

AGENDA FOR REGULAR MEETING OF COMMON COUNCIL

To be held on Tuesday, June 2, 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 19, 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.

(b) Tourism Update from Jackie Boos, Tourism Director.

4. PUBLIC HEARINGS – None

5. COMMUNICATIONS – None

6. REPORTS

(a) The Board of Public Works meeting of May 25, 2020 was cancelled due to the holiday.

(b) Redevelopment Authority Board minutes of June 2, 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 #3 Transportation, Construction, Public Safety and Traffic minutes of June 1, 2020. *(minutes to be distributed prior to meeting)*

(b) Consider Committee of the Whole minutes of June 2, 2020. *(minutes to be distributed prior to meeting)*

(c) Library Board minutes of April 22, 2020.

8. APPLICATIONS

Approved applications are subject to compliance with any State, Federal, or County emergency orders which may be in effect at the time the approved application is in use under the license granted.

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

(b) Consider Sidewalk Use Permit Application from Chippewa Falls Main Street requesting to place tables and chairs on sidewalks adjacent to various businesses *(see recommendation of Committee #3).*

(c) Consider requests of Lucy's Delicatessen, Blue Marble Pub, Casa Mexicana, and Max's Bistro to temporarily extend their premises in relation to their alcohol beverage licenses. *(see recommendation of Committee #3).*

(d) Consider Street Use Permit Application from Chippewa Falls Main Street for the Cruise in Car Show Series to be held on June 20, July 18, and August 8 adding the 600 – 800 blocks of N Bridge Street.

(e) Consider Street Use Permit Application from Chippewa Falls Main Street for the Pure Water Days Parade and Car Show to be held on August 8, 2020 utilizing N Bridge Street.

(f) Consider Street Use Permit Application from Chippewa Falls Main Street to utilize the inner parking section of the Chamber of Commerce Lot and parking spots on the west side of S Bridge Street for staging of the Pure Water Days Parade to be held on August 8, 2020.

(g) Consider Street Use Permit Application from the Chippewa Falls YMCA for the Leinenkugel's/YMCA Pure Water Days Races to be held on August 8, 2020 from 7:30 am – 11:00 am utilizing various City Streets (see attached map).

(h) Consider Application for Temporary Class "B" Beer Retailer's License from Notre Dame Church for Laissez Faire to be held on August 14 – 16, 2020 at the Notre Dame Goldsmith Religious Education Center, 22 N Prairie Street.

9. **PETITIONS**

(a) Petition to pave the alley bounded by Wilson Street, Maple Street, Wisconsin Street, and Garden Street (refer to Board of Public Works).

10. **MAYOR ANNOUNCES APPOINTMENTS** - None

11. **MAYOR'S REPORT** - None

12. **REPORT OF OFFICERS** – None

13. **ORDINANCES**

(a) First Reading of **Ordinance #2020-13 Entitled:** An Ordinance Authorizing the City Clerk to Issue Alcoholic Beverage Operator's and Provisional Licenses under Newly Enacted 2019 Wisconsin Act 166.

14. **RESOLUTIONS** - None

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.

(b) Discuss and consider possible action on amendment to Redevelopment Plan District #1.

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 29, 2020 at 3:50 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 19, 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, CW King, Chuck Hull, Paul Olson, Paul Nadreau, and Jason Hiess.

Also Present: Remotely – 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 Chief Matthew Kelm, Fire Chief Lee Douglas, Street and Utility Maintenance Manager Rick Ruf, Brian Reilly of Ehlers, and City Clerk Bridget Givens.

In-person: Utilities Office Manager Connie Freagon.

APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) Motion by Kiefer/Hiess to approve the minutes of the Regular Council Meeting of May 5, 2020. **All present voting aye, motion carried.**

PERSONAL APPEARANCES BY CITIZENS - None

PUBLIC HEARINGS - None

COMMUNICATIONS - None

REPORTS

(a) Motion by Olson/Hull to approve the Board of Public Works minutes of May 11, 2020. **Roll Call Vote: Aye – Olson, Hull, Nadreau, Hiess, Monarski, Kiefer, King. Motion carried.**

(b) Motion by Kiefer/Monarski to approve the Plan Commission minutes of May 11, 2020. Council members expressed concern with the traffic volume in the Wissota Green area. **All present voting aye, except Olson who voted no, motion carried.**

(c) Motion by Kiefer/Hiess to approve the Plan Commission minutes of May 18, 2020. **All present voting aye, except Olson who voted no, motion carried.**

COUNCIL COMMITTEE REPORTS

(a) Motion by Monarski/Hiess to approve the Committee #1 Revenues, Disbursements, Water and Wastewater minutes of May 14, 2020. Brian Reilly of Ehlers provided an overview of the structure for the City's upcoming bonding/financing. **Roll Call Vote: Aye – Monarski, Hiess, Kiefer, King, Hull, Olson, Nadreau. Motion carried.**

(b) Motion by Monarski/Hull to approve the Joint Committee #1 Revenues, Disbursements, Water and Wastewater and Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of May 19, 2020. **Roll Call Vote: Aye – Monarski, Hull, Olson, Nadreau, Hiess, Kiefer, King. Motion carried.**

(c) Motion by Monarski/King to approve the Committee #3 Transportation, Construction, Public Safety and Traffic minutes of May 19, 2020. **All present voting aye, motion carried.**

(d) The Park Board minutes of May 12, 2020 were presented.

APPLICATIONS

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

(b) Motion by Olson/Kiefer to approve the 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. **All present voting aye, motion carried.**

PETITIONS - None

MAYOR ANNOUNCES APPOINTMENTS - None

MAYOR'S REPORT - None

REPORT OF OFFICERS - None

ORDINANCES - None

RESOLUTIONS

(a) Motion by Hiess/Kiefer to approve Resolution #2020-15 Entitled: Resolution Approving a Certified Survey Map (Wissota Green Replat). **Roll Call Vote: Aye – Hiess, Kiefer, King, Hull, Nadreau, Monarski; No – Olson. Motion carried.**

(b) Motion by Kiefer/King to approve Resolution #2020-16 Entitled: Resolution Plat of Wissota Bay Condominiums. **Roll Call Vote: Aye – Kiefer, King, Hull, Nadreau, Hiess, Monarski; No – Olson. Motion carried.**

(c) Motion by Hull/King to approve Resolution #2020-17 Entitled: Resolution Plat of Wissota Bay Twinhome Condominiums. **Roll Call Vote: Aye – Hull, King, Nadreau, Hiess, Monarski, Kiefer; No – Olson. Motion carried.**

(d) Motion by Hiess/King to approve Resolution #2020-18 Entitled: Resolution Plat of Wissota Bay Townhome Condominiums. **Roll Call Vote: Aye – Hiess, King, Hull, Nadreau, Monarski, Kiefer; No – Olson. Motion carried.**

OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW

(a) City Planner/Transit Manager Hentschel provided an overview of communities that are providing grants and loans to small businesses impacted by COVID-19. Possible funding mechanisms were discussed including the pros and cons of each. This item will be brought to the Committee of the Whole for additional discussion to determine availability of funds and the parameters to apply.

CLAIMS

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

City General Claims:	\$332,796.54
Authorized/Handwritten Claims:	\$9,494.79
Department of Public Utilities:	<u>\$110,234.62</u>
Total of Claims Presented	<u>\$452,525.95</u>

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

CLOSED SESSION - None

ADJOURNMENT

Motion by Olson/King to adjourn at 7:36 pm. All present voting aye, motion carried.

Submitted by:
Bridget Givens, City Clerk

**Minutes of the
Meeting of the Chippewa Falls Public Library Board of Trustees
April 22, 2020**

1. Call to Order

Meeting was called to order by President Jan Drehmel at 5:00 p.m. at City Hall Council Chambers.

2. Roll Call of Members

Members Present: Ambelang, Drehmel, Hiess, Jones, King, Newton, Russell

Others Present: Director Joe Niese, Confidential Administrative Assistant Deb Braden

3. Approval of Agenda

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

4. Disposition of the minutes of the emergency meeting of March 25, 2020.

Motion made by King, seconded by Newton to approve the minutes of the emergency meeting of March 25, 2020. All present Voting Aye.

5. Disposition of the vouchers to be paid from the 2020 budget after May 5, 2020.

Motion made by Newton, seconded by King to approve the vouchers to be paid from the 2020 budget after May 5, 2020. Roll Call Vote: Voting Aye: Ambelang, Drehmel, Hiess, Jones, King, Newton and Russell. Motion carried.

6. Public Appearances

None

7. Correspondence

None

8. Management report

March was very abbreviated due to the closure of the Library in the middle of March. Staff has been doing online programming. The March 31st Opening box of books was highly watched.

9. Committee Reports

a) None

10. Current Business

a) Update of Library Closure

Director Niese discussed the Governor's new order that takes effective at 8:00 a.m. on April 24th and continues until May 26th. The new order allows curbside pickup. He would like the Board to allow him to proceed with the curbside pickup after coordination with other Libraries. He will be meeting with other Library Directors by remote on Thursday to discuss. May 4th will be the earliest we will start the curbside pickup. At this time no return of materials will be allowed. The Board of Trustees gave Director Niese full support to proceed with the curbside pickup as he sees fit.

b) Forgiveness of fines for rest of 2020

A Board Member brought up forgiveness of fines for the rest of 2020. After much discussion it was decided that once we reopen, the Library will be allowed to be much more lenient about waiving fines for a period of time. The forgiveness of fines will be revisited at a later date.

11. Announcements

None

12. Items for future consideration

a) Pizza hut donation

13. Adjournment

Motion made to adjourn by King seconded by Newton All present Voting Aye. Motion carried.
Meeting adjourned at 5:38 p.m.

Respectfully Submitted,
Deb Braden, Confidential Administrative Assistant



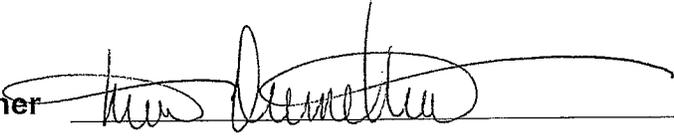
SIDEWALK USE PERMIT APPLICATION

Name Of Applicant: Chippewa Falls Main Street Attn: Teri Ouimette	Address Of Applicant: 514 N. Bridge St., Chippewa Falls, WI 54729
Telephone Number: (715) 723-6661	Date And Length Of Time Requested For Use Of Sidewalk: June 3rd, 2020 (starting) With the option to renew monthly 4:00pm - 9:00pm
Description Of The Portion Of Sidewalk To Be Used: See enclosed map	
Describe In Detail The Purpose For Which the Sidewalk Will Be Used: We are requesting a temporary expansion of the licensed premises for the businesses on enclosed map so that they may use tables and serve alcohol with meals (if they are licensed to serve alcohol).	

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 on account of any injury to, or death of, any person or any damage to property caused by or resulting from the activities for which the permit is granted.

This Sidewalk Use Permit may be revoked by the City Council for any violation of any condition of such permit as set out in Ordinance 94-13, passed on May 17, 1994. Such revocation shall be after affording the permit holder a hearing before the City Council after service on the permit holder of notice of hearing at least 3 days but not more than 30 days from the date and service of the notice and a detailed statement of the facts alleged to constitute any such violation.

Bond Certificate and sketch of area to be used must be attached.

Signature of Business Owner 

Date Signed 5/27/2020

Date of Council Approval _____

CHIPPEWA FALLS BUSINESS IMPROVEMENT DISTRICT



- Blue Marble Pub—4 tables—patio out front of business
- Casa Mexicana—2 tables on Bridge, 2 tables on Columbia
- Max's Bistro—4 tables on Bridge
- Lucy's Deli—4 tables on Bridge
- Bridge Street Brew—4 tables on Bridge
- Chippewa Candy Shop—3 tables on Bridge Street



LEGEND

— BUSINESS IMPROVEMENT DISTRICT BOUNDARY



SIDEWALK USE PERMIT APPLICATION

Name Of Applicant: Daniel Sweeney Chippewa Candy Shop	Address Of Applicant: 322 N Bridge St Chippewa Falls WI 54729
Telephone Number: 715-861-7880	Date And Length Of Time Requested For Use Of Sidewalk: 4/15/18 - 10/31/18 6/1/20 - 10/31/20
Description Of The Portion Of Sidewalk To Be Used: 24" out from the Building	
Describe In Detail The Purpose For Which the Sidewalk Will Be Used: To place 2 tables and 4 chairs for outdoor seating for customers. Same as previous years	

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 on account of any injury to, or death of, any person or any damage to property caused by or resulting from the activities for which the permit is granted.

This Sidewalk Use Permit may be revoked by the City Council for any violation of any condition of such permit as set out in Ordinance 94-13, passed on May 17, 1994. Such revocation shall be after affording the permit holder a hearing before the City Council after service on the permit holder of notice of hearing at least 3 days but not more than 30 days from the date and service of the notice and a detailed statement of the facts alleged to constitute any such violation.

Bond Certificate and sketch of area to be used must be attached.

Signature of Business Owner

Daniel Sweeney

Date Signed

4/2/18

2020 application

Date of Council Approval

Chippewa Falls Committee Members

Due to Covid-19 our Business and Employees have suffered financial hardships. We have substantially reduced the seating capacity to allow our guests and employees to dine and work in a safe environment. Please consider allowing Bridge Street Brew to have additional seating on the sidewalk in the front of the building. We realize for the Public's safety that there needs to be a balance of safe walking space and seating. For that reason, any amount of extra seating will be greatly appreciated. We currently have only two small tables with 2 chairs each. We hope by adding extra tables it will help us recover the business we are losing.

Paul Krause

Owner

Bridge Street Brew



G2 Holdings LLC
123 N. Bridge Street
Chippewa Falls, WI 54729



May 21, 2020

To the City of Chippewa Falls:

Lucy's Delicatessen has, for years, been allowed to put tables and chairs on the sidewalk next to our entrance. From what we have seen since we reopened, we believe many of our customers are still cautious about social distancing would be more comfortable and have a better dining experience eating outdoors. With that said some of these individuals would like the ability to have an alcoholic beverage with their meal. The way the City law is written that is not possible. For that reason, we are requesting a temporary extension of our permit to include the ability to serve beer/liquor to our customers seated outside our establishment.

Sincerely,

A handwritten signature in black ink, appearing to read "Sheldon Gough", written over a horizontal line.

Sheldon Gough

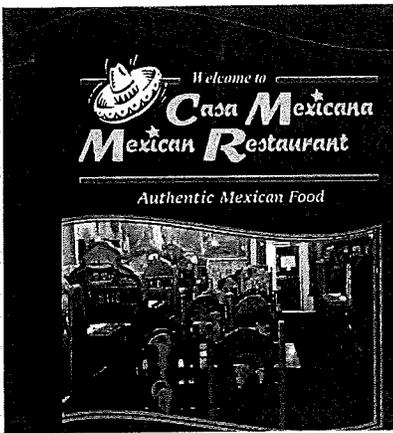
Owner Foreign 5/Lucy's Deli

May 21, 2020

To whom it may concern,

I am requesting a extension of premises to have outside seating in the front parking lot of my restaurant. This area would be on the High street side of the building and would be approximately 16' x 22'. There would be 4 tables and a max seating of 20 people. This would make up some of the capacity I am losing inside my establishment due to the covid 19. I would like to be able to serve alcohol (beer/ liquor) and food outside in this area. I understand there are no restrictions in place at this time but we are following the CDC restrictions to keep customers and employees safe. So I have taken out half my tables inside and we do not have any seating for groups bigger than 6. This extension of premises would greatly help get my revenue back up to what it was before covid to continue to keep my business in operation.

Heather Marble
Blue Marble Pub
Bluemarbpub@hotmail.com



To the City of Chippewa Falls,

Casa Mexicana is requesting that we be able to place tables outside with the ability to serve food and alcoholic beverage with their meals.

Thank You!

Casa Mexicana
324 North Bridge Street
Chippewa Falls, Wi 54729

Max's Bistro & Bar

213 N Bridge Street

Chippewa Falls, WI 54729

5/26/2020

Dear city of Chippewa Falls city council:

I'm writing to ask you consider granting us permission to add additional seating to our storefront sidewalk area. We would like to add 2 tables with a maximum of 4 chairs at each.

This additional seating is important to us because we have had to remove tables, chairs, and bar seating from our indoor dining area to allow for proper social distancing. Our restaurant is small to begin with, so losing even a small amount of seating makes a big impact.

We would also ask you to consider allowing us to extent our beer and liquor sales to this additional outdoor seating. During these upcoming good weather days and car shows scheduled to line our downtown streets this summer, we would really benefit from the additional seating.

Thank you for your consideration.

Sincerely,

Factor Rivera



CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

REC 5/26/20

Applicant Name and Address: Teri Ouimette, 514 N. Bridge St., Chippewa Falls, WI 54729	Applicant Phone Number: 715-723-6661
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<input checked="" type="checkbox"/> Please check here if the applicant is the individual in charge of the event. If not, please indicate Name, Address and Phone Number of responsible individual.	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: Chippewa Falls Main Street 514 N. Bridge St. Chippewa Falls, WI 54729 715-723-6661
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Name of the event: Cruise In Car Show Series	Estimated number of persons participating: 200/show
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Date and start and end times requested for street use:
June 20 & July 18, 2020 (4-8 p.m.) & August 8, 2020 (11 a.m. - 7 p.m.)

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
600 - 800 blocks of N Bridge Street (in addition to the blocks previously permitted); cross streets will stay open.

Use, described in detail, for which the street use permit is requested:
Extra space to allow for social distancing during the scheduled Cruise In Car Shows

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

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.**

	5/20/2020
Signature of Applicant	Date

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):
 Street - 6 hrs @ \$50/hr = \$300 per event. For three events = \$900
 CFPD - None.

5/29/2020

Requirements of Applicant:

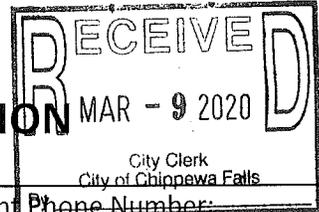
Approved by:	PE 5/29/2020
Signature of Chief of Police	Signature of Director of Public Works

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

Decision of City Council (required): Approved Denied



CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION



Applicant Name and Address: Teri Ouimette, 514 N. Bridge St., Chippewa Falls, WI 54729	Applicant Phone Number: 715-723-6661
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<input checked="" type="checkbox"/> Please check here if the applicant is the individual in charge of the event. If not, please indicate Name, Address and Phone Number of responsible individual.	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: Chippewa Falls Main Street 514 N. Bridge St. Chippewa Falls, WI 54729 715-723-6661
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Name of the event: Pure Water Days Parade & Car Show	Estimated number of persons participating: 9,000+
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Date and start and end times requested for street use:
Saturday, August 8, 2020 11 a.m. - 7 p.m.

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
N Bridge Street (from Cedar Street to the roundabout)

Use, described in detail, for which the street use permit is requested:
Community parade with a car show to follow. Cross streets will be open.

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

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.**

Teri Ouimette Signature of Applicant 3/5/2020 Date

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):
2 Street Dept. staff for 3 hours each to delivery and pickup barricades and cones. = \$300 P/W

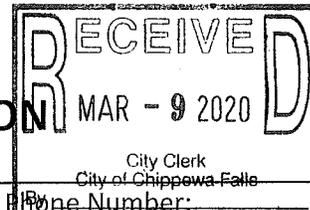
Requirements of Applicant:
None from CPD. P/W

Approved by: [Signature] 3-12-20 Signature of Chief of Police
Richard J. Ruby PE 3/20/2020 Signature of Director of Public Works

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



CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION



Applicant Name and Address: Teri Ouimette, 514 N. Bridge St., Chippewa Falls, WI 54729	Applicant Phone Number: 715-723-6661
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<input checked="" type="checkbox"/> Please check here if the applicant is the individual in charge of the event. If not, please indicate Name, Address and Phone Number of responsible individual.	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: Chippewa Falls Main Street 514 N. Bridge St. Chippewa Falls, WI 54729 715-723-6661
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Name of the event: Pure Water Days Parade	Estimated number of persons participating: 9,000+
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Date and start and end times requested for street use:
Saturday, August 8, 2020 2 - 7 p.m.

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):
Inner parking section of Chamber of Commerce lot and parking spots on the west side of S Bridge Street (see map)

Use, described in detail, for which the street use permit is requested:
The CFPD has requested that these spots be marked as "No Parking" spots for the parade.

City services requested for the event (e.g., Street Department or Police Department staff time)
Traffic cones to block off the spots

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.**

Teri Ouimette _____ 3/5/2020
Signature of Applicant Date

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):
See Pure Water Days Parade & Car Show Street Use Permit.

Requirements of Applicant: *Pick up traffic cones at Street Dept. or Street Dept. will deliver at the same time as the traffic barricades are delivered.*

4 officers on OT working parade detail \$400

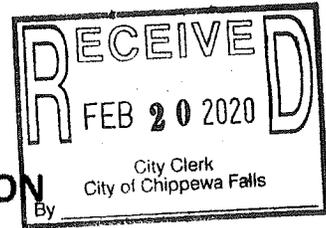
Approved by: *[Signature]* 3-12-20 _____ *[Signature]* 3/20/2020
Signature of Chief of Police Signature of Director of Public Works

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

Decision of City Council (required): Approved Denied



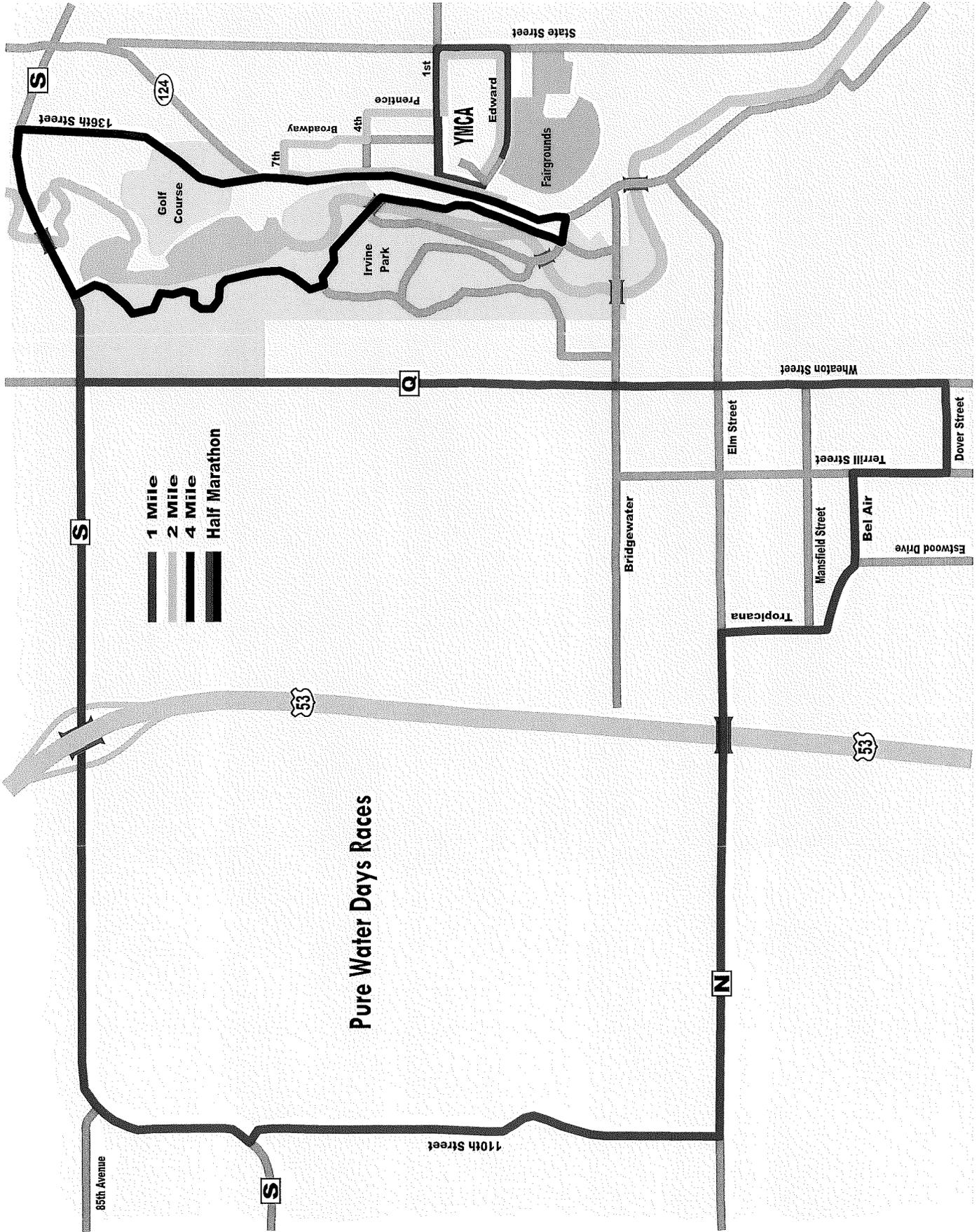
CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION



Applicant Name and Address: Mark Erickson 1454 Loffler Court, Chippewa Falls, WI 54729		Applicant Phone Number: 715-723-6614
<input checked="" type="checkbox"/> Please check here if the applicant is the individual in charge of the event. If not, please indicate Name, Address and Phone Number of responsible individual.	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: Chippewa Falls YMCA 611 Jefferson Avenue, Chippewa Falls, WI 54729 715-723-2201	
Name of the event: Leinenkugel's/YMCA Pure Water Days Races	Estimated number of persons participating: 700 Runners	
Date and start and end times requested for street use: August 8th, 2020 7:30 am-11:00 am		
Accurate description of the portion of the street or streets being requested for use (attach maps if necessary): See Map		
Use, described in detail, for which the street use permit is requested: Half Marathon, 4 Mile, 2 Mile, 1 Mile & 200 Meter Races		
City services requested for the event (e.g., Street Department or Police Department staff time) Police Department for traffic control at the start of the race. 15 minutes (7:50 am-8:05 am)		
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 <u>Mark Erickson</u>		Date <u>2-3-2020</u>
OFFICE USE ONLY		
Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):		
Requirements of Applicant: <i>Pick up any necessary traffic control (barricades + cones) by 1pm on August 7, 2020 and return to city garage at #5 Riverside Drive on Monday Aug 10, 2020. ON DUTY PARROL TO STOP TRAFFIC AT THE START. NO CHARGE. JEB</i>		
Approved by: <u>[Signature]</u> 3-12-20	Approved by: <u>[Signature]</u> PE 3/20/2020	
Signature of Chief of Police	Signature of Director of Public Works	
Recommendation of Board of Public Works (if required):	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
Decision of City Council (required):	<input type="checkbox"/> Approved	<input type="checkbox"/> Denied

Pure Water Days Races

- 1 Mile
- 2 Mile
- 4 Mile
- Half Marathon



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: 03/04/2020

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 08/14/2020 and ending 08/16/2020 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 or Agricultural Society
 Chamber of Commerce or similar Civic or Trade Organization organized under ch. 181, Wis. Stats.

(a) Name Notre Dame Church

(b) Address 117 Allen St. Chippewa Falls, WI 54729
(Street)

Town Village City

(c) Date organized 1860

(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:

President Edith McDonald - 240 Coleman St. Chippewa Falls, WI 54729 715-379-3458

Vice President Paul McDonald - 240 Coleman St. Chippewa Falls, WI 54729 715-379-3150

Secretary _____

Treasurer _____

(g) Name and address of manager or person in charge of affair: Edith McDonald - see above

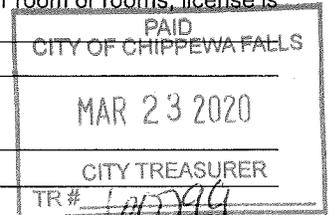
2. Location of Premises Where Beer and/or Wine Will Be Sold, Served, Consumed, or Stored, and Areas Where Alcohol Beverage Records Will be Stored:

(a) Street number 22 S. Prairie St. (Notre Dame Goldsmith Religious Education Center)

(b) Lot _____ Block _____

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

(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: _____



3. Name of Event

(a) List name of the event Laissez Faire

(b) Dates of event August 14-16, 2020

8/14 5p-7p 8/15 5p-7p 8/16 11a-3p
DECLARATION

An officer of the organization, declares under penalties of law that the information provided in this application is true and correct to the best of his/her knowledge and belief. Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

Officer Edith McDonald
(Signature / Date)

Notre Dame Church
(Name of Organization)

Date Filed with Clerk _____

Date Reported to Council or Board _____

Date Granted by Council _____

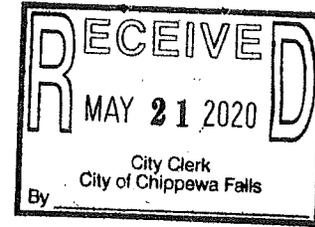
License No. _____

Approved Pending Social Restrictions St. Nicolai 3/24/20

Susan Rineck
10042 43rd Avenue
Chippewa Falls, WI 54729

May 19, 2020

Engineering Department
Chippewa Falls City Hall
30 West Central Street
Chippewa Falls, WI 54729



Dear Mr. Berg,

I spoke with you earlier this spring in regards to paving the alley in between Wisconsin Street and Garden Street on the south side of town. In the meantime I have made an effort to reach all of the neighbors bordering this alley. Given the current health pandemic, I chose to send a letter and a copy of the petition to each household on both sides of the alley (and one at the end). Unfortunately not everyone responded and I have no way of knowing if they received the information and/or properly understood the proposal. Despite that challenge, I did acquire five signatures in favor of paving the alley! I had two that contacted me to tell me that they were not supporting the project due to their jobs being affected by the Coronavirus pandemic. They stated that they were presently not working and did not have the funds to pay the \$8. Per lineal foot that they were quoted. So this letter has two appeals: one to please put this paving project before the Board of Public Works with a favorable recommendation and two, to please consider reducing or waiving the individual fees.

I have included the petition(s). Sorry there is more than one copy, but like I mentioned, I sent a copy of the original petition (which had three signatures) to each of the neighbors. (I had gotten three before the whole lock down happened.)

Please consider paving this alley, the alley before us is paved and the alley after us is paved. My Mother, Dorothy Zwiefelhofer had just invested close to \$3000. on a new driveway along with John Abbe who also just put in a new driveway. Having the gravel alley adjacent to their new driveways is going to significantly shorten the beauty and ultimately the life of their new pavement. With annual spring grading and of course winter plowing, I'm just afraid that it's going to negatively impact those property improvements.

There is a significant amount of vehicle traffic and pedestrian traffic through this alley, I know paving it will be a great, functional improvement, not to mention the aesthetic value for the households that border this alley and the city as a whole.

Thank you for considering this project in the very near future. Please contact me if you have any questions. I will inform you if I receive any more input from the letters I sent.

Sincerely,

Susan Rineck
(715)456-2270

**PETITION
(Alley Paving)**

I/We, the undersigned, hereby petition that the alley through Block 2
of DuPEY'S ADDITION Addition (Bounded by WILSON ST. MAPLE ST,
WISCONSIN ST + GARDEN ST) be
blacktopped at the current front foot rate as determined by the Common Council.

Name/Address

Dorothy P. Zwiefelhofer 109 W. Wisconsin St. D Zwiefelhofer
Gerald Prince 750 Maple St. Gerald Prince
John + Stephanie Albe 115 W. Wisconsin St. J Albe

Addresses of owners that I/We were unable to contact:

Petition circulated by Sue Rineck Phone 715-456-2270

5/21/20 B. Juens
Petition Form picked-up Petition Received by Clerk

NOTE: The rate charged per front foot will be the rate in effect at the time the Common Council adopts the Resolution authorizing the work and levying this Special Charge.

Rate is subject to change by the Common Council.

(Rate as of 2/25/2020 is \$ 8.00 /front foot)

PETITION
(Alley Paving)

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of DUPEY'S ADDITION Addition (Bounded by WILSON ST. MAPLE ST,
WISCONSIN ST + GARDEN ST) be
blacktopped at the current front foot rate as determined by the Common Council.

Name/Address

Please sign and return
→ Dorothy P. Zwiefelhofer 109 W. Wisconsin St. Dorothy Zwiefelhofer
Gerald Prince 750 Maple St. Gerald Prince
John + Stephanie Abbe 115 W. Wisconsin St. Stephanie
Bob + Joan Pehlke 733 Wilson St Robert Pehlke

Addresses of owners that I/We were unable to contact:

Petition circulated by Sue Rineck Phone 715-456-2270

Petition Form picked-up

5/24/20 M. Muen
Petition Received by Clerk

NOTE: The rate charged per front foot will be the rate in effect at the time the Common Council adopts the Resolution authorizing the work and levying this Special Charge.

Rate is subject to change by the Common Council.

(Rate as of 2/25/2020 is \$ 8.00 /front foot)

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blacktopped at the current front foot rate as determined by the Common Council.

Name/Address

Dorothy P. Zwiefelhofer 109 W. Wisconsin St. D Zwiefelhofer
Gerald Prince 750 Maple St. Gerald J. Prince
John + Stephanie Abbe 115 W. Wisconsin St. Stephanie
Anthony + Jan Mathwig 739 Wilson St. Anthony Mathwig

Please
sign and
return →

Addresses of owners that I/We were unable to contact:

Petition circulated by Sue Rineck Phone 715-456-2270

5/21/20 B. Juena

Petition Form picked-up

Petition Received by Clerk

NOTE: The rate charged per front foot will be the rate in effect at the time the Common Council adopts the Resolution authorizing the work and levying this Special Charge.

Rate is subject to change by the Common Council.

(Rate as of 2/25/2020 is \$ 8.00 /front foot)

April 27, 2020

Todd,

Sue Zwiefelhofer Rineck
On behalf of/
Dorothy Zwiefelhofer
109 West Wisconsin Street
Chippewa Falls, WI 54729

This is a copy
of the letter I
Sent to all the
households bordering
the alley. I don't know
if all were recieved
or if the
people
had a
good
understanding
(?)

Dear Wilson Street Resident,

I am writing this letter to find out if you would be interested in having the alley behind your house blacktopped. There are a handful of neighbors who would like to have this done. We feel it will add to the beauty and function of this area. Paving this alley will allow a place to more easily do activities like walk or ride a bike. It would eliminate the spring mud fest and get rid of all the dust and dirt on your house, windows and vehicles. I feel it will add value and class to our neighborhood. The surrounding blocks have paved allies and I don't think any of those residents regret making that decision. I would have liked to come door to door to discuss this endeavor but the current Coronavirus situation has prevented that. So I have some basic information. The current cost per resident with frontage to the alley is only \$8. per linear foot. I am certainly not collecting any money, this is just the first step to get people on board. I've included a copy of the sign up sheet, a couple people have signed this one, and a self addressed, stamped envelope to my house. (I am helping my Mom with this.) Please sign the sheet, under the other names, include your address and return it in the stamped envelope provided. Once I have enough signatures, I will take them into the city engineer and they will make the final decision whether to pave the alley and when. I will try to relay any information I get to you, when I get it. Thank you for considering this project for our neighborhood.

Also one
Place is
a rental
So not
sure if
the right
person
got this
info.

Sincerely,

Sue Zwiefelhofer Rineck

Thanks
Sue

Please feel free to call if you have any questions (715)456-2270

AN ORDINANCE AUTHORIZING THE CITY CLERK
TO ISSUE ALCOHOLIC BEVERAGE OPERATOR'S
AND PROVISIONAL LICENSES UNDER NEWLY
ENACTED 2019 WISCONSIN ACT 166

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

WHEREAS, 2019 Wisconsin Act 166, effective March 5, 2020, amended §125.17(1) and
§125.17(4), Wis. Stats., to now provide as follows:

125.17 Issuance of operators' licenses.

- (1) AUTHORIZATION. Every municipal governing body shall issue an operator's license to any applicant who is qualified under s. 125.04 (5), except that the municipal governing body may by ordinance authorize a designated municipal official to issue operator's licenses. Operators' licenses may not be required other than for the purpose of complying with ss. 125.32 (2) and 125.68 (2) or s. 125.06 (3g). Operators' licenses may be issued only upon written application.

• • •

- (4) TEMPORARY LICENSE. Any municipal governing body or designated municipal official may issue a temporary operator's license under the terms of subs. (1) to (3), except that:

• • •

WHEREAS, §12.02(2) of the Chippewa Falls City Code presently provides as follows:

12.02 - GENERAL LICENSE REQUIREMENTS.

• • •

- (2) ISSUANCE. Alcohol beverages and all licenses issued under §§12.01(33) and 12.16 shall be issued only upon prior authorization by the City Council. Unless otherwise provided by State law or this Code, all other licenses may be issued by the City Clerk between meetings of the Council. At the next regular meeting of the Council, the Clerk shall report the issuance of such licenses, whereupon the Council may confirm or deny the license or issue it subject to the conditions imposed by the Council. Failure of the Council to act at the meeting at which the issuance of the license is reported shall constitute confirmation of the license unless otherwise provided by the Council.

NOW THEREFORE, BE IT ORDAINED THAT §12.02 OF THE CITY CODE IS AMENDED TO PROVIDE AS FOLLOWS:

12.02 - GENERAL LICENSE REQUIREMENTS.

• • •

- (2) ISSUANCE. Alcohol beverages, subject to subsection (2a), and all licenses issued under §§12.01(33) and 12.16 shall be issued only upon prior authorization by the City Council. Unless otherwise provided by State law or this Code, all other licenses may be issued by the City Clerk between meetings of the Council. At the next regular meeting of the Council, the Clerk shall report the issuance of such licenses, whereupon the Council may confirm or deny the license or issue it subject to the conditions imposed by the Council. Failure of the Council to act at the meeting at which the issuance of the license is reported shall constitute confirmation of the license unless otherwise provided by the Council.

AND §12.02(2a) OF THE CITY CODE IS CREATED TO PROVIDE:

12.02 - GENERAL LICENSE REQUIREMENTS.

• • •

- (2a) The City Clerk is hereby authorized to issue operators licenses, temporary operators licenses, and

provisional licenses, where applicable. Under the provisions of Chapter 125 of the Wisconsin Statutes the City Clerk may issue licenses to applicants who:

1. Meet the requirement of reaching the minimum age of 18 years.
2. Are not felons.
3. Make application in writing on prescribed form created (and updated) by the City of Chippewa Falls.
4. Provide all necessary additional documentation to prove they meet the standards set forth in Chapter 125, WI State Statutes.
5. Provide all necessary additional documentation to prove they meet the standards set forth by the City of Chippewa Falls ordinances and application requirements.
6. Are not recommended for denial by the Chippewa Falls Police Department.

If the City Clerk refuses to issue a license for failure to meet any statutory or ordinance requirement or because the Chippewa Falls Police Department has recommended denial, then the application for licensure shall be referred to the Chippewa Falls Common Council for consideration and action.

Dated this 16th day of June, 2020.

CW King, Council President

FIRST READING: June 2, 2020

SECOND READING: June 16, 2020

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

PUBLISHED: _____

CITY OF CHIPPEWA FALLS, WISCONSIN
REDEVELOPMENT AUTHORITY

REDEVELOPMENT PLAN
DISTRICT #1
TAX INCREMENT DISTRICT NO'. 4 AREA

~June, 1995

AMENDED X/X/2020

City of Chippewa Falls
Redevelopment Plan - District #1
Tax Increment District No. 4 Area

TABLE OF CONTENTS

- I. Introduction
- II. Redevelopment Plan Objectives
- III. Redevelopment District Boundaries
- IV. Existing Land Uses, Zoning, and Conditions of Real Property
- V. Statement of Kind, Number and Location of Proposed Improvements
- VI. Present and Potential Equalized Value
- VII. Land Use Plan
- VIII. Proposed Zoning Changes
- IX. Streets, Alleys, and Public Utilities
- X. Proposed Method for the Relocation of Any Displaced Person

EXHIBITS

- A: Redevelopment District #1 Boundaries - Legal Description

MAPS

- 1: Redevelopment District #1 Boundaries
- 2: Existing Land Use
- 3: Existing Conditions/Blight
- 4: Zoning Map
- 5: Land Use Plan

I. Introduction

This Redevelopment Plan - District #1 in the City of Chippewa Falls has been prepared in compliance with Wisconsin Statutes Chapter 66.431(6). The project plan establishes a need for the project, the proposed improvements within the district, redevelopment objectives, existing land uses, zoning and conditions of real estate. The plan also includes a detailed description of the redevelopment area boundaries.

This redevelopment plan is to be approved by the Redevelopment Authority (RDA) following a Public Hearing and by the Common Council. Implementation of the plan will require a case-by-case review by the Redevelopment Authority and authorization by the Common Council where public expenditures are anticipated. The RDA and Common Council are not mandated to make any expenditures in this plan, and are limited to implementing only those projects identified. Changes to the redevelopment plan will require an amendment to the plan requiring both RDA and Common Council approval.

II. Redevelopment Plan Objectives

Redevelopment activities for the project will be undertaken in general conformance with the City of Chippewa Falls Land Use Plan. The creation of the Redevelopment Authority and District will assist the City of Chippewa Falls in implementing the Project Plan for Tax Increment District No. 4.

The objectives for undertaking the redevelopment projects as included in this plan are:

- To eliminate substandard and structurally deficient residential, commercial and other deteriorated and obsolete structures.
- To improve the environmental and the aesthetics of the project area.
- To strengthen and diversify the economic base of the downtown and city.
- To provide the financial resources to promote the orderly development by providing incentives for the private sector to undertake development projects in the district.
- Promote orderly development by preventing and eliminating blight, expanding the tax base, providing new employment opportunities and in general promoting the public health, safety, and general welfare.

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III. Redevelopment District Boundaries

The boundaries of the redevelopment district are coterminous with the boundaries of the Tax Increment District No. 4 and are shown on Map 1 and described in Exhibit A attached hereto and incorporated herein.

IV. Existing Land Uses, Zoning and Conditions of Real Property

The existing land uses in the project area is shown on Map 2 and the condition of property is shown on Map 3.

As indicated on Map 2 much of the project area is commercial. There are 49 commercial buildings located in the redevelopment district. Of the 49 structures 25 were declared as blighted according to State Statute 66.46(2)a) or in need of rehabilitation according to State Statute 66.435(3) and were so designated in the TID No. 4 Plan. The buildings are occupied primarily by retail, service, or office businesses. Four of the buildings are currently vacant. Upper floors are either vacant, used for storage or residential apartments.

There are 12 single family or duplex structures and one apartment building with 12 units (Northland Chippewa Apartments). Five of the single-family structures are designated as blighted or in need of renovation. An old manufacturing building (Chippewa Shoe Building) is currently under renovation where 32 apartments will be created. This building was vacant and a blighting influence in the district and its renovation is one of the project activities of this plan as described later.

Public owned land includes Allen Park and five public parking lots. Three of the public parking lots are listed in the TID No. 4 Plan as needing improvement.

There are no heavy industrial uses in the District. Only one manufacturing building is located in the redevelopment district.

This was the Cray Research Education Building which is now vacant and for sale. It is noted that the zoning of this Property is Central Business District and any future use of the property would likely be in conformance with that district.

There are also seven vacant areas in the district most of which exhibit development potential. It is noted that three of the vacancies are the result of fires which destroyed the buildings. Two of these lots are in the 200 block of Bridge Street including the Cobban and Ward Lots. The City owns the Cobban Lot which was purchased to protect it from inappropriate development and to put the city in the position to be proactive versus reactive in the development process. All of the vacant lots are considered to be blighting influences within the district and downtown.

A survey of property conditions was conducted by the City Building Inspector in October, 1993 and a report listing the blighted properties was prepared and included in the TID No. 4 Project Plan. The study listed 51.4 percent of the properties as deteriorating or in need of rehabilitation and, therefore, the Redevelopment District #1 is considered as blighted. The existing Zoning Map (Map 4) indicates that the majority of the area is zoned Central Business District. An area south of River Street and both sides of Bridge Street is zoned general commercial. However, much of this area is comprised of Allen

Park and railroad property much of which is located in the flood plain and undevelopable. Five other small parcels are zoned multiple-family and three others office district.

V. Statement of Kind, Number and Location of Proposed Improvements

Redevelopment District #1 of the City of Chippewa Falls is created primarily to eliminate blight, promote housing, development and economic growth, to provide greater employment opportunities and orderly development, to broaden the property tax base and to relieve the tax burden of resident and home owners. It is recognized that this rehabilitation, conservation work and removal of blight enhances the downtown area and provides redevelopment incentives and suitable sites for business growth as well as carrying out plans under the auspices of the TID No. 4 Project Plan for the development of the downtown area.

Formation of the Redevelopment District will enable the redevelopment and renovation of properties within the district through the creation of a Development Revolving Loan Program used to make loans to property owners and businesses located in the district to stimulate or enable development or redevelopment of blighted properties, and to otherwise prevent buildings from becoming blighted. ———Implementation of the Development Revolving Loan Program will entail close cooperation and coordination between the RDA and City. The following pages will be initiated to accomplish the RDA and City objectives:

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-
- The City will establish a Revolving Loan Fund (RLF) provided for in the TID No. 4 Project Plan which will be used to provide loans to property owners, businesses or developers under the auspice of the RDA.
 - The RLF will be placed under control of the RDA. The City and RDA will establish policies and procedures for the RLF to ensure that use of the funds is consistent with the purpose of TID No. 4.
 - The City will capitalize the RLF through contributions and/or loans to the RDA. Sources of funds will be through an appropriate form of debt (i.e. General Obligation Debt, State Trust Fund).
 - The RDA will loan the funds to eligible property owners or businesses located within the District pursuant to a development agreement by and between the City, RDA, and the eligible property owner/business/developer whatever the case may be.
 - Each project will require a case-by-case review and approval of the City and RDA pursuant to the requirements of the established policies and procedures.

An initial development project involving the use of the RLF and the execution of a development agreement by and between the City, RDA, and a developer is the Chippewa Shoe Factory building renovation project resulting in the conversion of the vacant building into 32 apartment units. The loan to the project developer from the RDA is \$198,000 pursuant to the terms of the Development Agreement among the parties.

A second development project subject to City and RDA review and approval will be a \$100,000 loan to EDP Communication Systems, Inc. for the renovation of the building located at 101 Bridge Street pursuant to the terms of the Development Agreement among the parties.

VI. Present and Potential Equalized Value

The equalized value of property within the entire project area is \$5,619,289. The formation of Redevelopment District #1 and implementation of this plan will enable the City and RDA to provide the incentives to encourage improvements to properties in the district which will stimulate development of the area.

The increase in property valuation due to district improvements is estimated to be \$2,482,195. This is broken out as follows:

• Chippewa Shoe Factory	\$ 824,950
• Development of Other Blighted Property	1,657,245

VII. Land Use Plan

Map 5 displays the proposed uses within the Redevelopment District. As displayed, land uses are expected to focus on commercial activities consistent with the development of the City's Central Business District.

It is estimated that approximately 91 people reside within the Redevelopment District which contains 33 acres of area. After redevelopment of the area which includes the renovation of the Chippewa Shoe Building the population is estimated to be approximately 140 people or 4.2 persons per acre. Land coverage is expected to increase through the redevelopment of several of the vacant lots within the District, particularly those lots where buildings were destroyed by fire.

VIII. Proposed Zoning Changes

The City of Chippewa Falls has a comprehensive zoning ordinance. No rezoning is anticipated to implement the Redevelopment Plan within the district.

IX. Streets, Alleys, and Public Utilities

The public street system will not change as a result of this plan. No other additional public utilities will be needed.

X. Proposed Method for the Relocation of Any Displaced Persons

No acquisitions are included in this plan and any proposed

acquisitions would require an amendment of this plan. In the event of acquisitions the following process would be followed: Before negotiations begin for the acquisition of property or easements,

~~Before negotiations begin for the acquisition of property or~~

~~easements,~~ all property owners will be provided an informational pamphlet prepared by the Wisconsin Department of Industry, Labor, and Human Relations Administration (DILHRWDOA) and if any person is to be displaced as a result of the acquisition they will be given a pamphlet on "Relocation Benefits" as prepared by DILHRWDOA. The RDA

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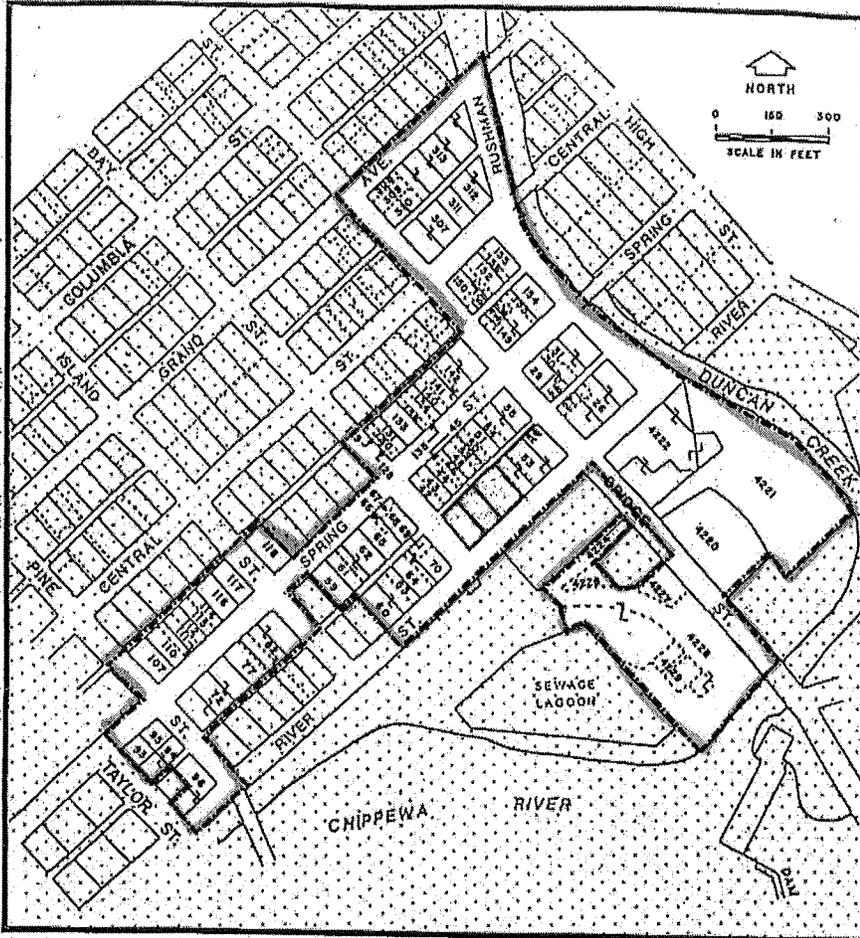
will file a relocation plan with WDOA, DILHR and shall keep records as required in Wisconsin Statutes 32.27. The RDA will provide each owner a full narrative appraisal, a map showing the owners of

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all property affected by the proposed project and a list of

neighboring landowners to whom offers are being made as required by law.

-

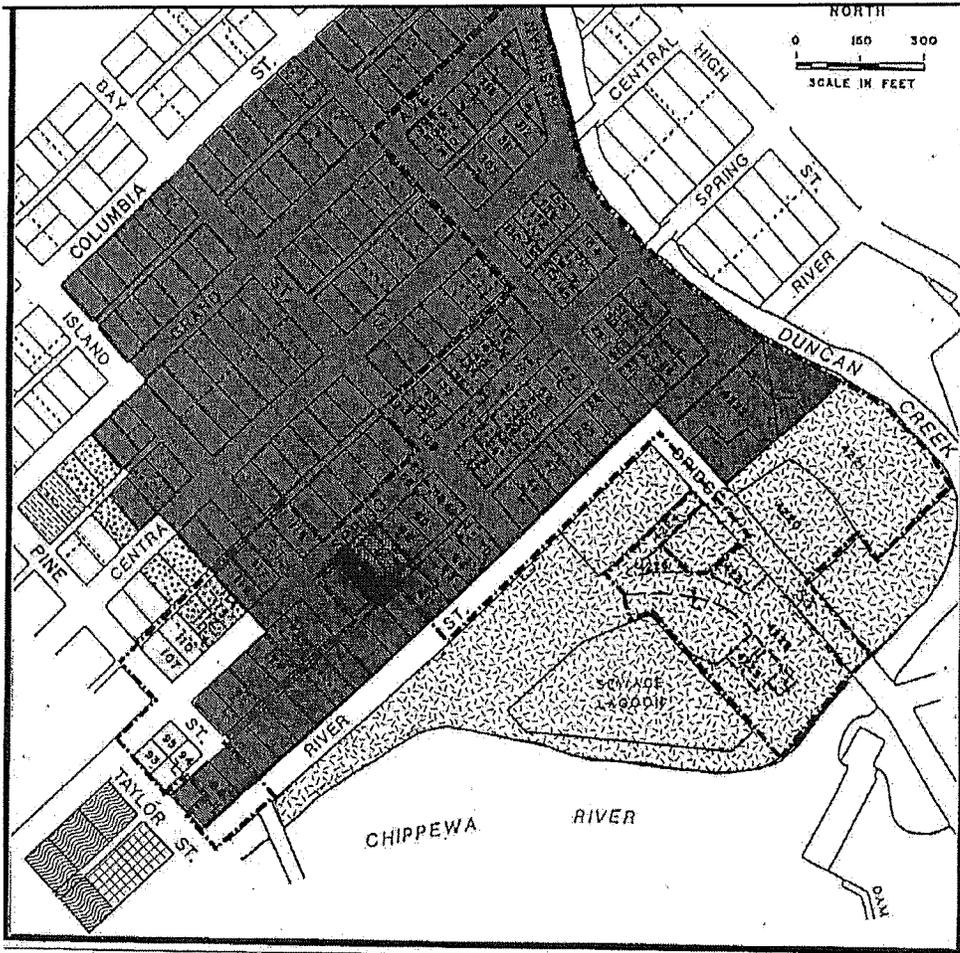


	<p style="text-align: center;">MAP # 1 CITY OF CHIPPEWA FALLS Redevelopment District #1</p>	<p>DISTRICT BOUNDARY </p>
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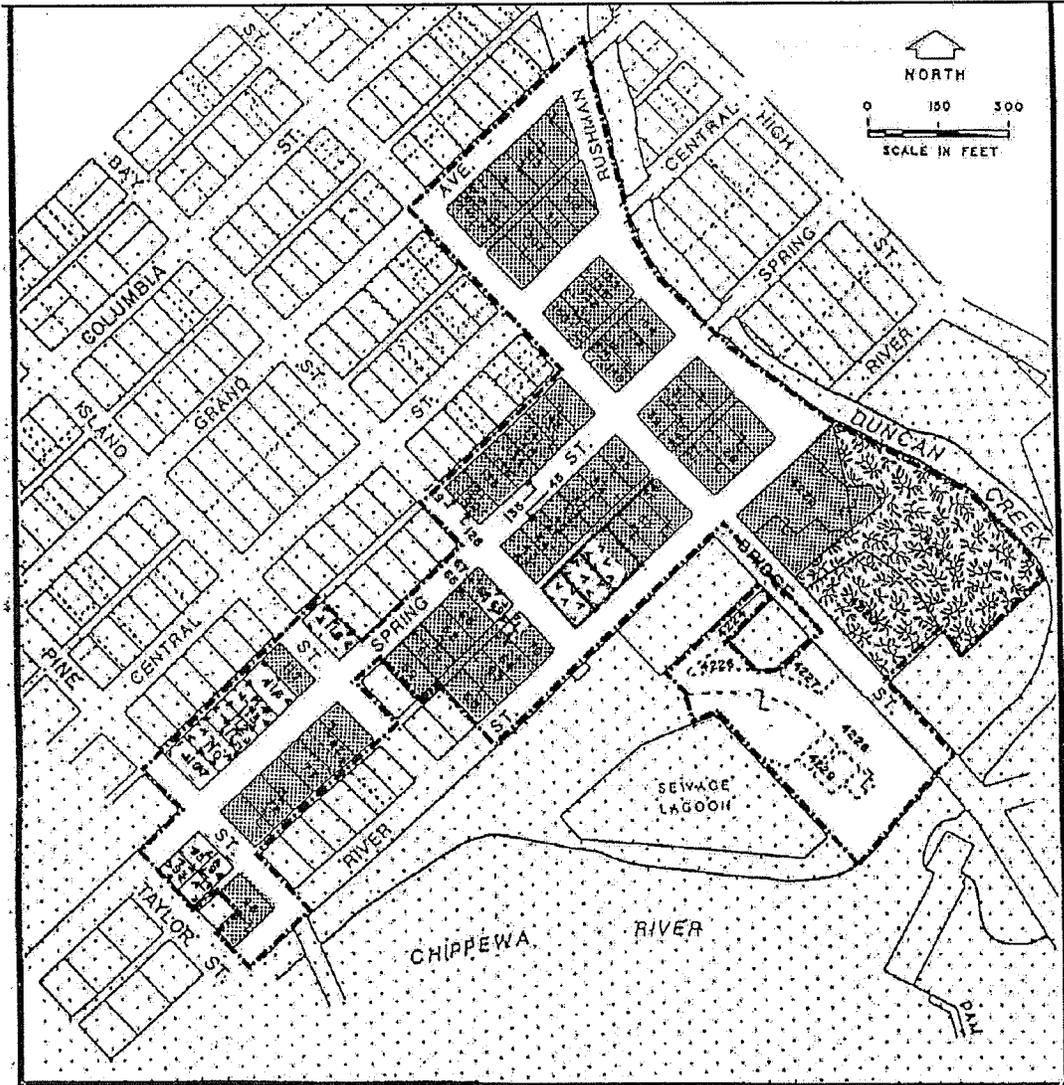
MAP #3
 CITY OF CHIPPEWA FALLS
 Redevelopment
 District #1

DISTRICT BOUNDARY - - - - -
 BLIGHTED PROPERTY ■



MAP # 4
CITY OF CHIPPEWA FALLS
 Redevelopment
 District #1

- DISTRICT BOUNDARY** - - - - -
- ZONING**
- Central Business District [Dark Grid Pattern]
 - Multi-Family Residential [Stippled Pattern]
 - Highway Commercial [Horizontal Line Pattern]
 - Light Industry [Vertical Line Pattern]
 - Office Commercial [Wavy Line Pattern]
 - Two Family Residential [Horizontal Line Pattern]
 - General Commercial [Vertical Line Pattern]



MAP # 5
 CITY OF CHIPPEWA FALLS
 Redevelopment
 District #1

LAND USE PLAN.

- Commercial 
- Residential 
- Recreation 
- Vacant 