois  
Indiana  
Kansas

Kentucky  
Louisiana  
Maryland  
Michigan  
Minnesota  
Missouri  
North Carolina  
Nebraska  
New Jersey  
New Mexico  
Nevada  
Ohio

Oklahoma  
Oregon  
Pennsylvania  
South Carolina  
South Dakota  
Tennessee  
Texas  
Utah  
Virginia  
Washington  
West Virginia  
Wisconsin  
Wyoming





## *Service Line Warranty Program*



### PROGRAM SUCCESS & NOTES

- Endorsement =/= Exclusivity
- Currently serving over 3.6 million customers
- Saved customers over \$394 million in repair costs over the past 3 years
- 97% claim approval rating
- 99.6% claims satisfaction rate
- 82.5% customer retention rate
- Currently over 1,300 contractors in network
- 9 of every 10 customers surveyed have recommended the program to friends, family, and neighbors

**NLC**  
NATIONAL  
LEAGUE  
OF CITIES

*Service Line Warranty Program*

**Utility  
Service  
Partners, Inc.**



**&**



**Exhibit A**  
NLC Service Line Warranty Program  
City of Chippewa Falls  
Term Sheet  
March 8, 2018

I. Initial Term. Three years

II. License Fee. \$0.50 per Product for each month that a Product is in force for a Residential Property Owner (and for which payment is received by Company), aggregated and paid annually, for:

- a. City logo on letterhead, advertising, billing, and marketing materials
- b. Signature by City official

III. Products.

- a. External water service line warranty (initially, \$5.75 per month)
- b. External sewer/septic line warranty (initially, \$7.75 per month)
- c. Interior plumbing and drainage warranty (initially, \$9.99 per month)

Company may adjust the foregoing Product fees; provided, that any such adjustment shall not exceed \$.50 per month in any 12-month period, unless otherwise agreed by the Parties in writing.

IV. Scope of Coverage.

- a. External water service line warranty:
  - Homeowner responsibility: From the curb stop to the external wall of the home.
  - Covers thawing of frozen external water lines.
  - Covers well service lines if applicable.
- b. External sewer/septic line warranty:
  - Homeowner responsibility: From the property line of the home to the main.
  - Covers septic lines if applicable.
- c. Interior plumbing and drainage warranty:
  - Water supply pipes and drainage pipes within the interior of the home.

V. Marketing Campaigns. Company shall have the right to conduct up to three campaigns per year, comprised of up to six mailings and such other channels as may be mutually agreed. Initially, Company anticipates offering the Interior plumbing and drainage warranty Product via in-bound channels only.

## 8.04 - DRIVEWAY CONSTRUCTION . (Rep. & recr. #97-10)

:

- (1) PERMIT REQUIRED. (Am. #98-06) No person shall construct, reconstruct or maintain any driveway across or within any public street or alley right-of-way without first obtaining a driveway permit from the Director of Public Works or his authorized representative. The City Inspector shall not issue any building permit that requires or involves construction or reconstruction of any driveway across or within any public street or alley right-of-way until a driveway permit has been issued by the office of the Director of Public Works.
- (a) No permit shall be issued by the Director of Public Works, or his authorized representative, to any person other than:
1. A Contractor who will be actually performing the work.
  2. A General Contractor who is responsible for a subcontractor who will actually be performing the work.
  3. The Owner of the property which the driveway will serve, but only if the owner is actually performing all of the work.
- (b) Upon issuance of a driveway permit to a contractor under §8.04(1)(a)1. and 2., the Director of Public Works or his authorized representative shall mail a copy of the permit to the owner of the property.
- (c) Fees. The fee for issuing a driveway permit shall be recommended by the Board of Public Works and established by the Common Council and may be modified from time to time by resolution. A schedule of fees established by the Common Council shall be available for review at the Department of Public Works. (Cr. #05-20)
- (2) CONFORMANCE TO ZONING CODE REQUIREMENTS. No driveway permit may be issued that will provide access to parking facilities or areas for which parking is not a permitted use, as determined by the City Inspector.
- (3) WIDTH. The maximum width of driveways across or within the right-of-way of a public street or alley shall be 35 feet unless special permission is obtained from the <sup>Director of</sup> Board of <sup>or Authorized Representative</sup> Public Works. Said maximum width shall be measured at the face of existing or proposed curb and shall be measured between the points where the full curb height begins on either side of the driveway. The Director of Public Works, or <sup>authorized</sup> representative, is authorized, upon application by a landowner, to grant a driveway permit over 35 feet in width if <sup>The drive</sup> ~~the~~ drive enters upon a public alley and will not, in the opinion of the Director of Public Works, or <sup>authorized</sup> representative, cause a safety or traffic problem. Landowners may apply to the Board of Public Works for further consideration in the event any such <sup>driveway</sup> ~~alley~~ permit is not granted. (Am. #98-41)

(4)

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, SEPTEMBER 24, 2018 – 6:30 PM**

The Plan Commission met in City Hall on Monday, September 24, 2018 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Commissioner Dan Varga was absent. Also attending were Assistant City Engineer Bill McElroy, City Inspector Paul Lasiewicz and those on the attached attendance sheet.

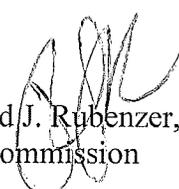
1. **Motion** by Hoffman, seconded by Smith to approve the minutes of the September 10, 2018 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. The Plan Commission considered the attached Certified Survey Map from Real Land Surveying for combining the lots on the Southwest corner of Lakeland Drive and County Highway I in the Lake Wissota Business Park. Jeremy Skaw stated that the Certified Survey Map was just combining existing lots into one lot, making a development “cleaner”.  
**Motion** by Smith, seconded by Hubbard to recommend the Common Council approve the attached Certified Survey Map from Real Land Surveying for combining the lots on the Southwest corner of Lakeland Drive and County Highway I in the Lake Wissota Business Park. Said approval contingent on:
  - 1) Receipt of the \$100 Certified Survey Map review fee.
  - 2) Submission, review and approval of any necessary stormwater management plan.**All present voting aye. Motion carried.**
  
3. The Plan Commission considered the attached rezoning petition request from Wes Mueller and the City of Chippewa Falls to rezone Parcels 4046.7000 and 4046.8000, Lot 2 except the South half and Lot 3, replat of Zielie’s Addition, located in Block 5, Zielie’s Addition along the West side of Chippewa Crossing Boulevard from R-1C Single Family Residential District to R-2 Two Family Residential District. Secretary Rubenzer explained that the two lots were City owned and had an offer to purchase on them. The Plan Commission looked at all surrounding zoning districts and concluded that the R-2 Two Family Residential zoning district wouldn’t be detrimental to the surrounding neighborhood.  
**Motion** by Hubbard, seconded by Misfeldt to recommend the Common Council conduct a public hearing to consider the request from Wes Mueller and the City of Chippewa Falls to rezone Parcels 4046.7000 and 4046.8000, Lot 2 except the South half and Lot 3, replat of Zielie’s Addition, located in Block 5, Zielie’s Addition along the West side of Chippewa Crossing Boulevard from R-1C Single Family Residential District to R-2 Two Family Residential District. Said public hearing to be scheduled after:
  - 1) Receipt of the \$300 legal advertising and administration fee.
  - 2) Proper notification of adjacent property owners.**All present voting aye. Motion carried.**

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

4. The Plan Commission again discussed its September 10, 2018 decision not to require U-Haul to undergo another notice and public hearing process for the addition of a 20' x 40' canopy structure in the parking area. The structure is intended to house return vehicles. Secretary Rubenzer handed out the attached background information. City Inspector Paul Lasiewicz stated that the canopy structure is a permitted accessory use to the primary structure in the underlying C-2 General Commercial District. The Plan Commission discussed Attorney Ferg's attached opinion that the Plan Commission did have the authority to allow the canopy without a notice and public hearing process. The Plan Commission reaffirmed that the main reason for the Planned Development Conditional Use Permit Resolution No. 2017-02 was for U-Haul to construct Ten 10' x 10' x 9' temporary personal storage units and nothing else. Secretary Rubenzer noted that no one spoke at the December 11, 2017 public hearing for Planned Development Conditional Use Permit Resolution No. 2017-02. The Plan Commission came to a consensus and reaffirmed that the canopy had nothing to do with Planned Development Conditional Use Permit Resolution No. 2017-02. Secretary Rubenzer stated that he still believed U-Haul should have included the canopy on the original site plan.

**Motion** by Misfeldt, seconded by Hubbard that the Plan Commission find that the U-Haul proposal to add a 20' x 40' canopy to their parking area, (as in attached site plan), was a permitted accessory use in the underlying C-2 General Commercial zoning district and had no bearing on Planned Development Conditional Use Permit Resolution No. 2017-02. Therefore, no additional notice and public hearing process would be required from U-Haul. **All present voting aye. Motion carried.**

5. **Motion** by Doughty, seconded by Cihasky to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:52 P.M.

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



**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, SEPTEMBER 10, 2018 – 6:30 PM**

The Plan Commission met in City Hall on Monday, September 10, 2018 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Also attending were Assistant City Engineer Bill McElroy, City Inspector Paul Lasiewicz, City Planner Brad Hentschel and those on the attached attendance sheet.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the August 13, 2018 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. The Plan Commission considered a Certified Survey Map submitted by Real Land Surveying on behalf of Steve Frazer for Lots 16-18, Block 1, Zielie's Addition. Director of Public Works Rubenzer stated that the Certified Survey Map was a follow-up to PD CUP Resolution No. 2018-03 allowing Mr. Frazer to construct duplexes or twin homes on proposed Lots 1 and 2 of the Certified Survey Map.  
**Motion** by Smith, seconded by Hubbard to recommend the Common Council approve the attached Certified Survey Map submitted by Real Land Surveying on behalf of Steve Frazer for Lots 16-18, Block 1, Zielie's Addition. Said approval contingent on:
  - 1) Receipt of the \$100 Certified Survey Map review fee.
  - 2) Submission and approval of any necessary stormwater management plan.**All present voting aye. Motion carried.**
  
3. Mayor Hoffman opened a public hearing to consider Planned Development Conditional Use Permit Resolution No. 2018-05 to construct six eight-plex buildings, hereafter referred to as Palisades Condominiums, (forty-eight 1,100 square foot two-bedroom units with a per unit lot area of 2,900 square feet), on Lots 1 and 2, Block 4, Timber Terrace Addition, Lots 3-5 and 15-17, Block 4, Timber Terrace First Addition and bound by Dutchman Drive, Marrs Street and Terrence Street, Chippewa Falls, WI. Jim Statz of 1319 Timber Road, Eau Claire, WI appeared to oppose PD CUP Resolution No. 2018-05 to construct six eight-plex buildings, hereafter referred to as Palisades Condominiums, (forty-eight 1,100 square foot two-bedroom units with a per unit lot area of 2,900 square feet), on Lots 1 and 2, Block 4, Timber Terrace Addition, Lots 3-5 and 15-17, Block 4, Timber Terrace First Addition and bound by Dutchman Drive, Marrs Street and Terrence Street, Chippewa Falls, WI. Mr. Statz stated that he owned apartment units adjacent to the proposed development and that when he had constructed the apartments, he had to adhere to building requirements in the R-3-8 Multi-Family Residential zoning district. He stated that he felt that Mr. Wurzer should also be required to build per said code. He was concerned about the building density. Mark Erickson of Everyday Engineering spoke for the permit, stating the development's future occupants would be able to take advantage of the spacious City park adjacent to the development and that aesthetically pleasing and appropriate vegetation would be placed around the stormwater pond perimeter bench. No one else spoke for or against the permit. Commissioner Cihasky

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listed concerns with the ten foot deep stormwater pond depth. He wanted vegetation to be planted along the pond perimeter bench. Director of Public Works Rubenzer stated that condition "C" of the permit required the developer to adhere to the stormwater and erosion control chapters (30 and 31) of the Chippewa Falls Municipal Code.

Mayor Hoffman closed the public hearing.

**Motion** by Tzanakis, seconded by Varga to approve the Planned Development Conditional Use Permit Resolution No. 2018-05 to construct six eight-plex buildings, hereafter referred to as Palisades Condominiums, (forty-eight 1,100 square foot two-bedroom units with a per unit lot area of 2,9000 square feet), on Lots 1 and 2, Block 4, Timber Terrace Addition, Lots 3-5 and 15-17, Block 4, Timber Terrace First Addition and bound by Dutchman Drive, Marrs Street and Terrence Street, Chippewa Falls, WI. Mayor Hoffman requested a roll call vote. **Voting aye were Tzanakis, Varga, Misfeldt, Doughty, Arneberg, Smith, Hull, Rubenzer, Hubbard and Hoffman. Voting nay was Cihasky. The motion was approved on a 10-1 vote.**

4. The Plan Commission considered the attached Certified Survey Map of Palisades Condominiums submitted by Everyday Surveying on behalf of Craig Wurzer for Lots 1 and 2, Block 4, Timber Terrace Addition, Lots 3-5 and 15-17, Block 4, Timber Terrace First Addition and bound by Dutchman Drive, Marrs Street and Terrence Street. Director of Public Works Rubenzer noted that this was the certified survey map for the Palisades Condominiums which was approved in the previous item. He continued that any stormwater conditions could be added to the Certified Survey Map approval.

**Motion** by Cihasky, seconded by Hubbard to recommend the Common Council approve the attached Certified Survey Map of Palisades Condominiums submitted by Everyday Surveying on behalf of Craig Wurzer for Lots 1 and 2, Block 4, Timber Terrace Addition, Lots 3-5 and 15-17, Block 4, Timber Terrace First Addition and bound by Dutchman Drive, Marrs Street and Terrence Street upon:

- 1) Payment of the \$100 Certified Survey Map review fee.
- 2) Submission and approval of a vegetative plan for the stormwater ponds perimeter.

**All present voting aye. Motion carried.**

5. The Plan Commission considered the attached petition from Peter Pohl and Wes Mueller to rezone Lots 5 and 6, Parcels 4046.9100 and 4046.9200, replat of Block 5, Zielie's Addition from R-1C Single Family Residential District to R-2 Two Family Residential District.

**Motion** by Hubbard, seconded by Varga to recommend the Common Council conduct a public hearing to consider rezoning Lots 5 and 6, Parcels 4046.9100 and 4046.9200, replat of Block 5, Zielie's Addition from R-1C Single Family Residential District to R-2 Two Family Residential District. Said public hearing to be scheduled upon;

- 1) Receipt of the \$300 legal advertising fee.
- 2) Proper notification of adjacent property owners.

**All present voting aye. Motion carried.**

6. The Plan Commission considered the attached Certified Survey Map from Chippewa Surveying redividing lots in 2<sup>nd</sup> Riverside Industrial Park and allowing a land swap/purchase between the City of Chippewa Falls, Premium Waters and Allied Dies.

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

City Planner Hentschel explained that this redivision of lots would allow both businesses potential growth and future expansion.

**Motion** by Tzanakis, seconded by Hull to recommend the Common Council approve the attached Certified Survey Map from Chippewa Surveying redividing lots in 2<sup>nd</sup> Riverside Industrial Park and allowing a land swap/purchase between the City of Chippewa Falls, Premium Waters and Allied Dies contingent on:

- 1) Receipt of the \$100 Certified Survey Map review fee.
- 2) Submission and approval of any necessary stormwater management plan.
- 3) That lot areas be added to the survey map.

**All present voting aye. Motion carried.**

7. The Plan Commission considered the attached sign and 20' x 40' tent canopy structure at the U-Haul site next to Chippewa Commons on E. Prairie View Road. Director of Public Works Rubenzer explained that both items should have been included with Planned Development Conditional Use Permit Resolution No. 2017-02 and that the Common Council had approved the addition of the sign in September 2018. City Inspector Lasiewicz indicated he had no issues with adding the items to PD CUP Resolution No. 2017-02 without a new notice and public hearing process.

**Motion** by Hubbard, seconded by Tzanakis to approve administratively adding the attached sign and 20' x 40' tent canopy structure to Planned Development Conditional Use Permit Resolution No. 2017-02 for U-Haul without a new notice and public hearing process.

**All present voting aye. Motion carried.**

8. **Motion** by Smith, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:04 P.M.

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

# PLAN COMMISSION ATTENDANCE SHEET

DATE: September 10, 2018

NAME	ADDRESS	COMPANY REPRESENTING	PHONE #	EMAIL
Spere Franzor	4833/60 <sup>th</sup> St			
Justin Kaminski	1608 N. MAIN ST OSTKISH W1 52001	V-FINAL	414-903-1728	Justin - Kaminski @Vfinal.com
NASON PAUL	5317 190TH ST. C-1100244 FALLS	V-HAUL	715-577-2051	NASON - REIN @ Jhaul.com
Les Mueller	3603 138TH & CR S4729	Les MUMM	715-225-0053	
MARK ERIKSON	1803 BRACKET AVE E.C. WI 541701	E.S.E	715-831-0054	MARK@esell.com
<del>MARK ERIKSON</del>	<del>19159 74<sup>th</sup> AVE</del>	<del>SPEC</del>	<del>715-833-0054</del>	
Jim Skatz	1319 Timbert Rd E.E	Mudg	715-835-8999	

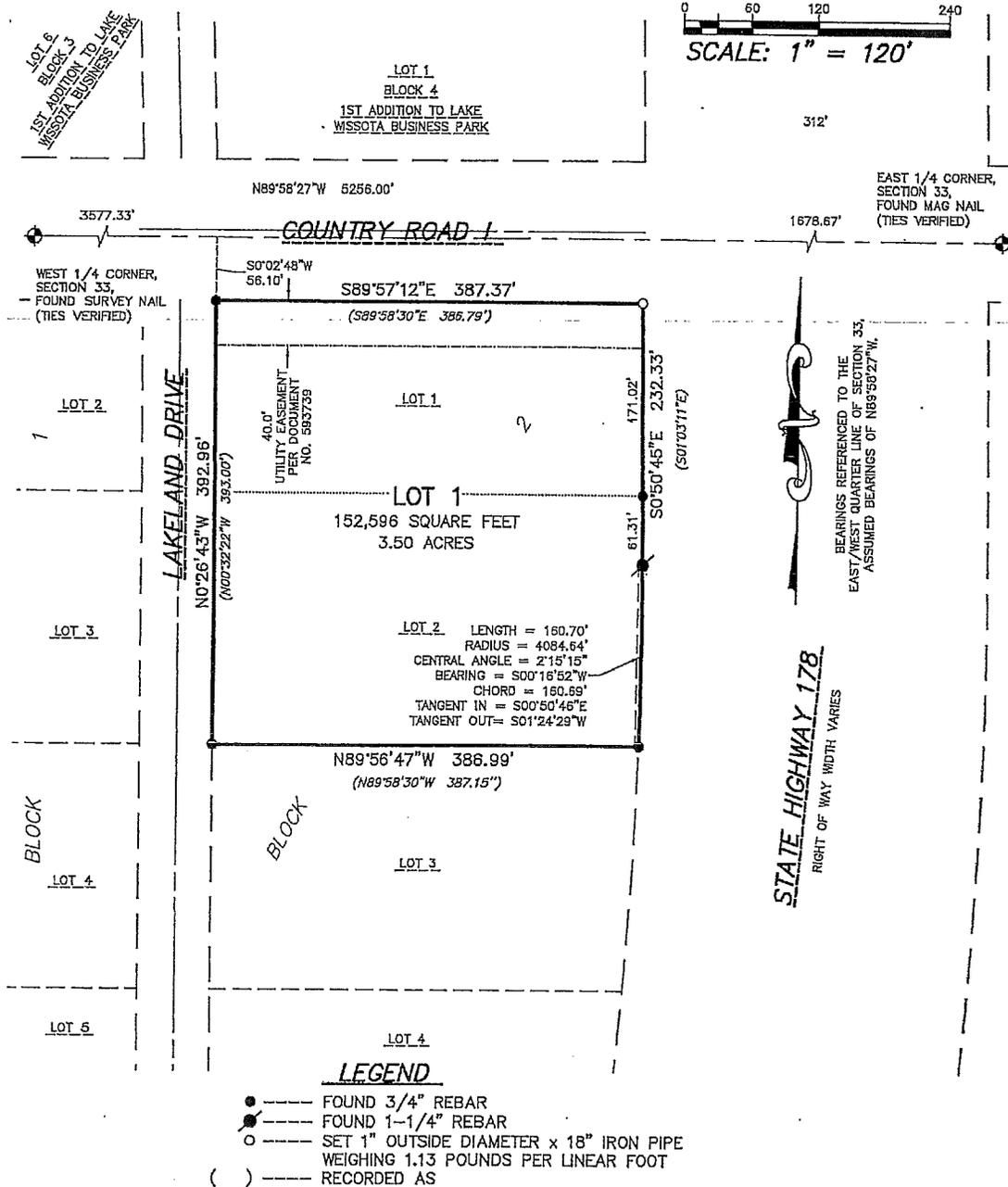
**CHIPPEWA COUNTY CERTIFIED SURVEY  
MAP NUMBER \_\_\_\_\_**

RECORDED IN VOLUME \_\_\_\_\_ OF CERTIFIED SURVEY MAPS PAGE \_\_\_\_\_

REGISTER

**REVISED**  
9-6-16

LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 &  
THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4,  
SECTION 33, TOWNSHIP 29 NORTH, RANGE 8 WEST,  
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN  
BEING ALL OF LOTS 1-2, BLOCK 2 OF LAKE WISSOTA BUSINESS PARK



REAL LAND SURVEYING  
1360 INTERNATIONAL DRIVE  
EAU CLAIRE, WI 54701  
(715) 514-4116  
CADD # 18301

FIELDWORK  
COMPLETION  
DATE: 08/31/18

SHEET 1 OF 2 SHEETS

PAGE \_\_\_\_\_

**CHIPPEWA COUNTY CERTIFIED SURVEY  
MAP NUMBER \_\_\_\_\_**

RECORDED IN VOLUME \_\_\_\_\_ OF CERTIFIED SURVEY MAPS PAGE \_\_\_\_\_

LOCATED IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼ &  
THE NORTHEAST ¼ OF THE SOUTHEAST ¼,  
SECTION 33, TOWNSHIP 29 NORTH, RANGE 8 WEST,  
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN  
BEING ALL OF LOTS 1-2, BLOCK 2 OF LAKE WISSOTA BUSINESS PARK

**SURVEYOR'S CERTIFICATE:**

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT BY THE DIRECTION OF ECMCRE, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS FOLLOWS: LOCATED IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼ & THE NORTHEAST ¼ OF THE SOUTHEAST ¼, SECTION 33, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN; BEING ALL OF LOTS 1-2, BLOCK 2 OF LAKE WISSOTA BUSINESS PARK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEING ALL OF LOTS 1-2, BLOCK 2 OF LAKE WISSOTA BUSINESS PARK

AND BEING SUBJECT TO EXISTING EASEMENTS.

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

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

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

**PREPARED FOR:**  
ECMCRE  
3802 OAKWOOD MALL DRIVE  
EAU CLAIRE, WI 54701

**Prepared By:**  
REAL LAND SURVEYING  
1360 INTERNATIONAL DRIVE  
EAU CLAIRE, WI 54701

Date Filed: September 12, 2018

Fee Paid: \$25.00 Date: Sept. 12, 2018 TR#: 56626

Fee Paid: \_\_\_\_\_ Date: \_\_\_\_\_ TR#: \_\_\_\_\_

**PETITION FOR REZONING**

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

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

Address of Property: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel# \_\_\_\_\_

Legal Description: lot 3 and lot 2 ex the S 1/2 of the Poplarville addition  
Parcel id numbers - 22808-0843-68100003 and 22808-0843-68100002

Present zoning classification of property: R1

Zoning classification requested: R2 for Duplexes

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

Existing use of all buildings on such land: —

Principal use of all properties within 300 feet of such land: Single family and duplexes

Purpose for which such property is to be used: to build 1 duplex ~~two~~

Recite any facts indicating that the proposed change will not be detrimental to the general public's interest and the purposes of this Chapter: This duplex will be owner managed and maintained. The building will be built with high quality materials. The lot will be laid out so the building will be as private as possible.

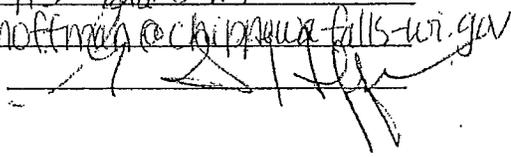
**Attach a plot plan or survey plat, drawn to scale, showing the property to be rezoned, location of structures and property lines within 300 feet of the property to be altered.**

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

This building will look the same as the buildings on the east side of Chippewa Crossing Blvd.

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

Owner(s)/Address(es):

City of Chippewa Falls  
300 W Central St  
Chippewa Falls WI 54729  
Phone #: 715-726-2719  
Email: ghoffman@chippewa-falls-wi.gov  
Signature: 

\_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

Petitioner(s)/Address(es):

Wesley and Karen Mueller  
3963 138th St.  
Chippewa Falls, WI 54729  
Phone #: 715-725-0053  
Email: wesmueller@gmail.com  
Signature: Wesley Mueller  
Karen Mueller

\_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_  
Signature: \_\_\_\_\_

128'

LOT 3 ZIELIE ADDITION

84'

60.000'

72.000'

BLDG #2

25' MIN. SETBACK

LOT 2 ZIELIE ADDITION

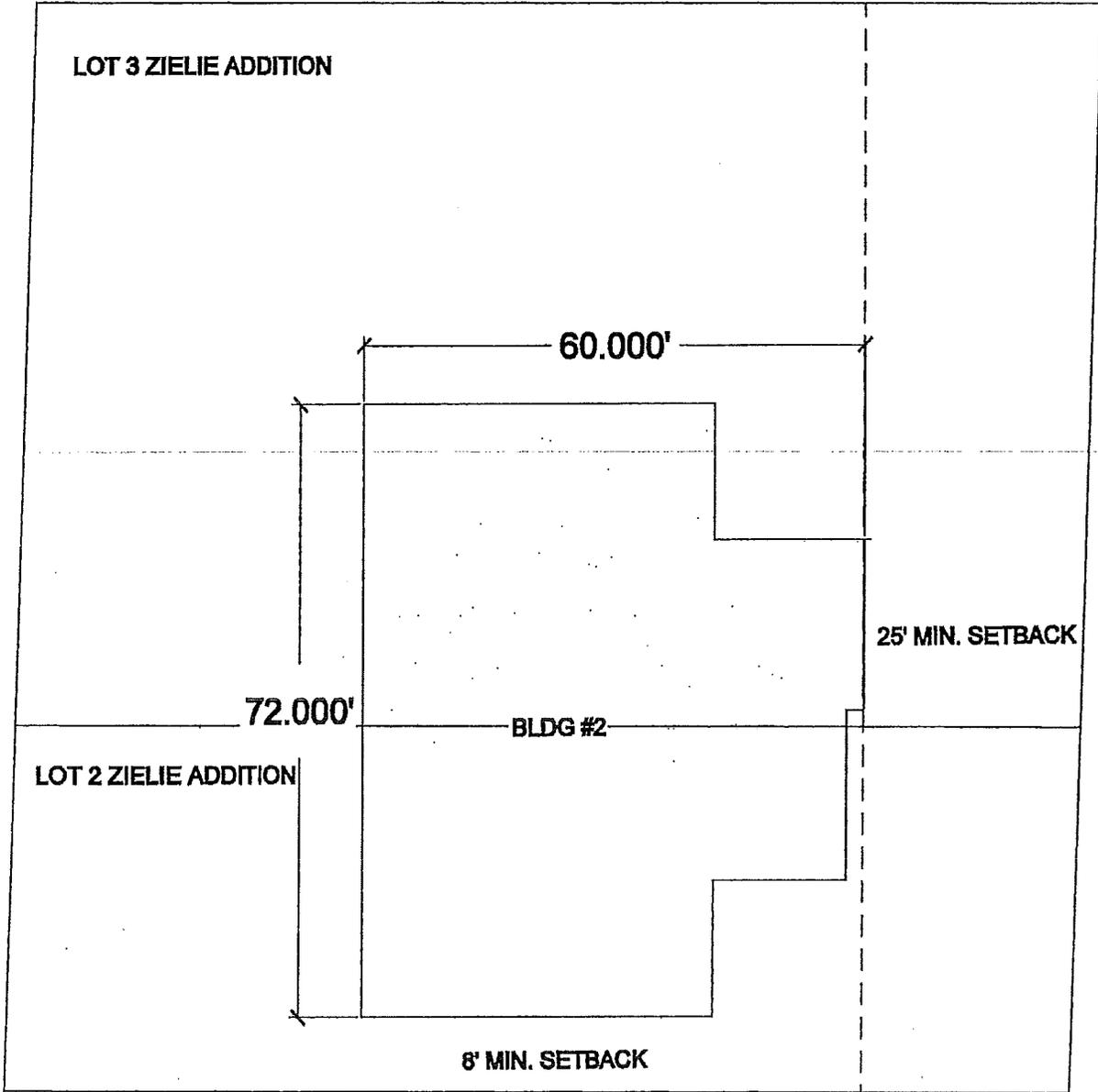
43'

8' MIN. SETBACK

CHIPPEWA CROSSING BLVD

128'

SCALE: 1:20



**Conditional Use Permit Resolution No. 2017-02**

**CITY OF CHIPPEWA FALLS PLAN COMMISSION COMMERCIAL  
PLANNED DEVELOPMENT CONDITIONAL USE PERMIT  
RESOLUTION #2017-02 TO TEMPORARILY LOCATE TEN 10' X 10' X 9'  
HIGH PERSONAL STORAGE UNITS, (PODS) IN THE PARKING LOT OF  
#409 EAST PRAIRIE VIEW ROAD**

---

**WHEREAS**, the City of Chippewa Falls Common Council conducted a public hearing on January 5, 2016 and then granted a Special Use Permit Ordinance No. 2015-06 allowing Wisconsin Real Property Investments, LLC and Chippewa Commons to use the existing building, (former K-Mart building), to store pallets of bottled water; and

**WHEREAS**, on November 7, 2016, the City of Chippewa Falls Plan Commission granted Commercial Planned Development Conditional Use Permit Resolution No. 2016-05 to allow zero setback lot lines on parcel #4428, located at #409 East Prairie View Road; and

**WHEREAS**, Said former K-Mart, parcel number 4428 is zoned C-2 General Commercial District; and

**WHEREAS**, On November 13, 2017, the Plan Commission heard a request from U-Haul to temporarily locate ten 10' x 10' x 9' high personal storage units, (pods), in the parking lot of #409 East Prairie View Road; and

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

**WHEREAS**, the Plan Commission conducted a public hearing on Monday December 11, 2017 at 6:30 P.M. to hear all concerns about Commercial Planned Development Conditional Use Permit Resolution No. 2017-02 to temporarily locate ten 10' x 10' x 9' high personal storage units, (pods), in the parking lot of #409 East Prairie View Road after proper notification of all adjacent property owners within 150 feet of the parcel and the publishing of a Class II notice for the said public hearing.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN**, pursuant to Chapters 17.26 and 17.47 of the code of Ordinances of the City of Chippewa Falls, that Commercial Planned Development Conditional Use Permit Resolution No. 2017-02 to temporarily locate ten 10' x 10' x 9' high personal storage units, (pods), in the parking lot of #409 East Prairie View Road is granted under the following conditions:

- a) That U Haul be permitted to temporarily store ten 10'x10'x9'high outdoor personal storage units in the parking lot as shown on the attached site plan until 90 % occupancy of the indoor storage facility is reached and the Plan Commission will review the occupancy and permit after five years.

Conditional Use Permit Resolution No. 2017-02

**CITY OF CHIPPEWA FALLS PLAN COMMISSION COMMERCIAL  
PLANNED DEVELOPMENT CONDITIONAL USE PERMIT  
RESOLUTION #2017-02 TO TEMPORARILY LOCATE TEN 10' X 10' X 9'  
HIGH PERSONAL STORAGE UNITS, (PODS) IN THE PARKING LOT OF  
#409 EAST PRAIRIE VIEW ROAD**

---

- b) That this permit shall apply to parcel #4428 as described on the attached property description and as shown on the attached site plan.
- c) That the attached stated declarations apply to parcel #4428 and adjacent parcel #4430 as long as this permit remains valid.
- d) That a zero setback is required along the South property line of parcel #4428.
- e) That this permit shall run with the land and apply for all present and future owners as long as permitted uses in the C-2 General Commercial District are employed.
- f) That all the attached site plans, declarations and property descriptions become part and parcel of this permit.
- g) This permit will be available in the offices of the City Engineer and City Inspector.
- h) That this permit shall become null and void by non-compliance with the conditions of this permit or related Codes, or by application to the Board of Appeals for any Code variance at these premises.
- i) That all changes or modifications to this permit shall be made only after review and approval by the Plan Commission and after public notice and hearing as required for a Commercial Planned Development Conditional Use Permit.
- j) That except as specifically provided herein, all regulations of City Codes shall apply.

MOTION: Tzanakis

SECONDED: Doughly

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on December 11, 2017 by a vote of 6 ayes, 0 nays and 2 abstentions.

ATTEST: Richard J. Rubenzer  
Richard J. Rubenzer, PE  
Secretary, Plan Commission



**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, DECEMBER 11, 2017 – 6:30 PM**

The Plan Commission met in City Hall on Monday, December 11, 2017 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer and Vice-Chairperson Tom Hubbard. Absent were Commissioners Dan Varga and Beth Arneberg, and Mayor Greg Hoffman. Also attending were City Inspector Paul Lasiewicz, Steve Pregent and persons on the attached attendance sheet.

1. **Motion** by Cihasky, seconded by Tzanakis to approve the minutes of the November 13, 2017 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. U-Haul representatives appeared to support the petition for a Conditional Use Permit for U-Haul to temporarily place ten 10'x10'x9' personal storage units on the parking lot at #409 East Prairie View Road. The Plan Commission discussed condition "a" allowing placement of the units until 90% occupancy of the storage units in the former K-mart building was reached or one year whichever came first. Justin Kaminski was asked how long it may take to reach 90% occupancy. He stated one year was not realistic. He continued that U-Haul was investing \$250,000 in the units and needed more time than one year. He also stated that there would be one thousand storage units in the former K-mart building. Commissioner Doughty stated that he thought a minimum of 2 ½ years might be more realistic. Secretary Rubenzer stated he had added the one year limit in reaction to Council comments but that the Plan Commission could change or remove that condition. Commissioner Cihasky was concerned about long term maintenance and appearance of the pods. Vice-Chairperson Hubbard opened the public hearing to consider Conditional Use Permit Resolution No. 2017-02. No one spoke for or against the resolution. Vice-Chairperson Hubbard closed the public hearing.  
**Motion** by Tzanakis, seconded by Doughty to approve Conditional Use Permit Resolution No. 2017-02 allowing U-Haul to temporarily place ten 10'x10'x9' personal storage units on the parking lot at #409 East Prairie View Road, (Parcel #4428), after changing "one" to "five" in condition "a" and correcting person to personal in the sixth "Whereas" paragraph. Alderperson Hull asked if the Plan Commission wanted the "five" to be a condition. Secretary Rubenzer suggested wording that the occupancy and permit be reviewed by the Plan Commission after five years. Commissioners Tzanakis and Doughty amended the motion accordingly. **All present voting aye. Motion carried.**
  
3. Ian Kopp, Lee Marks and Charles Erlien appeared to support a Planned Unit Development Conditional Use Permit application to construct Twin Homes on Parcels #2574 and #2575, Lots #3 and #4, Block #4, Mansfield and McBeans Addition. Mr. Kopp added that the lots were located by the WCFW Radio Station on North Street. Inspector Lasiewicz noted that the Planned Unit Developments process was the only mechanism to construct Twin Homes in residential districts. He added City staff were considering alternative zone modifications for Twin Home construction for a future Plan Commission and Council recommendation. He stated that Mr. Kopp needed to provide a to-scale complete site plan.  
**Motion** by Smith, seconded by Cihasky to recommend the Plan Commission conduct a

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



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

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

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

**TO:** Mayor Gregory S. Hoffman  
Public Works Director Richard Rubenzer

**FROM:** Robert Ferg

**DATE:** September 19, 2018

**RE:** U-Haul, PD CUP Resolution No. 2017-02

This was a Planned Development (PD) under § 17.26 of the City Code. In the original PD process a public hearing is required concerning the PD CUP request and the General Development Plan per § 17.26(7)(f). This was done. After hearing the Plan Commission makes a decision in regard to the PD CUP and the related General Development Plan. After approval of the PD CUP and the General Development Plan the applicant is suppose to do a Final Development Plan within 6 months. The Final Development Plan then gets approved and recorded.

§§§ 17.26(7)(m), (7)(n), and (7)(o) provide as follows:

(m) Amendments to General Development Plan. Amendments to the General Development Plan involving what are considered by city staff or the Plan Commission to be substantial changes shall require the same procedure and criteria for review and approval as the original General Development Plan. Amendments involving what are considered by city staff or the Plan Commission to be minor and of no substantial negative impact upon adjacent properties, the neighborhood or existing dwelling units within the PD may be approved by the Plan Commission without public hearing and notice. The information specified in this chapter under subsections (6)(b), (7)(c), and (8)(a), shall be considered in determining substantial changes.

(n) Amendments to Final Development Plan.

1. After approval of the Final Development plan by the Plan Commission, the developer may seek amendments to the Final Development Plan as recorded, only if difficulties or significant changes in circumstances are encountered in constructing the PD which could not have reasonably been foreseen, such as with terrain or soil conditions or other physical complications, or changing market conditions, new technologies or emerging design ideas.
2. Minor changes in the location, siting, and height of buildings and structures, or reductions in project density or intensity may be authorized by the Plan Commission without additional public hearings if required by engineering or other circumstances not foreseen at the time the final plan was approved. No change authorized by this subsection may cause any of the following:

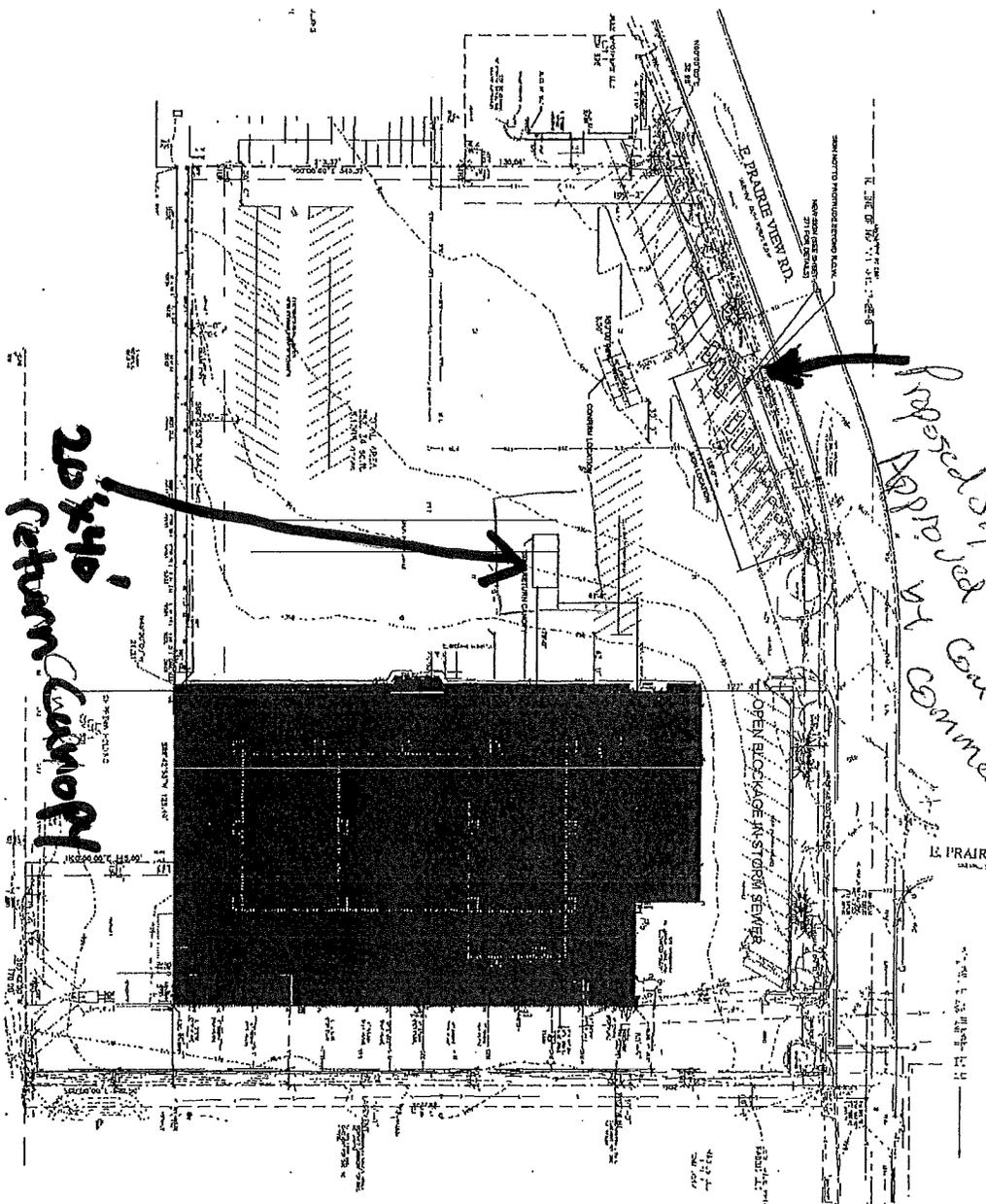
- a. A change in the use or character of the development.
  - b. An increase in overall coverage of structures.
  - c. An increase in the intensity of use.
  - d. An increase in the problems of traffic circulation and public utilities.
  - e. A reduction in approved open space.
  - f. A reduction of off-street parking and loading space.
  - g. A reduction in required pavement widths.
3. All other changes in use, or rearrangement of lots, blocks, and building tracts, or any changes in the provision of common open spaces and changes other than listed above, must be made by the Plan Commission subject to the procedures specified in subsection (7). Such amendments may be made only if they are shown to be required by changes in conditions that have occurred since the Final Development Plan was approved or by changes in community policy.
- (o) Recording; Conditions Run with the Land.
1. Before a Final Development Plan becomes effective, a document shall be recorded by the applicant within 30 days of approval in the office of the county register of deeds. Said document shall identify the property as being part of a PD which is on file with the Secretary of the Plan Commission. Applicant shall furnish evidence of such recording to the Secretary of the Plan Commission prior to any Final Development Plan approval for multiple phased projects or within 15 days of Final Development Plan approval for single phased projects.
  2. Any conditions attached to a General Development Plan or Final Development Plan shall run with the land and shall not lapse or be waived as the result of any subsequent change in the tenancy or ownership of any or all of said lands. Such conditions shall be deemed to be part of the building permit issued for any use or structure within the PD.

So, we would have questions as to what we have here. I suspect a Final Development Plan may not have been done. Usually, the application required under § 17.26(7)(c) is expansive enough to include information that serves as the General Development Plan. A lot of it gets incorporated into the PD CUP. There is a question as whether there is an amendment to a General Development Plan or an amendment to a Final Development Plan. There are different standards for each of them.

One can argue that the requirement for a Final Development Plan was waived because it was not necessary given the PD CUP and no charges from the General Development Plan. I suppose one could also argue that under such circumstances the General Development Plan becomes the Final Development Plan.

All in all, it seems that the real concern is that the City Council simply wants to see a public hearing in regard to the proposed amendment and some appropriate findings made.

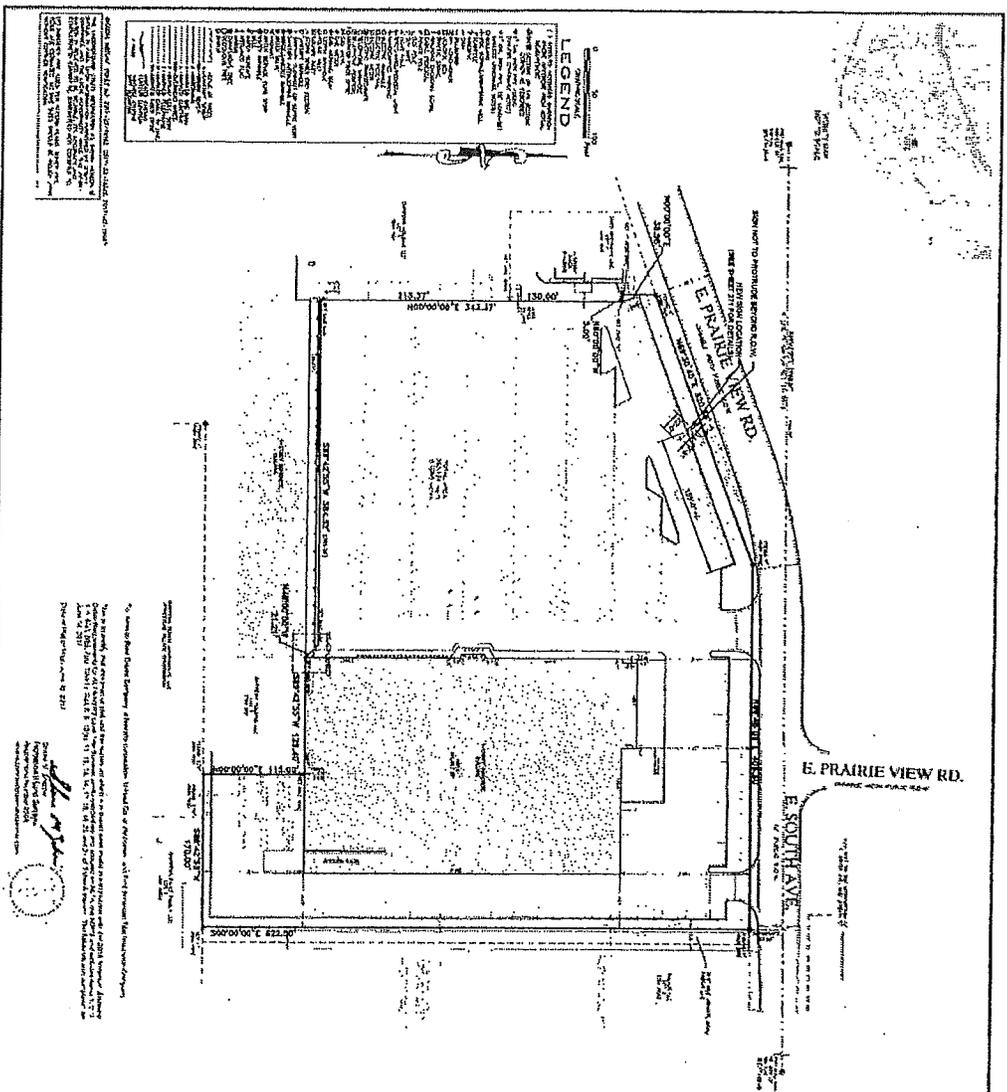
Robert A. Ferg



① SITE PLAN

102 PROPOSED SITE	RESURFACING 1" = 40'	DATE: 03/02/2018 DRAWN BY: AJL/BJP TIME: 02:00 PM 11/02/2018	PROJECT <b>18-003 IN #868075</b> PROPOSED BUILDING ALTERATION: <b>AMERCO REAL ESTATE COMPANY</b> 409 E. PRAIRIE VIEW RD. CHIPPEWA FALLS, WI 54729	ARCHITECT OF RECORD: CADD	COMMERCIAL   INDUSTRIAL   DESIGN/BUILD  Office: 920-336-1400   Fax: 920-336-0401
	REVISIONS 1 2 3 4 5 6 7 8 9 10	1" = 40'	11/02/2018	AMERCO REAL ESTATE COMPANY	ARCHITECT OF RECORD:

1 SIGN LOCATION  
1-10-2018



**ALTA/NSPS LAND TITLE SURVEY  
WITH TOPOGRAPHIC DATA**

This is a plat of a land title survey prepared in accordance with the provisions of the Wisconsin Statutes, Chapter 89, and the rules and regulations of the Wisconsin Department of Transportation, Chapter DOTS 11. The survey was conducted by the undersigned on or about the 15th day of August, 2018, and the results are shown on this plat. The survey was conducted in accordance with the provisions of the Wisconsin Statutes, Chapter 89, and the rules and regulations of the Wisconsin Department of Transportation, Chapter DOTS 11. The survey was conducted in accordance with the provisions of the Wisconsin Statutes, Chapter 89, and the rules and regulations of the Wisconsin Department of Transportation, Chapter DOTS 11.

**AMERCO Real Estate Company, Entry #868075**

1. The survey was conducted in accordance with the provisions of the Wisconsin Statutes, Chapter 89, and the rules and regulations of the Wisconsin Department of Transportation, Chapter DOTS 11. The survey was conducted in accordance with the provisions of the Wisconsin Statutes, Chapter 89, and the rules and regulations of the Wisconsin Department of Transportation, Chapter DOTS 11.

**R.A. Smith National, Inc.**  
Professional Surveyors  
1000 Wisconsin Avenue, Suite 1000  
Madison, Wisconsin 53703  
Phone: 608.261.1234  
Fax: 608.261.1235  
www.raisurveyors.com

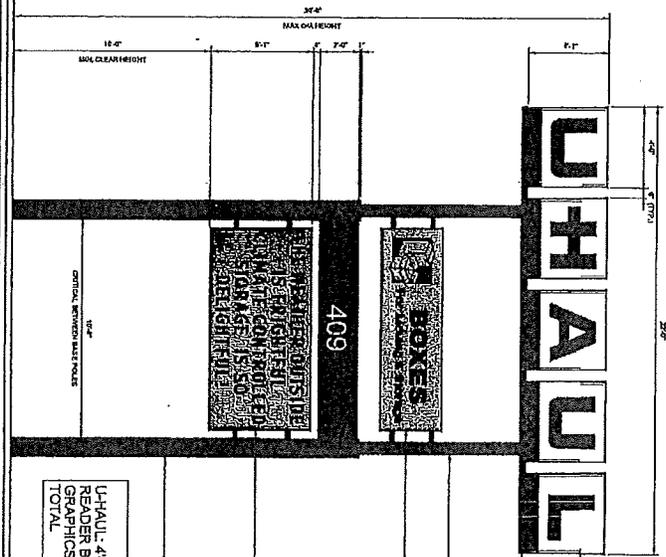
104  
SIGN  
LOCATION

REVISIONS	DATE	BY	DESCRIPTION

PROJECT  
**18-003 #868075**  
PROPOSED BUILDING ALTERATION:  
**AMERCO REAL ESTATE COMPANY**  
409 E. PRAIRIE VIEW RD.  
CHIPPewa FALLS, WI 54729

ARCHITECT OF RECORD:  
**A lliance**  
CONSTRUCTION & DESIGN  
COMMERCIAL | INDUSTRIAL | DESIGN/BUILD

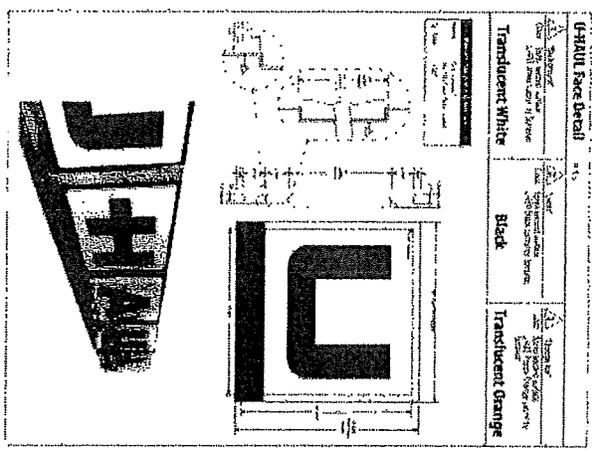
① SIGN DETAIL  
3/8" = 1'-0"



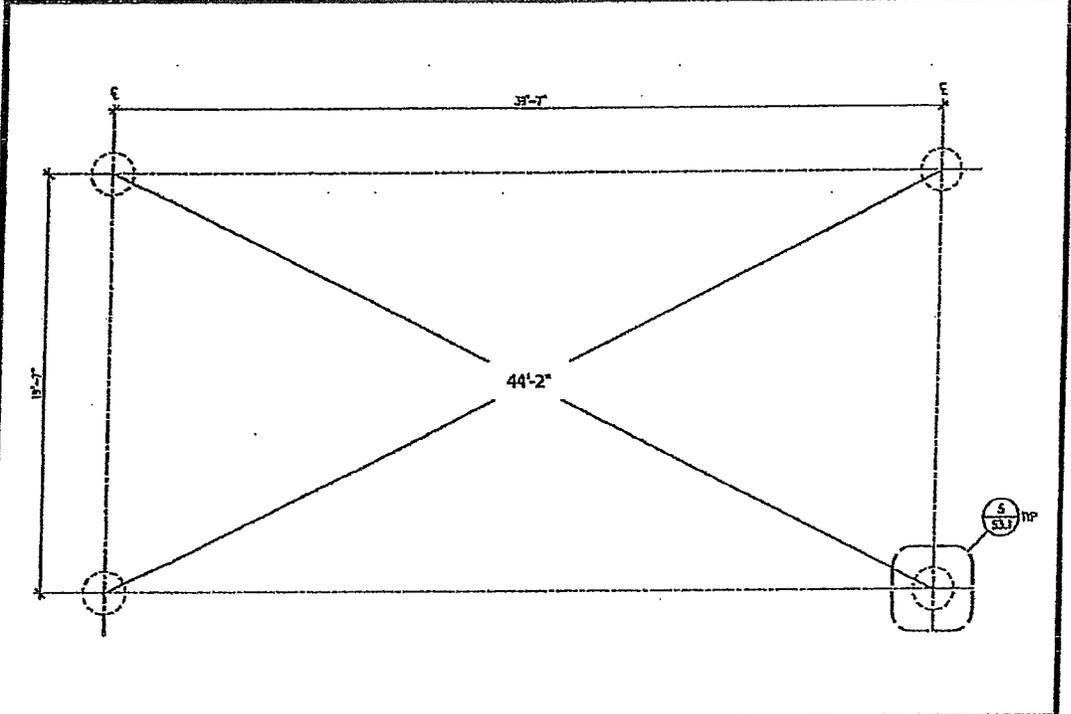
SQUARE FOOTAGE:

LIHAUL - 4'-0" X 2'-0" X 10'-0"	=	80.0 SF
REAR BOARD - 3'-0" X 10'-0"	=	30.0 SF
GRAPHICS BOARD - 3'-0" X 10'-0"	=	30.0 SF
TOTAL	=	140.0 SF

ALL MATERIALS SHALL BE FINISHED TO MATCH EXISTING SIGNAGE.  
 ALL MATERIALS SHALL BE FINISHED TO MATCH EXISTING SIGNAGE.  
 ALL MATERIALS SHALL BE FINISHED TO MATCH EXISTING SIGNAGE.

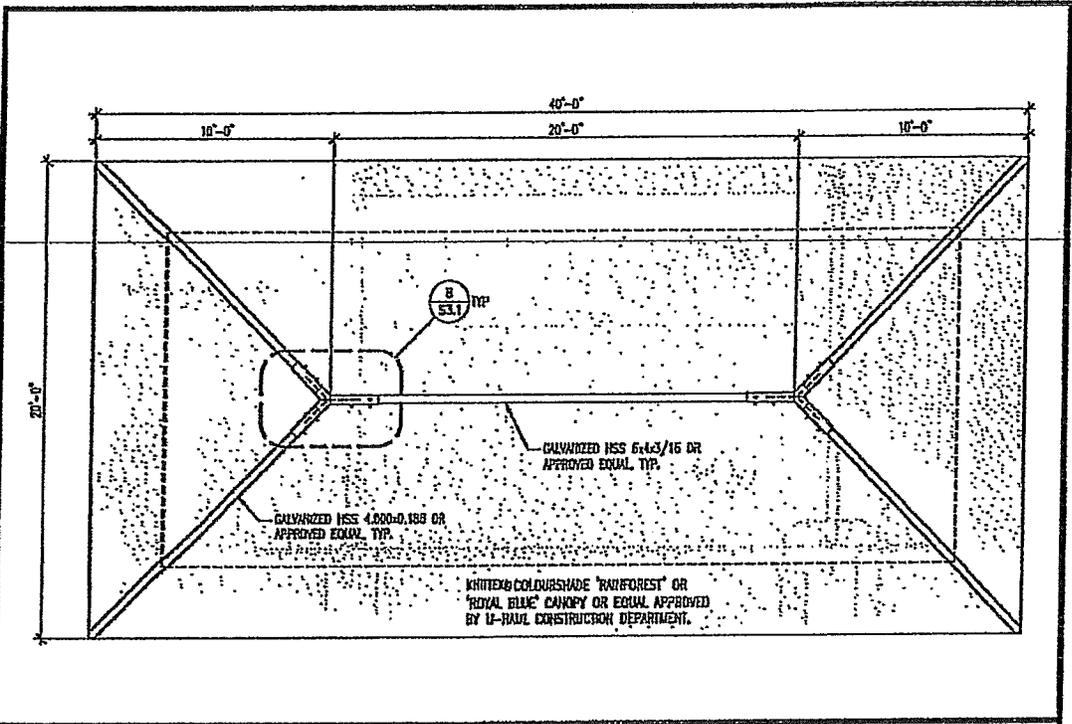


REVISIONS 1. REVISED FOR DESIGN OF DOOR SCHED. 2. 3. 4. 5. 6. 7. 8. 9.	PROJECT <b>18-003</b> IN #868075 PROPOSED BUILDING ALTERATION; AMERCO REAL ESTATE COMPANY 409 E. PRAIRIE VIEW RD. CHIPPEWA FALLS, WI 54729	ARCHITECT OF RECORD: Oude	COMMERCIAL   INDUSTRIAL   DESIGN/BUILD <b>Alliance</b> CONSTRUCTION & DESIGN OFFICE: 224-334-1411   FAX: 224-334-7421
	THE SHAW GROUP 872018 11-0228 AM DRAWN BY: JLLB DATE: 02/22/18 SCALE: 3/8" = 1'-0" DATE: 02/22/18	SIGN DETAIL 271	



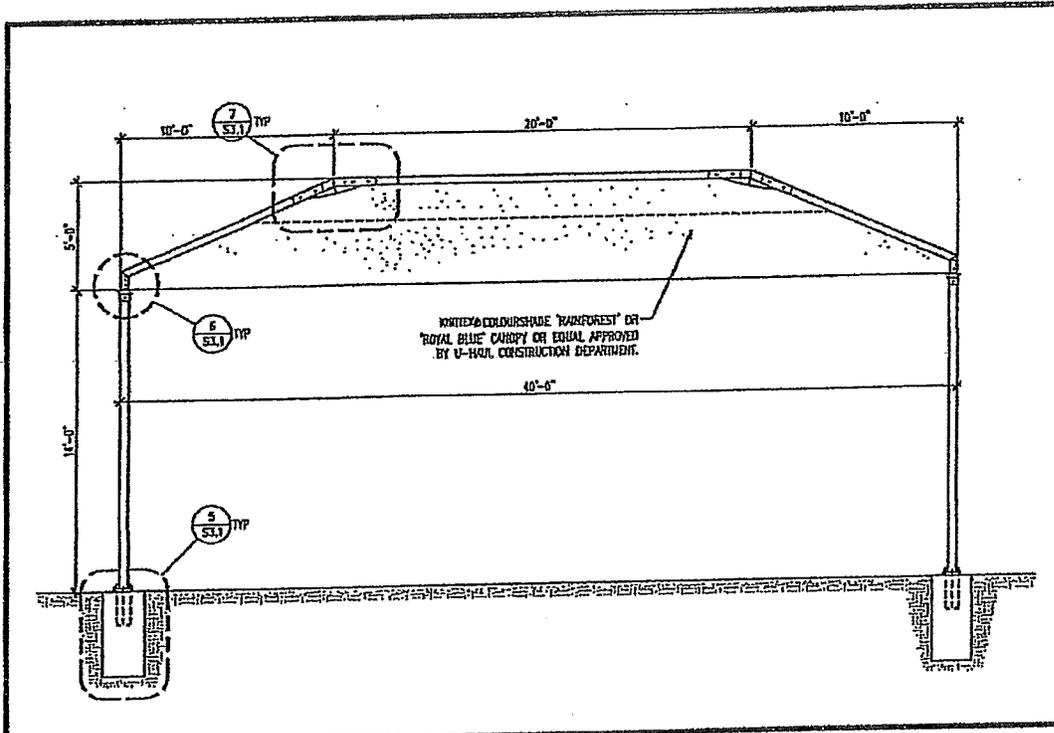
1 | 20'x40' STEEL CANOPY FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



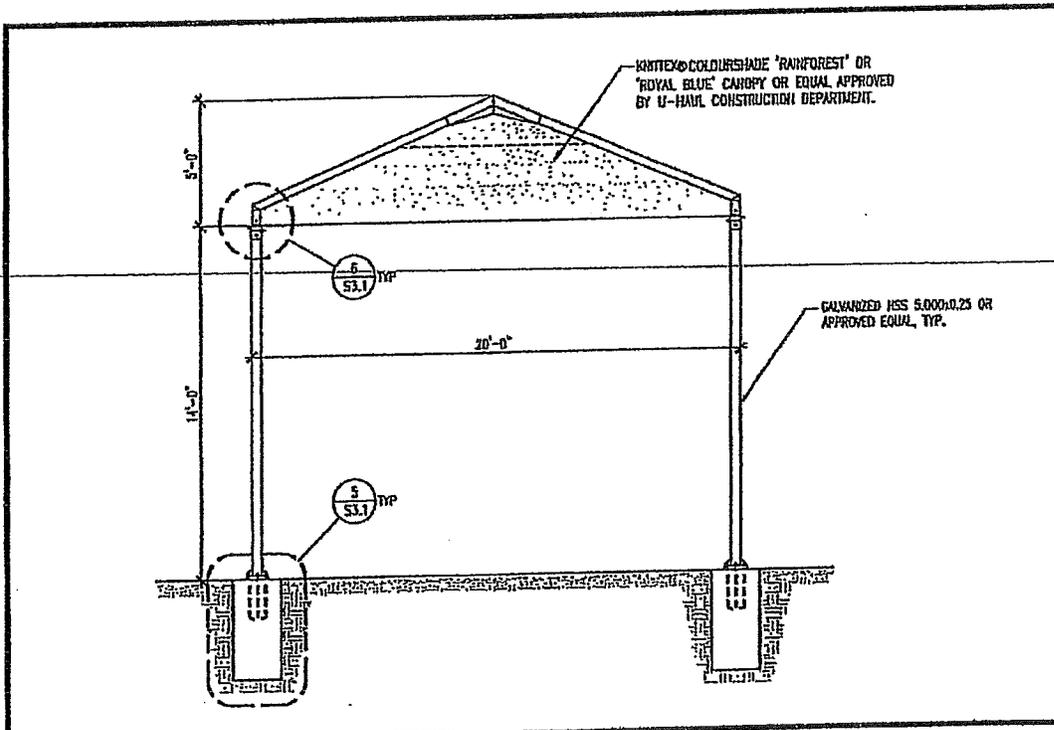
2 | 20'x40' STEEL CANOPY PLAN

SCALE: 1/4" = 1'-0"



3 20'x40' STEEL CANOPY SIDE ELEVATION

SCALE: 1/4" = 1'-0"



4 20'x40' STEEL CANOPY SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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

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

FEE \$ 10.00

Application Date: 08/28/18

Town  Village  City of Chippewa Falls

County of Chippewa

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

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

at the premises described below during a special event beginning 10/04/18 and ending 10/04/18 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

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

(a) Name Chippewa Falls Main Street, Inc.

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

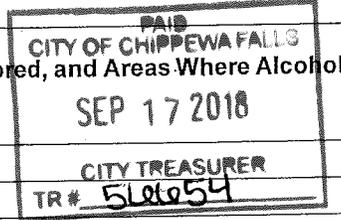
(c) Date organized \_\_\_\_\_

(d) If corporation, give date of incorporation 06/26/89

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

(f) Names, addresses and phone numbers of all officers:  
 President Wes Parho, 120 W. Columbia St., Chippewa Falls (715) 563-9192  
 Vice President Brad Hentschel, 10 N. Bridge St., Chippewa Falls (715) 720-6277  
 Secretary Sue Rada, 105 W. Central St., Chippewa Falls (715) 723-1146  
 Treasurer Jeri Maher, 212 Bay St., Chippewa Falls (715) 726-2500

(g) Name and address of manager or person in charge of affair: Jeri Ouimette, 514 N. Bridge St., Chippewa Falls (715) 723-16161



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

(a) Street number See attachment

(b) Lot \_\_\_\_\_ Block \_\_\_\_\_

(c) Do premises occupy all or part of building? \_\_\_\_\_

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

(e) Will minors be present? Yes Reason for minors being present: Businesses are open to public

Security measures: Participants will get arm bands after IDs are checked

3. Name of Event

(a) List name of the event Paint the Town Pink

(b) Dates and times of event 10/04/18 4-7 p.m.

### DECLARATION

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

DSM 9/15/18

Officer [Signature] 8/28/18  
(Signature/date)

Chippewa Falls Main Street, Inc.  
(Name of Organization)  
 Officer [Signature] 8/28/18  
(Signature/date)

Officer [Signature] 8/28/18  
(Signature/date)

Officer [Signature] 8/28/18  
(Signature/date)

Date Filed with Clerk \_\_\_\_\_

Date Reported to Council or Board \_\_\_\_\_

Date Granted by Council \_\_\_\_\_

License No. \_\_\_\_\_

Police Department Approval [Signature]

Date 9/18/18 Wisconsin Department of Revenue

## **Bridget Givens**

---

**From:** Teri Ouimette <teri@cfms.us>  
**Sent:** Thursday, September 27, 2018 4:09 PM  
**To:** Bridget Givens  
**Subject:** Teri, Main Street list of businesses- wine sampling

*Shades of You  
Korger's Decorating  
Eric's Diamonds & Fine Jewelry  
Eevy Ivy Over Floral  
The Bird's Nest  
Fridayz  
Blue Marble Pub  
House Blend Lighting  
Glaze n Glass*

Thank you Bridget!

*Teri*

Teri Ouimette  
Executive Director  
Chippewa Falls Main Street, Inc  
514 North Bridge Street  
Chippewa Falls, WI 54729  
715-723-6661  
[teri@cfms.us](mailto:teri@cfms.us)  
[www.chippewafallsmainst.org](http://www.chippewafallsmainst.org)

To unsubscribe from our weekly newsletter, [click here](#). Please do not change the subject line.

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

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

FEE \$ 10.00

Application Date: 9/26/2018

Town  Village  City of Chippewa Falls

County of Chippewa

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

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

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

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

(a) Name Chippewa Falls Main Street, Inc.

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

(c) Date organized \_\_\_\_\_

(d) If corporation, give date of incorporation 6/26/1989

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

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

President Nes Parho, 120 W. Columbia St., Chippewa Falls (715) 563-9192  
 Vice President Brad Hentschel, 30 W. Central St., Chippewa Falls (715) 726-2729  
 Secretary Sue Rada, 105 W. Central St., Chippewa Falls (715) 723-1146  
 Treasurer Jeri Maher, 212 Bay St., Chippewa Falls (715) 726-2500

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

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

(a) Street number 12 S. Bridge St. (Riverfront Park)

(b) Lot \_\_\_\_\_ Block \_\_\_\_\_

(c) Do premises occupy all or part of building? Yes

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

(e) Will minors be present? Yes Reason for minors being present: Open to Public  
 Security measures: Check IDs and Have Wristbands

**3. Name of Event**

(a) List name of the event Riverfront Park Ribbon Cutting

(b) Dates and times of event Oct. 14, 2018 1-3:30 p.m.

**DECLARATION**

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

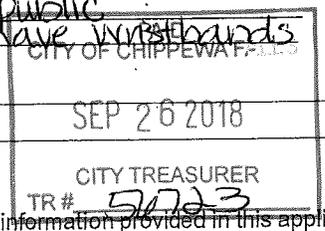
Officer [Signature] \_\_\_\_\_ (Name of Organization)  
(Signature/date)

Officer [Signature] \_\_\_\_\_ (Signature/date)  
(Signature/date)

Date Filed with Clerk \_\_\_\_\_ Date Reported to Council or Board \_\_\_\_\_

Date Granted by Council \_\_\_\_\_ License No. \_\_\_\_\_

Police Department Approval BDM 9/27/18 Date \_\_\_\_\_ Wisconsin Department of Revenue





# CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

Rec'd 9/17/18

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

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

Name of the event: Horse Drawn Wagon Rides	Estimated number of persons participating: 5,000
---	---

Date and start and end times requested for street use:  
Dec. 4-6, 11-13, 18-20, 2018      4<sup>15</sup> pm - 8<sup>45</sup> pm

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):  
From the parking lot at 514 N. Bridge St. through the downtown to Irvine Park and back (see attached map)

Use, described in detail, for which the street use permit is requested:  
Horse drawn wagons will take riders through the downtown to Irvine Park's Christmas Village

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

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

Signature of Applicant: [Signature]      Date: 8/14/18

### OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):  
None From CPD. \$0.00      No Public Works services requested or required

Requirements of Applicant:

Approved by: [Signature] 9-17-18      [Signature] PE 9/20/2018  
Signature of Chief of Police      Signature of Director of Public Works

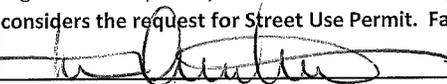
Recommendation of Board of Public Works (if required):       Approved       Denied

Decision of City Council (required):       Approved       Denied





# CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

Applicant Name and Address: Teri Ouimette, 514 N. Bridge St., Chippewa Falls, WI 54729		Applicant Phone Number: 715-723-6661
<input checked="" type="checkbox"/> Please check here if the applicant is the individual in charge of the event. If not, please indicate Name, Address and Phone Number of responsible individual.	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: Chippewa Falls Main Street, Inc. 514 N. Bridge St. Chippewa Falls, WI 54729 715-723-6661	
Name of the event: Santa's Arrival	Estimated number of persons participating: 200	
Date and start and end times requested for street use: Friday, November 23, 2018 9:50 - 10 a.m.		
Accurate description of the portion of the street or streets being requested for use (attach maps if necessary): The parking spots on W. Spring St. and the route from that spot up N. Bridge St. to 411 N. Bridge St.		
Use, described in detail, for which the street use permit is requested: Santa will be arriving at 411 N. Bridge St. from the Spring St. location		
City services requested for the event (e.g., Street Department or Police Department staff time) A police escort from about 9:50 - 10 a.m.		
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. <b>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.</b>		
 Signature of Applicant		8/14/18 Date
<b>OFFICE USE ONLY</b>		
Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):  <i>MARKED PATROL UNIT ON DUTY ESCORT - NO COST. \$105</i>		
Requirements of Applicant: <i>Pick up any necessary traffic control (cones or barricades) at the City Garage (175 Brook-Riverside Drive) by 1 pm on Wednesday, November 21 and return on Monday, November 26, 2018 196</i>		
 Signature of Chief of Police		8-29-18 Signature of Director of Public Works
Recommendation of Board of Public Works (if required):		<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Decision of City Council (required):		<input type="checkbox"/> Approved <input type="checkbox"/> Denied





09 20 2018

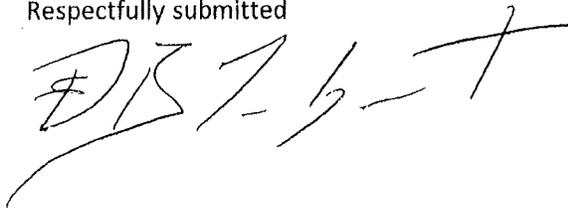
FROM: Dwayne B Lambert 1 E Canal Street

TO: City of Chippewa Falls common council

SUBJ: TRADE NAME CHANGE

1. I am requesting to change the trade name associated with my liquor license.
2. The name to be associated with the Class B liquor license I hold for 1 E Canal Street is Deweys Roadhouse.

Respectfully submitted

A handwritten signature in black ink, appearing to read "D B Lambert", written in a cursive style.

**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:

**Parcels 4046.9100 and 4046.9200, Lots 5 and 6, Replat of Zielie's Addition, located in  
Block 5, Zielie's Addition at the Southwest corner of Garden Street and Chippewa  
Crossing Boulevard**

**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 2<sup>nd</sup> day of October 2018

FIRST READING: September 18, 2018

SECOND READING: October 2, 2018

PUBLIC HEARING: October 2, 2018

APPROVED: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
Bridget Givens, City Clerk

PUBLISHED: \_\_\_\_\_

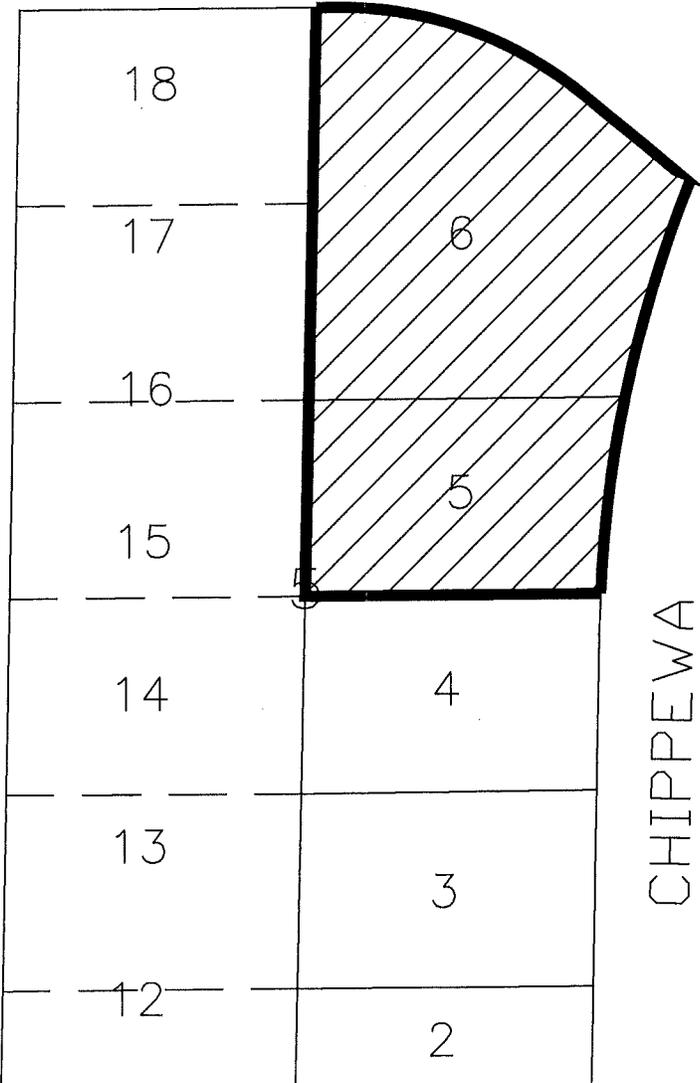
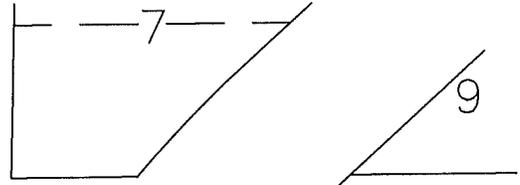
  
\_\_\_\_\_  
Council President

LOTS 5 & 6-ZIELIE'S REPLAT  
REZONING  
LOCATION MAP



GARDEN ST.

MARILYN ST.

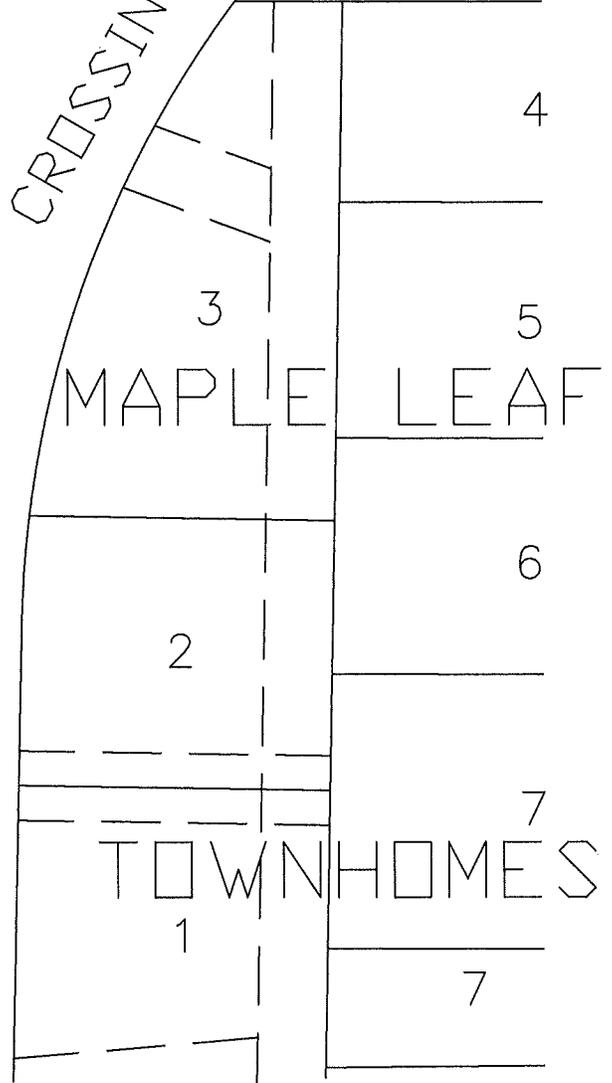


CROSSING

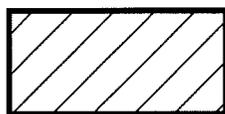
MAPLE

LEAF

CHIPPEWA



AREA TO BE REZONED



**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:

**Parcels 4046.7000 and 4046.8000, Lot 2, except the south half and Lot 3, replat of  
Zielie's Addition, located in Block 5, Zielie's Addition along the West side of  
Chippewa Crossing Boulevard.**

**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 16<sup>th</sup> day of October 2018

FIRST READING: October 2, 2018

\_\_\_\_\_  
Council President

SECOND READING: October 16, 2018

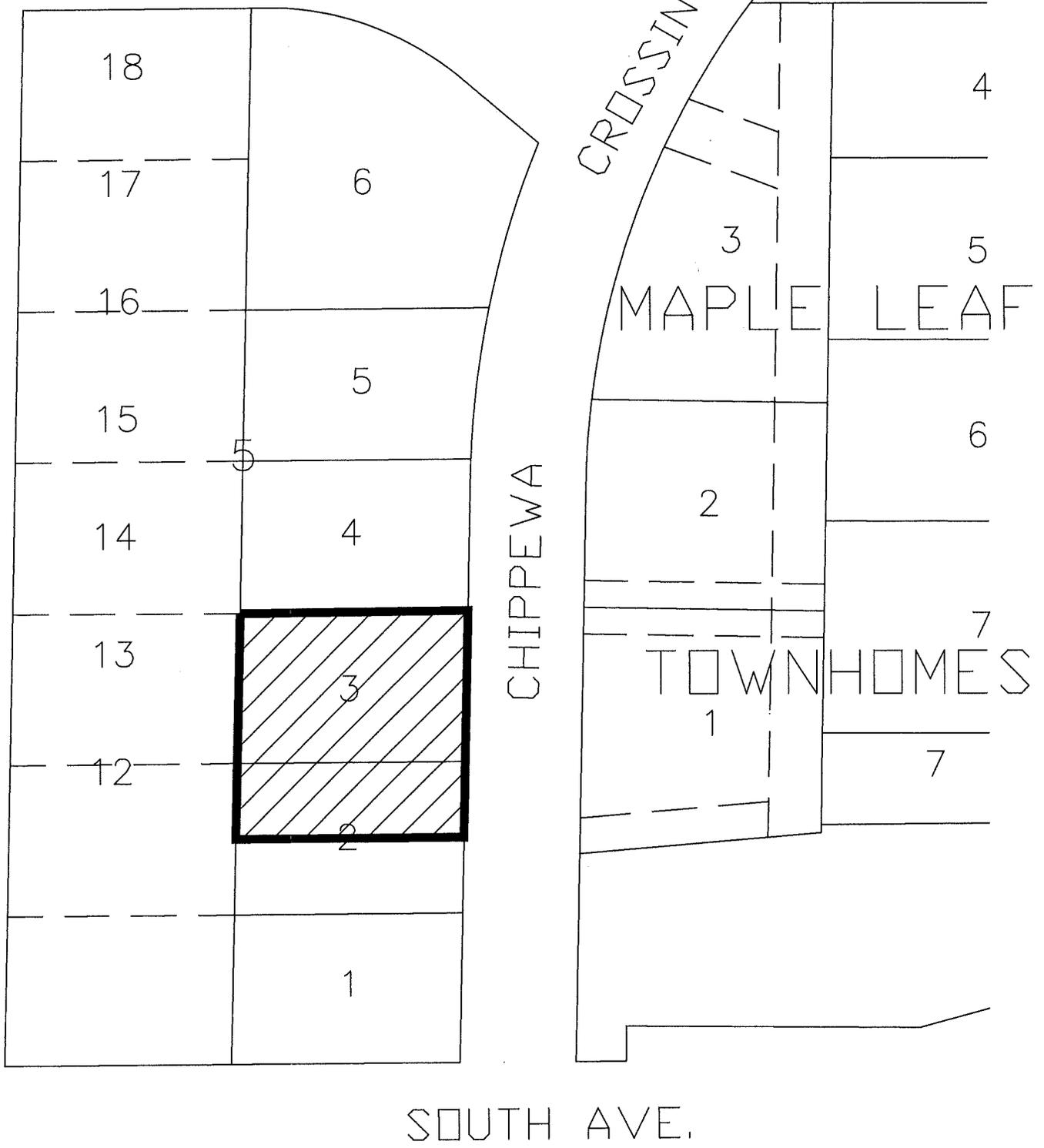
PUBLIC HEARING: October 16, 2018

APPROVED: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
Bridget Givens, City Clerk

PUBLISHED: \_\_\_\_\_

LOT 3 & NORTH 1/2 LOT 2-ZIELIE'S REPLAT  
REZONING  
LOCATION MAP



AREA TO BE REZONED



**RESOLUTION NO. 2018-38**

**RESOLUTION  
APPROVING A CERTIFIED SURVEY MAP**

**RESOLVED**, that a Certified Survey Map prepared by Real Land Surveying is hereby approved by the Chippewa Falls Common Council. Said parcels being all of Lots 1 and 2, Block 2 of Lake Wissota Business Park, located in the Northwest ¼ of the Southeast ¼ and the Northeast ¼ of the Southeast ¼, Section 33, T29N, R8W, City of Chippewa Falls, Chippewa County, Wisconsin.

Dated this 2<sup>nd</sup> day of October, 2018

ADOPTED: \_\_\_\_\_

\_\_\_\_\_

Council President

APPROVED: \_\_\_\_\_

Mayor

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

ATTEST: \_\_\_\_\_

City Clerk

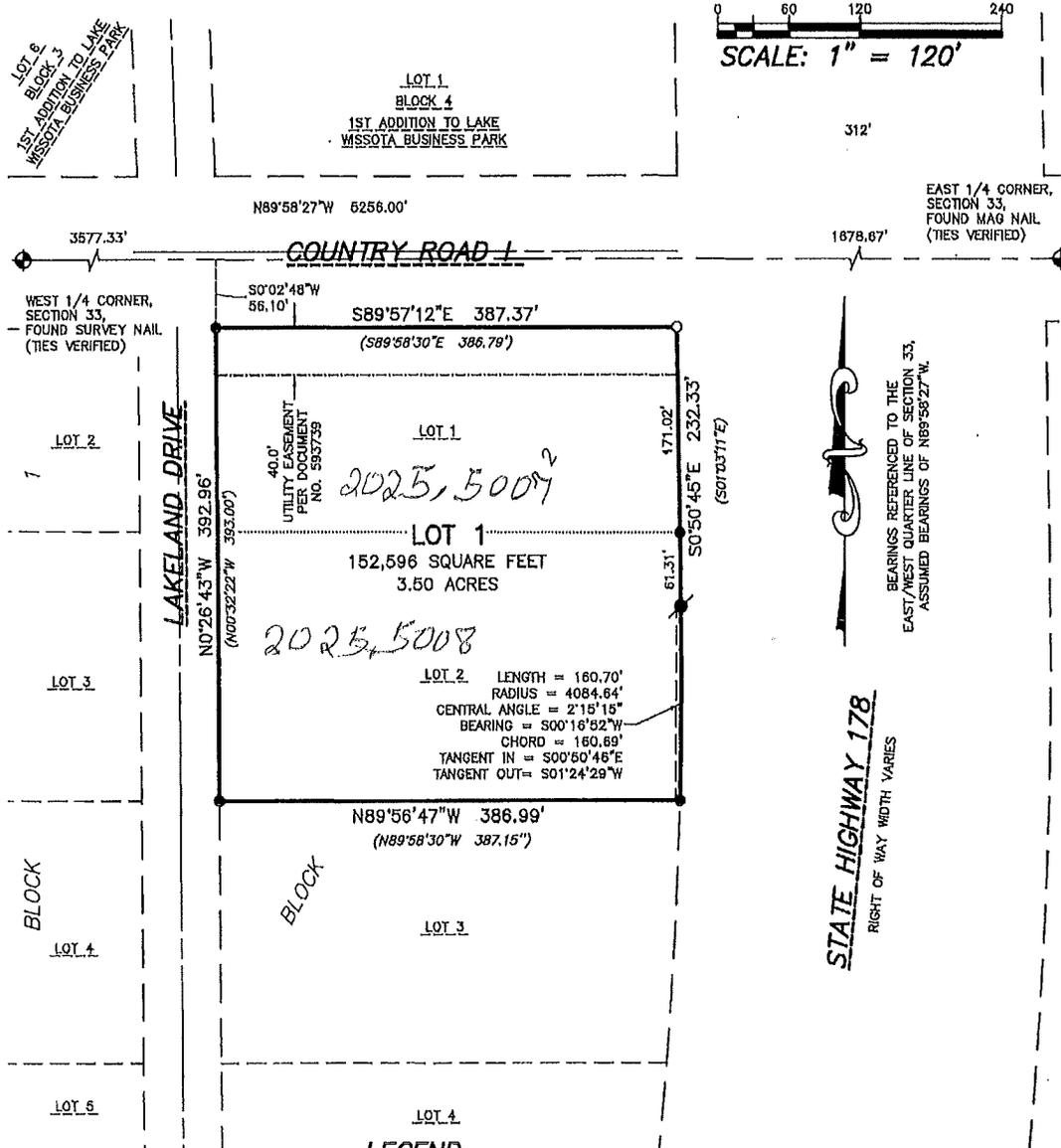
**CHIPPEWA COUNTY CERTIFIED SURVEY**  
**MAP NUMBER \_\_\_\_\_**

RECORDED IN VOLUME \_\_\_\_\_ OF CERTIFIED SURVEY MAPS PAGE \_\_\_\_\_

REGISTER

**REVISED**  
 9-6-19

LOCATED IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼ &  
 THE NORTHEAST ¼ OF THE SOUTHEAST ¼,  
 SECTION 33, TOWNSHIP 29 NORTH, RANGE 8 WEST,  
 CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN  
 BEING ALL OF LOTS 1-2, BLOCK 2 OF LAKE WISSOTA BUSINESS PARK



**LEGEND**

- ----- FOUND 3/4" REBAR
- ----- FOUND 1-1/4" REBAR
- ----- SET 1" OUTSIDE DIAMETER x 18" IRON PIPE WEIGHING 1.13 POUNDS PER LINEAR FOOT
- ( ) ----- RECORDED AS

REAL LAND SURVEYING  
 1360 INTERNATIONAL DRIVE  
 EAU CLAIRE, WI 54701  
 (715) 814-4116  
 OADD # 18301

FIELDWORK  
 COMPLETION  
 DATE: 08/31/18

SHEET 1 OF 2 SHEETS

PAGE \_\_\_\_\_

**CHIPPEWA COUNTY CERTIFIED SURVEY  
MAP NUMBER \_\_\_\_\_**

RECORDED IN VOLUME \_\_\_\_\_ OF CERTIFIED SURVEY MAPS PAGE \_\_\_\_\_

LOCATED IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼ &  
THE NORTHEAST ¼ OF THE SOUTHEAST ¼,  
SECTION 33, TOWNSHIP 29 NORTH, RANGE 8 WEST,  
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN  
BEING ALL OF LOTS 1-2, BLOCK 2 OF LAKE WISSOTA BUSINESS PARK

**SURVEYOR'S CERTIFICATE:**

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT BY THE DIRECTION OF ECMCRE, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND PARCEL SURVEYED AND MAPPED IS AS FOLLOWS: LOCATED IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼ & THE NORTHEAST ¼ OF THE SOUTHEAST ¼, SECTION 33, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN; BEING ALL OF LOTS 1-2, BLOCK 2 OF LAKE WISSOTA BUSINESS PARK, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEING ALL OF LOTS 1-2, BLOCK 2 OF LAKE WISSOTA BUSINESS PARK

AND BEING SUBJECT TO EXISTING EASEMENTS.

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

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

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

**PREPARED FOR:**  
ECMCRE  
3802 OAKWOOD MALL DRIVE  
EAU CLAIRE, WI 54701

**Prepared By:**  
REAL LAND SURVEYING  
1360 INTERNATIONAL DRIVE  
EAU CLAIRE, WI 54701

SHEET 2 OF 2 SHEETS