

AGENDA FOR REGULAR MEETING OF COMMON COUNCIL

To be held on Tuesday, October 16, 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 October 2, 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 change of districts in the Zoning Ordinance for Lot 2, except the south half, and Lot 3, replat Zielie's Addition, located in Block 5, Zielie's Addition along the west side of Chippewa Crossing Boulevard. (see Ordinance 2018-16)

5. **COMMUNICATIONS** - None

6. **REPORTS**

(a) The Board of Public Works meeting of October 8, 2018 was cancelled due to a lack of agenda items.

(b) Consider Plan Commission minutes of October 8, 2018.

(c) Consider Business Improvement District Board minutes of October 5, 2018.

(d) Joint Review Board minutes of October 1, 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 16, 2018. (minutes to be distributed prior to meeting)

(b) Consider Committee #2 Labor Negotiations, Personnel, Policy, and Administration minutes of October 15, 2018. (minutes to be distributed prior to meeting)

(c) Park Board minutes of October 9, 2018.

(d) Library Board minutes of September 12, 2018.

8. **APPLICATIONS**

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

(b) Consider Application for Temporary Class "B" Beer Retailer's License from the Knights of Columbus for the Hunter's Stag on November 7, 2018 to be held at 236 Pumphouse Road.

9. **PETITIONS** - None

10. **MAYOR ANNOUNCES APPOINTMENTS**

(a) Consider appointment of Tim Foley and Arlene Eslinger as Election Inspectors.

11. **MAYOR'S REPORT**

(a) Proclamation declaring October 22 - 28, 2018 as Arbor Week in the City of Chippewa Falls.

12. **REPORT OF OFFICERS** - None

13. **ORDINANCES**

(a) Consider **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).

(b) First Reading of **Ordinance #2018-17 Entitled:** An Ordinance Amending the Zoning Code of the City of Chippewa Falls (Lots 1 and 2, Block 2 of Lake Wissota Business Park located at the southeast corner of County Hwy I and Lakeland Drive).

13. ORDINANCES (continued)

(c) First Reading of Ordinance #2018-18 Entitled: An Ordinance Amending §8.04(3) of the Chippewa Falls Municipal Code to Give the Director of Public Works the Authority to Permit Driveway Widths Beyond the 35 Foot Limit.

(d) First Reading of Ordinance #2018-19 Entitled: An Ordinance Creating Standing Committee No. 5 of the Chippewa Falls Common Council Regarding Oversight of Economic Development.

14. RESOLUTIONS

(a) Consider Resolution #2018-39 Entitled: Resolution Approving a Certified Survey Map (Lot 3 of CSM No. 2693).

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

16. CLAIMS

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

17. CLOSED SESSION

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

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

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

18. ADJOURNMENT

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

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

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

CERTIFICATION OF OFFICIAL NEWSPAPER

I, hereby, certify that a copy of this notice has been posted on the bulletin board at City Hall and a copy has been given to the Chippewa Herald on October 11, 2018 at 1:15 pm by BNG.

MINUTES OF THE REGULAR MEETING OF THE COMMON COUNCIL

The regular meeting of the Common Council of the City of Chippewa Falls was held on Tuesday, October 2, 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, Police Lt. Brian Micolichuk, City Clerk Bridget Givens, and those on the attached sign-in sheet.

APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) Motion by Hoekstra/Olson to approve the minutes of the Regular Council Meeting of September 18, 2018. **All present voting aye, motion carried.**

PERSONAL APPEARANCES BY CITIZENS - None

PUBLIC HEARINGS

(a) Mayor Hoffman opened 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 at 6:31 pm. Developer Wes Mueller appeared in favor of the change of zoning districts. There being no further requests to speak, the hearing was closed at 6:32 pm.

COMMUNICATIONS - None

REPORTS

(a) Motion by Kiefer/Monarski to approve the Board of Public Works minutes of September 24, 2018.

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

(b) Motion by Kiefer/Hull to approve the Plan Commission minutes of September 24, 2018. **Roll Call Vote: Aye – Kiefer, Hull, Olson, Nadreau, Hoekstra, Monarski, King. Motion carried.**

COUNCIL COMMITTEE REPORTS

(a) Motion by Nadreau/Monarski to approve the Committee #1 Revenues, Disbursements, Water, and Wastewater minutes of October 2, 2018. **Roll Call Vote: Aye – Nadreau, Monarski, Kiefer, King, Hull, Olson, Hoekstra. Motion carried.**

(b) Motion by Hoekstra/Monarski to approve the Committee of the Whole minutes of October 2, 2018. **All present voting aye, motion carried.**

APPLICATIONS

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

Tonya Teague, 19 E Walnut St, appeared to appeal the recommended denial of her Operator (Bartender) License. Kelli Willi, Manager of DJs Mart, appeared and read a letter from the Director of Store Operations and General Manager supporting a license for Tonya Teague. **Motion by Monarski/Olson** to approve an Operator (Bartender) License for Tonya Teague. **All present voting aye, except King who voted no, motion carried.**

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

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

(b) Application for Temporary "Class B" Wine Retailer's License from Chippewa Falls Main Street for Paint the Town Pink on October 4, 2018 at various locations (see attachment).

(c) 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.

APPLICATIONS (continued)

(d) 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) 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) 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) Request of Dwayne Lambert to change his trade name from 13th Step to Dewey’s Roadhouse.

All present voting aye, motion carried.

PETITIONS - None

MAYOR ANNOUNCES APPOINTMENTS

(a) **Motion by Kiefer/Hull** to approve the appointment of Julie Marshall and Judie Monarski as Election Inspectors. **All present voting aye, except Monarski who recused, motion carried.**

(b) Mayor Hoffman announced the appointment of Tim Foley and Arlene Eslinger as Election Inspectors. Action on these appointments is scheduled for October 18, 2018.

MAYOR’S REPORT - None

REPORT OF OFFICERS - None

ORDINANCES

(a) **Motion by Olson/Kiefer** to approve **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). **Roll Call Vote: Aye – Olson, Kiefer, King, Hull, Nadreau, Hoekstra, Monarski. Motion carried.**

(b) The 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) was held.

RESOLUTIONS

(a) **Motion by King/Olson** to approve **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). **Roll Call Vote: Aye – King, Olson, Nadreau, Hoekstra, Monarski, Kiefer, Hull. Motion carried.**

OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW

(a) The presentation by Dennis Lyon representing the National League of Cities for the sanitary sewer and water service warranty program was postponed until the November 6, 2018 Council Meeting.

CLAIMS

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

| | |
|---------------------------------|---------------------|
| City General Claims: | \$103,446.65 |
| Authorized/Handwritten Claims: | \$0.00 |
| Department of Public Utilities: | \$68,504.00 |
| Total of Claims Presented | <u>\$171,950.65</u> |

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

CLOSED SESSION

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

(1) 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 to include Council, Mayor, Ferg, Bauer, Rubenzer, Hentschel, and Givens; may return to Open Session for possible action on Closed Session item.

Council discussed Item (1) above.

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

ADJOURNMENT

Motion by Olson/Hoekstra to adjourn at 7:29 pm. All present voting aye, motion carried.

Submitted by:
Bridget Givens, City Clerk

CITY COUNCIL ATTENDANCE SHEET - October 2, 2018

| NAME | ADDRESS |
|--------------|----------------------------|
| Tonya Teague | 19 E. Walnut St. Chipewawa |
| Wes Muller | 3963 158th St. Chipewawa |
| Jeremy Skau | 14013 46th Ave C.F. |
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**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 16, 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:

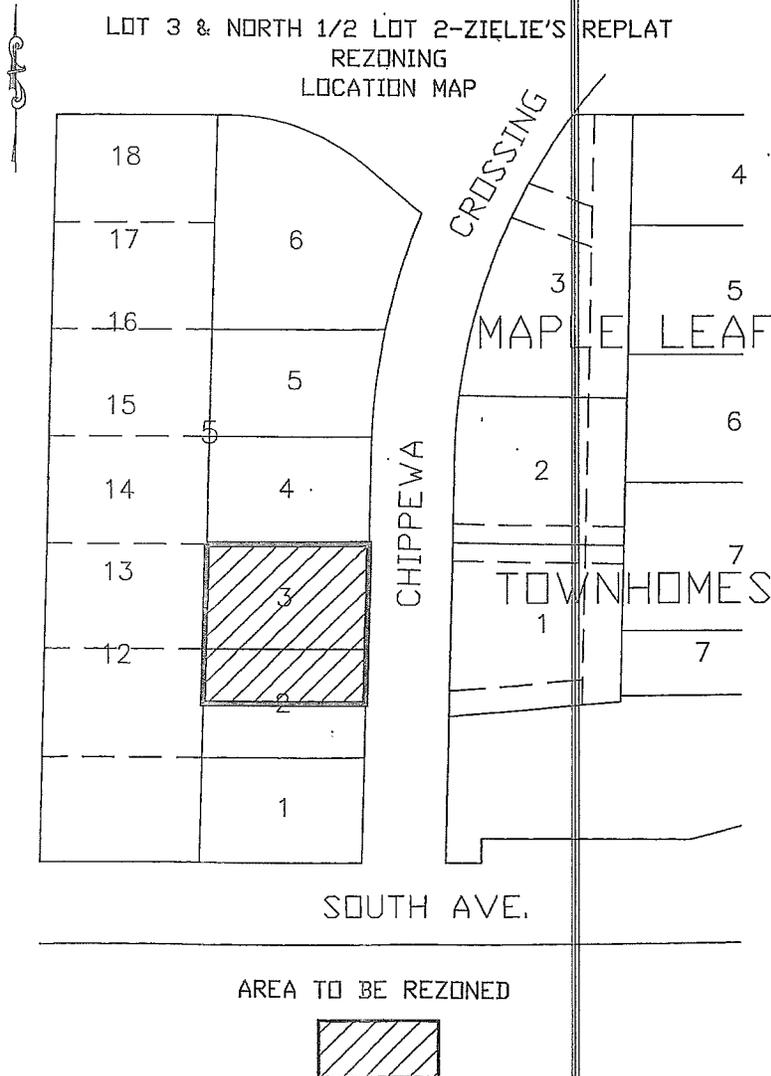
Parcels 4046.7000 and 4046.8000, Lot 2, except the south half and Lot 3, replat of Zielie's Addition, located in Block 5, Zielie's Addition along the West side of Chippewa Crossing Boulevard.

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

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



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

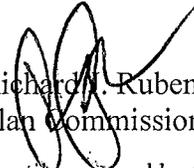
The Plan Commission met in City Hall on Monday, October 8, 2018 at 6:30 P.M. Present were Commissioners Dave Cihasky, Dennis Doughty, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Greg Misfeldt and Mike Tzanakis. Also attending were Assistant City Engineer Bill McElroy and those on the attached attendance sheet.

1. **Motion** by Hubbard, seconded by Doughty to approve the minutes of the September 24, 2018 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Lorne Patzoldt appeared to support the attached Certified Survey Map subdividing Lot 3 of Certified Survey Map 2693 into four lots, located along the south side of Rutledge Street at the southeast corner of Rutledge and Eagle Streets. Secretary Rubenzer noted that the proposed four lots are all located in an R-1B Single Family Residential District and that all four lots would meet legal lot requirements for minimum lot frontage (80') and minimum lot square footage, (8400 sf.) for the R-1B Single Family Residential District. Mr. Patzoldt indicated that he may propose rezoning the lots to R-2 Two Family Residential District in the near future. The Plan Commission briefly discussed the item. **Motion** by Varga, seconded by Hubbard to recommend the Common Council approve the attached Certified Survey Map subdividing Lot 3 of Certified Survey Map 2693 into four lots, located along the south side of Rutledge Street at the southeast corner of Rutledge and Eagle Streets. Said approval contingent on:
 - 1) Receipt of the \$100 certified survey map review fee.
 - 2) Submission and approval of any necessary stormwater management plans.**All present voting aye. Motion carried.**

3. Jamey Bowe, River Valley Architects and Darla Bowe representing Oakleaf Clinics appeared to support the petition to rezone parcels 2025.5007 and 2025.5008, Lots 1 and 2, Block 2 of Lake Wissota Business Park located at the southeast corner of County Hwy I and Lakeland Drive from C-2 General Commercial to O-2 Office and Institutional district. The Plan Commission noted that a great majority of the surrounding property was zoned O-2 Office and Institutional and that the requested zoning would be consistent and compatible with the Lake Wissota Business Park at that location. **Motion** by Cihasky, seconded by Hubbard to recommend the Common Council conduct a public hearing to consider rezoning parcels 2025.5007 and 2025.5008, Lots 1 and 2, Block 2 of Lake Wissota Business Park located at the southeast corner of County Hwy I and Lakeland Drive from C-2 General Commercial to O-2 Office and Institutional district. Said public hearing to be scheduled upon receipt of the \$300 legal advertising and administrative fee and proper notification of adjacent property owners. **All present voting aye. Motion carried.**

4. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:43 P.M.


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

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

PLAN COMMISSION ATTENDANCE SHEET

DATE: October 8, 2018

| NAME | COMPANY REPRESENTING | ADDRESS | PHONE # | EMAIL |
|------------------|----------------------|--|--------------|-------------------------|
| Dawley Bove | Oakley Clinics | 3802 Julevinda Mall Dr East Chair, WI 54991 | 715 839 9288 | dbove@oakleyclinics.com |
| Jasper Arnieberg | NA | 5601 Central Fwy Apt 3724 Wichita Falls, TX 76305 | 719 6023 925 | jasper@arnieberg.com |
| Lorrie Patzoldt | N/A | 9781 152nd St Chippewa Falls WI | 715 523 0810 | Patzolr@Charter.net |
| JAMES BOYLE | RIVER VALLEY ARCH. | | | |
| VENJUY POLACEK | RIVER VALLEY ARCH. | | | |
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**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.**

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.

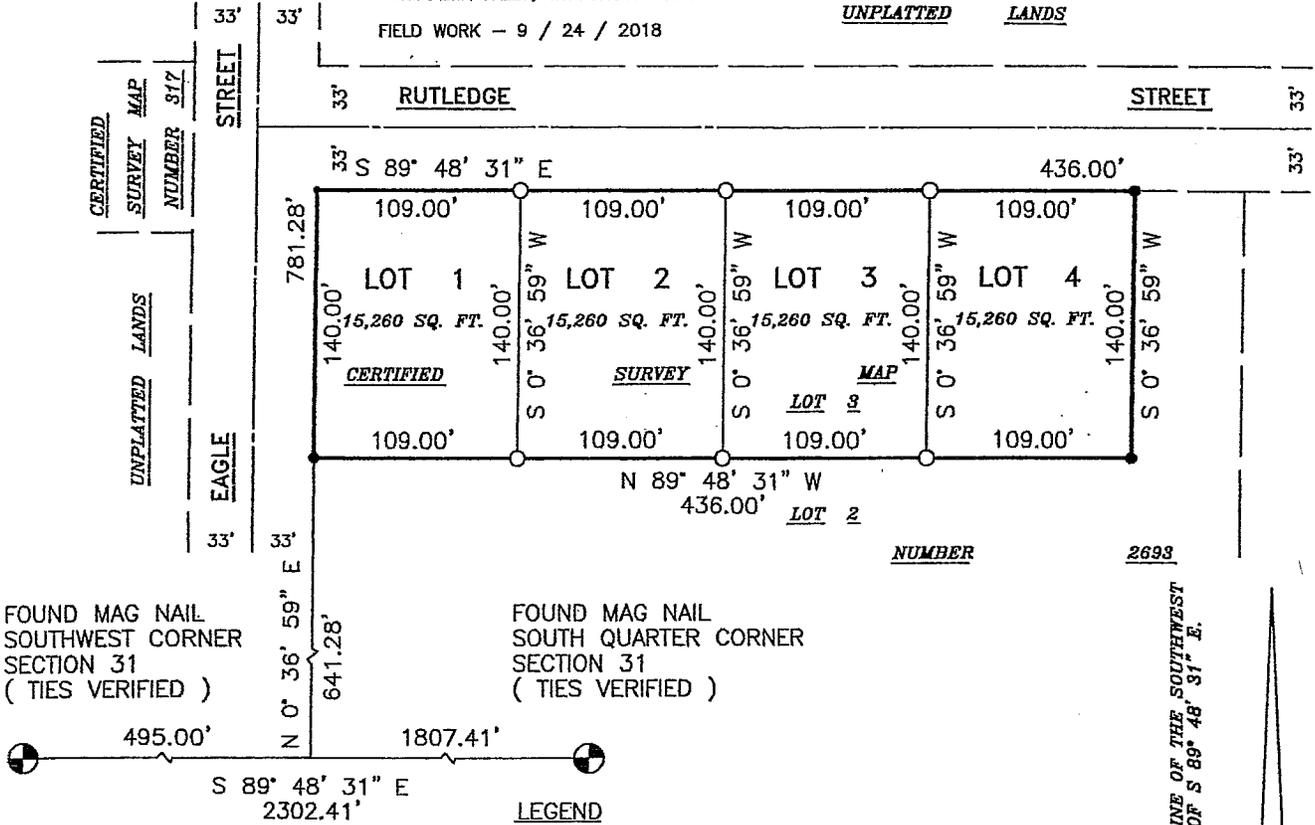

Richard J. Rubenzer, P.E., Secretary
Plan Commission

BEING ALL OF LOT 3 OF CERTIFIED SURVEY MAP
 NUMBER 2693 IN THE SOUTHWEST QUARTER OF THE
 SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 29
 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS,
 CHIPPEWA COUNTY, WISCONSIN.

SURVEYOR
 JOHN D. MICKESH
 12059 115th AVENUE
 CHIPPEWA FALLS, WISCONSIN 54729

FIELD WORK - 9 / 24 / 2018

UNPLATTED LANDS



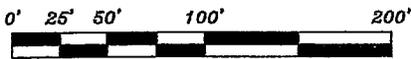
LEGEND

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

- FOUND MAG NAIL IN BLACKTOP
- FOUND 1" OUTSIDE DIAMETER IRON PIPE

SQ.FT. SQUARE FEET

SCALE : 1" = 100'



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31, ASSUMED BEARING OF S 89° 48' 31" E.



I, JOHN D. MICKESH, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISIONS REGULATIONS OF THE CITY OF CHIPPEWA FALLS AND UNDER THE DIRECTION OF LORNE & DEBBIE PATZOLDT, I HAVE SURVEYED, DIVIDED AND MAPPED SAID PARCEL OF LAND, THAT SUCH SURVEY CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED AND THAT THIS LAND IS ALL OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 2693 IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

LOT 3 OF CERTIFIED SURVEY MAP NUMBER 2693, RECORDED IN VOLUME 12 OF PAGES 158-159 AS DOCUMENT NUMBER 684770.

SAID PARCEL IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE:

AN OPINION OF TITLE SHOULD BE OBTAINED FROM AN ATTORNEY FOR THE SURVEYED PARCEL AS SHOWN ON THIS MAP BEFORE ANY UTILIZATION OF THIS PROPERTY IS MADE BY THE OWNER, HIS ASSIGNS OR HEIRS.

SIGNED _____
 MAYOR

APPROVED _____

Date Filed: October 1, 2018

Fee Paid: \$25 Date: October 2, 2018 TR#: 56755

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: Lakeland Drive, Chippewa Falls, WI

Lot #: 1&2 Block #: 2 Subdivision: Lake Wissota Business Park Parcel# _____

Legal Description: Being all of Lots 1-2, Block 2 of Lake Wissota Business Park.

Present zoning classification of property: ^{C-2}~~A-2~~ General Commercial

Zoning classification requested: "O-2" Office

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

Existing use of all buildings on such land: There are no existing buildings present.

Principal use of all properties within 300 feet of such land: Medical Office Buildings.

Purpose for which such property is to be used: Medical Office Building.

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

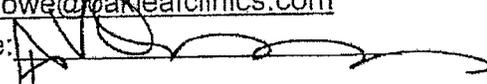
All surrounding properties are of medical use, therefore the proposed medical office building will be a proper fit to this property.

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:

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

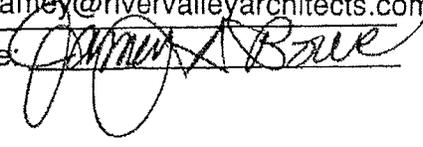
Owners/Addresses:

ECMCRE, LLC
3802 Oakwood Mall Drive
Eau Claire, WI 54701
Phone #: 715.839.9280
Email: dbowe@oakleafclinics.com
Signature: 

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

Petitioners/Addresses:

Jamey Bowe
1403 122nd Street, Suite C
Chippewa Falls, WI 54729
Phone #: 715.832.0875
Email: jamey@rivervalleyarchitects.com
Signature: 

Phone #: _____
Email: _____
Signature: _____

Phone #: _____
Email: _____
Signature: _____

**MEETING MINUTES
CHIPPEWA FALLS BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS
Friday, October 5, 2018**

The Business Improvement District (BID) Board of Directors met in the Chippewa Falls City Hall on Friday, October 5, 2018 at 8:15 a.m. Present were: Kurt Gaber, Dave Gordon, Greg Misfeldt, Steve Harmon and Joel Jacobson. Also present: Brad Hentschel, City Planner and Teri Ouimette, Chippewa Falls Main Street Executive Director.

The meeting was called to order at 8:15 a.m.

1. Approve Minutes of the August 23, 2018 BID Board Meeting.

Motion by Harmon, seconded by Gaber to approve the minutes from the August 23, 2018 BID Board meeting. All present voting aye, motion carried.

2. Discuss Main Street 2019 Budget Review and 2019 BID Funding Request.

Teri Ouimette presented the 2019 proposed budget and BID funding request of \$95,000, an \$10,000 increase of \$10,000 from 2018. Teri briefed the Board on the many Activities Main Street has been coordinating and on the proposed use of the increased funding. No action was taken.

3. Review 2019 BID Operating Plan and Budget; possible recommendations to the City Council.

Hentschel presented the 2019 Business Improvement District Operating Plan and Budget and noted that the BID budget request from Main Street was \$95,000 for 2019. Hentschel advised that the Operating Plan for the BID is the primary funding source for the Main Street program with the objective of the Main Street program carrying out downtown economic development and revitalization.

Motion by Misfeldt, seconded by Gaber to approve the 2019 BID Operating Plan and Budget and to authorize the 2019 BID Operating Plan and Budget to be forwarded to the City Council for consideration and inclusion in the City budget, with information to be presented at the first BID Board meeting in 2019 on the per value assessment ratio trend. All present voting aye, motion carried.

4. Adjournment.

Motion by Misfeldt, seconded by Gaber to adjourn. All present voting aye, motion carried. The meeting adjourned at 8:23 a.m.

Submitted by:

Brad Hentschel, Secretary BID Board
City Planner

| ESTIMATED INCOME | 2019 | 2018 | 2017 | 2016 |
|------------------------|--------|--------|--------|---------|
| DIRECT PUBLIC SUPPORT | 10,000 | 10,000 | 20,000 | 20,000 |
| BID | 95,000 | 95,000 | 85,000 | 85,000 |
| City of CF | 17,500 | 17,500 | 17,500 | 17,500 |
| DESIGN | | | | |
| Flower Beautification | 4320 | 4320 | 4320 | 4,320 |
| ECONOMIC RESTRUCTURING | | | | |
| Directory | 540 | 540 | 540 | 540 |
| RETAIL/ORGANIZATION | | | | |
| Riverfest | 10,000 | 10,000 | 10,000 | 10,000 |
| PWD Parade city rm tax | 6000 | 6000 | 6000 | 6000 |
| BTW Parade | 1000 | 1000 | 1000 | 1,000 |
| WAGON RIDES | 5600 | 5600 | 5600 | 5,600 |
| | 153060 | 153060 | 149960 | 149,960 |

ESTIMATED EXPENSES

ADMINISTRATIVE

| | | | | |
|--------------------------------|--------|--------|--------|---------|
| Conference/Meeting/Travel | 1000 | 1000 | 1000 | 1000 |
| Equipment-computer | 2000 | 2000 | 2000 | 2000 |
| Copier Lease | 2800 | 2800 | 2800 | 2800 |
| Copier Printing | 5600 | 5600 | 5600 | 5600 |
| General Misc Office Paper | 3000 | 3000 | 3000 | 3000 |
| Insurance | 4000 | 4000 | 4000 | 4000 |
| Member Dues | 1500 | 1500 | 1500 | 1500 |
| Office Supplies | 1000 | 1000 | 1000 | 1000 |
| Payroll | 68,000 | 68,000 | 68,000 | 68000 |
| Events | 17500 | 14000 | | |
| Postage | 1450 | 1450 | 1450 | 1450 |
| Professional Fees Accountant | 1000 | 1000 | 1000 | 1000 |
| Professional fees Payroll | 1400 | 1400 | 1400 | 1400 |
| Rent | 8000 | 8000 | 8000 | 8000 |
| Internet/Phone | 3490 | 3490 | 3490 | 3490 |
| Event Advertising | 10,000 | 10,000 | 10,000 | 10000 |
| Wagon Rides | 4200 | 4200 | 4200 | 4200 |
| Annual Meeting | 800 | 800 | 800 | 800 |
| Unexpected Misc | 4200 | 4200 | 4200 | 4200 |
| Porta Potty for events/Banner | 1780 | 1780 | 1780 | 1780 |
| Event Expenses | 17500 | 17500 | 14,000 | 14000 |
| Flower Beautification Expenses | 10,340 | 10,340 | 10,340 | 10340 |
| New Business Welcome Flower | 400 | 400 | 400 | 400 |
| | 153060 | 153060 | 149560 | 149,960 |

CITY OF CHIPPEWA FALLS
BUSINESS IMPROVEMENT DISTRICT

2019 OPERATING PLAN AND BUDGET

**Chippewa Falls
Business Improvement District
Operating Plan/Budget
2019**

The 2019 Business Improvement District Operating Plan maintains the same goals and objectives as presented in the 1989 Initial Operating Plan. As in the 1989 Initial Operating Plan the business community developed the operating plan and will pay the assessment to cover plan activities. The City Council's role is to officially approve the plan and collect assessments. The 2019 special assessment method is the same as that in the 1989 operating plan where assessments to meet the Business Improvement District's budget will be levied against each property within the district based on its 2018 assessed valuation. Those properties which are used for commercial purposes and those used for manufacturing will be assessed. Real property used exclusively for residential purposes will not be assessed as required by Wisconsin Statute 66.1109.

The BID Board of Directors consists of seven members with the majority either owning or occupying real property within the district. The board is appointed by the Mayor and approved by the City Council.

The Operating Plan proposes a \$95,000 BID budget for 2019 with the estimated expenditures listed on the attached budget. The budget calls for one line item expense funding for the Main Street program. Expenditures for the Main Street Program will occur in accordance with the collection of first half assessments (February, 2019) and second half assessments (August, 2019).

The BID will continue to promote the orderly development of the municipality and the downtown as it works toward achieving its goals through the implementation of the Main Street Program while at the same time meeting the goals and policies as outlined in the City's Land Use Plan.

**Chippewa Falls
Business Improvement District
Proposed Budget
2019**

Item

| | | |
|----|----------------------------------|-------------|
| 1. | Chippewa Falls Main Street, Inc. | \$95,000.00 |
| | Total | \$95,000.00 |

The assessment method will remain the same as that used in the 1989 Initial Operating Plan. This will require an assessment against each property within the district based on its 2018 assessed valuation. Property used exclusively for residential purposes will not be assessed.

**MEETING MINUTES
CHIPPEWA FALLS BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS
Thursday, August 23, 2018**

The Business Improvement District (BID) Board of Directors met in the Chippewa Falls City Hall on Thursday, August 23, 2018 at 8:00 a.m. Present were: Kurt Gaber, Dave Gordon, Greg Misfeldt, Steve Harmon and Jeff Schafer. Also present: Brad Hentschel, City Planner and Teri Ouimette, Chippewa Falls Main Street Executive Director.

The meeting was called to order at 8:00 am.

1. Introductions

New Board members and City staff introduced themselves. No action taken.

2. Approve Minutes of the August 31, 2017 BID Board Meeting.

Motion by Gaber, seconded by Gordon to approve the minutes from the August 31, 2017 BID Board meeting. All present voting aye, motion carried.

3. Discuss 2017 Business Improvement District Annual Report. Possible recommendations to the City Council.

Brad Hentschel and Teri Ouimette presented the 2017 BID Annual Report and 2017 BID Expenditures. Motion by Misfeldt, seconded by Harmon to approve and recommend City Council approval of the 2017 Business Improvement District Annual Report. All present voting aye, motion carried.

4. Discuss Main Street Report of current activities and update.

Teri Ouimette briefed the Board on 2018 Main Street activities. No action taken.

5. Discuss Main Street request for 2018 BID funding. Possible recommendation to the City Council.

Motion by Harmon, seconded by Gaber, to recommend to the City Council to authorize payment of the 2018 BID funding to Chippewa Falls Main Street, with the exception of \$500 to be retained in the account. All present voting aye, motion carried.

6. Adjournment.

Motion by Gordon, seconded by Misfeldt to adjourn. All present voting aye, motion carried. The meeting adjourned at 8:38 am.

Submitted by:

Brad Hentschel, Secretary
City Planner

**MEETING MINUTES
JOINT REVIEW BOARD
ANNUAL MEETING
Monday, October 1, 2018**

The Joint Review Board met at City Hall on October 1, 2018 at 1:05 p.m. Present were, Chad Trowbridge, Chippewa Falls Area Unified School District, Lynne Bauer, City of Chippewa Falls, Angela Eckman, Chippewa Valley Technical College, and Randy Scholz, Chippewa County. Absent was Tim Fries, at large member. Also present: Brad Hentschel, City Planner.

1. The meeting was called to order by the Board Chairperson at 1:05 p.m.

2. Appointments

A. **Chairperson:** Chad Trowbridge was reaffirmed as the Board Chairperson.

B. **Public Member:** Tim Fries was reaffirmed as the Public Member

3. **Review Annual PE-300 Reports and the performances and status of Tax Incremental Districts:** Brian Reilly presented the financial status of Tax Incremental Districts No. 4, No. 5, No. 7, No. 8, No. 10, No. 11, No. 12, No. 13, and No. 14. Brad Hentschel described some of the projects in the various Districts.
4. **Approve "Resolution Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirement."**

Motion by Scholz, seconded by Eckman to approve amending the Resolution Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirement to include TID No. 4. All present voting aye. Motion passed.

Motion by Scholz, seconded by Eckman to approve the Resolution Acknowledging Filing of Annual Reports and Compliance with Annual Meeting Requirement. All present voting aye. Motion passed.

5. Adjournment

Motion by Scholz, seconded by Eckman to adjourn. The meeting adjourned at 2:05 p.m.

Submitted by:

Brad Hentschel, Secretary JRB

**JOINT REVIEW BOARD
RESOLUTION ACKNOWLEDGING FILING OF ANNUAL REPORTS AND
COMPLIANCE WITH ANNUAL MEETING REQUIREMENT
CITY OF CHIPPEWA FALLS**

WHEREAS, Wis. Stat. § 66.1105(4m)(f) requires that the Joint Review Board ("JRB") meet annually on July 1, or when an annual report under Wis. Stat. § 66.1105(6m)(c)(intro.) becomes available, to review the annual report and to review the performance and status of each district governed by the JRB; and

WHEREAS, the City has filed an annual report with the Wisconsin Department of Revenue for the following districts:

Tax Incremental District No. 4; Tax Incremental District No. 5; Tax Incremental District No. 7; Tax Incremental District No. 8;

Tax Incremental District No. 10; Tax Incremental District No. 11; Tax Incremental District No. 12;

Tax Incremental District No. 13; Tax Incremental District No. 14; and

WHEREAS, copies of the annual reports have been provided to each overlying taxing jurisdiction; and

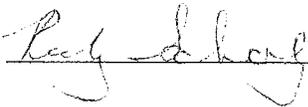
WHEREAS, the JRB met on October 1, 2018 to review the annual reports and the performance and status of each of the districts governed by the JRB.

NOW, THEREFORE, BE IT RESOLVED that the City has complied with its reporting requirements under Wis. Stat. § 66.1105(6m)(c)(intro.) and requirement to hold an annual JRB meeting under Wis. Stat. § 66.1105(4m)(f).

Passed and adopted this 1st day of October, 2018.

Joint Review Board

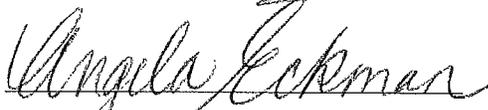
Representing



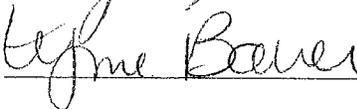
Chippewa County



Chippewa Falls Area School District



Chippewa Valley Technical College District



City of Chippewa Falls

Public Member

PARKS, RECREATION & FORESTRY BOARD MEETING
Tuesday, October 9, 2018

1. Call to order by Beth Arneberg at 6:01 p.m.
Roll Call: Members Present: Dale Berg, Carmen Muenich, Beth Arneberg, Heidi Hoekstra, Nate Seckora and Rob Kiefer. Absent: Audrey Stowell.
Staff present: Dick Hebert.
2. Approval of Minutes: **Motion by Carmen Muenich/Rob Kiefer to approve September 11, 2018, minutes. Motion passed.**
3. Personal Appearances by Citizens. None.
4. Discuss/Consider Special Event Applications. None.
5. Discuss Consider:
Audrey Stowell arrives.
 - a. Replacing Walking Bridges in Irvine Park. Dick Hebert reports that bridges were installed last week.
 - b. Improvements and Repairs to Irvine Park Bandshell. Discussion regarding how to repair the bandshell while preserving it historically if possible. Discuss contacting an architect and getting ideas from various contractors on how to fix before putting project out for bids for spring.
 - c. Improvements and Repairs to Irvine Park Entrance Pillars. Dick reports that the weather is pushing this work to be done in Spring.
 - d. Erickson Park Project. Dick reports this project is also behind because of the weather; mostly blacktopping. Dick also indicates a survey will be done of the property's boundaries so they are known prior to building trails, etc.
 - e. Improvements to Welcome Center. Dick reports that ChangeMyLocks believes heavy weatherstripping and door bottom sweeps will fix the door issues. **Motion by Dale Berg/Rob Kiefer to accept estimate of ChangeMyLocks for \$3,796.95 to fix doors to come out of Welcome Center Donation account. Motion passed.**
 - f. Discuss Riverfront Park Improvements, Rules, Policies and Fees. Riverfront celebration is this Sunday. Discussion regarding fencing and setting some policies and fees so that groups have an idea of what they are looking as they contemplate events in the park in the future. Dick would like fencing, liability insurance, and fees to be voted on at November meeting.
 - g. Recreation Report. No report.
 - h. Director Report. Dick reports that descendants of the Kalk Fattu family were in Chippewa Falls recently and gave Dick the original deed from 1861 when it was deeded from the government. Dick also discussed project ideas to for individuals wishing to make memorial donations.

6. Approve Claims. **Motion by Nate Seckora/Beth Arneberg to approve claims of \$51,009.61. Motion passed.**
7. Park Board Members' Concerns or Comments. Thorpe Foundation priority is bathhouse at Flag Hill. Discussion regarding whether that should be a multi-functional building and general plans for the Flag Hill area. Also discussed the artifact schedule.
8. Adjournment. **Motion by Nate Seckora/Rob Kiefer to adjourn at 7:16 p.m. Motion passed.**

Submitted by:

Heidi Hoekstra and
Audrey Stowell, Secretary

**Minutes of the
Meeting of the Chippewa Falls Public Library Board of Trustees
September 12, 2018**

1. Call to Order

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

2. Roll Call of Members

Members Present: Ambelang, Drehmel, Hoekstra, Jones, King, Newton, Rasmus
Others Present: Director Joe Niese; Confidential Administrative Assistant Deb Braden

3. Approval of Agenda

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

4. Disposition of the minutes of the regular meeting of August 15, 2018.

Motion made by Rasmus seconded by Drehmel to approve the minutes of the regular meeting of August 15, 2018 as corrected. All present Voting Aye. Motion carried.

5 Disposition of the vouchers to be paid from the 2018 budget after September 18, 2018.

Motion made by Ambelang seconded by Rasmus to approve payment of the vouchers to be paid from the 2018 budget after September 18, 2018. Roll call Vote taken. Aye – Ambelang, Drehmel, Hoekstra, Jones, King, Newton, Rasmus. All present Voting Aye. Motion carried.

6. Public appearances by citizens.

Sarah Pattenden a Library student at CVTC was attending the meeting as a requirement of her classroom studies.

7. Correspondence

Thank you from the Author Winifred Glass Jensen for her book signing presentation and thank you from St. Charles and Holy Ghost Schools for donation of games and paper rack.

8. Management report

Director Niese presented the Management Report. Staff has been doing an outstanding job on programming. Well received by the public. Checking out contractors about the removal of the wall as instructed by the Board of Trustees. One contractor is coming next week to give a quote.

9. Committee reports

a) None.

10. Current Business

a) Employee Handbook

After discussion the Board of Trustees directed Joe and Deb to work on the handbook and present at the next meeting. Suggestions from the Board of Trustees were collected to compile.

b) Website picture

Website picture was taken.

11. Closed Session under WI Statues 10.85(1) "Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. "To:

a) .Director Evaluation

Motion made by Hoekstra, seconded by King to go into Closed Session under WI Statues 19.85(1) "Considering employment, promotion, compensation or performance evaluation data of any public employer over which the governmental body has jurisdiction or exercised responsibility to discuss Director Evaluation with only the Board present with Director Niese being called in later. Roll Call Vote taken. – Ambelang, Drehmel, Hoekstra, Jones, King, Newton, Rasmus. All present Voting Aye. Motion carried. Time 5:28p.m.

Motion made by Drehmel, seconded by Hoekstra to return to open session. Returned to open session at 6:05 p.m.

12. Announcements

a) None

13. Items for future consideration.

a)

13. Adjournment

Motion made to adjourn by Hoekstra seconded by King. All present Voting Aye. Motion carried. Meeting adjourned at 6:08 p.m.

Respectfully Submitted,
Deb Braden, Confidential Administrative Assistant

APPLICATION FOR TEMPORARY CLASS "B"/"CLASS B" RETAILER'S LICENSE

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

FEE \$ 10.00

Application Date: 9/28/2017

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 11/07/2018 and ending 11/07/2018 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

1. ORGANIZATION (check appropriate box) Bona fide Club Church Lodge/Society Veteran's Organization Fair Association

(a) Name Knights of Columbus

(b) Address 236 Pumphouse Road, Chippewa Falls, WI 54729
(Street) Town Village City

(c) Date organized 6/13/1905

(d) If corporation, give date of incorporation _____

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

(f) Names and addresses of all officers: (including cell/telephone numbers)

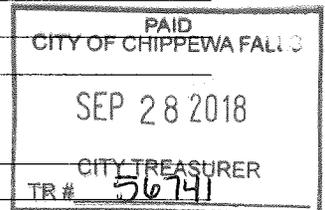
President Kevin Van Den Heuvel 2228 Trenton CT. Eau Claire WI 54703 (608) 712-4906

Vice President Tim Tozer 715-271-4737

Secretary Jason Martell 715-226-0254

Treasurer Thadeusz Czech 715 552 8199

(g) Name and address of manager or person in charge of affair: Jeff Smiskey, 899 W Canal Street,
Licensed bartender, Lee Marks, will also be present.



2. LOCATION OF PREMISES WHERE BEER AND/OR WINE WILL BE SOLD:

(a) Street number 236 Pumphouse Road, Chippewa Falls

(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: Entire building.

Minors Present? Yes Reason for Minors being Present? _____

3. NAME OF EVENT

Attending with parents.

(a) List name of the event Hunter's Stag

(b) Dates of event and times Wednesday, November 7th, 2018, 4pm-11pm.

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.

Knights of Columbus Council #974
(Name of Organization)

*BSM
10/3/18*

Officer *Kevin Van Den Heuvel*
(Signature/date)

Officer _____
(Signature/date)

Officer *Tim Tozer*
(Signature/date)

Officer _____
(Signature/date)

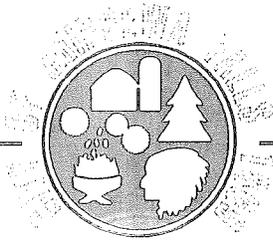
Date Filed with Clerk *Jason Martell*

Date Reported to Council or Board _____

Date Granted by Council _____

License No. _____

Handwritten signature and date: 10/05/18



City of Chippewa Falls

30 WEST CENTRAL STREET, CHIPPEWA FALLS, WISCONSIN 54729

PROCLAMATION

WHEREAS, in 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees; and

WHEREAS, the holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

WHEREAS, Arbor Day is now observed throughout the nation and the world; and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, lower our heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife; and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products; and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW, THEREFORE, I, Greg Hoffman, Mayor of the City of Chippewa Falls, do hereby proclaim October 22-28, 2018 as "Arbor Week" in the City of Chippewa Falls and urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands.

IN WITNESS WHEREOF, I have hereunto set my hand and signed this on the 16th day of October, 2018.

Signed _____

Greg Hoffman, Mayor
Chippewa Falls, Wisconsin

Home of The World's Purest Water

715-726-2701 • FAX - 715-726-2759

**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 16th day of October 2018

FIRST READING: October 2, 2018

SECOND READING: October 16, 2018

PUBLIC HEARING: October 16, 2018

APPROVED: _____
Mayor

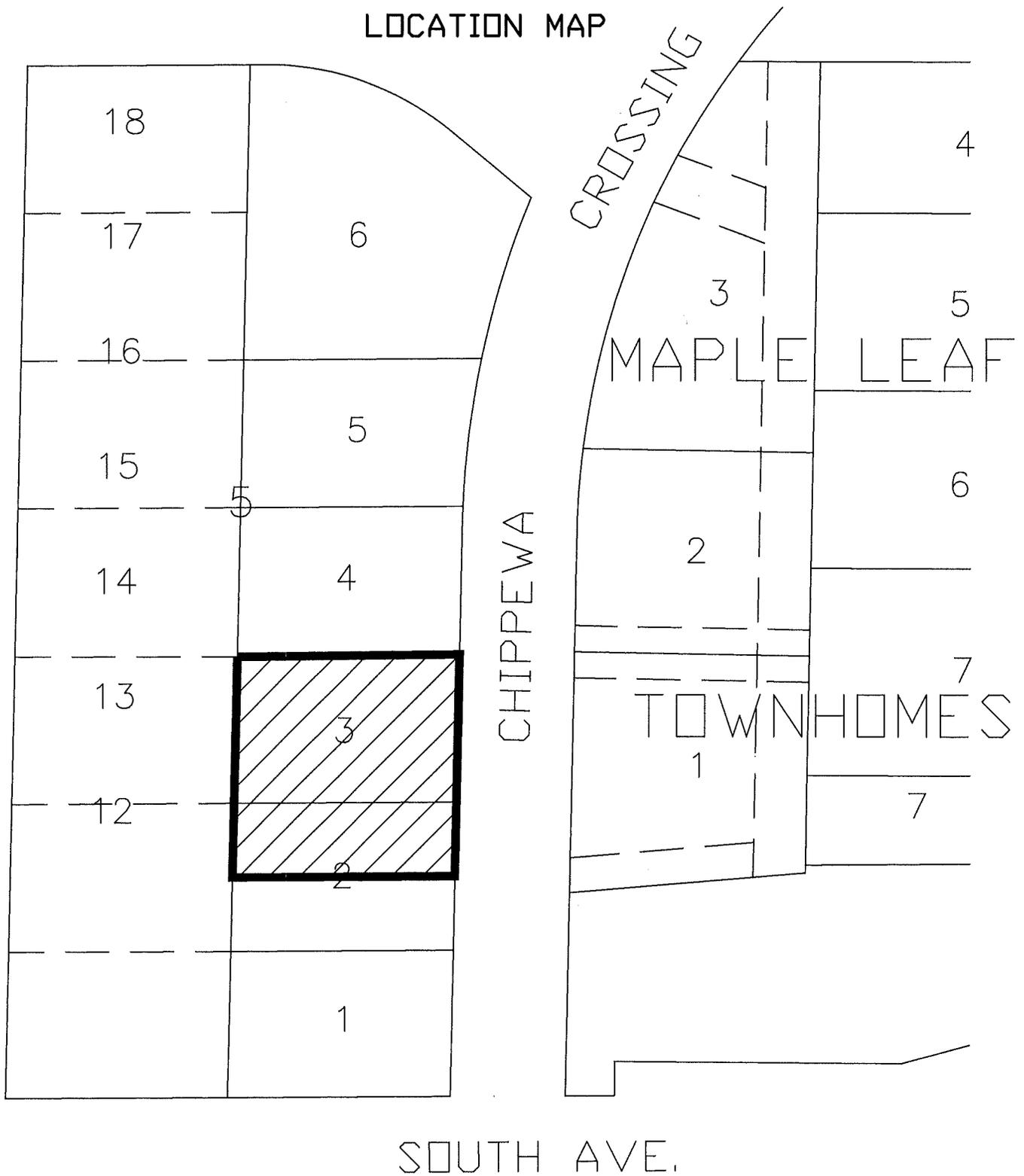
ATTEST: _____
Bridget Givens, City Clerk

PUBLISHED: _____



Council President

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



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 2025.5007 and 2025.5008, Lots 1 and 2, Block 2 of Lake Wissota Business
Park located at the southeast corner of County Hwy I and Lakeland Drive**

C-2 General Commercial District to O-2 Office and Institutional 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 6th day of November 2018

FIRST READING: October 16, 2018

SECOND READING: November 6, 2018

PUBLIC HEARING: November 6, 2018

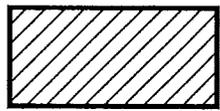
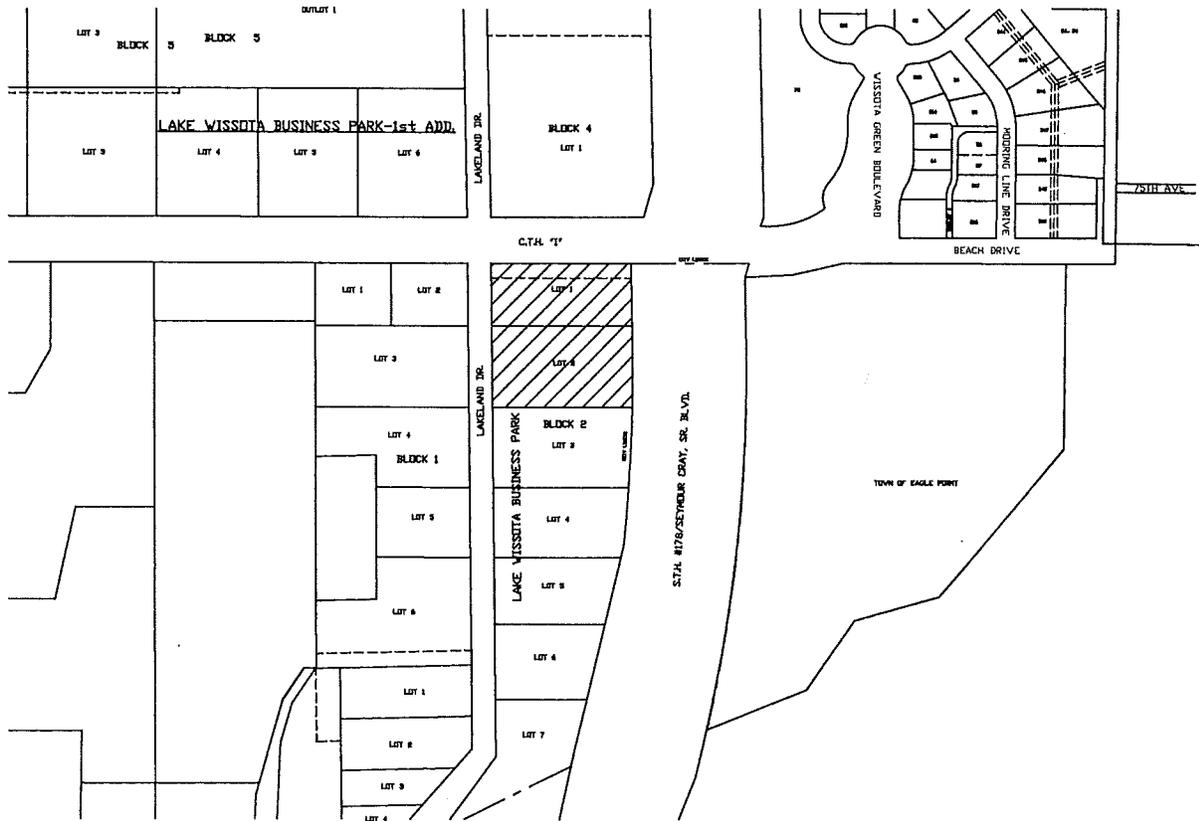
APPROVED: _____
Mayor

ATTEST: _____
Bridget Givens, City Clerk

PUBLISHED: _____

Council President

REZONING LOTS 1 & 2, BLOCK 2 LAKE WISSOTA BUSINESS PARK LOCATION MAP



AREA TO BE REZONED

AN ORDINANCE AMENDING § 8.04(3) OF
THE CHIPPEWA FALLS MUNICIPAL CODE
TO GIVE THE DIRECTOR OF PUBLIC WORKS
THE AUTHORITY TO PERMIT DRIVEWAY
WIDTHS BEYOND THE 35 FOOT LIMIT

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

1. That § 8.04(3) of the Chippewa Falls Municipal Code which presently provides as follows:

8.04 DRIVEWAY CONSTRUCTION.

• • •

- (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 Board of 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 representative, is authorized, upon application by a landowner, to grant a driveway permit over 35 feet in width if the drive enters upon a public alley and will not, in the opinion of the Director of Public Works, or representative, cause a safety or traffic problem. Landowners may apply to the Board of Public Works for further consideration in the event any such alley permit is not granted.

be amended to provide as follows:

8.04 DRIVEWAY CONSTRUCTION.

• • •

- (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 Director of Public Works, or Authorized Representative. 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 Authorized Representative, is authorized, upon application by a landowner, to grant a driveway permit over 35 feet in width if the drive will not, in the opinion of the Director of Public Works, or Authorized Representative, cause a safety or traffic problem. Landowners may apply to the Board of Public Works for further consideration in the event any such driveway permit is not granted.

DATED this 6th day of November, 2018.

COUNCIL PRESIDENT: _____
Rob Kiefer

FIRST READING: October 16, 2018

SECOND READING: November 6, 2018

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

AN ORDINANCE CREATING STANDING
COMMITTEE NO. 5 OF THE CHIPPEWA
FALLS COMMON COUNCIL REGARDING
OVERSIGHT OF ECONOMIC DEVELOPMENT

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

- 1. That § 2.21(5) of the Chippewa Falls Municipal Code be created to provide as follows:

2.21 STANDING COMMITTEES.

• • •

- (5) COMMITTEE NO. 5. Committee on Oversight of Economic Development in the City. This Committee shall be responsible for handling the oversight of economic development in the City and shall be responsible for the acquisition and disposition of properties for future industrial parks; shall act as liaison with the Chippewa County Economic Development Corporation; shall review development agreements and incentives; and shall confer with the City Planner on potential projects.

DATED this 6th day of November, 2018.

COUNCIL PRESIDENT: _____
Rob Kiefer

FIRST READING: October 16, 2018

SECOND READING: November 6, 2018

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

RESOLUTION NO. 2018-39

**RESOLUTION
APPROVING A CERTIFIED SURVEY MAP**

RESOLVED, that a Certified Survey Map prepared by John Mickesh, Professional Land Surveyor on behalf of Lorne and Debbie Patzoldt is hereby approved by the Chippewa Falls Common Council. Said parcels being all of Lot 3 of Certified Survey Map No. 2693, located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, of Section 31, T29N, R8W, City of Chippewa Falls, Chippewa County, Wisconsin.

Dated this 16th 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: _____

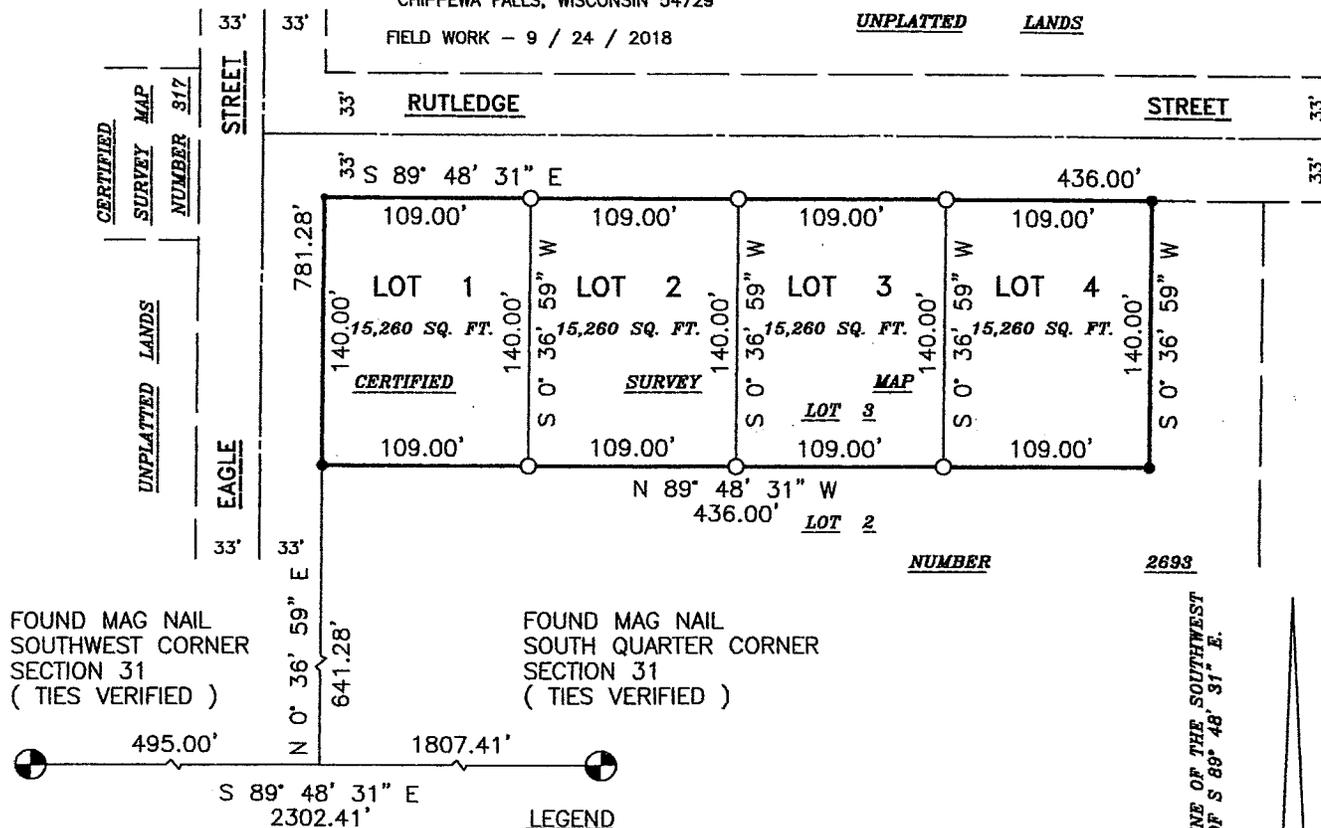
City Clerk

BEING ALL OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 2693 IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

SURVEYOR
JOHN D. MICKESH
12059 115th AVENUE
CHIPPEWA FALLS, WISCONSIN 54729

FIELD WORK - 9 / 24 / 2018

UNPLATTED LANDS



FOUND MAG NAIL
SOUTHWEST CORNER
SECTION 31
(TIES VERIFIED)

FOUND MAG NAIL
SOUTH QUARTER CORNER
SECTION 31
(TIES VERIFIED)

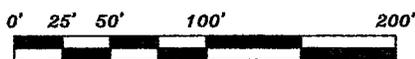
LEGEND

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

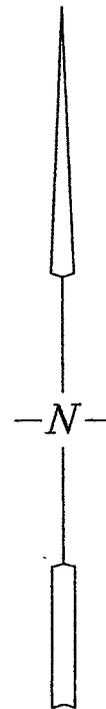
- FOUND MAG NAIL IN BLACKTOP
- FOUND 1" OUTSIDE DIAMETER IRON PIPE

SQ.FT. SQUARE FEET

SCALE : 1" = 100'



BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 31, ASSUMED BEARING OF S 89° 48' 31" E.



I, JOHN D. MICKESH, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISIONS REGULATIONS OF THE CITY OF CHIPPEWA FALLS AND UNDER THE DIRECTION OF LORNE & DEBBIE PATZOLDT, I HAVE SURVEYED, DIVIDED AND MAPPED SAID PARCEL OF LAND, THAT SUCH SURVEY CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED AND THAT THIS LAND IS ALL OF LOT 3 OF CERTIFIED SURVEY MAP NUMBER 2693 IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

LOT 3 OF CERTIFIED SURVEY MAP NUMBER 2693, RECORDED IN VOLUME 12 OF PAGES 158-159 AS DOCUMENT NUMBER 684770.

SAID PARCEL IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE:

AN OPINION OF TITLE SHOULD BE OBTAINED FROM AN ATTORNEY FOR THE SURVEYED PARCEL AS SHOWN ON THIS MAP BEFORE ANY UTILIZATION OF THIS PROPERTY IS MADE BY THE OWNER, HIS ASSIGNS OR HEIRS.

SIGNED _____
MAYOR

APPROVED _____