

NOTICE OF PUBLIC MEETING

CITY OF CHIPPEWA FALLS, WISCONSIN

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

Board of Public Works: XXX

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

Will be held on **Monday, August 24, 2020 at 5:30 P.M. in the City Hall Council Chambers**, Chippewa Falls, Wisconsin. The Mayor and Board of Public Works 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. **The meeting will be conducted via Webex. The meeting number is 133 931 9437 and the Meeting Password is Chippewa1. To participate by phone, please call 1 415 655 0002.** Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

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

1. Approve the minutes of the August 10, 2020 Board of Public Works meeting. *(Attachment)*
2. Consider proposals for City Garage Reroof Project. Make recommendation to the Common Council. *(Handout)*
3. Discuss parking concerns in Lake Wissota Business Park.
4. Discuss a proposed Street Privilege Permit on unopened Mansfield Street Right of Way at the south end of Bluff View Circle West. Make recommendation to the Common Council. *(Attachment)*
5. Consider options for street light changes on Bridgewater Avenue at the entrance to Irvine Park. Make recommendation to the Common Council. *(Attachment)*
6. Adjournment

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

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

CERTIFICATION

I hereby certify that a copy of this Notice was placed in the Chippewa Herald mailbox, 1st floor, City Hall and posted on the City Hall Bulletin Board on Wednesday, August 19, 2020 at 11:00 AM by Mary Bowe.

**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.**

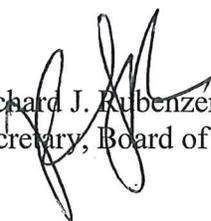
4. (was #2 on agenda) Tyler Hastings, P.E. with CBS Squared Inc. presented the attached request for a street privilege permit resolution to allow access across the dedicated yet unopened right-of-way of Mansfield Street for Stelter Ridge, an approximately 28 acre development in the Town of Wheaton. Director 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 had a concern of public and school safety due to increased traffic on Mansfield Street and he would prefer that the Stelter Ridge Subdivision connect through West Bluffview Circle and Spruce Street. He noted this was a timely concern considering the CFAUSD request for no parking on Tropicana street and thought there would be additional traffic on Mansfield near the intersection of BluffView Lane and Mansfield(where his residence is located)

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.

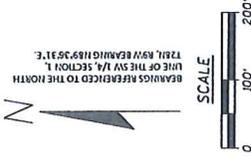
5. **Motion** by Olson, seconded by Rubenzer that the Board of Public Works resolve that a public emergency (Wisconsin State Statute 62.15(1)(b)) exists because of a leaking water main on Chapman Road between Wisconsin Street and A Street. **All present voting aye. MOTION CARRIED.**

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

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.



LEGEND

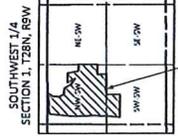
- 1 1/4" x 1/8" REBAR SET WEIGHING 1.50 LBS/FT
- 3/4" x 1/8" REBAR SET WEIGHING 1.50 LBS/FT
- FOUND 3/4" OD IRON PIPE
- FOUND 1" OD IRON PIPE
- FOUND 1 1/2" OD IRON PIPE
- FOUND 2" OD IRON PIPE
- COMPUTED POINT
- PUBLIC LAND CORNER MONUMENT
- RECORDED AS
- RIGHT OF WAY
- FENCING BAR
- LEASER FOOT
- CENTER LINE
- BUILDING
- POINT OF BEGINNING
- DOCUMENT
- T28N
- R9W
- VOLUME
- PAGE
- SQUARE FEET
- ACRES
- AC
- LB
- TOWNSHIP NORTH
- RANGE WEST
- SECTION LINE
- PROPERTY LINE
- LOT LINE
- CENTER LINE
- R/W LINE
- 50' HIGHWAY SETBACK
- CORPORATE LIMITS

CURVE	OF	LONG	CENTRAL	ARC	TANGENT	CHORD	PERCENT	LENGTH	BEARING	BEARING	BEARING
1-2	12157 STREET	187.000	155.332	83.376	155.332	155.332	20.56	155.332	N 51° 31' 30" W	N 51° 31' 30" W	N 51° 31' 30" W
2-4	12157 STREET	252.748	203.239	111.427	203.239	203.239	27.81	203.239	S 55° 55' 30" E	S 55° 55' 30" E	S 55° 55' 30" E
5-6	12157 STREET	266.000	155.332	131.000	155.332	155.332	26.80	155.332	N 51° 31' 30" W	N 51° 31' 30" W	N 51° 31' 30" W
7-8	12157 STREET	216.000	155.332	108.000	155.332	155.332	21.42	155.332	N 51° 31' 30" W	N 51° 31' 30" W	N 51° 31' 30" W
9-10	12157 STREET	200.000	155.332	100.000	155.332	155.332	20.56	155.332	N 51° 31' 30" W	N 51° 31' 30" W	N 51° 31' 30" W
11-12	12157 STREET	200.000	155.332	100.000	155.332	155.332	20.56	155.332	N 51° 31' 30" W	N 51° 31' 30" W	N 51° 31' 30" W
13-14	12157 STREET	233.000	203.239	116.619	203.239	203.239	28.31	203.239	S 55° 55' 30" E	S 55° 55' 30" E	S 55° 55' 30" E
15	12157 STREET	233.000	203.239	116.619	203.239	203.239	28.31	203.239	S 55° 55' 30" E	S 55° 55' 30" E	S 55° 55' 30" E
16-17	12157 STREET	233.000	203.239	116.619	203.239	203.239	28.31	203.239	S 55° 55' 30" E	S 55° 55' 30" E	S 55° 55' 30" E

There are no objections to this plat with respect to Secs. 236, 15, 256, 16, 256.20 and 256.21(1) and (2), Wis. Stat., as provided by s. 256.12, Wis. Stat.

Certified _____ 20____

Department of Administration



TYPICAL UTILITY EASEMENTS



PREPARED FOR:
RYAN STELTER
15333 5TH L24
CHIPPEWA FALLS, WI 54729

DATE: _____

PREPARED BY:
NEIL C. BOWE, PLS 7827
770 TECHNOLOGY WAY
CHIPPEWA FALLS, WI 54729

SIGNED: _____

SURVEYOR'S CERTIFICATE

I, NEIL C. BOWE, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MARKED THAT PART OF THE NW 1/4 OF THE SW 1/4, AND PART OF THE SW 1/4 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°56'31"E, ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SECTION 1, 229.62 FEET TO THE POINT OF BEGINNING; THENCE N89°36'31"E, CONTINUING ALONG SAID NORTH LINE OF THE SW 1/4 OF SECTION 1, 443.14 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, 137.97 FEET; THENCE S27°57'32"E, 127.54 FEET; THENCE S86°43'45"E, 335.32 FEET; THENCE S30°01'40"E, 170.71 FEET; THENCE S52°06'56"E, 147.09 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. 405328, A DISTANCE OF 197.92 FEET; THENCE S11°54'29"E, ALONG THE WEST LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP 370, A DISTANCE OF 249.08 FEET; THENCE N89°38'27"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 419.83 FEET; THENCE S89°33'23"W, 214.31 FEET; THENCE S00°05'35"W, 158.08 FEET; THENCE S89°30'55"W, ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SW 1/4, A DISTANCE OF 442.79 FEET; THENCE S00°07'38"W, 391.14 FEET; THENCE N85°58'08"W, 584.15 FEET; THENCE N05°06'45"E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF USH 53, A DISTANCE OF 395.00 FEET; THENCE N05°06'54"W, 300.00 FEET; THENCE S00°07'38"W, 391.14 FEET; THENCE N85°58'08"W, 584.15 FEET; THENCE N05°06'45"E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF USH 53, A DISTANCE OF 395.00 FEET; THENCE N05°06'54"W, 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 1,226.774 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, AS WELL AS 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
S-3827

TOWN BOARD APPROVAL CERTIFICATE

RESOLVED, THAT THIS 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 CHAIR

DATE

SCOTT DEUTSCHER
TOWN CLERK

DATE

LAURA HAYDEN
TOWN TREASURER

DATE

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

DATE

BRIDGET GIVENS
CLERK

DATE



There are no objections to this plat with respect to Sec. 236, 15.236, 16.25(2)(a) and 25(2)(1) and (2), Wis. Stat. as provided by s. 236.12, Wis. Stat.
Certified _____, 20____
Department of Administration



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 OR 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 ME THIS ____ 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

DATE

CERTIFICATE OF COUNTY TREASURER

PATRICIA SCHIMMEL BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF CHIPPEWA, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAXSALES 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
15333 15TH ST
CHIPPEWA FALLS, WI 54729

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



Memo

To: Board of Public Works
From: Chippewa Falls Engineering Office/Bill McElroy
Date: 8/19/2020
Re: Bridgewater Avenue Mid Block Crosswalk Street Lighting

The Chippewa Falls Engineering Department was approached by the Parks and Recreation Department about concerns with the street lighting at the mid-block crosswalk on Bridgewater Avenue near the entrance to Irvine Park.

Background

The Engineering Department was asked to study the lighting of the mid-block crossing on Bridgewater Avenue as it is heavily used by pedestrians in the winter season to access the Christmas Village lighting in Irvine Park after dark. An overview map is attached to this memo as Exhibit 1. Parks and Recreation staff often comments that the crossing is very dark, making for a dangerous path for pedestrians. Currently, 100W bulbs exist on poles located on the south side of the Bridgewater Avenue 75 feet east of the crossing and 400 feet west of the crossing. No street lights currently exist on the north side of the Bridgewater Avenue. For ease throughout this document, the wattage on the lights will refer to the equivalents to high pressure sodium bulbs. Many of the lights in the City are now LED bulbs that produce similar lighting but at a lower wattage.

Lighting Standards and Available Lights

The City of Chippewa Falls does not currently have written illumination standards. Xcel Energy provides the lighting for the City of Chippewa Falls on Bridgewater Avenue with available lights being 100W, 150W and 250W. For comparison, 100W bulbs are used in most of the residential areas of the City and are found at the intersections of most of the residential neighborhoods. STH 124 through the City utilizes 250W bulbs. There are few 150W bulbs in the City, but they are mostly located in a transition area between the 250W bulbs and the 100W bulbs. The City pays a monthly charge per bulb as summarized below:

Xcel Lighting Charges	
Light Size (Watt)	Cost/Month
100 W	\$11.30
150 W	\$12.25
250 W	\$15.20

Possible Options and Discussion

Listed below are a number of options available to address the street lighting on Bridgewater Avenue. The Visual Roadway tool from Acuity was utilized to evaluate the illuminance provided by the different lighting options. Once an option is decided a lighting designer from Xcel Energy will do a full design and cost estimate. The cost estimates for this memo are “rough” numbers from Xcel. All costs and illuminance values are shown in the summary table.

- **Take no action**
With this option no action would be taken and the lighting at the crosswalk would remain the same.
- **Increase the wattage of the existing light (Option A)**
With this option, the existing light, located about 75’ east of the crosswalk could be upgraded to a 150W (Option A1) or a 250W (Option A2) bulb.
- **Add a light to the existing pole on the south side of Bridgewater (Option B)**
A pole without a street light currently exists about 165’ west of the existing pole. With option B1, a 100W would be placed on that empty pole. Option B2 would place a 150W bulb on that pole.
- **Add a pole and light on the north side of the crosswalk (Option C)**
Option C would place a pole and light on the north side of the crosswalk. Option C1, C2, and C3 would place a 100W, 150W and 250W light on the pole, respectively. Option C4 would place a 150W bulb on the existing pole on the south side and 150W bulb on the pole on the north side. Xcel Energy indicated that installation costs of a new pole would be \$1000.

Other options of adding 250W bulbs farther west were not considered as the emphasis would be to have the increase the lighting at the crosswalk only.

Summary of Options and Costs

The illumination of the crosswalk area and the cost associated with each option are shown in the table below.

Bridgewater Avenue Lighting Options					
Option #	Description	Illuminance at Crosswalk (fc)		Initial Cost	Monthly Cost
		Across EB Lane	Across WB Lane		
NA	Take No Action (Leave 100W light same)	0.1	0.1	\$0.00	\$11.30
A1	Increase wattage on existing light to 150W	0.1	0.1	\$0.00	\$12.25
A2	Increase wattage on existing light to 250W	0.4	0.4	\$0.00	\$15.20
B1	Add 100W bulb west of existing	0.15	0.5	\$0.00	\$22.60
B2	Add 150W bulb west of existing, increase existing to 150W	0.3	0.3	\$0.00	\$24.50
C1	Add 100W bulb on north side	0.55	0.85	\$1,000.00	\$22.60
C2	Add 150W bulb on north side	1	1.63	\$1,000.00	\$23.55
C3	Add 250W bulb on north side	1.85	3.03	\$1,000.00	\$26.50
C4	Add 150W bulb on north side, increase existing to 150W	1.1	1.7	\$1,000.00	\$24.50

Conclusions

After analyzing the above data, the Engineering Department recommends option A2 as it would increase the illuminance the illuminance from 0.1 fc to 0.4 fc, with a minimal cost to the City of an additional \$3.90/month.

Next Steps

If an option is decided at the August 24th, 2020 Board of Public Works Meeting, the next step would be to coordinate with Xcel Energy and have an agreement signed, if needed. At that point, their designer will schedule the work. (per email with Damon Erickson)

Bridgewater Street Lights



Printed 07/14/2020

Scale = 1:69'



Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.