

AMENDED AGENDA FOR REGULAR MEETING OF COMMON COUNCIL

To be held on Tuesday, May 19, 2020 at 6:30 P.M. in the City Hall
Council Chambers, 30 West Central Street, Chippewa Falls, WI

The Mayor and City Council Members may not be physically present at the meeting but may attend remotely. The meeting may be viewed via livestream at the www.chippewafalls-wi.gov live stream link.

1. **CLERK CALLS THE ROLL**
2. **APPROVAL OF MINUTES OF PREVIOUS MEETING**
 - (a) Approve minutes of the Regular Council Meeting of May 5, 2020.
3. **PERSONAL APPEARANCES BY CITIZENS** - No matter presented by a citizen shall be acted on at the meeting except in emergencies affecting the public health, safety or welfare.
 - (a) Citizen appearances – call 715-726-2762.
4. **PUBLIC HEARINGS** – None
5. **COMMUNICATIONS** – None
6. **REPORTS**
 - (a) Consider Board of Public Works minutes of May 11, 2020.
 - (b) Consider Plan Commission minutes of May 11, 2020.
 - (c) Consider Plan Commission minutes of May 18, 2020. (*minutes to be distributed prior to meeting*)
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 May 14, 2020. (*minutes to be distributed prior to meeting*)
 - (b) Consider Joint Committee #1 Revenues, Disbursements, Water and Wastewater and Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of May 19, 2020. (*minutes to be distributed prior to meeting*)
 - (c) Consider Committee #3 Transportation, Construction, Public Safety and Traffic minutes of May 19, 2020. (*minutes to be distributed prior to meeting*)
 - (d) Park Board minutes of May 12, 2020.
8. **APPLICATIONS**
 - (a) Consider Operator (Bartender) Licenses as approved by the Police Department. (*Complete list provided prior to Council meeting*).
 - (b) Consider Street Use Permit Application from the Chippewa Falls Senior High School for the Chippewa Falls Senior High School Graduation Procession to be held on June 3, 2020 from 7:00 pm – 8:30 pm utilizing various City Streets (see attached maps).
9. **PETITIONS** - None
10. **MAYOR ANNOUNCES APPOINTMENTS** - None
11. **MAYOR'S REPORT** - None
12. **REPORT OF OFFICERS** – None
13. **ORDINANCES** - None
14. **RESOLUTIONS**
 - (a) Consider **Resolution #2020-15 Entitled:** Resolution Approving a Certified Survey Map (Wissota Green Replat).
 - (b) Consider **Resolution #2020-16 Entitled:** Resolution Plat of Wissota Bay Condominiums.
 - (c) Consider **Resolution #2020-17 Entitled:** Resolution Plat of Wissota Bay Twinhome Condominiums.

14. **RESOLUTIONS** (continued)

(d) Consider **Resolution #2020-18 Entitled:** Resolution Plat of Wissota Bay Townhome Condominiums.

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

(a) Discuss and consider options for potential financial assistance for small businesses in the City in response to COVID-19.

16. **CLAIMS**

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

17. **CLOSED SESSION** - None

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 May 18, 2020 at 9:15 am by BNG.

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 May 15, 2020 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, May 5, 2020 in the City Hall Council Chambers. Mayor Greg Hoffman (remotely) called the meeting to order at 6:30 pm. The Pledge of Allegiance was recited.

CLERK CALLS THE ROLL

Council Members present: Remotely - John Monarski, Rob Kiefer, Chuck Hull, Paul Olson, Paul Nadreau, and Jason Hiess. In-person - CW King.

Also Present: Remotely - Finance Manager/Treasurer Lynne Bauer, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, City Planner/Transit Manager Brad Hentschel, Police Chief Matthew Kelm, Street and Utility Maintenance Manager Rick Ruf, and City Clerk Bridget Givens. In-person: City Attorney Robert Ferg and Utilities Office Manager Connie Freagon.

APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) **Motion by Nadreau/Hiess** to approve the minutes of the Regular Council Meeting of April 21, 2020. **All present voting aye, motion carried.**

(b) **Motion by Kiefer/Nadreau** to approve the minutes of the Organizational Meeting of the Common Council of April 21, 2020. **All present voting aye, motion carried.**

PERSONAL APPEARANCES BY CITIZENS - None

PUBLIC HEARINGS - None

COMMUNICATIONS - None

REPORTS

(a) **Motion by Olson/Monarski** to approve the Board of Public Works minutes of April 27, 2020. Councilor Hiess expressed his concern with the addition and expediting of Pumphouse Road on the five-year street program. Discussion also ensued regarding the petition to discontinue and vacate Fourth Avenue between Broadway Avenue and Prentice Street. **Roll Call Vote: Aye – Olson, Monarski, Kiefer, King, Hull, Nadreau, Hiess. Motion carried.**

COUNCIL COMMITTEE REPORTS

(a) **Motion by Nadreau/Hull** to approve the Committee on Committees minutes of May 5, 2020. **All present voting aye, motion carried.**

(b) The Library Board minutes of March 25, 2020 were presented. It was mentioned that curbside pickup of materials began on Monday, May 4th.

APPLICATIONS

(a) No Operator (Bartender) Licenses were presented for consideration.

(b) **Motion by Monarski/Nadreau** to approve the Street Use Permit Application of Chippewa Falls Main Street for the Cruise in Car Shows to be held on May 16, June 20 and July 18 from 4:00 pm – 8:00 pm utilizing the 100-500 blocks of N Bridge Street subject to compliance with any State or Federal Emergency orders which may be in effect at the time the approved application is in use under the license granted. **All present voting aye, motion carried.**

(c) **Motion by Monarski/Hiess** to approve the change of agent request from Kwik Trip #660, 503 E Grand Avenue, to Matt Nesvacil. **All present voting aye, motion carried.**

(d) **Motion by Monarski/King** to approve the conditional surrender from Kevin Bowe of his Class "B" / "Class B" Intoxicating Liquor and Malt Beverage License predicated upon the granting of the licenses to Beer Bacon & Bloodys, LLC, Steven Hagen-Miller, Agent. **All present voting aye, motion carried.**

(e) **Motion by Monarski/Nadreau** to approve the Original Alcohol Beverage Retail License Application from Beer Bacon & Bloodys LLC, Steven Hagen-Miller, Agent, for a Class "B" / "Class B" Intoxicating Liquor and Malt Beverage License for Beer Bacon & Bloodys located at 24 W Spring Street. **All present voting aye, motion carried.**

PETITIONS - None

MAYOR ANNOUNCES APPOINTMENTS

(a) Motion by Nadreau/Hull to suspend the rules and consider the appointments to various Boards and Commissions as recommended by the Mayor immediately. **All present voting aye, motion carried.**

Motion by King/Nadreau to approve the appointments to various Boards and Commissions as recommended by the Mayor. **All present voting aye, motion carried.**

MAYOR’S REPORT - None

REPORT OF OFFICERS - None

ORDINANCES - None

RESOLUTIONS

(a) Motion by King/Nadreau to approve **Resolution #2020-14 Entitled:** Preliminary Resolution Declaring Intent to Levy Special Assessments under Chapter 66.0701 Wisconsin Statutes & Chapter 3.08 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin. **Roll Call Vote: Aye – King, Nadreau, Monarski, Kiefer, Hull, Olson; No – Hiess. Motion carried.**

OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW

(a) Mayor Hoffman and Clerk Givens indicated they have been contacted by establishments in the City requesting a reduction in their renewal alcohol license fees as they are unable to be open as normal. Givens shared a spreadsheet showing the revenue impact on a 25% reduction, 50% reduction, and going down to the statutory minimums (the reduction was not applied to Class A establishments, only Class B and Class C). Givens surveyed other municipalities to see how many are reducing their alcohol licensing fees and provided the results of the informal survey. Following discussion, there was a **Motion by King/Kiefer** to approve a 25% reduction in the renewal alcohol license fees for Class “B” Beer, “Class B” Liquor, and “Class C” Wine licensees. **Roll Call Vote: Aye – King, Kiefer, Olson, Nadreau, Hiess; No – Monarski, Hull. Motion carried.**

CLAIMS

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

City General Claims:	\$151,134.40
Authorized/Handwritten Claims:	\$13,658.63
Department of Public Utilities:	<u>\$59,923.18</u>
Total of Claims Presented	<u>\$224,716.21</u>

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

CLOSED SESSION - None

ADJOURNMENT

Motion by Olson/Hiess to adjourn at 7:05 pm. **All present voting aye, motion carried.**

Submitted by:
Bridget Givens, City Clerk

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, MAY 11, 2020 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, May 11, 2020 at 5:30 PM. Attending remotely were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer and Alderperson Paul Olson. Darrin Senn was absent.

1. **Motion** by Olson, seconded by Bauer to approve the minutes of the April 27, 2020 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. The Board of Public Works considered four proposals to inspect the Glen Loch Dam ranging from \$1,500 to \$2,600. Director of Public Works Rubenzer explained that WDNR requires inspection of a high hazard dam such as Glen Loch every two years. Ayres was the multi-disciplined company that designed and inspected the drawdown gate, fence and buoy line project in 2018-2020 and is well qualified to perform the inspection.
Motion by Olson, seconded by Bauer to recommend the Common Council accept the low proposal of \$1,500 and award the 2020 inspection and reporting of the high hazard Glen Loch Dam in the City of Chippewa Falls to Ayres Associates, Inc. **All present voting aye. MOTION CARRIED.**

3. **Motion** by Bauer, seconded by Olson to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 5:33 P.M.


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

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, APRIL 27, 2020 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, April 27, 2020 at 5:30 PM. Attending remotely were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, P.E., Finance Manager Lynne Bauer, Alderperson Paul Olson, Darrin Senn and Assistant City Engineer Bill McElroy, P.E. Utility Office Manager Connie Freagon was also present at the meeting.

1. **Motion** by Bauer, seconded by Senn to approve the minutes of the April 13, 2020 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. The Board of Public Works considered the two estimates for resurfacing Pumphouse Road between Grady Drive and Scheidler Road. Assistant City Engineer McElroy explained the estimates. The first estimate for \$327,000 would consist of removing the existing deteriorated hot mix surface, replacing deficient concrete curb and gutter, (small amount expected) and repaving with hot mix. Also painting in the bike lanes on both sides of the street. The second estimate of \$540,000 would consist of removing all hot mix paving, all curb and gutter and then constructing new concrete curb and gutter and hot mix paving at a street width of 34 feet face of curb to face of curb. The existing street width is 42 feet face of curb to face of curb. In addition, constructing a new off street separate ten foot wide hot mix bike path. Director of Public Works Rubenzer stated that Pumphouse Road had just been added to the five year street program for 2024 and would have to be brought forward. 2020 construction would be difficult to get done in a timely fashion. The Board of Public Works discussed the favorable project and hot mix bids that had been recently obtained and thought it would be a good idea to construct in 2020 if possible. Director of Public Works Rubenzer stated that Special Assessments would need to be prepared and sent out along with a Preliminary Resolution Levying Special Assessments. The topography, survey work and project design need to be done. **Motion** by Olson, seconded by Hoffman to recommend the Common Council proceed with option #1 for an estimated \$326,909 and to resurface Pumphouse Road from Grady Drive to Scheidler Road. **All present voting aye. MOTION CARRIED.**

3. The Board of Public Works considered the attached petition to discontinue and vacate Fourth Avenue between Broadway Avenue and Prentice Street. The petition was signed by owners of 100% of the frontage in the segment of Fourth Avenue. Director of Public Works Rubenzer noted that landlocked parcels would be created if this discontinuance /vacation were granted so as per attached State Statute 66.1003(2) Discontinuance of a public way and 66.1003(4)(a), additional signatures of owners of more than 1/3 of the frontage of lots and lands of the remainder of the public way as lies within 2650 feet of the ends of the portion to be discontinued which lie within the corporate limits would be required. Director of Public Works Rubenzer stated that in order to serve parcels in Fourth Avenue between Prentice Street and Broadway Avenue and East of the Fourth Avenue/Prentice Street intersection with sanitary and storm sewer and water main in the future, a minimum 50 feet wide easement would need to be retained and the existing street right-of-way is 66 feet wide. Therefore in that regard it wouldn't make sense to

discontinue the segment. In addition, property would have to be acquired for a cul de sac at Prentice St./Fourth Ave. should the segment be vacated. Mayor Hoffman asked if a condition of the discontinuance could be to inform all property owners in the segment that they would be responsible for 100% of the street reconstruction costs if it were discontinued and then redeveloped and reestablished in the future. Director of Public Works Rubenzer confirmed. Director of Public Works Rubenzer noted that cul de sacs created snow plowing challenges and were undesirable.

Motion by Hoffman, seconded by Senn to recommend the Common Council conduct a public hearing and consider a resolution to discontinue and vacate Fourth Avenue between Prentice Street and Broadway Avenue contingent on:

- 1) Receiving a petition with the required additional signatures.
- 2) Land for a 120 feet diameter cul de sac at the intersection of Prentice Street and Fourth Avenue being given to the City.
- 3) A cul de sac being constructed by the petitioners.
- 4) A 50 feet sanitary, storm and water utility easement being retained by the City.
- 5) The petitioners pay for all related public hearing advertising and legal notifications.
- 6) All petitioners are aware that they would be responsible for 100% of street and utility costs should Fourth Avenue be petitioned to be reestablished in the future.

All present voting aye. MOTION CARRIED.

4. **Motion** by Olson, seconded by Bauer to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 6:05 P.M.


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

MEMO

To: Board of Public Works
From: Chippewa Falls Engineering Office
Date: May 11, 2020
Re: Glen Loch Dam Inspection Proposals

On May 1, 2020, the Chippewa Falls Engineering Office opened four submitted proposals for the 2020 Glen Loch Dam Inspection Project. Glen Loch Dam is categorized a high hazard dam and is required to be inspected every 2 years. Listed below are the proposal amounts.

1. Ayres Associates Inc. - \$1500
2. Becher-Hoppe Associates Inc. - \$2400
3. Cooper Engineering Company, Inc. - \$2600
4. Oakridge Engineering Inc. -\$2500

After reviewing the proposals that were received, the Chippewa Falls Engineering Department is recommending that the Glen Loch Dam Inspection Project be awarded to Ayres Associates due to their previous work with the City on the Glen Loch Dam and their lowest bid. Copies of each individual companies proposal are available upon request.

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MAY 11, 2020 – 6:30 PM**

The Plan Commission met in City Hall on Monday, May 11, 2020 at 6:30 P.M. Attending remotely were Commissioners Mike Tzanakis, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Attending by phone were Commissioners Greg Misfeldt, Dennis Doughty and Dan Varga. Absent was Commissioner Dave Cihasky.

1. **Motion** by Tzanakis, seconded by Hubbard to approve the minutes of the March 9, 2020 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission discussed the attached Certified Survey Map (CSM) from Pete Gartman of Real Land Surveying and presented on behalf of Dan Acker. The proposed CSM subdivides Lot 72 of the Wissota Green Replat in to three lots. In reply to question, Director of Public Works Rubenzer stated that stormwater management had been accounted for in the original Wissota Green Traditional Neighborhood Development (TND) and that the original TND townhome zoning designation still applied for unit densities. He continued that the private and public utilities agreements were still being finalized. Director of Public Works Rubenzer noted that some omissions and typos had been corrected on the attached CSM.
Motion by Misfeldt, seconded by Hull to recommend the Common Council approve the attached Certified Survey Map (CSM) from Pete Gartman of Real Land Surveying and presented on behalf of Dan Acker subdividing lot 72 of the Wissota Green Replat into three lots contingent on;
 - 1) Receipt of the proper review fees.
 - 2) Submission and approval of a stormwater management plan**All present voting aye. Motion carried.**

3. The Plan Commission considered the attached Wissota Bay Twin Home condominium Plat on Lot 2 of the Certified Survey Map of Lot 72, Wissota Green Replat. After discussion;
Motion by Misfeldt, seconded by Tzanakis to recommend the Common Council approve the attached Wissota Bay Twin Home Condominium Plat on Lot 2 of the Certified Survey Map of Lot 72, Wissota Green Replat contingent on;
 - 1) Receipt of the proper review fees.
 - 2) Submission and approval of a stormwater management plan**All present voting aye. Motion carried**

4. The Plan Commission considered the attached 1st Addendum to Wissota Bay Condominium Plat on Lot 1 of the Certified Survey Map of Lot 72, Wissota Green Replat.
Motion by Misfeldt, seconded by Hull to recommend the Common Council approve the attached 1st Addendum to Wissota Bay Condominium Plat on Lot 1 of the Certified Survey Map of Lot 72, Wissota Green Replat contingent on;
 - 1) Receipt of the proper review fees.
 - 2) Submission and approval of a stormwater management plan**All present voting aye. Motion carried**

Commissioner Smith entered the meeting at this point.

5. **Motion** by Hubbard, seconded by Smith to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:40 P.M.

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

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:

Plan Commission **XXX**

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

Will be held on **Monday, April 13, 2020 at 6:30 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 unable to attend the meeting, please notify the Engineering Dept. by calling 726-2736.

NOTE:

THE PLAN COMMISSION MEETING

FOR

MONDAY, APRIL 13, 2020

IS

CANCELLED

DUE TO A LACK OF AGENDA ITEMS.

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 agenda was placed in the Chippewa Herald mail box, 1st Floor, City Hall and also posted on the City Hall Bulletin Board on Wednesday, April 8, 2020 at 1:30 P.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MARCH 9, 2020- 6:30 PM**

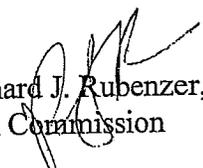
The Plan Commission met in City Hall on Monday, March 9, 2020 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, P.E., Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Also attending were Assistant City Engineer Bill McElroy, P.E. Alderpersons CW King and Paul Nadreau, Chippewa County Planning and Zoning Director Doug Clary and those on the attached attendance sheet also attended the meeting.

1. **Motion** by Tzanakis, seconded by Varga to approve the minutes of the February 10, 2020 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered the attached annexation petition from Chippewa County for two county owned parcels in the Town of Eagle Point. It was noted that the individual parcels would best be zoned the same as the contiguous adjacent parcels.
After discussion;
Motion by Hubbard, seconded by Cihasky to recommend the Common Council annex a Chippewa County owned 2.28 acre parcel in the Town of Eagle Point and zone the parcel O-2 Office and Institutional and also annex a Chippewa County owned 10.03 acre parcel in the Town of Eagle Point and zone it P-1 Public. **All present voting aye. Motion carried.**

3. Daniel Knowlton of Everyday Surveying and Engineering and Mary Proznik of Hoss Brothers appeared to request approval of the attached Preliminary Plat of Lafayette Pointe in the Town of Lafayette. Secretary Rubenzer stated that the proposed plat was within the 3 mile extraterritorial plat review area of the City of Chippewa Falls. Secretary Rubenzer noted that the majority of the lots do not meet Chapter 18.11(6) of the Chippewa Falls Municipal Code in that all the lot depths exceed 2 ½ times the lot widths. It was then stated that the lots were all for Twin Homes meaning the lots were actually being "paired" together. Chippewa County Planning and Zoning Director Doug Clary appeared and stated that the lots would meet Chippewa County Zoning regulations for Twin Homes. Secretary Rubenzer stated that Inspector Lasiewicz had approved the preliminary plat.
Motion by Misfeldt, seconded by Hubbard to recommend the Common Council approve the Preliminary Plat of Lafayette Pointe in the Town of Lafayette upon;
 - 1) Receipt of the Plat review fees.
 - 2) Submission and approval of a stormwater management plan and any changes on the plat necessitated by such a stormwater review.**All present voting aye. Motion carried.**

4. **Motion** by Smith, seconded by Varga to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:59 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.

CHIPPEWA CO. CERTIFIED SURVEY MAP No. _____

RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS PAGE _____

REGISTER

IN THE SE¼ OF THE NE¼,
SECTION 33, T29N, R8W,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
BEING ALL OF LOT 72, WISSOTA GREEN

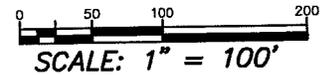
LEGEND

- - FND. 1" O.D. IRON PIPE
- - FND. 3/4" REBAR
- - SET 1" OD X 18" IRON PIPE WEIGHING 1.13 LBS/LF
- () - RECORDED AS

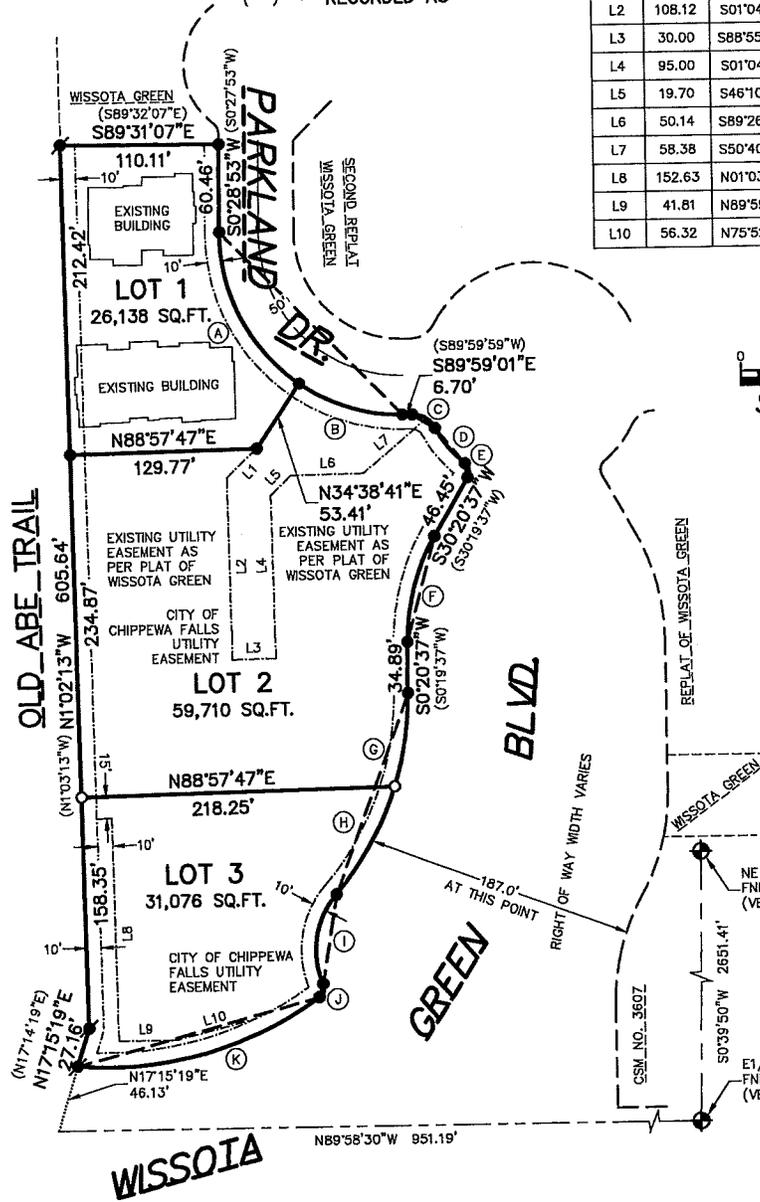
LINE TABLE		
LINE #	LENGTH	BEARING
L1	29.00	S46°24'08"W
L2	108.12	S01°04'13"E
L3	30.00	S88°55'47"W
L4	95.00	S01°04'13"E
L5	19.70	S46°10'10"W
L6	50.14	S89°26'37"W
L7	58.38	S50°40'02"W
L8	152.63	N01°03'13"W
L9	41.81	N89°59'00"E
L10	56.32	N75°52'39"E



BEARINGS ARE REFERENCED TO THE EAST LINE OF NE¼, SEC. 33
RECORDED BEARING OF S.00°39'50"W.



- ALUM. - ALUMINIUM
- BLVD. - BULEVARD
- COR. - CORNER
- CSM NO. - CERTIFIED SURVEY MAP NUMBER
- DR - DRIVE
- E - EAST
- FND. - FOUND
- LBS/LF - POUNDS PER LINEAR FOOT
- MON. - MONUMENT
- N. - NORTH
- NE - NORTHEAST
- NW - NORTHWEST
- O.D. - OUTSIDE DIAMETER
- R/W - RIGHT OF WAY
- R#W - RANGE # WEST
- S. - SOUTH
- SE - SOUTHEAST
- SEC. - SECTION
- SQ.FT. - SQUARE FEET
- SW - SOUTHWEST
- T#N - TOWNSHIP ## NORTH
- V.#/P.# - VOLUME #/PAGE #
- W. - WEST



FIELD WORK COMPLETED
APRIL 30, 2020

E1/4 COR. SEC. 33
FND. SURVEY NAIL
(VERIFIED TIES)

REAL LAND SURVEYING
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WISCONSIN 54701
(715) 514-4116
CADD 19224 CSM

SHEET 1 OF 2 SHEETS

PAGE _____

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

RECORDED IN VOLUME _____ OF CERTIFIED SURVEY MAPS PAGE _____

REGISTER

**IN THE SE¼ OF THE NE¼,
SECTION 33, T29N, R8W,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
BEING ALL OF LOT 72, WISSOTA GREEN**

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:
THAT BY THE DIRECTION OF DAN ACKER 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: A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 33, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN AND BEING LOT 72 OF THE PLAT OF WISSOTA GREEN.
THAT THIS CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY SURVEYED AND DESCRIBED, AND THE SUBDIVISION THEREOF.
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION AND PLATTING ORDINANCE OF THE GENERAL CODE OF THE CITY OF CHIPPEWA FALLS, WISCONSIN IN SURVEYING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 2020
PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR 2279

CITY OF CHIPPEWA FALLS COMMON COUNCIL RESOLUTION

RESOLVED THAT THE ABOVE CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS IS HERBY APPROVED.

SIGNED _____ APPROVED _____ DATE _____
GREGORY S. HOFFMAN, MAYOR

OWNER'S CERTIFICATE OF DEDICATION:

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE CERTIFIED SURVEY MAP.

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS _____ DAY OF _____, 2020.

DANIEL W. ACKER

PHYLLIS G. ACKER

STATE OF WISCONSIN
COUNTY OF _____ SS/

PERSONALLY APPEARED BEFORE ME THIS _____ DAY OF _____ 2020, THE ABOVE NAMED DANIEL W. ACKER AND PHYLLIS G. ACKER TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	1ST TANGENT	2ND TANGENT
AB	198.94'	126.00'	090°28'00"	178.91'	S44°45'07"E	S00°28'53"W	S89°59'07"E
A	122.78'	126.00'	055°49'58"	117.98'	S27°26'06"E		
B	76.16'	126.00'	034°38'02"	75.01'	S72°40'06"E		
C	19.61'	18.00'	062°24'21"	18.65'	N58°46'50"W	N27°34'39"W	N89°59'01"W
D	31.92'	77.02'	023°44'44"	31.69'	S39°27'01"E	S27°34'39"E	S51°19'23"E
E	10.69'	7.50'	081°40'26"	9.81'	N10°29'10"W	N30°21'03"E	N51°19'23"W
F	75.66'	144.50'	030°00'00"	74.80'	S15°20'37"W	S30°20'37"W	S00°20'37"W
GH	149.93'	210.27'	040°51'08"	146.77'	N20°46'11"E	N41°11'45"E	N00°20'37"E
G	65.02'	210.27'	017°43'03"	64.76'	N09°12'09"E		
H	84.90'	210.27'	023°08'05"	84.33'	N29°37'43"E		
I	65.29'	58.50'	063°56'30"	61.95'	S09°13'30"W	S41°11'45"W	S22°44'45"E
J	10.19'	7.50'	077°49'56"	9.42'	N16°10'13"E	N55°05'11"E	N22°44'45"W
K	178.62'	254.50'	040°12'45"	174.98'	N75°11'34"E	S84°42'04"E	N55°05'11"E

REAL LAND SURVEYING
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WISCONSIN 54701
(715) 514-4116
CADD 19224 CSM

SHEET 2 OF 2 SHEETS

PAGE _____

SURVEYOR'S CERTIFICATE: PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY:
 I, PETER J. GARTMANN, OF DANIEL JACKER 1 HAVE SURVEYED AND MAPPED THE
 CONDOMINIUM PLAT OF WISSOTA BAY TWINHOME CONDOMINIUMS LOCATED IN THE SOUTHEAST
 QUARTER OF THE NORTH-EAST QUARTER (SE1/4-NE1/4), SECTION 33, TOWNSHIP 29 NORTH,
 RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN BEING LOT 2 OF
 CERTIFIED SURVEY MAP NUMBER ###, RECORDED IN VOLUME #, DOCUMENT NUMBER
 #. THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE
 LAND SURVEYED AND SHOWS THE CORRECT LOCATION OF THE BUILDINGS BUILT OR TO BE BUILT
 THEREON.
 THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 703 OF THE WISCONSIN
 STATUTES AND A-E-7 WISCONSIN ADMINISTRATIVE CODE IN SURVEYING AND MAPPING THE SAME.

PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR 2279

DATED THIS _____ DAY OF _____ 2020

- ABBREVIATIONS:**
 ALUM. - ALUMINUM
 COP. - COPPER
 CORR. - CORNER
 CHAIN - CHAIN
 CHAIN NO. - CHAIN NO.
 CHAIN MAP NO. - CHAIN MAP NO.
 FND. - FOUND
 N. - NORTH
 N.W. - NORTHWEST
 S. - SOUTH
 S.W. - SOUTHWEST
 SEC. - SECTION
 SW - SW
 T. - TOWNSHIP
 W. - WEST
 W.P. - WEST COMMON ELEMENT FOR UNIT (NUMBER)
- CURVE DATA ABBREVIATIONS:**
 L = LENGTH
 R = RADIUS
 C = CHORD LENGTH
 A = ANGLE
 B = BEARING
 S = START POINT
 E = END POINT
- BEARINGS ARE REFERENCED TO THE WEST LINE OF CSM NO. ###**

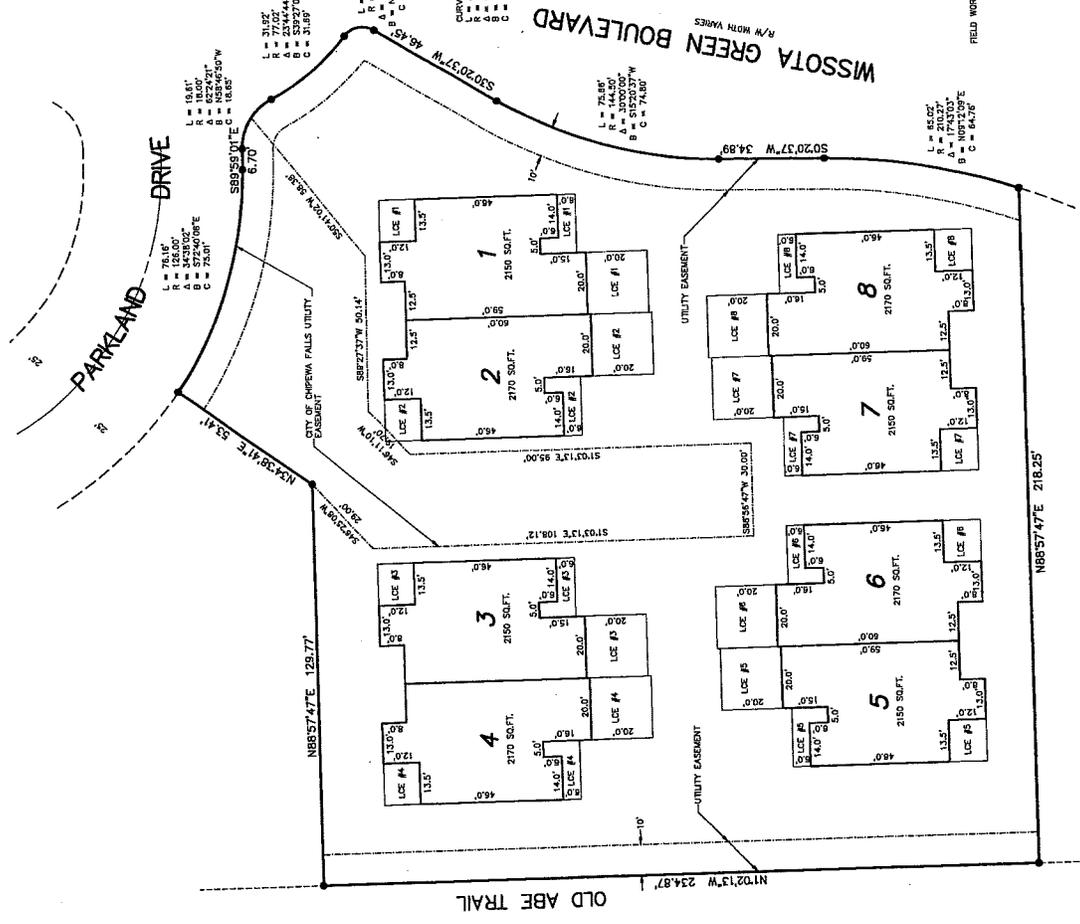


LEGEND
 • - FND. 1" O.D. IRON PIPE

TOTAL CONDOMINIUM AREA = 95,270 SQ.FT.
 UNIT AREAS AND DIMENSIONS ARE APPROXIMATE
 ALL AREAS NOT SHOWN AS UNITS OR LIMITED COMMON
 ELEMENTS ARE COMMON AREAS

FIELD WORK COMPLETED APRIL 30, 2020

REAL LAND SURVEYING
 ERIC CLARE, WISCONSIN 54701
 1924 CONROD-TRINOLING



REVIEW COPY

CONDOMINIUM PLAT OF
**WISSOTA BAY TWINHOME
 CONDOMINIUMS**

BEING LOT 2 OF CSM NO. ###
 LOCATED IN THE SE1/4 OF THE NE1/4 SEC. 33, T29N, R8W,
 CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

PARKS, RECREATION & FORESTRY BOARD MEETING
Tuesday, May 12, 2020

1. Call to order by Beth Arneberg at 6:02 p.m.
Roll Call: Members Present: Beth Arneberg, Carmen Muenich, Dale Berg, Justin Agnew, and John Abbe. Audrey Stowell appears by video. Absent: Rob Kiefer
Staff present: Dick Hebert.
2. Approval of Minutes: March 10, 2020, and March 17, 2020. **Motion by Muenich/Berg to approve minutes of March 10, 2020, Board Meeting and March 17, 2020 Special Board Meeting. Motion passed.**
3. Personal Appearances By Citizens. None.
4. Discuss/Consider Special Event Applications. None.
5. Discuss/Consider
 - a. Revising Current Park Facility Refund Policy. Park Board's normal return policy is to return half of the reservation fee upon 60-days notice. Dick recommends that during this pandemic, a full refund be returned or the fees be allowed to be used toward 2021 reservations. The online payment convenience fee is not refundable. **Motion by Berg/Abbe to change the refund policy for 2020 reservations to a 100% refund less the online payment convenience fee or allow funds to be applied toward 2021 reservations if requested. Motion passed.**
 - b. Improvements and Repairs to Irvine Park Bandshell. To match color of stone columns, the best option for repairs was to use a sand-based epoxy. This ended up being approximately \$13,000 more than originally quoted, but will end up having the best result. **Motion by Arneberg/Muenich to approve the quote from RAM Construction services to complete the epoxy work in an amount not to exceed \$28,610.00 with said funds to be paid from the Irvine Park Donation Account. Motion passed.**
 - c. Director Report. Dick wonders about future meetings being held virtually. Stated preference is to be in person with individuals allowed to attend virtually should they wish. June Park Board meeting will be in person. Dick reports there was a fire in the Activity Building above the bathroom due to electrical heater. Luckily, it was contained and the damage sustained was to a truss. This can be repaired by staff. Dick also reports that the park, facilities, etc., are being reopened pursuant to all current orders in place and in conjunction with various agencies. The concession stand at the Welcome Center is tentatively on hold until the park reopens.
6. Approve Claims. **Motion by Berg/Muenich for claims in March, April & May in the amount of \$101,634.77. Motion passed.**
7. Park Board Members' Concerns or Comments. John is concerned that the duck pond boardwalk needs some attention. Dick reports that staff will be evaluating.

Dick also reports that some of the windows at the zoo are fogging. Replacement cost is approximately \$6,000 per window, so they are being replaced one at a time as funds allow.

8. Adjournment. **Motion by Muenich/Arneberg to adjourn at 6:28 p.m. Motion passed.**

Submitted by:

Audrey Stowell, Secretary



CITY OF CHIPPEWA FALLS

STREET USE PERMIT APPLICATION

Applicant Name and Address: Brian Flug - Chippewa Falls Area Unified School District, 735 Terrill St, CF	Applicant Phone Number: (715) 559-5738
---	---

<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. Additional Contacts - Donna Goodman, Building Principal (715) 271-9993, Dave Hutzler, Asst Principal (715) 563-4476	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: Chippewa Falls Senior High School, Donna Goodman (Building Principal) 735 Terrill St, CF (715) 271-9993
---	--

Name of the event: Chippewa Falls Senior High Graduation	Estimated number of persons participating: 350 vehicles
---	--

Date and start and end times requested for street use:
Wednesday June 3rd 7:00pm-8:30pm (see attached for detailed information)

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
A procession is planned leaving from Northern WI State Fairgrounds and ending at the High School, 735 Terrill St

Use, described in detail, for which the street use permit is requested:
The only street requested to be blocked off would be the 700 block or Terrill St

City services requested for the event (e.g., Street Department or Police Department staff time)
Request street department drop off barricades at the locations on the next page during day on June 3rd.

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: Date: 5/8/20

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):
See attached comments

5 officers on overtime: 5 x 2 x 50 = \$500 - cost of officers see attached maps

Requirements of Applicant:
See attached comments

Approved by: 5/13/2020

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

Street use permit – additional information

The Chippewa Falls Area Unified School District is in the process of a highly modified graduation program, following the recommendations of the State and Local Health Departments. Our plan is a “drive thru” graduation.

The event date and time have not changed and will take place on Wednesday, June 3rd at 7:00pm.

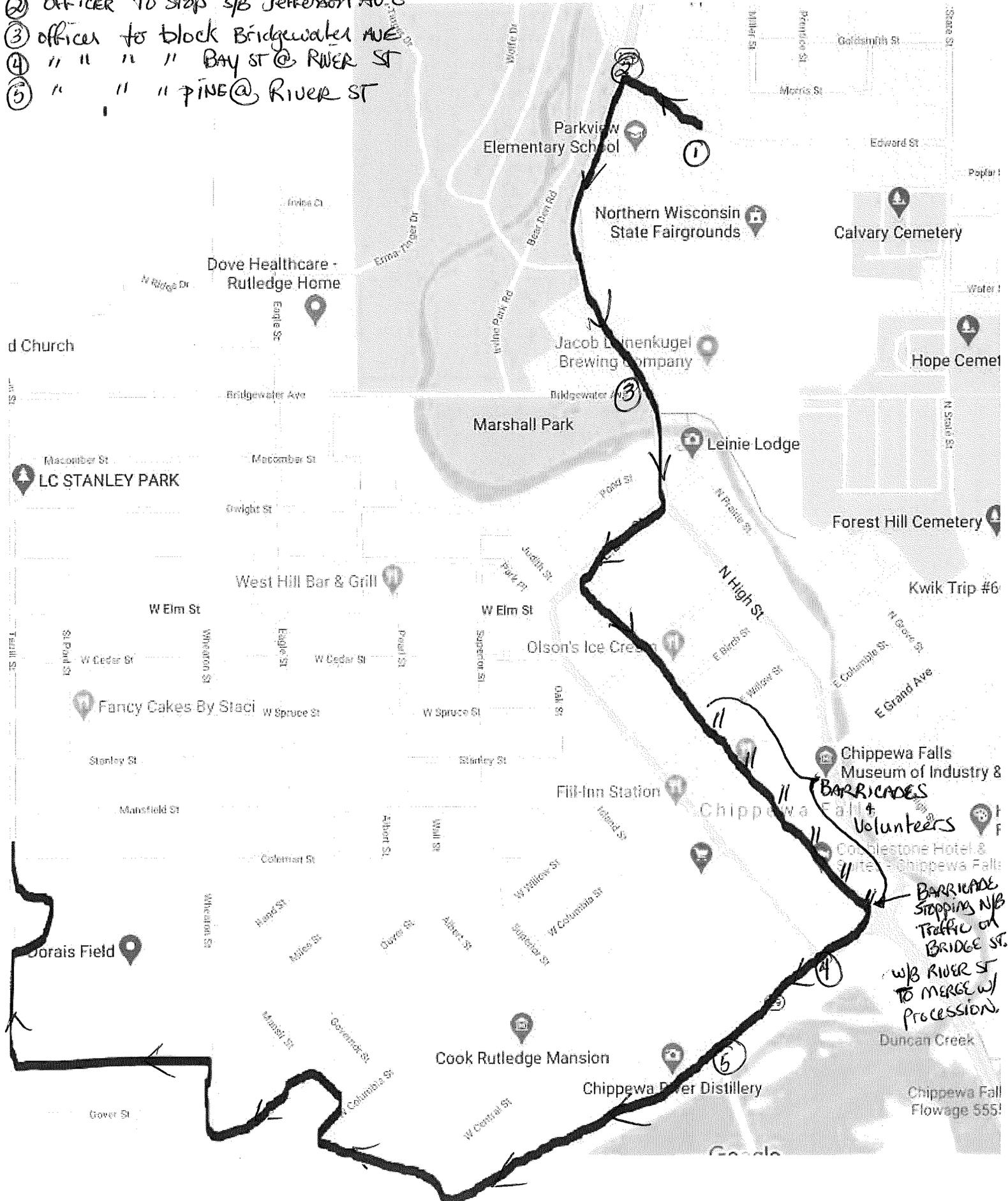
A procession of vehicles (graduates) will leave the Northern WI State Fairgrounds at 7:00pm heading south on Jefferson Ave continuing on the following roads; E. Elm St, N. Bridge St, W River St, Wagner St, Mansir St, W. Willow St, Wheaton St, Miles St, Terrill St, ending at the High School, 735 Terrill St. Downtown businesses will be encouraged to decorate will windows for the class of 2020.

The only street we are requested being shut down is the 700 block of Terrill St. Barricades could be dropped off by the street department on Terrill St at Bel Air and Bel Air at Ridgewood during business hours and would be put up by volunteers. Volunteers would also be used along the procession route.

Police Department assistance would be requested for the intersections of Jefferson Ave/Edward St and Bay St/W. River St during the procession.

JUNE 3RD 1900 - 2030 hrs.

- ① SRO FLUG TO LEAD procession
- ② OFFICER TO STOP SB JEFFERSON AVE
- ③ OFFICER TO BLOCK BRIDGEWATER AVE
- ④ " " " " BAY ST @ RIVER ST
- ⑤ " " " " PINE @ RIVER ST



BARRICADES
Volunteers
BARRICADE STOPPING NB
TRAFFIC ON
BRIDGE ST.
w/B RIVER ST
TO MERGE w/
PROCESSION.

COMMENTS FOR STREET USE PERMIT REQUEST FROM CHI-HI FOR JUNE 3, 2020 GRADUATION PROCESSION

PUBLIC WORKS

Street Department estimate to deliver and pick up barricades for either Terrill Street queuing or Chi-Hi parking lot queuing options is \$300.

Chi-Hi has option to pick up, place and return barricades to the Street Department for no Street Department charge.

Educate procession vehicle drivers that they should allow any traffic that wants to cross through the procession to do so.

Richard J. Rubenzer, P.E.
Director of Public Works/City Engineer/Utilities Manager

RJR/mjb

POLICE DEPARTMENT

Police Department estimates the need for five uniformed officers to work this event. This cost is approximately \$500 (5 officers for 2 hours at \$50/hr).

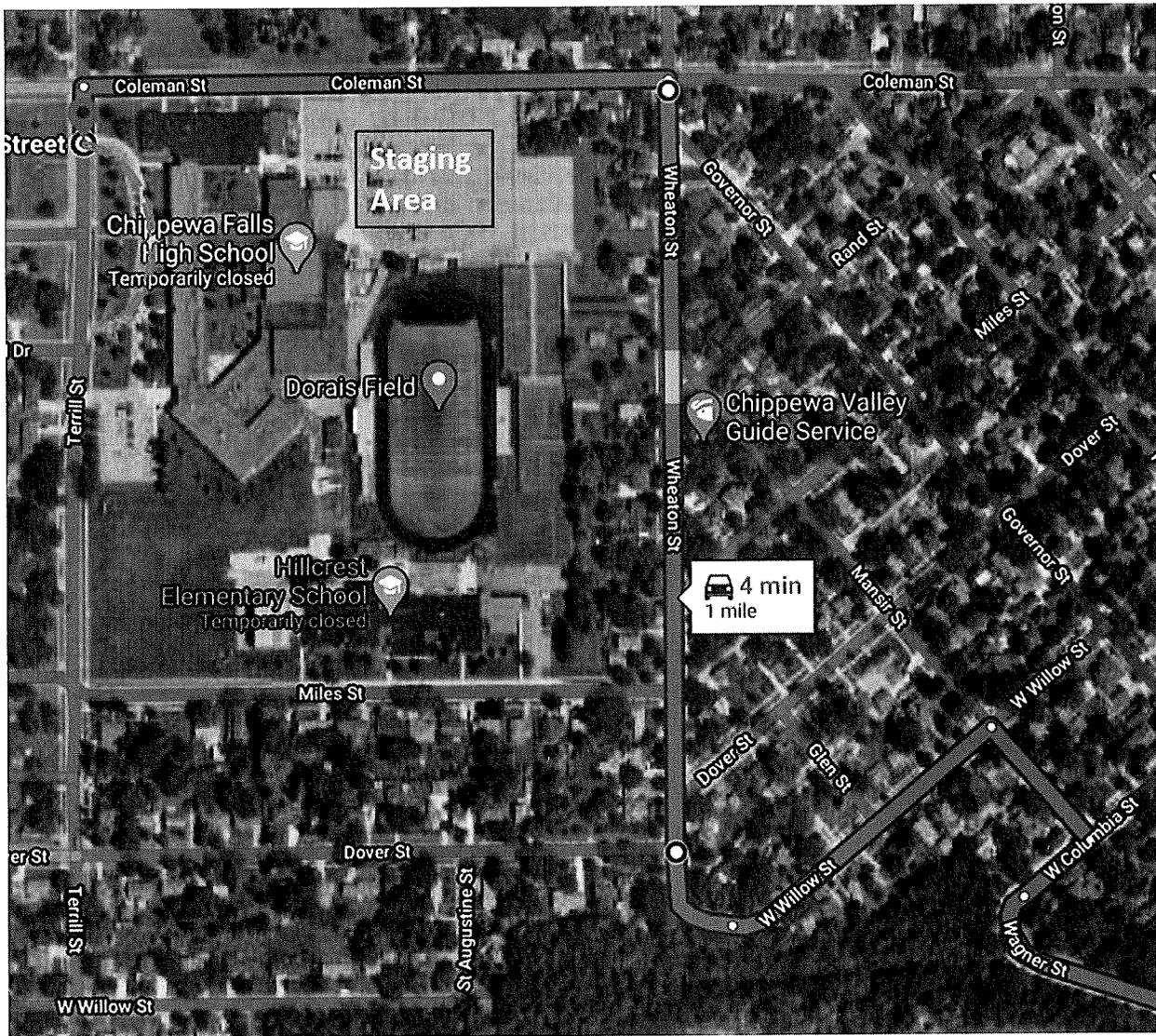
The school district will need to provide volunteers with reflective vests to staff intersections along the parade route on Bridge St from Elm St to River St and intersections on the West Hill.

The school district will also need to provide volunteers to direct cars as they enter the staging area in advance of handing out the diplomas to reduce the duration of traffic back-up.

We would ask that Chippewa County Public Health review the plan leading up to June 3rd and determine if it is allowable under the health safety guidelines in place at that time.

We would ask that the school district provide strong messaging to students, parents, and the public that all health and safety recommendations and orders be followed before, during and after the processional, including social distancing.

As an alternative route to the proposed route we would recommend consideration of the use of the Chippewa Falls High School parking lot off Coleman St as the staging area instead of the 700 blk of Terrill St. This lot is large enough to accommodate all of the vehicles estimated to be in attendance and would minimize or eliminate traffic backups along the processional route.



Matthew L. Kelm
Chief of Police

RESOLUTION NO. 2020-15

**RESOLUTION
APPROVING A CERTIFIED SURVEY MAP**

RESOLVED, that a Certified Survey Map prepared by Real Land Surveying, on behalf of Dan Acker is hereby approved by the Chippewa Falls Common Council. Said parcel being all of Lot 72, Wissota Green Replat, located in part of the SE ¼ of the NE ¼ of Section 33, T29N, R8W, City of Chippewa Falls, Chippewa County, Wisconsin.

Dated this 19th day of May, 2020

ADOPTED: _____

APPROVED: _____

Mayor

Council President

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 CO. CERTIFIED SURVEY
MAP No. _____

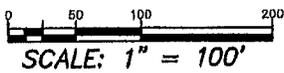
RECORDED IN VOL. _____ OF CERTIFIED SURVEY MAPS PAGE _____

REGISTER _____ IN THE SE¼ OF THE NE¼,
 SECTION 33, T29N, R8W,
 CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
 BEING ALL OF LOT 72, WISSOTA GREEN

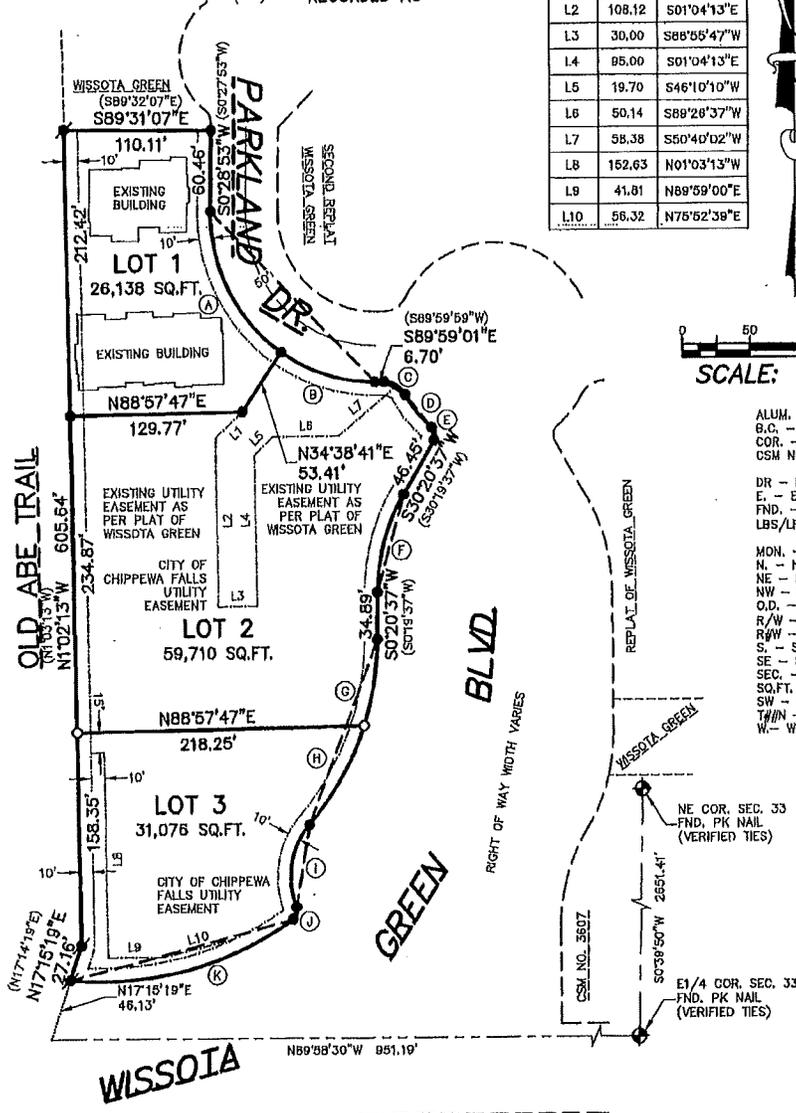
LEGEND

- - FND. 1" O.D. IRON PIPE
- - FND. 3/4" REBAR
- - SET 1" OD X 18" IRON PIPE WEIGHING 1.13 LBS/LF
- () - RECORDED AS

LINE #	LENGTH	BEARING
L1	29.00	S46°24'08"W
L2	108.12	S01°04'13"E
L3	30.00	S88°58'47"W
L4	85.00	S01°04'13"E
L5	19.70	S46°10'10"W
L6	50.14	S89°28'37"W
L7	58.38	S50°40'02"W
L8	162.63	N01°03'13"W
L9	41.81	N89°59'00"E
L10	56.32	N78°52'38"E



- ALUM. - ALUMINIUM
- B.C. - BRASS CAP
- COR. - CORNER
- CSM NO. - CERTIFIED SURVEY MAP NUMBER
- DR - DRIVE
- E. - EAST
- FND. - FOUND
- LBS/LF - POUNDS PER LINEAR FOOT
- MON. - MONUMENT
- N. - NORTH
- NE - NORTHEAST
- NW - NORTHWEST
- O.D. - OUTSIDE DIAMETER
- R/W - RIGHT OF WAY
- R/W# - RANGE # WEST
- S. - SOUTH
- SE - SOUTHEAST
- SEC. - SECTION
- SQ.FT. - SQUARE FEET
- SW - SOUTHWEST
- T#N# - TOWNSHIP ## NORTH
- W. - WEST



REAL LAND SURVEYING
 1360 INTERNATIONAL DRIVE
 EAU CLAIRE, WI 54701
 (715) 614-4116
 CADD No. 19224 CSM

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

RECORDED IN VOL. _____ OF CERTIFIED SURVEY MAPS PAGE _____

REGISTER

**IN THE SE¼ OF THE NE¼,
SECTION 33, T29N, R8W,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
BEING ALL OF LOT 72, WISSOTA GREEN**

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:
THAT BY THE DIRECTION OF DAN ACKER 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: A PARCEL OF LAND
LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER, SECTION 33, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY
OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN AND BEING LOT 72 OF THE PLAT OF WISSOTA GREEN.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AE-7 OF THE
WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION AND PLATTING ORDINANCE OF THE GENERAL CODE OF THE CITY OF
CHIPPEWA FALLS, WISCONSIN IN SURVEYING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 2020
PETER J. GARTMANN, P.L.S. 2279

CITY OF CHIPPEWA FALLS COMMON COUNCIL RESOLUTION

RESOLVED THAT THE ABOVE CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS IS HERBY APPROVED.

SIGNED _____ APPROVED _____ DATE _____
GREGORY S. HOFFMAN, MAYOR

OWNER'S CERTIFICATE OF DEDICATION:

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE
SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE CERTIFIED SURVEY MAP.

WITNESS THE HAND AND SEAL OF SAID OWNERS THIS _____ DAY OF _____, 2020.

DANIEL W. ACKER PHYLLIS G. ACKER

STATE OF WISCONSIN
COUNTY OF _____ SS/

PERSONALLY APPEARED BEFORE ME THIS _____ DAY OF _____ 2020, THE ABOVE NAMED DANIEL W.,
ACKER AND PHYLLIS G. ACKER TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT
AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	1ST TANGENT	2ND TANGENT
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E	10.69'	7.60'	081°40'26"	9.81'	N10°29'10"W	N30°21'03"E	N51°19'23"W
F	75.68'	144.60'	030°00'00"	74.80'	S15°20'37"W	S30°20'37"W	S00°20'37"W
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J	10.19'	7.50'	077°46'56"	9.42'	N18°10'13"E	N65°06'11"E	N22°44'46"W
K	178.82'	254.60'	040°12'45"	174.98'	N76°11'34"E	S84°42'04"E	N65°06'11"E

REAL LAND SURVEYING
1380 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
(715) 514-4115
CADD No. 19224 CSM

SHEET 2 OF 2

PAGE _____

**RESOLUTION
PLAT OF WISSOTA BAY CONDOMINIUMS**

RESOLVED, that the Plat being all of Lot 1, Certified Survey Map of Lot 72, Wissota Green Replat, located in part of the SE ¼ of the NE ¼ of Section 33, Township 29 North, Range 8 West in the City of Chippewa Falls, Chippewa County, Wisconsin, is hereby approved by the City of Chippewa Falls Plan Commission and the City of Chippewa Falls Common Council.

Dated this 19th day of May, 2020

ADOPTED: _____

APPROVED: _____
Gregory Hoffman, Mayor

Council President

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: _____
Bridget Givens, City Clerk

SURVEYOR'S CERTIFICATE:
 I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF DANIEL ACKER I HAVE SURVEYED AND MEASURED THE CONDOMINIUM PLAT OF 1ST ADDENDUM TO WISSOTA BAY CONDOMINIUMS PHASE 2, NORTH RANGE 8 WEST CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN BEING LOT 1 OF CERTIFIED SURVEY MAP NUMBER ###, RECORDED IN VOLUME #, PAGES #, DOCUMENT NUMBER #, THAT SUCH PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND SHOWS THE CORRECT LOCATION OF THE BUILDINGS BUILT OR TO BE BUILT THEREON, THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF AND MAPPING THE SAME.

PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR 2279

DATED THIS _____ DAY OF _____, 2020

FIELD WORK COMPLETED APRIL 30, 2020

THIS CONDOMINIUM PLAT IS RECORDED TO CLARIFY AND CORRECT THE CONDOMINIUM PLAT OF WISSOTA BAY CONDOMINIUMS PHASE 2. THE EXPANSION AREA SHOWN ON SAID PLAT IS NOT PART OF THE CONDOMINIUM AND IS ONLY THE AREA THAT THE CONDOMINIUM COULD BE EXPANDED INTO. THE UNITS SHOWN ON SAID CONDOMINIUM WERE LABELED IN THE PHASES THAT THEY WERE ADDED TO THE CONDOMINIUM AS IT EXPANDED. THE FOLLOWING LIST SHOWS THE ACTUAL UNIT NUMBERS AND THE CORRESPONDING UNITS AS LABELED ON SAID PLAT AND THE CONDOMINIUM PLAT OF WISSOTA BAY CONDOMINIUMS:

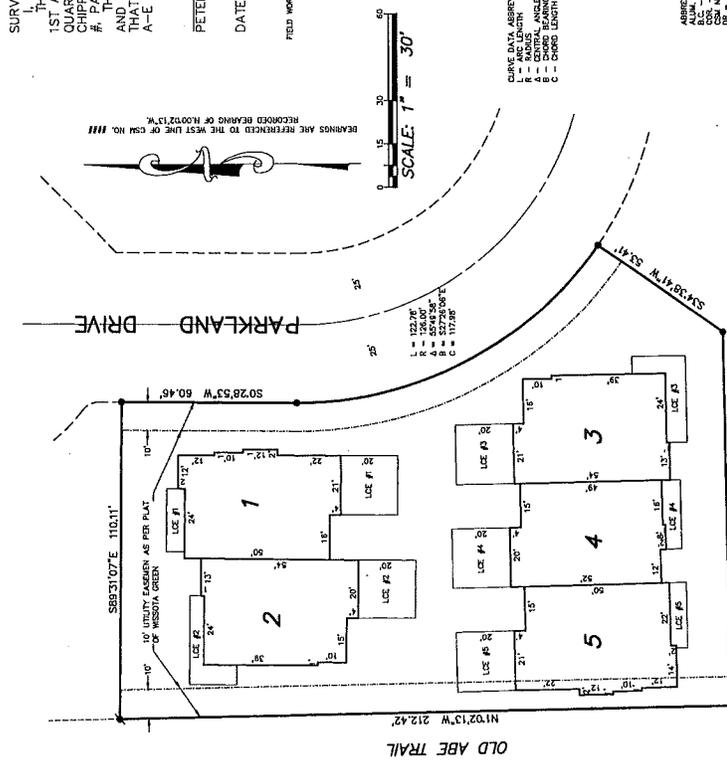
- UNIT 1 PHASE 1, UNIT 1, WISSOTA BAY CONDOMINIUMS
- UNIT 2 PHASE 1, UNIT 2, WISSOTA BAY CONDOMINIUMS
- UNIT 3 PHASE 2, UNIT 1, WISSOTA BAY CONDOMINIUMS PHASE 2
- UNIT 4 PHASE 2, UNIT 2, WISSOTA BAY CONDOMINIUMS PHASE 2
- UNIT 5 PHASE 2, UNIT 3, WISSOTA BAY CONDOMINIUMS PHASE 2

PLEASE SEE THE AMENDED DECLARATIONS TO WISSOTA BAY CONDOMINIUMS THAT WAS RECORDED ALONG WITH THIS PLAT FOR ADDITIONAL INFORMATION.

REVIEW COPY

1ST ADDENDUM TO WISSOTA BAY CONDOMINIUMS

BEING LOT 1 OF CS# NO. ###, LOCATED IN THE SE 1/4 OF THE NW 1/4, SECTION 33, T20N, R21W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN



- ABBREVIATIONS:**
 ALL - ALLIUM
 BLD - BUILDING
 CEN - CENTER
 CON. NO. - CONVEYED SURVEY MAP NUMBER
 E - EAST
 F - FOUNDATION
 N - NORTH
 N.W. - NORTHWEST
 N.E. - NORTHEAST
 R/W - RIGHT OF WAY
 S - SOUTH
 S.E. - SOUTHEAST
 S.W. - SOUTHWEST
 TWP - TOWNSHIP
 VOLUME # / PAGE #
 LCE # - LIMITED COMMON ELEMENT FOR UNIT (NUMBER)

- LEGEND:**
 * - FND. 3/4" REBAR
 - FND. 1" O.D. IRON PIPE
 () - RECORDED AS

ANY AREAS NOT SHOWN AS A UNIT OR LCE ARE UNITS OR LCE ARE APPROXIMATE
 UNIT AREAS AND DIMENSIONS ARE APPROXIMATE
 TOTAL AREA OF CONDOMINIUM 1,920 SQ. FT.
 APPROXIMATE AREA UNIT 1 - 1,900 SQ. FT.
 APPROXIMATE AREA UNIT 2 - 1,900 SQ. FT.
 APPROXIMATE AREA UNIT 3 - 1,922 SQ. FT.
 APPROXIMATE AREA UNIT 4 - 1,922 SQ. FT.
 APPROXIMATE AREA UNIT 5 - 1,982 SQ. FT.

**RESOLUTION
PLAT OF WISSOTA BAY TWINHOME CONDOMINIUMS**

RESOLVED, that the Plat being all of Lot 2, Certified Survey Map of Lot 72, Wissota Green Replat, located in part of the SE ¼ of the NE ¼ of Section 33, Township 29 North, Range 8 West in the City of Chippewa Falls, Chippewa County, Wisconsin, is hereby approved by the City of Chippewa Falls Plan Commission and the City of Chippewa Falls Common Council.

Dated this 19th day of May, 2020

ADOPTED: _____

APPROVED: _____
Gregory Hoffman, Mayor

Council President

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: _____
Bridget Givens, City Clerk

SURVEYOR'S CERTIFICATE:
 I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF DANIEL ACKER I HAVE SURVEYED AND MAPPED THE CONDOMINIUM PLAT OF WISSOTA BAY TWINHOME CONDOMINIUMS LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4 NE1/4) OF SECTION 33, T29N, R17W, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, COUNTY OF CHIPPEWA, WISCONSIN, BEING LOT 2 OF CERTIFIED SURVEY MAP NUMBER ###, RECORDED IN VOLUME #, PAGES #-#, DOCUMENT NUMBER #. THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND SHOWS THE CORRECT LOCATION OF THE BUILDINGS BUILT OR TO BE BUILT THEREON, THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 703 OF THE WISCONSIN STATUTES AND A-E-7 WISCONSIN ADMINISTRATIVE CODE IN SURVEYING AND MAPPING THE SAME.

PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR 2279
 DATED THIS _____ DAY OF _____ 2020

ABBREVIATIONS
 B.C. - BRASS CUP
 C.C. - CEMENT CONCRETE
 C.M. - CEMENT MORTAR
 C.N. - CERTIFIED SURVEY MAP NUMBER
 F.C. - FOUNDATION
 H. - NORTH
 N. - NORTHWEST
 N.E. - NORTHWEST
 O.D. - CURVED DRAINAGE
 P.W. - PAVED WALKER
 S.E. - SOUTHWEST
 S.W. - SOUTHWEST
 S.F. - SQUARE FEET
 T.M. - TOWNSHIP # NORTH
 V.P. - VOLUME # / PAGE #
 L.C.E. # - LIMITED COMMON ELEMENT FOR UNIT (NUMBER)

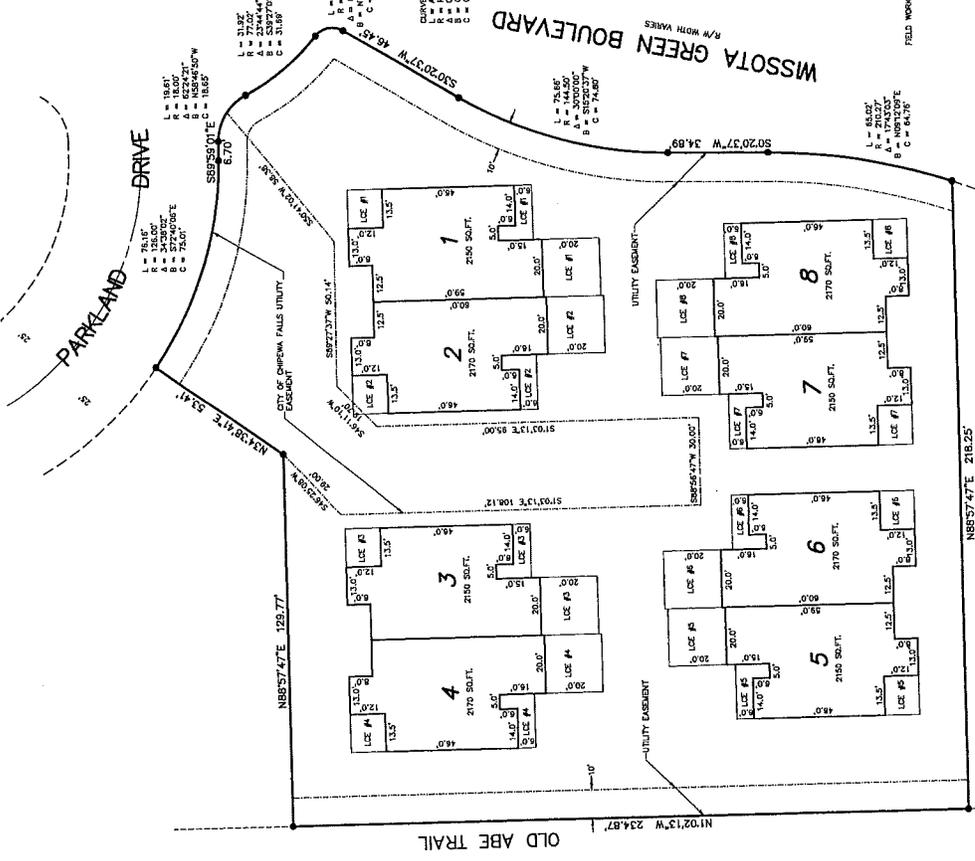


LEGEND:
 ● - PND, 1" O.D. IRON PIPE

NOTICE: DIMENSIONS ARE APPROXIMATE
 UNIT MEASUREMENTS ARE APPROXIMATE
 DIMENSIONS ARE COMMON MEASUREMENTS

FIELD WORK COMPLETED APRIL 30, 2020

REAL LAND SURVEYING
 1524 CONDO-TRAILING DRIVE
 53000 WISCONSIN



REVIEW COPY

CONDOMINIUM PLAT OF
WISSOTA BAY TWINHOME
CONDOMINIUMS
 BEING LOT 2 OF CSM NO. ###
 LOCATED IN THE SE1/4 OF THE NE1/4 SEC. 33, T29N, R17W,
 CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

**RESOLUTION
PLAT OF WISSOTA BAY TOWNHOME CONDOMINIUMS**

RESOLVED, that the Plat being all of Lot 3, Certified Survey Map of Lot 72, Wissota Green Replat, located in part of the SE ¼ of the NE ¼ of Section 33, Township 29 North, Range 8 West in the City of Chippewa Falls, Chippewa County, Wisconsin, is hereby approved by the City of Chippewa Falls Plan Commission and the City of Chippewa Falls Common Council.

Dated this 19th day of May, 2020

ADOPTED: _____

APPROVED: _____
Gregory Hoffman, Mayor

Council President

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: _____
Bridget Givens, City Clerk

