NOTICE OF PUBLIC MEETING

CITY OF CHIPPEWA FALLS, WISCONSIN

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

Board of Public Works: XXX

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

Will be held on **Monday, July 10, 2017 at 5:30 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 you are a board member and unable to attend this meeting, please contact the Engineering Dept at 726-2736.

1. Approve the minutes of the June 5, 2017 Board of Public Works meeting. *(Attachment)*
2. Discuss request for "Adopt a Highway" on Park Avenue between STH #178 and STH #124 at West City limits. Make recommendation to the Common Council.
3. Discuss Pond Street request for Street Improvement. Make recommendation to the Common Council. *(Attachment)*
4. Consider request for Street Use Permit from the Chippewa Falls Chamber of Commerce for Oktoberfest. Make recommendation to the Common Council. *(Attachment)*
5. Consider request for a Street Use Permit from Miller Coors for Leinenkugel's 150th Anniversary Kick Off Party. Make recommendation to the Common Council. *(Attachment)*
6. Consider draft Resolution to pave Downtown alleys. Make recommendation to the Common Council. *(Attachment)*
7. Consider easement request from the Citizen's State Bank for access across a City owned lot near the South end of Lakeland Drive. Make recommendation to the Common Council. *(Attachment)*
8. Adjournment

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

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

CERTIFICATION

I hereby certify that a copy of this Notice was placed in the Chippewa Herald mailbox, 1st floor, City Hall and posted on the City Hall Bulletin Board on Monday, July 3, 2017 at 9:00 AM by Mary Bowe.

NOTICE OF PUBLIC MEETING

CITY OF CHIPPEWA FALLS, WISCONSIN

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

Board of Public Works: XXX

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

Will be held on **Monday, June 26, 2017 at 5:30 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 you are a board member and unable to attend this meeting, please contact the Engineering Dept at 726-2736.

NOTE:

THE BOARD OF PUBLIC WORKS MEETING

FOR

MONDAY, JUNE 26, 2017

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 Notice was placed in the Chippewa Herald mailbox, 1st floor, City Hall and posted on the City Hall Bulletin Board on Monday, June 19, 2017 at 1:00 PM by Mary Bowe.

NOTICE OF PUBLIC MEETING

CITY OF CHIPPEWA FALLS, WISCONSIN

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

Board of Public Works: XXX

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

Will be held on **Monday, June 12, 2017 at 5:30 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 you are a board member and unable to attend this meeting, please contact the Engineering Dept at 726-2736.

NOTE:

THE BOARD OF PUBLIC WORKS MEETING

FOR

MONDAY, JUNE 12, 2017

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 Notice was placed in the Chippewa Herald mailbox, 1st floor, City Hall and posted on the City Hall Bulletin Board on Wednesday, June 7, 2017 at 11:00 AM by Mary Bowe.

CITY OF CHIPPEWA FALLS
BOARD OF PUBLIC WORKS
MEETING MINUTES
MONDAY, JUNE 5, 2017 – 5:30 PM

The Board of Public Works met in City Hall on Monday, June 5, 2017 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.

1. **Motion** by Olson, seconded Bauer by to approve the minutes of the May 8, 2017 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**

2. Director of Public Works Rubenzer presented the bid summary for Sanitary Sewer and Water Extensions in Lake Wissota Business Park. Alderperson Olson asked about the interest rate being gained from the TIF funding. Finance Manager Bauer and DPW Rubenzer will determine. Rubenzer will investigate whether or not the water and wastewater utilities can fund the infrastructure extension in the short term. Rubenzer noted that there was CINC network fiber along the west boulevard of STH #178 that needed to be relocated. It was also noted that the low bid was about $65,000 higher than the original estimate. Rubenzer stated that some of the recently constructed "berm" was in the easement where the infrastructure would be constructed.
   Motion by Rubenzer, seconded by Olson to recommend the Common Council accept the low bid of $407,805.00 and award the contract Sanitary Sewer and Water Main Extensions in Lake Wissota Business Park to A-1 Excavating, Inc. Said award contingent on successful review of bid, performance and financial contract security and approval of all contract documents by City Attorney Ferg and Committee #1 and the Common Council determining the short term financing for the project. **All present voting aye. MOTION CARRIED.**

3. The Board considered the attached 2016 Compliance Maintenance Annual Report (eCMAR) summary. Director of Public Works Rubenzer noted that this is a report card for the Wastewater Treatment Plant. He stated that although the influent levels of organic loadings were high, the plant was functioning at a high level and the effluent levels were all very good. The effluent discharge values are the most important parameters for the wastewater treatment plant. A wastewater plant organic loading rerating is in order along with an inflow and infiltration study on the collection system. **Motion** by Rubenzer, seconded by Olson that the Common Council accept the 2016 Compliance Maintenance Annual Report and approve the attached corresponding resolution. **All present voting aye. MOTION CARRIED.**

4. **Motion** by Olson, seconded by Bauer to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 5:44 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.

June 9, 2017

RE: Pond Street Reconstruction
5-year plan

Mayor Greg Hoffman
30 W Central Street
Chippewa Falls, WI 54729

Dear Mayor Hoffman and City Council,

My name is Laurie Hedrington. My husband Terry and I have lived at 28 Pond Street for 40 years. I am writing to request that Pond Street be reconstructed from the intersection of High Street to the intersection of Bridge Street. I am requesting that this **950 foot reconstruction** project be placed on the City of Chippewa Falls 5-year improvement plan or sooner. In the 40 years I have lived in my home, Pond Street hasn't seen any major repairs and it is due for a facelift.

Our street is a quaint little street that occasionally sees a tourist or two touring Leinenkugel's, attending the Northern Wisconsin State Fair or patronizing our historic downtown. I feel this street should be placed on the 5-year improvement plan because from a functionality standpoint it desperately needs it and because it is an eye sore to tourists and to those who have spent our lives on this street.

Attached are some photos to show the current state of our street and sidewalks. Much or our sidewalk is missing and our curb and gutter no longer functions as intended.

I believe you will agree that the street and sidewalks have reached the end of their useful life and resurfacing and or minor repairs are not a viable or cost effective option at this location.

It is critical to me that the **width of the street be maintained** or very slightly modified so that it maintains it's local, small town charm and so the property owners do not lose the small boulevard we currently have.

Thank you for considering reconstructing Pond Street in the near future. If you have any questions, please don't hesitate to contact me at 715-456-4566 or email me at lhedrington@brenzier.com.

Sincerely,

Laurie Hedrington

Laurie and Terry Hedrington
28 Pond Street
Chippewa Falls, WI 54729

CITY OF CHIPPEWA FALLS
STREET USE PERMIT APPLICATION

RECEIVED
JUN 16 2017
City Clerk
City of Chippewa Falls
By

Applicant Name and Address:	Applicant Phone Number:
Oktoberfest/Chippewa Partners I 1 N Bridge Street	715-723-0331

☑ 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:
Maranda Mahr Office: 715-723-0331, 715-563-3573 maranda@chippewachamber.org	1 N Bridge Street, Chippewa Falls, WI 715-723-0331

Name of the event:	Estimated number of persons participating:
Oktoberfest	300

Date and start and end times requested for street use:

Friday, September 15th 12-1p

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

Northbound Jefferson Avenue from Leine Lodge to NWSF Main Gate

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

Parade including hourse-drawn wagon, band, walkers

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

Police escort leading procession

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: 6-9-17

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):

(2 officers X 5 hours = 10hrs X 2 nights = 20 hrs x $50/hr overtime = $1,000)
CFPD - 2 officers on overtime Fri + Sat 1900-0000hrs ≈ $1,000

Requirements of Applicant:

Approved by:

Signature of Chief of Police — 6-20-17 — Signature of Director of Public Works

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

Decision of City Council (required): ☐ Approved ☐ Denied

CITY OF CHIPPEWA FALLS
STREET USE PERMIT APPLICATION

Applicant Name and Address:	Applicant Phone Number:
Lindsay Fuerst | Leinie Lodge 124 East Elm St. Chippewa Falls, WI 54729	715-720-2220

☒ 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: Miller Coors

Name of the event:	Estimated number of persons participating:
Leinenkugel's 159th kick off party	2,000

Date and start and end times requested for street use:

8.10.17 12am to 12am

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

Please see attached map: Elm, N. Prairie & Cedar

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

We would like to close the road to public to allow for events, drinks, parking & bus drop off

City services requested for the event (e.g., Street Department or Police Department staff time) Also need to block off the bike path on Cedar

We have already met with police & fire depts to determine staffing needs.

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

5.15.17
Date

OFFICE USE ONLY

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):

4 officers on overtime; 3 from 1600-2300 / 1 from 1700-2300 @ $50/hr $1350 Total.

Requirements of Applicant:

Approved by:

Signature of Chief of Police

Signature of Director of Public Works

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

Decision of City Council (required): ☐ Approved ☐ Denied

RESOLUTION NO. 2017-

RESOLUTION

WHEREAS, the Board of Public Works at its February 22, 2016 meeting, recommended that the City Engineering Department rate all the surfaces of the alleys in the downtown area.

WHEREAS, the Board of Public Works at its February 27, 2017 meeting, recommended the Common Council approve spending approximately $20,000 of the $100,000 budgeted for the street resurfacing program to begin resurfacing downtown alleys whose surfaces are in the worst condition, in the fall of 2017 or 2018. In addition that the $6.75 per linear foot of alley be confirmed, notice be given to all alley adjacent property owners, a public information meeting and a public hearing be conducted and a special charge be assessed for alley paving.

WHEREAS, the Board of Public Works at its July 10, 2017 meeting recommend that the following alleys be resurfaced

A. **Alley through Block 9, Allen's Addition**
(Bound by Bridge Street, Birch Street, Bay Street and Willow Street)

B. **Alley through Block 17, Allen's Addition**
(Bound by Bridge Street, Spruce Street, Bay Street and Birch Street)

C. **Alley through Block 18, Allen's Addition**
(Bound by Bay Street, Spruce Street, Island Street and Birch Street)

D. **Alley through Block 6, Allen's Addition**
(Bound by Bay Street, Willow Street, Island Street and Columbia Street)

and a special charge of $6.75 per linear foot be assessed to property owners after conducting a public hearing to consider paving of the same.

WHEREAS, the Common Council at its July 18, 2017 meeting approved the July 10, 2017 minutes of the Board of Public Works.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS, WISCONSIN:

1. That the Director of Public Works is authorized to cause the above described alleys to be blacktopped under current City alley paving policies.

2. That the cost be charged to the abutting property at the rate of $6.75 per front foot abutting the alley as a special charge under 66.0627 of the Wisconsin Statutes.

3. That all such charges shall be due and payable when billed and any charge not paid when due shall become a lien upon the property assessed as of the date of such delinquency and shall be extended upon the tax roll as a delinquent tax against the property.

4. That upon adoption, the Director of Public Works shall cause a copy of this resolution to be mailed to each interested person whose address is known or can be ascertained by reasonable diligence. Mailing of this adopted resolution shall serve as notice of a special charge specified in Chapter 66.0627 (3) (a) of the Wisconsin Statutes.

Dated this 1st day of August 2017

ADOPTED:_____ _____
Council President

APPROVED:_____
Mayor

ATTEST:_____
City Clerk

PUBLISHED:_____

66.0627 Special charges for current services and energy and water efficiency improvement loans.

(1) In this section:

(a) "Energy efficiency improvement" means an improvement to a residential, commercial, or industrial premises that reduces the usage of energy, or increases the efficiency of energy usage, at the premises.

(b) "Political subdivision" means a city, village, town, or county.

(c) "Service" includes snow and ice removal, weed elimination, street sprinkling, oiling and tarring, repair of sidewalks or curb and gutter, garbage and refuse disposal, recycling, storm water management, including construction of storm water management facilities, tree care, removal and disposition of dead animals under s. 60.23 (20), loan repayment under s. 70.57 (4) (b), soil conservation work under s. 92.115, and snow removal under s. 86.105.

(d) "Water efficiency improvement" means an improvement to a residential, commercial, or industrial premises that reduces the usage of water, or increases the efficiency of water usage, at the premises.

(2) Except as provided in sub. (5), the governing body of a city, village or town may impose a special charge against real property for current services rendered by allocating all or part of the cost of the service to the property served. The authority under this section is in addition to any other method provided by law.

(3)

(a) Except as provided in par. (b), the governing body of the city, village or town may determine the manner of providing notice of a special charge.

(b) Before a special charge for street tarring or the repair of sidewalks, curbs or gutters may be imposed, a public hearing shall be held by the governing body on whether the service in question will be funded in whole or in part by a special charge. Any interested person may testify at the hearing. Notice of the hearing shall be by class 1 notice under ch. 985, published at least 20 days before the hearing. A copy of the notice shall be mailed at least 10 days before the hearing to each interested person whose address is known or can be ascertained with reasonable diligence. The notice under this paragraph shall state the date, time and location of the hearing, the subject matter of the hearing and that any interested person may testify.

(4) A special charge is not payable in installments. If a special charge is not paid within the time determined by the governing body, the special charge is delinquent. A delinquent special charge becomes a lien on the property against which it is imposed as of the date of delinquency. The delinquent special charge shall be included in the current or next tax roll for collection and settlement under ch. 74.

(5) Except with respect to storm water management, including construction of storm water management facilities, no special charge may be imposed under this section to collect arrearages owed a municipal public utility.

(6) If a special charge imposed under this section is held invalid because this section is found unconstitutional, the governing body may reassess the special charge under any applicable law.

(7) Notwithstanding sub. (2), no political subdivision may enact an ordinance, or enforce an existing ordinance, that imposes a fee on the owner or occupant of property for a call for assistance that is made by the owner or occupant requesting law enforcement services that relate to any of the following:

EASEMENT AGREEMENT

This Easement Agreement is made and entered into this _____ day of _____, 2017, by and between City of Chippewa Falls, a municipal corporation existing under and by the virtue of the laws of the State of Wisconsin (hereinafter "Grantor") and Citizens State Bank, a Wisconsin banking corporation (hereinafter "Grantee").

Recitals

THE PARTIES hereto acknowledge the following:

1. Grantor is the owner of the following parcel in Chippewa County, Wisconsin:

   Outlot 1 of Chippewa County Certified Survey Map No. 118 as recorded in Volume ____ of Certified Survey Maps, pages _____, as Document No. _____, Chippewa County, Wisconsin ("Parcel 1").

2. Grantee is the owner of the following described parcel in Chippewa County, Wisconsin:

   Lot 1, Chippewa County Certified Survey Map No. 1352 as recorded in Volume 5 of Certified Survey Maps, pages 236-237, as Document No. 544106, Chippewa County, Wisconsin ("Parcel 2").

3. Grantee is the owner of the following described parcel in Chippewa County, Wisconsin:

   Lot 1, Chippewa County Certified Survey Map No. 948 as recorded in Volume 3 of Certified Survey Maps on page 253 as Document No. 500518, City of Chippewa Falls, Chippewa County, Wisconsin ("Parcel 3").

4. Parcel 3 is contiguous on its southern boundary with Parcel 1.

5. Grantor desires to grant Grantee a non-exclusive easement for ingress and egress over Parcel 1.

Agreements

NOW, THEREFORE, in consideration of the above recitals and the mutual covenants contained herein, it is hereby agreed as follows:

1. **Grant of Easement.** Grantor does hereby grant and convey to Grantee, its successors, and assigns, a non-exclusive easement for ingress and egress over, through and across Parcel 1 as legally described in Exhibit A attached hereto in order to provide ingress, egress and access to Parcels 2 and 3.

2. **Easement Benefit.** The easement described in this instrument shall run with the land and shall be for the benefit of the Grantee and its successors and assigns.

3. **Legal Status.** Each and all of the easements and rights granted or created herein are appurtenances to each respective parcel and none of the easements and rights may be transferred, assigned or encumbered except as an appurtenance to such parcels. For the purposes of such easement and rights, the parcel which is benefitted shall constitute the dominant estate, and the parcel which is burdened by such easement and rights shall constitute the servient estate.

4. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties and supersedes all prior and contemporaneous agreements, understandings, negotiations and discussions, whether written or oral, of the parties, and there are no representations, warranties or other agreements between or among the parties in connection with the subject matter hereof, except as specifically set forth herein.

5. **Governing Law.** The validity and construction of this Agreement shall be governed by the internal substantive laws of the State of Wisconsin and may be enforced against any of the parties hereto in the courts of such state, the parties hereby submitting themselves to the jurisdiction of such courts.

6. **Binding on Successors and Assigns.** This Agreement shall be binding upon and inure to the benefit of the heirs, personal representatives, and/or successors and assigns of the parties hereto.

7. **Amendment; Severability.** No change, termination, or attempted waiver of any of the provisions of this Agreement shall be binding unless in writing and signed by the party against whom the same shall be sought to be enforced. In case any provision in this Agreement shall be held invalid, illegal, or unenforceable, the validity, legality and enforceability of the remaining provisions hereof shall not in any way be a factor impaired thereby, but this Agreement shall be construed as if such provisions had never been contained herein.

8. **Further Assurance.** After the execution of this Agreement, each party shall from time to time, at the request of the other and without further cost or expense to the requesting party, execute and deliver such other instruments and take such other actions as may reasonably be requested in order to more effectively consummate the transactions contemplated hereby.

9. **Descriptive Headings; Gender.** The descriptive headings of the several paragraphs of this Agreement are inserted for convenience only and shall not control or affect any meaning of construction of any of the provisions hereof. Any use herein of the male, female, or neuter gender

shall be deemed, except if otherwise so stated, to include the omitted genders. Use of the singular or plural case includes the other where appropriate.

10. **Recording.** A fully executed counterpart of this Agreement shall be recorded in the office of the Register of Deeds for Chippewa County.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

[SIGNATURE PAGES FOLLOW]

GRANTOR:

CITY OF CHIPPEWA FALLS

By:_____
_____, Mayor

By:_____
_____, City Clerk

GRANTEE:

CITIZENS STATE BANK

By:_____
_____, Its _____

STATE OF WISCONSIN)
ss.
Chippewa County)

On this _____ day of _____, 2017, before me a Notary Public within and for said County and State, personally appeared _____, to me personally known, who, being by me duly sworn did say he/she is the Mayor of Chippewa Falls, Wisconsin, the municipality named in the foregoing instrument, and that said instrument was signed on behalf of said municipality by authority of its city council and said Mayor acknowledges said instrument to be the free act and deed of said municipality.

_____
_____, Notary Public
Chippewa County, Wisconsin
My commission expires:_____

STATE OF WISCONSIN)
ss.
Chippewa County)

On this _____ day of _____, 2017, before me a Notary Public within and for said County and State, personally appeared _____, to me personally known, who, being by me duly sworn did say he/she is the City Clerk of Chippewa Falls, Wisconsin, the municipality named in the foregoing instrument, and that said instrument was signed on behalf of said municipality by authority of its city council and said City Clerk acknowledges said instrument to be the free act and deed of said municipality.

_____
_____, Notary Public
Chippewa County, Wisconsin
My commission expires:_____

STATE OF WISCONSIN)
ss.
Chippewa County)

On this _____ day of _____, 2017, before me a Notary Public within and for said County and State, personally appeared _____, to me personally known, who, being by me duly sworn did say he is the _____ of Citizens State Bank, the corporation named in the foregoing instrument, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and said officer acknowledges said instrument to be the free act and deed of said corporation.

_____
_____, Notary Public
Chippewa County, Wisconsin
My commission expires:_____

This Agreement drafted by:

Jeffrey W. Guettinger
Danielson, Guettinger, Richie & Manydeeds, S.C.
3410 Oakwood Mall Drive

Post Office Box 1457
Eau Claire, WI 54702-1457

An easement located in Outlot 1 of Certified Survey Map #1813 in Government Lot 2 of Section 33, Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin.

Commencing at the NW corner of Certified Survey Map #1813 (said corner being the SW corner CSM #948), thence N 89° 53' 53" E 498.77 feet, thence along the arc of a curve to the left with a radius of 165.00 feet and whose chord bears N 87° 16' 44" E 15.08 feet, thence continuing along the arc of a curve to the left with a radius of 165.00 feet and whose cord bears N 60° 35' 14" E 134.60 feet, thence N 36° 30' 54" E 166.26 feet, thence S 22° 04' 33" E 77.33 feet, thence along the arc of a curve to the right with a radius of 60.00 feet and whose chord bears S 5° 36' 56" E 80.50 feet, thence S 36° 30' 54" W 142.27 feet, thence S 89° 53' 53" W 582.80 feet, thence along the arc of a curve to the right with a radius of 60.00 feet and whose chord bears S 89° 53' 53" W 100.22 feet, thence N 0° 37' 29" E 66.01 feet to the point of beginning.

Said parcel is subject to easements and restrictions of record.

Exhibit A