

AGENDA FOR REGULAR MEETING OF COMMON COUNCIL

To be held on Tuesday, August 18, 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 August 4, 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 August 10, 2020.
 - (b) Consider Plan Commission minutes of August 10, 2020.
 - (c) Redevelopment Authority Board of Directors minutes of August 12, 2020.
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 August 18, 2020. (*minutes to be distributed prior to meeting*)
 - (b) Park Board minutes of August 11, 2020.
 - (c) Library Board minutes of July 15, 2020.
8. APPLICATIONS - None
9. PETITIONS - None
10. MAYOR ANNOUNCES APPOINTMENTS - None
11. MAYOR'S REPORT - None
12. REPORT OF OFFICERS - None
13. ORDINANCES
 - (a) Consider **Ordinance #2020-18 Entitled:** An Ordinance Amending §1.03 of City Code to Include New Wards Which Have Been Created as a Result of Annexations of Real Property Which is in a Different State Assembly District and a Different County Supervisory District.
 - (b) First Reading of **Ordinance #2020-19 Entitled:** An Ordinance Prohibiting Parking on Tropicana Boulevard Between Mansfield Street and Bel Air Boulevard from 7:30 a.m. to 4:30 p.m. on School Days - §7.09(2)(c) of the Chippewa Falls Municipal Code (consider suspending the rules for second reading and decision).
14. RESOLUTIONS
 - (a) Consider **Resolution #2020-35 Entitled:** Resolution Approving a Certified Survey Map (Riverside Industrial Park).
 - (b) Consider **Resolution #2020-36 Entitled:** Resolution Granting a Street Privilege Permit for Unnamed Road on Stelter Ridge Plat in Unopened Mansfield Street Right-of-Way in the City of Chippewa Falls under Chapter 66.0425 Wisconsin Statutes.
 - (c) Consider **Resolution #2020-37 Entitled:** Resolution Declaring Property to be Blighted and Authorizing the Redevelopment Authority to Assist Property Tenants and Owners with the Redevelopment and Improvement of the Property.

15. OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW

(a) Update on RDA's COVID-19 Small Business Emergency Relief Program.

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 August 14, 2020 at 1:30 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, August 4, 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, City Planner/Transit Manager Brad Hentschel, Street and Utility Maintenance Manager Rick Ruf and Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer.

In-person: 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 July 21, 2020. All present voting aye, motion carried.

PERSONAL APPEARANCES BY CITIZENS - None

PUBLIC HEARINGS - None

COMMUNICATIONS - None

REPORTS

(a) Motion by Olson/Kiefer to approve the Board of Public Works minutes of July 27, 2020. All present voting aye, motion carried.

COUNCIL COMMITTEE REPORTS

(a) Motion by Olson/Kiefer to approve the Committee #4 Recycling, Computerization, Buildings, and Intergovernmental Services minutes of July 22, 2020. All present voting aye, motion carried.

APPLICATIONS

(a) Motion by Kiefer/Olson to approve the Non-Commercial Kennel License Application of Aaron O'Neal, 23 Division Street. Roll Call Vote: Aye – Kiefer, Olson, Nadreau, Hiess, Monarski, King, Hull. Motion carried.

PETITIONS - None

MAYOR ANNOUNCES APPOINTMENTS - None

MAYOR'S REPORT - None

REPORT OF OFFICERS - None

ORDINANCES

(a) Motion by Olson/Hiess to approve Ordinance #2020-17 Entitled: An Ordinance Establishing a Stop Sign at the Southeast Corner of Lakeview Drive and Lakeland. Roll Call Vote: Aye – Olson, Hiess, Monarski, Kiefer, King, Hull, Nadreau. Motion carried.

(b) The First Reading of Ordinance #2020-18 Entitled: An Ordinance Amending §1.03 of City Code to Include New Wards Which Have Been Created as a Result of Annexations of Real Property Which is in a Different State Assembly District and a Different County Supervisory District was held.

RESOLUTIONS

(a) Motion by Olson/Kiefer to approve Resolution #2020-34 Entitled: Compliance Maintenance Resolution. Roll Call Vote: Aye – Olson, Kiefer, King, Hull, Nadreau, Hiess, Monarski. Motion carried.

OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW

(a) Introduction of Resolution Regarding the Discontinuance and Vacation of a Triangular Piece of Herschel Street Right of Way Located at the Northwest Corner of Badger Street, East Grand Avenue and Herschel Street. No action taken – informational purpose only.

(b) **Motion by Kiefer/Olson** to set hearing date on the passage of the Resolution introduced in (a) for September 15, 2020 at 6:30 pm at the Regular Meeting of the Chippewa Falls Common Council and direct that Notice of the Hearing be given in accordance with the provisions of §§ 66.1003 (4)(b) and 66.1003 (8), Wis. Stats. **All present voting aye, motion carried.**

CLAIMS

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

City General Claims:	\$637,256.42
Authorized/Handwritten Claims:	\$95.00
Department of Public Utilities:	\$51,068.81
Total of Claims Presented	<u>\$688,420.23</u>

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

(b) **Motion by King/Kiefer** to disallow the claim of Jason Kohls, 6156 190th Street, Chippewa Falls as recommended by the city’s insurance company. **All present voting aye, motion carried.**

CLOSED SESSION - None

ADJOURNMENT

Motion by Nadreau/Olson to adjourn at 6:52 pm. **All present voting aye, motion carried.**

Submitted by:
Bridget Givens, City Clerk

**CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, AUGUST 10, 2020 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, August 10, 2020 at 5:30 PM. Present were Director of Public Works Rick Rubenzer, P.E. Present remotely were Mayor Greg Hoffman, Alderperson Paul Olson and Darrin Senn. Absent was Finance Manager Lynne Bauer. Also attending remotely were Assistant City Engineer Bill McElroy, City Planner Brad Hentschel, Police Chief Matt Kelm, Street & Utility Maintenance Manager Rick Ruf, Tyler Hastings, P.E. CBS Squared Inc., Mike Rowan, 780 Bluffview Lane, Chad Trowbridge, Executive Director of Business Services and Finance, Chippewa Falls Area Unified School District and Alderperson Paul Nadreau.

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

2. **Motion** by Olson, seconded by Senn to move item #4 up on the agenda. **All present voting aye. MOTION CARRIED.**

3. (was #4 on agenda) Chad Trowbridge, Chippewa Falls Area Unified School District appeared to request the City prohibit parking on both sides of Tropicana Boulevard between Mansfield Street and Bel Air Boulevard from 7:30 am to 4:30 pm on school days. Mr. Trowbridge shared a map which showed a private road surrounding the new Middle School parking lot where students could be dropped off or picked up. Concerns expressed were:
 - 1) Had parents and grandparents been informed about the change?
 - 2) Was there enough capacity along the aforementioned parking lot perimeter road to accommodate all drop off and pick up vehicles?

Mr. Trowbridge stated that the bus company had initiated the idea of no parking in this segment due to congestion of vehicles on Tropicana Boulevard during morning and afternoon pick up/drop off times. No parking on this segment would provide a far safer environment for students. Director of Public Works Rubenzer agreed that this would result in increased student safety and that this was long overdue. He stated that no parking by order of the police department signs could be placed on a trial basis if not needed for a permanent ordinance revision yet. Chief Kelm asked if school district personnel could assist with enforcement. Mr. Trowbridge confirmed and requested that the rules be suspended and the ordinance be voted on at the August 18, 2020 Common Council meeting so signs could be placed prior to school opening on September 1, 2020. **Motion** by Hoffman, seconded by Rubenzer that the Common Council suspend the rules, have a second reading and approve an ordinance to prohibit parking on both sides of Tropicana Boulevard between Mansfield Street and Bel Air Boulevard from 7:30 am to 4:30 pm on school days. **Voting aye were Hoffman, Rubenzer and Senn. Voting nay was Olson. MOTION CARRIED.**

4. (was #2 on agenda) Tyler Hastings, P.E. with CBS Squared Inc. presented the attached request for a street privilege permit resolution to allow access across the dedicated yet unopened right-of-way of Mansfield Street for Stelter Ridge, an approximately 28 acre development in the Town of Wheaton. Director of Public Works Rubenzer gave background that using a 7 trips per day average, about 80 other vehicles per day would be utilizing West Bluffview Circle and Spruce Street plus garbage trucks and Town of Wheaton snow plows. He stated that the Stelters had previously discussed annexing a plat and subdivision to the City with City engineers but that cost of a wastewater lift station was cost prohibitive. Another option is to open Mansfield Street between Bluffview Lane and West Bluffview Circle. This would either require special assessments or a developers agreement specifying that the developer would pay for the improvements. Mike Rowan of 780 Bluffview Lane commented that due to existing steep slopes on Mansfield Street and cost to the City he would prefer that the Stelter Ridge Subdivision connect through West Bluffview Circle and Spruce Street. **Motion** by Hoffman seconded by Olson to table the street privilege permit resolution to allow access across the dedicated yet unopened right-of-way of Mansfield Street for Stelter Ridge, an approximately 28 acre development in the Town of Wheaton pending further annexation discussion. **Voting aye were Hoffman, Olson and Rubenzer. Recusing himself and abstaining from the vote was Senn. Motion passed 3-0 with one abstention.**

5. **Motion** by Olson, seconded by Rubenzer that the Board of Public Works resolve that a public emergency (Wisconsin State Statute 62.15(1)(b)) exists because of a leaking water main on Chapman Road between Wisconsin Street and A Street. **All present voting aye. MOTION CARRIED.**

6. **Motion** by Senn, seconded by Olson to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 6:18 P.M.


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

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

The Board of Public Works met in City Hall and remotely via Webex on Monday, July 27, 2020 at 5:30 PM. Present remotely were voting board members Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer, Alderperson Paul Olson and Darrin Senn. Also present remotely was Park and recreation Director Dick Hebert.

1. **Motion** by Olson, seconded by Bauer to approve the minutes of the June 29, 2020 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. The Board of Public Works considered the attached summary pages for the Compliance Maintenance Annual Report. Utilities Manager Rubenzer explained that the “F” rating in influent levels was due to exceeding BOD 90% limits on 11 occasions and BOD 100% limits on eight occasions in 2019. He surmised these exceedances were due to high BOD content in the leachate being accepted from Seven Mile Landfill and a high amount of septage being hauled to the plant. Seven Mile has increased testing frequency so that the Waste plant is aware of and won’t accept high concentration discharges. Another possibility is discharge from the cities two highest industrial dischargers of BOD. The waste plant continues to have a rerating process completed which will change influent volume and hydraulic load capacity ratings.
Motion by Olson, seconded by Hoffman to recommend the Common Council accept the 2019 electronic Compliance Maintenance Annual Report (eCMAR) and approve the corresponding resolution and authorize Mayor Hoffman to execute the said resolution. **All present voting aye. Motion Carried.**

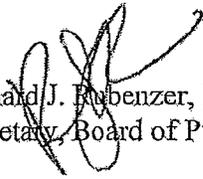
3. Park and Recreation Director Dick Hebert appeared and discussed the attached proposed preliminary design of the Casper Park Disc Golf Course with the Board of Public Works. Permission was granted to use the (98 acres) of the City utility west wellfield area in conjunction with Casper Park to construct a disc golf course at the January 21, 2020 Common Council meeting. Director Hebert presented the ADA accessible course shown with blue lines on the attached course layout. He presented the Championship Level course shown with yellow lines. Director Hebert listed 1) a concern that the proposed course would be in conflict with the Tilton Road Public Works storage area. Rubenzer replied that he and Street Manager Ruf agreed no long term uses of the area would be impacted by the proposed golf course. 2) a concern that the flat area along Nelson Road where the proposed parking lot is shown would be developed in the future. Rubenzer replied that as Utility Manager, a disc golf course with no chemical vegetation treatment would be an acceptable use over this wellhead protection area. He continued that the parcels are zoned P-1 Public and Institutional where residential development is not a permitted use. The council “could” “rezone” the area but that it was unlikely. 3). That the Forestry, Parks and Recreation and Utilities Departments were in approval of a minimum of tree removals for course greens fairways and tee boxes. 4). That walking and access paths made of crushed granite be constructed for the ADA accessible course.

Mr. Hebert stated that the course layout was preliminary and subject to the availability of an easement. His intention is to get hole sponsors to fund the course design and materials with volunteers doing much of the construction. He gave a rough estimate of \$300 per basket per hole for materials. He estimated mowing the fairways once per week in the Spring and early summer and then a couple times per month as the summer went on. He stated that Menomonie and Eau Claire each had two or three disc golf courses and an addition at Casper Park would be enthusiastically received in the city of Chippewa Falls and the region.

Mr. Hebert noted that the Park Board would be seeing the layout and he would be bringing the final layout and a better estimation of design and construction costs back to the Board of Public Works.

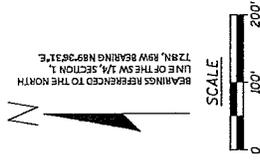
Motion by Olson, seconded by Rubenzer to recommend the Common Council approve the preliminary design of a ADA accessible and Championship Level Disc Golf Course on the City west wellfields around Casper Park and Casper Park also. **All present voting aye. MOTION CARRIED.**

4. **Motion** by Olson, seconded by Bauer to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 5:56 P.M.


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

STELTER RIDGE

THAT PART OF THE NW 1/4 OF THE SW 1/4, AND PART OF THE SW 1/4 OF THE SW 1/4 SECTION 1, T28N, R9W, TOWN OF WHEATON, CHIPPEWA COUNTY, WISCONSIN.



BRASS BEARING REFERRED TO THE NORTH LINE OF THE SW 1/4 SECTION 1, T28N, R9W BEARING N89°38'31"E

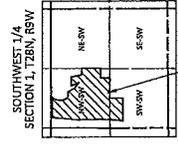
- LEGEND**
- 1/4" X 1/8" REBAR SET WITHING
 - 3/4" X 1/8" REBAR SET WITHING
 - FOUND 1" OD IRON PIPE
 - FOUND 1 1/4" OD IRON PIPE
 - FOUND 2" OD IRON PIPE
 - COMPUTED POINT
 - PUBLIC LAND CORNER MONUMENT
- 0 ...RECORDED AS
 RW ...RIGHT OF WAY
 REBAR ...REBAR
 LF ...LINEAR FOOT
 E ...CENTER LINE
 B ...BUILDING
 POB ...POINT OF BEGINNING
 DOC ...DOCUMENT
 T28N ...TOWNSHIP NORTH
 R9W ...RANGE WEST
 V ...VOLUME
 P ...PAGE
 SF ...SQUARE FEET
 AC ...ACRES
 OD ...OUTSIDE DIAMETER
 LBS ...POUNDS

CURVE	LOT	STREET	RADIUS	CHORD	LONG	CHORD BEARING	CENTRAL ANGLE	TANGENT LENGTH	TRANSIT BEARING	TRANSIT DISTANCE
1-1	1071	STREET	167.00	155.32	41.5	N 52° 52' 31" W	50° 52' 31"	50.5	N 52° 52' 31" W	100.0
1-2	1072	STREET	167.00	155.32	41.5	S 52° 52' 31" W	50° 52' 31"	50.5	S 52° 52' 31" W	100.0
1-3	1073	STREET	167.00	155.32	41.5	N 52° 52' 31" W	50° 52' 31"	50.5	N 52° 52' 31" W	100.0
1-4	1074	STREET	167.00	155.32	41.5	S 52° 52' 31" W	50° 52' 31"	50.5	S 52° 52' 31" W	100.0
1-5	1075	STREET	167.00	155.32	41.5	N 52° 52' 31" W	50° 52' 31"	50.5	N 52° 52' 31" W	100.0
1-6	1076	STREET	167.00	155.32	41.5	S 52° 52' 31" W	50° 52' 31"	50.5	S 52° 52' 31" W	100.0
1-7	1077	STREET	167.00	155.32	41.5	N 52° 52' 31" W	50° 52' 31"	50.5	N 52° 52' 31" W	100.0
1-8	1078	STREET	167.00	155.32	41.5	S 52° 52' 31" W	50° 52' 31"	50.5	S 52° 52' 31" W	100.0
1-9	1079	STREET	167.00	155.32	41.5	N 52° 52' 31" W	50° 52' 31"	50.5	N 52° 52' 31" W	100.0
1-10	1080	STREET	167.00	155.32	41.5	S 52° 52' 31" W	50° 52' 31"	50.5	S 52° 52' 31" W	100.0
1-11	1081	STREET	167.00	155.32	41.5	N 52° 52' 31" W	50° 52' 31"	50.5	N 52° 52' 31" W	100.0
1-12	1082	STREET	167.00	155.32	41.5	S 52° 52' 31" W	50° 52' 31"	50.5	S 52° 52' 31" W	100.0
1-13	1083	STREET	167.00	155.32	41.5	N 52° 52' 31" W	50° 52' 31"	50.5	N 52° 52' 31" W	100.0
1-14	1084	STREET	167.00	155.32	41.5	S 52° 52' 31" W	50° 52' 31"	50.5	S 52° 52' 31" W	100.0
1-15	1085	STREET	167.00	155.32	41.5	N 52° 52' 31" W	50° 52' 31"	50.5	N 52° 52' 31" W	100.0
1-16	1086	STREET	167.00	155.32	41.5	S 52° 52' 31" W	50° 52' 31"	50.5	S 52° 52' 31" W	100.0
1-17	1087	STREET	167.00	155.32	41.5	N 52° 52' 31" W	50° 52' 31"	50.5	N 52° 52' 31" W	100.0
1-18	1088	STREET	167.00	155.32	41.5	S 52° 52' 31" W	50° 52' 31"	50.5	S 52° 52' 31" W	100.0
1-19	1089	STREET	167.00	155.32	41.5	N 52° 52' 31" W	50° 52' 31"	50.5	N 52° 52' 31" W	100.0
1-20	1090	STREET	167.00	155.32	41.5	S 52° 52' 31" W	50° 52' 31"	50.5	S 52° 52' 31" W	100.0

There are no objections to this plat with respect to Secs. 256.15, 256.16, 256.20 and 256.21(1) and (2), Wis. Stats., as provided by s. 256.15, Wis. Stat.

Certified _____ 20____

Department of Administration



PREPARED FOR:
 RYAN STELTER
 15331 5TH ST
 CHIPPEWA FALLS, WI 54729

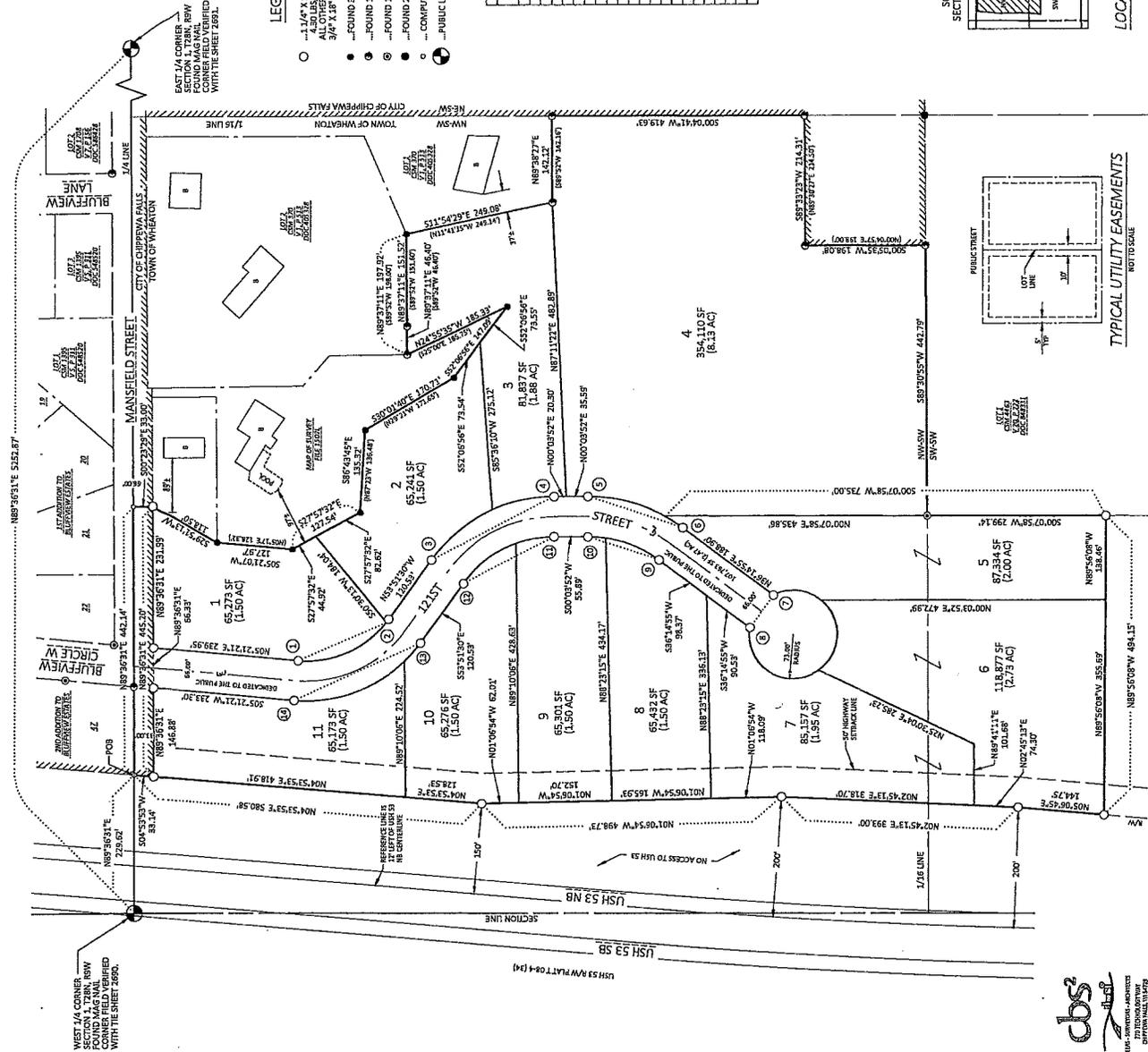
DATE: _____

PREPARED BY:
 NEIL C. BOYCE PLS 2827
 7701 TECHNOLOGY WAY
 CHIPPEWA FALLS, WI 54729

SIGNED: _____

DATE: 8/5/2020

SHEET 1 OF 2 SHEETS



SURVEYOR'S CERTIFICATE.

I, NEIL C. BOWE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THAT PART OF THE NW 1/4 OF THE SW 1/4, AND PART OF THE SW 1/4 OF THE SW 1/4, SECTION 1, T28N, R9W, TOWN OF WHEATON, CHIPPEWA COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 1; THENCE N89°36'31"E, ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 1, 228.62 FEET TO THE POINT OF BEGINNING; THENCE N89°36'31"E, CONTINUING ALONG SAID NORTH LINE OF THE SW 1/4 OF SECTION 1, 442.14 FEET; THENCE S00°23'29"E, 33.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF MANSFIELD STREET; THENCE S29°51'13"W, 118.50 FEET; THENCE S05°21'07"W, 127.97 FEET; THENCE S27°57'22"E, 127.54 FEET; THENCE S86°43'45"E, 135.32 FEET; THENCE S30°01'40"E, 170.71 FEET; THENCE S52°06'56"E, 147.08 FEET; THENCE N24°55'35"W, 185.33 FEET; THENCE N89°37'11"E, ALONG THE SOUTH LINE OF LOT 2, CERTIFIED SURVEY MAP 370, VOLUME 1, PAGE 513, DOCUMENT NO. A05524, A DISTANCE OF 197.92 FEET; THENCE S31°54'29"E, ALONG THE WEST LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP 370, A DISTANCE OF 249.08 FEET; THENCE N89°38'17"E, ALONG THE SOUTH LINE OF SAID LOT 1 OF SAID CERTIFIED SURVEY MAP 370, A DISTANCE OF 142.12 FEET; THENCE S00°04'41"W, ALONG THE EAST LINE OF SAID NW 1/4 OF THE SW 1/4, A DISTANCE OF 413.65 FEET; THENCE S89°33'23"W, 214.31 FEET; THENCE S00°07'58"W, 248.13 FEET; THENCE N89°38'17"E, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF USH 53, A DISTANCE OF 168.00 FEET; THENCE N01°06'54"W, 144.25 FEET; THENCE N02°45'13"E, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF USH 53, A DISTANCE OF 498.73 FEET; THENCE N04°53'53"E, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF USH 53, A DISTANCE OF 580.58 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,228.774 SQUARE FEET (28.16 ACRES), MORE OR LESS.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND WATER LAWS THAT EXIST THROUGH UNRECORDED MEANS OR BY RECORD.

THAT I HAVE MADE SUCH A SURVEY AT THE DIRECTION OF RYAN STELTER.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, A-7, WI ADMINISTRATIVE CODE AND THE SUBDIVISION CONTROL ORDINANCE FOR THE TOWN OF WHEATON, CHIPPEWA COUNTY IN SURVEYING, DIVIDING AND MAPPING THE SAME.

I, NEIL C. BOWE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 5TH DAY OF AUGUST, 2020.

NEIL C. BOWE
5-2827

TOWN BOARD APPROVAL CERTIFICATE

RESOLVED, THAT THE PLAT OF STELTER RIDGE IN THE TOWN OF WHEATON, RYAN STELTER, OWNER, IS HEREBY APPROVED BY THE TOWN BOARD THIS _____ DAY OF _____, 2020.

MARK BLASKOWSKI
TOWN CLERK

SCOTT DEUTSCHER
TOWN CLERK

LAURA HAYDRI
TOWN TREASURER

CITY OF CHIPPEWA FALLS APPROVAL CERTIFICATE

RESOLVED, THAT THIS PLAT OF STELTER RIDGE IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CHIPPEWA FALLS, IS HEREBY APPROVED BY THE CITY COUNCIL THIS _____ DAY OF _____, 2020.

GREG HOFFMAN
MAYOR

BRIDGET GIVENIS
CLERK



STELTER RIDGE

THAT PART OF THE NW 1/4 OF THE SW 1/4, AND PART OF THE SW 1/4 OF THE SW 1/4 SECTION 1, T28N, R9W, TOWN OF WHEATON, CHIPPEWA COUNTY, WISCONSIN.

OWNER'S CERTIFICATE OF DEDICATION

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT. WE ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY CHAPTER 236.10 OR CHAPTER 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL ON OBJECTION:

- TOWN OF WHEATON
- DEPARTMENT OF ADMINISTRATION
- DEPARTMENT OF TRANSPORTATION
- COUNTY PLANNING AGENCY

RYAN STELTER, OWNER _____ DATE _____

STATE OF WISCONSIN)
CHIPPEWA COUNTY) SS

PERSONALLY CAME BEFORE METHIS _____ DAY OF _____, 2020, RYAN STELTER, OWNER, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME

NOTARY PUBLIC, STATE OF WISCONSIN

SIGNATURE, NOTARY PUBLIC, STATE OF WISCONSIN _____

(PRINT OR TYPE NAME) _____

MY COMMISSION EXPIRES _____

COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE

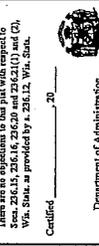
APPROVED IN ACCORDANCE WITH CHIPPEWA COUNTY PLANNING COMMISSION, THIS _____ DAY OF _____, 2020.

DOUG CLARY
PLANNING COMMISSION DIRECTOR

CERTIFICATE OF COUNTY TREASURER

I, PATRICIA SCHIMMEL, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF CHIPPEWA, DO HEREBY CERTIFY THAT RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS AS OF THIS _____ DAY OF _____, 2020 AFFECTING THE LANDS INCLUDED IN THE PLAT OF STELTER RIDGE.

PATRICIA SCHIMMEL
COUNTY TREASURER



PREPARED FOR:
RYAN STELTER
15381 5TH ST
CHIPPEWA FALLS, WI 54729

PREPARED BY:
NEIL C. BOWE, PLS 2827
770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, AUGUST 10, 2020 – 6:30 PM**

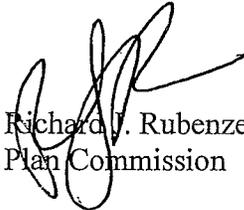
The Plan Commission met in City Hall on Monday, August 10, 2020 at 6:30 P.M. Attending remotely were Commissioners Dave Cihasky, Greg Misfeldt, Mike Tzanakis, Dan Varga, Beth Arneberg, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dan Varga and Jerry Smith. Also attending remotely were City Planner Brad Hentschel, Mike Rowan, Bob Sworski and Tyler Hastings.

1. **Motion** by Tzanakis, seconded by Misfeldt to approve the minutes of the July 27, 2020 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Bob Sworski of CBS Squared Inc. presented the attached proposed Certified Survey Map (CSM) of part of Lot 1, Riverside Industrial Park, V 7, P 16, DOC 419688, located in Government Lot 2, Section 5, T28N, R8W, along Technology Way. Director of Public Works Rubenzer noted that the CSM was laid out so that the existing building appeared to meet setbacks but that existing parking would encroach into a setback. **Motion** by Rubenzer, seconded by Cihasky to recommend the Common Council approve the attached Certified Survey Map of part of Lot 1, Riverside Industrial Park, V 7, P 16, DOC 419688, located in Government Lot 2, Section 5, T28N, R8W, along Technology Way. Director of Public Works Rubenzer amended the motion, Cihasky seconded, to include a contingent condition of providing a separate easement document for easements shown on the CSM. **All present voting aye. Motion carried.**

3. Tyler Hastings of CBS Squared Inc. presented the attached plat of Stelter Ridge in the Town of Wheaton. Director of Public Works Rubenzer noted that a different plat had been previously discussed with Engineering that was proposed for annexation but that no formal reason was given that the plat was not pursued in the City of Chippewa Falls. **Motion** by Tzanakis, seconded by Hubbard to recommend the Common Council approve the attached Plat of Stelter Ridge in the Town of Wheaton contingent on receipt of the plat review fees and submission and approval of a stormwater management plan. **All present voting aye. Motion carried.**

4. **Motion** by Tzanakis, seconded by Misfeldt to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:47 P.M.


Richard J. 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, July 13, 2020 at 6:30 P.M. in the City Hall Council Chambers, Chippewa Falls, The Mayor and Plan Commission 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. **To participate in this meeting, please call 715-726-2762.** 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, JULY 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 Tuesday, July 7, 2020 at 1:30 A.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JUNE 8, 2020 – 6:30 PM**

The Plan Commission met in City Hall on Monday, June 8, 2020 at 6:30 P.M. Attending remotely via Webex were Commissioners Dave Cihasky, Greg Misfeldt, Mike Tzanakis, Beth Arneberg, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Commissioner Dennis Doughty attended by phone. Absent were Commissioners Dan Varga and Jerry Smith

1. **Motion** by Tzanakis, seconded by Hubbard to approve the minutes of the May 11, 2020 and May 18, 2020 Plan Commission meeting. **All present voting aye. Motion carried.**

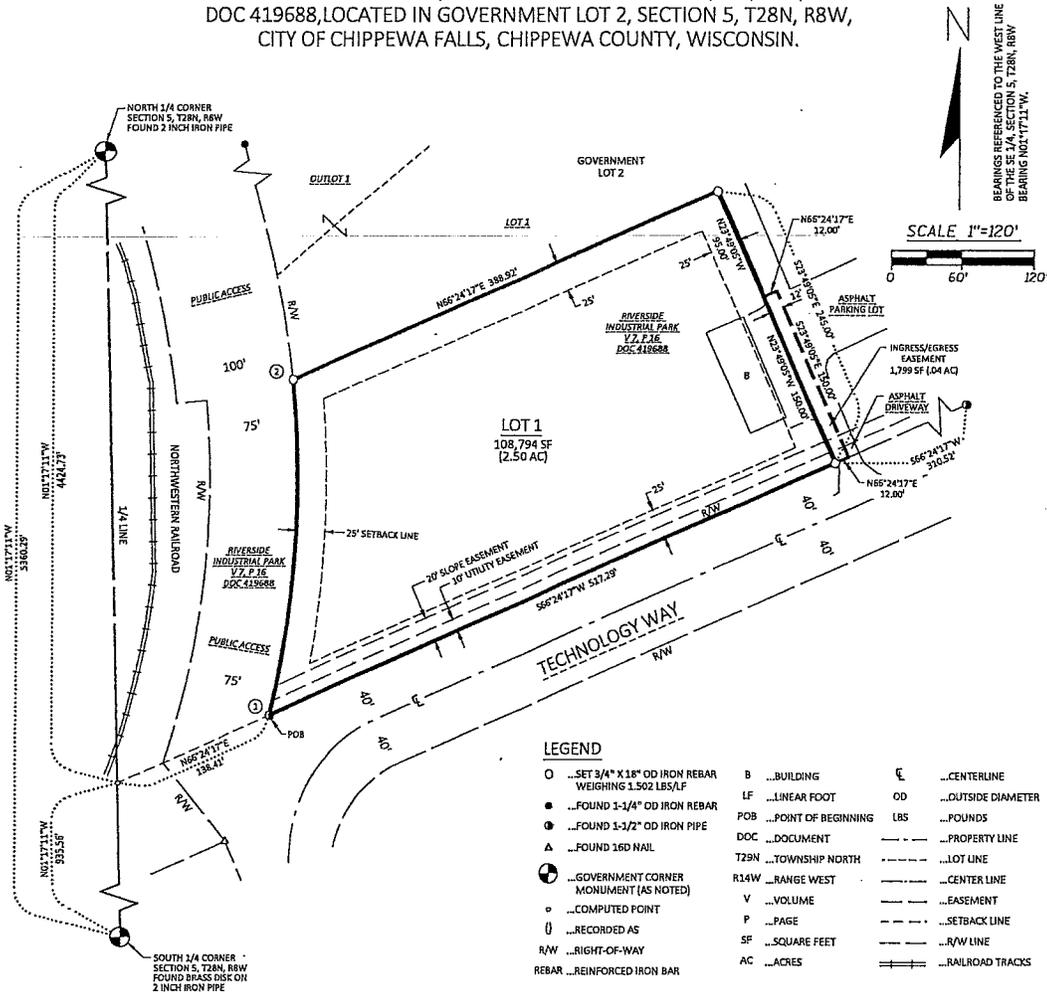
- 2.. The Plan Commission considered the attached Certified Survey Map combining existing parcels into a single parcel for the Chippewa History Center. The Certified Survey Map was submitted on behalf of the Chippewa History Center by Chippewa Surveying. Commissioner Arneberg asked if the survey was including any new property from Irvine Park and Director of Public Works Rubenzer replied that it did not, that it combined existing parcels but that he would confirm it again. Stormwater was discussed. **Motion** by Hubbard, seconded by Hull to recommend the Common Council approve the attached Certified Survey Map combining existing parcels into a single parcel for the Chippewa History Center contingent on:
 - 1) Receipt of Certified Survey Map review fees.
 - 2) Submittal and approval of any necessary stormwater management plan.**All present voting aye except Misfeldt who recused himself and abstained from the vote. Motion carried.**

3. **Motion** by Hubbard, seconded by Tzanakis to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:36 P.M.


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

CHIPPEWA COUNTY CERTIFIED
SURVEY MAP MAP NO. _____

THAT PART OF LOT 1, RIVERSIDE INDUSTRIAL PARK, V 7, P 16,
DOC 419688, LOCATED IN GOVERNMENT LOT 2, SECTION 5, T28N, R8W,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.



- LEGEND**
- ...SET 3/4" X 18" OD IRON REBAR WEIGHING 1.502 LBS/LF
 - ...FOUND 1-1/4" OD IRON REBAR
 - ⊙ ...FOUND 1-3/2" OD IRON PIPE
 - ▲ ...FOUND 16D NAIL
 - ⊕ ...GOVERNMENT CORNER MONUMENT (AS NOTED)
 - ...COMPUTED POINT
 - ⊥ ...RECORDED AS
 - R/W ...RIGHT-OF-WAY
 - REBAR ...REINFORCED IRON BAR
 - B ...BUILDING
 - LF ...LINEAR FOOT
 - POB ...POINT OF BEGINNING
 - DOC ...DOCUMENT
 - T28N ...TOWNSHIP NORTH
 - R14W ...RANGE WEST
 - V ...VOLUME
 - P ...PAGE
 - SF ...SQUARE FEET
 - AC ...ACRES
 - ℄ ...CENTERLINE
 - OD ...OUTSIDE DIAMETER
 - LBS ...POUNDS
 - ...PROPERTY LINE
 - ...LOT LINE
 - ...CENTER LINE
 - ...EASEMENT
 - ...SETBACK LINE
 - ...R/W LINE
 - ...RAILROAD TRACKS

CURVE TABLE									
CURVE	LOT	RADIUS	LONG CHORD	LONG CHORD BEARING	CENTRAL ANGLE	TANGENT	ARC LENGTH	TANGENT BACK	TANGENT AHEAD
1-2	LOT 1	799.07'	276.35'	N 03° 52' 59" E	7° 10' 13"	140.19'	277.55'	N 33° 50' 01" E	N 06° 04' 02" W

NOTES

THE INGRESS/EGRESS EASEMENT IS FOR BENEFIT OF LOT 1.

AN ABSTRACT OF TITLE WAS COMPLETED BY CHIPPEWA COUNTY ABSTRACT & TITLE CO., INC. NO. 39464.

LOT 1 IS OUTSIDE OF FLOOD ZONE SHOWN ON FEMA'S FIRM PANEL 55017C0567E EFFECTIVE 3/2/2010.

THE RECORDING OF A CERTIFIED SURVEY MAP DOES NOT TRANSFER OWNERSHIP. DEEDS MUST ALSO BE EXECUTED TO COMPLETE A LAND TRANSFER.

PARCEL IS ZONED I-2 LIGHT INDUSTRIAL DISTRICT. FOR ADDITIONAL INFORMATION ON I-2 ZONING SEE CHAPTER 17 - ZONING CODE, CITY OF CHIPPEWA FALLS CODE OF ORDINANCES.

FIELD SURVEY COMPLETED: 6/22/20

cbs²

 ENGINEERS - SURVEYORS - ARCHITECTS
 770 TECHNOLOGY WAY
 CHIPPEWA FALLS, WI 54729
 PHONE: 715.861.5226
 www.cbsquaredinc.com

PREPARED FOR:
 CBS SQUARED INC., LLC
 770 TECHNOLOGY WAY
 CHIPPEWA FALLS, WI 54729

PREPARED BY: _____ DATE: _____
 NEIL C. BOWE, PLS 2827
 770 TECHNOLOGY WAY
 CHIPPEWA FALLS, WI 54729 SIGNED: _____

CHIPPEWA COUNTY CERTIFIED
SURVEY MAP MAP NO. _____

THAT PART OF LOT 1, RIVERSIDE INDUSTRIAL PARK, V 7, P 16,
DOC 419688, LOCATED IN GOVERNMENT LOT 2, SECTION 5, T28N, R8W,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, NEIL C. BOWE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF LOT 1, RIVERSIDE INDUSTRIAL PARK, V 7, P 16, DOC 419688, LOCATED IN GOVERNMENT LOT 2, SECTION 5, T28N, R8W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 5; THENCE N01°17'11"W, ALONG THE 1/4 LINE OF SAID SECTION 5, A DISTANCE OF 935.56 FEET; THENCE N66°24'17"E, 138.41 FEET TO THE POINT OF BEGINNING; THENCE 277.55 FEET, ALONG THE WESTERLY LINE OF LOT 1 AND THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE WEST, HAVING A RADIUS OF 799.07 FEET, THE LONG CHORD OF WHICH BEARS N03°52'59"E, 276.15 FEET; THENCE N66°24'17"E, 388.92 FEET; THENCE S23°49'05"E, 245.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TECHNOLOGY WAY; THENCE S66°24'17"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TECHNOLOGY WAY, A DISTANCE OF 517.29 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 108,794 SQUARE FEET (2.50 ACRES), MORE OR LESS.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND WATER LAWS THAT EXIST THROUGH UNRECORDED MEANS OR BY RECORD.

THAT I HAVE MADE SUCH A SURVEY AT THE DIRECTION OF CBS SQUARED INC. LLC., OWNER.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF s.236.34 OF THE WISCONSIN STATUTES, A-E 7 WI ADMINISTRATIVE CODE AND THE SUBDIVISION AND PLATTING ORDINANCE OF THE CITY OF CHIPPEWA FALLS, IN SURVEYING, DIVIDING AND MAPPING THE SAME.

I, NEIL C. BOWE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 26TH DAY OF JUNE, 2020.

NEIL C. BOWE
S-2827

COMMON COUNCIL RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS IS HEREBY APPROVED AND THE DEDICATION HEREBY ACCEPTED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS.

GREG HOFFMAN, MAYOR

DATE

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS.

BRIDGET GIVENS, CITY CLERK

DATE

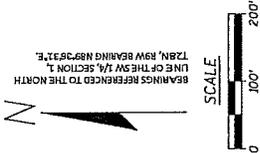


PREPARED FOR:
CBS SQUARED INC., LLC
770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729

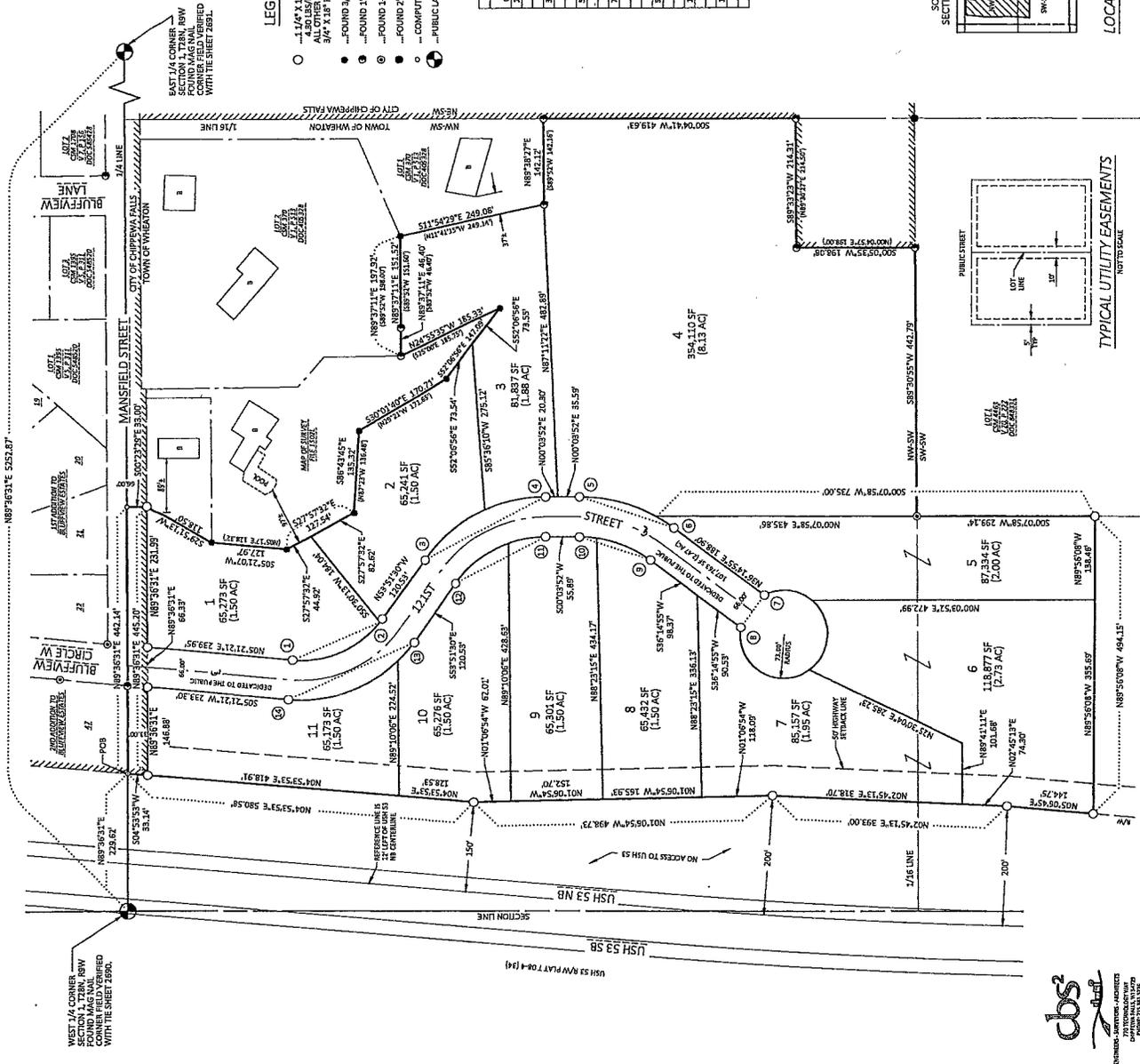
PREPARED BY:
NEIL C. BOWE, PLS 2827
770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729

STELTER RIDGE

THAT PART OF THE NW 1/4 OF THE SW 1/4, AND PART OF THE SW 1/4 OF THE SW 1/4 SECTION 1, T28N, R9W, TOWN OF WHEATON, CHIPPEWA COUNTY, WISCONSIN.



BEARINGS REFERENCED TO THE NORTH LINE OF THE SW 1/4 SECTION 1, T28N, R9W BEARING N89°31'17"E.



WEST 1/4 CORNER SECTION 1, T28N, R9W CORNER FIELD VERIFIED WITH THE SHEET 2890.

EAST 1/4 CORNER SECTION 1, T28N, R9W CORNER FIELD VERIFIED WITH THE SHEET 2891.

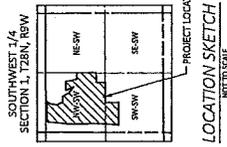
- LEGEND**
- RECORDED AS
 - 4.50' REBAR SET WEIGHING 3.50 LBS/LF
 - 3/4" X 1/8" REBAR SET WEIGHING 2.50 LBS/LF
 - FOUND 3/4" OD IRON PIPE
 - FOUND 1" OD IRON PIPE
 - FOUND 1-1/4" OD IRON PIPE
 - FOUND 2" OD IRON PIPE
 - COMPUTED POINT
 - PUBLIC LAND CORNER MONUMENT
- REBAR
 - REINFORCING BAR
 - LINEAR FOOT
 - CENTER LINE
 - SQUARE FEET
 - ACRES
 - POINT OF BEGINNING
 - DOCUMENT
- T28N
 - R9W
 - V
 - P
 - SF
 - AC
 - OD
 - LBS
- SECTION LINE
 - PROPERTY LINE
 - LOT LINE
 - CENTER LINE
 - R/W LINE
 - 50' HIGHWAY SETBACK
 - CORPORATE LIMITS

CURVE	LOT	RADIUS	CHORD	CHORD BEARING	CENTRAL ANGLE	TANGENT	TANGENT BACK SIGHT	TANGENT HEAD SIGHT
2-2	1217 STREET	167.00'	165.00'	S 24° 25' 00" E	35° 25' 00"	24.50'	S 25° 25' 00" W	S 25° 25' 00" E
2-3	1217 STREET	167.00'	165.00'	S 24° 25' 00" E	35° 25' 00"	24.50'	S 25° 25' 00" W	S 25° 25' 00" E
3-4	1217 STREET	252.74'	253.18'	S 26° 33' 49" E	53° 55' 23"	171.56'	S 35° 51' 30" W	S 50° 09' 58" W
4-5	1217 STREET	252.74'	253.18'	S 26° 33' 49" E	53° 55' 23"	171.56'	S 35° 51' 30" W	S 50° 09' 58" W
5-6	1217 STREET	252.74'	253.18'	S 26° 33' 49" E	53° 55' 23"	171.56'	S 35° 51' 30" W	S 50° 09' 58" W
6-7	1217 STREET	252.74'	253.18'	S 26° 33' 49" E	53° 55' 23"	171.56'	S 35° 51' 30" W	S 50° 09' 58" W
7-8	1217 STREET	252.74'	253.18'	S 26° 33' 49" E	53° 55' 23"	171.56'	S 35° 51' 30" W	S 50° 09' 58" W
8-9	1217 STREET	252.74'	253.18'	S 26° 33' 49" E	53° 55' 23"	171.56'	S 35° 51' 30" W	S 50° 09' 58" W
9-10	1217 STREET	252.74'	253.18'	S 26° 33' 49" E	53° 55' 23"	171.56'	S 35° 51' 30" W	S 50° 09' 58" W
10-11	1217 STREET	252.74'	253.18'	S 26° 33' 49" E	53° 55' 23"	171.56'	S 35° 51' 30" W	S 50° 09' 58" W

There are no objections to the plat with respect to the correctness of the bearings and distances shown, Win. State as provided by s. 216.12, Wis. Stat.

Certified: _____ 20

Department of Administration



PREPARED FOR:
RYAN STELTER
15933 5TH L24
CHIPPEWA FALLS, WI 54729

PREPARED BY:
RILEY COUNTESS WATSON
7700 WISCONSIN WAY
CHIPPEWA FALLS, WI 54729

DISTRICT: _____

SIGNED: _____

DATE: 8/9/2020



MEETING MINUTES
CHIPPEWA FALLS REDEVELOPMENT AUTHORITY
August 12, 2020

The Chippewa Falls Redevelopment Authority met in the Council Chambers of City Hall and remotely on August 12, 2020 at 8:30 a.m. Present were Greg Hoffman, John Monarski, Jerry Kuehl, Teresa Germain, Dan Zylstra and Bill Burich. Also present: Brad Hentschel, Kevin Bowe, Stephen Rasmus and Connie Freagon.

The meeting was called to order at 8:30 a.m.

1. Consider approval of the minutes of the July 14, 2020 Redevelopment Authority Meeting.

Motion by Monarski, seconded by Zylstra to approve the minutes of the July 14, 2020 Redevelopment Authority meeting. All present voting aye. Motion carried 5-0.

2. Public Hearing Regarding Resolution for Designation of Certain Properties as Blighted: 13 W. Central Street, 465 Chippewa Mall Drive, 314 N. Bridge Street, 611 N. Bridge Street, 1014 Pearl Street, 16 Taylor Street, 501 N. High Street, 302 E. Central Street, 2849 County Highway I, 133 W. Central Street, 104 W. Columbia Street, 19 W. Central Street, 22 S. Prairie Street, 917 N. Bridge Street, 475 Chippewa Mall Drive, 306 N. Bridge Street, 224 N. Bridge Street, 2829 County Highway I, 1225 Jefferson Avenue, 502 Bay Street, 607 N. Bridge Street, 475 Chippewa Mall Drive #115, 2815 County Highway I, 315 E. Prairie View Road, 360 Chippewa Mall Drive, 250 W. Elm Street, 120 E. Park Avenue and 9 W. Columbia Street.

Mayor Hoffman opened the public hearing at 8:31 a.m. A letter from Crossfit was presented to the RDA. Mr. Stephen Rasmus and Mr. Kevin Bowe were present in support of the blight determination. There being no further comments, the public hearing was closed at 8:34 a.m.

3. Consider Resolution R-1-20 Designation of Certain Properties as Blighted: 13 W. Central Street, 465 Chippewa Mall Drive, 314 N. Bridge Street, 611 N. Bridge Street, 1014 Pearl Street, 16 Taylor Street, 501 N. High Street, 302 E. Central Street, 2849 County Highway I, 133 W. Central Street, 104 W. Columbia Street, 19 W. Central Street, 22 S. Prairie Street, 917 N. Bridge Street, 475 Chippewa Mall Drive, 306 N. Bridge Street, 224 N. Bridge Street, 2829 County Highway I, 1225 Jefferson Avenue, 502 Bay Street, 607 N. Bridge Street, 475 Chippewa Mall Drive #115, 2815 County Highway I, 315 E. Prairie View Road, 360 Chippewa Mall Drive, 250 W. Elm Street, 120 E. Park Avenue and 9 W. Columbia Street.

*Teresa Germain arrives.

Motion by Monarski, seconded by Hoffman to approve Resolution R-1-20. All present voting aye, motion carried 6-0.

4. Review and Consider Applications to the COVID-19 Emergency Small Business Relief Program.

Hentschel reviewed remaining applications that have not been acted upon previously. Hentschel presented an application that was received late from Eric's Diamonds. Hentschel notified the group there had been one business applicant that publicly announced closure. All other remaining applications were reviewed and considered.

Motion by Burrich, seconded by Monarski to remove International Food Safety Institute/High Sierra Group from funding consideration. All present voting aye, motion carried 6-0.

Motion by Monarski, seconded by Zylstra to remove B'utiful Kids Learning Center from funding consideration. All present voting aye, motion carried 6-0.

Motion by Monarski, seconded by Kuehl to accept application from Eric's Diamonds and Fine Jewelry. All present voting aye, motion carried 6-0.

Motion by Kuehl, seconded by Monarski to approve applications and award of funds to all other pending applications as amended by the immediately preceding actions. All present voting aye, motion carried 6-0.

5. Adjournment

Motion by Monarski, seconded by Zylstra to adjourn. All present voting aye, motion carried 6-0. The meeting adjourned at 8:48 a.m.

Submitted by:

Brad Hentschel, Secretary, RDA

PARKS, RECREATION & FORESTRY BOARD MEETING
Tuesday, August 11, 2020

1. Call to order by Beth Arneberg at 6:00 p.m.
Roll Call: Members Present: Beth Arneberg, Audrey Stowell, Carmen Muenich, Dale Berg, Justin Agnew, and John Abbe. Absent: Rob Kiefer
Staff present: Dick Hebert and Angela George.
2. Approval of Minutes: July 14, 2020. **Motion by Muenich/Berg to approve minutes of July 14, 2020. Motion passed.**
3. Personal Appearances By Citizens. None.
4. Discuss/Consider Special Event Applications. None.
5. Discuss/Consider
 - a. New Disc Golf/Snow Shoe Facility in and next to Casper Park. Dick Hebert and Ryan Dolan present updated design for the layout of the disc golf/snow shoe course at Casper Park. The main course is all on public works land and the handicap course is on park land. Dick states that it has the support of Public Works. The handicap course will be multi-purpose in that it can be used for beginners and youth as well. Ryan estimates construction to take a few weeks, but it will be dependent upon how much clearing will need to be done. Should be finalized in the spring.
 - b. New Proposed Glen Loch Hiking Trail. Mark Stuttgen gives presentation for new Glen Loch hiking trail. It will be ¾ mile and follow on the west side of the lake from Glen Lock dam to the park's north entrance. He will also incorporate a trailhead on the dam end. He will need volunteers and tools. **Motion by Arneberg/Abbe to support proposed trail as presented. Muenich makes amendment to motion to keep trail area in its natural state as much as possible. Motion passed.**
 - c. Irvine Park Bandshell Benches. Dick indicates that the cost of purchasing the benches has increased. He recommends increasing the donation amount by \$150 to cover the cost and keep revenue from bench purchase the same. **Motion by Berg/Muenich to raise contribution for each bench to \$2,150.00 and to purchase an additional row of benches for \$13,820.00 to come from the Irvine Park Donation Fund. Motion passed.**
 - d. Improvements and Master Plan for Flag Hill. Discussion regarding whether a Four-seasons vs. seasonal bathroom should be constructed at Flag Hill. Cost is a big concern. No decision made.
 - e. Erickson Park Improvements, Rules, Policies and Fees. Dick discusses having steps placed where erosion is taking place at switchbacks.
 - f. Improvements and Master Plan for Flag Hill. Already discussed above.

Beth Arneberg leaves the meeting.

- g. Park Signage. Dick gives update.
 - h. Recreation Report. Angela reports that the fall recreation programs have been canceled.
 - i. Director Report. Dick points out the new playground equipment and indicates it gets used all of the time. The wheelchair accessible piece is not yet complete. He will be working with the County's Public Health Dept. to work out a plan for Christmas Village.
6. Approve Claims. **Motion by Berg/Stowell to approve claims in the amount of \$20,214.53. Motion passed.**
7. Park Board Members' Concerns or Comments. Concern that we should look for an opportunity to have a family bathroom somewhere in the lower park.
8. Adjournment. **Motion by Muenich/Berg to adjourn at 7:30 p.m. Motion passed.**

Submitted by:

Audrey Stowell, Secretary

**Minutes of the
Meeting of the Chippewa Falls Public Library Board of Trustees
July 15, 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 Jones to approve the agenda. All present Voting Aye. Motion carried.

4. Disposition of the minutes of the Board of Trustees meeting of June 10, 2020.

Motion made by Russell, seconded by Newton to approve the minutes of the Board of Trustees meeting of June 10, 2020. All present Voting Aye.

5. Disposition of the vouchers to be paid from the 2020 budget after July 21, 2020.

Motion made by Ambelang seconded by Jones to approve the vouchers to be paid from the 2020 budget after July 21, 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

Director Niese presented highlights from the Management Report. We have moved into the summer portion of the year. Very busy even though it is different. Grap and go bags are very popular. Yard signs are out throughout the City promoting the Summer Reading Program. Plexiglas has been installed in the Library in preparation for the re-opening of some services at the Library.

9. Committee Reports

a) None

10. Current Business

a) Election of Officers

President Drehmel opened the floor to nominations. Motion made by King, seconded by Newton to elect Heiss as President. Motion made by Newton, seconded by Russell to move to close the nominations and cast a unanimous ballot. All present Voting Aye. Motion carried. New President is Heiss.

Motion made by Heiss, seconded by Newton for Ambelang for Vice-President. Motion made by Jones, second by King to move to close the nominations and cast a unanimous ballot. All present Voting Aye. Motion carried. The new Vice President is Ambelang.

Motion made by Ambelang, seconded by Jones for Newton for Financial Secretary. Motion made by Russell, seconded by King to close the nominations and cast a unanimous ballot. All present Voting Aye. Motion carried. New Financial Secretary is Newton.

b) Committee Assignments

President Drehmel asked everyone to review the various committees. Corrections were made on the committees (Form attached) Motion made by Russell, seconded by King to approve the Committee appointments. All present Voting Aye. Motion carried.

c) Act 150

Act 150 billings were presented to the Board of Trustees for approval. Motion made by Newton seconded by King to accept the Act 150 billings as presented. Roll call Vote taken. Aye –Drehmel, Heiss, Jones, King, Newton, Russell. All present Voting Aye. Motion carried.

d) MORE Budget

After much discussion about the proposed MORE budget, motion was made by King, seconded by Russell to vote against the MORE budget due to the restructuring of the cataloging based on Act 150 funding and the Covid-19 epidemic. All present Voting Aye. Motion carried.

e) Epidemic & Library Emergency Policy

Director Niese has not heard back from the City about the policy. Tabled until next month.

f) Library Reopening Guidelines

After much discussion about guidelines and hours to be open for service. The Board decided to open the Library by appointments on Monday – Saturday on hours to be determined. They will be opened for curbside pickups on alternate hours. Motion was made by King, seconded by Russell to open the Library based on the City's opening date. All present Voting Aye. Motion carried.

11. Announcements

None

12. Items for future consideration

- a) Epidemic & Library Health Emergency Policy
- b).

13. Adjournment

Motion made to adjourn by King seconded by Newton. All present Voting Aye. Motion carried. Meeting adjourned at 6:25 p.m.

Respectfully Submitted,
Deb Braden, Confidential Administrative Assistant

AN ORDINANCE AMENDING § 1.03 OF CITY CODE TO INCLUDE NEW WARDS WHICH HAVE BEEN CREATED AS A RESULT OF ANNEXATIONS OF REAL PROPERTY WHICH IS IN A DIFFERENT STATE ASSEMBLY DISTRICT AND A DIFFERENT COUNTY SUPERVISORY DISTRICT.

THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS, WISCONSIN DO ORDAIN THAT § 1.03 OF THE CITY CODE BE AMENDED AND REVISED TO PROVIDE AS FOLLOWS:

1.03 CITY ALDERMANIC DISTRICTS.

The City hereby establishes the boundaries of its 7 aldermanic districts and ward boundaries as provided in Ord. #2011-08, which is on file in the office of the City Clerk, subject to annexations thereafter.

- (1) The City hereby establishes Ward 7a which shall be comprised of real property annexed from the Town of Lafayette into the City of Chippewa Falls pursuant to Ord. # 2011-08 and which is in a different State Assembly District and a different County Supervisory District, all located in Chippewa County, State of Wisconsin. Ward 7a is hereby designated a part of the 7th aldermanic district and shall have the ward boundaries described in Ord. # 2011-08. The boundaries of the 7th aldermanic district are revised to encompass Ward 7 and Ward 7a.

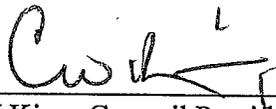
- (2) The City hereby establishes Ward 3a which shall be comprised of real property annexed from the Town of Wheaton into the City of Chippewa Falls pursuant to Ord. # 2015-19 and which is in a different State Assembly District and a different County Supervisory District, all located in Chippewa County, State of Wisconsin. Ward 3a is hereby designated a part of the 3rd aldermanic district and shall have the ward boundaries described in Ord. # 2015-19. The boundaries of the 3rd aldermanic district are revised to encompass Ward 3 and Ward 3a.

- (3) The City hereby establishes Ward 3b which shall be comprised of real property annexed from the Town of Wheaton into the City of Chippewa Falls pursuant to Ord. # 2020-15 and which is in a different State Assembly District and a different County Supervisory District, all located in Chippewa County, State of Wisconsin. Ward 3b is hereby designated a part of the 3rd aldermanic district and shall have the ward boundaries described in Ord. # 2020-15. The boundaries of the 3rd aldermanic district are revised to encompass Ward 3, Ward 3a, and Ward 3b.

- (4) The City hereby establishes Ward 5a which shall be comprised of real property annexed from the Town of Eagle Point into the City of Chippewa Falls pursuant to Ord. # 2020-16 and which is in a different State Assembly District and a different County Supervisory District, all located in Chippewa County, State of Wisconsin. Ward 5a is hereby designated a part of the 5th aldermanic district

and shall have the ward boundaries described in Ord. #
2020-16. The boundaries of the 5th aldermanic district are
revised to encompass Ward 5 and Ward 5a.

Dated this 4th day of August, 2020.



CW King, Council President

FIRST READING: August 4, 2020

SECOND READING: August 18, 2020

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

PUBLISHED: _____

AN ORDINANCE PROHIBITING PARKING ON
TROPICANA BOULEVARD BETWEEN MANSFIELD
STREET AND BEL AIR BOULEVARD FROM 7:30 A.M.
TO 4:30 P.M. ON SCHOOL DAYS – § 7.09(2)(C) OF
THE CHIPPEWA FALLS MUNICIPAL CODE

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

That § 7.09(2)(c) of the Chippewa Falls Municipal Code which presently provides as follows:

7.09 PARKING RESTRICTIONS.

(1) NO PARKING.

...

(c) Restricted Parking During School Hours.

No operator of a vehicle shall park such
vehicle in any of the following places in the
City between 7:30 a.m. and 4:30 p.m. on
days when school is in session:

...

Terrill St., west side, from the north curb line of Mansfield St. to a point 116 feet north thereof.

W. Greenville St., north side, from a point 174 feet west of the intersection of W. Greenville St. and Main St. continuing 171 feet west, except for use of such 171 feet as a bus loading zone during school hours.

be amended to provide as follows:

7.09 PARKING RESTRICTIONS.

(1) NO PARKING.

...

(c) Restricted Parking During School Hours.

No operator of a vehicle shall park such vehicle in any of the following places in the City between 7:30 a.m. and 4:30 p.m. on days when school is in session:

...

Terrill St., west side, from the north curb line of Mansfield St. to a point 116 feet north thereof.

Tropicana Boulevard, both sides, between Mansfield St. and Bel Air Boulevard.

W. Greenville St., north side, from a point 174 feet west of the intersection of W. Greenville St. and Main St. continuing 171 feet west, except for use of such 171 feet as a bus loading zone during school hours.

Dated this 18th day of August, 2020.

CW King, Council President

FIRST READING: _____

SECOND READING: _____

APPROVED: _____
Gregory S. Hoffman, Mayor

ATTEST: _____
Bridget Givens, City Clerk

RESOLUTION NO. 2020-35

**RESOLUTION
APPROVING A CERTIFIED SURVEY MAP**

RESOLVED, that a Certified Survey Map prepared by Professional Land Surveyor Neil C. Bove on behalf of CBS Squared Inc.,LLC is hereby approved by the Chippewa Falls Common Council. Said parcel being part of Lot 1, Riverside Industrial Park, V7, P16, DOC 419688, located in Government Lot 2, Section 5, T28N, R8W, City of Chippewa Falls, Chippewa County, Wisconsin.

Dated this 18th day of August, 2020

ADOPTED: _____

Council President

APPROVED: _____

Mayor

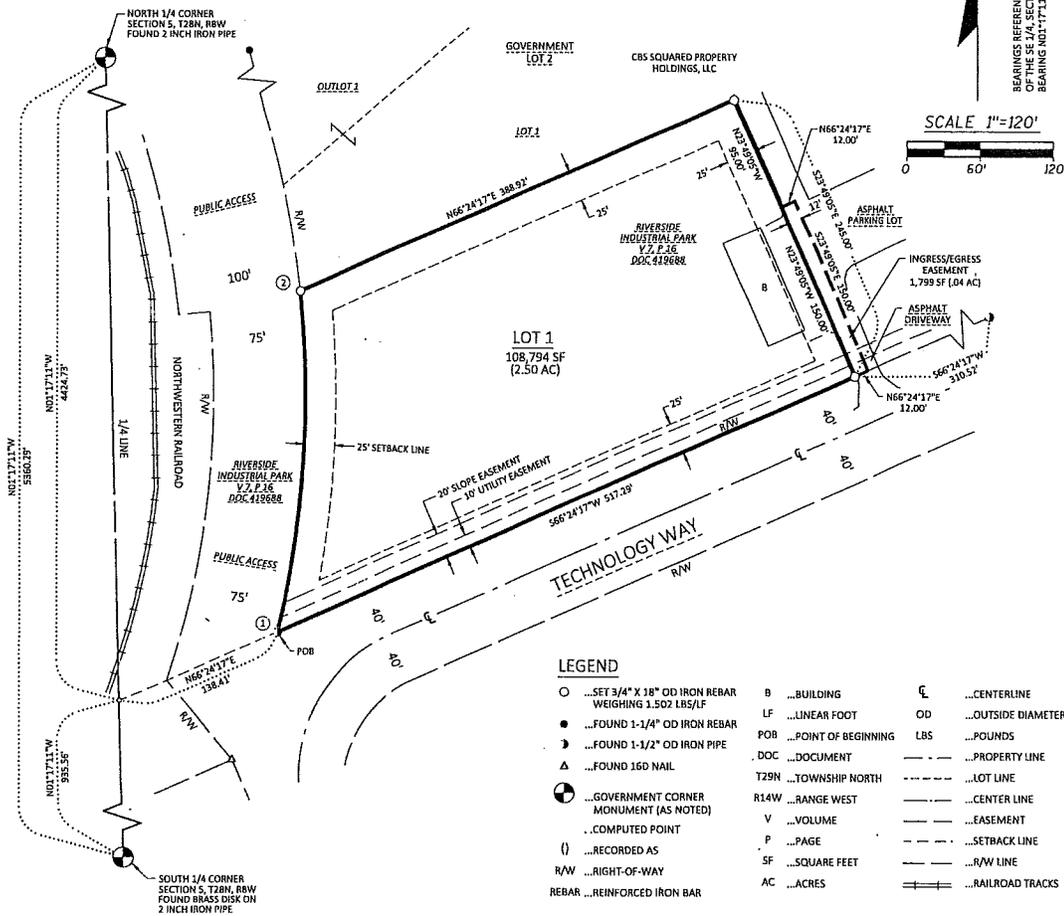
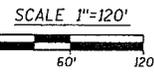
I hereby certify that the foregoing is a copy of a Resolution adopted by the Common Council of the City of Chippewa Falls, Wisconsin.

ATTEST: _____

City Clerk

CHIPPEWA COUNTY CERTIFIED
SURVEY MAP MAP NO. _____

THAT PART OF LOT 1, RIVERSIDE INDUSTRIAL PARK, V 7, P 16,
DOC 419688, LOCATED IN GOVERNMENT LOT 2, SECTION 5, T28N, R8W,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.



LEGEND

- ...SET 3/4" X 18" OD IRON REBAR WEIGHING 1.502 LBS/LF
- ...FOUND 1-1/4" OD IRON REBAR
- ⤴ ...FOUND 1-1/2" OD IRON PIPE
- ▲ ...FOUND 16D NAIL
- ⊙ ...GOVERNMENT CORNER MONUMENT (AS NOTED)
- ⋯ ...COMPUTED POINT
- () ...RECORDED AS
- R/W ...RIGHT-OF-WAY
- REBAR ...REINFORCED IRON BAR
- B ...BUILDING
- LF ...LINEAR FOOT
- POB ...POINT OF BEGINNING
- DOC ...DOCUMENT
- T28N ...TOWNSHIP NORTH
- R14W ...RANGE WEST
- V ...VOLUME
- P ...PAGE
- SF ...SQUARE FEET
- AC ...ACRES
- ℄ ...CENTERLINE
- OD ...OUTSIDE DIAMETER
- LBS ...POUNDS
- ...PROPERTY LINE
- ...LOT LINE
- ...CENTER LINE
- ...EASEMENT
- ...SETBACK LINE
- ...R/W LINE
- ...RAILROAD TRACKS

CURVE TABLE									
CURVE	LOT	RADIUS	LONG CHORD	LONG CHORD BEARING	CENTRAL ANGLE	TANGENT	ARC LENGTH	TANGENT BACK	TANGENT AHEAD
1-2	LOT 1	799.07'	276.15'	N 03° 52' 59" E	7° 10' 13"	140.19'	277.55'	N 13° 50' 01" E	N 06° 04' 02" W

NOTES

THE INGRESS/EGRESS EASEMENT IS FOR BENEFIT OF LOT 1. AN EASEMENT DOCUMENT WILL BE RECORDED AT THE CHIPPEWA COUNTY REGISTER OF DEEDS.

AN ABSTRACT OF TITLE WAS COMPLETED BY CHIPPEWA COUNTY ABSTRACT & TITLE CO., INC. NO. 39464.

LOT 1 IS OUTSIDE OF FLOOD ZONE SHOWN ON FEMA'S FIRM PANEL 55017C0567E EFFECTIVE 3/2/2010.

THE RECORDING OF A CERTIFIED SURVEY MAP DOES NOT TRANSFER OWNERSHIP. DEEDS MUST ALSO BE EXECUTED TO COMPLETE A LAND TRANSFER.

PARCEL IS ZONED I-2 LIGHT INDUSTRIAL DISTRICT. FOR ADDITIONAL INFORMATION ON I-2 ZONING SEE CHAPTER 17 - ZONING CODE, CITY OF CHIPPEWA FALLS CODE OF ORDINANCES.

FIELD SURVEY COMPLETED: 6/22/20



PREPARED FOR:
CBS SQUARED PROPERTY
HOLDINGS, LLC,
770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729

PREPARED BY:
NEIL C. BOWE, PLS 2827
770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729

DATE: 8/13/20

SIGNED: *Neil C. Bowe*



ENGINEERS - SURVEYORS - ARCHITECTS

770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729
PHONE: 715.861.5226
www.cbsquaredinc.com

CHIPPEWA COUNTY CERTIFIED
SURVEY MAP MAP NO. _____

THAT PART OF LOT 1, RIVERSIDE INDUSTRIAL PARK, V 7, P 16,
DOC 419688, LOCATED IN GOVERNMENT LOT 2, SECTION 5, T28N, R8W,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, NEIL C. BOWE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PART OF LOT 1, RIVERSIDE INDUSTRIAL PARK, V 7, P 16, DOC 419688, LOCATED IN GOVERNMENT LOT 2, SECTION 5, T28N, R8W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 5; THENCE N01°17'11"W, ALONG THE 1/4 LINE OF SAID SECTION 5, A DISTANCE OF 935.56 FEET; THENCE N66°24'17"E, 138.41 FEET TO THE POINT OF BEGINNING; THENCE 277.55 FEET, ALONG THE WESTERLY LINE OF LOT 1 AND THE ARC OF A CURVE TO THE LEFT, CONCAVE TO THE WEST, HAVING A RADIUS OF 799.07 FEET, THE LONG CHORD OF WHICH BEARS N03°52'59"E, 276.15 FEET; THENCE N66°24'17"E, 388.92 FEET; THENCE S23°49'05"E, 245.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF TECHNOLOGY WAY; THENCE S66°24'17"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TECHNOLOGY WAY, A DISTANCE OF 517.29 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 108,794 SQUARE FEET (2.50 ACRES), MORE OR LESS.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND WATER LAWS THAT EXIST THROUGH UNRECORDED MEANS OR BY RECORD.

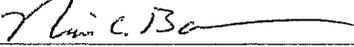
THAT I HAVE MADE SUCH A SURVEY AT THE DIRECTION OF CBS SQUARED PROPERTY HOLDINGS, LLC., OWNER.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF s.236.34 OF THE WISCONSIN STATUTES, A-E 7 WI ADMINISTRATIVE CODE AND THE SUBDIVISION AND PLATTING ORDINANCE OF THE CITY OF CHIPPEWA FALLS, IN SURVEYING, DIVIDING AND MAPPING THE SAME.

I, NEIL C. BOWE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS 13TH DAY OF AUGUST, 2020.


NEIL C. BOWE
S-2827



COMMON COUNCIL RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS IS HEREBY APPROVED AND THE DEDICATION HEREBY ACCEPTED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS.

GREG HOFFMAN, MAYOR

DATE

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS.

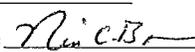
BRIDGET GIVENS, CITY CLERK

DATE



PREPARED FOR:
CBS SQUARED PROPERTY
HOLDINGS, LLC.
770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729

PREPARED BY:
NEIL C. BOWE, PLS 2827
770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729

DATE: 8/13/20
SIGNED: 

RESOLUTION 2020-36

RESOLUTION GRANTING A STREET PRIVILEGE PERMIT FOR UNNAMED ROAD ON STELTER RIDGE PLAT IN UNOPENED MANSFIELD STREET RIGHT-OF-WAY IN THE CITY OF CHIPPEWA FALLS UNDER CHAPTER 66.0425 WISCONSIN STATUTES

WHEREAS, Ryan Stelter requests a Street Privilege Permit to construct and maintain an unnamed residential street upon the dedicated but yet unopened and unimproved public right-of-way of Mansfield Street lying South of Bluff View Circle West in the City of Chippewa Falls, Wisconsin; and

WHEREAS, Ryan Stelter owns an approximate 25.3 acre parcel lying South of the Mansfield Street right-of-way in the Southwest Quarter of the Northwest Quarter of Section 01; T 28 N, R 09 W in the City of Chippewa Falls, Wisconsin which will be developed into said Stelter Ridge Plat; and

WHEREAS, Ryan Stelter requires access across said unopened and unimproved Mansfield Street right-of-way in order to develop said Stelter Ridge Plat; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS, WISCONSIN that a Street Privilege Permit be and is hereby granted under Chapter 66.0425, Wisconsin Statutes to Ryan Stelter to construct and maintain an unnamed public residential street upon the dedicated but yet unopened and unimproved public right-of-way of Mansfield Street lying South of Bluff View Circle West in the City of Chippewa Falls, Wisconsin under the following conditions:

1. That the permit is granted for the public right-of-way of Mansfield Street lying South of Bluff View Circle West and shown on the attached Stelter Ridge Plat.
2. That access and egress to and from Stelter Ridge Plat shall be only across the said dedicated but yet unopened public right-of-way of Mansfield Street; and
3. That the public retains ownership of the effected Mansfield Street right-of-way.
4. That the permittees shall be responsible for restoring any part of these facilities in the event that the City must disturb or remove said improvements for construction, replacement or maintenance of City owned facilities within the effected right-of-way.
5. That the term of the permit is 10 years, which term may be extended as the City Council sees fit. However, the City retains all its rights in Section 66.0425 Wisconsin Statutes regarding removal of improvements upon 10 days' notice.

RESOLUTION 2020-36

- 6. That to the extent reasonably possible, the City will endeavor to give the permittees one year notice in the event that the City will not renew or extend the terms of the permit beyond the initial 10 year term. However, the City will retain all its rights as provided in Section 66.0425 Wisconsin Statute regarding removal of improvements upon a 10 day notice.
- 7. That this permit is issued to the owner(s), or any future owner(s), of the Stelter Ridge Plat.
- 8. That the permittees by accepting this permit, waives the right to contest in any manner the validity of the Chapter 66.0425 or the conditions of this permit.
- 9. That the permittees are responsible for removal of any and all improvements made in the street right-of-way and will restore the area upon due notice as required by Wisconsin Statutes.
- 10. That no structures, gates or other encumbrance be placed on said unopened public right-of-way of Mansfield Street.

Dated this 18th day of August, 2020.

ADOPTED: _____

Council President

APPROVED: _____

Mayor

ATTEST: _____

City Clerk

COMMON COUNCIL OF THE
CITY OF CHIPPEWA FALLS, WISCONSIN

Resolution No. 2020-37

RESOLUTION DECLARING PROPERTY TO BE BLIGHTED AND AUTHORIZING THE REDEVELOPMENT
AUTHORITY TO ASSIST PROPERTY TENANTS AND OWNERS WITH THE REDEVELOPMENT AND
IMPROVEMENT OF THE PROPERTY

WHEREAS, Section 66.1333, Wisconsin Statutes, as amended (the "Act"), states that it is the policy of this state to protect and promote the health, safety and general welfare of the people of the state in which blighted areas exist by the elimination and prevention of such areas through the utilization of all means appropriate for that purpose, thereby encouraging well-planned, integrated, stable, safe and healthful neighborhoods, the provision of healthful homes, a decent living environment and adequate places for employment of the people of this state and its communities in such areas; and

WHEREAS, this Common Council has heretofore created a Redevelopment Authority (the "Authority") to eliminate or prevent substandard, deteriorated, obsolete and blighted areas in the City of Chippewa Falls, Wisconsin (the "City"); and

WHEREAS, the Act, as amended, authorizes the Authority to undertake certain activities within the City for the purpose of carrying out redevelopment, blight elimination, blight prevention and urban renewal programs and projects as set forth in the Act, together with all powers necessary or incidental to effect adequate and comprehensive redevelopment, blight elimination and urban renewal programs and projects; and

WHEREAS, the property in the City described in Exhibit A attached hereto (the "Property") has been proposed as the sites for various public and private investments to prevent blight conditions by the tenants and/or owners of the Property; and

WHEREAS, blight prevention and elimination, slum clearance and urban renewal and redevelopment projects on the Property will protect and promote the health, safety and general welfare of citizens of the City; and

WHEREAS, the Authority proposes further the purpose of the Act by assisting the Property owner with its request for the blighted property designation and its proposed redevelopment and improvement plan for the Property which will result in blight prevention on the Property and will serve to enhance the sound growth of the community; and

WHEREAS, Sections 5(a)8, 5(c)1g. and 1r. of the Act provide the Authority with the power to exercise powers that may be required or necessary to effectuate blight prevention, blight elimination, to acquire blighted property without designating a redevelopment area or adopting a redevelopment plan and to assist the Property owner in the improvement and development of blighted property if the Authority obtains advance approval of the Common Council by at least a two-thirds vote; and

WHEREAS, on August 12, 2020, the Authority conducted a duly-noticed public hearing at which all interested parties were afforded a full opportunity to express their views with respect to the determination of blight for the Property; and

WHEREAS, after the public hearing the Authority (i) found the Property to be a “blighted property” Resolution R-1-20 within the meaning of Section 66.1333(2m)(bm), Wisconsin Statutes and (ii) submitted the blight determination of the Property for the purpose of carrying out blight prevention, elimination and urban renewal projects to this Common Council for approval; and

WHEREAS, in accordance with the Act, this Common Council now finds it necessary and in the public interest that the Authority assist the Tenants and Owners with its proposed redevelopment and improvement plan for the purpose of preventing and/or eliminating blight, obsolescence and the deterioration of the Property, to promote redevelopment and improvements on the Property for the purpose of ensuring the sound growth of the community; and

WHEREAS, this Common Council has studied the facts and circumstances relating to the Property and the Tenants and Owners proposed improvement plan for the Property, consideration having been given, among other items, to the following matters: (i) the definition of “blighted property” contained in Section (2m)(bm) of the Act; (ii) the past and existing condition of, and the proposed uses of, the Property; (iii) the goals and objectives of the proposed redevelopment and improvement of the Property; (iv) visual inspections of the Property and surrounding areas by various members of the Authority and by various staff of and consultants to the City; and (v) recommendations to the Common Council by the Authority.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Chippewa Falls as follows:

1. The Common Council hereby finds, determines and declares that the Property is a blighted property within the meaning of Section (2m)(bm) of the Act which substantially impairs or arrests the sound growth of the community.
2. The Common Council finds that a comprehensive redevelopment plan is not necessary to determine the need for assistance to private development of the Property, the uses of the Property after such assistance and the relation of such assistance to other property redevelopment by the Authority.
3. The Common Council acknowledges and understands that by the power vested in the Authority under the Act it is allowing the Tenants and Owners to execute on a redevelopment and improvement plan presented to the Authority, that the Authority will not be acquiring the Property and will not take any further action relative to the redevelopment, improvement and/or disposition of the blighted property status of the Property.

Adopted and approved this 18th day of August, 2020.

Mayor

City Clerk

EXHIBIT A - DESCRIPTION OF PROPERTIES

13 W. Central Street, Chippewa Falls, Wisconsin
465 Chippewa Mall Drive, Chippewa Falls, Wisconsin
314 N. Bridge Street, Chippewa Falls, Wisconsin
611 N. Bridge Street, Chippewa Falls, Wisconsin
1014 Pearl Street, Chippewa Falls, Wisconsin
16 Taylor Street, Chippewa Falls, Wisconsin
501 N. High Street, Chippewa Falls, Wisconsin
302 E. Central Street, Chippewa Falls, Wisconsin
2849 County Highway I, Chippewa Falls, Wisconsin
133 W. Central Street, Chippewa Falls, Wisconsin
104 W. Columbia Street, Chippewa Falls, Wisconsin
19 W. Central Street, Chippewa Falls, Wisconsin
22 S. Prairie Street, Chippewa Falls, Wisconsin
917 N. Bridge Street, Chippewa Falls, Wisconsin
475 Chippewa Mall Drive, Chippewa Falls, Wisconsin
306 N. Bridge Street, Chippewa Falls, Wisconsin
224 N. Bridge Street, Chippewa Falls, Wisconsin
2829 County Highway I, Chippewa Falls, Wisconsin
1225 Jefferson Avenue, Chippewa Falls, Wisconsin
502 Bay Street, Chippewa Falls, Wisconsin
607 N. Bridge Street, Chippewa Falls, Wisconsin
475 Chippewa Mall Drive #115, Chippewa Falls, Wisconsin
2815 County Highway I, Chippewa Falls, Wisconsin
315 E. Prairie View Road, Chippewa Falls, Wisconsin
360 Chippewa Mall Drive, Chippewa Falls, Wisconsin
250 W. Elm Street, Chippewa Falls, Wisconsin
120 E. Park Avenue, Chippewa Falls, Wisconsin
9 W. Columbia Street, Chippewa Falls, Wisconsin

RESOLUTION R-1-20

**THE REDEVELOPMENT AUTHORITY OF THE CITY OF CHIPPEWA FALLS, WISCONSIN
RESOLUTION DETERMINING PROPERTIES TO BE BLIGHTED AND SUBMITTING DETERMINATION TO
COMMON COUNCIL FOR APPROVAL**

WHEREAS, the properties in the City of Chippewa Falls, Wisconsin (the "City"), described in EXHIBIT A attached hereto (the "Properties") have been determined by the City's staff to be "blighted property" as defined in Section 66.1333, Wisconsin Statutes based on a report prepared by City staff and attached hereto as EXHIBIT B (the "Report"); and

WHEREAS, blight prevention, blight elimination, urban renewal and redevelopment projects on the Properties will protect and promote the health, safety and general welfare of citizens of the City; and

WHEREAS, on this same date this body held a duly-noticed public hearing to determine whether the Properties are blighted, at which all interested parties were given an opportunity to express their views respecting the determination of blight for the Properties; and

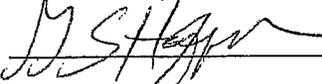
WHEREAS, the registered owners of the Properties were provided notice of the public hearing by certified mail, return receipt requested, via United States Postal Service, and as required by statute; and

WHEREAS, this body has studied the facts and circumstances relating to the Properties, consideration having been given, among other items, to the following matters: (i) the definition of "blighted property" contained in Section 66.1333 (2m)(bm), (ii) the Report's findings with regard to the Properties blighting conditions, (iii) whether the findings in the Report about the conditions of the Properties substantially impairs or arrests the sound growth of the City, (iv) the past and existing condition of, and the proposed uses of, the Properties, and (v) the goals and objectives of the proposed public investment of the Properties.

NOW, THEREFORE, BE IT RESOLVED, by The Redevelopment Authority of the City of Chippewa Falls that:

1. The Properties described on EXHIBIT A attached hereto are determined to be "blighted property" within the meaning of Section 66.1333(2m)(bm), Wisconsin Statutes.
2. The proposed project activities for the purpose of carrying out blight prevention projects shall be submitted to the Common Council for review and approval.

Passed and approved this 12th day of August, 2020.


Greg Hoffman, Chairperson

ATTEST:


Brad Hentschel, Secretary

EXHIBIT A - DESCRIPTION OF PROPERTIES

13 W. Central Street, Chippewa Falls, Wisconsin
465 Chippewa Mall Drive, Chippewa Falls, Wisconsin
314 N. Bridge Street, Chippewa Falls, Wisconsin
611 N. Bridge Street, Chippewa Falls, Wisconsin
1014 Pearl Street, Chippewa Falls, Wisconsin
16 Taylor Street, Chippewa Falls, Wisconsin
501 N. High Street, Chippewa Falls, Wisconsin
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19 W. Central Street, Chippewa Falls, Wisconsin
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224 N. Bridge Street, Chippewa Falls, Wisconsin
2829 County Highway I, Chippewa Falls, Wisconsin
1225 Jefferson Avenue, Chippewa Falls, Wisconsin
502 Bay Street, Chippewa Falls, Wisconsin
607 N. Bridge Street, Chippewa Falls, Wisconsin
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2815 County Highway I, Chippewa Falls, Wisconsin
315 E. Prairie View Road, Chippewa Falls, Wisconsin
360 Chippewa Mall Drive, Chippewa Falls, Wisconsin
250 W. Elm Street, Chippewa Falls, Wisconsin
120 E. Park Avenue, Chippewa Falls, Wisconsin
9 W. Columbia Street, Chippewa Falls, Wisconsin

EXHIBIT B - BLIGHT CONDITION REPORT



TO: REDEVELOPMENT AUTHORITY
FROM: BRAD HENTSCHEL
SUBJECT: RESOLUTION DETERMINING PROPERTIES TO BE BLIGHTED
DATE: JULY 15, 2020

As part of the COVID-19 Small Business Emergency Relief Program, the RDA agreed to work on properties City-wide to the extent they were benefiting blighted properties, or preventing properties from becoming blighted. The grant program would assist with rent/lease/mortgage payments on a short-term basis in an effort to keep businesses in their storefronts, and prevent blighting conditions from occurring by having numerous vacant and empty storefronts throughout the City of Chippewa Falls in response to mandated business closures due to Governor Evers' Safer at Home Order.

Blighted Property as defined by the Wisconsin State Statutes, 66.1333(2m), "means any property within a city, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare, or any property which by reason of faulty lot layout in relation to size, adequacy, accessibility or usefulness, insanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use, or any property which is predominantly open

and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.”

A redevelopment authority is created in a community to more effectively and efficiently prevent and eliminate blighted areas and prevent the recurrence of blighted areas in addition to carrying out blight elimination, slum clearance, and urban renewal programs and projects.

Reviewing the definition of a blighted property, the following is found as it related to the consideration of properties outside of the City’s existing Redevelopment District:

All listed properties have been determined to be:

- A small business with less than 15 full-time equivalent positions;
- Have been closed or have had a major component of their businesses mandated to be closed during Governor Evers’ Safer at Home Order;
- Having been deemed non-essential and forced to close to comply with Governor’s Safer at Home Order, was therefore deemed conducive to ill health and the transmission of disease had they remained open;
- Be at risk of permanent business closure due to their inability to generate revenue necessary to pay basic expenses during this time;
- Be at risk of becoming a further blighted property and an economic liability;
- Be at risk of substantially impairing and arresting the sound growth of the City of Chippewa Falls.

To summarize, the properties listed below may be considered blighted for the aforementioned reasons representing social and economic liabilities, and substantially impairing and arresting the sound growth of the City of Chippewa Falls. Upon the RDA adopting a resolution formalizing such, the RDA may work with the property and/or business owners to prevent further blight from occurring on these properties.

13 W. Central Street, Chippewa Falls, Wisconsin

465 Chippewa Mall Drive, Chippewa Falls, Wisconsin

314 N. Bridge Street, Chippewa Falls, Wisconsin

611 N. Bridge Street, Chippewa Falls, Wisconsin

1014 Pearl Street, Chippewa Falls, Wisconsin

16 Taylor Street, Chippewa Falls, Wisconsin

501 N. High Street, Chippewa Falls, Wisconsin

302 E. Central Street, Chippewa Falls, Wisconsin

2849 County Highway I, Chippewa Falls, Wisconsin

133 W. Central Street, Chippewa Falls, Wisconsin
104 W. Columbia Street, Chippewa Falls, Wisconsin
19 W. Central Street, Chippewa Falls, Wisconsin
22 S. Prairie Street, Chippewa Falls, Wisconsin
917 N. Bridge Street, Chippewa Falls, Wisconsin
475 Chippewa Mall Drive, Chippewa Falls, Wisconsin
306 N. Bridge Street, Chippewa Falls, Wisconsin
224 N. Bridge Street, Chippewa Falls, Wisconsin
2829 County Highway I, Chippewa Falls, Wisconsin
1225 Jefferson Avenue, Chippewa Falls, Wisconsin
502 Bay Street, Chippewa Falls, Wisconsin
607 N. Bridge Street, Chippewa Falls, Wisconsin
475 Chippewa Mall Drive #115, Chippewa Falls, Wisconsin
2815 County Highway I, Chippewa Falls, Wisconsin
315 E. Prairie View Road, Chippewa Falls, Wisconsin
360 Chippewa Mall Drive, Chippewa Falls, Wisconsin
250 W. Elm Street, Chippewa Falls, Wisconsin
120 E. Park Avenue, Chippewa Falls, Wisconsin
9 W. Columbia Street, Chippewa Falls, Wisconsin