

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

To be held on Tuesday, November 1, 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 October 18, 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.
4. **PUBLIC HEARINGS** - None
5. **COMMUNICATIONS** - None
6. **REPORTS**
  - (a) Consider Board of Public Works minutes of October 24, 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 October 25, 2016.
  - (b) Consider Committee #1 Revenues, Disbursements, Water and Wastewater minutes of November 1, 2016. (*minutes to be distributed prior to meeting*)
  - (c) Consider Joint Committee #1 Revenues, Disbursements, Water and Wastewater and Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of November 1, 2016. (*minutes to be distributed prior to meeting*)
  - (d) Consider Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of October 21, 2016.
8. **APPLICATIONS**
  - (a) Consider Operator (Bartender) Licenses as approved by the Police Department. (*Complete list provided prior to Council meeting*).
  - (b) Consider Street Use Permit Application from the Indianhead Track Club for the Frigid 8/Thermal 3 Run/Walk to be held on December 3, 2016 from 8:00 am – 1:00 pm on various City Streets (see attached map).
  - (c) Consider Street Use Permit Application from the Chippewa Manor for the Veteran's Salute at 222 Chapman Road on November 3, 2016; flags to be displayed in the boulevard from November 2 – 16, 2016.
  - (d) Consider Original Alcohol Beverage Retail License Application from Land and Sea, LLC, Brenda Hopkins, Agent, for a Class "B" / "Class B" Intoxicating Liquor and Malt Beverage License for Farm Store Grille located at 213 N Bridge Street (*LLC and Trade Name change for Duncan Creek*).
9. **PETITIONS** – None
10. **MAYOR ANNOUNCES APPOINTMENTS**
  - (a) Consider appointment of Jacqueline Price as an Election Inspector for the 2016-2017 Election Cycle.
11. **MAYOR'S REPORT** - None
12. **REPORT OF OFFICERS** - None
13. **ORDINANCES** - None
14. **RESOLUTIONS** - None

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

(a) Discuss and consider easement for Xcel Energy to access north shore of Chippewa River through Chippewa Riverfront.

(b) Discuss and consider easement for Garrett Bresina and Greg Misfeldt to utilize the east 14' of Lot #6, Blk 40, Chippewa Falls Plat.

**16. CLAIMS**

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

(b) Consider claim submitted by Nicole Estenson, 920 Pine Needle Drive (refer to insurance company).

**17. CLOSED SESSION - None**

**18. ADJOURNMENT**

The Claims Committee will meet at 6:00 PM to review the claims of various boards and departments of the City.

**NOTE:** REASONABLE ACCOMMODATIONS FOR PARTICIPATION BY INDIVIDUALS WITH DISABILITIES WILL BE MADE UPON REQUEST. FOR ADDITIONAL INFORMATION OR TO REQUEST THIS SERVICE, CONTACT THE CITY CLERK AT 726-2719.

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

**CERTIFICATION OF OFFICIAL NEWSPAPER**

I, hereby, certify that a copy of this notice has been posted on the bulletin board at City Hall and a copy has been given to the Chippewa Herald on October 28, 2016 at 1:35 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, October 18, 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, Police Lt. Brian Micolichuk, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, City Planner/Transit Manager Jayson Smith, City Clerk Bridget Givens, Director of Chippewa Falls Main Street Teri Ouimette, and those on the attached sign-in sheet.

### APPROVAL OF MINUTES OF PREVIOUS MEETING

**(a) Motion by Ford/Nadreau** to approve the minutes of the Regular Council Meeting of October 4, 2016. **All present voting aye, motion carried.**

**PERSONAL APPEARANCES BY CITIZENS** - None

**PUBLIC HEARINGS** - None

**COMMUNICATIONS** - None

### REPORTS

**(a) Motion by Kiefer/Ford** to approve the Board of Public Works minutes of October 10, 2016. **All present voting aye, motion carried.**

**(b) Motion by Ford/Nadreau** to approve the Plan Commission minutes of October 10, 2016. **All present voting aye, motion carried.**

**(c) Motion by Nadreau/King** to approve the Plan Commission minutes of October 17, 2016 with a correction to remove Chuck Hull from the list of attendees. **All present voting aye, motion carried.**

### COUNCIL COMMITTEE REPORTS

**(a) Motion by Nadreau/Hull** to approve the Committee #1 Revenues, Disbursements, Water and Wastewater minutes of October 13, 2016. **Roll Call Vote: Aye – Nadreau, Hull, Olson, Ford, Monarski, Kiefer, King. Motion carried.**

**(b) Motion by Ford/Kiefer** to approve the Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of October 5, 2016. **All present voting aye, motion carried.**

**(c) Motion by King/Kiefer** to approve the Committee #3 Transportation, Construction, Public Safety and Traffic minutes of October 18, 2016. **Roll Call Vote: Aye – King, Kiefer, Hull, Olson, Nadreau, Ford, Monarski. Motion carried.**

**(d) Motion by King/Olson** to approve the Committee on Committees minutes of October 18, 2016. **All present voting aye, motion carried.**

**(e)** The Park Board minutes of October 11, 2016 were presented.

**(f)** The Library Board minutes of September 14, 2016 were presented.

### APPLICATIONS

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

**Motion by Olson/Nadreau** to consider items (b) – (i) in one motion. **All present voting aye, motion carried.**

**Motion by Olson/Kiefer** to approve items (b) – (i) as follows:

**(b)** Street Use Permit Application from Chippewa Falls Main Street for Downtown Trick or Treating to be held on October 31, 2016 from 2:30 pm – 5:15 pm utilizing N Bridge Street from Spring St to Cedar St.

**APPLICATIONS** (continued)

- (c) Street Use Permit Application from Chippewa Falls Main Street for Horse Drawn Wagon Rides to be held on December 6-8, 13-15, and 20-22 from 4:30 pm – 8:30 pm beginning at the parking lot on 514 N Bridge St proceeding through downtown to Irvine Park.
  - (d) Application for Temporary Class “B” / “Class B” Beer and Wine Retailer’s License from the Chippewa Falls Music Association for Celebration of Music to be held on October 29, 2016 at the Northern Wisconsin State Fairgrounds, 225 Edward Street.
  - (e) Application for Class “E” Dance and Live Music License from the Chippewa Falls Music Association for the Northern Wisconsin State Fairgrounds on October 29, 2016.
  - (f) Application for Temporary Class “B” Beer Retailer’s License from the Knights of Columbus for the Hunter’s Stag to be held at the KC Hall, 236 Pumphouse Rd, on November 9, 2016.
  - (g) Application for Temporary Class “B” / “Class B” Beer and Wine Retailer’s License from McDonell Area Catholic Schools for the 9<sup>th</sup> Annual Spaghetti Spectacular to be held on November 13, 2016 at McDonell Central Catholic High School, 1316 Bel Air Blvd.
  - (h) Application for Temporary Class “B” / “Class B” Beer and Wine Retailer’s License from McDonell Area Catholic Schools for the 9<sup>th</sup> Annual Mid-Winter Mardi Gras to be held on February 11, 2017 at McDonell Central Catholic High School, 1316 Bel Air Blvd.
  - (i) Application for Class “E” Dance and Live Music License from McDonell Area Catholic Schools for McDonell Central Catholic High School on February 11, 2017.
- All present voting aye, motion carried.**
- (j) **Motion by Kiefer/Ford** to approve the conditional surrender from Eugene Beecroft (Irvine Ghost Pub, 130 Fleet Street) of his Class “B” / “Class B” Intoxicating Liquor and Malt Beverage License predicated upon the granting of the license to Mary Berg. **All present voting aye, motion carried.**
  - (k) **Motion by Nadreau/King** to approve the Original Alcohol Beverage Retail License Application from Ritz on the River, LLC, Mary Berg, Agent for a Class “B” / “Class B” Intoxicating Liquor and Malt Beverage License for Irvine Pub and Grill located at 130 Fleet Street. **All present voting aye, motion carried.**

**PETITIONS** - None

**MAYOR ANNOUNCES APPOINTMENTS**

- (a) **Motion by Hull/Ford** to approve the appointment of Debrah Adams and Deanne Rubenzer as Election Inspectors for the 2016-2017 Election Cycle. **All present voting aye, motion carried.**
- (b) Mayor Hoffman announced the appointment of Jacqueline Price as an Election Inspector for the 2016-2017 Election Cycle. Action on this appointment scheduled for November 1, 2016.

**MAYOR’S REPORT** - None

**REPORT OF OFFICERS** - None

**ORDINANCES** - None

**RESOLUTIONS**

- (a) **Motion by Nadreau/Kiefer** to approve **Resolution #2016-41 Entitled:** Resolution Approving a Certified Survey Map of a Parcel on Old Eau Claire Road for Angela Schlagater. **Roll Call Vote: Aye – Nadreau, Kiefer, King, Hull, Olson, Ford, Monarski. Motion carried.**
- (b) **Motion by Kiefer/Olson** to approve **Resolution #2016-42 Entitled:** Resolution Approving a Certified Survey Map of A Cut Above for Tim and Lori Lorentz. **Roll Call Vote: Aye – Kiefer, Olson, Nadreau, Ford, Monarski, King, Hull. Motion carried.**

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

- (a) City Planner Smith advised that Wisconsin Real Property Investments, LLC plans to sell the strip mall to Genesis Investment Properties, LLC and requested that the Development Agreement be assigned to the new property owners. **Motion by Nadreau/Hull** to approve WRPI assigning its rights under the Wisconsin Real Property Investments, LLC Development Agreement Tax Incremental District No. 13 dated April 7, 2015 to Genesis Investment Properties, LLC. **Roll Call Vote: Aye – Nadreau, Hull, Ford, Monarski, Kiefer, King; No – Olson. Motion carried.**

**CLAIMS**

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

City General Claims:	\$1,220,331.89
Authorized/Handwritten Claims:	\$5,703.59
Department of Public Utilities:	<u>\$318,259.93</u>
Total of Claims Presented	<u>\$1,544,295.41</u>

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

**(b) Motion by Ford/Kiefer** to submit the claim submitted by Jonathan Schutz, 17869 County Hwy K, Cornell to the insurance company. **All present voting aye, motion carried.**

**CLOSED SESSION** - None

**ADJOURNMENT**

**Motion by Ford/Nadreau** to adjourn at 6:57 pm. **All present voting aye, motion carried.**

Submitted by:  
Bridget Givens, City Clerk

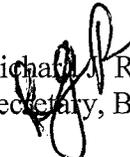
CITY COUNCIL ATTENDANCE SHEET - October 18, 2016

NAME	ADDRESS
Pats Fern	1304 Perry St CF
Robert Geissler	123 East Elm CF
Lori Geissler	123 East Elm CF
Brend Conicott	6070 84th Ave CF
Meg MacLaughlin	19681 55th Ave CF

**CITY OF CHIPPEWA FALLS  
BOARD OF PUBLIC WORKS  
MEETING MINUTES  
MONDAY, OCTOBER 24, 2016 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, October 24, 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. Cheri Barna of Xcel Energy and Garrett Bresina were also present at the meeting.

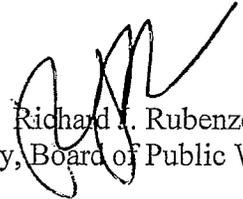
1. **Motion** by Senn, seconded by Olson to approve the minutes of the October 10, 2016 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**
  
2. The Board considered the attached proposed easement for Xcel Energy to access the north shore, (on rare occasions), of the Chippewa River located in the Chippewa Riverfront to maintain the hydro plant and tailrace area. Director of Public Works Rubenzer stated that the Board and Council had reviewed previous drafts of this easement. He stated that Attorney Ferg had reviewed and approved the proposed easement. Cheri Barna of Xcel Energy appeared to support the easement. **Motion** by Rubenzer, seconded by Olson to recommend the Common Council approved the attached easement for Xcel Energy to access the north shore of the Chippewa River through the Chippewa Riverfront to maintain the Xcel Energy Dam tailrace and hydro plant. **All present voting aye. MOTION CARRIED.**
  
3. Garrett Bresina appeared and presented the attached easement for the new Livery building. The proposed fourteen foot wide easement would be along the east side of the existing City owned parking lot at #21 West Grand Avenue, Lot #6, Block #40, Chippewa Falls Plat. Mr. Bresina stated that the easement was required for the sidewalk and area under the fire escape and outside stairwell. He stated that existing parking spaces would not be removed other than one parking space would be utilized for a dumpster. The Board discussed, asking for compensation for this easement. Finance Manager Bauer asked if the easement would be passed to future owners. Alderperson Olson asked if the City would remove the easement from the lot if the building was torn down or sold. Director of Public Works Rubenzer suggested that Attorney Ferg review the easement. **Motion** by Senn, seconded by Olson to recommend the Common Council approve a fourteen foot wide easement along the east side of the City owned parking lot at #21 West Grand Avenue, Lot #6, Block #40, Chippewa Falls Plat for the new owners Garrett Bresina and Greg Misfeldt, (former Ben Franklin and Hometown Variety stores), upon review and approval of the easement by Attorney Ferg. Also, not to ask for compensation for this easement. **All present voting aye. MOTION CARRIED.**
  
4. **Motion** by Olson, seconded by Senn to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 5:42 P.M.

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

**CITY OF CHIPPEWA FALLS  
BOARD OF PUBLIC WORKS  
MEETING MINUTES  
MONDAY, OCTOBER 10, 2016 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, October 10, 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. Chippewa Fall Main Street Executive Director Teri Ouimette was also present at the meeting.

1. **Motion** by Bauer, seconded by Olson to approve the minutes of the September 6, 2016 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**
  
2. Teri Ouimette appeared to support Chippewa Falls Main Streets attached request for a street use permit to close Bridge Street, (Cedar Street to Spring Street), to traffic on Halloween, (October 31, 2016), between the hours of 2:30 p.m. and 5:15 p.m. Intersecting cross streets would remain open. The main reason for the request is for the safety of the 3000 to 5000 participants anticipated for the downtown trick or treating event. The Board discussed the recent similar closing of Bridge Street for the Paint the Town Pink event and noted many positive comments. The consensus that the Board reached was that this Halloween event is a community event and not to charge Main Street for the Public Works or Police services  
**Motion** by Hoffman, seconded by Rubenzer to recommend the Common Council approve the Street Use Permit request from Chippewa Falls Main Street to close Bridge Street, (Cedar Street to Spring Street), on Halloween, October 31, 2016 from 2:30 p.m. to 5:15 p.m. for Halloween participant safety. In addition, to not charge Main Street for the associated requested Public Works and Police services. **All present voting aye. MOTION CARRIED.**
  
3. The Board discussed the attached request for a wider than 35 foot, (68') driveway for Spectrum Industries on Fleet Street. The existing driveway is 68' wide and is for the Spectrum Industries building, (former Pactiv), located at 1500 West River Street. Director of Public Works Rubenzer stated this is a very low volume traffic street and he had no issues with approving the request.  
**Motion** by Olson, seconded by Bauer that the Board of Public Works approve a 68' wide reconstruction of an existing 68' wide driveway onto Fleet Street from the Spectrum Industries building located at 1500 West River Street. **All present voting aye except Senn who recused himself and abstained from the vote. 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 V. Rubenzer, PE  
Secretary, Board of Public Works

## PERMANENT EASEMENT

The City of Chippewa Falls, a body corporate and politic under the Laws of Wisconsin (the "Grantor"), hereby grants to Northern States Power Company, a Wisconsin corporation, and its successors and assigns (collectively, the "Grantee"), this Permanent Easement as set forth below (the "Easement").

### RECITALS

A. Grantor owns the property known as the Chippewa Riverfront, located in the City of Chippewa Falls, County of Chippewa, State of Wisconsin, legally described as set forth on Exhibit A (the "Premises").

B. Recently, Grantor and Grantee worked together during construction of the new Chippewa Riverfront to remove the existing bulkhead from the Premises for aesthetic purposes for the new Chippewa Riverfront.

C. The former bulkhead was constructed by Grantee in 1994 to access the tailrace of the Chippewa Falls Hydro Project for a major turbine-generator rehabilitation project. Grantee wishes to maintain access to the tailrace area and to construct a temporary bulkhead for any future capital, maintenance or emergency projects that may occur.

D. Grantor desires to grant to Grantee certain rights to construct a temporary loading dock when needed (the "Temporary Tailrace Loading Dock"), in the location depicted on the attached Exhibit B (the "Loading Dock Area").

E. Grantor also desires to grant to Grantee certain access rights to and from the Temporary Tailrace Loading Dock, which rights are over and across a portion of the Premises as shown on Exhibit B (the "Access Easement Area").

### EASEMENT

NOW, THEREFORE, for good and valuable consideration, Grantor hereby grants to Grantee this Easement subject to the following terms and conditions.

- Recitals. The Recitals are incorporated into and made a part of this Easement.
- Easement. Grantee shall have the permanent, perpetual, non-exclusive right, privilege and easement:

This space is reserved for recording data

Return to  
Xcel Energy  
Siting and Land Rights  
Attn: Cheri F. Barna  
P.O. Box 8  
Eau Claire, WI 54702

Parcel Identification Number/Tax Key Number

(a) to construct, install, operate, repair, remove, replace, reconstruct, alter, relocate, patrol, inspect, mark, improve, enlarge, and maintain a temporary loading dock within the Loading Dock Area; and

(b) for ingress and egress upon, in, over, and across the Access Easement Area by Grantee, its agents, its contractors, successors or assigns, their personnel, vehicles and equipment, to access the Loading Dock Area and the Temporary Tailrace Loading Dock. Grantee's rights shall include, but not be limited to, the right to survey, clear, construct, lay gravel or other environmentally acceptable materials near the loading dock, and use construction mats as a road or access way with all culverts, bridging, and appurtenances (collectively, the "Access Improvements") necessary or reasonably useful for the safe and prudent use of the access rights set forth in this Easement.

(c) Grantor reserves the right to use the Loading Dock Area and the Access Easement Area for purposes that will not interfere with Grantee's full enjoyment of the easement rights granted in this Easement. Grantor and Grantee agree not to obstruct or interfere with each other's use of the easement rights identified herein.

(d) Grantor also grants to Grantee the reasonable temporary use by Grantee of the Premises adjacent to the Loading Dock Area during construction, repair, or replacement of the Temporary Tailrace Loading Dock.

(e) In exercising its rights herein, Grantee shall minimize disruption to park events as much as possible. If Grantee is going to construct a temporary access way on the Access Easement Area and/or construct the Temporary Tailrace Loading Dock, Grantee shall provide construction plans and a timeline to Grantor at least twelve (12) months prior to beginning said construction, except under emergency circumstances or where at least twelve (12) months prior notification is not possible. Furthermore, Grantee shall work with Grantor and the State of Wisconsin Department of Transportation to communicate and coordinate traffic control plans that are needed in order for Grantee to exercise its rights herein. Grantee also agrees to provide and install construction zone fencing and signage for safety purposes.

(f) Grantee shall exercise reasonable care to avoid damaging the Premises in any manner not consistent with the purpose of this Easement. Grantee shall pay for or repair all direct damages caused by the exercise of these rights, including, but not limited to, landscaping, roads, and driveways. After the exercise of any of the rights granted herein, Grantee agrees to restore the Premises, the Loading Dock Area, and the Access Easement Area to as near their condition before said exercise as is reasonably possible and remove therefrom all debris, spoils, and equipment resulting from the use of the Premises, the Loading Dock Area, and the Access Easement Area. Grantor shall review and approve of restoration, which review and approval shall not be unreasonably withheld, conditioned, or delayed.

3. Successors and Assigns. All provisions of this Easement, including the benefits and burdens, shall be deemed to run with the title to the Premises. This Easement shall be binding upon the parties hereto, their heirs, personal representatives, successors and assigns, and incorporates all agreements and stipulations between the parties, and no prior representations or statements, oral or written, shall modify, add, or change the terms hereof.



This Instrument was drafted by:  
Michelle E. Martin  
Axley Brynelson, LLP  
N20W22961 Watertown Road  
Waukesha, WI 53186

**EXHIBIT A**

**LEGAL DESCRIPTION OF PREMISES**

**EXHIBIT B**

DEPICTION OF PREMISES, LOADING DOCK AREA, AND ACCESS EASEMENT AREA



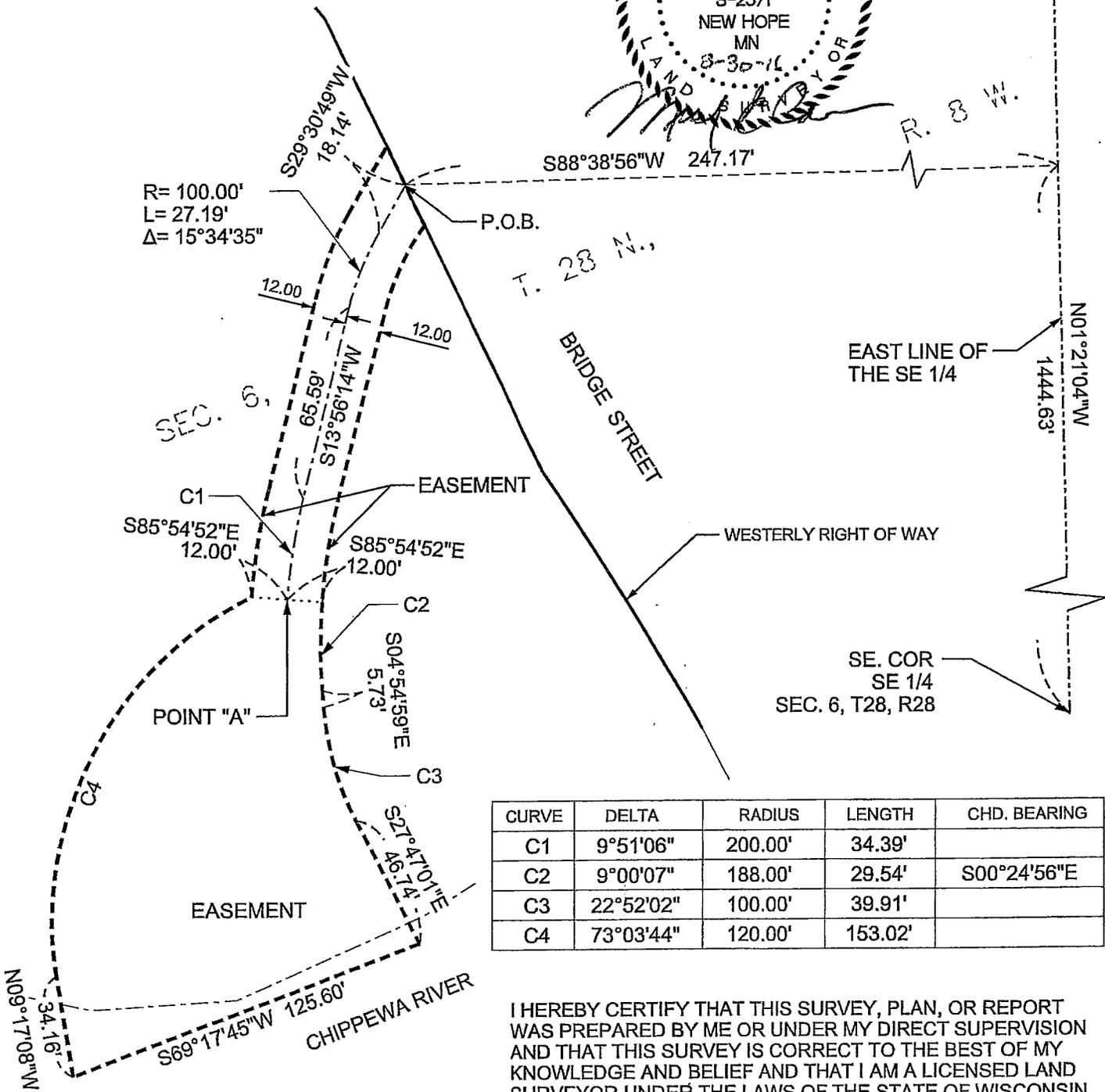
NORTHERN STATES POWER  
WISCONSIN

EXHIBIT A SHEET 1 OF 5 SHEETS



Scale: 1"=50'

Certificate of Survey  
Location: Chippewa Falls, WI  
Grantor: City of Chippewa Falls, WI  
See sheets 2 through 5 for descriptions.



CURVE	DELTA	RADIUS	LENGTH	CHD. BEARING
C1	9°51'06"	200.00'	34.39'	
C2	9°00'07"	188.00'	29.54'	S00°24'56"E
C3	22°52'02"	100.00'	39.91'	
C4	73°03'44"	120.00'	153.02'	

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF WISCONSIN.

*Michael E. Cannon*  
MICHAEL E. CANNON LIC. NO. S-2571  
DATE 8-30-16

LINE: Dist.  
PARCEL:  
SEC. 6, T.28 N., R.8 W., 4th P.M.  
CO.: Eau Claire



NORTHERN STATES POWER  
WISCONSIN

EXHIBIT A SHEET 2 OF 5 SHEETS

Certificate of Survey

Location: Chippewa Falls, WI

Grantor: City of Chippewa Falls, WI

"Premises":

A parcel of land being a part of the Mill Reserve, Chippewa Falls, City of Chippewa Falls, Chippewa County, Wisconsin, being a part of Government Lot 4, Section 6, Township 28 North, Range 8 West, described as follows:

Commencing at the point of intersection of the southeasterly right of way line of River Street and the southwesterly right of way line of Bridge Street in the City of Chippewa Falls, Wisconsin, as per the recorded plat thereof; Thence run southeasterly along said southwesterly right of way line of Bridge Street a distance of 150 feet to the True Point of Beginning; Thence run southwesterly parallel with said southeasterly right of way line of River Street a distance of 320 feet, more or less, to a point on the easternmost line of a parcel of land conveyed by Wisconsin Central Ltd. to the City of Chippewa Falls, Wisconsin by quitclaim deed dated December 31, 1991; Thence run southeasterly at right angles to the last described course a distance of 50 feet; Thence run southwesterly parallel with said southeasterly right of way line of River Street a distance of 30 feet, more or less; Thence run southeasterly a distance of 210 feet, more or less, to a point on the meander line of the east bank of the Chippewa River; Thence run southeasterly along said meander line to its intersection with the meander line of the west bank of Duncan Creek; Thence run northeasterly along said meander line of the west bank of Duncan Creek 72 feet, more or less, to a point which is approximately 70 feet from the Bridge Street bridge structure crossing Duncan Creek, as measured along said Duncan Creek meander line, more or less; Thence east to Bridge Street to the southwesterly right of way line of Bridge Street, as now located and constructed; Thence run northwesterly along said southwesterly right of way line of Bridge Street to the point of beginning.

LESS AND EXCEPT from the property hereinabove described three (3) parcels of land described as follows:

Excepted Parcel No. 1: Beginning at a point on the southwesterly right of way line of Bridge Street, 200 feet southeasterly from the southeasterly right of way line of River Street, as measured along said southwesterly right of way line of Bridge Street; Thence run in a southwesterly direction on a line parallel with said southeasterly right of way line of River Street a distance of 155 feet; Thence run in a southeasterly direction on a line parallel with said southwesterly right of way line of Bridge Street a distance of 83.5 feet to a point of intersection with a line running parallel with and 21.5 feet distant northeasterly measured at right angles) from the centerline of the spur track as originally located nearest the parcel of land herein described; Thence run southeasterly along the last described parallel line to a point of intersection with a line running parallel with and 325 feet distant southeasterly (measured at right angles) from the southeasterly line of said River Street; Thence run northeasterly along the last described parallel line a distance of 127.3 feet to a point of intersection with said southwesterly line of Bridge Street; Thence run northwesterly along said southwesterly line of Bridge Street a distance of 125 feet to the place of beginning. (CONT'D. ON NEXT SHEET)

LINE: Dist.

PARCEL:

SEC. 6, T.28 N., R.8 W., 4th P.M.

CO.: Eau Claire



NORTHERN STATES POWER  
WISCONSIN

EXHIBIT A SHEET 3 OF 5 SHEETS

Certificate of Survey

Location: Chippewa Falls, WI

Grantor: City of Chippewa Falls, WI

"Premises": (CONT'D. FROM SHEET 2)

Excepted Parcel No. 2: A parcel of land conveyed by quitclaim deed dated December 26, 1991, from Wisconsin Central Ltd. to the City of Chippewa Falls, Wisconsin, and described in said deed as follows:

A part of Government Lots 3 and 4 of Section 6, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin, more particularly described as follows:

Commencing at the intersection of the centerlines of Bay and River Streets in said City; Thence southwesterly along the centerline of River Street 260 feet; Thence southeasterly at right angles to said River Street centerline along a line which also has a bearing of South 45 degrees East 183 feet to the Point of Beginning; Thence North 51 degrees 24 minutes 05 seconds East 205.29 feet; Thence North 59 degrees 12 minutes 25 seconds East 40.75 feet; Thence along a curve to the right with a radius of 536.80 feet to a point 320 feet southwesterly of the easterly line of Block 14 extended southeasterly; Thence northwesterly along a line parallel to and 320 feet southwesterly of, as measured perpendicular to, said southeasterly extension of the easterly line of Block 14 to the southerly line of River Street; Thence southwesterly along said southerly line to a point 724.77 feet distant northeasterly of the centerline of Taylor Street; Thence southeasterly at right angle to said River Street centerline to a point 50 feet southeasterly of the centerline of River Street as originally platted; Thence southwesterly along a line parallel to and 50 feet distant southeasterly from said River Street centerline to a point 100 feet distant northeasterly (measured at right angles) from the following described reference line "A"; Commencing at the northeast corner of Government Lot One (1) of Section Seven (7), Township Twenty-Eight (28) North, Range Eight (8) West, thence east three and seventy-four one-hundredths ( $\frac{3}{4}$ ) feet to a point on the center line of new Main Street being Station 39+42.51 of said reference line "A"; thence North 20 degrees 09 minutes West along the center line of new Main Street a distance of two and thirty-six one-hundredths (2.36) feet being Station 39+44.87 of said reference line "A"; thence North 20 degrees 25 minutes West along the center line of new Main Street a distance of four hundred seventy-five (475) feet, more or less, to the thread of the Chippewa River and the point of beginning of reference line "A"; thence continuing North 20 degrees 25 minutes West along the center line of new Main Street a distance of five hundred eighty and thirteen one-hundredths (580.13) feet to the intersection of the center lines of River Street (S.T.H. 29) and Pine Street being Station 50+00 of said reference line "A"; Thence southeasterly parallel to and 100 feet northeasterly of, as measured perpendicular to, said reference line "A" to the northerly bank of the Chippewa River; Thence northeasterly along said northerly bank to a point South 45 degrees East to the point of beginning; Thence North 45 degrees West to the Point of Beginning.

LINE: Dist.

PARCEL:

SEC. 6, T.28 N., R.8 W., 4th P.M.

CO.: Eau Claire



NORTHERN STATES POWER  
WISCONSIN

EXHIBIT A SHEET 4 OF 5 SHEETS

Certificate of Survey  
Location: Chippewa Falls, WI  
Grantor: City of Chippewa Falls, WI

"Premises": (CONT'D. FROM SHEET 3)

Excepted Parcel No. 3: A parcel of land conveyed by quitclaim deed from Wisconsin Central Ltd. to the State of Wisconsin, Department of Transportation, dated October 28, 1991, and described in said deed as follows: An undivided one-half (1/2) interest in and to the following tract of land in Chippewa County, State of Wisconsin, described as:

Beginning at a point that is North 10 degrees 45 minutes 49 seconds West 1524.72 feet to the Southeast corner of Section 6; Thence North 47 degrees 12 minutes 02 seconds East 61.67 feet to the reference line of State Highway 124; Thence Southeasterly along the arc of a curve, concave Southwesterly, with a radius of 1145.92 feet (the long chord bears South 41 degrees 59 minutes 14 seconds East 23.49 feet) 32.49 feet; Thence North 50 degrees 15 minutes 36 seconds East 106.01 feet; Thence South 51 degrees 57 minutes 34 seconds East, 104.93 feet; Thence Southeasterly along the arc of a curve, concave Southwesterly, with a radius of 1275.92 feet (the long chord bears South 33 degrees 28 minutes 40 seconds East 131.05 feet) parallel with and 130 feet Northeasterly from the reference line of State Highway 124 131.11 feet to the Northerly edge of Duncan Creek; Thence Southwesterly along the Northerly edge of Duncan Creek 246 feet, more or less; Thence Northwesterly along the arc of a curve, concave Southwesterly, with a radius of 1045.92 feet (the long chord bears North 30 degrees 05 minutes 40 seconds West 139.63 feet) parallel with and 100 feet Southwesterly from the reference line of State Highway 124 139.73 feet; Thence North 25 degrees 18 minutes 38 seconds West 169.24 feet to the point of beginning.

This parcel contains 1.32 acres, more or less, including 0.56 acres of land previously conveyed or dedicated for highway purposes.

"Easement Area":

A 24.00 foot wide easement over, under and across the herein before described "Premises" which lies 12.00 feet on each side of the following described centerline:

Commencing at the southeast corner of the Southeast Quarter of Section 6, Township 28 North, Range 8 West, Chippewa County, Wisconsin; thence North 01 degree 21 minutes 04 seconds West, along the east line of said Southeast Quarter, a distance of 1444.63 feet; thence South 88 degrees 38 minutes 56 seconds West 247.17 feet to the point of beginning of the centerline to be described; thence South 29 degrees 30 minutes 49 seconds West 18.14 feet; thence southerly 27.19 feet along a 100.00 foot radius tangential curve, concave to the east, and having a central angle of 15 degrees 34 minutes 35 seconds;

CONT'D. ON SHEET 5

LINE: Dist.  
PARCEL:  
SEC. 6, T.28 N., R.8 W., 4th P.M.  
CO.: Eau Claire



NORTHERN STATES POWER  
WISCONSIN

EXHIBIT A SHEET 5 OF 5 SHEETS

Certificate of Survey

Location: Chippewa Falls, WI

Grantor: City of Chippewa Falls, WI

"Easement Area": (CONT'D. FROM SHEET 4)

thence South 13 degrees 56 minutes 14 seconds West, tangent to the last described curve, 65.59 feet; thence southerly 34.39 feet along a 200.00 foot radius tangential curve, concave to the east, and having a central angle of 9 degrees 51 minutes 06 seconds to a point herein after referred to as Point "A" and said centerline there terminating.

The sidelines of said easement are to be shortened or lengthened to intersect the westerly right of way line of Bridge Street.

AND

An easement over, under and across the the herein before described "Premises" described as follows:

Beginning at hte previously described Point "A"; thence South 85 degrees 54 minutes 52 seconds East 12.00 feet; thence southerly 29.54 feet along a 188.00 foot radius non-tangential curve, concave to the east, having a central angle of 9 degrees 00 minutes 07 seconds and a chord bearing of South 00 degrees 24 minutes 56 seconds East; thence South 04 degrees 54 minutes 59 seconds East, tangent to the last described curve, 5.73 feet; thence southeasterly 39.91 feet along a 100.00 foot radius tangential curve, concave to the east, and having a central angle of 22 degrees 52 minutes 02 seconds; thence South 27 degrees 47 minutes 01 second East, tangent to the last described curve, 46.74 feet; thence South 69 degrees 17 minutes 45 seconds West 125.60 feet; thence North 9 degrees 17 minutes 08 seconds West 34.16 feet; thence northerly and northeasterly 153.02 feet along a 120.00 foot radius tangential curve, concave to the southeast, and having a central angle of 73 degrees 03 minutes 44 seconds; thence South 85 degrees 54 minutes 52 seconds East, not tangent to the last described curve, 12.00 feet to the point of beginning.

Containing 0.36 acres, more or less.

LINE: Dist.

PARCEL:

SEC. 6, T.28 N., R.8 W., 4th P.M.

CO.: Eau Claire





**ACCESS EASEMENT**

This indenture, made this \_\_\_\_\_ day of \_\_\_\_\_ 2016, by and between the City of Chippewa Falls, a municipal corporation existing under and by the virtue of the laws of the State of Wisconsin located in Chippewa County, Wisconsin (Grantor) and 1888 Livery, LLC, a Wisconsin Limited Liability Company (Grantee),

WITNESSETH: That the Grantor, for valuable consideration does hereby grant unto the Grantee, its heirs, successors and assigns, an easement for access purposes over and upon the following described parcel of real estate situated in the County of Chippewa, State of Wisconsin, to-wit:

A 14 foot wide access easement located along the easterly side of Lot 6, Block 40, Chippewa Falls Plat, City of Chippewa Falls, Chippewa County, Wisconsin; said easement is on City of Chippewa Falls parking lot parcel number 327, located at #21 West Grand Avenue and described as follows:

Commencing at the northeast corner of Lot 6, Block 40, Chippewa Falls Plat; Thence Southwesterly 5-3/8 inches along the northerly lot line of said Lot 6 to the point of beginning; Thence continuing Southwesterly 14 feet along the northerly lot line of said Lot 6; Thence Southeasterly 124 feet parallel with the easterly lot line of said Lot 6 to a point on the southerly lot line of said Lot 6; Thence Northeasterly 14 feet along the southerly lot line of said Lot 6; Thence Northwesterly 124 feet parallel with easterly lot line of said Lot 6 to a point on the northerly lot line of said Lot 6 and the point of beginning.

CITY OF CHIPPEWA FALLS

\_\_\_\_\_  
Greg Hoffman, Mayor

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

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_ ss.  
Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2016, the above named

\_\_\_\_\_ to me known to be the person \_\_\_\_\_ who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, WI  
My commission expires \_\_\_\_\_

This instrument was drafted by:



**MINUTES**  
**COMMITTEE #1**  
**REVENUES, DISBURSEMENTS, WATER AND WASTEWATER**  
**October 25, 2016**

**Committee #1 - Revenues, Disbursements, Water and Wastewater met on Tuesday, October 25, 2016 at 9:00 AM in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.**

Committee Members present: Rob Kiefer, Brent Ford, Paul Nadreau

Mayor/Other Council Members present: None

Others present: Finance Manager/Treasurer Lynne Bauer; Police Chief Matt Kelm; Fire Chief Mike Hepfler; Angie Walker – Chippewa Falls Senior Center; Ruth Rosenow – Chippewa County Housing Authority/Vision Program Coordinator; Teri Ouimette – Chippewa Falls Main Street; Leroy Jansky – Patriotic Council; Jerilyn Sahr – CCEDC; Travis Ida and Travis Austad – Boys & Girls Club.

Call to Order: 9:00 AM

**1. Presentations by organizations requesting funding for 2017. Possible recommendations to the Council.**

Representatives from the Chippewa Falls Senior Center, Chippewa County Economic Development Corporation (CCEDC), Chippewa Falls Main Street, Vision Program, Patriotic Council and Boys & Girls Club presented funding requests for 2017. *(Copy of funding requests available in Finance/Administration Office)*

**No action taken.**

**2. Review preliminary 2017 Budget data including department budgets and update on 2017 Budget process and timeline. Possible recommendations to the Council.**

Finance Manager/Treasurer Lynne Bauer provided a review of the budget process and the areas that need to be addressed prior to adopting the 2017 Budget. In addition, Police Chief Matt Kelm and Fire Chief Mike Hepfler presented their proposed budgets for 2017. The Committee also discussed the funding requests presented under Item #1.

**No action taken.**

**3. Adjournment.**

**Motion by Ford/Nadreau to adjourn at 10:20 AM. All present voted aye. Motion carried.**

**Minutes submitted by,  
Lynne Bauer, Finance Manager/Treasurer**



**Minutes**  
**Committee #2**  
**Labor Negotiations, Personnel, Policy & Administration**  
**October 21, 2016**

**Committee #2 met on Friday, October 21, 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 and Attorney Steve Weld

Call to Order: 8:00 AM

1. **Open Session**

2. **Closed Session**

**Motion by Hull/Monarski** 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 public business whenever competitive or bargaining implications require a closed session" to: **a) Discuss labor negotiation issues and strategy**; and to include Committee and Council Members, Finance Manager/Treasurer Lynne Bauer and Attorney Steve Weld; and may return to open session.

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

The Committee discussed labor negotiation issues and strategy.

3. **Adjournment** *(in closed session)*

**Motion by Hull/Monarski** to adjourn at 8:50 AM. **All present voted aye. Motion carried.**

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



# CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

Applicant Name and Address: <i>Kristin R. BOWE</i> <i>15133 100<sup>th</sup> Ave, Chippewa Falls, WI</i>	Applicant Phone Number: <i>715 404 5913</i>
--	--

<input checked="" type="checkbox"/> Please check here if the applicant is the individual in charge of the event. If not, please indicate Name, Address and Phone Number of responsible individual.	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: <i>715-214-4861</i> <i>Indian Head Track Club</i> <i>Traci Messner</i> <i>337 Jefferson St. Eau Claire, WI</i>
--	--

Name of the event: <i>Frigid 8/Thermal 3 Run/Walk</i>	Estimated number of persons participating: <i>250</i>
--	--

Date and start and end times requested for street use:  
*8am - 1pm Dec 3<sup>rd</sup>*

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):  
*See attached maps*

Use, described in detail, for which the street use permit is requested:  
*The request is to use the streets per the attached maps for an 8 mile + 3 mile race (run/walk)*

City services requested for the event (e.g., Street Department or Police Department staff time):  
*Police officer at the start of the race (10am)*

The applicant agrees to indemnify, defend, and hold the City and its employees and agents harmless against all claims, liability, loss, damage or expense incurred by the City or account of any injury to, or death of, any persons or any damage to property caused by or resulting from the activities for which the permit is granted. This Street Use Permit for the event may be terminated by the Chippewa Falls Police Department if the health, safety, and welfare of the public appears to be endangered by the activities or if the event is in violation of any of the conditions of the permit or regulations adopted by the Common Council. Applicant understands they shall be present when the Board of Public Works or City Council considers the request for Street Use Permit. Failure to appear may be grounds for denial of the requested permit.

Signature of Applicant 	Date <i>10-10-2016</i>
----------------------------	---------------------------

### OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):  
*1 on Duty Officer*

Requirements of Applicant: *Pick up any necessary traffic cones and barricades by 1pm on Friday, December 2, 2016 at the City Garage located at #5 Brook-Riverside Dr. Please return them on Monday, December 5, 2016 Pjt 10/20/2016*

Approved by: 	<i>Richard J. Ruben PE 10/20/2016</i> Signature of Director of Public Works
------------------	--

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

Decision of City Council (required):  
 Approved       Denied







# CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

#715 726 2759  
ATTN: Bridget

Rec'd  
10/18/16

Applicant Name and Address: <i>Chippewa Manor</i>	Applicant Phone Number: <i>715 723 4437</i>
--	--

<input checked="" type="checkbox"/> Please check here if the applicant is the individual in charge of the event. If not, please indicate Name, Address and Phone Number of responsible individual. <i>Amber Mitra - Chippewa Manor 222 Chapman Rd CF 54729 715 723 4437</i>	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization: <i>Brandon Thorsness - Administrator</i>
--	---

Name of the event: <i>Veterans Salute</i>	Estimated number of persons participating: <i>150</i>
--	--

Date and start and end times requested for street use:  
*Thursday November 3rd 15 program*      *Monday Oct 24th -*  
*Flags display 11a - 11/16*      *wednesday Nov 16th for flags*

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):  
*using 75-100 ft portion of grass along walkway in front of*  
*Flags displayed*

Use, described in detail, for which the street use permit is requested:  
*Chippewa Manor*

We will have a program including: colors, flags, gun volley for

City services requested for the event (e.g., Street Department or Police Department staff time)  
*None*      *Veterans Day Celebration*

The applicant agrees to indemnify, defend, and hold the City and its employees and agents harmless against all claims, liability, loss, damage or expense incurred by the City or account of any injury to, or death of, any persons or any damage to property caused by or resulting from the activities for which the permit is granted. This Street Use Permit for the event may be terminated by the Chippewa Falls Police Department if the health, safety, and welfare of the public appears to be endangered by the activities or if the event is in violation of any of the conditions of the permit or regulations adopted by the Common Council. Applicant understands they shall be present when the Board of Public Works or City Council considers the request for Street Use Permit. Failure to appear may be grounds for denial of the requested permit.

Signature of Applicant: *Amber Mitra*      Date: *10/17/16*

### OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):  
*Nothing from PD*

Requirements of Applicant: *If South Avenue needs to be closed, Pick up any necessary traffic cones and barricades at the city Garage located at #5 Bjork-Riverview Drive by 1pm on November 2, 2016 and return on Friday, November 4, 2016. pjk*  
*10/20/2016*

Approved by: *[Signature]*      *10-18-16*  
Signature of Chief of Police

*[Signature]* PE      *10/20/2016*  
Signature of Director of Public Works

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

Decision of City Council (required):       Approved       Denied

# ORIGINAL ALCOHOL BEVERAGE RETAIL LICENSE APPLICATION

Submit to municipal clerk.

For the license period beginning NOV 1 20 16  
ending June 30 20 17

TO THE GOVERNING BODY of the:  Town of } Chippewa Falls  
 Village of }  
 City of }

County of Chippewa Aldermanic Dist. No. \_\_\_\_\_ (if required by ordinance)

1. The named  INDIVIDUAL  PARTNERSHIP  LIMITED LIABILITY COMPANY  
 CORPORATION/NONPROFIT ORGANIZATION

hereby makes application for the alcohol beverage license(s) checked above.

2. Name (individual/partners give last name, first, middle; corporations/limited liability companies give registered name): Hopkins Brenda Jean / LAND AND SEA LLC

An "Auxiliary Questionnaire," Form AT-103, must be completed and attached to this application by each individual applicant, by each member of a partnership, and by each officer, director and agent of a corporation or nonprofit organization, and by each member/manager and agent of a limited liability company. List the name, title, and place of residence of each person.

President/Member Title owner Name Brenda Hopkins Home Address 5710 189th St Post Office & Zip Code Chippewa Falls, WI 54729  
Vice President/Member \_\_\_\_\_  
Secretary/Member \_\_\_\_\_  
Treasurer/Member \_\_\_\_\_  
Agent Brenda Hopkins  
Directors/Managers \_\_\_\_\_

3. Trade Name FARM STORE Grille Business Phone Number 715-723-7000  
4. Address of Premises 213-Bridge St Post Office & Zip Code 54729

5. Is individual, partners or agent of corporation/limited liability company subject to completion of the responsible beverage server training course for this license period?  Yes  No  
6. Is the applicant an employe or agent of, or acting on behalf of anyone except the named applicant?  Yes  No  
7. Does any other alcohol beverage retail licensee or wholesale permittee have any interest in or control of this business?  Yes  No  
8. (a) Corporate/limited liability company applicants only: Insert state WI and date 07/2016 of registration.  
(b) Is applicant corporation/limited liability company a subsidiary of any other corporation or limited liability company?  Yes  No  
(c) Does the corporation, or any officer, director, stockholder or agent or limited liability company, or any member/manager or agent hold any interest in any other alcohol beverage license or permit in Wisconsin?  Yes  No  
(NOTE: All applicants explain fully on reverse side of this form every YES answer in sections 5, 6, 7 and 8 above.)

9. Premises description: Describe building or buildings where alcohol beverages are to be sold and stored. The applicant must include all rooms including living quarters, if used, for the sales, service, consumption, and/or storage of alcohol beverages and records. (Alcohol beverages may be sold and stored only on the premises described.) 1st Floor + Basement

10. Legal description (omit if street address is given above): \_\_\_\_\_  
11. (a) Was this premises licensed for the sale of liquor or beer during the past license year?  Yes  No  
(b) If yes, under what name was license issued? Duncan Creek wine Bar, LLC  
12. Does the applicant understand they must file a Special Occupational Tax return (TTB form 5630.5d) before beginning business? [phone 1-800-937-8864]  Yes  No  
13. Does the applicant understand they must hold a Wisconsin Seller's Permit? [phone (608) 266-2776].  Yes  No  
14. Does the applicant understand that they must purchase alcohol beverages only from Wisconsin wholesalers, breweries and brewpubs?  Yes  No

READ CAREFULLY BEFORE SIGNING: Under penalty provided by law, the applicant states that each of the above questions has been truthfully answered to the best of the knowledge of the signers. Signers agree to operate this business according to law and that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another. (Individual applicants and each member of a partnership applicant must sign; corporate officer(s), members/managers of Limited Liability Companies must sign.) Any lack of access to any portion of a licensed premises during inspection will be deemed a refusal to permit inspection. Such refusal is a misdemeanor and grounds for revocation of this license.

## SUBSCRIBED AND SWORN TO BEFORE ME

this 17<sup>th</sup> day of October, 20 16  
Bridget Owens  
(Clerk/Notary Public)

Brenda Hopkins  
(Officer of Corporation/Member/Manager of Limited Liability Company/Partner/Individual)

(Officer of Corporation/Member/Manager of Limited Liability Company/Partner)

My commission expires \_\_\_\_\_

(Additional Partner(s)/Member/Manager of Limited Liability Company if Any)

## TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk <u>10-17-16</u>	Date reported to council/board	Date provisional license issued	Signature of Clerk / Deputy Clerk
Date license granted	Date license issued	License number issued	

Applicant's WI Seller's Permit No. / FEIN Number	
[REDACTED]	
LICENSE REQUESTED	
TYPE	FEE
<input type="checkbox"/> Class A beer	\$
<input checked="" type="checkbox"/> Class B beer	\$
<input type="checkbox"/> Class C wine	\$
<input type="checkbox"/> Class A liquor	\$
<input type="checkbox"/> Class A liquor (cider only)	\$ N/A
<input checked="" type="checkbox"/> Class B liquor	\$
<input type="checkbox"/> Reserve Class B liquor	\$
<input type="checkbox"/> Class B (wine only) winery	\$
Publication fee	\$
<b>TOTAL FEE</b>	<b>\$</b>

## PERMANENT EASEMENT

The City of Chippewa Falls, a body corporate and politic under the Laws of Wisconsin (the "Grantor"), hereby grants to Northern States Power Company, a Wisconsin corporation; and its successors and assigns (collectively, the "Grantee"), this Permanent Easement as set forth below (the "Easement").

### RECITALS

A. Grantor owns the property known as the Chippewa Riverfront, located in the City of Chippewa Falls, County of Chippewa, State of Wisconsin, legally described as set forth on Exhibit A (the "Premises").

B. Recently, Grantor and Grantee worked together during construction of the new Chippewa Riverfront to remove the existing bulkhead from the Premises for aesthetic purposes for the new Chippewa Riverfront.

C. The former bulkhead was constructed by Grantee in 1994 to access the tailrace of the Chippewa Falls Hydro Project for a major turbine-generator rehabilitation project. Grantee wishes to maintain access to the tailrace area and to construct a temporary bulkhead for any future capital, maintenance or emergency projects that may occur.

D. Grantor desires to grant to Grantee certain rights to construct a temporary loading dock when needed (the "Temporary Tailrace Loading Dock"), in the location depicted on the attached Exhibit B (the "Loading Dock Area").

E. Grantor also desires to grant to Grantee certain access rights to and from the Temporary Tailrace Loading Dock, which rights are over and across a portion of the Premises as shown on Exhibit B (the "Access Easement Area").

### EASEMENT

NOW, THEREFORE, for good and valuable consideration, Grantor hereby grants to Grantee this Easement subject to the following terms and conditions.

1. Recitals. The Recitals are incorporated into and made a part of this Easement.
2. Easement. Grantee shall have the permanent, perpetual, non-exclusive right, privilege and easement:

This space is reserved for recording date

Return to  
Xcel Energy  
Siting and Land Rights  
Attn: Cheri F. Barna  
P.O. Box 8  
Eau Claire, WI 54702

Parcel Identification Number/Tax Key Number

(a) to construct, install, operate, repair, remove, replace, reconstruct, alter, relocate, patrol, inspect, mark, improve, enlarge, and maintain a temporary loading dock within the Loading Dock Area; and

(b) for ingress and egress upon, in, over, and across the Access Easement Area by Grantee, its agents, its contractors, successors or assigns, their personnel, vehicles and equipment, to access the Loading Dock Area and the Temporary Tailrace Loading Dock. Grantee's rights shall include, but not be limited to, the right to survey, clear, construct, lay gravel or other environmentally acceptable materials near the loading dock, and use construction mats as a road or access way with all culverts, bridging, and appurtenances (collectively, the "Access Improvements") necessary or reasonably useful for the safe and prudent use of the access rights set forth in this Easement.

(c) Grantor reserves the right to use the Loading Dock Area and the Access Easement Area for purposes that will not interfere with Grantee's full enjoyment of the easement rights granted in this Easement. Grantor and Grantee agree not to obstruct or interfere with each other's use of the easement rights identified herein.

(d) Grantor also grants to Grantee the reasonable temporary use by Grantee of the Premises adjacent to the Loading Dock Area during construction, repair, or replacement of the Temporary Tailrace Loading Dock.

(e) In exercising its rights herein, Grantee shall minimize disruption to park events as much as possible. If Grantee is going to construct a temporary access way on the Access Easement Area and/or construct the Temporary Tailrace Loading Dock, Grantee shall provide construction plans and a timeline to Grantor at least twelve (12) months prior to beginning said construction, except under emergency circumstances or where at least twelve (12) months prior notification is not possible. Furthermore, Grantee shall work with Grantor and the State of Wisconsin Department of Transportation to communicate and coordinate traffic control plans that are needed in order for Grantee to exercise its rights herein. Grantee also agrees to provide and install construction zone fencing and signage for safety purposes.

(f) Grantee shall exercise reasonable care to avoid damaging the Premises in any manner not consistent with the purpose of this Easement. Grantee shall pay for or repair all direct damages caused by the exercise of these rights, including, but not limited to, landscaping, roads, and driveways. After the exercise of any of the rights granted herein, Grantee agrees to restore the Premises, the Loading Dock Area, and the Access Easement Area to as near their condition before said exercise as is reasonably possible and remove therefrom all debris, spoils, and equipment resulting from the use of the Premises, the Loading Dock Area, and the Access Easement Area. Grantor shall review and approve of restoration, which review and approval shall not be unreasonably withheld, conditioned, or delayed.

3. Successors and Assigns. All provisions of this Easement, including the benefits and burdens, shall be deemed to run with the title to the Premises. This Easement shall be binding upon the parties hereto, their heirs, personal representatives, successors and assigns, and incorporates all agreements and stipulations between the parties, and no prior representations or statements, oral or written, shall modify, add, or change the terms hereof.



This Instrument was drafted by:  
Michelle E. Martin  
Axley Brynelson, LLP  
N20W22961 Watertown Road  
Waukesha, WI 53186

**EXHIBIT A**

**LEGAL DESCRIPTION OF PREMISES**

**EXHIBIT B**

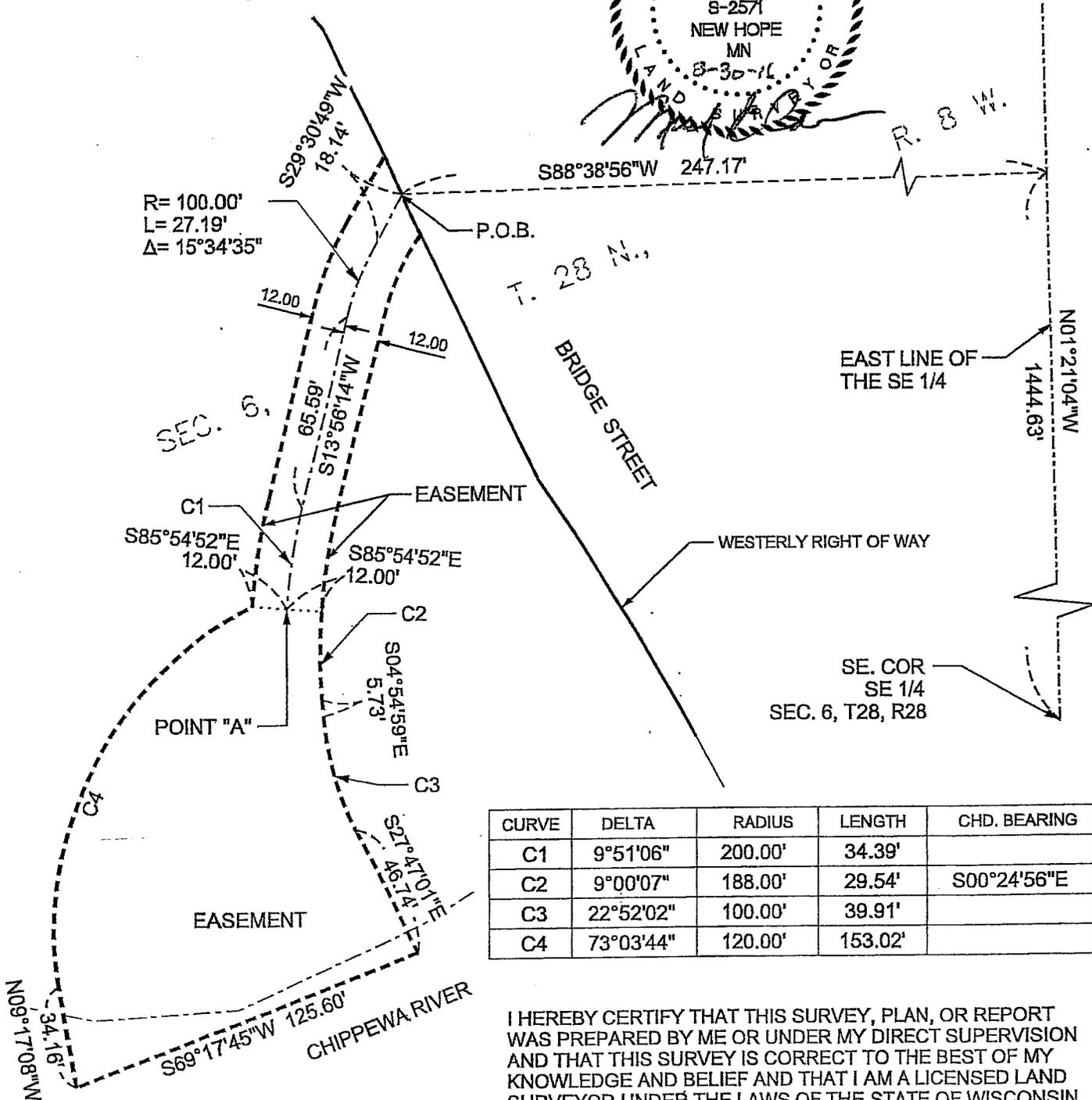
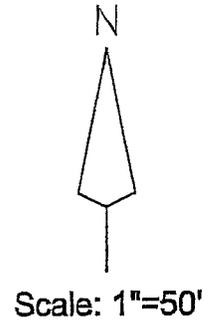
DEPICTION OF PREMISES, LOADING DOCK AREA, AND ACCESS EASEMENT AREA



NORTHERN STATES POWER  
WISCONSIN

EXHIBIT A SHEET 1 OF 5 SHEETS

Certificate of Survey  
Location: Chippewa Falls, WI  
Grantor: City of Chippewa Falls, WI  
See sheets 2 through 5 for descriptions.



CURVE	DELTA	RADIUS	LENGTH	CHD. BEARING
C1	9°51'06"	200.00'	34.39'	
C2	9°00'07"	188.00'	29.54'	S00°24'56"E
C3	22°52'02"	100.00'	39.91'	
C4	73°03'44"	120.00'	153.02'	

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THIS SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM A LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF WISCONSIN.

*Michael E. Cannon*  
MICHAEL E. CANNON LIC. NO. S-2571  
DATE 8-30-16

LINE: Dist.  
PARCEL:  
SEC. 6, T.28 N., R.8 W., 4th P.M.  
CO.: Eau Claire



NORTHERN STATES POWER  
WISCONSIN

EXHIBIT A SHEET 2 OF 5 SHEETS

Certificate of Survey

Location: Chippewa Falls, WI

Grantor: City of Chippewa Falls, WI

"Premises":

A parcel of land being a part of the Mill Reserve, Chippewa Falls, City of Chippewa Falls, Chippewa County, Wisconsin, being a part of Government Lot 4, Section 6, Township 28 North, Range 8 West, described as follows:

Commencing at the point of intersection of the southeasterly right of way line of River Street and the southwesterly right of way line of Bridge Street in the City of Chippewa Falls, Wisconsin, as per the recorded plat thereof; Thence run southeasterly along said southwesterly right of way line of Bridge Street a distance of 150 feet to the True Point of Beginning; Thence run southwesterly parallel with said southeasterly right of way line of River Street a distance of 320 feet, more or less, to a point on the easternmost line of a parcel of land conveyed by Wisconsin Central Ltd. to the City of Chippewa Falls, Wisconsin by quitclaim deed dated December 31, 1991; Thence run southeasterly at right angles to the last described course a distance of 50 feet; Thence run southwesterly parallel with said southeasterly right of way line of River Street a distance of 30 feet, more or less; Thence run southeasterly a distance of 210 feet, more or less, to a point on the meander line of the east bank of the Chippewa River; Thence run southeasterly along said meander line to its intersection with the meander line of the west bank of Duncan Creek; Thence run northeasterly along said meander line of the west bank of Duncan Creek 72 feet, more or less, to a point which is approximately 70 feet from the Bridge Street bridge structure crossing Duncan Creek, as measured along said Duncan Creek meander line, more or less; Thence east to Bridge Street to the southwesterly right of way line of Bridge Street, as now located and constructed; Thence run northwesterly along said southwesterly right of way line of Bridge Street to the point of beginning.

LESS AND EXCEPT from the property hereinabove described three (3) parcels of land described as follows:

Excepted Parcel No. 1: Beginning at a point on the southwesterly right of way line of Bridge Street, 200 feet southeasterly from the southeasterly right of way line of River Street, as measured along said southwesterly right of way line of Bridge Street; Thence run in a southwesterly direction on a line parallel with said southeasterly right of way line of River Street a distance of 155 feet; Thence run in a southeasterly direction on a line parallel with said southwesterly right of way line of Bridge Street a distance of 83.5 feet to a point of intersection with a line running parallel with and 21.5 feet distant northeasterly measured at right angles) from the centerline of the spur track as originally located nearest the parcel of land herein described; Thence run southeasterly along the last described parallel line to a point of intersection with a line running parallel with and 325 feet distant southeasterly (measured at right angles) from the southeasterly line of said River Street; Thence run northeasterly along the last described parallel line a distance of 127.3 feet to a point of intersection with said southwesterly line of Bridge Street; Thence run northwesterly along said southwesterly line of Bridge Street a distance of 125 feet to the place of beginning. (CONT'D. ON NEXT SHEET)

LINE: Dist.

PARCEL:

SEC. 6, T.28 N., R.8 W., 4th P.M.

CO.: Eau Claire



NORTHERN STATES POWER  
WISCONSIN

EXHIBIT A SHEET 3 OF 5 SHEETS

Certificate of Survey  
Location: Chippewa Falls, WI  
Grantor: City of Chippewa Falls, WI

"Premises": (CONT'D. FROM SHEET 2)

Excepted Parcel No. 2: A parcel of land conveyed by quitclaim deed dated December 26, 1991, from Wisconsin Central Ltd. to the City of Chippewa Falls, Wisconsin, and described in said deed as follows:

A part of Government Lots 3 and 4 of Section 6, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin, more particularly described as follows:

Commencing at the intersection of the centerlines of Bay and River Streets in said City; Thence southwesterly along the centerline of River Street 260 feet; Thence southeasterly at right angles to said River Street centerline along a line which also has a bearing of South 45 degrees East 183 feet to the Point of Beginning; Thence North 51 degrees 24 minutes 05 seconds East 205.29 feet; Thence North 59 degrees 12 minutes 25 seconds East 40.75 feet; Thence along a curve to the right with a radius of 536.80 feet to a point 320 feet southwesterly of the easterly line of Block 14 extended southeasterly; Thence northwesterly along a line parallel to and 320 feet southwesterly of, as measured perpendicular to, said southeasterly extension of the easterly line of Block 14 to the southerly line of River Street; Thence southwesterly along said southerly line to a point 724.77 feet distant northeasterly of the centerline of Taylor Street; Thence southeasterly at right angle to said River Street centerline to a point 50 feet southeasterly of the centerline of River Street as originally platted; Thence southwesterly along a line parallel to and 50 feet distant southeasterly from said River Street centerline to a point 100 feet distant northeasterly (measured at right angles) from the following described reference line "A"; Commencing at the northeast corner of Government Lot One (1) of Section Seven (7), Township Twenty-Eight (28) North, Range Eight (8) West, thence east three and seventy-four one-hundredths ( $3/4$ ) feet to a point on the center line of new Main Street being Station 39+42.51 of said reference line "A"; thence North 20 degrees 09 minutes West along the center line of new Main Street a distance of two and thirty-six one-hundredths (2.36) feet being Station 39+44.87 of said reference line "A"; thence North 20 degrees 25 minutes West along the center line of new Main Street a distance of four hundred seventy-five (475) feet, more or less, to the thread of the Chippewa River and the point of beginning of reference line "A"; thence continuing North 20 degrees 25 minutes West along the center line of new Main Street a distance of five hundred eighty and thirteen one-hundredths (580.13) feet to the intersection of the center lines of River Street (S.T.H. 29) and Pine Street being Station 50+00 of said reference line "A"; Thence southeasterly parallel to and 100 feet northeasterly of, as measured perpendicular to, said reference line "A" to the northerly bank of the Chippewa River; Thence northeasterly along said northerly bank to a point South 45 degrees East to the point of beginning; Thence North 45 degrees West to the Point of Beginning.

LINE: Dist.  
PARCEL:  
SEC. 6, T.28 N., R.8 W., 4th P.M.  
CO.: Eau Claire



NORTHERN STATES POWER  
WISCONSIN

EXHIBIT A SHEET 4 OF 5 SHEETS

Certificate of Survey

Location: Chippewa Falls, WI

Grantor: City of Chippewa Falls, WI

"Premises": (CONT'D. FROM SHEET 3)

Excepted Parcel No. 3: A parcel of land conveyed by quitclaim deed from Wisconsin Central Ltd. to the State of Wisconsin, Department of Transportation, dated October 28, 1991, and described in said deed as follows: An undivided one-half (1/2) interest in and to the following tract of land in Chippewa County, State of Wisconsin, described as:

Beginning at a point that is North 10 degrees 45 minutes 49 seconds West 1524.72 feet to the Southeast corner of Section 6; Thence North 47 degrees 12 minutes 02 seconds East 61.67 feet to the reference line of State Highway 124; Thence Southeasterly along the arc of a curve, concave Southwesterly, with a radius of 1145.92 feet (the long chord bears South 41 degrees 59 minutes 14 seconds East 23.49 feet) 32.49 feet; Thence North 50 degrees 15 minutes 36 seconds

East 106.01 feet; Thence South 51 degrees 57 minutes 34 seconds East, 104.93 feet; Thence Southeasterly along the arc of a curve, concave Southwesterly, with a radius of 1275.92 feet (the long chord bears South 33 degrees 28 minutes 40 seconds East 131.05 feet) parallel with and 130 feet Northeasterly from the reference line of State Highway 124 131.11 feet to the Northerly edge of Duncan Creek; Thence Southwesterly along the Northerly edge of Duncan Creek 246 feet, more or less; Thence Northwesterly along the arc of a curve, concave Southwesterly, with a radius of 1045.92 feet (the long chord

bears North 30 degrees 05 minutes 40 seconds West 139.63 feet) parallel with and 100 feet Southwesterly from the reference line of State Highway 124 139.73 feet; Thence North 25 degrees 18 minutes 38 seconds West 169.24 feet to the point of beginning.  
This parcel contains 1.32 acres, more or less, including 0.56 acres of land previously conveyed or dedicated for highway purposes.

"Easement Area":

A 24.00 foot wide easement over, under and across the herein before described "Premises" which lies 12.00 feet on each side of the following described centerline:

Commencing at the southeast corner of the Southeast Quarter of Section 6, Township 28 North, Range 8 West, Chippewa County, Wisconsin; thence North 01 degree 21 minutes 04 seconds West, along the east line of said Southeast Quarter, a distance of 1444.63 feet; thence South 88 degrees 38 minutes 56 seconds West 247.17 feet to the point of beginning of the centerline to be described; thence South 29 degrees 30 minutes 49 seconds West 18.14 feet; thence southerly 27.19 feet along a 100.00 foot radius tangential curve, concave to the east, and having a central angle of 15 degrees 34 minutes 35 seconds;

CONT'D. ON SHEET 5

LINE: Dist.

PARCEL:

SEC. 6, T.28 N., R.8 W., 4th P.M.

CO.: Eau Claire



NORTHERN STATES POWER  
WISCONSIN

EXHIBIT A SHEET 5 OF 5 SHEETS

Certificate of Survey  
Location: Chippewa Falls, WI  
Grantor: City of Chippewa Falls, WI

"Easement Area": (CONT'D. FROM SHEET 4)

thence South 13 degrees 56 minutes 14 seconds West, tangent to the last described curve, 65.59 feet; thence southerly 34.39 feet along a 200.00 foot radius tangential curve, concave to the east, and having a central angle of 9 degrees 51 minutes 06 seconds to a point herein after referred to as Point "A" and said centerline there terminating.

The sidelines of said easement are to be shortened or lengthened to intersect the westerly right of way line of Bridge Street.

AND

An easement over, under and across the the herein before described "Premises" described as follows:

Beginning at hte previously described Point "A"; thence South 85 degrees 54 minutes 52 seconds East 12.00 feet; thence southerly 29.54 feet along a 188.00 foot radius non-tangential curve, concave to the east, having a central angle of 9 degrees 00 minutes 07 seconds and a chord bearing of South 00 degrees 24 minutes 56 seconds East; thence South 04 degrees 54 minutes 59 seconds East, tangent to the last described curve, 5.73 feet; thence southeasterly 39.91 feet along a 100.00 foot radius tangential curve, concave to the east, and having a central angle of 22 degrees 52 minutes 02 seconds; thence South 27 degrees 47 minutes 01 second East, tangent to the last described curve, 46.74 feet; thence South 69 degrees 17 minutes 45 seconds West 125.60 feet; thence North 9 degrees 17 minutes 08 seconds West 34.16 feet; thence northerly and northeasterly 153.02 feet along a 120.00 foot radius tangential curve, concave to the southeast, and having a central angle of 73 degrees 03 minutes 44 seconds; thence South 85 degrees 54 minutes 52 seconds East, not tangent to the last described curve, 12.00 feet to the point of beginning.

Containing 0.36 acres, more or less.

LINE: Dist.  
PARCEL:  
SEC. 6, T.28 N., R.8 W., 4th P.M.  
CO.: Eau Claire





## ACCESS EASEMENT

This indenture, made this \_\_\_\_\_ day of \_\_\_\_\_ 2016, by and between the City of Chippewa Falls, a municipal corporation existing under and by the virtue of the laws of the State of Wisconsin located in Chippewa County, Wisconsin (Grantor) and 1888 Livery, LLC, a Wisconsin Limited Liability Company (Grantee),

WITNESSETH: That the Grantor, for valuable consideration does hereby grant unto the Grantee, its heirs, successors and assigns, an easement for access purposes over and upon the following described parcel of real estate situated in the County of Chippewa, State of Wisconsin, to-wit:

A 14 foot wide access easement located along the easterly side of Lot 6, Block 40, Chippewa Falls Plat, City of Chippewa Falls, Chippewa County, Wisconsin; said easement is on City of Chippewa Falls parking lot parcel number 327, located at #21 West Grand Avenue and described as follows:

Commencing at the northeast corner of Lot 6, Block 40, Chippewa Falls Plat; Thence Southwesterly 5-3/8 inches along the northerly lot line of said Lot 6 to the point of beginning; Thence continuing Southwesterly 14 feet along the northerly lot line of said Lot 6; Thence Southeasterly 124 feet parallel with the easterly lot line of said Lot 6 to a point on the southerly lot line of said Lot 6; Thence Northeasterly 14 feet along the southerly lot line of said Lot 6; Thence Northwesterly 124 feet parallel with easterly lot line of said Lot 6 to a point on the northerly lot line of said Lot 6 and the point of beginning.

CITY OF CHIPPEWA FALLS

\_\_\_\_\_  
Greg Hoffman, Mayor

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

STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_ ss.  
Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2016, the above named

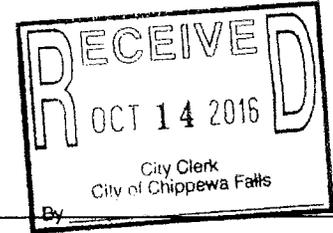
to me known to be the person \_\_\_ who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public, \_\_\_\_\_ County, WI  
My commission expires \_\_\_\_\_

This instrument was drafted by:



CITY OF CHIPPEWA FALLS  
CLAIM REPORTING FORM



Name of Claimant: Nivola Estenson	Claimant Address: 920 Pine Needle Drive
Claimant Phone Number: 715 379 3189	Date of Incident: week of Oct 12 2016
Time of Incident:	Location of Incident: 920 Pine Needle Drive

Damages Claimed (attach any relevant receipts and supporting documentation):

plumbing damage to screens/seals  
no hot water pressure in house

Description of Incident:

After the water line break on 1st Ave, our water was shut off, when it was turned back on we had no water pressure because our lines became plugged with either chlorine pellets or caustic soda. We had to hire a plumber but our lines are still plugged. We did not have this problem prior to the water being turned off.

Signature of Claimant: Nivola Estenson	Date: 10-14-16
---	-------------------

# NORTHLAND

## PLUMBING CO.

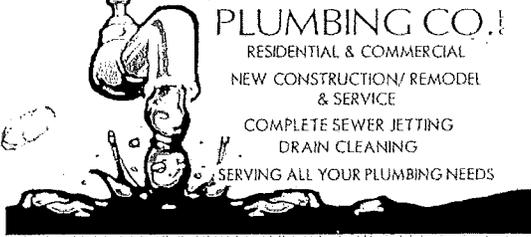
RESIDENTIAL & COMMERCIAL

NEW CONSTRUCTION/REMODEL  
& SERVICE

COMPLETE SEWER JETTING

DRAIN CLEANING

SERVING ALL YOUR PLUMBING NEEDS



0220

JED BUSH

MP# 837687

822 Coleman Street  
Chippewa Falls, WI 54729

715-559-0487

CUSTOMER'S ORDER NO. 715-379-3189		DEPARTMENT			DATE 10-15-12		
NAME Nichole Estensen							
ADDRESS 920 Pine Needle							
CITY, STATE, ZIP Chippewa Falls, WI 54729							
SOLD BY		CASH	C.O.D.	CHARGE	ON ACCT.	MOSE RETD	PAID OUT
QUANTITY	DESCRIPTION			PRICE	AMOUNT		
1	Pulled all creasers off				4	39	
2	faucets to clean out						
3	chunks with locks						
4	like pinball pellets.						
5	we had to replace						
6	a supply line on the						
7	kitchen faucet that						
8	was plugged up.						
9							
10							
11	Labor				70	-	
12	Trip				15	-	
13	Tax				4	68	
14							
15							
16	Total				98	07	
17							
18							
19	Paid check # 1053						
20							
RECEIVED BY							

KEEP THIS SLIP FOR REFERENCE

ORIGINAL