

## **AMENDED AGENDA FOR REGULAR MEETING OF COMMON COUNCIL**

To be held on Tuesday, March 15, 2016 at 6:30 P.M. in the City Hall  
Council Chambers, 30 West Central Street, Chippewa Falls, WI

1. **CLERK CALLS THE ROLL**
2. **APPROVAL OF MINUTES OF PREVIOUS MEETING**
  - (a) Approve minutes of the Regular Council Meeting of March 1, 2016.
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) Presentation by SEH regarding the status of Phase I of the Downtown Riverfront Park.
4. **PUBLIC HEARINGS** - None
5. **COMMUNICATIONS** - None
6. **REPORTS**
  - (a) Consider Board of Public Works minutes of March 7, 2016.
  - (b) Consider Plan Commission minutes of March 7, 2016.
7. **COUNCIL COMMITTEE REPORTS** in the order in which they are named in Section 2.21 of the Municipal Code
  - (a) Consider Committee #1 Revenues, Disbursements, Water and Wastewater minutes of March 14, 2016. (*minutes to be distributed prior to meeting*)
  - (b) Consider Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of March 10, 2016.
  - (c) Consider Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of March 14, 2016. (*minutes to be distributed prior to meeting*)
  - (d) Consider Committee of the Whole minutes of March 8, 2016.
  - (e) Park Board Minutes of March 8, 2016.
  - (f) Library Board Minutes of February 10, 2016.
8. **APPLICATIONS**
  - (a) Consider Operator (Bartender) Licenses as approved by the Police Department. (*Complete list provided prior to Council meeting*).
  - (b) Consider Application for "Class E" Dance and Live Music License from Chippewa Falls Main Street for an event at Allen Park on August 13, 2016.
  - (c) Consider Application for Temporary Class "B" Beer License from the Leinenkugel Blades Hockey Club for the Men's Hockey Tournament to be held on April 8-10, 2016 at the Chippewa Ice Arena, 839 First Avenue.
9. **PETITIONS** - None
10. **MAYOR ANNOUNCES APPOINTMENTS**
  - (a) Consider the appointment of Wanda Levesseur as an Election Inspector for the 2016-2017 Election Cycle.
11. **MAYOR'S REPORT**
  - (a) Proclamation declaring March 22, 2016 as "World Water Day" in the City of Chippewa Falls.
12. **REPORT OF OFFICERS** - None
13. **ORDINANCES**
  - (a) First Reading of **Ordinance #2016-04 Entitled:** An Ordinance Establishing the Width of Pavement on Grand Avenue (Albert St. to Superior St.) at 32 Feet Face to Face of Curbs.
  - (b) First Reading of **Ordinance #2016-05 Entitled:** An Ordinance Establishing the Width of Pavement on Grand Avenue (Superior St. to Island St.) at 38 Feet Face to Face of Curbs.
  - (c) First Reading of **Ordinance #2016-06 Entitled:** An Ordinance Establishing the Width of Pavement on Spruce Street (Wheaton St. to Pearl St.) at 40 Feet Face to Face of Curbs.

**14. RESOLUTIONS**

**(a)** Consider **Resolution #2016-10 Entitled:** Resolution Establishing Pay Rate for Election Inspectors.

**(b)** Consider **Resolution #2016-11 Entitled:** Resolution Final Plat of Town of Lafayette Parcel.

**(c)** Consider **Resolution #2016-12 Entitled:** Resolution Final Plat of Gehler Estate.

**(d)** Consider **Resolution #2016-13 Entitled:** Resolution Approving a Certified Survey Map of Emmerton's Addition.

\***(e)** Consider **Resolution #2016-14 Entitled:** Resolution (regarding real estate located at the intersection of Seymour Cray Sr. Blvd and Chippewa Crossing Blvd)

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

**(a)** Discuss and consider User Agreement with Happy Tails Dog Park for City Parcel #'s 4416 and 4046.

**(b)** Discuss and consider bid summary/agreement for the Downtown Riverfront Gateway Park – Phase I.

**16. CLAIMS**

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

**17. CLOSED SESSION**

**(a)** Closed Session under WI Statutes 19.85(1)(e) for "deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a Closed Session" to discuss and consider a Developer's Agreement between the City of Chippewa Falls, Chippewa County, and Cray, Inc.

May return to Open Session.

**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 March 11, 2016 at 2:55 pm by BNG.

I, hereby, certify that an amended 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 March 14, 2016 at 12:50 pm by BNG.

## MINUTES OF THE REGULAR MEETING OF THE COMMON COUNCIL

The regular meeting of the Common Council of the City of Chippewa Falls was held on Tuesday, March 1, 2016 in the City Hall Council Chambers. Mayor Greg Hoffman called the meeting to order at 6:30 pm. The Pledge of Allegiance was recited.

### CLERK CALLS THE ROLL

Council Members present: John Monarski, Rob Kiefer, CW King, Chuck Hull, Paul Olson, Paul Nadreau, and Brent Ford.

Also Present: City Attorney Robert Ferg, Finance Manager/Treasurer Lynne Bauer, City Planner/Transit Manager Jayson Smith, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, Police Chief Wendy Stelter, City Clerk Bridget Givens, Fire Chief Mike Hepfler, Mark Bassett of Happy Tails Dog Park and those on the attached sign-in sheet.

### APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) **Motion by Ford/Monarski** to approve the minutes of the February 16, 2016 Council Meeting. **All present voting aye, motion carried.**

PERSONAL APPEARANCES BY CITIZENS - None

PUBLIC HEARINGS - None

COMMUNICATIONS - None

### REPORTS

- (a) **Motion by Olson/Hull** to approve the Board of Public Works minutes of February 22, 2016. **Roll Call Vote: Aye – Olson, Hull, Nadreau, Ford, Monarski, Kiefer, King. Motion carried.**
- (b) **Motion by Kiefer/Monarski** to approve the Business Improvement District (BID) Board minutes of February 26, 2016. **Roll Call Vote: Aye – Kiefer, Monarski, King, Hull, Olson, Nadreau, Ford. Motion carried.**

### COUNCIL COMMITTEE REPORTS

- (a) **Motion by Hull/Nadreau** to approve the Committee #1 Revenues, Disbursements, Water and Wastewater minutes of February 29, 2016. **Roll Call Vote: Aye – Hull, Nadreau, Ford, Kiefer, Olson; Abstain – King, Monarski. Motion carried.**
- (b) **Motion by King/Monarski** to approve the Joint Committee #1 Revenues, Disbursements, Water and Wastewater and Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of March 1, 2016. **Roll Call Vote: Aye – King, Monarski, Kiefer, Hull, Olson, Nadreau, Olson. Motion carried.**
- (c) **Motion by Olson/Ford** to approve the Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of March 1, 2016. **Roll Call Vote: Aye – Olson, Ford, Monarski, Kiefer, King, Hull, Nadreau. Motion carried.**

### APPLICATIONS

- (a) **Motion by Ford/Kiefer** to approve the Operator (Bartender) Licenses as approved by the Police Department. **All present voting aye, motion carried.**
- (b) **Motion by King/Ford** to approve the Street Use Permit Application from Chippewa Falls Main Street for the Downtown Earth Day Cleanup on April 23, 2016 in Harmony Courtyard, business district, and riverfront area. **All present voting aye, motion carried.**
- (c) **Motion by Olson/King** to approve the Street Use Permit Application from the Lake Wissota Garden Club for the Lake Wissota Garden Club Plant Sale on June 4, 2016 from 6:30 am – noon in the Market Lot. **All present voting aye, motion carried.**
- (d) **Motion by Hull/Olson** to approve the Street Use Permit Application from Mike Krager of the Chippewa Valley Bible Church for the Cross Walk on March 25, 2016 from 3:00 pm – 5:30 pm utilizing sidewalks from the B. Willi Pool to Chippewa Valley Bible Church, 531 E South Avenue. **All present voting aye, motion carried.**

**APPLICATIONS** (cont.)

**(e) Motion by King/Ford** to approve the Street Use Permit Application from Chippewa Falls Main Street for the Farmer’s Market to be held every Thursday beginning June 16, 2016 – October 21, 2016 from 10:30 am – 6:30 pm in the Market Lot. **All present voting aye, motion carried.**

**(f) Motion by Monarski/King** to approve the Application for Temporary Class “B”/Class B” Beer and Wine Retailer’s License from the McDonell Booster Club for the McDonell Alumni Tournament to be held on April 1 – 2, 2016 at McDonell Central Catholic High School, 1316 Bel Air Blvd. **All present voting aye, motion carried.**

**PETITIONS** - None

**MAYOR ANNOUNCES APPOINTMENTS**

**(a)** Mayor Hoffman announced the considered appointment of Wanda Levesseur as an Election Inspector for the 2016-2017 Election Cycle. Action on this appointment will take place on March 15, 2016.

**MAYOR’S REPORT** - None

**REPORT OF OFFICERS** - None

**ORDINANCES** - None

**RESOLUTIONS** - None

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

**(a) Motion by Ford/Monarski** to approve the Supplemental Letter Agreement between the City of Chippewa Falls and SEH to provide additional consulting services for the Chippewa Falls Downtown Riverfront Project. **Roll Call Vote: Aye – Ford, Monarski, Kiefer, King, Hull, Olson, Nadreau. Motion carried.**

**(b) Motion by Kiefer/Olson** to approve the proposal for professional services from Ayres Associates, Inc. for conducting an inspection of Glen Loch Dam. **Roll Call Vote: Aye – Kiefer, Olson, Nadreau, Ford, Monarski, King, Hull. Motion carried.**

**(c) Motion by Kiefer/Monarski** to approve the Amendment to Agreement between the City of Chippewa Falls and Ayres Associates, Inc. for the annual groundwater sampling, analysis and inspection at the Nelson Road Landfill. **Roll Call Vote: Aye – Kiefer, Monarski, King, Hull, Olson, Nadreau, Ford. Motion carried.**

**(d)** The Council discussed the Use Agreement with Happy Tails Dog Park for City Parcel #'s 4416 and 4046 and made recommended changes. The agreement will be finalized and brought back to Council for consideration on March 15, 2016.

**CLAIMS**

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

City General Claims:	\$215,702.83
Authorized/Handwritten Claims:	\$64,682.81
Department of Public Utilities:	<u>\$272,080.67</u>
Total of Claims Presented	<u>\$552,466.31</u>

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

**CLOSED SESSION**

**(a) Motion by Hull/King** to go into Closed Session under WI Statutes 19.85(1)(e) for “deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a Closed Session” to discuss and consider a Developer’s Agreement between the City of Chippewa Falls, Chippewa County, and Cray, Inc.; and to include the Mayor, Council, Ferg, Smith, Bauer, Rubenzer, and Givens; may return to Open Session. **Roll Call Vote: Aye – Hull, King, Olson, Nadreau, Ford, Monarski, Kiefer. Motion carried.**

Council discussed the above-referenced item.

**Motion by King/Olson to return to Open Session. All present voting aye, motion carried.**

**ADJOURNMENT**

**Motion by Olson/King to adjourn at 7:35 pm. All present voting aye, motion carried.**

Submitted by:  
Bridget Givens, City Clerk

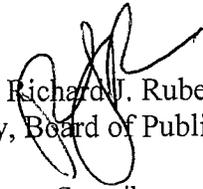
CITY COUNCIL ATTENDANCE SHEET - March 1, 2016

NAME	ADDRESS
R. Flynn	1304 Pears Ct
Mark Bassett	1475 Löffler Ct. C.F.
John D. Edl	12635 50TH AVE

**CITY OF CHIPPEWA FALLS  
BOARD OF PUBLIC WORKS  
MEETING MINUTES  
MONDAY, MARCH 7, 2016 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, March 7, 2016 at 5:30 PM. Present were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer, Alderperson Paul Olson and Darrin Senn. Also attending were Tim Marko, PE, S.E.H. Principal and Project Manager for the Downtown Riverfront Gateway Phase I Improvements and Dick Hebert, Director of Chippewa Falls Parks, Recreation and Forestry Departments.

1. **Motion** by Bauer, seconded by Olson to approve the minutes of the February 22, 2016 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**
  
2. The Board of Public Works considered the attached lease with Family Dollar for public parking on Lot #2 and part of Lot #3, Block #21, City of Chippewa Falls Plat. Director of Public Works Rubenzer stated that most of the lease was not what the City had requested in the February 9, 2015 Board of Public Works minutes and proposed lease extension. Director of Public Works Rubenzer continued that at most the City would perform snow and ice removal at the lot but suggested the February 2015 proposed lease be used or the City is not interested in leasing. Finance Manager Bauer recommended reviewing the liability insurance amounts suggested in the February 2015 proposed lease. **Motion** by Rubenzer, seconded by Bauer to send the attached February 9, 2015 Board of Public Works proposed parking lot lease back to the present owner of Lot #2 and part of Lot #3, Block #21, City of Chippewa Falls Plat after Finance Manager Bauer confirms City of Chippewa Falls liability insurance limits. **All present voting aye. MOTION CARRIED.**
  
3. Tim Marko, PE, S.E.H. Principal and Project Manager for the Downtown Riverfront Gateway Park appeared and presented the attached bid summary for Phase I improvements. Mr. Marko noted that a few corrections had been made to the bids that had been received and opened at 10:00 A.M. on March 7, 2016. Mr. Marko noted that Phase I improvements included the roundabout upgrade, infrastructure completion on the southwest corner of Bridge and River Streets, Amphitheatre stone seating, swinging bench installation, parking lot construction near the Bay Street Lift Station, and fountain, light and decorative vegetation along the welcome path. Director of Public Works Rubenzer stated that the bids were all very reasonable. **Motion** by Rubenzer, seconded by Hoffman to recommend the Common Council accept the low bid of \$2,065,563.58 and award the Downtown Riverfront Gateway Park Phase I project to Heartland Contractors of WI, Inc. upon a favorable review of the bid and bid security from City Attorney Ferg. **Voting Aye were Rubenzer, Hoffman, Bauer and Olson. Recusing himself and abstaining from the vote was Senn. MOTION CARRIED.**
  
4. **Motion** by Senn, seconded by Olson to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 5:46 P.M.

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

**CITY OF CHIPPEWA FALLS  
BOARD OF PUBLIC WORKS  
MEETING MINUTES  
MONDAY, FEBRUARY 22, 2016 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, February 22, 2016 at 5:30 PM. Present were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer and Alderperson Paul Olson. Absent was Darrin Senn. Mark Bassett, Larry Larson and Sue Thomas, representing the Happy Tails Dog Park Board of Directors were also present at the meeting.

1. **Motion** by Rubenzer, seconded by Hoffman to approve the minutes of the January 25, 2016 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**
  
2. **Motion** by Hoffman, seconded by Rubenzer to move up agenda item #4. **All present voting aye. MOTION CARRIED.**
  
3. The Board of Public Works considered the attached user agreement with Happy Tails Dog Park, (HTDP). Mark Bassett of HTDP met with Director of Public Works Rubenzer in December of 2015 and then drafted the attached agreement with assistance from the HTDP Board. The HTDP is currently utilizing approximately one acre of City owned land for a small dog area, parking lot and entrance area and approximately 36 acres for the large dog area, (storm pond). The Board reviewed the entire document and suggested changes as marked on the attached document. Director Rubenzer suggested the entire document be reviewed by City Attorney Ferg but especially items 15-21 of the City responsibilities on page 2 of 6 be word-smithed by Attorney Ferg. Mayor Hoffman suggested adding an item that the agreement be reviewed for possible renewal every five years, (item #22).  
**Motion** by Hoffman, seconded by Rubenzer that the attached draft of a user agreement with Happy Tails Dog Park Board be forwarded to City Attorney Ferg for review and opinion and then to the March 1<sup>st</sup> or March 15, 2016 Common council for consideration. **All present voting aye. MOTION CARRIED.**
  
4. The Board of Public Works considered options for public alley repair, maintenance and replacement as detailed on the attachment memo. Director of Public Works Rubenzer suggested that public input be solicited before considering turning maintenance and snow removal responsibilities over to adjacent property owners. After discussing the alternatives;  
**Motion** by Olson, seconded by Hoffman to direct the Engineering Department to rate the surface conditions for the approximately 17 miles of City of Chippewa Falls public alleys. **All present voting aye. MOTION CARRIED.**
  
5. The Board of Public Works considered the attached agreement with S.E.H. for parking lot design in the new Downtown Entrance Park. Parking was originally intended to be on street and in the new lots on the Northwest and Northeast corners of the Bridge Street/River Street intersection. As the design was progressing, a need for public parking

Please note, these are draft minutes and may be amended until approved by the Common Council.

in the vicinity of Bay, Island and River Street was demonstrated. Eight options were considered. The option chosen was #2 at an estimated price cost of \$171,160. Funding for this design and parking lot will be included in the Phase I construction.

**Motion** by Olson, seconded by Hoffman to recommend the Common Council approve the attached agreement with S.E.H. for parking lot design at the Downtown Entrance Park in an amount not to exceed \$18,000 and to authorize Mayor Hoffman to execute the said agreement. **All present voting aye. MOTION CARRIED.**

6. The Board considered the attached bid proposal summary for the 2016 Glen Loch Dam Inspection. Director of Public Works Rubenzer noted that only two proposals had been received but that Ayres had performed the 2012 and 2014 inspections and had done a fine job. Mr. Olson asked about when extra budgeted money would be spent. Director of Public Works Rubenzer responded that a draw down valve repair was necessary and that is what the funding would be earmarked for.

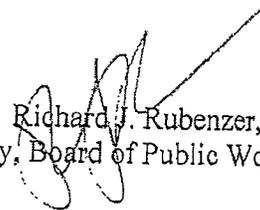
**Motion** by Olson, seconded by Rubenzer to recommend the Common Council accept the low bid proposal of Ayres Associated Inc. for the 2016 Glen Loch Dam Inspection and award the project to Ayres for an amount of \$1,200. In addition to authorize Mayor Hoffman to execute the document. **All present voting aye. MOTION CARRIED.**

7. Director of Public Works Rubenzer presented the attached agreement with Ayres Associates Inc. for annual groundwater sampling, analysis and inspection at the Nelson Road landfill. He noted the sampling, analyzing and reporting was done twice per year, usually in March/April and October/November and included eleven wells onsite at the landfill and also for four private residential wells located in close proximity to the landfill.

**Motion** by Rubenzer, seconded by Hoffman to recommend the Common Council accept the low bid proposal of Ayres Associate Inc. for the annual groundwater sampling, analysis and inspection at the Nelson Road landfill. In addition to authorize Mayor Hoffman to execute the document. **All present voting aye. MOTION CARRIED.**

8. The bid letting for the Downtown Entrance Park Phase I project was delayed for two weeks so no bids were presented. **No action taken.**

9. **Motion** by Olson, seconded by Rubenzer to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 6:40 P.M.

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

PARKING LOT LEASE

THIS PARKING LOT LEASE (the "Lease") is made and entered into as of the \_\_\_\_\_ day of January, 2016, by and between TRL Kenosha, LLC ("Landlord") and the City of Chippewa Falls ("Tenant").

RECITALS:

A. Landlord owns certain real property (the "Property") commonly known as 25 W. Central Street, Chippewa Falls, Wisconsin, which contains a retail building (the "Building") occupied by Family Dollar Stores of Wisconsin, Inc. (the "Retailer") and a parking field that serves the Building (the "Parking field"). The Property is legally described on Exhibit A attached hereto; the Parking Field is depicted on the Site Plan attached hereto as Exhibit B.

B. Tenant desires to Lease from Landlord, and Landlord desires to Lease to Tenant, on a non-exclusive basis, the Parking Field in accordance with the terms and conditions of this Lease.

NOW THEREFORE, Landlord and Tenant, in consideration of the mutual agreements set forth herein, do hereby promise, covenant and agree as follows:

1. Premises. Landlord hereby leases to Tenant the non-exclusive right in common with the Retailer and Landlord, the use of the Parking Field for passenger vehicle use. Tenant may permit members of the general public to use the Parking Field for such purposes but shall not unreasonably interfere with the Retailer's use thereof. Tenant shall prohibit its employees, agents and contractors from using the Parking Field except in connection with their patronage of the Retailer's business establishment. Tenant accepts the Premises in its existing "As-Is, Where-Is" condition, without any obligation on Landlord's part to do any work, repair any conditions, or make any improvements or modifications thereto.

2. Term. The Term of this Lease shall be for a period of approximately ten (10) years expiring at 11:59 p.m. on December 31, 2026.

3. Maintenance and Repairs. Tenant shall perform all maintenance, repairs and replacements to the Premises as needed to maintain the Premises in a first-class condition including but not limited to landscaping, ~~snow and ice removal~~, trash and debris removal, pavement repairs and replacements, and all other matters. Tenant shall keep the Parking Field lit from dusk until dawn at all times during the Term. All of Tenant's obligations hereunder shall be at Tenant's sole cost and expense.

4. Rent. In consideration of Tenant's obligations under Section 3, above, Tenant shall not be required to pay rent for the use of the Premises hereunder.

5. Signage. <sup>No,</sup> Tenant shall not install any signage or meters in or about the Premises. Landlord or Retailer may install signage on the Premises provided such signage is consistent with the Tenant's rights under this Lease. Notwithstanding the foregoing, Landlord or Retailer

may identify up to five (5) parking stalls for the exclusive use of the Retailer or others that either may designate.

6. Liability of Landlord. Landlord shall not have any liability for, and Tenant waives all claims against Landlord for damage to person or properties sustained by Tenant or Tenant's employees, agents, invitees, Tenants or any other person resulting from the Tenant's use of the Premises or any part thereof or anything adjacent or appurtenant thereto becoming out of repair, or resulting from any accident in or about the Premises. No

7. Indemnification of Landlord. Tenant shall hold Landlord harmless from and defend Landlord against any and all claims or liability for any injury or damage to any person or property whatsoever arising out of or resulting from Tenant's use and occupancy of the Premises, or any equipment therein or appurtenances thereto. No

8. Default. Should Tenant remain in default hereunder for five (5) days after notice of such default from Landlord, Landlord may, in addition to all other rights or remedies available at law or equity repossess the Premises without notice and remove all persons and property therefrom and declare this Lease terminated. The remedies to which Landlord may resort under this Lease are cumulative and are not intended to be exclusive of any other remedy to which Landlord may be entitled by law or equity. The failure of Landlord to insist in anyone or more cases on strict performance of any provision of this Lease or exercise any right herein contained shall not constitute a waiver in the future of such right. Acceptance by Landlord of Minimum Rent or other payment or acceptance of performance required hereby with knowledge of a breach by Tenant of any provision thereof shall not constitute a waiver of such breach, nor shall any acceptance of Minimum Rent or other payment in a lesser amount than herein provided for operate or be construed in any other manner than as payment on account of the earliest rent or other charge then unpaid by Tenant.

9. Assignment. Tenant shall not assign or Lease any part or all of the Premises, without Landlord's prior written consent, which consent may be withheld, in Landlord's sole discretion.

10. Surrender of Premises. Upon termination of this Lease either by lapse of time or otherwise, Tenant shall surrender to Landlord the Premises in its present condition and repair, reasonable wear and tear, and casualty or condemnation excepted. If Tenant shall fail to vacate the Premises at the end of the term of this Lease, Tenant shall be responsible for all damages Landlord incurs as a result of such holding over. Such damages shall at a minimum be equal to two (2) times the Minimum Rent due hereunder for each day that Tenant is in the Premises after the termination of this Lease.

11. Notice. Any notice required or permitted under this Lease shall be deemed sufficiently given or served if hand delivered or sent by registered or certified mail to Tenant at the Leased Premises, and Landlord at the place designated by Landlord for payment of all amounts due to Landlord hereunder. Either party may in writing designate a different address to which notices shall subsequently be sent. Notices given in accordance with the provisions of this Paragraph shall be deemed received when mailed.

**Exhibit A**

**Legal Description of Property**

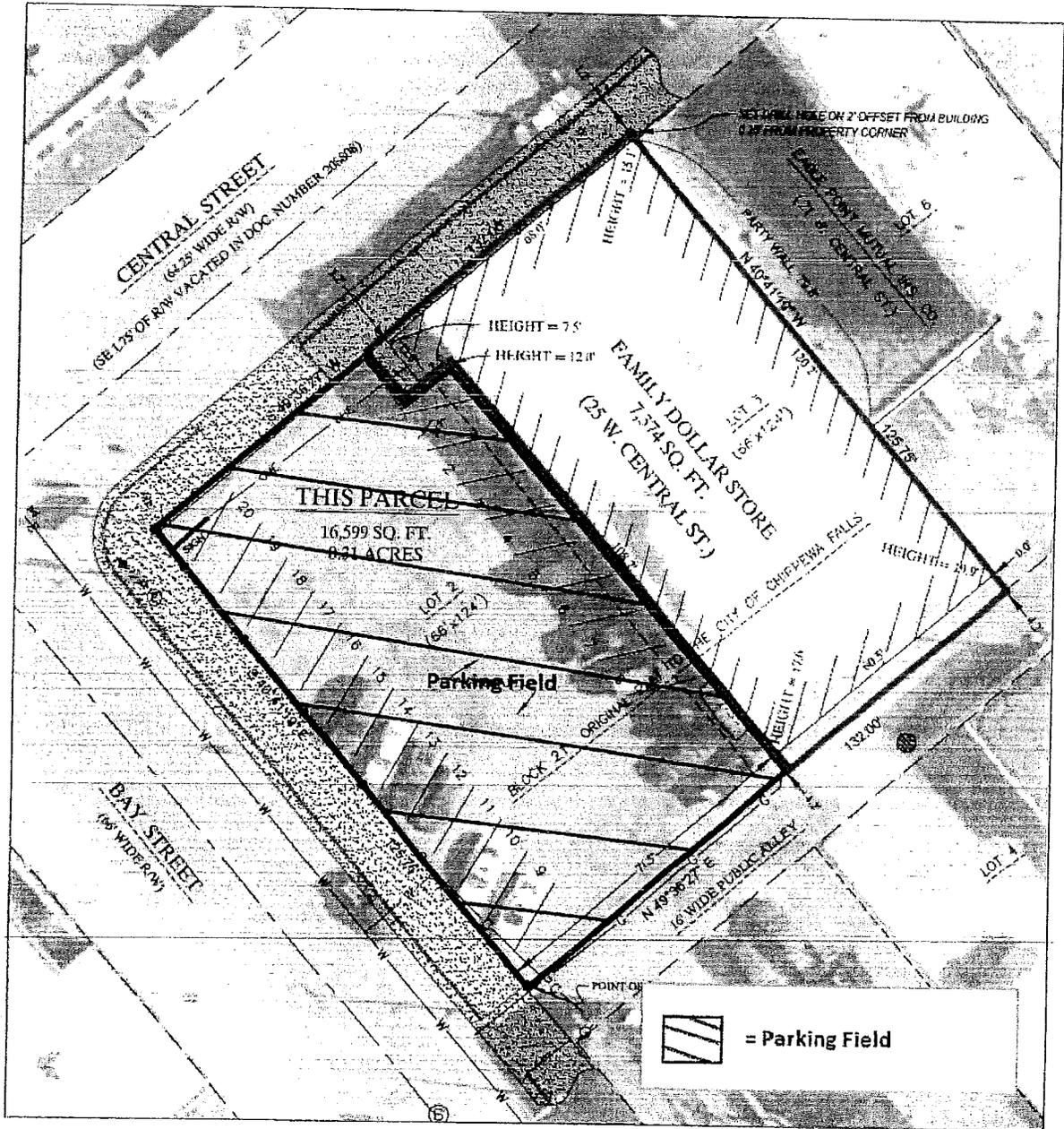
Lots 2 and 3, Block 21, Original Plat of the City of Chippewa Falls, including vacated portion of Central Street adjoining, City of Chippewa Falls, County of Chippewa, State of Wisconsin.

Tax Key No.: 211-132 (228080541-60012102)

Address: 25 West Central Street

**Exhibit B**

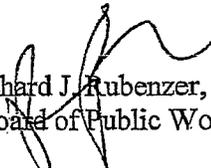
**Site Plan**



**CITY OF CHIPPEWA FALLS  
BOARD OF PUBLIC WORKS  
MEETING MINUTES  
MONDAY, FEBRUARY 9, 2015 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, February 9, 2015 at 5:30 PM. Present were Mayor Greg Hoffman, Director of Public Works Rick Rubenzer, Finance Manager Lynne Bauer, Council President George Adrian and Darrin Senn.

1. **Motion** by Adrian, seconded by Bauer to approve the minutes of the January 26, 2015 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**
  
2. The Board of Public Works considered the attached Special Assessment Rates and corresponding resolution for 2015. Director of Public Works Rubenzer noted that many rates were lower than 2014 but were based on Rural and Main Street actual bids and lower gas prices than have been seen in a number of years. He continued that once levied, Special Assessments cannot be raised if project bids come in higher but are reduced if bids come in lower.  
**Motion** by Hoffman, seconded by Rubenzer to recommend the Common Council accept the proposed Special Assessment Rates for 2015 and approve the corresponding resolution. **All present voting aye. MOTION CARRIED.**
  
3. The Board discussed the disposition of the parking lot at #25 West Central Street, (formally Snyder Drug, presently Family Dollar). The lot is owned by Family Dollar but was formally leased as a public parking lot by the City of Chippewa Falls. The former lease has expired and the City has continued to plow the lot and enforce the parking limits on the lot. Mayor Hoffman noted that there is still a public need for parking in the lot as library and City Hall patrons are utilizing the lot.  
**Motion** by Hoffman, seconded by Adrian to once again establish a lease with Family Dollar that would allow continued use of the lot at #25 West Central Street as a public parking lot and the City would continue to remove snow from the lot. **All present voting aye. MOTION CARRIED.**
  
4. The Board discussed the request of North Park Dental to purchase or lease a parking area on City owned parcel #4445.5000 or to discontinue a part of Dennis Street south of said parcel #4445.5000. DPW Rubenzer stated that a street privilege permit process could be used or the property could be sold and part of Dennis Street discontinued. The Board didn't see any future need to open Dennis Street and recommended proceeding with a discontinuance and land sale. Since North Park Dental representative Mark Held was unable to attend the meeting, no action was taken and the item will be placed on the March 9, 2015 Board of Public Works agenda.
  
5. **Motion** by Senn, seconded by Bauer to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 6:00 P.M.

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

Please note, these are draft minutes and may be amended until approved by the Common Council.

## LEASE AGREEMENT

**THIS LEASE**, made between Family Dollar, Lessor, and the City of Chippewa Falls, Lessee,

**WITNESSETH:**

1. The Lessor does hereby let and lease unto the Lessee the following described lands in the City of Chippewa Falls, Chippewa County, Wisconsin:  
*and part of lot 3*  
Lot 2, Block 21 of the City of Chippewa Falls Plat, Chippewa County, Wisconsin.  
Except the area used in conjunction with the loading dock and the single parking stall North and adjacent to the loading dock. Also excepting an 8' x 12' area located along the West edge of the building and the south right-of-way line of Central Street. Said 8' x 12' area is used as a public doorway.  
Located at 33 West Central Street.
2. The term of the Lease shall be five years. However, either party may terminate this lease for any reason or without reason or cause upon delivery of written notice to the other of termination not less than 120 days thereafter.
3. In consideration thereof, Lessee shall:
  - a) Sign and enforce a 2 hour non-metered parking limit.
  - b) Sweep and remove snow on the regular schedule as performed on municipal owned parking lots.
  - c) Provide liability insurance coverage with limits of \$100,000 and \$300,000 and a one million dollar umbrella.
4. This Lease shall bind the parties hereto, their representatives and assigns and shall go into effect upon signatures herein.
5. Lessor may place, at Lessor's expense, a sign on the leased property, provided any such sign complies with the City's sign code.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015

\_\_\_\_\_  
Owner, Family Dollar, Lessor

CITY OF CHIPPEWA FALLS

By: \_\_\_\_\_  
Greg Hoffman, Mayor

\_\_\_\_\_  
Bridget Givens, City Clerk



Building a Better World  
for All of Us<sup>®</sup>

March 7, 2016

RE: Downtown Riverfront Gateway Park -  
Phase I  
Chippewa Falls, Wisconsin  
SEH No. CFCIT 131073 14.00

City of Chippewa Falls  
30 West Central Street  
Chippewa Falls, WI 54729

Dear Honorable Greg Hoffman and Council Members:

On Monday, March 07, 2016, unit price bids were received for the Downtown Riverfront Gateway Park - Phase I project. The attached Bids Received summary shows the total amount bid and bid bond received from each Contractor. The attached Tabulation of Bids shows the unit price bids received from all bids submitted.

~~Four bids were received for the project. The bids ranged from \$2,065,563.58 to \$4,804,591.47. The low bid was submitted by Heartland Contractors, Inc., Chippewa Falls, WI. We have worked with Heartland Contractors, Inc. on two street and utility improvement projects and they met the requirements of the plans and specifications. We, therefore, recommend award of the project in the low bid amount of \$2,065,563.58.~~

Enclosed please find the bids and bonds of all unsuccessful bidders. The bids and bonds of the second and third low bidders should be retained until receipt of the executed contract documents from the low bidder. *The remaining one can be returned to the unsuccessful Contractor. After receipt of the executed documents, the bids and bonds of the second and third low bidders may likewise be returned.* SEH has retained the bond of the low bidder for incorporation into the contract documents.

We hope this analysis of the bids is adequate for your needs. If you have any questions regarding this information, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy M. Marko".

Timothy M. Marko, PE  
Sr. Principal/Project Manager

ch

Enclosure

p:\a\c\cfcit\131073\reports and specs\tr\phase I\bid award letter\_3.7.16.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 10 North Bridge Street, Chippewa Falls, WI 54729-2550

SEH is 100% employee-owned | sehinc.com | 715.720.6200 | 800.472.5881 | 888.908.8166 fax



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## BIDS RECEIVED

Downtown Riverfront Gateway Park - Phase I  
Chippewa Falls, Wisconsin  
Project Manager: Timothy M. Marko, PE

SEH No. CFCIT 131073 64.20

Bid Date: 10:00 a.m., Monday, March 7, 2016

Page 1

Bidder	Addendum Acknowledged	10% Bid Bond	Base Bid	Alternate No. 1	Alternate No. 2	Alternate No. 3	Total Bid Price
Heartland Contractors of WI, Inc. Chippewa Falls, WI	X	X	\$1,886,207.83	\$137,443.00	\$41,912.75	(\$12,845.00)	\$2,065,563.58
Haas Sons, Inc. Thorp, WI	X	X	\$2,216,271.16	\$108,304.00	\$40,000.00	(\$14,680.00)	\$2,364,575.16
McCabe Construction Eau Claire, WI	X	X	\$2,284,682.90	\$191,822.00	\$43,750.00	(\$15,047.00)	\$2,520,254.90
Pember Companies, Inc. Menomonie, WI	X	X	\$4,521,716.12	\$271,075.35	\$65,800.00	(\$134,028.40)	\$4,804,591.47

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# TABULATION OF BIDS

Downtown Riverfront Gateway Park - Phase I  
 Chippewa Falls, Wisconsin  
 SEH No.: CFCIT 131073  
 Bid Date: 10:00 a.m., Monday, March 7, 2016

Shaded area denotes corrected figure

Item No.	Item	Unit	Quantity	Heartland Contractors of WI Inc.		Haas Sons, Inc.		McCabe Construction	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
BASE BID									
01 55 15	Maintenance and Restoration of Haul Roads	LS	1	1,500.00	1,500.00	500.00	500.00	1.00	1.00
01 55 25	Management of Traffic	LS	1	2,205.00	2,205.00	5,000.00	5,000.00	8,740.00	8,740.00
01 71 13	Mobilization	LS	1	2,500.00	2,500.00	33,300.00	33,300.00	120,000.00	120,000.00
02 41 33.1	Remove Curb and Gutter	LF	416	2.00	832.00	5.00	2,080.00	2.50	1,040.00
02 41 33.2	Remove Existing Concrete Pavement and slabs	SF	3449	1.00	3,449.00	1.00	3,449.00	0.50	1,724.50
02 41 33.3	Remove Asphaltic Pavement	SF	610	1.20	732.00	1.00	610.00	3.00	1,830.00
02 41 33.4	Remove Concrete Structures	Each	31	100.00	3,100.00	400.00	12,400.00	500.00	15,500.00
02 41 33.5	Remove Structures	Each	3	100.00	300.00	400.00	1,200.00	2,100.00	6,300.00
02 41 33.6	Remove and Relocate Existing Light Pole	Each	1	570.00	570.00	570.00	570.00	570.00	570.00
02 41 33.7	Salvage Existing Sign	LS	1	175.00	175.00	1,000.00	1,000.00	2,000.00	2,000.00
03 30 00.1	4-inch Concrete Pavement	SF	11644	3.10	36,096.40	3.10	36,096.40	4.15	48,322.60
03 30 00.2	6-inch Concrete Pavement	SF	19192	3.60	69,091.20	3.60	69,091.20	6.45	123,788.40
03 30 00.3	10-inch Concrete Pavement	SF	1589	6.50	10,328.50	6.50	10,328.50	7.00	11,123.00
03 30 00.5	Detectable Warning Field	LF	67	50.00	3,350.00	50.00	3,350.00	125.00	8,375.00
03 30 00.6	Concrete Bollards	Each	5	500.00	2,500.00	500.00	2,500.00	340.00	1,700.00
03 30 00.7	Concrete Seating Steps, Reinforced (At River Plaza)	SF	470	120.00	56,400.00	143.00	67,210.00	79.00	37,130.00
00 30 00.8	Overlook Retaining Wall (At River Overlook)	SF	342	36.50	12,483.00	59.00	20,178.00	51.00	17,442.00
04 20 00.1	Unit Masonry Assemblies (Brick Veneer) With Concrete	LF	77	707.00	54,439.00	513.00	39,501.00	475.00	36,575.00
04 20 00.2	Stone Slabs (At Roundabout)	Each	10	3,250.00	32,500.00	5,655.00	56,550.00	6,120.00	61,200.00
04 20 00.3	Stone Block Bench (On Concrete Pads)	Each	10	1,900.00	19,000.00	4,060.00	40,600.00	4,190.00	41,900.00
04 20 00.4	Stone Block Seating at Amphitheater	LF	367	337.00	123,679.00	452.00	165,884.00	499.00	183,133.00
04 20 00.5	Stone Boulders at River	TON	300	600.00	180,000.00	419.16	125,748.00	267.00	80,100.00
04 20 00.6	Stone Cap Bench With Concrete Base (At Community	LF	104	499.00	51,896.00	509.50	52,988.00	543.00	56,472.00
04 72 00	Cast Stone (Wall Cap for Canted Planter Wall at	LF	77	136.37	10,500.49	143.00	11,011.00	89.00	6,853.00
05 73 00	Decorative Railing	LF	20	45.00	900.00	80.00	1,600.00	100.00	2,000.00
13 01 58	Water Service Piping, 1-inch PVC	LF	300	14.00	4,200.00	13.00	3,900.00	33.50	10,050.00
26 56 19.1	Remove Light Foundation	Each	1	170.00	170.00	170.00	170.00	135.00	135.00
26 56 19.2	Remove Cables or Conduit	LF	350	0.80	280.00	0.80	280.00	0.80	280.00
26 56 19.3	Salvage Lighting Unit	Each	1	300.00	300.00	300.00	300.00	300.00	300.00
26 56 19.4	Conduit Rigid Non-Metallic Schedule 40 2-inch	LF	6250	2.75	17,187.50	2.75	17,187.50	2.75	17,187.50
26 56 19.5	Conduit Rigid Non-Metallic Schedule 40 3-inch	LF	2000	3.70	7,400.00	3.70	7,400.00	3.70	7,400.00
26 56 19.6	Pull Box	Each	10	670.00	6,700.00	670.00	6,700.00	670.00	6,700.00
26 56 19.7	Electrical Wire Lighting 12 AWG	LF	5425	0.30	1,627.50	0.30	1,627.50	0.30	1,627.50



# TABULATION OF BIDS

Downtown Riverfront Gateway Park - Phase I  
 Chippewa Falls, Wisconsin  
 SEH No.: CFCIT 131073  
 Bid Date: 10:00 a.m., Monday, March 7, 2016

Shaded area denotes corrected figure

Item No.	Item	Unit	Quantity	Est.	Heartland Contractors of WI Inc. 13167 County Hwy OO Chippewa Falls, WI 54729 \$2,065,563.58	Haas Sons, Inc. 203 E. Birch Street Thorp, WI 54771 \$2,394,575.16	McCabe Construction 3101 Alpine Rd, PO Box 1769 Eau Claire, WI 54702-1769 \$2,520,254.90			
					Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
26 56 19.8	Electrical Wire Lighting 10 AWG	LF	1425		0.43	612.75	0.43	612.75	0.43	612.75
26 56 19.9	Electrical Wire Lighting 8 AWG	LF	31550		0.49	15,459.50	0.49	15,459.50	0.49	15,459.50
26 56 19.10	Lighting Control Cabinet Type Special	Each	1		8,850.00	8,850.00	8,850.00	8,850.00	8,850.00	8,850.00
26 56 19.11	Concrete Control Cabinet Base Type Special	Each	1		410.00	410.00	410.00	410.00	410.00	410.00
26 56 19.12	Lighting Unit Type Special	Each	6		3,525.00	21,150.00	3,525.00	21,150.00	3,525.00	21,150.00
26 56 19.13	Lighting Unit Type Special 1	Each	43		3,105.00	133,515.00	3,105.00	133,515.00	3,105.00	133,515.00
26 56 19.14	Lighting Unit Type Special 2	Each	3		1,800.00	5,400.00	1,800.00	5,400.00	1,800.00	5,400.00
26 56 19.15	Utility Bollard	Each	4		1,870.00	7,480.00	1,870.00	7,480.00	1,870.00	7,480.00
26 56 19.16	Light Foundation Design Special	Each	39		593.00	23,127.00	593.00	23,127.00	593.00	23,127.00
26 56 19.17	Light Foundation Design Special 1	Each	14		707.00	9,898.00	707.00	9,898.00	707.00	9,898.00
26 56 19.18	Light Foundation Design Special 2	Each	3		785.00	2,355.00	785.00	2,355.00	785.00	2,355.00
26 56 19.19	Install Salvaged Lighting Unit	Each	1		455.00	455.00	455.00	455.00	455.00	455.00
31 13 15.1	Woods And Brush Removal	Acre	1		51,490.00	51,490.00	6,000.00	6,000.00	14,200.00	14,200.00
31 13 15.2	Clear And Grub	Acre	9.5		2,631.58	25,000.01	1,600.00	15,200.00	1.00	9.50
31 13 15.3	Remove Miscellaneous Scrap Debris	CY	1300		5.00	6,500.00	8.00	10,400.00	5.00	6,500.00
31 13 15.4	Buckthorn and Poison Ivy Removal	AC	1.5		6,700.00	10,050.00	6,700.00	10,050.00	6,700.00	10,050.00
31 13 15.5	Selective Tree Trimming	AC	1.5		750.00	1,125.00	7,500.00	11,250.00	5,500.00	8,250.00
31 23 10.1	Common Excavation	CY	14495		2.50	36,237.50	8.00	115,960.00	7.50	108,712.50
31 23 10.2	Borrow Excavation	CY	1500		8.50	12,750.00	12.00	18,000.00	8.00	12,000.00
31 23 10.3	Excess Excavation	CY	150		6.00	900.00	52.50	7,875.00	90.00	13,500.00
31 23 50	Preparing The Foundation	LS	1		3,530.50	3,530.50	1,000.00	1,000.00	40,000.00	40,000.00
31 25 10.1	Turbidity Barrier	SY	112		35.00	3,920.00	39.00	4,368.00	39.00	4,368.00
31 25 10.2	Class II, Type C Erosion Mat	SY	2732		2.25	6,147.00	3.25	8,879.00	3.25	8,879.00
31 25 10.3	Tracking Pad	LS	1		450.00	450.00	1,200.00	1,200.00	1,000.00	1,000.00
31 25 10.4	Silt Fence	LF	4622		2.00	9,244.00	1.70	7,857.40	1.70	7,857.40
31 25 10.5	Storm Drain Inlet Protection	Each	6		85.00	510.00	50.00	300.00	50.00	300.00
31 37 00	Boulders For Stormwater Management (Riprap)	TON	150		37.00	5,550.00	51.00	7,650.00	72.00	10,800.00
32 11 26.1	Crushed Aggregate Base Course, 6-inch	SY	2783		3.60	10,018.80	3.63	10,102.29	5.10	14,193.30
32 11 26.2	Crushed Aggregate Base Course, 8-inch	SY	7774		4.78	37,159.72	4.86	37,781.64	5.60	43,534.40
32 12 18.1	Asphaltic Concrete Pavement, 3-inch (Trail)	TON	632		86.83	54,876.56	87.00	54,984.00	87.00	54,984.00
32 12 18.2	Asphaltic Concrete Pavement, 3-inch (Roadway)	TON	201		81.84	16,449.84	82.00	16,482.00	82.00	16,482.00
32 14 16	Brick Pavers On Concrete Subbase	SF	9816		11.85	116,319.60	15.85	155,583.60	14.55	142,822.80
32 16 30.1	Concrete Curb And Gutter, 30-inch, Type A	LF	326		16.00	5,216.00	16.00	5,216.00	26.00	8,476.00
32 16 30.2	Concrete Curb And Gutter, 30-inch, Type D	LF	121		16.00	1,936.00	16.00	1,936.00	26.00	3,146.00



**TABULATION OF BIDS**

Downtown Riverfront Gateway Park - Phase 1  
 Chippewa Falls, Wisconsin  
 SEH No.: CFCIT 131073  
 Bid Date: 10:00 a.m., Monday, March 7, 2016

Shaded area denotes corrected figure

Item No.	Item	Unit	Est. Quantity	Heartland Contractors of WI Inc.		Haas Sons, Inc.		McCabe Construction	
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
32 16 30.3	Concrete Curb And Gutter, 18-inch, Type D	LF	736	10.00	7,360.00	10.00	7,360.00	23.00	16,928.00
32 17 23.1	Pavement, Marking, 24-inch, Epoxy	LF	315	9.00	2,835.00	9.00	2,835.00	9.00	2,835.00
32 17 23.2	Pavement Marking, 4-inch, Epoxy	LF	500	5.30	2,650.00	4.30	2,150.00	4.30	2,150.00
32 17 23.3	Pavement, Marking, Symbols, Epoxy	Each	3	78.00	234.00	78.00	234.00	78.00	234.00
32 40 00.1	Bike Loop	Each	9	619.82	5,578.38	800.00	7,200.00	232.00	2,088.00
32 40 00.2	Pre-Fabricated Planter	Each	22	1,500.00	33,000.00	1,550.00	34,100.00	1,630.00	35,860.00
32 40 00.3	Pre-Fabricated Bench with Back, Furnish and Install	Each	11	3,076.25	33,838.75	2,795.00	30,745.00	3,150.00	34,650.00
32 40 00.4	Pre-Fabricated Bench Backless, Furnish and Install	Each	3	2,463.30	7,389.90	2,216.00	6,648.00	2,450.00	7,350.00
32 40 00.5	Pre-Fabricated Trash/Recycling Receptacle	Each	6	1,010.85	6,065.10	1,005.00	6,030.00	950.00	5,700.00
32 40 00.6	Beam Guardrail	LF	258	31.00	7,998.00	17.50	4,515.00	17.50	4,515.00
32 40 00.7	Vault Toilet	LS	1	17,440.90	17,440.90	20,135.00	20,135.00	18,100.00	18,100.00
32 84 00	Irrigation System	LS	1	58,520.00	58,520.00	60,238.00	60,238.00	57,400.00	57,400.00
32 91 00	Topsoil	SY	36202	1.33	48,148.66	3.78	136,843.56	2.00	72,404.00
32 92 00.1	Turf Establishment (Seed Mix)	Acre	7	7,995.00	55,965.00	4,828.00	33,796.00	4,600.00	32,200.00
32 92 00.2	Sod	SY	1900	6.23	11,837.00	6.25	11,875.00	6.25	11,875.00
32 92 00.3	Native Seeding, Dry/Mesic Prairie Mix	SY	7445	1.65	12,284.25	1.25	9,306.25	1.25	9,306.25
32 92 00.4	Native Seeding, Wetland Mix	SY	822	1.65	1,356.30	2.00	1,644.00	2.00	1,644.00
32 93 00.1	Planting Soil Mix (Topsoil Borrow and Existing Soil)	CY	700	17.00	11,900.00	50.00	35,000.00	35.00	24,500.00
32 93 00.2	Raingarden Planting Medium	CY	625	18.00	11,250.00	45.00	28,125.00	40.00	25,000.00
32 93 00.3	Aggregate Material For Raingarden	CY	32	26.00	832.00	60.00	1,920.00	40.00	1,280.00
32 93 00.4	Engineered Soil For Bioinfiltration	CY	78	27.00	2,106.00	40.00	3,120.00	40.00	3,120.00
32 93 00.5	Sand Storage	CY	104	7.50	780.00	25.00	2,600.00	16.50	1,716.00
32 93 00.6	Relocate Existing Tree (Tree Spading)	Each	4	100.00	400.00	800.00	3,200.00	800.00	3,200.00
32 93 00.7	Deciduous Tree 2.5-inch Cal B&B	Each	23	522.00	12,006.00	472.50	10,867.50	450.00	10,350.00
32 93 00.8	Deciduous Tree 2-inch Br	Each	47	409.00	19,223.00	420.00	19,740.00	400.00	18,800.00
32 93 00.9	Deciduous Tree 6-foot Height B&B	Each	11	541.00	5,951.00	400.00	4,400.00	400.00	4,400.00
32 93 00.10	Ornamental Tree 2-inch Cal B&B	Each	4	445.00	1,780.00	450.00	1,800.00	450.00	1,800.00
32 93 00.11	Ornamental Tree 6-foot B&B	Each	4	419.00	1,676.00	450.00	1,800.00	450.00	1,800.00
32 93 00.12	Ornamental Tree 1.5-inch Cal B&B	Each	2	448.00	896.00	425.00	850.00	425.00	850.00
32 93 00.13	Deciduous Shrub No. 5 Cont	Each	694	32.86	22,804.84	57.75	40,078.50	55.00	38,170.00
32 93 00.14	Grasses No. 1 Cont	Each	121	18.24	2,207.04	13.00	1,573.00	13.00	1,573.00
32 93 00.15	Grasses 3-4-inch Pot	Each	3271	7.52	24,597.92	9.98	32,644.58	9.50	31,074.50
32 93 00.16	Perennial 3-4-inch Pot	Each	2563	5.04	12,917.52	9.98	25,578.74	9.50	24,348.50
32 93 00.17	Landscape Edger	LF	900	14.00	12,600.00	6.00	5,400.00	6.00	5,400.00



# TABULATION OF BIDS

Downtown Riverfront Gateway Park - Phase I  
 Chippewa Falls, Wisconsin  
 SEH No.: CFCIT 131073  
 Bid Date: 10:00 a.m., Monday, March 7, 2016

Item No.	Item	Unit	Est. Quantity	Hearland Contractors of WI Inc. 13167 County Hwy OO Chippewa Falls, WI 54729 \$2,065,563.58			Haas Sons, Inc. 203 E. Birch Street Thorp, WI 54771 \$2,364,575.16			McCabe Construction 3101 Alpine Rd, PO Box 1769 Eau Claire, WI 54702-1769 \$2,520,254.90		
				Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price			
32 93 00.18	Landscape Rock	CY	17	225.00	3,825.00	65.00	1,105.00	65.00	1,105.00	65.00	1,105.00	
33 11 00.1	4-inch PVC Water Main	LF	292	16.00	4,032.00	28.00	7,056.00	41.50	10,458.00	41.50	10,458.00	
33 11 00.2	6-inch D.I. Water Main	LF	20	45.00	900.00	56.50	1,130.00	49.00	980.00	49.00	980.00	
33 11 00.3	8-inch PVC Water Main	LF	640	21.31	13,638.40	32.40	20,736.00	45.00	28,800.00	45.00	28,800.00	
33 11 00.4	Fitting Weight	LBS	519	6.50	3,373.50	8.00	4,152.00	8.00	4,152.00	8.00	4,152.00	
33 11 00.5	4-inch Gate Valve and Box	Each	2	1,250.00	2,500.00	1,105.00	2,210.00	1,060.00	2,120.00	1,060.00	2,120.00	
33 11 00.6	6-inch Gate Valve and Box	Each	1	1,295.00	1,295.00	1,260.00	1,260.00	1,330.00	1,330.00	1,330.00	1,330.00	
33 11 00.7	8-inch Gate Valve and Box	Each	3	1,700.00	5,100.00	1,700.00	5,100.00	1,760.00	5,280.00	1,760.00	5,280.00	
33 11 00.8	Hydrant	Each	1	3,200.00	3,200.00	3,350.00	3,350.00	3,480.00	3,480.00	3,480.00	3,480.00	
33 11 00.9	1-inch Corporation Stop	Each	1	250.00	250.00	230.00	230.00	266.00	266.00	266.00	266.00	
33 11 00.10	1-inch HDPE Water Service	LF	10	14.00	140.00	51.00	510.00	33.50	335.00	33.50	335.00	
33 11 00.11	Cut In to Existing Water Main	Each	1	500.00	500.00	980.00	980.00	1,320.00	1,320.00	1,320.00	1,320.00	
33 11 00.12	Connect to Existing Water Main	Each	1	950.00	950.00	680.00	680.00	988.00	988.00	988.00	988.00	
33 11 00.13	Remove Hydrant and Valve	LS	1	400.00	400.00	750.00	750.00	659.00	659.00	659.00	659.00	
33 11 00.14	Remove and Relocated Existing Hydrant	LS	1	850.00	850.00	3,500.00	3,500.00	1,650.00	1,650.00	1,650.00	1,650.00	
33 41 00.1	6-inch Perforated HDPE Drainfile	LF	135	9.00	1,215.00	8.00	1,080.00	23.00	3,105.00	23.00	3,105.00	
33 41 00.2	12-inch HDPE Storm Sewer	LF	200	21.50	4,300.00	25.50	5,100.00	27.00	5,400.00	27.00	5,400.00	
33 41 00.3	10-inch HDPE Storm Sewer	LF	345	21.00	7,245.00	25.15	8,676.75	23.00	7,935.00	23.00	7,935.00	
33 41 00.4	Apron Endwall, Corrugated Metal With Grate	Each	9	514.00	4,626.00	600.00	5,400.00	497.00	4,473.00	497.00	4,473.00	
33 41 00.5	Inlet, Type A	Each	1	650.00	650.00	800.00	800.00	872.00	872.00	872.00	872.00	
33 41 00.6	Inlet, Type A With Type C Lid	Each	1	1,000.00	1,000.00	800.00	800.00	1,320.00	1,320.00	1,320.00	1,320.00	
33 41 00.7	Inlet, Type 3	Each	1	675.00	675.00	950.00	950.00	1,050.00	1,050.00	1,050.00	1,050.00	
33 41 00	Inlet Casting	Each	3	420.00	1,260.00	400.00	1,200.00	511.00	1,533.00	511.00	1,533.00	
33 41 00	Connect to Existing Storm Inlet	Each	2	800.00	1,600.00	650.00	1,300.00	659.00	1,318.00	659.00	1,318.00	
33 41 00	Overflow Inlet	Each	2	550.00	1,100.00	750.00	1,500.00	664.00	1,328.00	664.00	1,328.00	
33 41 00	Cleanout Standpipe	Each	2	375.00	750.00	575.00	1,150.00	542.00	1,084.00	542.00	1,084.00	
34 41 40	Signs, Type II	SF	112	35.00	3,920.00	36.75	4,116.00	35.00	3,920.00	35.00	3,920.00	
TOTAL BASE BID PRICE					1,886,207.83		2,216,271.16		2,284,682.90			
ADD ALTERNATE BID NO. 1												
03 30 01	Concrete Fountain Trough	SF	210	8.00	1,680.00	16.00	3,360.00	51.00	10,710.00	51.00	10,710.00	
13 01 50	Furnish and Install Fountain Complete (Water Features)	LS	1	78,200.00	78,200.00	63,545.00	63,545.00	90,100.00	90,100.00	90,100.00	90,100.00	
13 01 57	Irrigation Storage Tank and Reuse Pump System (Water)	LS	1	25,000.00	25,000.00	30,000.00	30,000.00	42,200.00	42,200.00	42,200.00	42,200.00	
13 01 57	Wet Well (Water Features Equipment)	LS	1	25,000.00	25,000.00	3,400.00	3,400.00	40,000.00	40,000.00	40,000.00	40,000.00	



# TABULATION OF BIDS

Downtown Riverfront Gateway Park - Phase I  
 Chippewa Falls, Wisconsin  
 SEH No.: CFCIT 131073  
 Bid Date: 10:00 a.m., Monday, March 7, 2016

Shaded area denotes corrected figure

Item No.	Item	Unit	Quantity	Heartland Contractors of WI Inc.			Haas Sons, Inc.			McCabe Construction		
				Unit Price	Total Price	Est.	Unit Price	Total Price	Unit Price	Total Price		
13 01 58	Water Service Piping, 1-inch PVC (Water Feature)	LF	175	14.00	2,450.00	21.00	3,675.00	29.00	5,075.00			
13 01 58	Electrical Conduit and Wiring (3/4-inch PVC for Each	LF	200	8.60	1,720.00	8.70	1,740.00	8.60	1,720.00			
13 01 58	Water Supply Backflow Prevention and Permitting	LS	1	1,150.00	1,150.00	1,500.00	1,500.00	1,150.00	1,150.00			
32 93 00	Landscape Rock	CY	3	225.00	675.00	100.00	300.00	65.00	195.00			
32 93 00	Landscape Edger	LF	112	14.00	1,568.00	7.00	784.00	6.00	672.00			
TOTAL ALTERNATE NO. 1 BID PRICE					137,443.00		108,304.00		191,822.00			
ADD ALTERNATE BID NO. 2												
32 40 00	Pre-Fabricated Swinging Bench, Furnish and Install.	Each	5	8,382.55	41,912.75	8,000.00	40,000.00	8,750.00	43,750.00			
TOTAL ALTERNATE NO. 2 BID PRICE					41,912.75		40,000.00		43,750.00			
ALTERNATE BID NO. 3												
03 30 00	Cast In-Place Concrete Seating with Radius (At	LF	367	35.00	12,845.00	40.00	14,680.00	41.00	15,047.00			
TOTAL ALTERNATE NO. 3 BID PRICE					12,845.00		14,680.00		15,047.00			
TOTAL BID PRICE					\$2,065,563.58		\$2,364,575.16		\$2,520,254.90			



# TABULATION OF BIDS

Downtown Riverfront Gateway Park - Phase I  
 Chippewa Falls, Wisconsin  
 SEH No.: CFCIT 131073  
 Bid Date: 10:00 a.m., Monday, March 7, 2016

Pember Companies, Inc.  
 N4449 469th Street  
 Menomonie, WI 54751  
 \$4,804,591.47

Shaded area denotes  
 corrected figure

Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price
BASE BID					
01 55 15	Maintenance and Restoration of Haul Roads	LS	1	5,000.00	5,000.00
01 55 25	Management of Traffic	LS	1	10,000.00	10,000.00
01 71 13	Mobilization	LS	1	179,000.00	179,000.00
02 41 33.1	Remove Curb and Gutter	LF	416	4.70	1,955.20
02 41 33.2	Remove Existing Concrete Pavement and slabs	SF	3449	0.90	3,104.10
02 41 33.3	Remove Asphaltic Pavement	SF	610	1.15	701.50
02 41 33.4	Remove Concrete Structures	Each	31	770.00	23,870.00
02 41 33.5	Remove Structures	Each	3	1,200.00	3,600.00
02 41 33.6	Remove and Relocate Existing Light Pole	Each	1	600.00	600.00
02 41 33.7	Salvage Existing Sign	LS	1	750.00	750.00
03 30 00.1	4-inch Concrete Pavement	SF	11644	3.50	40,754.00
03 30 00.2	6-inch Concrete Pavement	SF	19192	6.50	124,748.00
03 30 00.3	10-inch Concrete Pavement	SF	1589	5.60	8,898.40
03 30 00.5	Detectable Warning Field	LF	67	58.00	3,886.00
03 30 00.6	Concrete Bollards	Each	5	1,600.00	8,000.00
03 30 00.7	Concrete Seating Steps, Reinforced (At River Plaza)	SF	470	130.00	61,100.00
00 30 00.8	Overlook Retaining Wall (At River Overlook)	SF	342	33.50	11,457.00
04 20 00.1	Unit Masonry Assemblies (Brick Veneer) With Concrete	LF	77	1,200.00	92,400.00
04 20 00.2	Stone Slabs (At Roundabout)	Each	10	4,025.00	40,250.00
04 20 00.3	Stone Block Bench (On Concrete Pads)	Each	10	2,320.00	23,200.00
04 20 00.4	Stone Block Seating at Amphitheater	LF	367	300.00	110,100.00
04 20 00.5	Stone Boulders at River	TON	300	350.00	105,000.00
04 20 00.6	Stone Cap Bench With Concrete Base (At Community	LF	104	425.00	44,200.00
04 72 00	Cast Stone (Wall Cap for Cantled Planter Wall at	LF	77	350.00	26,950.00
05 73 00	Decorative Railing	LF	20	150.00	3,000.00
13 01 58	Water Service Piping, 1-inch PVC	LF	300	14.00	4,200.00
26 56 19.1	Remove Light Foundation	Each	1	178.55	178.55
26 56 19.2	Remove Cables or Conduit	LF	350	0.84	294.00
26 56 19.3	Salvage Lighting Unit	Each	1	315.08	315.08
26 56 19.4	Conduit Rigid Non-Metallic Schedule 40 2-inch	LF	6250	289.00	1,806,250.00
26 56 19.5	Conduit Rigid Non-Metallic Schedule 40 3-inch	LF	2000	3.89	7,780.00
26 56 19.6	Pull Box	Each	10	703.68	7,036.80
26 56 19.7	Electrical Wire Lighting 12 AWG	LF	5425	0.32	1,736.00



# TABULATION OF BIDS

Downtown Riverfront Gateway Park - Phase I  
 Chippewa Falls, Wisconsin  
 SEH No.: CFCIT 131073  
 Bid Date: 10:00 a.m., Monday, March 7, 2016

Item No.	Item	Unit	Est.		Total Price
			Quantity	Unit Price	
26 56 19.8	Electrical Wire Lighting 10 AWG	LF	1425	0.45	641.25
26 56 19.9	Electrical Wire Lighting 8 AWG	LF	31550	0.51	16,090.50
26 56 19.10	Lighting Control Cabinet Type Special	Each	1	9,294.86	9,294.86
26 56 19.11	Concrete Control Cabinet Base Type Special	Each	1	2,853.84	2,853.84
26 56 19.12	Lighting Unit Type Special	Each	6	3,702.18	22,213.08
26 56 19.13	Lighting Unit Type Special 1	Each	43	3,261.08	140,226.44
26 56 19.14	Lighting Unit Type Special 2	Each	3	1,840.48	5,521.44
26 56 19.15	Utility Bollard	Each	4	1,964.00	7,856.00
26 56 19.16	Light Foundation Design Special	Each	39	622.81	24,289.59
26 56 19.17	Light Foundation Design Special 1	Each	14	742.54	10,395.56
26 56 19.18	Light Foundation Design Special 2	Each	3	824.46	2,473.38
26 56 19.19	Install Salvaged Lighting Unit	Each	1	477.87	477.87
31 13 15.1	Woods And Brush Removal	Acre	1	5,450.00	5,450.00
31 13 15.2	Clear And Grub	Acre	9.5	7,650.00	72,675.00
31 13 15.3	Remove Miscellaneous Scrap Debris	CY	1300	20.00	26,000.00
31 13 15.4	Buckthorn and Poison Ivy Removal	AC	1.5	7,100.00	10,650.00
31 13 15.5	Selective Tree Trimming	AC	1.5	4,500.00	6,750.00
31 23 10.1	Common Excavation	CY	14495	12.00	173,940.00
31 23 10.2	Borrow Excavation	CY	1500	11.70	17,550.00
31 23 10.3	Excess Excavation	CY	150	113.00	16,950.00
31 23 50	Preparing The Foundation	LS	1	16,000.00	16,000.00
31 25 10.1	Turbidity Barrier	SY	112	67.00	7,504.00
31 25 10.2	Class II, Type C Erosion Mat	SY	2732	3.40	9,288.80
31 25 10.3	Tracking Pad	LS	1	700.00	700.00
31 25 10.4	Silt Fence	LF	4622	1.80	8,319.60
31 25 10.5	Storm Drain Inlet Protection	Each	6	100.00	600.00
31 37 00	Boulders For Stormwater Management (Riprap)	TON	150	94.00	14,100.00
32 11 26.1	Crushed Aggregate Base Course, 6-inch	SY	2783	8.00	22,264.00
32 11 26.2	Crushed Aggregate Base Course, 8-inch	SY	7774	7.85	61,025.90
32 12 18.1	Asphaltic Concrete Pavement, 3-inch (Trail)	TON	632	91.19	57,632.08
32 12 18.2	Asphaltic Concrete Pavement, 3-inch (Roadway)	TON	201	85.95	17,275.95
32 14 16	Brick Pavers On Concrete Subbase	SF	9816	12.10	118,773.60
32 16 30.1	Concrete Curb And Gutter, 30-inch, Type A	LF	326	25.50	8,313.00
32 16 30.2	Concrete Curb And Gutter, 30-inch, Type D	LF	121	24.85	3,006.85

Pember Companies, Inc.  
 N4449 469th Street  
 Menomonte, WI 54751  
 \$4,804,591.47

Shaded area denotes corrected figure



# TABULATION OF BIDS

Downtown Riverfront Gateway Park - Phase I  
 Chippewa Falls, Wisconsin  
 SEH No.: CFCIT 131073  
 Bid Date: 10:00 a.m., Monday, March 7, 2016

Item No.	Item	Unit	Est.		Total Price
			Quantity	Unit Price	
32 16 30.3	Concrete Curb And Gutter, 18-inch, Type D	LF	736	11.00	8,096.00
32 17 23.1	Pavement, Marking, 24-inch, Epoxy	LF	315	9.45	2,976.75
32 17 23.2	Pavement Marking, 4-inch, Epoxy	LF	500	4.55	2,275.00
32 17 23.3	Pavement, Marking, Symbols, Epoxy	Each	3	82.00	246.00
32 40 00.1	Bike Loop	Each	9	680.00	6,120.00
32 40 00.2	Pre-Fabricated Planter	Each	22	1,510.00	33,220.00
32 40 00.3	Pre-Fabricated Bench with Back, Furnish and Install	Each	11	3,160.00	34,760.00
32 40 00.4	Pre-Fabricated Bench Backless, Furnish and Install	Each	3	2,510.00	7,530.00
32 40 00.5	Pre-Fabricated Trash/Recycling Receptacle	Each	6	1,250.00	7,500.00
32 40 00.6	Beam Guardrail	LF	258	18.40	4,747.20
32 40 00.7	Vault Toilet	LS	1	15,500.00	15,500.00
32 84 00	Irrigation System	LS	1	117,000.00	117,000.00
32 91 00	Topsoil	SY	36202	3.40	123,086.80
32 92 00.1	Turf Establishment (Seed Mix)	Acre	7	12,370.00	86,590.00
32 92 00.2	Sod	SY	1900	7.80	14,820.00
32 92 00.3	Native Seeding, Dry/Mesic Prairie Mix	SY	7445	7.80	58,071.00
32 92 00.4	Native Seeding, Wetland Mix	SY	822	7.10	5,836.20
32 93 00.1	Planting Soil Mix (Topsoil Borrow and Existing Soil)	CY	700	80.00	56,000.00
32 93 00.2	Raingarden Planting Medium	CY	625	70.00	43,750.00
32 93 00.3	Aggregate Material For Raingarden	CY	32	80.00	2,560.00
32 93 00.4	Engineered Soil For Bioinfiltration	CY	78	63.00	4,914.00
32 93 00.5	Sand Storage	CY	104	55.00	5,720.00
32 93 00.6	Relocate Existing Tree (Tree Spading)	Each	4	840.00	3,360.00
32 93 00.7	Deciduous Tree 2.5-inch Cal B&B	Each	23	350.00	8,050.00
32 93 00.8	Deciduous Tree 2-inch Br	Each	47	432.00	20,304.00
32 93 00.9	Deciduous Tree 6-foot Height B&B	Each	11	186.00	2,046.00
32 93 00.10	Ornamental Tree 2-inch Cal B&B	Each	4	294.00	1,176.00
32 93 00.11	Ornamental Tree 6-foot B&B	Each	4	475.00	1,900.00
32 93 00.12	Ornamental Tree 1.5-inch Cal B&B	Each	2	275.00	550.00
32 93 00.13	Deciduous Shrub No. 5 Cont	Each	694	48.50	33,659.00
32 93 00.14	Grasses No. 1 Cont	Each	121	11.30	1,367.30
32 93 00.15	Grasses 3-4-inch Pot	Each	3271	6.80	22,242.80
32 93 00.16	Perennial 3-4-inch Pot	Each	2563	6.30	16,146.90
32 93 00.17	Landscape Edger	LF	900	6.30	5,670.00

Shaded area denotes corrected figure

Pember Companies, Inc.  
 N4449 469th Street  
 Menomonie, WI 54751  
 \$4,804,591.47



# TABULATION OF BIDS

Downtown Riverfront Gateway Park - Phase I  
 Chippewa Falls, Wisconsin  
 SEH No.: CFCIT 131073  
 Bid Date: 10:00 a.m., Monday, March 7, 2016

Pember Companies, Inc.  
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Item No.	Item	Unit	Quantity	Est.	Unit Price	Total Price
32 93 00.18	Landscape Rock	CY	17		68.00	1,156.00
33 11 00.1	4-inch PVC Water Main	LF	252		24.50	6,174.00
33 11 00.2	6-inch D.I. Water Main	LF	20		39.00	780.00
33 11 00.3	8-inch PVC Water Main	LF	640		29.00	18,560.00
33 11 00.4	Fitting Weight	LBS	519		8.80	4,567.20
33 11 00.5	4-inch Gate Valve and Box	Each	2		1,050.00	2,100.00
33 11 00.6	6-inch Gate Valve and Box	Each	1		1,200.00	1,200.00
33 11 00.7	8-inch Gate Valve and Box	Each	3		1,635.00	4,905.00
33 11 00.8	Hydrant	Each	1		3,340.00	3,340.00
33 11 00.9	1-inch Corporation Stop	Each	1		185.00	185.00
33 11 00.10	1-inch HDPE Water Service	LF	10		26.30	263.00
33 11 00.11	Cut Into and Connect to Existing Water Main	Each	1		1,700.00	1,700.00
33 11 00.12	Connect to Existing Water Main	Each	1		1,700.00	1,700.00
33 11 00.13	Remove Hydrant and Valve	LS	1		475.00	475.00
33 11 00.14	Remove and Relocated Existing Hydrant	LS	1		2,000.00	2,000.00
33 41 00.1	6-inch Perforated HDPE Drainfile	LF	135		22.00	2,970.00
33 41 00.2	12-inch HDPE Storm Sewer	LF	200		28.45	5,690.00
33 41 00.3	10-inch HDPE Storm Sewer	LF	345		27.75	9,573.75
33 41 00.4	Apron Endwall, Corrugated Metal With Grate	Each	9		550.00	4,950.00
33 41 00.5	Inlet, Type A	Each	1		890.00	890.00
33 41 00.6	Inlet, Type A With Type C Lid	Each	1		890.00	890.00
33 41 00.7	Inlet, Type 3	Each	1		1,270.00	1,270.00
33 41 00	Inlet Casting	Each	3		565.00	1,695.00
33 41 00	Connect to Existing Storm Inlet	Each	2		1,130.00	2,260.00
33 41 00	Overflow Inlet	Each	2		850.00	1,700.00
33 41 00	Cleanout Standpipe	Each	2		685.00	1,370.00
34 41 40	Signs, Type II	SF	112		37.00	4,144.00
TOTAL BASE BID PRICE						4,521,716.12
ADD ALTERNATE BID NO. 1						
03 30 01	Concrete Fountain Trough	SF	210		16.50	3,465.00
13 01 50	Furnish and Install Fountain Complete (Water Features	LS	1		122,500.00	122,500.00
13 01 57	Irrigation Storage Tank and Reuse Pump System (Water	LS	1		62,000.00	62,000.00
13 01 57	Wet Well (Water Features Equipment)	LS	1		11,300.00	11,300.00



# SEH TABULATION OF BIDS

Downtown Riverfront Gateway Park - Phase I  
 Chippewa Falls, Wisconsin  
 SEH No.: CFCIT 131073  
 Bid Date: 10:00 a.m., Monday, March 7, 2016

Pember Companies, Inc.  
 N4449 469th Street  
 Menomonie, WI 54751  
 \$4,804,591.47

Shaded area denotes corrected figure

Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price
13 01 58	Water Service Piping, 1-inch PVC (Water Feature	LF	175	32.00	5,600.00
13 01 58	Electrical Conduit and Wiring (3/4-inch PVC for Each	LF	200	9.00	1,800.00
13 01 58	Water Supply Backflow Prevention and Permitting	LS	1	9,500.00	9,500.00
32 93 00	Landscape Rock	CY	3	68.25	204.75
32 93 00	Landscape Edger	LF	112	6.30	705.60
TOTAL ALTERNATE NO. 1 BID PRICE					217,075.35
ADD ALTERNATE BID NO. 2					
32 40 00	Pre-Fabricated Swinging Bench, Furnish and Install	Each	5	13,160.00	65,800.00
TOTAL ALTERNATE NO. 2 BID PRICE					65,800.00
ALTERNATE BID NO. 3					
03 30 00	Cast In-Place Concrete Seating with Radius (At	LF	367	365.20	134,028.40
TOTAL ALTERNATE NO. 3 BID PRICE					134,028.40
TOTAL BID PRICE					\$4,804,591.47

## LIST OF PROPOSED SUPPLIERS

Company HD-Supply Telephone No. 715-386-6010  
 Name of Contact Wade Scheer  
 Address 637 Commerce Drive Hudson WI 54016  
 Material/Equipment to be Supplied Piping

Company Hofacker Telephone No. 715-214-6744  
 Name of Contact Ed Hofacker  
 Address 2015 Orchard Place Eau Claire WI 54705  
 Material/Equipment to be Supplied Castings / Fabric / Poly Pipe

Company County Materials Telephone No. 715-443-6162  
 Name of Contact Steve Hackworth  
 Address PO Box 100 Marathon WI 54448  
 Material/Equipment to be Supplied Catch Basin

Company Tournesol Siteworks Telephone No. 715-330-7830  
 Name of Contact Brian Mitelo  
 Address 30955 SAN Antonio St Hayward CA 94544  
 Material/Equipment to be Supplied Planters

Company Landscape Forms Telephone No. 1-800-521-2546  
 Name of Contact Carrie Miles  
 Address 7800 E Michigan Ave Kalamazoo MI 49048  
 Material/Equipment to be Supplied Trash / Benches / swings

Company Pero Telephone No. 612-359-0689  
 Name of Contact Ted Dwepner  
 Address 504 Malcolm Ave SE suite 100, Minneapolis MN 55414  
 Material/Equipment to be Supplied Bike Loops

## LIST OF PROPOSED SUBCONTRACTORS

Company Simon Electric Telephone No. 715-246-3873  
 Name of Contact Joe Simon  
 Address 345 St. Croix Ave. New Richmond, WI 54017  
 Type of Construction Electrical

Company Monarch Paving Telephone No. 715-269-2887  
 Name of Contact Todd Thumm  
 Address 768 US Hwy 8 Amery, WI 54001  
 Type of Construction Paving

Company Rainmaster Telephone No. 715-839-8484  
 Name of Contact Brian Gilbert  
 Address 3445 London Rd, Eau Claire WI 54701  
 Type of Construction Irrigation

Company Green Oasis Telephone No. 715-723-8807  
 Name of Contact Mark McLaugh  
 Address 1403 122nd Street Chippewa Falls, WI 54729  
 Type of Construction Landscape on commercial

Company Harmon Concrete Telephone No. 715-832-5604  
 Name of Contact Kirk Harmon  
 Address 1115 Bauer Ave Eau Claire WI 54705  
 Type of Construction Concrete

Company Interstate Landclearing Telephone No. 262-968-4090  
 Name of Contact Chris Keller  
 Address W336 51596 Wolf Road Oconomowoc WI, 53066  
 Type of Construction Clearing + Grubbing

Huffcut

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, MARCH 7, 2016 – 6:30 PM**

The Plan Commission met in City Hall on Monday, March 7, 2016 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Also attending were Max Gehler, Shane Begley, Michael Sedlacek, Tim Holden, Pete Gartman, Doug Sharpe and City Planner Jayson Smith.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the January 11, 2016 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. Max Gehler appeared and presented the attached preliminary plat for subdivision of a parcel located at the Northeast corner of Old Eau Claire Road and Nelson Road extended easterly. Secretary Rubenzer noted that another preliminary plat from Mr. Gehler had been submitted in 2010 but that issues had been raised with the Archeological review and wetlands. He continued that stormwater treatment and access for lot #'s 4, 5, 6 and 7 and outlot #3 were conditions of the proposed preliminary plat. He continued that a 50 foot minimum right-of-way would be required for a public street and that an easement for the existing water utility 20 inch diameter water main would be required. A private driveway would be allowed pending emergency service review. Mr. Gehler stated an Indian burial mound had detained his previous preliminary plat submittal. He proposed he would provide a cul-de-sac on outlot #3 to allow for vehicle turnaround.

**Motion** by Tzanakis, seconded by Hubbard to recommend the Common Council approve the attached preliminary plat for Gehler Estates contingent on:

- 1) Submission and approval of a stormwater management plan.
- 2) Dedication of a minimum 50 foot wide public right-of-way for the Easterly extension of Nelson Road unless a private drive is utilized.
- 3) Inclusion of a forty foot wide easement on the easterly extension of Nelson Road for an existing water main.
- 4) A favorable review and approval of a private drive to serve lot #'s 4, 5, 6 and 7 and outlot #3 from Chippewa Falls Emergency Services (Fire and Police).
- 5) Receipt of the \$100 Plat review fee plus \$10 per lot.

**All present voting aye. Motion carried.**

3. Pete Gartman appeared to present the attached preliminary plat for Steve Frazier in the Town of Lafayette. Mr. Gartman stated that the Town of Lafayette had previously rezoned the parcel from R-3 to R-2 and R-1 and that the subdivision would be served with private sanitary sewer and water services. Secretary Rubenzer noted that the City had extraterritorial plat review for this plat but that Chippewa County had agreed to do the stormwater review plan for this project.

**Motion** by Hubbard, seconded by Varga to recommend the Common Council approve the attached preliminary plat for Steve Frazier in the Town of Lafayette contingent on:

- 1) Submission and approval of a stormwater management plan.
- 2) Receipt of the \$100 Plat review fee plus \$10 per lot.

**All present voting aye. Motion carried.**

4. The Plan Commission considered a Certified Survey Map from Chippewa Surveying for subdivision of a parcel in Emmerton's Addition. The parcel is located at the West dead end of Dover Street. The remnant of the parcel being subdivided will have frontage on Westwood Drive. Potential owner, Michael Sedlacek was present and stated he planned to build a new house on the subdivided parcel. The

Please note, these are draft minutes and may be amended until approved by the Common Council.

new house would be served by Chippewa Falls public utilities.

**Motion** by Smith, seconded by Hubbard to recommend the Common Council approve the attached Certified Survey Map from Chippewa Surveying for subdivision of a parcel and creation of Lot #1 in Emmerton's Addition in the City of Chippewa Falls. Said approval contingent on:

- 1) Submission and approval of a stormwater management plan.
- 2) Receipt of the \$100 Certified Survey review fee.

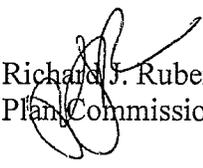
**All present voting aye. Motion carried.**

5. Shane Begley of Begley Wireless Consulting Services, LLC appeared on behalf of McDonell Area Catholic Schools and Verizon Wireless to support the attached petition for a Conditional Use Permit to construct a 128 ft. tall multi-tenant monopole communication tower and a 60' x 80' fenced compound at the West edge of the McDonell High School parking lot. Mr. Begley stated that he had attempted to get the cellular communication antennae mounted on the City of Chippewa Falls water tower on Westwood Drive which is approximately 1100' from and 3' (base elevation), higher than the proposed McDonell location. Verizon indicated that the tower was outside the search ring. Mr. Begley stated that he had proposed Christenson Florist and Our Savior's Lutheran Church as potential other locations in the search ring but both proposed locations didn't work out. He indicated that height wasn't as important in this location as was being able to meet capacity concerns at the schools in the vicinity. Secretary Rubenzer stated he had met with Attorney Ferg to discuss the application of state statute 66.0404 created in 2013 by the Wisconsin Legislature. The effect of the law was to severely limit local governments from regulating cell tower installations. Heights under 200 feet, aesthetics and collapse zones cannot be used as reasons to deny proposed cell tower locations. The applicant can, however, be asked to provide evidence why collocation on an existing structure can't be done. Secretary Rubenzer stated he didn't think it was fair or right that residents in existing neighborhoods didn't appear to have much say or control in placement of a proposed cell tower but that the argument would have to be made with the legislature. Verizon RF Engineer Mustafa Siamof provided a sworn statement saying the utility water tower was not in the search ring for the proposal. The Plan Commission discussed the aesthetics of the existing tower next to the County Sheriff's Office and jail and the need for better cell reception at Chi Hi, McDonell, Chippewa Falls Middle School and Notre Dame Middle School. Also, the ability to request additional information was discussed. Mr. Begley noted that McDonell Area Catholic Schools had already signed a contract to place a tower at the proposed location and the Verizon had spent roughly three quarters of a million dollars to get the cell tower application for its proposed location.
- Motion** by Cihasky, seconded by Tzanakis to conduct a public hearing to consider a request from McDonell Area Catholic Schools to construct a 128 ft. tall multi-tenant monopole communication tower and a 60' x 80' fenced compound at the West edge of the McDonell High School parking lot. Said public hearing to be scheduled contingent on:

- 1) Receipt of the \$300 advertising and processing fee.
- 2) Receipt of the search ring data for the proposal by March 21, 2016.
- 3) Proper notification of adjacent property owners.

**All present voting aye. Motion carried.**

6. **Motion** by Hubbard, seconded by Varga to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:30 P.M.

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

# PLAN COMMISSION ATTENDANCE SHEET

DATE: March 7, 2014

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
MAX GEHLER		12635 SOUTH AVE 59838	715-3796163	
Shane Begley	CST/VZW/McDonalds	14114 Scouting Cir	715-816-4676	Shanebegley@Centurytel.net
Michael Sedlaick		721 Waker St	715-828323	
Tim Helder		10927 1340 AVE	715-726-1982	
Tate Gabel	R.C.S.	Altona	814-4116	
Doug Doye		1912 75 AVE	715-577-2715	

**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, February 8, 2016 at 6:30 P.M.** in the City Hall **Council Chambers**, Chippewa Falls, Wisconsin. Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

**NOTE: If unable to attend the meeting, please notify the Engineering Dept. by calling 726-2736.**

**NOTE:**

**THE PLAN COMMISSION MEETING**

**FOR**

**MONDAY, FEBRUARY 8, 2016**

**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, 1<sup>st</sup> Floor, City Hall and also posted on the City Hall Bulletin Board on Wednesday, February 3, 2016 at 1:00 P.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, JANUARY 11, 2016 – 6:30 PM**

The Plan Commission met in City Hall on Monday, January 11, 2016 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Beth Arneberg, Alderperson Chuck Hull and Vice Chairperson Tom Hubbard. Absent were Commissioners Dan Varga, Jerry Smith, Secretary Rick Rubenzer, and Mayor Greg Hoffman. Also attending was Assistant City Engineer Robbie Krejci.

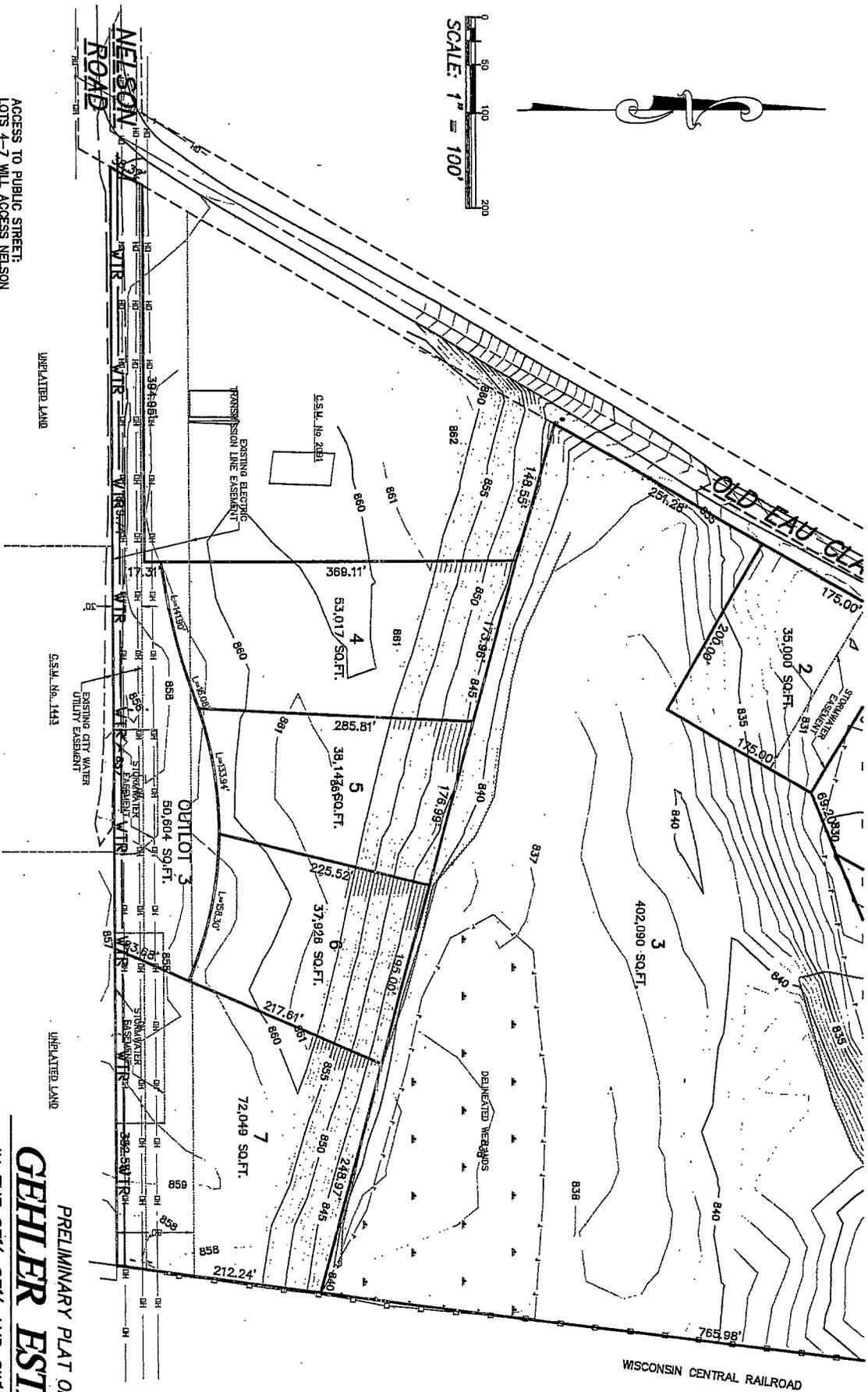
1. **Motion** by Doughty, seconded by Cihasky to approve the minutes of the November 9, 2015 Plan Commission meeting. **All present voting aye. Motion carried.**
2. **Motion** by Doughty, second by Tzanakis to approve the minutes of the December 7, 2015 Plan Commission meeting. **All present voting aye. Motion carried.**
3. No one appeared to present the attached Certified Survey Map for a parcel on West Haven Road. Assistant City Engineer Krejci discussed the proposed CSM and that it met all the requirements of existing R1-B zoning, and was a follow up to the small portion of West Haven Road that was discontinued in 2015. It was noted that the garage to be removed if Lot 2 was sold to a different owner than Lot 1 was noted on the CSM.  
**Motion** by Cihasky, seconded by Hull to recommend the Common Council approve the attached Certified Survey Map upon:
  - 1) receipt of the \$100 Certified Survey Map review fee.**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 6:36 P.M.

  
Robbie Krejci, P.E., Acting Secretary  
Plan Commission





SCALE: 1" = 100'



ACCESS TO PUBLIC STREET:  
LOTS 4-7 WILL ACCESS NELSON  
RD./OLD EAU CLAIRE RD. BY AN  
INGRESS/EGRESS EASEMENT ACROSS  
ALL OF OUTLOT 3

PREPARED BY REAL LAND SURVEYING LLC

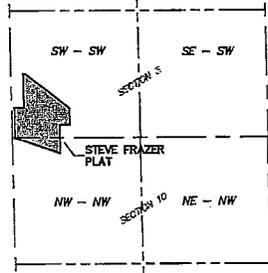
CADD No. 15041P-ellm

REVISED 1/29/2016

# PRELIMINARY PLAT OF GHELER ESTATE

IN THE SW<sup>1</sup>/<sub>4</sub>-SE<sup>1</sup>/<sub>4</sub> AND SW<sup>1</sup>/<sub>4</sub>-SE<sup>1</sup>/<sub>4</sub>,  
SECTION 12, T28N, R9W,  
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN

**LOCATION SKETCH**  
OF THE SW¼ OF SECTION 3  
& NW¼ OF SECTION 10



**SETBACK REQUIREMENTS**

R1 AND R2  
FRONT YARD = 30'  
SIDE YARD 20'  
REAR YARD 25'  
LOTS 5, 6, 14 AND 15 HAVE A 85'  
FRONT YARD SETBACK

S89°53'40"E  
38.89'



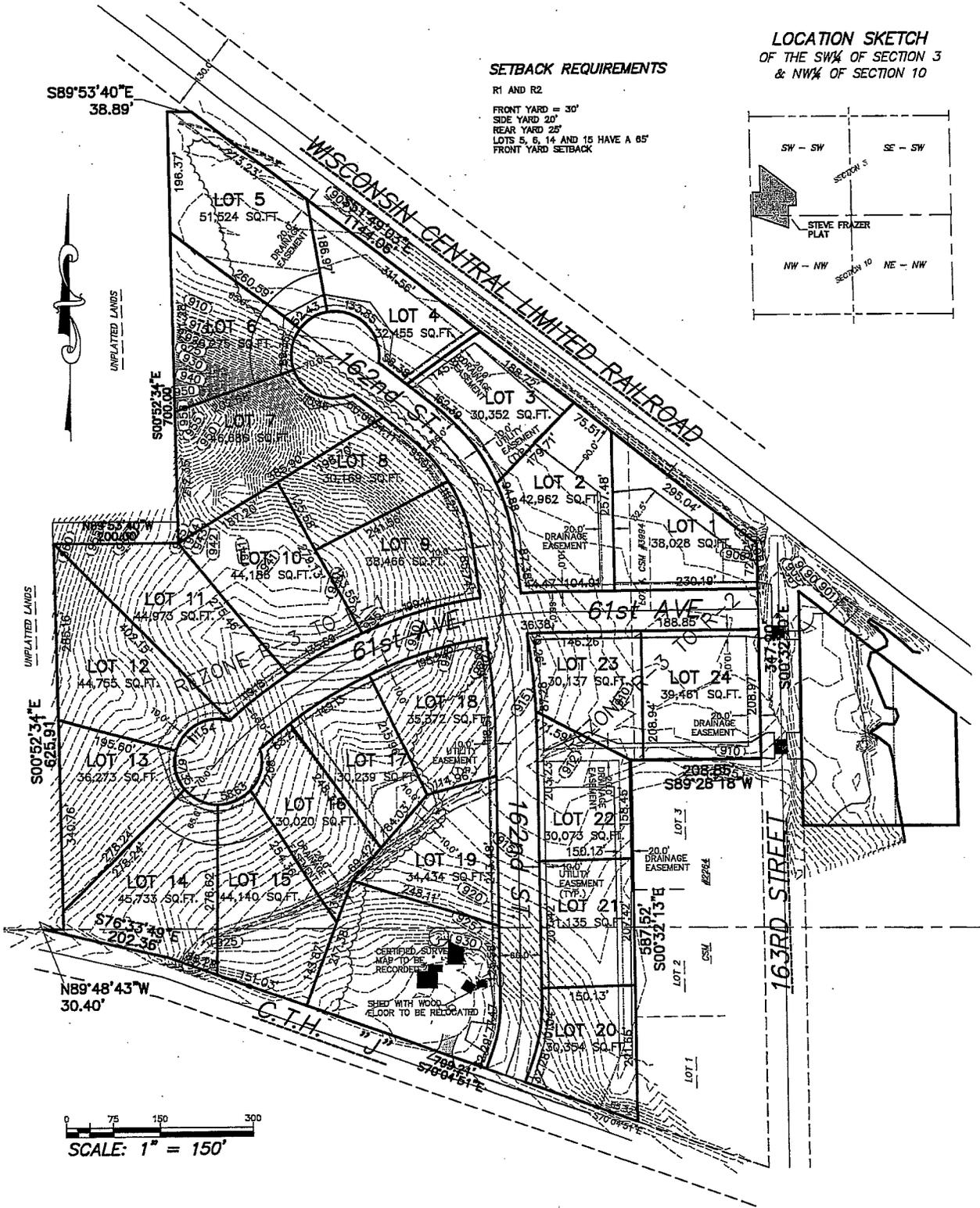
UNPLATED LANDS

UNPLATED LANDS

S00°52'34"E  
625.91'

N89°48'43"W  
30.40'

SCALE: 1" = 150'



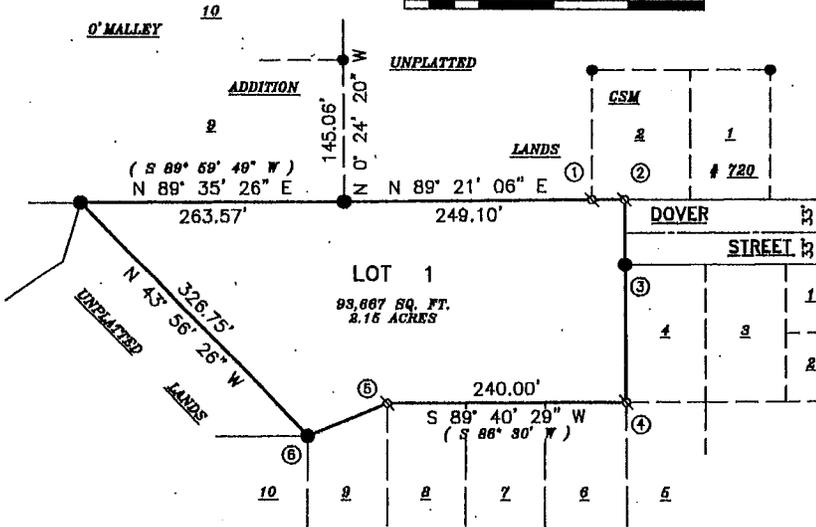
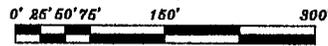
**PRELIMINARY**  
**STEVE FRAZER PLAT**

IN THE SW¼-SW¼ SECTION 3, T28N, R6W,  
AND THE NW¼-NW¼ SECTION 10, T28N, R6W  
TOWN OF LAFAYETTE,  
CHIPPewa COUNTY, WISCONSIN

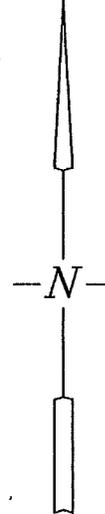
PREPARED BY REAL LAND SURVEYING  
CADD No. 14539PLAT  
REVISED 3/10/15

BEING PART OF THE SW 1/4 OF THE SE 1/4  
OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 8  
WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA  
COUNTY, WISCONSIN.

SCALE : 1" = 150'



BEARINGS ARE REFERENCED TO CERTIFIED SURVEY MAP # 720.



**LEGEND**

- SET 3/4" x 24" REBAR WEIGHING 1.50 LBS. / LINEAL FOOT
- FOUND 1 1/4" IRON PIPE
- FOUND 2" IRON PIPE
- ( ) RECORDED AS

**EMMERTON'S ADDITION**

**DATA TABLE**

NO.	BEARING	DIST.	
1-2	N 89° 43' 47" E	32.25'	
2-3	S 0° 26' 01" E	66.13'	( S 03° 36.6' E 66.00' )
3-4	S 0° 26' 01" E	140.00'	( S 03° 36.6' E )
2-4	S 0° 26' 01" E	206.13'	( S 03° 36.6' E 206.00' )
5-6	S 67° 43' 46" W	86.15'	( S 64° 22' W 86.37' )

I, JOHN D. MICKESH, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS AND UNDER THE DIRECTION OF B. JAMES COLBERT, I HAVE SURVEYED, DIVIDED AND MAPPED SAID PARCEL OF LAND, THAT SUCH SURVEY CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED AND THAT THIS LAND IS PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

BEGINNING AT A FOUND 2" IRON PIPE AT THE SE CORNER OF LOT 9 OF O'MALLEY ADDITION, THENCE N 89° 21' 06" E 249.10 FEET; THENCE N 89° 43' 47" E 32.25 FEET; THENCE S 0° 26' 01" E 206.13 FEET; THENCE S 89° 40' 29" W 240.00 FEET; THENCE S 67° 43' 46" W 86.15 FEET; THENCE N 43° 56' 26" W 326.75 FEET; THENCE N 89° 35' 26" E 263.57 FEET TO A FOUND 2" IRON PIPE AT THE SE CORNER OF LOT 9 OF O'MALLEY ADDITION AND THE POINT OF BEGINNING.

SAID PARCEL IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

NOTE:

AN OPINION OF TITLE SHOULD BE OBTAINED FROM AN ATTORNEY FOR THE SURVEYED PARCEL AS SHOWN ON THIS MAP BEFORE ANY UTILIZATION OF THIS PROPERTY IS MADE BY THE OWNER, HIS ASSIGNS OR HEIRS.

SIGNED \_\_\_\_\_

ATTEST \_\_\_\_\_

St. Paul St. WI-00-4968 CST  
287789 - V2W

Date Filed: 2-11-16

Fee Paid: 25.00 Date: 3-1-2016 TR#: 48512

Fee Paid: \_\_\_\_\_ Date: \_\_\_\_\_ TR#: \_\_\_\_\_

**PETITION FOR A CONDITIONAL USE PERMIT**

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Plan Commission of the City of Chippewa Falls, WI, for a Conditional Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: 1316 Bel Air Blvd Chippewa Falls, WI 54729

Lot#: \_\_\_\_\_ Block#: 4 Subdivision: Ridgewood Meadows Parcel#: \_\_\_\_\_

Legal Description: RD-22809-0142-01000000  
SEE ATTACHED - PART OF NW 1/4, SE 1/4 Sec 1, T28, R9

Zoning classification of property: P1-Public

Purpose for which this Permit is being requested: Construction of a multi-tenant communication facility to include 120' monopole fence and compound, room for 3 carriers, Verizon Wireless to install as anchor tenant with outdoor equipment platform, generator, and associated equipment on tower.

Existing use of property within 300 feet of subject property: (List or attach map)  
SEE ATTACHED MAP - R1B Single Family - P1 Public  
- R-3A Multi-Family - R1C Single Family

Recite any facts indicating that the proposed use will not be detrimental to the general public's interest, the purposes of this Chapter and the general area in which it is located:

Application has been submitted based on the needs of Verizon Wireless to secure location for placement of their equipment to provide needed service in this area for capacity and in building coverage and connectivity with other existing or future sites providing optimal coverage to insure communication and enhance public safety. 66.0404 of the States Telecommunications Statute has been adopted

Operational plans of the proposed use: Non-Manned Facility

Hours of Operation: \_\_\_\_\_  
Days of Operation: \_\_\_\_\_  
Number of Employees: 0 Part-time 0 Full-time

Capacity: NA

Number of Units: \_\_\_\_\_  
Size: \_\_\_\_\_  
Number of Residents/Children: \_\_\_\_\_  
Ages: \_\_\_\_\_  
Other: \_\_\_\_\_

Building plans: 120' mp and communication facility

Existing buildings: \_\_\_\_\_

Proposed buildings: Verizon - outdoor platform - 120' monopole

Use of part of building: Communication facility

Proposed additions: future space for 2 additional carriers

Future additions: future space for 2 additional carriers

Change in use: Majority of Property to remain the same  
Lease area for Communication Facility will be  
only change in a area not being used.  
Outside appearance: 120' Galvanized monopole with fenced  
compound

Number of buildings: Up to 3 and tower

Planting & Landscaping:

Type: Per board recommendation - TBD

Timetable: TBD

Screening:

Type: Natural Screening to the North / Slats  
can be added to fencing if desired by  
City

Fences: Chain link around compound area to  
secure tower and equipment

Type: Chain link w/ Barb

Height: 6'

Location: Around Lease area

Earth Bank: NA

Planting: \_\_\_\_\_

Maintenance: \_\_\_\_\_

Other: \_\_\_\_\_

Lights:

Number of lights: TBD NONE ON TOWER

Location: On Carrier Equipment Building

Hours: Dusk-Dawn on Shelters as needed

Type: Downward Shine

Signs: NONE - Except as required by FCC

Type: \_\_\_\_\_

Lighted: \_\_\_\_\_

Size: \_\_\_\_\_

Location: \_\_\_\_\_

Setbacks: \_\_\_\_\_

Drives:

Number of: 1

Location: Minimal connecting to Coleman St.

Width: 20' wide easement

Parking: NA - Using School lot

Number of stalls: 0

Location of stalls: \_\_\_\_\_

Setbacks: \_\_\_\_\_

Surfacing: \_\_\_\_\_

Screening: \_\_\_\_\_

Drainage: this will be minimal charge with gravel compound and no pavement.

Storm sewer: NA

Rock beds: NA

Detention pond: NA

Retention pond: NA

Submit site plan showing property line, buildings and other structures.

List any additional information being submitted with this permit application:

SEE ATTACHED SUMMARY AND DOCUMENTS AS REFERRED  
BY STATE STATUTE 62-0404.

IN ORDER FOR THIS PETITION TO BE CONSIDERED, THE OWNER(S) OF THE PROPERTY MUST SIGN BELOW:

Owner(s)/Address(es): Jeff Heinger - President

Petitioner(s)/Address(es):

Catholic Schools Inc. (McDonnell H.S.)

Shane Bealey - Agent

1316 Bell Ave Blvd

1414 S. Country Cir

Chicago, IL 60642

Garden W 60838

Phone #: 75-723-0538

Phone #: 75-816-4676

Email: resident@mcms.k12.il.us

Email: Shane.Bealey@centurytel.net

X [Signature]

[Signature]

\_\_\_\_\_

Evercore Central Station Tower

\_\_\_\_\_

323 S. West St. Suite 100

\_\_\_\_\_

Chicago, IL 60601

Phone #: \_\_\_\_\_

Phone #: 312-553-5532

Email: \_\_\_\_\_

Email: \_\_\_\_\_

\_\_\_\_\_

Anchor-Tower Verizon Wireless

\_\_\_\_\_

1515 S. Woodfield Road 10th Floor

\_\_\_\_\_

Schaumburg, IL 60173

\_\_\_\_\_

Phone #: \_\_\_\_\_

Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_



**BEGLEY WIRELESS CONSULTING SERVICES, LLC.**

Site Acquisition | Zoning | Permitting | Project Management | Turn Key Site Development

14114 S. Country Circle  
Gordon, WI 54838

CELL: 715-816-4676

FAX: 715-376-4477

ShaneBegley@centurytel.net

**St Paul Street Site (McDonell CHS) 1316 Bel Air Blvd.  
TELECOMMUNICATION FACILITY-Cell Tower Conditional Use Permit  
2-12-2016 (revised 2-24-2016)**

1. City of Chippewa Falls Conditional Use Permit Tower Application – Catholic Schools Inc. (McDonell CHS) is the property owner, Central States Tower is the lessor and Verizon Wireless as tenant, together are requesting that the City enter into a lease and also consider granting a CUP for Multi-tenant communication facility authorizing the construction of a new 120' telecommunication tower with a overall height of 128' and associated equipment. This application has been deemed complete as well as being in compliance with the new state tower ordinance Wis. Stat. § 66.0404 and all parts of the City ordinance other than those that cannot be discriminated against with reference to the state ordinance.

2. The project comprises the raw land construction of a 120' tall, monopole design Telecommunication tower and support equipment to be placed within a 60'x80' fenced compound, within a 3,213 Sq Ft lease area. Additionally, a 20' wide access easement will run between the tower compound and access to Coleman St. as well as a 20' utility easement along southern side of Coleman St to existing power pole. See CD's for

3. McDonell Catholic High School has entered into an Option and Lease Agreement with Central States Tower and Verizon Wireless will be the anchor tenant on the tower with room for 2 + additional carriers. The effective date of the lease is to be determined once commenced, and it will detail the terms and conditions for usage of the 3,213 Sq Ft lease area. Verizon Wireless has indicated that there are no suitable Co-location opportunities within their search area and review collocation on the City Water Tank to the south of their search area but it does not have a rad center that would meet the needs of Verizon RF engineer. Verizon has stated that the new tower will meet their objectives as outlined in the sworn statement signed by a person self-identified as having responsibility over the placement of the mobile service support structure. The proposed tower is located approx. 52' from the North, 277' from the South 41.5 from the East and 385' from the West property lines with the tower being located

approximately 100'+ feet away from the nearest residence. In addition to a Monopole tower centered in the lease area, this area will also include an 11.6" x 23'6" Verizon equipment shelter or platform and Generator. The lease area will be accessed from Coleman St. and an 8' high chain link fence will surround the compound. Natural Landscaping is already in place as a buffer of trees will be left to hide the base and compound area as best as possible along with any additional requirements by the City.

4. The subject property is zoned P-1, and is consistent use with the City Comprehensive plan and Land Use. The proposed construction location is part of tax parcel 22809-0142-01000000. New Towers are allowable in all areas based on State Ordinance 66:0404 and City of Chippewa Falls requires a Conditional Use Permit for all towers.

5. The location will meet the need of Verizon Wireless to enhance coverage and capacity with the realignment of surrounding existing and proposed sites. This is a public purpose and benefit, it will be compatible with surrounding land uses as outlined in the City Comprehensive Plan, it will not disturb the tenor of, or harm neighboring properties, and it aligns with State priorities. Placement in a Public / Residential area is consistent with that of other sites in the City and the state. This facility is an essential service and would benefit the greater public and satisfy the public interest requirements and help enhance E-911 services in the area by providing adequate coverage serving the public and promoting the general welfare of the public.

6. The State's new "Mobile Tower Siting Regulations" law that was part of the 2013 Biennial Budget Act is found under Wis. Stat. § 66.0404. This new law is the State's effort to create a standardized regulatory framework pertaining to these facilities, and provides a 90-day period to review a completed application. The new law has had the impact of altering local authority to regulate cell tower siting, and imposes limits on the manner and extent to which a municipality can use its zoning authority to regulate the siting and modification of mobile service facilities. The new law states that if a political subdivision has in effect on July 2, 2013 an ordinance that applies to new mobile service support structures and facilities, or the substantial modification of an existing structure and mobile service facilities, then a community can rely upon its local ordinance, but only to the extent that it is not inconsistent with the State law (66.0404(2)1.). If the local ordinance is inconsistent, it does not apply and can't be enforced. Thus, 66.0404 severely limits the ability of a community to use its zoning authority to regulate cell Towers and only if the zoning ordinance doesn't violate the parameters set forth in the new law.

The new statute:

A. Defines projects into 1 of 3 categories: (i) new tower construction; (ii) substantial modification of an existing tower (Class 1 collocations); and (iii) existing facilities with less than substantial modification (Class 2 collocations).

B. Defines the application process for obtaining a permit for approval, and what information the application is to include, and prohibits a community from requiring any additional information from the applicant.

C. States that the application is deemed to be complete if it contains all the information required, and the community can't require any additional information.

D. Within 90 days of receiving a complete application, a community has to complete its review and make a final decision on the request. If the 90-day period lapses, the application is deemed to be approved, unless the municipality and applicant agree in writing to extend the 90 day period.

E. States that a zoning ordinance doesn't apply to a particular structure if the applicant provides an engineering certification showing that the fall or collapse area is smaller than the setback required in the ordinance.

F. States that a municipality can deny an application if the applicant refuses to evaluate the feasibility of collocation or using existing towers within the search ring, and fails to provide a sworn statement to this effect.

G. States that a city may not prohibit the placement of cell tower in particular locations within the political subdivision, meaning essentially that it may not designate cell towers as a prohibited use in any zone.

H. States that a class 2 collocation is a permitted use under a zoning ordinance.

I. Limits a political subdivisions actions by (note: partial listing):

1) Prohibiting any requirements for environmental testing or other compliance measures for radio frequency emissions.

2) Prohibiting disapproval of an application based on an assessment by the political subdivision of the suitability of other locations for conducting the activity.

3) Limiting fees that can be charged, and prohibiting any recurring fees- \$3,000 for a new tower and major modifications; \$500 or standard building permit fee for minor modifications.

4) Prohibiting denial of an application based solely on aesthetic concerns, or based solely on the height of the structure.

5) Prohibiting a surety requirement of more than \$20,000.

7. As to what was submitted with the rezoning application, the materials included were:
- A. FAA determination of no hazard issued on 10/20/2015, and with requirement for tower markings or lighting per FAA Advisory 70/7460.
  - B. Letter from Verizon Wireless regarding their own rationale for no collocation is being prepared and is signed by a person self-identified as having responsibility over the placement of the mobile service support structure. Dated 2-24-2016
  - C. Search Area showing no viable CoLocations in search area. The existing Water Tank outside of the search area was reviewed but Verizon Wireless RF engineer determined it was not suitable for their needs. Sworn statement dated 2-24-2016
  - F. Geotechnical report stamped by a PE and will be provided prior to construction
  - G. Site plan with construction detail dated 01/01/2016. Stamped Drawings by a Wisconsin PE will be provided prior to construction and once approved by City.
  - H. Phase 1 Screening Report dated 11/04/2015.
  - I. Executed Option and Lease Agreement between the Petitioner and the landowner dated 10/14/2015
  - J. City of Chippewa Falls Conditional Use Permit, Building Permit and Site Plan Review Application dated 2/11/2016 which identifies a tower construction cost at approximately \$180,000.00
  - K. Removal Bond in the amount of \$20,000.00 to City of Eau Claire to be issued prior to construction.
  - L. ASR registration - Registration # to be issued upon construction.
  - M. Letter of support and intent from McDonell CHS Dated 2-22-2016



R. Shane Begley  
Begley Wireless Consulting Services, LLC  
Agent for CST, Verizon Wireless and Chapel Heights Church





# MCDONELL AREA CATHOLIC SCHOOLS

Est. 1882

1316 BEL AIR BLVD., CHIPPEWA FALLS, WI 54729 • TEL 715.723.0538 • FAX 715.723.1501 • WWW.MACS.K12.WI.US

2-22-2016

City of Chippewa Falls  
Planning and Zoning  
30 West Central Street  
Chippewa Falls, WI 54729

Dear City Officials,

McDonnell Area Catholic Schools has decided to enter into a long term tower lease with Central States Tower who is constructing a communication facility for Verizon Wireless as the anchor tenant.

This decision by McDonnell Area Catholic Schools was made after several months of meetings with the school commission, representative for Central States Tower / Verizon Wireless and holding an informational meeting for the surrounding neighbors to inform them of the project and address any concerns they had.

The informational meeting was held on January 19th 2016 from 5:30-6:30pm at the McDonnell Central High School Library. One week prior to the meeting, we went door to door and handed out thirty flyers. We felt this was a very important step in entering into a long term lease, as we want to be good neighbors.

The meeting started at 5:30pm and to our surprise there was no one that showed up to protest or ask questions other than the representatives from Central States Tower and McDonnell Area Catholic Schools. We only received one phone call from a neighbor, whom was concerned about why the tower was needed.

After the meeting ended, and hearing no concerns from the neighborhood community, we entered into the lease with Central States Tower. It is our understanding based on the information provided to us by Central States Tower that this site will help with capacity and building coverage thus increasing reliability of 911 calls made for public safety.

It is our further understanding that this will be a multi-tenant tower with room for additional tenants in the future. Based on all information provided to us and after review, we would like you support and approve this project. If you would like any further information on the process we took in reviewing and making a determination to move forward with this project please feel free to contact Bob Konop or myself at 715-723-0538.

Sincerely,

Bob Konop

President

# **Better cell phone coverage in Chippewa Falls?**

You are invited to an informational meeting on a new cell phone tower in Chippewa Falls, located at McDonell Central Catholic High School.

Tuesday, January 19, 2016

5:30 – 6:30 pm

McDonell Central Catholic High School Library

**A telecommunication representative will be available to answer:**

- *Where the 120 ft. monopole tower will be located.*
- *When will the tower be constructed.*
- *How the tower will affect cell phone coverage in the area.*

If you have questions about the meeting, please contact Bob Konop at McDonell Area Catholic Schools at 715-723-0538.



**MCDONELL AREA  
CATHOLIC SCHOOLS**

Est. 1882

# BUILDING/ZONING PERMIT APPLICATION

CITY OF CHIPPEWA FALLS INSPECTION DEPARTMENT

30 WEST CENTRAL STREET

CHIPPEWA FALLS WI 54729

(715)-726-2752 FAX (715)-726-2750

St. Paul St.

WI-00-4968 CST  
2982910 12W

Applications are on line at  
[www.chippewafalls-wi.gov](http://www.chippewafalls-wi.gov)

This is an application only, and is not an authorization to start construction. This application will be reviewed by the Building Inspector, and if approved, a building permit will be issued. Applicant must file with the Building Inspector, a complete set of plans showing: plot plan, building elevations, framing details, and any other information the Building Inspector needs to completely review the project. Drawings are to become the property of the City of Chippewa Falls, and be placed on file for future reference.

## 1) USE OF PROPERTY

Single Family   
Two Family

Multifamily   
Commercial

Industrial   
Other School

## 2) TYPE OF WORK

New Building   
Addition

Replacement   
Alteration

Garage   
Shed

Deck   
Fence

Footing & Foundation   
Other Communication

Facility

## 3) PROJECT LOCATION

Street 1316 BEL AIR BLVD. CHIPPewa Falls WI 54729

## 4) PROPERTY OWNER SEE CD'S for Details

Name Catholic Schools Inc  
Central States Tower / Verizon Wireless  
Street 14114 S. Country Circle

City Gordon

Shane Beagley - agent  
Beagley Wireless Consulting  
Phone 715-816-4676

State WI Zip 54838

## 5) CONTRACTOR

Name of Firm Minnesota Towers

Street 121 West Arch St.

City Ironwood State MI Zip 49938 Phone 218-838-0081

Lead-Safe Company Certification # NA

Building Contractor Registration # NA

Dwelling Contractor Registration # NA

Dwelling Contractor Qualifier # NA

## 6) WORK DESCRIPTION

Construction of a multi-tenant communication facility to include a 120' Monopole, fence and compound, room for 3 carriers. Verizon Wireless will be anchor tenant w/ outdoor platform and generator and associated equipment on tower.

## 7) ESTIMATED PROJECT VALUE \$ 120,000

## 8) APPLICANT'S STATEMENT

I certify that the information provided on this form is complete and accurate and agree to comply with all applicable codes and ordinances of the City of Chippewa Falls and the State of Wisconsin and any conditions attached hereto. It is further agreed that we hereby absolve and release the City of Chippewa Falls, its agent or agents, from liability, if through the owner or his agent, an error is made in determining the property lines. It is further agreed that the City of Chippewa Falls, its agent or agents, have no responsibility as to the determination of the property lines. I have also read the cautionary statement to owners obtaining building permits on the back of this form.

Signature [Signature]

Date 2-11-16

Zoning Review Fee \$ \_\_\_\_\_

Building Permit Fee \$ \_\_\_\_\_

Treasurer receipt # \_\_\_\_\_

Building Permit # \_\_\_\_\_

Treasurer signature \_\_\_\_\_

Parcel # \_\_\_\_\_



GENERAL INFORMATION REQUIRED TO BE SUBMITTED ON THE BACK OF THIS FORM.

## 8) CONSTRUCTION INFORMATION

- A. State Approved Plans: Transaction ID # \_\_\_\_\_ Site ID # \_\_\_\_\_  
(State approved plans and the state approval letter must accompany this application. State approved plans are required for all new, or alterations of, Public buildings pursuant to Comm. 61.30 )
- B. Other than State Approved Plans, submit the following information as applicable:
1. Existing and proposed floor plans for remodeling projects.
  2. Floor plans for new buildings and additions to existing buildings
  3. Building elevations
  4. Cross sections from the footing thru the roof
  5. Framing information, including: material type, size, spacing, and spans
  6. Engineered lumber systems, Engineered truss plans to be at the job site.
  7. Other sufficient information or calculations to determine code compliance.
- C. No construction information need be submitted for Shingling, siding, windows or doors, or other simple replacements

## 9) ZONING REVIEW INFORMATION

There is no zoning review required for siding, shingling, window or door replacements, or interior alterations not involving a change of use. Zoning review fees may be waived for residential sheds.

There is zoning review for all new buildings and structures, additions to buildings and structures, and proposed new uses of buildings and land or change of use of buildings or land.

- A. Provide information as to the intended use or change of use of the building(s) or land.
- B. Provide a scaled site plan showing the following information: (dimensioned is acceptable in some cases)
1. The actual shape, location, and dimensions of the lot with property lines and streets frontages clearly indicated.
  2. The shape, size and location of all existing and proposed buildings and structures on the lot indicating distances to property lines and between buildings. Include parking, (arrangement and type of surface), driveways, easements, abutting streets and alleys, sidewalks, and fencing.
  3. Elevations that accurately depict the proposed building or structure.
  4. Other information sufficient to determine Compliance with City Zoning.
  5. NOTE: Sign information is reviewed as part of application for a sign permit.

### **CAUTIONARY STATEMENT TO OWNERS OBTAINING BUILDING PERMITS**

101.65(1r) of the Wisconsin State Statutes requires municipalities that enforce the uniform dwelling code to provide an owner who applies for a building permit with a statement advising that: If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. 101.654(2)(a), the following consequences might occur:

- (a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.
- (b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one and two family dwelling code or ordinance enacted under sub. (1)(a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.



Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2015-AGL-14442-OE

Issued Date: 10/20/2015

Brian Meier  
 Central States Tower III, LLC  
 323 S. Hale Street  
 Suite 100  
 Wheaton, IL 60187

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Monopole WI-00-4968-OE St Paul Street  
 Location: Chippewa Falls, WI  
 Latitude: 44-56-09.58N NAD 83  
 Longitude: 91-24-55.32W  
 Heights: 913 feet site elevation (SE)  
 125 feet above ground level (AGL)  
 1038 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination expires on 04/20/2017 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (817) 222-5932. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-AGL-14442-OE.

Signature Control No: 267552115-269075298

(DNE)

Joan Tengowski  
Technician

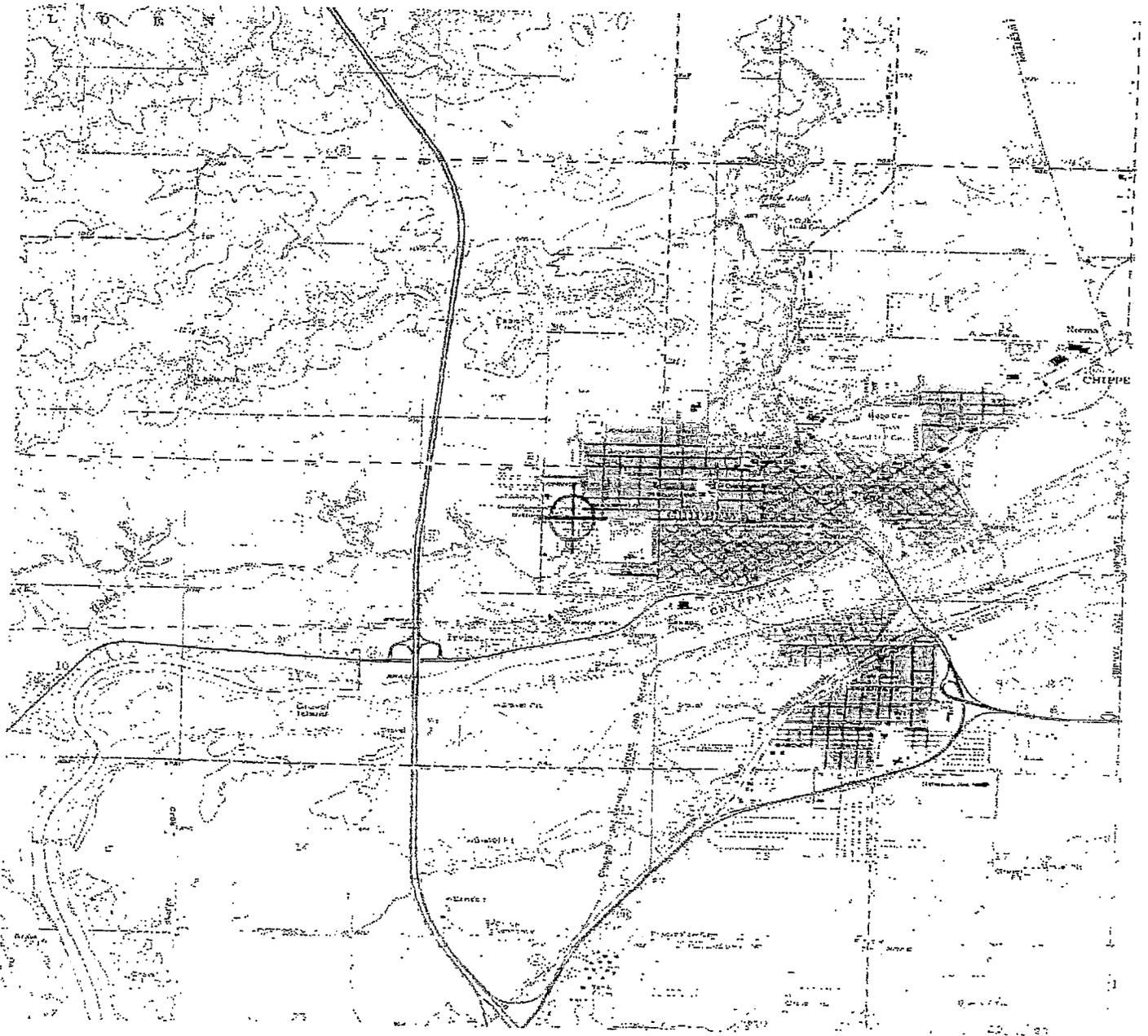
Attachment(s)  
Frequency Data  
Map(s)

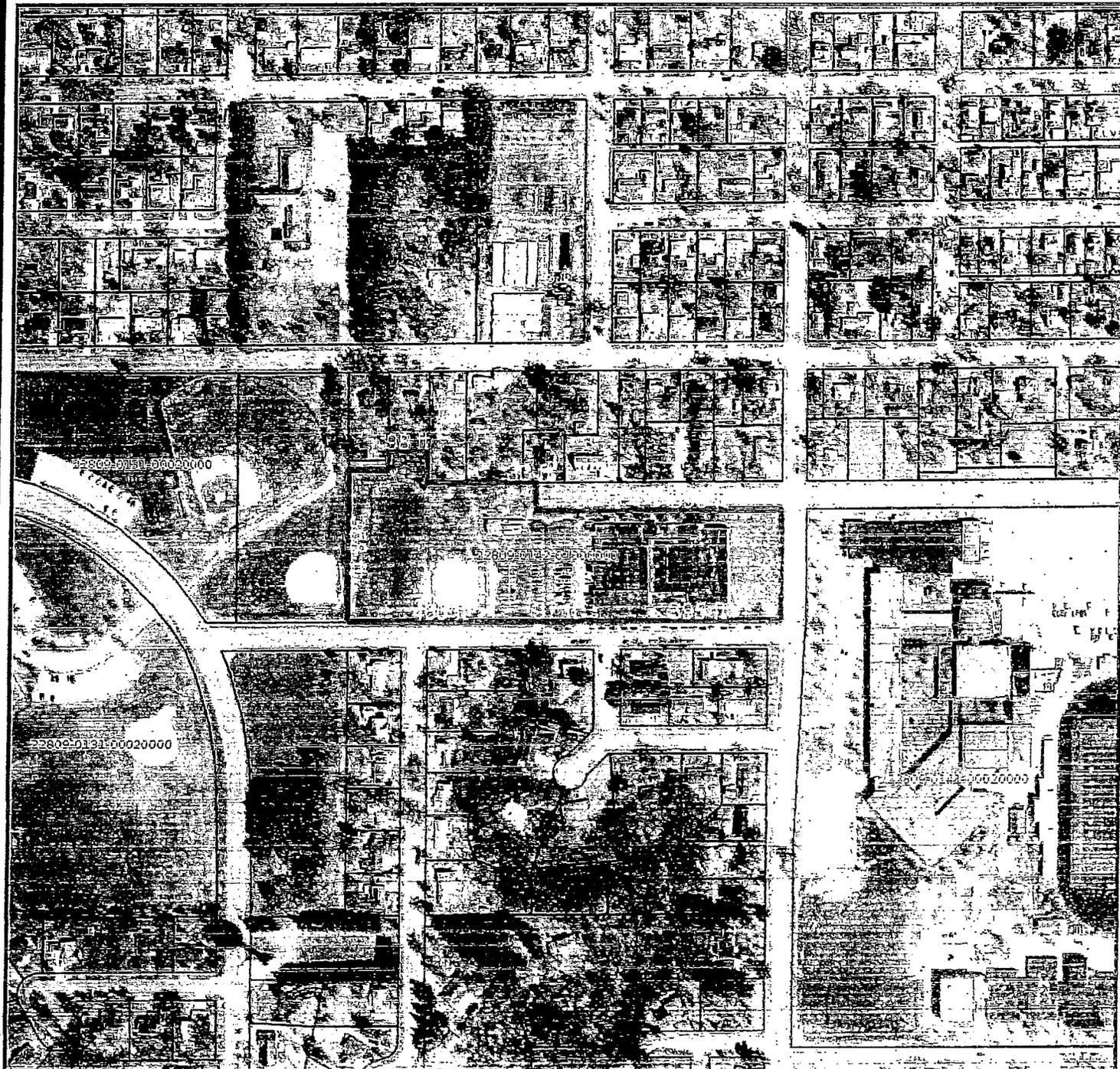
cc: FCC

Frequency Data for ASN 2015-AGL-14442-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W

TOPO Map for ASN 2015-AGL-14442-OE





PIN: 22809-0142-01000000

Computer Number: 211-4654

Owner Name: CATHOLIC SCHOOLS INC CHIPPEWA FALLS AREA

Owner Address: 1316 BEL AIR BLVD

Owner Address: CHIPPEWA FALLS WI, 54729

Acreage: 7.2

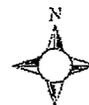
Physical Address: 1316 BEL AIR BLVD

School Code: 1092

Assessed Value: 0

Fair Market Value: 0

Description: NW SE PCL BEG 363' S OF NE COR ON W LN TERRILL ST, W 590' ALG COLEMAN ST, N 66', W 264', N 100', W 98', S 45', W 98', S TO BEL AIR BLVD, E TO TERRILL ST, N TO B. INC BLK 4 RIDGEWOOD MANOR MAP 1-3



Scale = 1"=332'

Printed 07/17/2015

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.











Kevin Custer  
1215 Mansfield St.  
Chippewa Falls, WI  
March 7, 2016

City Engineer, Planner, and City Council  
Chippewa Falls, WI

Dear City Engineer, Planner, and City Council

As a Chippewa Falls resident and taxpayer, I need to voice my concern over the idea of a cell phone tower being built in the middle of the Chippewa Falls schools and the west hill residential area. I believe this plan infringes on the interests and rights of local citizens, and is also potentially harmful to our kids and local community.

Aside from the change in our landscape from a welcoming educational and residential area to more of an industrial appearance, the tower would have financial and safety implications as well. First of all, homes that are near the proposed site of the tower would likely decrease in value since properties would be less attractive for potential buyers. These homes are paying full city tax rates. Secondly, homes and people near the tower would be dealing with supporting cables and increased safety risk from the tower during severe weather. Third, all cell phone towers do emit radiation and microwaves. The long term effects of exposure for people nearby are not fully known. The area around the proposed site for the tower has the highest concentration of kids in the entire Chippewa Falls area. Are the risks really worth it when these are our children? For all of these reasons it doesn't make sense that this location was even proposed for the site of a cell phone tower. There has to be a site outside of town or on a hill somewhere that would be a better fit for the structure.

My family is extremely frustrated that this plan was even proposed. It would be tragic for the community if it was approved, as it would cause potential harm to many with financial gain for just a few. Our children all attend school in this area, play ball outside near the site, and even park their cars right next to the site. Please help preserve our beautiful city of Chippewa Falls and protect its citizens by denying the permit to build a cell phone tower next to our schools and residential area. Thank-you.

Respectfully,

Kevin Custer

Chippewa Falls resident, UW-Stout grad, manufacturing engineer, and father of 3 proud Chippewa Falls kids.



**Minutes**  
**Committee #2**  
**Labor Negotiations, Personnel, Policy & Administration**  
**March 10, 2016**

**Committee #2 met on Thursday, March 10, 2016 at 8:00 AM in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.**

Committee Members present: CW King, Chuck Hull, and John Monarski  
Mayor/Other Council Members present: None

Others present: Finance Manager/Treasurer Lynne Bauer, Fire Chief Mike Hepfler, and Fire Department Union Members Greg Bowe, Chuck Goettl, Dan Loschko and John Goodman.

Call to Order: 8:00 AM

1. **Open Session**

2. **Closed Session**

**Motion by Monarski/Hull** to go into closed session under WI Statutes 19.85(1)(e) "deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining implications require a closed session" to: **a) Discuss labor negotiation issues and strategy; and b) negotiations between the City of Chippewa Falls and Chippewa Falls International Association of Firefighters Local 1816;** and to include Committee and Council Members, Finance Manager/Treasurer Lynne Bauer, Fire Chief Mike Hepfler and Fire Department Union Members; and may return to open session.

**Roll call vote: Monarski – Aye; Hull - Aye; King - Aye. Motion carried.**

The Committee discussed issues related to labor negotiations and continued negotiations with Firefighters Local 1816 Union Representatives.

**Motion by Hull/ Monarski** to return to open session. **All present voted aye. Motion carried.**

3. **Adjournment**

**Motion by King/Hull** to adjourn at 9:38 AM. **All present voted aye. Motion carried.**

**Minutes submitted by,**  
**CW King, Chair**



**Minutes**  
**Committee of the Whole**  
**March 8, 2016**

**The Committee of the Whole met on Tuesday, March 8, 2016 at 5:00 pm at the Street Department, 5 Bjork-Riverside Drive, Chippewa Falls, WI.**

Council/Committee Members present: John Monarski, Rob Kiefer, CW King, Chuck Hull (arrived at 5:10 pm), Paul Olson, and Paul Nadreau. Absent was Brent Ford.

Others Present: Mayor Greg Hoffman, Finance Manager/Treasurer Lynne Bauer, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, Assistant City Engineer Rob Krejci, Street and Utility Maintenance Manager Rick Ruf, Mechanic Foreman Nick Pieper, and City Clerk Bridget Givens.

The meeting was called to order at 5:00 pm by Council President, Rob Kiefer.

- 1. Tour the Street Department and discuss the condition of the Street Department equipment in relation to recent equipment requests. Possible recommendations to the Council.**

Street and Utility Maintenance Manager Ruf distributed a listing of Street Department equipment (attached), ranked 1-10 as compared to new equipment. The listing further shows approximate replacement cost, not the current value of the equipment. Ruf also distributed a Street Department Equipment Summary (attached) and reviewed the details thereon.

Ruf then conducted a tour of the facility to look at the equipment and discuss its condition and age.

**No action taken.**

- 2. Adjournment**

**Motion by Monarski/Kiefer to adjourn at 5:49 pm. All present voting aye, motion carried.**

**Minutes submitted by:**

Rob Kiefer  
Council President

Fleet #	YEAR	DESCRIPTION	Rank	Cost	ReplacmentYear
1C7	1980	TRUCK MOUNTED COMPRESSOR	1	\$20,000.00	
50	1987	JOHN DEERE 672B ROAD GRADER	1	\$300,000.00	
3	1988	FORD F800 WATER TANK	1	? Not Usable	
100	1990	CAT EXCAVATOR	1	\$250,000.00	
32	1991	FORD F150 PARTS TRUCK	1	\$30,000.00	
6	1993	FORD L8000 DUMP TRUCK	1	\$170,000.00	
16	1993	FORD L8000 SALT TRUCK	1	Not usable	
10	1994	FORD F8000 SALT TRUCK	1	?	
5	1995	FORD L8000 SALT TRUCK	1	\$120,000.00	
9	1995	FORD L8000 DUMP TRUCK	1	\$170,000.00	
7	1996	FORD L8000 DUMP TRUCK	1	\$170,000.00	
15	1996	FORD L8000 DUMP TRUCK	1	\$170,000.00	
104	1997	RMV HOT PATCHER	1	\$35,000.00	
103	1973	9 WHEEL TIRE ROLLER	2	\$100,000.00	
140	1973	BIRMINGHAM LOWBOY TRAILER	2	\$40,000.00	
4A	1983	Rosco RRH 1500 Oil Distrubator	2	?	
4	1991	FORD L8000 Truck	2	?	
13	1997	FORD L8000 DUMP TRUCK	2	\$170,000.00	
37	1997	FORD F350 FLAT BED TRUCK	2	\$60,000.00	
60	2001	CASE 621C LOADER	2	\$150,000.00	
101	1990	INGERSOL SMALL ROLLER COMPACTOR	3	\$50,000.00	
102	1991	INGERSOL BIG ROLLER COMPACTOR	3	\$150,000.00	
106	1991	SULLAIR PULL BEHIND COMPRESSOR	3	\$25,000.00	
123	1993	855 JOHN DEERE TRACTOR	3	?	
8	1985	MACK R688ST SEMI TRACTOR	4	?	
33	1994	FORD F350 PAINT TRUCK	4	\$40,000.00	
35	1994	FORD F350 SHOP TRUCK	4	\$40,000.00	
36	1997	FORD F350 FLAT BED TRUCK	4	\$40,000.00	
39	1997	FORD F350 FLAT BED TRUCK	4	\$40,000.00	
40	1997	FORD F350 FLAT BED TRUCK	4	\$40,000.00	
14	2000	STERLING L8511 DUMP TRUCK	4	\$170,000.00	
51	2002	JOHN DEERE 772CH	4	\$330,000.00	
81	2008	JOHN DEERE SKIDSTEER	4	\$40,000.00	
108	1993	MELTER APPLICATOR	5	\$65,000.00	
109	1993	ROUTER	5	\$15,000.00	
30	1994	FORD F350 1-TON	5	\$40,000.00	
118	1995	VERMEER BRUSH CHIPPER	5	\$70,000.00	
119	1995	ROSCOE CHIP SPREADER	5	\$200,000.00	
17	1999	INTERNATIONAL DUMP TRUCK	5	\$170,000.00	
18	1999	INTERNATIONAL DUMP TRUCK	5	\$170,000.00	
19	2000	STERLING L8511 DUMP TRUCK	5	\$170,000.00	
105	1999	CEDAR RAPIDS PAVER	6	\$300,000.00	
114	1993	OLYMPION GENERATOR	8	\$35,000.00	
41	1998	DODGE FLOWER TRUCK	8	?	
42	1998	DODGE 1500 TRUCK	8	\$25,000.00	
113	2001	MITSUBISHI FORKLIFT	8	\$35,000.00	
62	2008	KOMATSU W250-6 LOADER	8	\$150,000.00	
132	2012	X MARK MOWER	8	\$15,000.00	

Fleet #	YEAR	DESCRIPTION	Rank	Cost	ReplacmentYear
38	2008	FORD F350 FLAT BED TRUCK	9	\$40,000.00	
148	2015	LEE BOY SPRAY PATCHER	9	\$70,000.00	
61	2012	JOHN DEERE 524K LOADER	10	\$150,000.00	
130	2014	X MARK MOWER	10	\$15,000.00	
131	2014	X MARK MOWER	10	\$15,000.00	
20	2016	INTERNATIONAL 7500 DUMP TRUCK	10	\$170,000.00	
34	2016	FORD F150 TRUCK	10	\$25,000.00	
80	2016	BOBCAT SKIDSTEER MODEL #S590	10	\$40,000.00	
				\$4,905,000.00	

**PROJECTED REPLACEMENT COST UNDER \$10,000** \$225,000.00

FLEET NO.	DESCRIPTION	Rank	Cost	Replacement Year
82	2000 BROOM			
83	2011 BROOM			
84	STUMP GRINDER			
85	AUGER			
86	2015 SNOW BLOWER			
87	SNOW BLOWER			
88	SWING BLADE			
89	SWING BLADE			
90	2013 V BLADE			
91	GRAPPLE			
92	SWEEPER			
93	LANDSCAPE RAKE			
120	1996 WALK BEHIND SAW	5		
121	CEMENT MIXER	5		
122	2012 BROOM FOR TRUCK	10		
124	TILLER			
125	SNOW BLOWER ATTACHMENT			
134	1993 LAWNBOY PUSH MOWER			
135	HUSQVARNA PUSH MOWER			
136	ARIENS ROTO TILLER			
141	1993 HOMEMADE TRAILER	5		
142	1986 FLATBED MOWER TRAILER	5		
143	2007 HOME MADE TRAILER	5		
144	1998 FRIESEN TRAILER (SKID STEER)	5		
145	1995 HOME MADE TRAILER	5		
146	CEMENT SAW TRAILER	5		
150	KAWASAKI FA210 PRESSURE WASHER	5		
151	ECHO CS3000 12"			
152	ECHO CS330T 12"			
153	ECHO 300 12"			
154	ECHO 330T 12"			
155	ECHO 300 12"			
156	1989 ECHO 271T 12" SIGN TRUCK			
157	POULAN 16" BOOM MOWER			
158	STIHL 039 16" SEWER TRUCK			

Item #	YEAR	DESCRIPTION	Rank	Cost	ReplacementYear
159		STIHL 039 16"			
160		STIHL 039 16"			
161		STIHL MS390 16"			
162		STIHL MS391 20"			
163		STIHL MS391 20"			
164		STIHL POLE SAW HT75			
165		ECHO POLE SAW			
166		ECHO POLE SAW			
167		STIHL BLOWER			
168		HUSQVARNA BLOWER			
169		ECHO POWER AUGER SIGN SHOP			
170		STIHL TS400 CUT OFF SAW			
171		STIHL TS400 CUT OFF SAW			
172		STIHL TS400 CUT OFF SAW SEWER TRUCK			
173	1997	WACKER PLATE COMPACTOR SEWER TRUCK	5		
174	1998	WACKER PLATE COMPACTOR	5		
175	1997	BOMAG PLATE COMPACTOR	5		
176	1991	CASE PLATE COMPACTOR	5		
177		ECHO HEDGE TRIMMER			
179		HOMELITE 3" PUMP			
180	1989	HOMELITE 3" PUMP			
181		JET PUMP			
182		WISCONSIN VENT BLOWER GENERATOR			
183		HOMELITE VENT BLOWER			
184		HONDA WATER PUMP			
185		ECHO SRM-311 WEED TRIMMER			
186		ECHO SRM-4000 WEED TRIMMER			
187		ECHO SRM-3800 BRUSH TRIMMER			
188		ECHO SRM-265T WEED TRIMMER			
189		ECHO SRM-265T WEED TRIMMER			

# Street Dept. Equipment Summary

A little background on how we got to where we are at this point. From 1990 thru 2002 42 pieces of equipment were purchased. We are still using 37 of them. The only year no equipment was purchased during that time frame was 1992. The total dollar amount spent was \$1,835,102.00. The average amount spent per year during that 13 year time frame was \$141,161.69. If you exclude 1992 (the year no money was spent) the average per year climbs to \$152,925.17.

The down turn in the economy from 2003-2014 the City was forced to make budget cuts, personal cuts and spending freezes. During that time frame the Street Dept. stop doing construction and became a maintenance crew. The Street Dept. sold off old equipment that was not needed due to the job duty changes. During that same time frame only 6 pieces of equipment were purchased. Total amount spend was \$411,000.00. The money came from 3 sources: \$144,000.00 from the Sale of Old Equipment, \$137,000.00 from the General Fund and \$130,000.00 from the Storm Water Dept. Spending only \$411,000.00 over eleven years has put us behind the 8-Ball.

Year	Equipment	Funding	Cost
2008	One Ton Truck	(?) General	\$ 17,000.00
2008	Front End Loader	(?) General	\$120,000.00
2008	2- X-mark Mowers	Sale of Old Equipment	\$12,000.00
2012	Front End Loader	Sale of Old Equipment	\$132,000.00
2012	Dump/Plow Truck	Storm Water Utility	\$130,000.00

In 2015 the City Council approved the spending of \$570,000.00 dollars for equipment for the Street, Parks Rec and Forestry and Engineering Depts. Equipment replaced was as follows:

Equipment	Reason for replacement	Cost
3 - X-mark Mowers	Engine oil leaks, high hrs.	\$ 27,517.00
*1 - X-mark Mower	Year-end multi mower discount	\$ 9,839.00
3 - Park Pick-ups	Not safe to drive repairs to costly	\$ 68,538.00
*1 - Street Managers Truck	Repairs cost more than value of truck	\$ 22,846.00
1 - Engineers Truck	Existing van not reliable	\$ 25,059.00
1 - Bucket Truck	Repair parts not available Safety concerns	\$ 76,500.00
1 - Snow Blower	Repair parts not available	\$118,106.00
1 - Dump/Plow Truck	Replacing 20 + year old truck	\$169,209.54
1 - Skid Loader	Update to increase production	\$ 32,903.00
	Total	\$550,517.54
*Were added to original list.	Balance	\$ 19,482.46

# Street Dept. Equipment Summary

This was a great start. However 70% of the equipment replaced was because of emergency. It was either too costly to repair or parts were no longer available. There is approx. 5.3 million dollars needed to replace all equipment at the Street Dept. Most equipment has a 10 year life span according to Wisconsin Department of Transportation. Because of our usage and maintenance we are able to increase the life by 50% or more. The cost per year to obtain a 15 year replacement is approximately \$347,000.00.

## Fleet Maintenance Info

Fleet NO.	Yrs./Service	Description	Maint. Cost	Per Year Maint.
6	23	1993 Ford L8000 Dump Truck	\$44,027.85	\$2,001.27
9	21	1995 Ford L8000 Dump Truck	\$30,649.23	\$1,459.49
7	20	1996 Ford L8000 Dump Truck	\$26,350.00	\$1,317.50
15	20	1996 Ford L8000 Dump Truck	\$27,119.98	\$1,356.00
13	19	1997 Ford L8000 Dump Truck	\$31,182.12	\$1,641.16
17	17	1999 International Dump Truck	\$25,493.74	\$1,499.63
18	17	1999 International Dump Truck	\$32,052.65	\$1,885.45
19	16	2000 International Dump Truck	\$27,694.07	\$1,730.88
14	16	2000 Sterling Dump Truck	\$25,388.54	\$1,586.78
11	4	2012 International Dump Truck	\$3,305.91	\$826.48
20	0	2016 International Dump Truck	\$0.00	\$0.00
Total Maintenance Cost			\$273,264.09	
Average Yearly Maintenance Cost				\$15,304.64
Average Yr. Per Truck Maintenance Cost				\$1,530.46

Using the info from the March 2<sup>nd</sup> Eau Claire Leader Telegram article on the Eau Claire County looking into a lease option. In the article they are looking to lease 10 trucks instead of purchase two trucks. This is to solve the problem of their ageing fleet. They have 56 truck and 38 of them are 10 years old or older. The purchase price of one truck is \$241,000.00. While the lease of 10 trucks is \$372,373.00. What it does not tell us is the terms of the lease. The purchase of 10 Trucks at \$241,000.00 = 2,410,000.00 investment over 10 years. A \$372,373.00 lease for 10 Years = 3,723,730.00 investment over the same ten years. That means they would need to save over \$1,313,730.00 in maintenance cost. They will get more trucks quicker but at what cost?

PARKS, RECREATION & FORESTRY BOARD MEETING  
Tuesday, March 8, 2016

1. Call to order by Beth Arneberg at 6:00 p.m.  
Roll Call: Members Present: Dale Berg, Beth Arneberg, Nate Seckora, Carmen Muenich, Rob Kiefer, and Audrey Stowell. Absent: Heidi Hoekstra.  
Staff present: Dick Hebert.
2. Approval of February 9, 2016, Minutes: Discussed that the motion to adjourn was seconded by Beth Arneberg, so that needs to be revised. As Audrey Stowell left, the minutes also need to reflect that they were submitted by both Audrey Stowell and Heidi Hoekstra. **Motion by Dale Berg/Rob Kiefer to approve February 9, 2016, minutes as corrected. Motion carried.**
3. Personal Appearances By Citizens. None.  
Heidi Hoekstra arrives at this time.
4. Discuss / Consider Special Event Applications: Dick Hebert presents entities that have submitted renewal applications this month for 2016. There were no issues or changes from past practices. **Motion by Rob Kiefer/Carmen Muenich to approve the event applications as presented. Motion carried.**
5. Discuss/Consider:
  - a. Discuss Park Roads, Presentation by City Engineer, Rick Rubenzer. Rick Rubenzer discusses traffic and turn-around options. Rick Rubenzer suggests having a turn-around at the intersection by the bridge of Bear Den Road near the bison would be the least disruptive. It also allows for the option of one-way traffic in the future. Dick Hebert recommends leaving the gate at the parking lot and adding 1-2 gates at the intersection. CBS Squared has proposed to design the intersection for \$8,450. **Motion by Beth Arneberg/Heidi Hoekstra to approve CBS Squared's proposal to design the turn-around at the intersection for \$8,450.00 contingent upon Committee 1's approval of using funds designated for roads. Motion carried.**
  - b. Irvine Park Welcome Center/Small Animal/Aviary Building.
    - Discuss Bids for Landscaping. Bids for landscaping were received on March 8. After discussion, **motion by Rob Kiefer/Carmen Muenich to accept the bid of Green Oasis for \$24,800. Motion carried.**
    - Discuss Bids for Security. Bids were received for the security package on March 8. There are two parts to the security package. The first is the keyless entry and motion-detecting alarms; the second is the security cameras. Discussion was held regarding the propriety and compatibility of the security system with other City and County platforms & systems. Also discussed whether it needs to be rebid v. negotiated. Dick Hebert has met with IT for both the county and city. After discussion, **motion by Carmen Muenich/Heidi Hoekstra to**

**postpone action to allow Rob Kiefer to explore the Board's concerns with the City. Motion carried.** Dick will also confirm whether it can be negotiated or would need to be rebid with the City attorney.

- Discuss Construction Schedule. Chad of CBS Squared reports that construction is going according to schedule. The warm weather is helping. They have begun painting. Majority of plumbing is complete. 75% of HVAC is complete.
- c. Discuss Erickson Park Improvement Project. Ron Bakken is present and discusses the possibility of expanding the Erickson Park project to include a bike trail along Hwy 124 that would extend the current trail up to the entrance of Erickson Park. He also discussed including a trail (possibly pedestrian and bike) that would cross Duncan Creek and link the Irvine Park zoo area with Erickson Park. In addition to the recreational benefit to the community, this will open up funding possibilities. Fish Chippewa is proposing Ayres conduct a feasibility study for \$2,500. After discussion, **motion by Dale Berg/Audrey Stowell to approve Dick Hebert's entering into a contract with Ayres for an engineering study of a Duncan Creek Pedestrian Bridge contingent upon funds for the expense being provided by Fish Chippewa. Motion carried.** Ron Bakken also discussed the possible grants that may be available. After discussion, **motion by Rob Kiefer/Carmen Muenich to approve Dick Hebert's entering into a contract for up to \$5,000.00 for preparation of a Stewardship Application for submittal to the WI DNR should Fish Chippewa decide to contract out such work. This is also contingent upon funds for the expense being provided by Fish Chippewa. Motion carried.**
- d. Director's Report. Dick Hebert reports that Josh Kriesel has been hired to be our new Recreation Supervisor and will start this week. Dick Hebert reports he has met with the Finance Committee to discuss budget carryover requests for the three pool expenses and for training. Dick also discussed roofing needs. The activity building needs new shingles as do the storage buildings for Christmas Village. Dick distributed metal roofing samples, which he plans to use for the storage buildings. Dick indicated steel fencing for the community garden was too expensive, so wood fencing will be used.
6. Approve Claims. Claims were reviewed. **Motion by Rob Kiefer/Heidi Hoekstra to approve claims of \$568,207.61. Motion carried.**
7. Board Member comments or concerns. Heidi Hoekstra asked about timber values and mentioned that she had recently visited the San Antonio Zoo, which had similar layout with regard to exhibit barriers as we will have. She will send the pictures she took to Dick. Nate Seckora asked about placing a garbage can at Allen Park. Heidi Hoekstra asked whether there was a plan for volunteers for the Welcome Center; Dick Hebert indicated he has had people indicate they are willing to volunteer. Reminder that our meeting in April will take place at the Activity Building.

8. Adjournment. **Motion by Carmen Muenich/Heidi Hoekstra to adjourn at 7:45 p.m. Motion carried.**

Submitted by:

Audrey Stowell, Secretary

**Minutes of the  
Meeting of the Chippewa Falls Public Library Board of Trustees  
February 10, 2016**

**1. Call to Order**

Meeting was called to order by Board President Barb Rasmus at 5:00 p.m.

**2. Roll Call of Members**

Members Present: Ambelang, Hoekstra, Jones, King, Rasmus

Member Absent: Hull, Russell

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

**3. Approval of Agenda**

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

**4. Disposition of the minutes of the regular meeting of January 13, 2016.**

Motion by Jones seconded by Ambelang to approve the minutes of the regular meeting of January 13, 2016. All present Voting Aye. Motion carried.

**5. Disposition of the vouchers to be paid from the 2015 budget after February 16, 2016.**

Motion made by Hoekstra seconded by King to approve payment of the vouchers to be paid from the 2015 budget after February 16, 2016. Roll Call Vote taken. Aye – Ambelang, Hoekstra, Jones, King, Rasmus. All present Voting Aye. Motion carried.

**6. Disposition of the vouchers to be paid from the 2016 budget after February 16, 2016.**

Motion made by Hoekstra, seconded by King to approve payment of the vouchers to be paid from the 2016 budget after February 16, 2016. Roll Call Vote taken, Aye-Ambelang, Hoekstra, Jones, King, Rasmus. All present Voting Aye. Motion carried.

**7. Public appearances by citizens.**

None.

**8. Correspondence**

None

**9. Management report**

Director Niese presented the Management Report. He talked about highlights from the report. He talked a quiet start to the New Year. He mentioned that the children's programming has had a successful start to the year. The Library has received a grant from the Community Foundation to purchase a new microfilm reader. Integrated Imaging, Inc. has been contacted and will be doing a demo soon. Computers for the Young Adult area have been ordered through the County. They will be used for educational purposes as well as games. The Lobby area has been repainted and will have shelves for the various local magazines and brochures. The Mini Golf fundraiser is coming up and Joe and Diane will be on the noon show with Judy Clark.

**10. Committee reports**

a) None

**11. Current Business**

**a) Library Design Webinar Update**

Director Niese talked about the Library Design Webinar that he has been viewing. He expressed that it was a good experience and he has homework for the first time. He feels this will be beneficial to the Library.

**12. Announcements**

- a) The Annual Report for the Library has been finished and submitted.
- b) Tech Tuesdays are continuing to help patrons with electronic devices.

**13. Items for future consideration.**

- a) Look at Library Handbook about concerns

**14. Closed Session under WI Statues 19.85(1) "Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility." To**

**A) Director Raise**

Motion made by Hoekstra, seconded by King to go to closed session under WI Statues 19.85(1) "Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility." To talk about Director Raise with only Board of Trustees members present. All present Voting Aye. Motion carried. Meeting when into closed session at 5:20 p.m.

Motion to return to Open Session made by Hoekstra, seconded by Ambelang. All present Voting Aye. Motion carried. Time 5:27 p.m.

**15. Adjournment**

Motion made to adjourn by Hoekstra, seconded by Ambelang. All present Voting Aye. Motion carried. Meeting adjourned at 5:28 p.m.

Respectfully Submitted,  
Deb Braden, Confidential Administrative Assistant



## APPLICATION FOR DANCE AND LIVE MUSIC LICENSE

<b>Name of Applicant:</b> Chippewa Falls Main Street, Inc.	<b>Address of Applicant:</b> 514 N. Bridge St., Chippewa Falls, WI 54729																									
<b>Name of Premises to be Licensed:</b> Allen Park	<b>Address of Premises:</b> 1 S. Bridge St., Chippewa Falls	<b>Date(s) of Event (Class "E" Licenses only):</b> 8/13/16																								
<b>Class of License Applied for:</b>	<table style="width: 100%; border: none;"> <tr> <td style="padding: 2px;">Class "A" Annual</td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: right; padding: 2px;">\$125.00</td> </tr> <tr> <td style="padding: 2px;">Class "B" Annual</td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: right; padding: 2px;">\$80.00</td> </tr> <tr> <td style="padding: 2px;">Class "C" Annual</td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: right; padding: 2px;">\$30.00</td> </tr> <tr> <td style="padding: 2px;">Class "D" Annual</td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: right; padding: 2px;">\$25.00</td> </tr> <tr> <td style="padding: 2px;">Class "D" If holder of Class "C"</td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: right; padding: 2px;">\$10.00</td> </tr> <tr> <td style="padding: 2px;">Class "E"</td> <td style="text-align: center; padding: 2px;"><input checked="" type="checkbox"/></td> <td style="text-align: right; padding: 2px;">\$10.00/day</td> </tr> <tr> <td style="padding: 2px;">Live Music Annual</td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: right; padding: 2px;">\$30.00</td> </tr> <tr> <td style="padding: 2px;">Juke Box</td> <td style="text-align: center; padding: 2px;"><input type="checkbox"/></td> <td style="text-align: right; padding: 2px;">\$30.00 (annual)</td> </tr> </table>		Class "A" Annual	<input type="checkbox"/>	\$125.00	Class "B" Annual	<input type="checkbox"/>	\$80.00	Class "C" Annual	<input type="checkbox"/>	\$30.00	Class "D" Annual	<input type="checkbox"/>	\$25.00	Class "D" If holder of Class "C"	<input type="checkbox"/>	\$10.00	Class "E"	<input checked="" type="checkbox"/>	\$10.00/day	Live Music Annual	<input type="checkbox"/>	\$30.00	Juke Box	<input type="checkbox"/>	\$30.00 (annual)
Class "A" Annual	<input type="checkbox"/>	\$125.00																								
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Live Music Annual	<input type="checkbox"/>	\$30.00																								
Juke Box	<input type="checkbox"/>	\$30.00 (annual)																								

### EXCERPT FROM MUNICIPAL CODE 12.04 (3) DANCES

APPLICATION AND REPRESENTATIONS. Each applicant shall represent at the time of application that the premises for the license meets all fire, safety and sanitary requirements of the City Code and the State Department of Health and that the premises comply with any applicable building code requirements together with such other requirements as may from time to time be imposed by the City Council. The applicant shall further represent that such compliance will continue at all times during which the license is held.

I have read and understand the above.

[Signature]

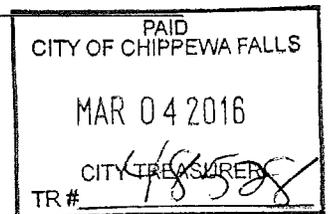
\_\_\_\_\_  
 Signature of Applicant

3/1/16

\_\_\_\_\_  
 Date

Attest: Bridget Guens

\_\_\_\_\_  
 City Clerk/Deputy Clerk



Date of Council Approval: \_\_\_\_\_

License No.: \_\_\_\_\_

## Application for Temporary Class "B" / "Class B" Retailer's License

See Additional Information on reverse side. Contact the municipal clerk if you have questions.

FEE \$ 10.00

Application Date: 3/1/16

Town     Village     City of Chippewa Falls

County of Chippewa

The named organization applies for: (check appropriate box(es).)

- A Temporary Class "B" license to sell fermented malt beverages at picnics or similar gatherings under s. 125.26(6), Wis. Stats.  
 A Temporary "Class B" license to sell wine at picnics or similar gatherings under s. 125.51(10), Wis. Stats.

at the premises described below during a special event beginning 4/8/16 and ending 4/10/16 and agrees to comply with all laws, resolutions, ordinances and regulations (state, federal or local) affecting the sale of fermented malt beverages and/or wine if the license is granted.

- 1. Organization** (check appropriate box) →     Bona fide Club                       Church                       Lodge/Society  
 Chamber of Commerce or similar Civic or Trade Organization  
 Veteran's Organization               Fair Association

(a) Name Leinenkugel Blades Hockey Club

(b) Address 914 Bluffview Circle  
(Street)     Town     Village     City

(c) Date organized 1988

(d) If corporation, give date of incorporation \_\_\_\_\_

(e) If the named organization is not required to hold a Wisconsin seller's permit pursuant to s. 77.54 (7m), Wis. Stats., check this box:

(f) Names, addresses and phone numbers of all officers:

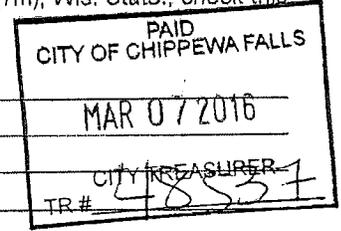
President Todd Bresina, 715-717-9146, 914 Bluffview Circle, CF

Vice President Trent Mueller, 715-726-2227, 715 Rand Street, CF

Secretary \_\_\_\_\_

Treasurer \_\_\_\_\_

(g) Name and address of manager or person in charge of affair: Todd Bresina, see above



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

(a) Street number Chippewa Ice Arena, 839 1st Ave, Chippewa Falls

(b) Lot \_\_\_\_\_ Block \_\_\_\_\_

(c) Do premises occupy all or part of building? Entire Building (North/South Rink) BSM

(d) If part of building, describe fully all premises covered under this application, which floor or floors, or room or rooms, license is to cover: \_\_\_\_\_

(e) Will minors be present? Yes Reason for minors being present: family members watching games  
 Security measures: All will be carded/ID

**3. Name of Event**

(a) List name of the event Men's Hockey Tournament

(b) Dates and times of event: April 8-10, 8am - 12am

### DECLARATION

The Officer(s) of the organization, individually and together, declare under penalties of law that the information provided in this application is true and correct to the best of their knowledge and belief.

Leinenkugel Blades Hockey Club  
(Name of Organization)

*BSM 3/1/16*

Officer Todd Bresina 3-1-16  
(Signature/date)

Officer \_\_\_\_\_  
(Signature/date)

Officer Trent Mueller 3-1-16  
(Signature/date)

Officer \_\_\_\_\_  
(Signature/date)

Date Filed with Clerk \_\_\_\_\_

Date Reported to Council or Board \_\_\_\_\_

Date Granted by Council \_\_\_\_\_

License No. \_\_\_\_\_

Police Department Approval Wendy P. St. A.

Date 3-10-16 Wisconsin Department of Revenue



# City of Chippewa Falls

30 WEST CENTRAL STREET, CHIPPEWA FALLS, WISCONSIN 54729

## PROCLAMATION

**WHEREAS**, the **City of Chippewa Falls and the Chippewa Falls Groundwater Guardian** are committed to provide safe drinking water to its residents and industry; and

**WHEREAS**, the **United Nations** has established March 22, 2016 as "**World Water Day**" to recognize the efforts of forward-thinking communities and citizens around the world that provide, and are working to provide, safe drinking water supplies to everyone, and

**WHEREAS**, the volunteers of the **City of Chippewa Falls Groundwater Guardian** have strived to educate and perform groundwater protection activities in the City of Chippewa Falls community for over 20 years, and

**WHEREAS**, the **City of Chippewa Falls** celebrates its history of groundwater resource protection through the annual "**Pure Water Days**" observance every summer, and;

**NOW, THEREFORE**, I, Greg Hoffman, Mayor of the City of Chippewa Falls, do hereby proclaim March 22, 2016 as "**World Water Day**" in Chippewa Falls, Wisconsin, and urge all citizens to assist in protecting not only our local groundwater resources, but recognize the need for establishing safe drinking water supplies for populations throughout the world.

**IN WITNESS WHEREOF**, I have hereunto set my hand and signed this on the 22nd day of March 2016.

*Signed* \_\_\_\_\_  
Greg Hoffman, Mayor  
Chippewa Falls, Wisconsin

**AN ORDINANCE ESTABLISHING THE WIDTH OF PAVEMENT ON  
GRAND AVENUE (Albert St. to Superior St.)  
AT 32 FEET FACE TO FACE OF CURBS**

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

1. That Section 8.01 (2) (i) 3. d be and is hereby created to read as follows:
  3. The roadway width shall be 32 feet face to face of curbs on the following streets:
    - d) Grand Avenue - (Albert St. to Superior St.)
2. That this Ordinance shall take effect upon passage and publication.

Dated this 5<sup>th</sup> day of April, 2016.

1<sup>st</sup> READING: March 15, 2016

2<sup>nd</sup> READING: April 5, 2016

ADOPTED: \_\_\_\_\_

\_\_\_\_\_  
Council President

APPROVED: \_\_\_\_\_

Mayor

ATTEST: \_\_\_\_\_

City Clerk

PUBLISHED: \_\_\_\_\_

**AN ORDINANCE ESTABLISHING THE WIDTH OF PAVEMENT ON  
GRAND AVENUE (Superior St. to Island St.)  
AT 38 FEET FACE TO FACE OF CURBS**

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

1. That Section 8.01 (2) (i) 1. m) be and is hereby created to read as follows:
  1. The roadway width shall be 38 feet face to face of curbs on the following streets:
    - m) Grand Avenue – (Superior St. to Island St.)
2. That this Ordinance shall take effect upon passage and publication.

Dated this 5<sup>th</sup> day of April, 2016.

1<sup>st</sup> READING: March 15, 2016

2<sup>nd</sup> READING: April 5, 2016

ADOPTED: \_\_\_\_\_

\_\_\_\_\_  
Council President

APPROVED: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
City Clerk

PUBLISHED: \_\_\_\_\_

**AN ORDINANCE ESTABLISHING THE WIDTH OF PAVEMENT ON  
SPRUCE STREET (Wheaton St. to Pearl St.)  
AT 40 FEET FACE TO FACE OF CURBS**

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

1. That Section 8.01 (2) (i) 6. f) be and is hereby created to read as follows:
  6. The roadway width shall be 40 feet face to face of curbs on the following streets:
    - f) Spruce Street – (Wheaton St. to Pearl St.)
2. That this Ordinance shall take effect upon passage and publication.

Dated this 5<sup>th</sup> day of April, 2015.

1<sup>st</sup> READING: March 15, 2016

2<sup>nd</sup> READING: April 5, 2016

ADOPTED: \_\_\_\_\_

\_\_\_\_\_  
Council President

APPROVED: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
City Clerk

PUBLISHED: \_\_\_\_\_

**Resolution No. 2016-10**

RESOLUTION ESTABLISHING PAY RATE FOR ELECTION INSPECTORS

WHEREAS, all polling locations are required to have a trained Chief Election Inspector present at all times; and

WHEREAS, the State of Wisconsin requires training for these Chief Election Inspectors which increases the responsibilities of these workers;

NOW THEREFORE, BE IT RESOLVED, that effective with the April 5, 2016 election and all future elections, the pay rate for a Chief Election Inspector shall be \$8.50/hr, and the pay rate for all other Election Inspectors shall be \$8.00/hr.

Dated this 15<sup>th</sup> day of March, 2016

Council Vote: Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

COUNCIL PRESIDENT: \_\_\_\_\_

APPROVED: \_\_\_\_\_  
Gregory S. Hoffman, Mayor

ATTEST: \_\_\_\_\_  
Bridget Givens, City Clerk

**RESOLUTION  
FINAL PLAT OF TOWN OF LAFAYETTE PARCEL**

**RESOLVED**, that the Final Plat of a parcel located in the SW ¼ of Section 3 and the NW ¼ of Section 10 in the Town of Lafayette, in the City of Chippewa Falls, Wisconsin, is hereby approved by the City of Chippewa Falls Plan Commission and the City of Chippewa Falls Common Council.

Dated this 15<sup>th</sup> day of March, 2016

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

**RESOLUTION  
FINAL PLAT OF GEHLER ESTATE**

**RESOLVED**, that the Final Plat of a parcel located in the SE ¼ of the SE ¼ and the SW ¼ of the SE ¼ of Section 12, T28N, R9W in the City of Chippewa Falls, Wisconsin, is hereby approved by the City of Chippewa Falls Plan Commission and the City of Chippewa Falls Common Council.

Dated this 15<sup>th</sup> day of March, 2016

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

**RESOLUTION NO. 2016-13**

**RESOLUTION  
APPROVING A CERTIFIED SURVEY MAP  
OF EMMERTON'S ADDITION**

**RESOLVED**, that a Certified Survey Map of Emmerton's Addition is hereby approved by the Chippewa Falls Common Council. Said parcel being part of the SW ¼ of the SE ¼ of Section 1, T29N, R8W, located at the West end of Dover Street in the City of Chippewa Falls, Chippewa County, Wisconsin.

Dated this 15<sup>th</sup> day of March, 2016.

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

RESOLUTION

WHEREAS, the sale of the real estate located at the intersection of Seymour Cray Sr. Blvd. and Chippewa Crossing Blvd. in the City of Chippewa Falls and more particularly described in the deed attached hereto has previously been authorized and approved by the Chippewa Falls Common Council;

WHEREAS, First American Title Insurance Company requires a resolution authorizing the signature of the deed to convey the described real estate;

WHEREAS, the proposed Warranty Deed transferring title is attached hereto;

WHEREAS, the purchase of real estate located on Chippewa Crossing Blvd. in the City of Chippewa Falls and more particularly described in the deed attached hereto has previously been authorized and approved by the Chippewa Falls Common Council;

WHEREAS, First American Title Insurance Company requires a resolution that the premises being purchased are being acquired for a purpose permitted under the Statutes of the State of Wisconsin and that the acquisition thereof is duly authorized by the Chippewa Falls Common Council;

NOW THEREFORE, THE CHIPPEWA FALLS COMMON COUNCIL DOES HEREBY RESOLVE AS FOLLOWS:

1. The attached Warranty Deed to convey title to Chippewa Crossing Partners, LLC, SMW Chippewa Falls, LLC, WW Chippewa Falls, LLC, and TD Chippewa Falls, LLC, is hereby ratified and approved and Mayor Gregory S. Hoffman and City Clerk Bridget Givens are hereby authorized to sign the said deed and the City Attorney is authorized to file an electronic real estate transfer return and close the sale transaction.

2. The attached Warranty Deed whereby Chippewa Crossing Partners, LLC, SMW Chippewa Falls, LLC, WW Chippewa Falls, LLC, and TD Chippewa Falls, LLC, conveys title to real estate to City of Chippewa Falls is hereby ratified and approved and the real estate is directed to be used for a purpose permitted under the Statutes of the State of Wisconsin, to wit: the construction and operation of a new City of Chippewa Falls municipal fire station and emergency services station.

Dated this 15th day of March, 2016

Council Vote:

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

COUNCIL PRESIDENT: \_\_\_\_\_  
Rob Kiefer

APPROVED: \_\_\_\_\_  
Gregory S. Hoffman, Mayor

ATTEST: \_\_\_\_\_  
Bridget Givens, City Clerk

State Bar of Wisconsin Form 2-2003  
**WARRANTY DEED**

Document Number

Document Name

**THIS DEED**, made between City of Chippewa Falls,

("Grantor," whether one or more), and Chippewa Crossing Partners, LLC, SMW Chippewa Falls, LLC, WW Chippewa Falls, LLC, TD Chippewa Falls, LLC, as their interests may appear,

("Grantee," whether one or more).

Grantor for a valuable consideration, conveys and warrants to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Chippewa County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

Lot 1 of Chippewa County Certified Survey Map No. 3586 as recorded in Volume 16 of Certified Survey Maps on page 205 as Document No. 759950, City of Chippewa Falls, Chippewa County, Wisconsin.

**EXCEPT:** Lot 1 of Chippewa County Certified Survey Map No. 3792 as recorded in Volume 17 of Certified Survey Maps on pages 160-162 as Document No. 788853, City of Chippewa Falls, Chippewa County, Wisconsin.

Recording Area

Name and Return Address  
**Attorney Robert A. Ferg**  
**411 North Bridge Street, Suite 201**  
**Chippewa Falls, WI 54729**

22808-0924-73586001

Parcel Identification Number (PIN)

This **is not** homestead property.  
(is) (is not)

Exceptions to warranties:

**Recorded building restrictions, municipal zoning ordinances, easements of record, tax levies, and rights of the public in that portion of the premises lying within the limits of either Chippewa Crossing Blvd. or Seymour Cray Sr. Blvd.**

Dated \_\_\_\_\_.

(SEAL)

\* Gregory S. Hoffman, Mayor

\*

(SEAL)

(SEAL)

\* Bridget Givens, City Clerk

\*

(SEAL)

**AUTHENTICATION**

Signature(s) of Gregory S. Hoffman and Bridget Givens

authenticated on \_\_\_\_\_.

\* Robert A. Ferg

TITLE: MEMBER STATE BAR OF WISCONSIN  
(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06 )

THIS INSTRUMENT DRAFTED BY:

Atty. Robert A. Ferg  
Chippewa Falls, Wisconsin

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )

) ss.

\_\_\_\_\_ COUNTY )

Personally came before me on \_\_\_\_\_,  
the above-named \_\_\_\_\_

to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.

\* \_\_\_\_\_  
Notary Public, State of \_\_\_\_\_  
My commission (is permanent) (expires: \_\_\_\_\_)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 2-2003

\*Type name below signatures.

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State Bar of Wisconsin Form 2-2003  
**WARRANTY DEED**

Document Number

Document Name

**THIS DEED**, made between Chippewa Crossing Partners, LLC, SMW Chippewa Falls, LLC, WW Chippewa Falls, LLC, TD Chippewa Falls, LLC, as their interests may appear,

("Grantor," whether one or more), and City of Chippewa Falls

("Grantee," whether one or more).

Grantor for a valuable consideration, conveys and warrants to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Chippewa County, State of Wisconsin ("Property") (if more space is needed, please attach addendum):

**Lot 1 of Chippewa County Certified Survey Map No. 4305 as recorded in Volume 20 of Certified Survey Maps on pages 291-292 as Document No. 851114, City of Chippewa Falls, Chippewa County, Wisconsin.**

Recording Area

Name and Return Address  
**Attorney Robert A. Ferg**  
**411 North Bridge Street, Suite 201**  
**Chippewa Falls, WI 54729**

22808-0932-74503001

Parcel Identification Number (PIN)

This **is not** homestead property.  
(is) (is not)

Exceptions to warranties:

**Recorded building restrictions, municipal zoning ordinances, easements of record, tax levies, and attached Exceptions.**

Dated \_\_\_\_\_

(SEAL)

(SEAL)

\* See Attached Signatories

\*

(SEAL)

(SEAL)

\*

\*

**AUTHENTICATION**

Signature(s) \_\_\_\_\_

authenticated on \_\_\_\_\_

\* \_\_\_\_\_

TITLE: MEMBER STATE BAR OF WISCONSIN

(If not, \_\_\_\_\_  
authorized by Wis. Stat. § 706.06 )

THIS INSTRUMENT DRAFTED BY:

Atty. Robert A. Ferg  
Chippewa Falls, Wisconsin

**ACKNOWLEDGMENT**

STATE OF \_\_\_\_\_ )

) ss.

\_\_\_\_\_ COUNTY )

Personally came before me on \_\_\_\_\_,  
the above-named \_\_\_\_\_

to me known to be the person(s) who executed the foregoing  
instrument and acknowledged the same.

\* \_\_\_\_\_

Notary Public, State of \_\_\_\_\_

My commission (is permanent) (expires: \_\_\_\_\_)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED.

WARRANTY DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 2-2003

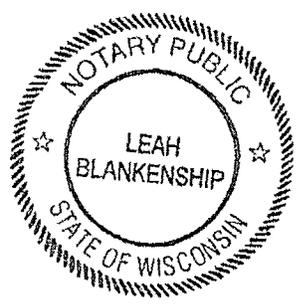
\*Type name below signatures.

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Dated: 3/11/2016

Wayne A. Wiertzema  
WW Chippewa Falls, LLC  
By: Wayne A. Wiertzema, Manager



ACKNOWLEDGMENT

STATE OF WISCONSIN)  
MILWAUKEE COUNTY )ss.

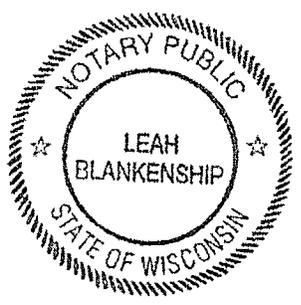
Personally came before me on 3/11/16  
the above-named Wayne A. Wiertzema

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Leah Blankenship  
Notary Public, State of Wisconsin  
My commission (is permanent) (expires: 3/13/2017)

Dated: 3.11.2016

Stewart M. Wangard  
SMW Chippewa Falls, LLC  
By: Stewart M. Wangard, Manager



ACKNOWLEDGMENT

STATE OF WISCONSIN)  
MILWAUKEE COUNTY )ss.

Personally came before me on 3/11/16  
the above-named Stewart M. Wangard

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Leah Blankenship  
Notary Public, State of Wisconsin  
My commission (is permanent) (expires: 3/13/2017)

### EXCEPTIONS

- a. Rights of the public in that portion of the premises lying within the limits of Chippewa Crossing Blvd.
- b. Covenants, conditions and restrictions contained in Conveyances of Lands to State for Highway Purposes from State Department of Public Welfare to the State of Wisconsin dated August 19, 1955 and recorded November 1, 1955 in Volume 213 of Records on page 145 as Document No. 279216.
- c. Covenants, conditions and restrictions contained in Conveyances of Lands to State for Highway Purposes from State Department of Public Welfare to the State of Wisconsin dated August 19, 1955 and recorded November 1, 1955 in Volume 213 of Records on page 146 as Document No. 272917.
- d. Covenants, conditions and restrictions contained in Right-of-Way Grant from STATE OF WISCONSIN NORTHERN CENTER to WISCONSIN BELL, INC., dated September 27, 1991 and recorded June 11, 1992 in Volume 716 of Records on pages 111-112 as Document No. 507575.
- e. Covenants, conditions and restrictions contained in Award of Damages by State of Wisconsin from State of Wisconsin, Department of Transportation to Town of Hallie, Chippewa County, Wisconsin dated March 24, 1999 and recorded April 8, 1999 as Document No. 591649.
- f. Covenants, conditions and restrictions contained in Conveyance of Rights in Land from WISCONSIN BELL, INC. d/b/a AMERITECH to the State of Wisconsin, Department of Transportation dated April 21, 1999 and recorded May 12, 1999 as Document No. 593164.
- g. Covenants, conditions and restrictions contained in Quit Claim Deed from the State of Wisconsin, Department of Transportation to the City of Chippewa Falls dated December 15, 2000 and recorded January 22, 2001 as Document No. 617043.
- h. Covenants, conditions and restrictions contained in Memorandum of Tenancy in Common Agreement dated December 22, 2008 and recorded December 31, 2008 as Document No. 760874.
- i. Covenants, conditions and restrictions contained in Access Easement Agreement between the City of Chippewa Falls, a Wisconsin municipal corporation and Chippewa Crossing Partners, LLC, TD Chippewa Falls, LLC, WW Chippewa Falls, LLC, and SMW Chippewa Falls, LLC dated December 22, 2008 and recorded December 31, 2008 as Document No. 760875.
- j. Easement granted by Chippewa Crossing Partners, LLC, TD Chippewa Falls, LLC, WW Chippewa Falls, LLC, and SMW Chippewa Falls, LLC to CITY OF CHIPPEWA FALLS by an instrument dated July 13, 2009 and recorded on July 16, 2009 as Document No. 770739.

## USER AGREEMENT

**THIS AGREEMENT**, made this \_\_\_\_ day of \_\_\_\_\_, 2016, between the **City of Chippewa Falls**, a Wisconsin Municipality, ("City"), and **Happy Tails Dog Park, Inc.** ("User");

### BACKGROUND

1. **Happy Tails Dog Park, Inc.** is a 501(c)(3) NON-PROFIT organization and will hereafter be referred to as HTDP. It is a network of like-minded, dedicated volunteers formed to establish, operate and provide oversight of an off leash, canine leisure area.

2. **HTDP** operates on approximately 36 acres of City Parcel 4416, which is also a fenced City storm water retention pond and the large dog park area. In addition, HTDP operates and maintains the small dog area, driveway entrance, parking lot, future shelter and water hydrant areas on a more or less one acre(s) City owned parcel number 4046 west of said storm water pond and at the northeast corner of South Avenue and Chippewa Crossing Boulevard.

**WITNESSETH THAT**, the parties hereto recite and agree as follows for the use and care of said city parcel numbers 4416 and 4046.

### USER RESPONSIBILITIES

1. User will secure and pay for all related costs necessary for snow removal. Three areas will be designated for snow removal:

- a. Driveway Entrance
- b. Parking Lot Area
- c. Concrete Side Areas

2. User will fund any fixed asset improvements that User deems worthy of investment or park enhancement (i.e. water, electrical, lighting, building structures, etc.). The User would be grateful to the City for any influence or involvement which would reduce the cost to these improvements.

3. User will pay all related reoccurring utilities service bills (i.e. water and sewer bills) resulting from installing said services to any future improvements listed in Attachments: I.

4. User agrees to secure all the necessary approvals from the City for all physical improvements currently planned or that may originate in the future.

5. User agrees to secure and, upon demand from the City, provide such evidence of liability coverage as the City may request.
6. User will be responsible for the maintenance of all miscellaneous park assets. (i.e. benches, small dog fence & related gates, shelters, etc.)
7. User agrees to provide the fecal waste bags for the designated fecal waste cans and routine emptying of these fecal waste cans.
8. User will be responsible for all maintenance and related expenses (i.e. seal coating, crack filling, surface repairs) of the park's black topped surface assets. (i.e. driveway, parking lot).
9. User will reimburse the City for mowing the following designated park areas. The User will endeavor to mow the smaller areas with whatever resources are volunteered to the User.
  - a. Top rim of the storm water retention pond.
  - b. Small dog area.
  - c. Area surrounding driveway & parking area.
10. User agrees to actively monitor the compliance of park users to ensure adherence to the HTDP rules. Any observed violations will be documented and handled in accordance with the HTDP rules posted at the park entrance and included in the Annual User Permit Application.

#### **USER LISTING OF ASSETS & LOCATIONS**

Reference Attachments: I, II, III, VI, V

#### **USER PLANNED PARK IMPROVEMENT PLANS**

Reference Attachments: VI, VII, VIII

#### **CITY RESPONSIBILITIES**

1. City agrees to effectively remedy any erosion issues which threaten the physical integrity of the perimeter fence of the pond at no cost to the User.
2. City agrees to make any and all repairs to the main perimeter fence encircling the pond as needed in order to maintain its current dog retention condition.
3. City agrees to mow the designated park areas and bill the User for this service, with the understanding that the User will endeavor and when User resources are available be allowed to mow some of these areas to reduce this operating expense.

- a. Top rim of the storm water retention pond.
  - b. Small dog area.
  - c. Area surrounding driveway & parking area.
4. City agrees to provide guidance and direction and information resources for water, electrical, and landscaping improvements at no cost.
5. City agrees to mow the banked portion of the rim once per year or more if necessary. One of the times should be scheduled in late fall.
6. City agrees to groom the path on the top of the pond rim as needed during the winter snow fall season to expressly improve the Users navigability of the rim path surface. This grooming will be provided as long as the existing equipment is a functional tool/asset of the City.
7. City agrees to allow User to secure a commercial Porta-Potty unit for use by park patrons.
8. City agrees to allow User to secure commercial trash container for disposal of park refuse and dog fecal waste.
9. City agrees to allow User to attach items (i.e. mailboxes for fecal bags, fecal waste cans, security lighting, etc.) to the main perimeter fence encircling the pond and to the small dog park fencing. Also, the attachment of signage, banners and flags will be allowed with joint approval by User and City.
10. City agrees to continue to allow the Bernard F. Willi Swimming Pool to be used by User once at the close of the pool season for a fundraising event, and if more than one Lifeguard is required the User will be charged for the services of only one Lifeguard.
11. City agrees to allow the User to host events at the HTDP for purposes of training, fundraising and other related events utilizing the City's "Street Use Permit Process". The City will look benevolently on charging the User for the resulting costs of any deemed required by City resources.
12. City agrees to allow City employees to sell the HTDP User Permits at the City Police Station location and City Park & Recreation Department located in City Hall.
13. City agrees to prohibit the north boundary fence between the Maple Leaf Town Homes and HTDP to be removed in accordance with C.U.P. Resolution No. 15-01 adopted on January 15, 2015. The boundary fence is described on the page titled "Aspen Woods Duplex Homes Phase 1 and 2 Plat Narrative" under the heading General Development Plan: CONCEPT AND CHARTER OF THE DEVELOPMENT.

14. City agrees to listen and respond to matters originating from Users, Non-Users and general neighborhood residents. (i.e. barking dog noise, park events, traffic noise, etc.). The City will give significant deference to the Users position based on the historical origination of the HTDP dating back to the Public Works Department's July 15, 2009 authorization of the Chippewa Falls Canine Leisure Area. This authorization predates any immediate adjacent residential development.

15. City agrees to allow the User as may be necessary, to connect to north boundary fence between the Maple Leaf Town Homes to create a secured area adjacent to this boundary fence.

16. City affirms via the City's insurance agency, Spectrum Insurance Group's email authored by Darrel Zaleski dated March 5, 2015 at 4:20 pm that the City's general liability insurance coverage does in no part extend to the User, including the Board of Directors. The User's protection from any general liability claims stemming from its oversight responsibilities of the park operations would only be covered by general liability insurance coverage purchased directly by the User. Reference paragraph number five of the User responsibilities.

17. City agrees, to the best of its ability under the then existing circumstances, to notify the User of any intention to sell the aforesaid BACKGROUND, Item #2. The City agrees and does hereby give to the User a right of first refusal, which must be 120 days of receiving written notice, to purchase the said more or less one acre(s) corner area.

18. City agrees to timely notify the User in writing of any issues that would be deemed a potential threat to the User's use of the HTDP. Reference: BACKGROUND, Item #2.

19. The City agrees to provide the User in writing a 12 month notice to terminate the User's usage of the area described in the document titled: BACKGROUND, Item #2.

20. The City agrees be open to the future long term consideration of the integration of the control, operation, maintenance and related expenses of the HTDP park to the City.

21. City agrees this Agreement shall be for period of five (5) years from the date set forth in the introductory paragraph above. The City's Board of Public Works, prior to expiration and in a timely manner, shall review this agreement for a further five (5) year extension and shall to do so for further extensions. However, prior to any expiration date, on an as needed basis and with concurrence of both the City and the User, the User Agreement may be reviewed, revised, or terminated. The effective date of any changes to the Agreement will be

negotiated by the City and User, but the date will not surpass the next extension date.

**IN WITNESS WHEREOF**, the City has caused this Agreement to be executed in its corporate name by its duly authorized officers and sealed with its corporate seal; and the User has executed this Agreement at Chippewa Falls, Wisconsin, the day and year first above written.

In Presence of:

**CITY OF CHIPPEWA FALLS**

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
Greg S. Hoffmann, Mayor

And: \_\_\_\_\_  
Lynne R. Bauer, Finance Manager

(SEAL)

**USER**

Happy Tails Dog Park, Inc.

By: \_\_\_\_\_  
Heather Wilhem-Copas, President

Date: \_\_\_\_\_

**STATE OF WISCONSIN )**  
**)ss..**  
**COUNTY OF CHIPPEWA )**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2016, by Greg S. Hoffman (Mayor) and Bridget Givens (City Clerk), respectively, of the City of Chippewa Falls, a Wisconsin Municipal Corporation, on behalf of the Municipal Corporation.

\_\_\_\_\_  
Notary Public

(SEAL)

STATE OF WISCONSIN     )  
  ) ss.  
COUNTY OF EAU CLAIRE )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016 by **Heather Wilhem-Copas**, the President of Happy Tails Dog Park, Inc., on behalf of the Happy Tails Dog Park, Inc.

\_\_\_\_\_  
Notary Public

(SEAL)



Building a Better World  
for All of Us<sup>SM</sup>

March 7, 2016

RE: Downtown Riverfront Gateway Park -  
Phase I  
Chippewa Falls, Wisconsin  
SEH No. CFCIT 131073 14.00

City of Chippewa Falls  
30 West Central Street  
Chippewa Falls, WI 54729

Dear Honorable Greg Hoffman and Council Members:

On Monday, March 07, 2016, unit price bids were received for the Downtown Riverfront Gateway Park - Phase I project. The attached Bids Received summary shows the total amount bid and bid bond received from each Contractor. The attached Tabulation of Bids shows the unit price bids received from all bids submitted.

Four bids were received for the project. The bids ranged from \$2,065,563.58 to \$4,804,591.47. The low bid was submitted by Heartland Contractors, Inc., Chippewa Falls, WI. We have worked with Heartland Contractors, Inc. on two street and utility improvement projects and they met the requirements of the plans and specifications. We, therefore, recommend award of the project in the low bid amount of \$2,065,563.58.

Enclosed please find the bids and bonds of all unsuccessful bidders. The bids and bonds of the second and third low bidders should be retained until receipt of the executed contract documents from the low bidder. The remaining one can be returned to the unsuccessful Contractor. After receipt of the executed documents, the bids and bonds of the second and third low bidders may likewise be returned. SEH has retained the bond of the low bidder for incorporation into the contract documents.

We hope this analysis of the bids is adequate for your needs. If you have any questions regarding this information, please contact me.

Sincerely,

Timothy M. Marko, PE  
Sr. Principal/Project Manager

ch

Enclosure

p:\a\c\cfc\131073\reports and specs\14\phase I\bid award letter\_3.7.16.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 10 North Bridge Street, Chippewa Falls, WI 54729-2550  
SEH is 100% employee-owned | sehinc.com | 715.720.6200 | 800.472.5881 | 888.908.8166 fax



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for All of Us®

# BIDS RECEIVED

Downtown Riverfront Gateway Park - Phase I  
Chippewa Falls, Wisconsin  
Project Manager: Timothy M. Marko, PE

SEH No. CFCIT 131073 64.20

Bid Date: 10:00 a.m., Monday, March 7, 2016

Page 1

Bidder	Addendum Acknowledged	10% Bid Bond	Base Bid	Alternate No. 1	Alternate No. 2	Alternate No. 3	Total Bid Price
Heartland Contractors of WI, Inc. Chippewa Falls, WI	X	X	\$1,886,207.83	\$137,443.00	\$41,912.75	(\$12,845.00)	\$2,065,563.58
Haas Sons, Inc. Thorp, WI	X	X	\$2,216,271.16	\$108,304.00	\$40,000.00	(\$14,680.00)	\$2,364,575.16
McCabe Construction Eau Claire, WI	X	X	\$2,284,682.90	\$191,822.00	\$43,750.00	(\$15,047.00)	\$2,520,254.90
Pember Companies, Inc. Menomonie, WI	X	X	\$4,521,716.12	\$271,075.35	\$65,800.00	(\$134,028.40)	\$4,804,591.47

p:\a\cfcit\131073\reports and specs\misc\phase I\bids received\_3.7.16.docx