

NOTICE OF PUBLIC MEETING

CITY OF CHIPPEWA FALLS, WISCONSIN

IN ACCORDANCE with the provisions of Chapter 19, Subchapter IV of the Statutes of the State of Wisconsin, notice is hereby given that a public meeting of the:

Board of Public Works: XXX

Reasonable accommodations for participation by individuals with disabilities will be made upon request. Please call 715-726-2736.

Will be held on Monday, May 6, 2019 at 5:30 P.M. in the City Hall Council Chambers, Chippewa Falls, Wisconsin. Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

NOTE: If you are a board member and unable to attend this meeting, please contact the Engineering Dept. at 726-2736.

1. Approve the minutes of the April 22, 2019 Board of Public Works meeting. (*Attachment*)
2. Consider Developers Agreement for Wisconsin Shores Phase III. Make recommendation to the Common Council. (*Handout*)
3. Consider concrete bids for Technology Way. Make recommendation to the Common Council. (*Handout*)
4. Consider discontinuance/vacating the alley bound by Bridgewater Avenue, Madison Street and John Street in Block 4, Northern Addition in the City of Chippewa Falls. Make recommendation to the Common Council. (*Attachment*)
5. Adjournment

NOTICE IS HEREBY GIVEN THAT A MAJORITY OF THE CITY COUNCIL MAY BE PRESENT AT THIS MEETING TO GATHER INFORMATION ABOUT A SUBJECT OVER WHICH THEY HAVE DECISION MAKING RESPONSIBILITY.

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

CERTIFICATION

I hereby certify that a copy of this Notice was placed in the Chippewa Herald mailbox, 1st floor, City Hall and posted on the City Hall Bulletin Board on Wednesday, May 1, 2019 at 10:00 AM by Mary Bowe.

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, APRIL 22, 2019 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, April 22, 2019 at 5:30 PM. Present were Director of Public Works Rick Rubenzer, P.E., Finance Manager Lynne Bauer and Alderperson Paul Olson. Absent were Mayor Greg Hoffman and Darrin Senn. Chippewa Falls Main Street Director Teri Ouimette was also present at the meeting.

1. **Motion** by Rubenzer, seconded by Bauer to approve the minutes of the April 8, 2019 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. The Board of Public Works considered the attached bid summary and tabulation for the High Street (Spring St. to Grand Ave.) Utility and Street Improvement Project. Four bids within a ten percent range were received from \$444,268.50 to \$485,719.85. The engineers estimate for the project is \$442,187. The low bid of \$444,268.50 was submitted by Skid Steer Guy. As per pre-bid qualifications submitted, Skid Steer Guy has experience in municipal water main and street construction but not in rock excavation and twenty-five foot deep sanitary sewer construction. Experience and references are being checked.
Motion by Rubenzer, seconded by Olson to recommend the Common Council accept the low bid of \$444,268.50 and award the contract for the High Street (Spring St. to Grand Ave.) Utility and Street Improvement Project to Skid Steer Guy. Said award contingent on successful review of bid, performance and financial contract security, experience and approval of all contract documents by City Attorney Ferg. **All present voting aye. MOTION CARRIED.**

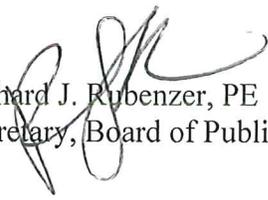
3. Director of Public Works Rubenzer, P.E. proposed the attached highlighted changes to City Municipal Code 8.15 concerning underground sprinkling systems located within city street right-of-ways. It was noted that numerous sprinkling systems have been hit over the past few years even though existing ordinance 8.15(2) clearly states it is the responsibility of the private homeowner to mark, maintain and repair underground sprinkling systems in the public right-of-way adjacent to their property. An annual notice is published in the local newspaper informing readers of this ordinance. Alderperson Olson stated that the proposed revisions should be forwarded to Attorney Ferg for review and recommendation and then brought back to the Board of Public Works for a recommendation to Common Council. **No Action Taken.**

4. The Board of Public Works considered the attached Street Use Permit application from Chippewa Falls Main Street for the Summer Cruise In Car Show series. Three events were scheduled in 2018 and one event was rained out. Four events are scheduled for 2019. Per City Ordinance 8.10(5)(b)7, an event utilizing City services and funding goes to the Board of Public Works for a recommendation to the Common Council. Previously the Council has not charged Chippewa Falls Main Street for hosting the Summer Cruise In Car Show series or Pure Water Days. It was noted that for every hour Street Department staff spent setting up traffic control and taking down after events was one

less hour spent repairing streets. Also, that the funding of City services for events like Pure Water Days and the Cruise In series should either be accounted for and earmarked in the Chippewa Falls Main Street budget or the Chippewa Falls Street Department budget. The difference in "City" events and fundraisers was also discussed.

Motion by Olson, seconded by Rubenzer to recommend the Common Council approve the Street Use Permit application of Chippewa Falls Main Street for three Summer Cruise In Car Shows on May 18, June 15 and July 20, 2019 and to charge Chippewa Falls Main Street \$300 per event. Voting aye were Olson and Rubenzer. Voting nay was Bauer.
MOTION CARRIED.

5. **Motion** by Bauer, seconded by Olson to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 6:04 P.M.


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

PETITION

April 23, 2019

TO THE MAYOR AND COMMON COUNCIL:

The Chippewa County Historical Society which is the owner of property on either side of an alley located in Lot 3, Block 4 of the Northern Addition to the City of Chippewa Falls seeks to abandon the alley from Bridgewater Avenue North to John Street. Attached is a photo with a map of the proposed alley for abandonment highlighted in "orange".

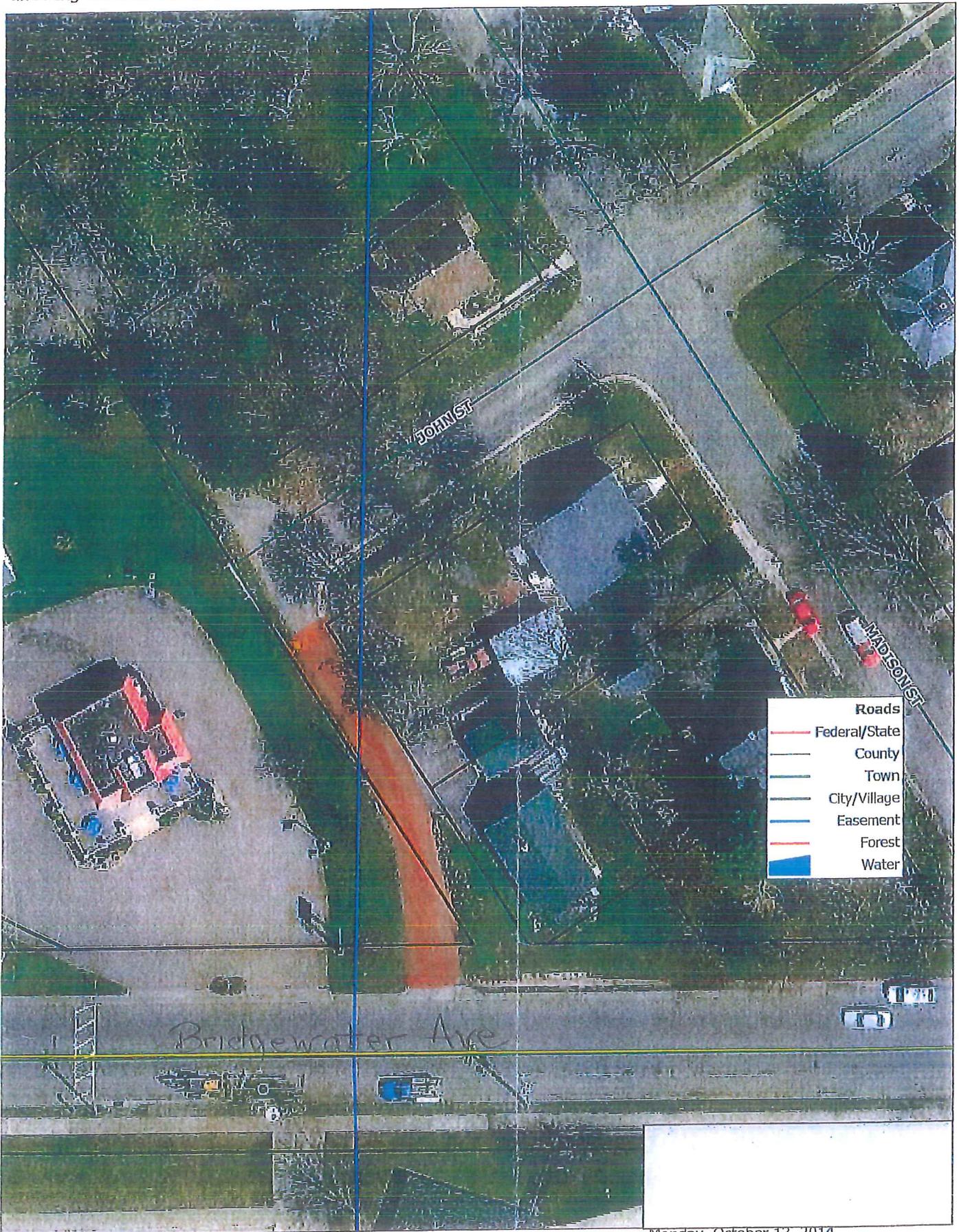
The Chippewa Falls Historical Society is the owner of land on either side of the alley at the beginning of Bridgewater North to the John and Vicki Demski Netzel property line. The Chippewa County Historical Society has entered into an agreement with the owners of the land on the east side of the alley South of the John Street intersection, John and Vicki Demski Netzel. A copy of the Agreement is attached hereto.

The Petition seeks abandonment of the alley from John Street South to Bridgewater Avenue located in Block 4 of the Northern Addition to the City of Chippewa Falls.

NAME	ADDRESS
Chippewa County Historical Society	123 Allen Street Chippewa Falls, WI 54729
John Netzel and Vicki Demski Netzel	10 Madison Street Chippewa Falls, WI 54729

Circulated By: *David M. Gula*

affecting the area shown and is to be used only for reference purposes.



Monday, October 13, 2014

Discontinuance and Property Exchange Agreement

THE DISCONTINUANCE AND PROPERTY EXCHANGE AGREEMENT (*the Agreement*) made by and between the **Chippewa County Historical Society** and **John E. Netzel Jr. and Vicki Demski Netzel**, is made to resolve title to ownership of certain property located in the City of Chippewa Falls, WI.

1. Recitals

- A. **John E. Netzel, Jr. and Vicki Demski Netzel** are the owners of certain real property located in Chippewa County, Wisconsin, as described on the attached Exhibit A and referred to on the exhibit and in this Agreement as *Parcel A*.
- B. The **Chippewa County Historical Society** is the owner of certain real property located in Chippewa County, Wisconsin, as described on the attached Exhibit B and referred to on the exhibit and in this Agreement as *Parcel B* and *Parcel C*.
- C. *Parcel D* consists of a southwestern section of *Parcel A* including the portion of the Chippewa County Historical Society garage and driveway to which the Chippewa County Historical Society may have an adverse possession claim.
- D. *Parcel E* consists of the eastern half of the alley running perpendicular to the southwestern end of John Street in Chippewa Falls, WI. This alley connects the southwestern end of John Street to Bridgewater Avenue. If an action to discontinue the public way were filed, **John Netzel & Vicki Demski Netzel** would have an ownership claim to *Parcel E*.

2. Discontinuance

- A. The **Chippewa County Historical Society** agrees to bear all costs of pursuing an action to discontinue the public way with the City of Chippewa Falls to obtain title to *Parcel E*.
- B. The above action shall be made pursuant to Wis. Stat. § 66.1003 & 66.1005.
- C. **John Netzel & Vicki Demski Netzel** agree to transfer any claims that they might have to *Parcel E*: their half of the alleyway between *Parcels A, B, and C*.
- D. **John Netzel** agrees to cooperate with the **Chippewa County Historical Society**, in its pursuance of said action to discontinue the public way.

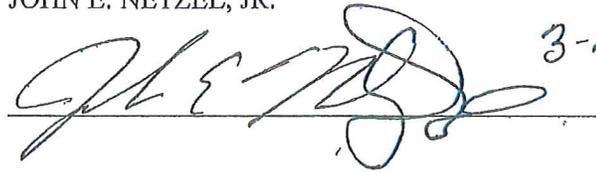
3. Adverse Possession

- A. The **Chippewa County Historical Society** has a valid claim of adverse possession to *Parcel D*.

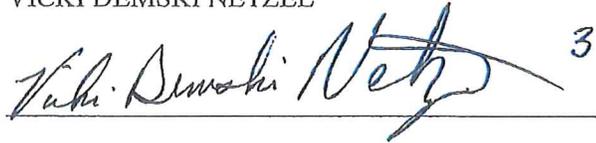
- B. The **Chippewa County Historical Society** agrees to abandon its claim, with prejudice, of adverse possession to *Parcel D*.
- C. The **Chippewa County Historical Society** agrees to bear all cost of demolishing the structures occupying *Parcel D*.

Dated this 27 day of March, 2019.

JOHN E. NETZEL, JR.

 3-27-19

VICKI DEMSKI NETZEL

 3-27-19

CHIPPEWA COUNTY HISTORICAL SOCIETY

 3-27-19

David M. Gordon, President

Exhibit A

Parcel A

Lot 3, Block 4, Northern Addition, Section 31, Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin.

EXHIBIT B

Parcel B

A part of the SE ¼ of the SW ¼ of Section 31, Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin, described as follows:

Commencing on the North and South quarter line of said Section 31 at a point 114.7 feet North of the quarter post on the South side of said Section, which point is on the Western line of the Alley on the West side of the Northern Addition to the City of Chippewa Falls; thence N 35.5° 00' 00" W along the Western line of said Alley 152 feet; thence at right angles Southwesterly 121 feet; thence S 24.5° 00' 00" E 122 Feet; thence S 66° 00' 00" E 88 feet; thence N 33° 00' 00" E 106.5 feet to the point of beginning.

Parcel C

A parcel of land located in the SE ¼ of the SE ¼ and the SW ¼ of the SE ¼ of Section 31, Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Section 31; thence N87° 46' 48"E 2302.34 feet to the prorated S ¼ corner of said section; thence N05° 19' 00" W 107.39 feet to the point of beginning; thence S 33° 00' 00" W 87.15 feet to the North line of Bridgewater Avenue; thence N87° 31' 30" E along the said North line to the Westerly line of the alley on the Westerly side of the Northern Addition to the City of Chippewa Falls; thence Northwesterly along the Westerly line of said alley to the point of beginning.

Parcel No. 22908-3134-08700000

**PETITION TO DISCONTINUE A PUBLIC WAY PERSUANT TO WIS. STAT. §
66.1003(2)**

THE PETITION TO DISCONTINUE A PUBLIC WAY PERSUANT TO WIS. STAT. § 66.1003 (2) (*the petition*) by and between the **Chippewa County Historical Society** and **John Netzel and Vicki Demski Netzel**, is made to discontinue that portion of the alleyway connecting John Street and Bridgewater Avenue in the City of Chippewa Falls, Chippewa County, WI.

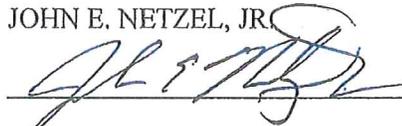
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- B. The **Chippewa County Historical Society** is the owner of certain real property located in Chippewa County, Wisconsin, as described on the attached Exhibit B and referred to on the exhibit and in this Agreement as *Parcel B* and *Parcel C*.

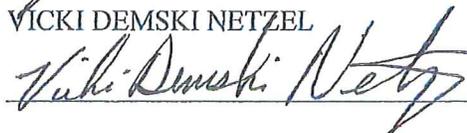
2. Landowners Abutting the Public Way

These landowners abutting the public way hereby join in the petition to discontinue the public way:

JOHN E. NETZEL, JR.

 3-22-19

VICKI DEMSKI NETZEL

 3-27-19

CHIPPEWA COUNTY HISTORICAL SOCIETY

 4/2/19

By: David M. Gordon, President

Dated this ____ day of _____, 2019.

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Parcel No. 22908-3134-08700000