

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

To be held on Tuesday, November 28, 2017 at **5:30 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 November 7, 2017.
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 November 13, 2017.
  - (b) Consider Plan Commission minutes of November 13, 2017.
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 November 9, 2017.
  - (b) Consider Committee #1 Revenues, Disbursements, Water, and Wastewater minutes of November 10, 2017.
  - (c) Consider Committee #1 Revenues, Disbursements, Water, and Wastewater minutes of November 13, 2017.
  - (d) Consider Committee #1 Revenues, Disbursements, Water, and Wastewater minutes of November 14, 2017.
  - (e) Consider Committee #1 Revenues, Disbursements, Water, and Wastewater minutes of November 16, 2017.
  - (f) Consider Committee #1 Revenues, Disbursements, Water, and Wastewater minutes of November 28, 2017. (*minutes to be distributed prior to meeting*)
  - (g) Consider Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of November 10, 2017.
  - (h) Park Board minutes of November 14, 2017.
  - (i) Library Board minutes of October 11, 2017.
8. **APPLICATIONS**
  - (a) Consider Operator (Bartender) Licenses as approved by the Police Department. (*Complete list provided prior to Council meeting*).
  - (b) Consider conditional surrender from Falls Bowl, Inc. (Steven Radke, Agent, 9 W Columbia St) of their Class "B" / "Class B" Intoxicating Liquor and Malt Beverage License predicated upon the granting of the licenses to Falls Bowl of Chippewa, LLC (Joseph Minke, Agent) and final closing on the property.
  - (c) Consider Original Alcohol Beverage Retail License Application from Falls Bowl of Chippewa, LLC, Joseph Minke, Agent, for a Class "B" / "Class B" Intoxicating Liquor and Malt Beverage License for Falls Bowl located at 9 W Columbia Street.
9. **PETITIONS** - None
10. **MAYOR ANNOUNCES APPOINTMENTS**
  - (a) Consider the appointment of Debi Waldusky and Teresa Germain to the Redevelopment Authority as recommended by the Mayor.
11. **MAYOR'S REPORT** - None
12. **REPORT OF OFFICERS** - None

**13. ORDINANCES**

**(a) First Reading of Ordinance #2017-18 Entitled:** Ordinance Annexing Territory to the City of Chippewa Falls.

**(b) First Reading of Ordinance #2017-19 Entitled:** An Ordinance Creating Ward 3B in the City of Chippewa Falls Due to Annexation of Real Property Located in a Different County Supervisory District.

**14. RESOLUTIONS**

**(a) Consider Resolution #2017-37 Entitled:** Resolution Concerning Completion of Willow Creek Subdivision Phase III Utilities and Infrastructure.

**(b) Consider Resolution #2017-41 Entitled:** Resolution Approving a Certified Survey Map (Gerald Holzem – Mansfield/Coleman).

**15. OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW - None**

**16. CLAIMS**

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

**17. CLOSED SESSION - None**

**18. ADJOURNMENT**

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

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

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

**CERTIFICATION OF OFFICIAL NEWSPAPER**

I, hereby, certify that a copy of this notice has been posted on the bulletin board at City Hall and a copy has been given to the Chippewa Herald on November 22, 2017 at 3:00 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, November 7, 2017 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 Robert Hoekstra.

Also Present: City Attorney Robert Ferg, Finance Manager/Treasurer Lynne Bauer, City Planner/Transit Manager Jayson Smith, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, Assistant City Engineer Bill McElroy, Building/Zoning Inspector Paul Lasiewicz, Police Chief Matthew Kelm, Parks and Recreation Director Dick Hebert, City Clerk Bridget Givens, and those on the attached sign-in sheet.

### APPROVAL OF MINUTES OF PREVIOUS MEETING

(a) **Motion by Olson/Nadreau** to approve the minutes of the Regular Council Meeting of October 17, 2017. **All present voting aye, motion carried.**

### PERSONAL APPEARANCES BY CITIZENS

The following individuals appeared to express support of the tiny houses to be located at Chippewa Valley Bible Church:

Dennis Hunt, 1360 Waldheim Rd;  
Pastor Karel Hanart, First Presbyterian Church, 130 W Central St;  
Michael Hanke, 316 Division St; and  
Tom Drehmel, 510 Coleman St.

Mayor Hoffman asked for a show of hands from the gallery of those that were in support of the tiny houses. All that were in attendance for this issue raised their hands. No one appeared in opposition.

PUBLIC HEARINGS - None

COMMUNICATIONS - None

### REPORTS

(a) **Motion by Olson/King** to approve the Board of Public Works minutes of October 23, 2017. **Roll Call Vote: Aye – Olson, King, Hull, Nadreau, Hoekstra, Monarski, Kiefer. Motion carried.**

### COUNCIL COMMITTEE REPORTS

(a) **Motion by King/Monarski** to approve the Committee #1 Revenues, Disbursements, Water, and Wastewater minutes of October 24, 2017. **Roll Call Vote: Aye – King, Monarski, Kiefer, Hull, Olson, Nadreau, Hoekstra. Motion carried.**

(b) **Motion by Monarski/Hoekstra** to approve the Committee #1 Revenues, Disbursements, Water, and Wastewater minutes of October 31, 2017. **Roll Call Vote: Aye – Monarski, Hoekstra, Kiefer, King, Hull, Olson, Nadreau. Motion carried.**

(c) **Motion by Olson/Nadreau** to approve Committee #1 Revenues, Disbursements, Water, and Wastewater minutes of November 7, 2017. **All present voting aye, motion carried.**

(d) **Motion by Kiefer/Olson** to approve the Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of October 24, 2017. **Roll Call Vote: Aye – Kiefer, Olson, Nadreau, Hoekstra, Monarski, King, Hull. Motion carried.**

(e) **Motion by Kiefer/Olson** to approve the Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of November 6, 2017. **All present voting aye, motion carried.**

### APPLICATIONS

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

(b) **Motion by Hoekstra/Monarski** to approve the Street Use Permit Application from Chippewa Falls Main Street for the Bridge to Wonderland Parade to be held on December 2, 2017 from 6:00 pm – 7:30 pm utilizing N Bridge Street from Cedar Street to the roundabout. **All present voting aye, motion carried.**

**APPLICATIONS** (continued)

**(c) Motion by King/Hull** to approve the Street Use Permit Application from the Indianhead Track Club for the Frigid 8 and Thermal 3 Run/Walk to be held on December 2, 2017 from 8:00 am – 1:00 pm utilizing various City Streets. **All present voting aye, motion carried.**

**(d) Motion by Kiefer/Olson** to approve the Non-Commercial Kennel License Application of Charline Kozlowski, 928 Evergreen Lane. **All present voting aye, motion carried.**

**(e) Motion by Kiefer/Nadreau** to approve the Original Alcohol Beverage Retail License Application from Micon Cinemas, Inc., Daniel Olson, Agent, for a “Class C” Wine License for Micon Cinemas, Inc. located at 475 Chippewa Mall Drive, Suite 215. **All present voting aye, except King and Hull who voted no, motion carried.**

**(f) Motion by Kiefer/Olson** to approve the conditional surrender from Brenda Hopkins (Farm Store Grille, 213 N Bridge St) of her Class “B” / “Class B” Intoxicating Liquor and Malt Beverage License predicated upon the granting of the licenses to Max’s Bistro, LLC. **All present voting aye, motion carried.**

**(g) Motion by Monarski/Olson** to approve the Original Alcohol Beverage Retail License Application from Max’s Bistro LLC, Eleison Rivera, Agent, for a Class “B” / “Class B” Intoxicating Liquor and Malt Beverage License for Max’s Bistro and Bar located at 213 N Bridge Street. **All present voting aye, motion carried.**

**PETITIONS** - None

**MAYOR ANNOUNCES APPOINTMENTS**

**(a)** Mayor Hoffman announced the contemplated appointment of Debi Waldusky and Teresa Germain to the Redevelopment Authority with action on these appointments scheduled for November 21, 2017.

**MAYOR’S REPORT** - None

**REPORT OF OFFICERS** - None

**ORDINANCES**

**Motion by King/Olson** to consider out of order, Agenda Item 15 (a) “Consider any motion made to take from the table the motion previously laid on the table on October 17, 2017 regarding the Second Reading of **Ordinance #2017-16 Entitled:** An Ordinance Granting a Special Use Permit to Locate up to Two Tiny Houses at 531 East South Avenue, on Parcel # 4424”. **Roll Call Vote: Aye – King, Olson, Nadreau, Hoekstra, Monarski, Kiefer, Hull. Motion carried.**

**Motion by Hull/Olson** to take from the table the motion previously laid on the table on October 17, 2017 regarding the Second Reading of **Ordinance #2017-16 Entitled:** An Ordinance Granting a Special Use Permit to Locate up to Two Tiny Houses at 531 East South Avenue, on Parcel # 4424 and to schedule the ordinance for a Second Reading on tonight’s agenda under Agenda Item 13 (b). **Roll Call Vote: Aye – Hull, Olson, Nadreau, Hoekstra, Monarski, Kiefer, King. Motion carried.**

**(a)** The First Reading of **Ordinance #2017-17 Entitled:** An Ordinance Adding Conditional Uses to the General Commercial District and the Highway Commercial District Code Sections of the Chippewa Falls Zoning Code was held.

**(b) Motion by King/Olson** to approve **Ordinance #2017-16 Entitled:** An Ordinance Granting a Special Use Permit to Locate up to Two Tiny Houses at 531 East South Avenue, on Parcel # 4424. Councilor King shared that he wanted this item back on the table as winter is approaching. Councilor Hull reiterated the vetting process for those who will be living in the tiny homes. Councilor Nadreau indicated he has received a lot of support for the tiny homes, but did receive one call from someone living near the church who was not in favor. **Roll Call Vote: Aye – King, Olson, Nadreau, Monarski, Kiefer, Hull; No – Hoekstra. Motion carried.**

**RESOLUTIONS** - None

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

**(c)** Parks and Recreation Director Hebert advised that the City has received a DNR Recreational Boating Facilities Grant in the amount of \$136,591.94 for Erickson Park. Just over \$288,000 remains to be raised for the project. **Motion by Hoekstra/Olson** to authorize the Mayor to execute the DNR Recreational Boating Facilities Grant in the amount of \$136,591.94 for Erickson Park. **All present voting aye, motion carried.**

**OTHER NEW OR UNFINISHED BUSINESS AS AUTHORIZED BY LAW** (continued)

**(d) Motion by King/Hoekstra** to approve the Agreement for General Services with Strand Associates for 2018 Wastewater Charge System Update. **Roll Call Vote: Aye – King, Hoekstra, Monarski, Kiefer, Hull, Olson, Nadreau. Motion carried.**

**(e) Building/Zoning Inspector Lasiewicz** informed the Council that Blue Marble Pub occupies a building that is zoned C-3 Central Business District which is exempt from any off-street parking requirements. Heather Marble was advised to pursue any on-street parking concerns on Elm or High Streets with the Plan Commission.

**CLAIMS**

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

City General Claims:	\$598,032.82
Authorized/Handwritten Claims:	\$65,046.47
Department of Public Utilities:	<u>\$134,880.83</u>
Total of Claims Presented	<u>\$797,960.12</u>

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

**CLOSED SESSION** - None

**ADJOURNMENT**

**Motion by King/Nadreau** to adjourn at 7:21 pm. **All present voting aye, motion carried.**

Submitted by:  
Bridget Givens, City Clerk

# CITY COUNCIL ATTENDANCE SHEET - November 7, 2017

NAME	ADDRESS
R F L...	CF
Arlan Bergquist	621 Wilson St CF
Katherine Brenner	Wilson St. CF Parent of Christ Lutheran School
Angela Anderson	222 Superior St, CF
David Eaton	620 Superior St CF
Nicky Odgaard	620 Superior St CF
Arne Wrenke	1131 Weathering Rd.
Elizabeth Slack	19262 74th Ave CF
Paul Strandberg	1101 Weather Ridge Rd.
Mauri Stumbly	1101 Weather Ridge Rd.
Becky Piper	CF

Cathy Cohen  
 Ruth Rosenow  
 4423 Glenwood C.F  
 508 Squires St. CF

# CITY COUNCIL ATTENDANCE SHEET - November 7, 2017

NAME	ADDRESS
Tom Drehmel	510 Coleman St. C.F.
Marsha Feuster	721 Veronica St. CF
KATHY MOETHAGEN	108 BRIDGEWATER AVE. CF
Mike Hanko	314 Division St C.F.
Shirley Freeseon	22940 Grog Hwy X Cadott
Ferni Koca	729 W Elm St CF
Emily Mason	1345 Waldheim Rd CF
Angela McEathron	13355 44th Ave CF
Heather Marble	816 High st CF
Wendy Martens	816 High st CF
Tiffany Wagoner	116 N Grove
Alan + Emily Dunham Jason + Diana Mathison	840 Mansfield St CF 594 Maitland Dr DZ CF

# CITY COUNCIL ATTENDANCE SHEET - November 7, 2017

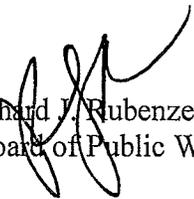
NAME	ADDRESS
M. P. Mike Cohoon	463 Glenwood Ct CF
John Carty	4/48 186 <sup>th</sup> Ct CF
Dayle Kitzke	576 W Grand Ave CF
Max's Bistro & Bar Evelson Rivera Hugo Rivera, Maria Rivera, Factor Rivera	213 North Bridge Street
BILL McELROY	14346 41st Ave
Rev Karen Hankant	213 Bluff View Circle
Paul Croquet	9812 230 <sup>th</sup> St Cadott
Dan Olson	3217 Eddy Lane Ec
ROSE RUTHY	401 W CENTRAL ST
SUE KRENZELOK	810 E PARK AVE
Deanis Huro	<del>1360</del> Waldhelm Rd

Jennifer Davis  
 Chris Cohoon  
 1196 43<sup>rd</sup> Ave CF  
 710 Bridgewater Ave

**CITY OF CHIPPEWA FALLS  
BOARD OF PUBLIC WORKS  
MEETING MINUTES  
MONDAY, NOVEMBER 13, 2017 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, November 13, 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. Assistant City Engineer Bill McElroy was also present at the meeting.

1. **Motion** by Olson, seconded by Bauer to approve the minutes of the October 23, 2017 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**
  
2. The Board of Public Works considered the disposition of a small triangular vacant parcel #22808-0522-60430203, located in the Eastern Addition, Lot #3, lying North of Columbia Street, Block #2, City of Chippewa Falls. Chippewa County lists the parcel's appraised value as \$100. Director of Public Works Rubenzer stated that the City shouldn't pay for the parcel. The disposition of the land surrounding the parcel was discussed. Director of Public Works Rubenzer will determine ownership. Finance Manager Bauer didn't see a reason to accept the parcel. After more discussion; **Motion** by Olson, seconded by Hoffman to recommend the Common Council accept Parcel #22808-0522-60430203, located in the Eastern Addition, Lot #3, lying North of Columbia Street, Block #2, City of Chippewa Falls if all transfer fees and any parcel payment fee are waived. **Voting aye were Olson, Hoffman and Rubenzer. Voting nay was Bauer. MOTION CARRIED on a 3-1 vote.**
  
3. Director of Public Works Rubenzer presented the attached City of Chippewa Falls Snow Removal Work Plan and Snow Removal Policy. He stated it was presented for information and consideration only. He stated the Herald had summarized the policy in a recent front page article. Alderperson Olson stated that he preferred snow to be removed at two inches so it didn't thaw, freeze and then result in season long ice buildup. **No action was taken.**
  
4. **Motion** by Hoffman, seconded by Bauer to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 5:57 P.M.

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

**CITY OF CHIPPEWA FALLS  
BOARD OF PUBLIC WORKS  
MEETING MINUTES  
MONDAY, OCTOBER 23, 2017 – 5:30 PM**

The Board of Public Works met in City Hall on Monday, October 23, 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. Also present were Dale Shipman, 8438 163<sup>rd</sup> St., Chippewa Falls, Eagle Point Plan Commission, Dennis Ferstenou Eagle Point Town Chairperson, Bruce Stelzner, Stelzner Management Consultants representing the Town of Eagle Point.

1. **Motion** by Olson, seconded by Bauer to approve the minutes of the September 25, 2017 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**
  
2. The Board considered the attached Street Use Permit from Chippewa Falls Main Street for the Bridge to Wonderland Parade. Director of Public Works Rubenzer noted that Public works and Police Department services were required for the Bridge to Wonderland Parade but that Main Street has previously not been charged for these services. He continued that each hour that Street Department personnel are delivering, setting up or removing traffic control is one less hour spent repairing or maintaining streets. **Motion** by Bauer, seconded by Olson to recommend the Common Council approve the Street Use Permit application from Chippewa Falls Main Street for the Bridge to Wonderland Parade on Saturday, December 2, 2017 and not to charge Main Street for associated Public Works and Police Department services for the event. **All present voting aye. MOTION CARRIED.**
  
3. Bruce Stelzner of Stelzner Management consultants appeared and explained the attached October 16, 2017 amended notice of investigation from the Office of the Commissioner of Railroads to consider closure of the public crossing of the Progressive Rail Inc., (PGR) tracks at 95<sup>th</sup> Avenue (Darrow Road) and 105<sup>th</sup> Avenue, both in the Town of Eagle Point. He stated that 95<sup>th</sup> Avenue had average daily traffic of 750 vehicles and 105<sup>th</sup> Avenue had 600 vehicles per day. He indicated that when the PGR/County Highway "S" crossing was blocked (five or six times daily) there would be an impact on City of Chippewa Falls streets Commerce Parkway, Halblieb Road, First Avenue and Jefferson Avenue. He noted that more traffic would be routed through the CTH "S"/STH #178 roundabout (very high crash rate) with closure of 95<sup>th</sup> Avenue. He continued that the impact to a pavement of one truck was equivalent to 6000 cars. He stated that anyone interested in intervening in the process had fourteen days (October 30, 2017) to do so. He stated the West Wisconsin Regional Plan Commission would request a Traffic Impact Analysis be done and that the County Traffic Safety Commission had voted to write a letter to the Office of the Commissioner with Emergency Services Response times concerns. Eagle Point Town Chairperson Dennis Ferstenou appeared and stated that PGR had previously discussed an overpass at 95<sup>th</sup> Avenue or CTH "S" and that PGR had previously agreed to do a Traffic Impact Analysis. This was later stopped. He noted the increase of traffic on

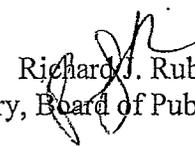
Please note, these are draft minutes and may be amended until approved by the Common Council.

CTH "S" due to Fleet Farm Distribution Center and other new Lake Wissota Business Park tenants. Alderman Olson stated we didn't need to jump to conclusions but that getting a Traffic Impact Analysis done would allow an educated decision to be made. **Motion** by Olson, seconded by Bauer to recommend Director of Public Works Rubenzer request to intervene in the petition of Progressive Rails Inc. to close the 95<sup>th</sup> Avenue public railroad crossing process and ask for Progressive Rails Inc. to fund a Traffic Impact Analysis from an independent engineering consulting firm. Said Traffic Impact Analysis to address:

- 1) Impact to City of Chippewa Falls local streets
- 2) Impact to emergency services response times
- 3) Impact to Lake Wissota Business Park traffic
- 4) Impact to the number of times CTH "S"/PGR crossing would be closed daily

**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 6:10 P.M.

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

*(Publish Chippewa Herald: October 30, November 6, and November 13, 2017)*

**PUBLIC NOTICE  
SALE OF TAX DEED LAND**

Pursuant to Section 2-464 of the Code of Ordinances, County of Chippewa, Wisconsin, and Wisconsin State Statutes 75.69(1) notice is hereby given that Chippewa County offers for sale to the public the following described tax deed real estate:

**Municipality:** Town of Cleveland

**Parcel Numbers:** 23108-2234-00000000, 23108-2243-00000000, 23108-2711-00000000, 23108-2712-00000000, 23108-2721-00000000, 23108-2724-00000000, 23108-2731-00000000, 23108-2742-00000000

**Address:** Vacant Land – 320 Acres

**Description:** Township 31 North, Range 08 West, Section 22: The SE ¼ of the SW ¼ and the SW ¼ of the SE ¼; Township 31 North, Range 08 West, Section 27: The N ½ of the NE ¼, the E ½ of the NW ¼, the NE ½ of the SW ¼ and the NW ¼ of the SE ¼.

**Appraised Value:** \$531,000

**Minimum Bid:** \$531,000

**Municipality:** City of Chippewa Falls

**Parcel Number:** 22808-0624-60070514A

**Address:** Vacant Land

**Description:** MANSFIELD ADDITION PRT OF THE S ½ OF LOTS 13 & 14 PCL BEG @ SE COR LOT 14; W 132', N 62' SELY 56' TO PT 12' FROM N LN STANLEY ST, SELY 107.5' TO POB. BLK 5

**Appraised Value:** \$600

**Minimum Bid:** ANY

**Municipality:** City of Chippewa Falls

**Parcel Number:** 22808-0522-60430203

**Address:** Vacant Land

**Description:** EASTERN ADDITION LOT 3 LYING N OF COLUMBIA ST BLK 2

**Appraised Value:** \$100

**Minimum Bid:** ANY

**Municipality:** City of Cornell

**Parcel Number:** 23106-1734-61602008

**Address:** Vacant Land – (501 Bates)

**Description:** ORIGINAL PLAT OF CORNELL LOTS 8 & 9 BLK 20

**Appraised Value:** \$10,000

**Minimum Bid:** \$2,500

**Municipality:** City of Eau Claire

**Parcel Number:** 22809-3343-05220000

**Address:** Vacant Land

**Description:** SW SE PCL BEG 427' E OF NW COR OF THE S 1/2 SW SE; E 200', S 33', W 200', N 33' TO POB.

**Appraised Value:** \$200

**Minimum Bid:** ANY

**SEALED BID DEADLINE:**

Sealed bids shall be sent to and received by the Chippewa County Department of Planning & Zoning, Room 009, 711 N. Bridge St., Chippewa Falls, WI 54729 prior to **12:00 Noon on Friday, November 17, 2017**. Sealed bids shall include the "Offer to Purchase" form, the

(OVER)

applicable deposit and appropriately marked as described below. Bids will be opened by department staff and a bid sheet listing all bids will be submitted to the Tax-Deeded Land Retention & Sale Committee for action.

**COMMITTEE MEETING:**

The Chippewa County Tax-Deeded Land Retention & Sale Committee will meet on **Monday, November 20, 2017 at 3:30 PM** in Room 302 of the Chippewa County Courthouse.

**SEALED BID REQUIREMENTS:**

All bidders must be at least eighteen (18) years or older to submit a bid.

A Chippewa County "Offer to Purchase" form must be submitted for each individual parcel. Bids shall be submitted in a sealed envelope and clearly marked on the outside "SEALED BID" along with the accompanying Parcel Identification Number. A minimum deposit by Cashier's Check or Certified Check in the amount of 10% of the bid (rounded to the nearest dollar) or \$1,000.00, whichever is greater, must accompany the bid. In situations where the bid amount is less than \$1000.00, the full amount of the bid must be submitted. Checks shall be made payable to the Chippewa County Treasurer.

***Chippewa County reserves the right to accept or reject any or all bids.*** The bid deposits of unsuccessful bidders will be returned following the acceptance of the successful bid.

The successful bidder must pay the accepted purchase price and all applicable fees by Cashier's Check or Certified Check in full within 15 days of delivery or written notification to the successful bidder of Chippewa County's acceptance of the successful bid or Chippewa County reserves the right to rescind the approval of the bid. The bid deposit submitted by the successful bidder shall be forfeited to Chippewa County in the event the successful bidder fails to make full payment for the property within 15 days of delivery to the successful bidder of written notification of Chippewa County's acceptance of the successful bid. ALL SALES ARE FINAL.

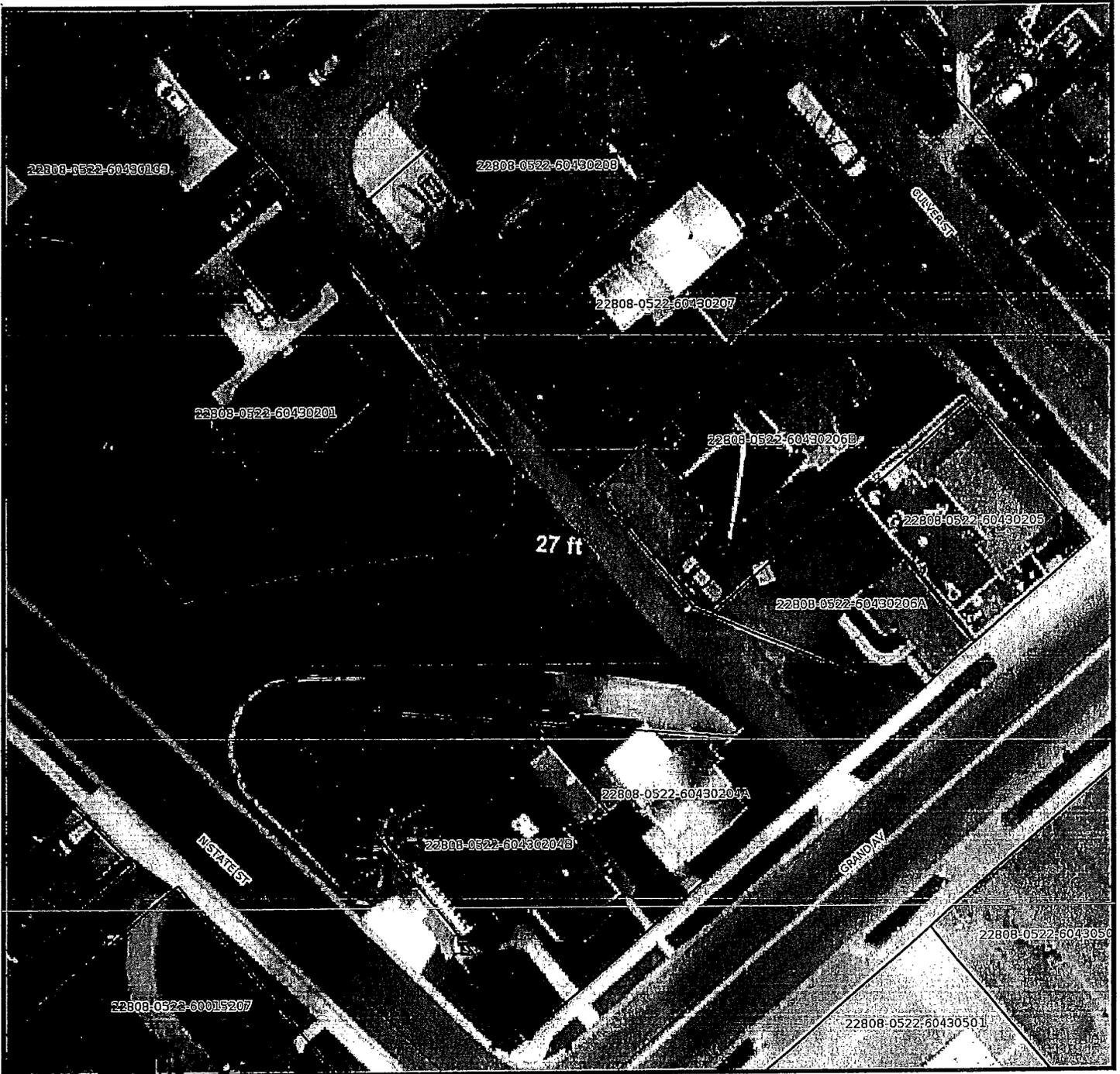
Upon completion of the sale, Chippewa County will prepare and record a quit claim deed (County Deed) conveying legal title from Chippewa County to the successful bidder as indicated on the submitted offer to purchase. The successful bidder shall be responsible for payment of the recording fee in the amount of \$30.00, which shall be included with the successful bidder's final payment for the property. No abstract or title insurance will be furnished by Chippewa County.

**TERMS AND CONDITIONS:**

All tax deed property will be sold "AS IS, WHERE IS and WITHOUT CONDITIONS". It is the responsibility of all prospective purchasers to determine any defects in the title or property. Chippewa County makes no representations, assurances or warranties as to, without limitation due to enumeration, the ability to build on the land, zoning and environmental condition such as the presence of toxins, contaminants, radon, hazardous wastes, hazardous substances or storage tanks, of and on the properties listed for sale.

Please contact Douglas Clary, Chippewa County Planning & Zoning Director at (715) 726-7941 with questions.

(OVER)



PIN: 22808-0522-60430203      Computer Number: 211-1438  
Owner Name: CHIPPEWA COUNTY TAX DEED  
Owner Address: 711 N BRIDGE ST  
Owner Address: CHIPPEWA FALLS WI, 54729  
GIS Acres: 0.0      Deed Acres: 0.0      Physical Address:  
School Code: 1092  
Assessed Value: 0  
Fair Market Value: 0  
Description: EASTERN ADDITION LOT 3 LYING N OF COLUMBIA ST BLK 2  
MAP 5-8 (FORMER ELEANOR RIBERA)



Scale = 1":50'  
Printed 10/24/2017

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

Revised 2/5/16

## City of Chippewa Falls Snow Removal

### THIS POLICY NEEDS TOTAL COOPERATION FROM PARKS & REC, WATER & WASTE WATER DEPTS TO FULLY STAFF EQUIPMENT

The following snow plowing procedures are general and subject to change depending on many conditions including but not limited to:

- ❖ Snow depth
- ❖ Temperature
- ❖ Day of week
- ❖ Time of day
- ❖ Available equipment
- ❖ Available employees

Plowing is done with 9 – 3-ton dump trucks with reversible front mount plow and side mounted wing plow. 2 - motor-graders with front mounted dozer blade, under body blade and side mounted plow wing, 3 - end loaders with reversible front mounted plow and side mounted wing plow. Sidewalks are cleaned using skid loader or snow blower mounted on small tractor. Sanding and salting is done with three spreader trucks.

All 5.5 street department employees and 3 Mechanics assist with snow plow operations. If the situation warrants additional personal we have made arrangements to hire water/waste water and /or parks and recreation employees.

If the situation allows, plowing operations generally start at 3 a.m., providing our employees a safer working atmosphere. Less traffic means streets are plowed in a more efficient manner. Starting early also allows for plowing around schools before we need to deal with students and bus traffic. The public usually ends up with safer travel conditions for the morning drive to work.

During normal work hours snow plowing operations start as soon as travel conditions become hazardous for the traveling public. Smaller amounts of snow are handled with salt or sand/salt mixture. Salting is generally done only on hills, highways and the downtown area. When plowing becomes necessary (usually 1-2 inches) the graders and loaders go out first, concentrating on hills, highways and the downtown area, then major arterials. Spreaders work at this time sanding/salting as plowing is completed. If a storm persists past normal quitting time we maintain main hills and highways until via plowing and or sand & salting until approximately 7 p.m. Employees sent home to get good nights sleep so we can start early the next morning. If the situation warrants (ice storms) we will keep employees as long as needed.

If conditions warrant plowing all streets the procedure starts the same, graders, loaders plow highways, hills, and downtown areas first, if the snow has stopped these pieces of equipment then help with residential streets, if not they re-plow their area. Trucks begin by plowing school areas and major arterials and major traveled streets. Drivers are directed to split the center of the street as best they can, taking snow both ways to the face of the curb. As the season goes on the streets get narrowed, we can only push snow so high and so wide. One loader and one skid loader concentrate on plowing the downtown parking lots and downtown alleys. One skid loader cleans downtown crosswalks city sidewalks and bike trails. Sometimes part of a second day is needed to clean outlying sidewalks and bike trails. Normally start to finish for the above procedure takes 10 - 12 hours.

Residential alleys are plowed once streets are plowed if the situation warrants based on the following criteria:

- ❖ Amount of snow (usually 4 or more inches)
- ❖ Two or three back to back smaller snow falls in short time frame
- ❖ Time of year – early fall before frost usually means damage to grass along alleyways and gravel plowed up in unpaved alleys. We are hesitant to plow alleys at this time of year.
- ❖ Late Feb. early March, as the melting and re-freezing of snow, snow falling off of roofs next to alleys, heavy wet snows being pushed against and damaging, fences, garages, frost coming out of the ground, wet muddy gravel in unpaved alleys. Storm to storm decision with eye on forecast make plowing at this time of the year very unpredictable. Rutting of alleys becomes wide spread at this time of year. We look at those alleys on a case-by-case basis and make a

decision. At this time of year if time permits we do clean the alley approaches where the alley meets the street. Clean relatively few alleys because of rutting.

- ❖ Time allows, we normally do not pay overtime to plow alleys. If not done same day of storm we try to get all plowed next day.

Clean up of downtown takes place the day after a plowing event. Normal start time is 2 a.m. for four loaders, two skid loaders and tractor backhoe. By 7 a.m. most downtown streets are piled and trucks are dispatched to haul away snow piles. Removal of piles from streets usually takes most of one day. After piles are off of the street we then remove snow piles from parking lots. This process usually involves 6-9 trucks and three end loaders with fourth loader pushing up snow at snow dump site. Heavy snow falls of 6 or more inches changes the process to using our big snow blower mounted on front of end loader and all of our trucks and manpower to clean up downtown. Everyone (19-20 employees) starts early and we hope to be out of downtown with the big blower by 10 a.m. This process usually occurs once or twice a year. Clean up of snow around outlying businesses takes place as time allows. As a courtesy we clean snow from boulevards around churches as we get time. Snow from boulevards of hills is removed as time warrants. Not only does this make safer travel but also helps with storm water management, removing sand before it gets to our storm system and waterways.

The snow dump is located across from the Street Department shop, just north of the railroad overpass.

Periodically through out the winter if conditions warrant, we blade with a grader rough and sloppy streets. If no snow has fallen recently when these conditions exist the city cleans driveways and walkways with the skid loaders. Otherwise at no times do we clean driveways.

In the spring as the melt down begins we clean corners than have storm catch basins so water can get into storm system. We will also clean corners if snow piles cause visibility problems as time allows.



AN ORDINANCE AMENDING THE SNOW  
AND ICE REMOVAL CODE SECTION,  
SECTION 8.11(2) OF THE CHIPPEWA  
FALLS MUNICIPAL CODE

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

1. That §8.11(2) of the Chippewa Falls Municipal Code, regarding snow removal restrictions, which presently provides as follows:

**8.11 SNOW AND ICE REMOVAL**

•••

(2) SNOW REMOVAL RESTRICTIONS. No person in clearing snow from driveways, parking lots, filling stations, garage entrances, or other large areas shall place such snow on the paved portion of any streets or public ways, or on the property of another or on the public right-of-way adjacent to the property of another, without consent of said property owner or in such a manner as to block the vision of motorists at intersections, or create a traffic hazard. Such person shall cause such accumulation of snow to be hauled away. In the Central Business District, where walks have been constructed from the street right-of-way line to the curb, snow from the sidewalk may be deposited in the portion of the public way intended for parking but not in any portion of the traveled section of such public way.

be amended to provide as follows:

**8.11 SNOW AND ICE REMOVAL**

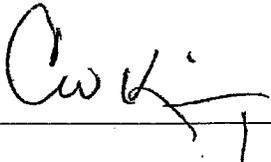
•••

(2) SNOW REMOVAL RESTRICTIONS. No person in clearing snow from driveways, parking lots, filling stations, garage entrances, or other large areas shall place such snow on the paved portion of any streets or public ways, or on the property of another or on the public right-of-way adjacent to the property of another, without consent of said property owner or in such a manner as to block the vision of motorists at intersections, or create a traffic hazard. Such person shall cause such accumulation of snow to be hauled away immediately. If said person does not cause the accumulation to be hauled away immediately, the City engineer or his appointee shall cause the same accumulation to be removed and the cost thereof assessed against the abutting property as a special tax. The amount of special tax shall be determined to be the cost for a loader and operator

**ORDINANCE NO. 2013-05**

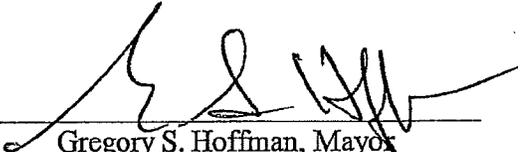
and dump truck and driver at the then current rate for City of Chippewa Falls personnel and equipment. The minimum charge shall be one hour of a loader and operator and one hour of a dump truck and driver. In the Central Business District, where walks have been constructed from the street right-of-way line to the curb, snow from the sidewalk may be deposited in the portion of the public way intended for parking, but not in any portion of the traveled section of such public way. With permission of the Street and Utilities Maintenance Manager, residents or businesses located in the City of Chippewa Falls may haul accumulations to one of the City of Chippewa Falls Snow Dumping yards.

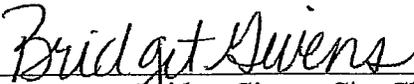
Dated this 2nd day of April, 2013.

COUNCIL PRESIDENT: 

FIRST READING: March 19, 2013

SECOND READING: April 2, 2013

APPROVED:   
Gregory S. Hoffman, Mayor

ATTEST:   
Bridget Givens, City Clerk

PUBLISHED: APR - 8 2013

**AN ORDINANCE ESTABLISHING THE WIDTH OF PAVEMENT ON  
COLUMBIA STREET (Duncan Creek to State St.)  
WILLOW STREET (Bridge St. to High St./STH #124)  
AT 38 FEET FACE TO FACE OF CURBS**

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

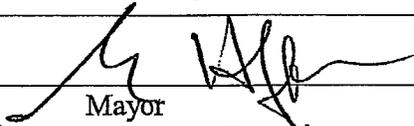
1. That Section 8.01 (2) (i) 1. k, l) be and is hereby created to read as follows:
  1. The roadway width shall be 38 feet face to face of curbs on the following streets:
    - k) Columbia Street – (Duncan Creek to State St.)
    - l) Willow Street – (Bridge St. to High St./STH #124)
  2. That this Ordinance shall take effect upon passage and publication.

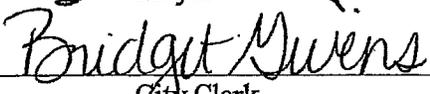
Dated this 2nd day of April, 2013.

1<sup>st</sup> READING: March 19, 2013

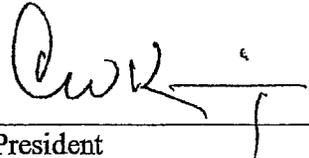
2<sup>nd</sup> READING: April 2, 2013

ADOPTED: APR 2, 2013

APPROVED:   
Mayor

ATTEST:   
City Clerk

PUBLISHED: APR - 8 2013

  
Council President

# City of Chippewa Falls Snow Removal Policy

Approved 3/1/2011  
Revised November 3, 2015

## 1. Introduction.

The City of Chippewa Falls believes that it is in the best interest of City residents for City Forces to assume basic responsibility for control of snow and ice on city streets. Reasonable ice and snow control is necessary for routine travel and emergency services. The City will provide such control in a safe and cost effective manner, keeping in mind safety, budget, personnel and environmental concerns. The City will use city employees and equipment to provide this service.

The City of Chippewa Falls will strive to maintain safe conditions for drivers observing winter driving conditions. However, this is not an absolute "bare pavement" policy.

It must be recognized that, although this policy sets general guidelines to be followed, each storm has its own character with variable conditions. The policy must remain flexible and take into consideration these variables.

## 2. Determination of need for snow and ice control procedures.

The on call personnel shall generally keep themselves apprised of changing weather conditions. However, the Chippewa Falls Public Works relies heavily on the observations of the Chippewa Falls Police Department personnel and various other sources to alert them to road conditions.

The on call personnel will decide when to begin snow or ice control operations. The criteria for that decision are:

- A. Total snow accumulation of approximately 2 to 3-inches or more;
- B. Drifting of snow that causes problems for travel;
- C. Icy conditions which seriously affect travel; and
- D. Time of snow in relationship to heavy use of streets.

Generally, operations will continue until all roads are passable. Widening and cleanup operations may continue immediately or on the following work day depending on conditions and circumstances. Safety of the plow operators and the public is important. Therefore, snow plowing/removal operations may be terminated after a period of time to allow personnel adequate rest. There may be instances where this is not possible depending on storm conditions and other circumstances. Operations may also be suspended during times of limited visibility, significant winds or severe cold for employee safety and equipment preservation. Any decision to suspend operations shall be made by on call personnel based on the conditions of the storm. The City will provide access for emergency fire, police and medical services on an "as-needed" basis during the major snow or ice storm.

## 3. How snow will be plowed.

Snow will be plowed in a manner so as to minimize any traffic obstructions. Generally, the center of the roadway will be plowed first. The snow shall then be pushed from left to right. The discharge shall go into the boulevard area of the street.

**4. Snow removal.**

Responsible city personnel will determine when snow will be removed by truck from the area. Such snow removal will occur in areas where there is no room on the boulevard for snow storage and in areas where accumulated piles of snow create a hazardous condition. Snow removal operations will not commence until other snowplowing operations have been completed. Snow removal operations may also be delayed depending on weather conditions, personnel and budget availability. The snow will be removed and hauled to a snow storage area. The snow storage area will be located so as to minimize environmental problems.

**5. Priorities and schedule for which streets will be plowed.**

The City of Chippewa Falls maintains approximately 100 miles of streets. The City has classified city streets based on function, traffic volume, and importance to the welfare of the community. Routes will be plowed in the most cost effective and timely manner. Those streets classified as Priority #1 will be plowed first. These are high volume routes which connect major sections of the city and provide access for emergency fire, police and medical services.

Priority #2 streets are those streets providing access to schools and commercial businesses.

Where steep hills or other safety concerns exist a street may be advanced to a higher priority for plowing. For operating efficiency some lower priority streets may be done when equipment is in the area rather than returning later. This will vary by storm severity.

Priority #3 streets are low volume residential streets.

Priority #4 areas are alleys and city parking lots.

**6. Weather conditions.**

Snow and ice control operations will be conducted only when weather conditions do not endanger the safety of employees or equipment, and operations are effective. Factors that may delay snow and ice control operations include but are not limited to: severe cold, significant winds, limited visibility and rapid accumulations of snow and/or ice.

**7. Use of sand, salt and other chemical.**

The City will use sand, salt and other chemicals when there is hazardous ice or slippery conditions. The City is concerned about cost and the effect of such chemicals on the environment and will limit its use for that reason. Even after reasonable care, snow and ice may still build up.

**8. Sidewalks.**

Sidewalks are addressed in Ordinance #8.11.

**9. Emergency situations.**

For emergency vehicles responding to situations (fire, medical, police) within the city, or Fire Department/Police Department jurisdiction, necessary employees and equipment will be dispatched as soon as possible.

**10. Damage.**

Only legal properties allowed by city ordinance to be adjacent to streets and damaged by actual contact with city equipment will be considered for repair or replacement at city expense. Damage to trees, shrubbery and other landscaping will not be considered for compensation.

**11. Driveways.**

One of the most frequent problems in plowing snow from public streets is snow deposited in driveways. The operators make every attempt to minimize the amount of snow deposited in driveways; however due to the inherent design of plow equipment the amount can still be significant. Due to established policies, city personnel do not provide driveway cleaning. Possible exemptions are at the discretion of on call personnel for a fire or medical emergency situation.

**12. Mailboxes.**

Where mailboxes are placed adjacent to the street it shall be the policy of the City to plow as close as practical to the curb to allow for passage of traffic and mail delivery. It shall be the responsibility of the property owner to keep piles snow away from the mailboxes so mail can be delivered. *When a mailbox is damaged or destroyed during a snow removal operation, City Resolution R-08-38(attached) shall apply and the appropriate actions will be taken.*

**13. State of Wisconsin/Chippewa County Plowing.**

Certain streets, such as sections of STH 124, within the City are maintained by the Wisconsin Department of Transportation or Chippewa County and are subject to other maintenance policies.

**14. Parking**

The City of Chippewa Falls has adopted various ordinances for parking restrictions, which are modified periodically.

**15. Complaints.**

Complaints regarding snow and ice control or damage shall be taken by the Public Works Department during normal business hours Monday – Friday 8:30 am – 4:30 pm at (715) 726-2736. Complaints involving access to property or problems requiring immediate attention shall be handled on a priority basis. Response time may vary for any complaint. It should be understood that complaint responses are to ensure that the provisions of this policy have been fulfilled and that all residents of the City have been treated uniformly.

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, NOVEMBER 13, 2017 – 6:30 PM**

The Plan Commission met in City Hall on Monday, November 13, 2017 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Beth Arneberg, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dan Varga and Jerry Smith. Also attending were Assistant City Engineer Bill McElroy, City Inspector Paul Lasiewicz and those on the attached attendance sheet.

1. **Motion** by Hubbard, seconded by Doughty to approve the minutes of the October 9, 2017 Plan Commission meeting. **All present voting aye. Motion carried.**

2. James Stewart of U-Haul appeared to support the attached U-Haul petition for a conditional use permit to place outdoor personal storage units at #409 East Prairie View Road. He handed out the attached site plan and noted that each of the ten storage units, (pods), shown on the plan would be 10' x 10' x approximately nine feet tall and the strip of units would be 50' x 20' footprint. He stated the pods would be temporarily placed as shown on the site plan until 90% occupancy was reached with the climate controlled indoor storage units. He continued that the display parking along the north side of the parking lot along East Prairie View Road would consist of new Ford E-250 Econoline vans and Ford F-150 trucks. They would be changed out every nine months. The Plan Commissioners asked that the display parking vehicles be noted on the plan. A storage pod detail showing dimensions, building materials and appearance is required by the week of November 20<sup>th</sup>, 2017.

**Motion** by Tzanakis, seconded by Hubbard to recommend the Plan Commission conduct a public hearing to consider a conditional use permit petition from U-Haul to temporarily locate ten 10' x 10' x 9' high personal storage units, (pods), in the parking lot of #409 East Prairie View Road. Said public hearing to be scheduled upon:

- 1) Receipt of the \$300 legal notice fee.
- 2) Proper notification of adjacent property owners.
- 3) Receipt of storage unit details, (appearance, dimensions and building materials) and labeling of the display parking vehicles.

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

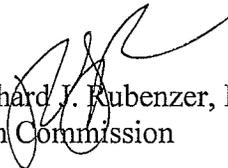
3. The Plan Commission considered the attached petition from Mary Jo Hanson for annexing Parcel #22809-0124-63510405 and Parcel #22809-0124-63510418, Lot #5 and Lot #18, Block #4, Tropicana City Subdivision, from the Town of Wheaton to the City of Chippewa Falls. The Plan Commission discussed the R-1B Single Family zoning surrounding the proposed annexation. Secretary Rubenzer noted the parcels were contiguous with the City of Chippewa Falls and that municipal water and sewer services could be extended across Lot #18 to Lot #5 which currently has just a garden shed on it. He continued that he expected to hear from the Wisconsin Department of Administration about the annexation within the week and in time for an annexation ordinance to be placed on the November 21<sup>st</sup>, 2017 Common Council agenda.

**Motion** by Hubbard, seconded by Tzanakis that the Common Council annex Parcel #22809-0124-63510405 and Parcel #22809-0124-63510418, Lot #5 and Lot #18,

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

Block #4, Tropicana City Subdivision, from the Town of Wheaton to the City of Chippewa Falls and assign R-1B Single Family Residential Zoning to the parcels. **All present voting aye. Motion carried.**

4. Jordann Herrling appeared to support her petition, (attached), for a conditional use permit to continue to operate a childcare center on Parcel #1974, Lot #13, Block #1, Korger Heights Addition, located at #822 First Avenue. She stated that she did not plan to alter the building at this time and that all conditions from C.U.P. Resolution No. 2010-01 issued to Helping Hands Childcare would remain the same except for her business name would be Tiny Tree Academy. Secretary Rubenzer added that the zoning had recently been changed from R-3A Multi-Family to C-1 Neighborhood Shopping but that childcare centers were listed as conditional uses in that district. He continued that Attorney Ferg stated that since all conditions other than business name and zoning remained the same as C.U.P. Resolution No. 2010-01, C.U.P. Resolution No. 2017-01 could be granted without a public hearing and upon Plan Commission approval. **Motion** by Hubbard, seconded by Tzanakis to approve Conditional Use Permit Resolution No. 2017-01 allowing Jordann Herrling to operate the Tiny Tree Academy Childcare Center on Parcel #1974, Lot #13, Block #1, Korger Heights Addition, located at #822 First Avenue. **All present voting aye. Motion carried.**
  
5. The Plan Commission considered the attached certified survey map from Hiess-Loken Associates, LLC proposing subdivision of parcels #4645 and 4646 for owner Gerry Holzem. Secretary Rubenzer noted that proposed vacant Lot #2 would meet the minimum lot requirements for R-1B Single Family Residential Zoning District. City Inspector Lasiewicz added that he had no issues with the subdivision. **Motion** by Hubbard, seconded by Misfeldt to recommend the Common Council approve the attached certified survey map from Hiess-Loken Associates, LLC proposing subdivision of parcels #4645 and 4646 for owner Gerry Holzem upon receipt of the \$100 review fee. **All present voting aye. Motion carried.**
  
6. **Motion** by Misfeldt, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:00 P.M.

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

# PLAN COMMISSION ATTENDANCE SHEET

DATE: November 13, 2017

NAME	ADDRESS	COMPANY REPRESENTING	PHONE #	EMAIL
Jordann Herring	614 11th Street E Menomonie, WI 54751	Tiny Tree Academy LLC	608-279-9982	Herringj0185@tinytreedat.edu
Tyler Weltzin	614 11th Street E Menomonie, WI 54751	Tiny Tree Academy LLC	715-514-8462	Weltzint2965@tinytreedat.edu
BRU McELROE	14346 41ST AVE	CITY OF C.F.		
Alex Samalukha	1102 Brucewood Ln Neenah	U-haul	920-210-1866	alex_samalukha@uhaul.com
James Stewart	1130 v 537 AVE OSHKOSH, WI	U-haul	920.379.3414	James Stewart@uhaul.com
Phil Magerski	415 Roosevelt Ave EC 54701	WRPI, LLC	715-379-2309	rob6@cottagewoodpropp.com
JUSTIN KAMINSKI	1608 N. MAIN ST OSHKOSH, WI	U-HAUL	414-403-1728	

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, OCTOBER 9, 2017 – 6:30 PM**

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The Plan Commission met in City Hall on Monday, October 9, 2017 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Also attending were City Inspector Paul Lasiewicz, City Planner Jayson Smith and persons on the attached attendance sheet.

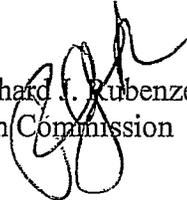
1. **Motion** by Hubbard, seconded by Misfeldt to approve the minutes of the September 11, 2017 Plan Commission meeting. **All present voting aye. Motion carried.**
  
2. City Planner Jayson Smith gave background for proposed amendments to the City General Commercial (C-2) and Highway Commercial (C-4) Zoning Districts to include "Personal Storage Facilities" as a conditional use. Mr. Smith noted he had researched other municipal codes and the attached proposed amendment language would be the most effective. The Plan Commission then discussed a potential Conditional Use Permit application from U-Haul for such storage units at the former Kmart location. Jim Stewart of U-Haul appeared, handed out the attached picture of example units and then explained U-Hauls intent for the site. He stated units would be "temporarily" placed to "raise awareness" of the storage units. He proposed placing 8-10, ten foot long units at the site. Director of Public Works Rubenzer noted that a first reading of both Commercial Zoning District amendments could take place at the November 7, 2017 Common Council meeting with a public hearing, second reading of the ordinance and possible approval of the amendments at the November 21, 2017 Common Council meeting. The Plan Commission could consider a Conditional Use Permit application from U-Haul at its November 13, 2017 meeting with a public hearing and action on the said Conditional Use Permit at its December 11, 2017 meeting. He noted that tenants of the Chippewa Commons would be notified along with property owners within 150 feet of Chippewa Commons.  
**Motion** by Tzanakis, seconded by Varga to recommend the Common Council conduct a public hearing to consider amending Chippewa Falls Municipal Commercial Zoning Code Sections 17.29 (7)(i) and Section 17.31 (6)(d) to list as a conditional use "Personal Storage Facility (self-storage/mini-warehouse) means the primary use of a building containing individual, compartmentalized and controlled access spaces, rooms or lockers that are leased, rented or owned by different individuals for the storage of individual possessions or personal property. Building materials and architectural design features shall be consistent with the general design theme of the surrounding development." Said public hearing to be conducted after receipt of the \$300 legal advertising fee and proper notification of all adjacent property owners. **All present voting aye. Motion carried.**
  
3. Tom Reuter, owner of parcel #4266 located at #120 East Park Avenue appeared to support the attached petition for a Special Use Permit to operate a hair salon in "The Rose" building. City Inspector Lasiewicz stated that a special use of a hair salon would fit in with the surrounding uses in the C-4 Highway Commercial District. After a brief discussion;

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

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**Motion** by Cihasky, seconded by Hubbard to recommend the Common Council conduct a public hearing to consider a Special Use Permit for Tom Reuter to operate a hair salon on Parcel #4266, located at #120 East Park Avenue. Said public hearing to be scheduled after receipt of the \$300 legal advertising fee and proper notification of adjacent property owners. **All present voting aye. Motion carried.**

4. **Motion** by Smith, seconded by Tzanakis to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:50 P.M.



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

# PLAN COMMISSION ATTENDANCE SHEET

DATE: October 9, 2017

NAME	ADDRESS	COMPANY REPRESENTING	PHONE #	EMAIL
Robb Majeski	Evan Claiice 16426 35 <sup>th</sup> Rd. Chippewa Falls	Davis Recor, Chippewa Falls	608-622-0378	CFD@Yqhou.com
Tom Reuter	1608 N. MAIN ST OSHKOSH, WI	U-HAUL	414 403 1728	JUSTIN KAMINSK @ uhaul.com
JUSTIN KAMINSK	1130 N 5th AVE OSHKOSH, WI	U-HAUL	920-379-3414	James Stensrud @ uhaul.com
James Stensrud				

Date Filed: November 7, 2017

Fee Paid: \$25.00 Date: Nov. 7, 2017 TR#: 54017

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

**PETITION FOR A CONDITIONAL USE PERMIT**

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

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

Address of Property: 409 E Prairie View Rd

Lot#: 1 Block#: CSM 801 Subdivision: — Parcel# 22808-1722-70801001A

Legal Description: Please see attached

Zoning classification of property: C2 - General Commercial

Purpose for which this Permit is being requested: The permit is being requested in order to allow for outside storage units

Existing use of property within 300 feet of subject property: (List or attach map)  
Commercial + Residential (R-3A, R-2, R-3-M, C2, O-1, P-1)

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

The proposed use will not be detrimental to the general public's interest, the purposes of this chapter, or the general area in which it is located. Our use is both complementary to and harmonious with existing uses. There is no impact on schools or parks and traffic generation will be far less than other commercial uses.

Operational plans of the proposed use:

Hours of Operation: Mon-Thurs: 7am - 7pm, Fri: 7am-8pm, Sat: 7am-7pm, Sun: 9am-5pm

Days of Operation: 7 days a week

Number of Employees: 9 Part-time 6 Full-time

Capacity:

Number of Units:

Size:

Number of Residents/Children:

Ages:

Other:

Building plans:

Existing buildings: 1 - to remain

Proposed buildings: 1

Use of part of building: Self-storage

Proposed additions: Outdoor storage units

Future additions: N/A

Change in use: use is consistent with previously approved uses

Outside appearance: \_\_\_\_\_

Number of buildings: \_\_\_\_\_

Planting & Landscaping:

Type: Existing

Timetable: N/A

Screening:

Type: Existing

Fences: N/A

Type: N/A

Height: N/A

Location: N/A

Earth Bank:

Planting: Existing

Maintenance: -

Other: -

Lights:

Number of lights: Existing

Location: Existing

Hours: -

Type: Existing

Signs:

Type: -

Lighted: -

Size: -

Location: -

Setbacks: -

Drives:

Number of: 2 - existing

Location: NE end of property

Width:

Parking:

Number of stalls: Existing

Location of stalls: -

Setbacks: Existing

Surfacing: Existing

Screening: Existing

Drainage:

Storm sewer: Existing

Rock beds: Existing

Detention pond: -

Retention pond: -

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

List any additional information being submitted with this permit application: \_\_\_\_\_

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

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

Owner(s)/Address(es):

Wisconsin Real Property Investments, LLC  
2423 Rivers Edge Dr.  
Altona, WI 54720

Phone #: 715-379-2309  
Email: robb@cottagewoodgroup.com

  
Robb Majuski

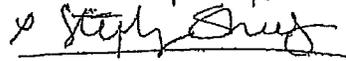
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_

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

Petitioner(s)/Address(es):

Amerco Real Estate Company (Attn: Stephany Sheekey)  
2727 N. Central Ave. SN  
Phoenix, AZ 85004

Phone #: (602) 735-2082  
Email: Stephany\_Sheekey@uhaul.com



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

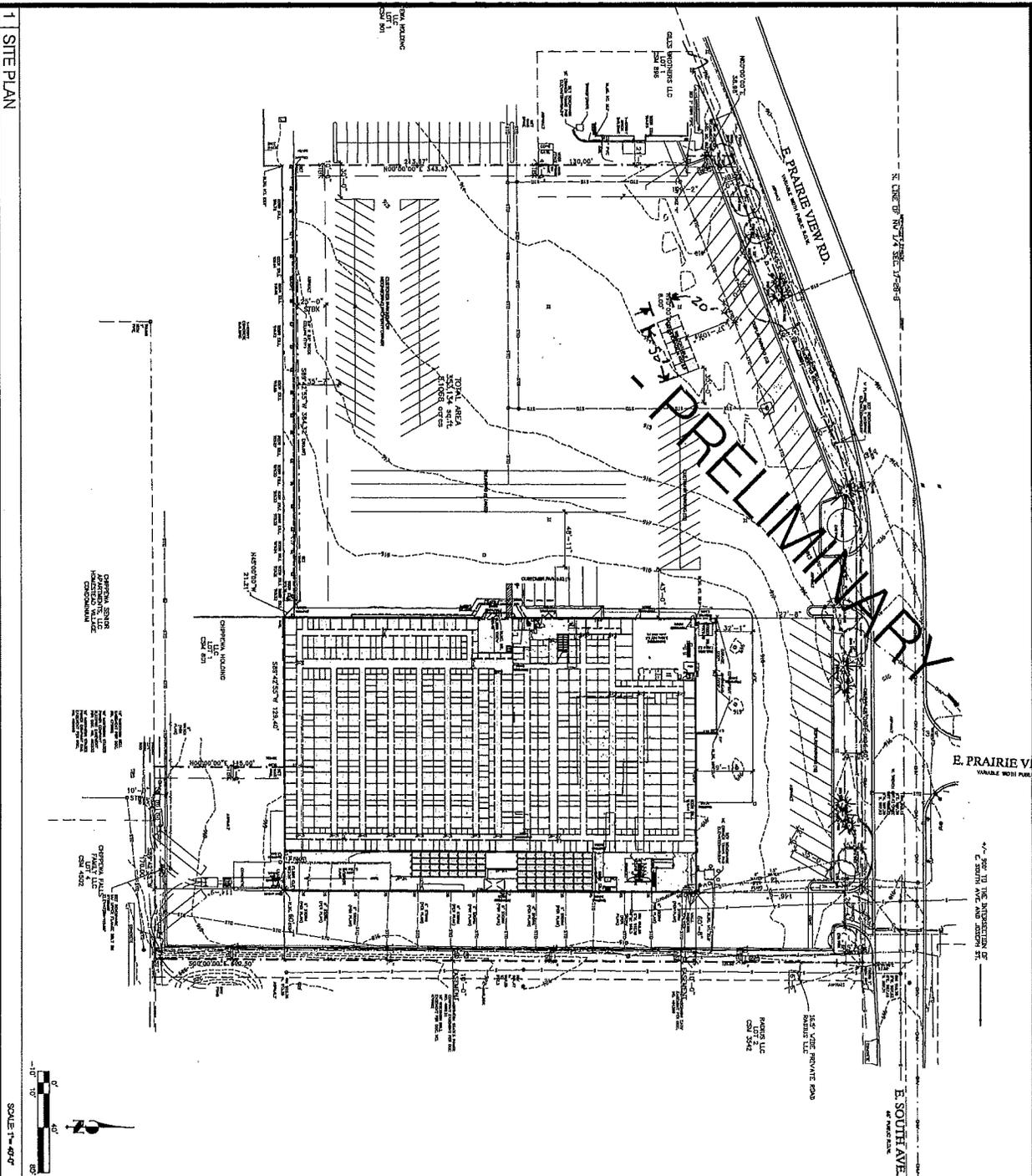
Phone #: \_\_\_\_\_  
Email: \_\_\_\_\_

## Legal Description

Known as 409 East Prairie View Road, City of Chippewa Falls, Chippewa County, Wisconsin.

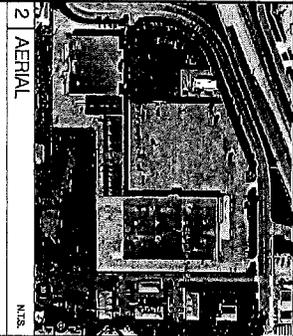
That part of Lot 1 of Certified Survey Map #801 as recorded in Volume 2 of Certified Survey Maps on Page 380 as document #479180, being located upon the NW ¼ of the NW 1/4 of Section 17, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin, described as follows:

Commencing at the Northwest corner of said Section 17; thence North 89°42'55" East along the North line of the NW ¼ of the NW ¼ of said Section 17 a distance of 1188.00 feet; thence South 00°00'00" West 37.50 feet to the point of beginning; thence continuing South 00°00'00" West 622.50 feet; thence South 89°42'55" West 170.00 feet; thence North 00°00'00" West 115.00 feet; thence South 89°42'55" West 129.40 feet; thence North 45°00'00" West 21.21 feet; thence South 89°42'55" West 385.00 feet; thence North 00°00'00" East approximately 213.37 feet to the Southeast corner of Lot 1 of Certified Survey Map #896; thence North 00°00'00" East 130 feet; thence North 90°00'00" West 8 feet; thence North 00°00'00" East 38.98 feet; thence North 69°30'45" East 320.38 feet; thence North 89°48'00" East 406.60 feet to the point of beginning.



1 SITE PLAN

SCALE 1" = 40'-0"



2 AERIAL

N1/2S

PROPOSED LOCKER MIX

ZONE	AREA (SQ FT)	MAXIMUM PERMITTED	PERCENTAGE OF TOTAL
INDUSTRIAL	1,200,000	1,200,000	100%
COMMERCIAL	500,000	500,000	42%
RESIDENTIAL	1,000,000	1,000,000	83%
TOTAL	2,700,000	2,700,000	100%

3 PROPOSED MIX

**Zoning Information**  
 Municipality: City of Chippewa Falls  
 Project Address: 409 E Prairie View Rd, Chippewa Falls, WI  
 Project No./Assessor's Parcel ID #: 10000017 / 283,734-1  
 Zone: C-2 General Commercial  
 Floodplain: Part A1/A2 dated 6/20/2017, property lies in X Flood zone

**Use:** Automobile Repair - not listed  
 Equipment Storage - not listed  
 Warehouse & storage establishments - not listed  
 Retail - permitted

**NOTE:** City is in process of changing that ordinance to allow retail storage, equipment, and other uses in the C-2 zone.

**Substrate (Principal Disturbance):** Rebuild  
 Storm Water: 15%  
 Storm Water: 10%  
 Side Yard: 5'-0"  
 Rear Yard: 25'-0"  
 F.R.S.: 35'-7"

**Height Limit:** 35 ft. Maximum principal structure, 20 feet accessory structure  
**Setbacks:** Retail = 1 ft. / 150 sq. ft. of primary floor area; Industrial uses: 1 space for every 1 employee, plus a space for all trucks and trailers; 2 spaces  
**Prohibited:** 22 spaces

**Parking:** 1 space per 100 sq. ft. of gross residential district for single and two story dwelling units, shall provide a parking space for every 100 sq. ft. of gross residential district. Minimum of 10 spaces allowed to park closer than 10 feet to the building, the between the districts.  
 Landscape Requirements: Not listed

4 ZONING INFORMATION

N1/2S

2017 AMERCO REAL ESTATE COMPANY

PRELIMINARY DOCUMENTS NOT FOR CONSTRUCTION. FOR INFORMATION ONLY.

ARCHITECT: URS  
 PROJECT NO.: 10000017  
 SHEET NO.: SP-1  
 DATE: 11/15/17

AMERCO  
 409 E PRAIRIE VIEW RD  
 CHIPPWA FALLS, WI 54726  
 P: (715) 264-4002

868075  
 868075-11/15/17

COPY

WILEY

◆◆LAW<sub>S.C.</sub>

ATTORNEYS AT LAW

B. JAMES COLBERT  
CHARLES G. NORSENG  
HEATHER M. HUNT  
TERESA GERMAIN  
MOLLY BUSHMAN  
BENJAMIN LANE  
TIMOTHY J. PROUE

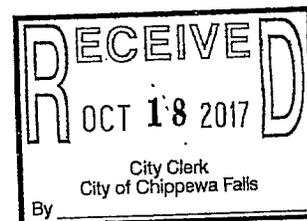
INGOLF E. RASMUS (1906-1996)  
MARSHALL A. WILEY (1912-1993)  
VICTOR T. WAHL (1925-2000)

CHIPPEWA FALLS OFFICE  
119 ½ N. BRIDGE STREET  
CHIPPEWA FALLS, WI 54729

October 18, 2017

**VIA HAND DELIVERY**

Bridget Givens, City Clerk  
City of Chippewa Falls  
30 W. Central Street  
Chippewa Falls, WI 54729



**VIA CERTIFIED MAIL – Return Receipt Requested**

Mark Christenson, Clerk  
Town of Wheaton  
6114 County Highway T  
Chippewa Falls, WI 54729

**RE: Annexation of Land in Town of Wheaton to City of Chippewa Falls**

Dear Town Clerks: (

I am, with this letter, filing with the City Clerk a Petition for Annexation. A copy is being sent to the Clerk for the Town of Wheaton.

Very truly yours,

  
B. James Colbert  
[bcobert@wileylaw.com](mailto:bcobert@wileylaw.com)

BJC/slk  
Enclosure

cc: Mary Jo Hanson (w/ enc.; via email only)

119 ½ N. BRIDGE STREET, P.O. BOX 370, CHIPPEWA FALLS, WI 54729  
TELEPHONE (715) 723-8591 \* FAX (715) 723-5335

**PETITION FOR ANNEXATION OF LANDS  
TO THE CITY OF CHIPPEWA FALLS  
DIRECT ANNEXATION BY UNANIMOUS CONSENT**

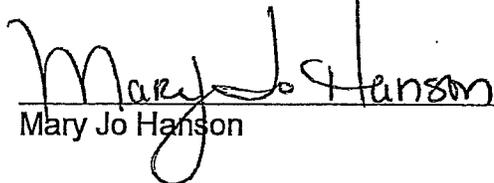
**TO: City of Chippewa Falls**

**TO: Town of Wheaton**

1. Pursuant to Section 66.0217 of the Wisconsin State Statues, I the undersigned, being the sole owner and elector of the land described in Exhibit "A" attached hereto, petition for Direct Annexation by Unanimous Consent of the land described in said Exhibit "A" from the Town of Wheaton, in Chippewa County, Wisconsin, to the City of Chippewa Falls.
2. The population of said land is zero. The number of electors that reside on the lands to be annexed is zero.
3. Said land is contiguous to the City of Chippewa Falls and is presently part of the Town of Wheaton, in Chippewa County, Wisconsin.
4. I, the undersigned, request that, upon annexation, the land as described in Exhibit "A" be zoned as R-1B Single Family and become part of the Third Ward.
5. Area of lands to be annexed contains 0.6 acres.
6. Tax Parcel Numbers of lands to be annexed: 22809-0124-63510418 and 22809-0124-63510405.
  - Attach a copy of a complete legal description of the property.
  - Attach a copy of a scale map of the property.
  - Attach a copy of the most recent real estate tax bill.

Dated this 13<sup>th</sup> day of October, 2017.

PROPERTY OWNER SIGNATURE:

  
\_\_\_\_\_  
Mary Jo Hanson

**EXHIBIT A**

**Parcel Description**

Lots 5 and 18, Block 4, Tropicana City, Township of Wheaton, Chippewa County, Wisconsin.



REAL ESTATE PROPERTY TAX BILL FOR 2016

TOWN OF WHEATON

Total Due For Full Payment

Bill #: 17800  
 Parcel #: 22809-0124-63510405  
 Alt. Parcel #: 044-0057  
 MARY J HANSON  
 12508 65TH AVE  
 CHIPPEWA FALLS WI 54729

Write separate checks for  
 Property Tax payment & Dog  
 License payment. Dogs Fixed  
 \$8. Not fixed \$13. Kennel tags  
 \$60. Extra Dog \$7. Need  
 proof of Rabies Vaccination.  
 PLEASE put your phone  
 number on your check. My  
 phone number: 715-861-3933

By January 31, 2017  
 \$417.60  
 -- OR --  
 Pay First Installment  
 By January 31, 2017  
 \$208.80

Make Check Payable and Mail to:  
 TOWN OF WHEATON  
 RUTH L FAGERLAND, TREASURER  
 2384 80TH ST  
 EAU CLAIRE WI 54703  
 715-861-3933



Tear off this stub and include with your first or full payment. If receipt is needed, send a self-addressed stamped envelope. If payment is made by check, receipt is not valid until check has cleared all banks.

REAL ESTATE PROPERTY TAX BILL FOR 2016

CHIPPEWA COUNTY

Pay Second Installment

Bill #: 17800  
 Parcel #: 22809-0124-63510405  
 Alt. Parcel #: 044-0057  
 MARY J HANSON  
 12508 65TH AVE  
 CHIPPEWA FALLS WI 54729

Office hours are 8am-4:30pm  
 Monday-Friday except  
 holidays. Website  
 www.co.chippewa.wi.us  
 Phone 715-726-7960.

By July 31, 2017  
 \$208.80

Make Check Payable and Mail to:  
 CHIPPEWA COUNTY TRES  
 PATRICIA SCHIMMEL  
 711 N BRIDGE ST  
 CHIPPEWA FALLS WI 54729



Tear off this stub and include with your second payment. If receipt is needed, send a self-addressed stamped envelope. If payment is made by check, receipt is not valid until check has cleared all banks.



STATE OF WISCONSIN  
 REAL ESTATE PROPERTY TAX BILL FOR 2016  
 TOWN OF WHEATON  
 CHIPPEWA COUNTY

BILL NO. 17800  
 Correspondence should refer to parcel number  
 PARCEL#: 22809-0124-63510405  
 ALT. PARCEL #: 044-0057

Property Address  
 12501 65TH NORTH AVE

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt	
25,000	4,500	29,500	0.8951	27,900	5,000	32,900	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2015 Est. State Aids Allocated Tax Dist.	2016 Est. State Aids Allocated Tax Dist.	2015 Net Tax	2016 Net Tax	% Tax Change	Gross Property Tax
STATE OF WISCONSIN				5.16	5.59	8.3%	475.32
CHIPPEWA COUNTY		191,798	201,416	114.12	124.40	9.0%	-57.72
TOWN OF WHEATON		531,814	521,645	80.69	80.99	0.4%	
CHIPPEWA VALLEY TECHNICAL		271,765	264,100	26.97	28.93	7.3%	
CHIPPEWA FALLS SD		1,654,493	1,794,604	227.09	235.41	3.7%	
<b>Total</b>		<b>2,649,870</b>	<b>2,781,765</b>	<b>454.03</b>	<b>475.32</b>	<b>4.7%</b>	
		<b>First Dollar Credit</b>		<b>58.90</b>	<b>57.72</b>	<b>-2.0%</b>	
		<b>Lottery &amp; Gaming Credit</b>					
		<b>Net Property Tax</b>		<b>395.13</b>	<b>417.60</b>	<b>5.7%</b>	
School taxes reduced by school levy tax credit		\$48.49					
							<b>TOTAL DUE FOR FULL PAYMENT</b>
							<b>PAY BY January 31, 2017</b>
							<b>\$ 417.60</b>

MARY J HANSON  
 12508 65TH AVE  
 CHIPPEWA FALLS WI 54729

IMPORTANT: Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.  
 840657 840656 551/747  
 SEC 01, T 28 N, R 09 W  
 TROPICANA CITY LOT 5 BLK 4  
 (GARAGE)

Net Assessed Value Rate  
 (Does NOT reflect credits)  
 0.016112324

RETAIN THIS PORTION AS YOUR COPY  
 SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty.  
 Failure to pay on time. See reverse.

Installments may be paid as follows:  
 208.80 DUE BY 01/31/2017  
 208.80 DUE BY 07/31/2017

TOWN OF WHEATON  
 RUTH L FAGERLAND, TREASURER  
 2384 80TH ST  
 EAU CLAIRE WI 54703

REAL ESTATE PROPERTY TAX BILL FOR 2016

TOWN OF WHEATON

Total Due For Full Payment

Bill #: 17806  
 Parcel #: 22809-0124-63510418  
 Alt. Parcel #: 044-0064  
 MARY JO HANSON  
 12508 65TH AVE  
 CHIPPEWA FALLS WI 54729

Write separate checks for  
 Property Tax payment & Dog  
 License payment. Dogs Fixed  
 \$8. Not fixed \$13. Kennel tags  
 \$60. Extra Dog \$7. Need  
 proof of Rabies Vaccination.  
 PLEASE put your phone  
 number on your check. My  
 phone number: 715-861-3933

By January 31, 2017  
~~\$1,778.48~~

-- OR --

Pay First Installment  
 By January 31, 2017  
 \$834.97

Make Check Payable and Mail to:  
 TOWN OF WHEATON  
 RUTH L FAGERLAND, TREASURER  
 2384 80TH ST  
 EAU CLAIRE WI 54703  
 715-861-3933



Tear off this stub and include with your first or full payment. If receipt is needed, send a self-addressed stamped envelope. If payment is made by check, receipt is not valid until check has cleared all banks.

REAL ESTATE PROPERTY TAX BILL FOR 2016

CHIPPEWA COUNTY

Pay Second Installment

Bill #: 17806  
 Parcel #: 22809-0124-63510418  
 Alt. Parcel #: 044-0064  
 MARY JO HANSON  
 12508 65TH AVE  
 CHIPPEWA FALLS WI 54729

Office hours are 8am-4:30pm  
 Monday-Friday except  
 holidays. Website  
 www.co.chippewa.wi.us  
 Phone 715-726-7960.

By July 31, 2017  
 \$943.51

Make Check Payable and Mail to:  
 CHIPPEWA COUNTY TREAS  
 PATRICIA SCHIMMEL  
 711 N BRIDGE ST  
 CHIPPEWA FALLS WI 54729



Tear off this stub and include with your second payment. If receipt is needed, send a self-addressed stamped envelope. If payment is made by check, receipt is not valid until check has cleared all banks.



STATE OF WISCONSIN  
 REAL ESTATE PROPERTY TAX BILL FOR 2016  
 TOWN OF WHEATON  
 CHIPPEWA COUNTY

BILL NO. 17806  
 Correspondence should refer to parcel number  
 PARCEL#: 22809-0124-63510418  
 ALT. PARCEL #: 044-0064

Property Address  
 12508 65TH AVE

Assessed Value Land	Ass'd Value Improvements	Total Assessed Value	Ave. Assmt. Ratio	Est. Fair Mkt. Land	Est. Fair Mkt. Improvements	Total Est. Fair Mkt	
25,000	95,700	120,700	0.8951	27,900	106,900	134,800	<input type="checkbox"/> A star in this box means unpaid prior year taxes
Taxing Jurisdiction		2015 Est. State Aids Allocated Tax Dist.	2016 Est. State Aids Allocated Tax Dist.	2015 Net Tax	2016 Net Tax	% Tax Change	Gross Property Tax
STATE OF WISCONSIN				21.13	22.88	8.3%	1,944.75
CHIPPEWA COUNTY		191,798	201,416	466.94	508.98	9.0%	-57.72
TOWN OF WHEATON		531,814	521,645	330.13	331.35	0.4%	-108.55
CHIPPEWA VALLEY TECHNICAL		271,765	264,100	110.35	118.35	7.2%	
CHIPPEWA FALLS SD		1,654,493	1,794,604	929.15	963.19	3.7%	1,778.48
<b>Total</b>		<b>2,649,870</b>	<b>2,781,765</b>	<b>1,857.70</b>	<b>1,944.75</b>	<b>4.7%</b>	
		First Dollar Credit		58.90	57.72	-2.0%	
		Lottery & Gaming Credit		95.15	108.55	14.1%	
		Net Property Tax		1,703.65	1,778.48	4.4%	
School taxes reduced by school levy tax credit		\$ 198.41					
MARY JO HANSON 12508 65TH AVE CHIPPEWA FALLS WI 54729			840657 837052 302/523 SEC 01, T 28 N, R 09 W TROPICANA CITY LOT 18 BLK 4		0.016112324		
							<b>TOTAL DUE FOR FULL PAYMENT</b>
							<b>PAY BY January 31, 2017</b>
							<b>\$ 1,778.48</b>
							Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.
							Installments may be paid as follows: 834.97 DUE BY 01/31/2017 943.51 DUE BY 07/31/2017

RETAIN THIS PORTION AS YOUR COPY  
 SEE REVERSE SIDE FOR IMPORTANT INFORMATION

TOWN OF WHEATON  
 RUTH L FAGERLAND, TREASURER  
 2384 80TH ST  
 EAU CLAIRE WI 54703

PA-6853 (R, 8-15)

**A RESOLUTION GRANTING A CONDITIONAL USE PERMIT FOR A  
CHILD CARE CENTER ON PARCEL #1974, LOT #13, BLOCK #1, KORGER  
HEIGHTS ADDITION, LOCATED AT #822 FIRST AVENUE**

**WHEREAS**, the Plan Commission has reviewed and evaluated the request of Tiny Tree Academy for a Conditional Use Permit to continue to operate a Wisconsin Licensed Child Care Center for up to 50 children on Parcel #1974, Lot #13, Block #1 of Korger Heights Addition, located at #822 First Avenue; and

**WHEREAS**, the existing zoning of Parcel #1974, Lot #13, Block #1, Korger Heights Addition, located at #822 First Avenue is C-1 Neighborhood Shopping District; and

**WHEREAS**, the Plan Commission conducted a public hearing for a request on March 8, 2010, after publication of a Class 2 legal notice and mailing of said notice to adjacent property owners as required by Chapter 17.47 (5) of the Code of Ordinances of the City of Chippewa Falls, Wisconsin and granted Conditional Use Permit Resolution No. 2010-01 allowing Helping Hands Childcare to operate a childcare center at #822 First Avenue; and

**WHEREAS**, the Plan Commission considered revisions to Resolution No. 2010-01 for Resolution No.2017-01 on November 13, 2017.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN** that pursuant to Chapters 17.27 (7) (b) and 17.47 of the Code of Ordinances of the City of Chippewa Falls, Wisconsin, that a Conditional Use Permit is hereby issued for a Wisconsin Licensed Child Care Center for up to 50 children on Lot 13(Parcel #1974), Block 1 of Korger Heights Addition, under the following conditions:

1. That the Child Care Center be permitted in the existing building located on Parcel #1974, Lot #13 and Block #1 of Korger Heights Addition whose address is #822 First Avenue.
2. That the Child Care Center be permitted to accommodate up to 50 children from 0-12 years of age, as licensed by the State of Wisconsin.
3. That the hours of operation be twenty-four hours per day.
4. That the Child Care Center be permitted to operate 7 days per week.
5. That the minimum number of employees permitted be as regulated by the State of Wisconsin.

C.U.P. RESOLUTION NO. 2017-01

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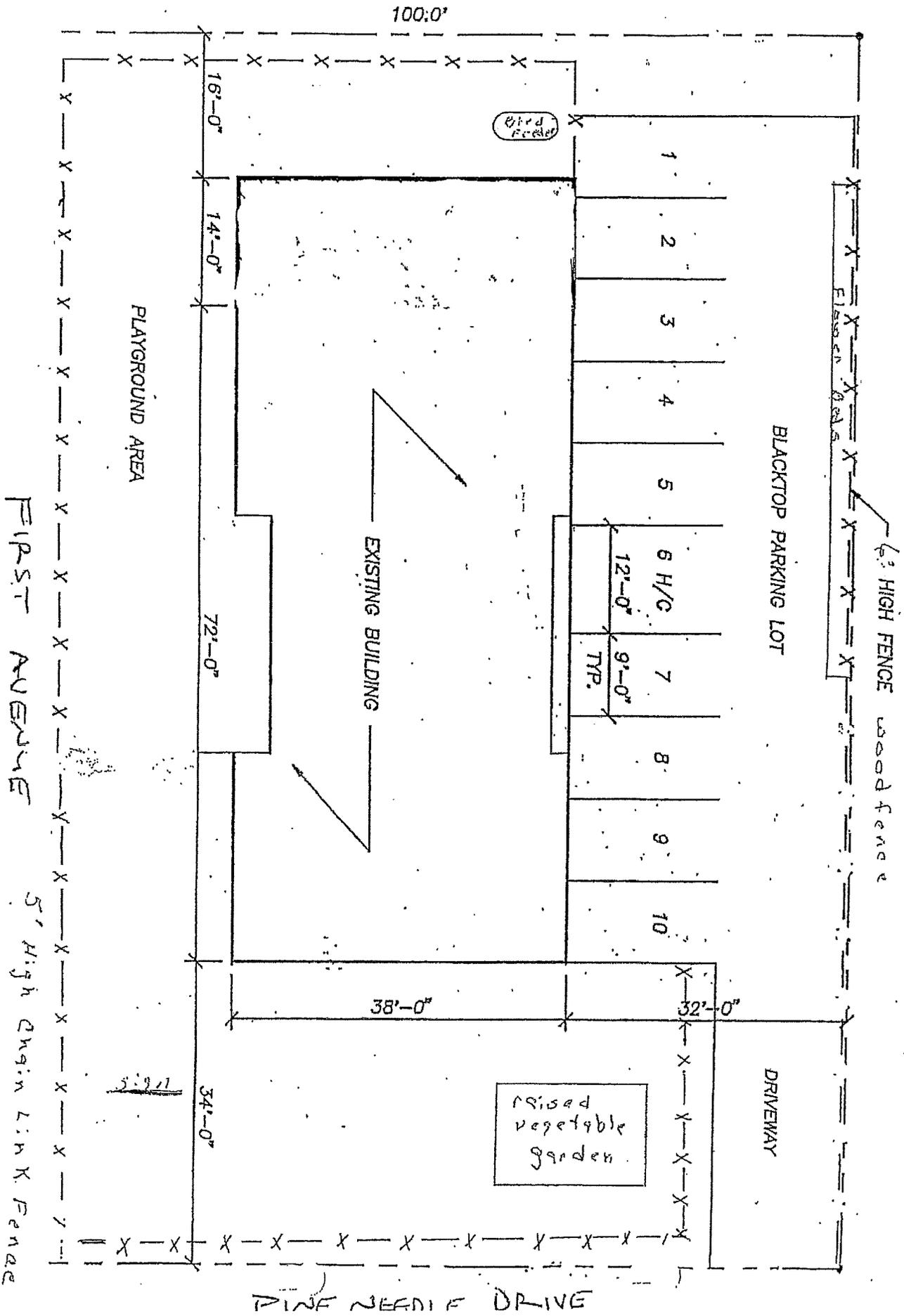
6. That a 5 foot high chain link fence and 6 foot high wood fence be permitted as shown on the attached site plan.
7. That a sign, not to exceed 32 square feet in area, be permitted to be located as shown on the attached site plan. That all other signs be in compliance with City Municipal Code Chapter 19.
8. That any changes to the existing building and related facilities be in conformance with the approved site plan, which is attached hereto, and made an integral part of the Conditional Use Permit.
9. That parking be provided in accordance with Chapter 17.41 Parking Space Requirements, of the Zoning Code.
10. Except as specifically provided herein, all regulations of the City Zoning Code shall apply.
11. That this permit shall become null and void by non-compliance with this permit or related Codes or by application to the Board of Appeals for any Code variance at these premises.
12. Chapter 17.47 (13) shall apply and this permit shall terminate if the use for which this permit is issued shall cease for a continuous two year period.
13. Modifications or changes to this permit may be made only by the Plan Commission after an application for an amendment has been duly filed and notices and hearing requirements have been complied with.

Motion: Hubbard

Seconded: Tzanakis

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin adopted the above Resolution on November 13, 2017, by a vote of 9 ayes, 0 nays and 0 abstentions.

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



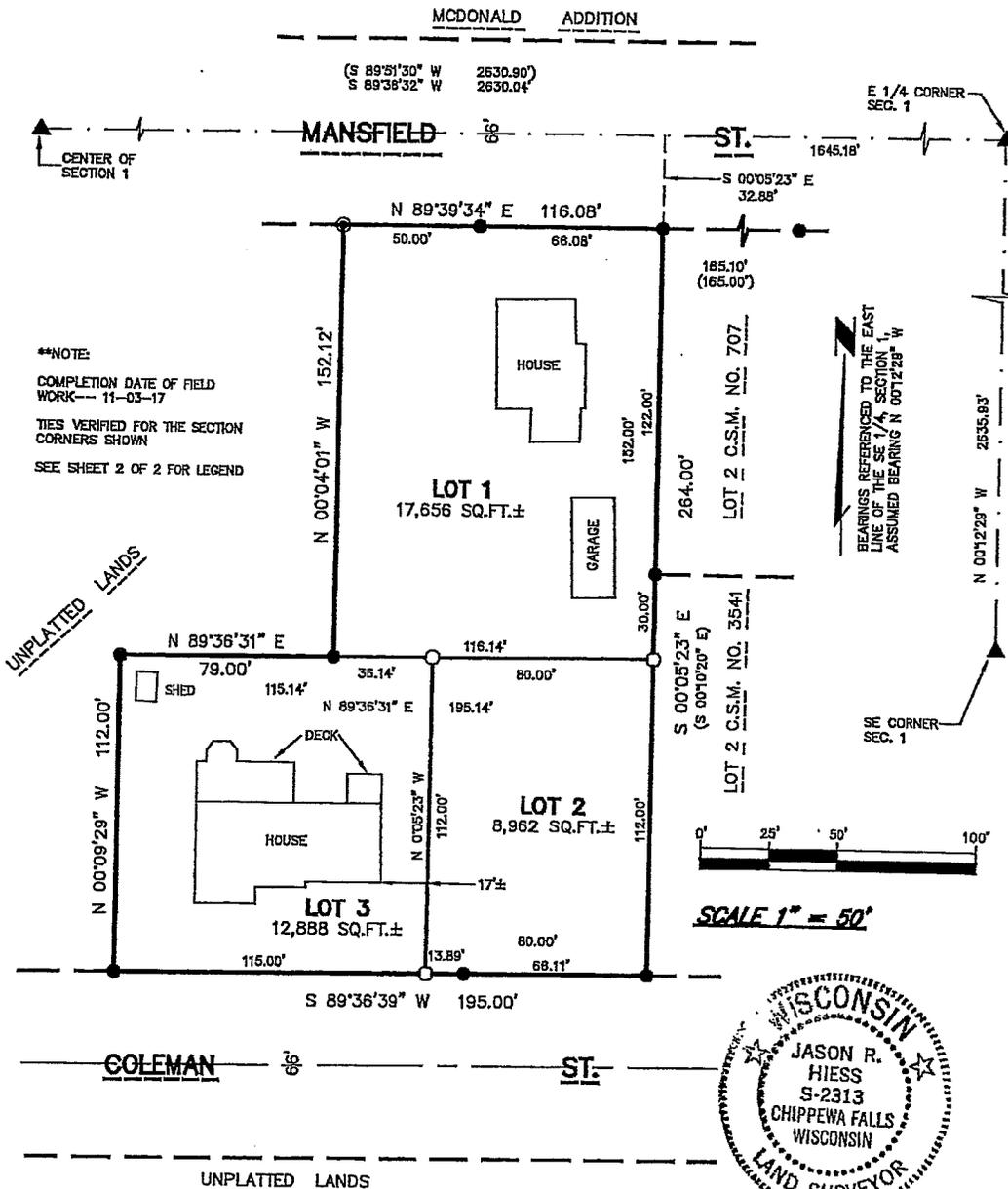


**CHIPPEWA CO. CERTIFIED SURVEY  
MAP NO. \_\_\_\_\_**

RECORDED IN VOL. \_\_\_\_\_ OF THE  
CERTIFIED SURVEY MAPS PAGE \_\_\_\_\_

REGISTER

**PART OF THE NW 1/4 OF THE SE 1/4,  
SECTION 1, T28N, R9W,  
CITY OF CHIPPEWA FALLS,  
CHIPPEWA COUNTY, WISCONSIN**  
CAD NAME: HOLZEM171



**\*\*NOTE:**  
COMPLETION DATE OF FIELD  
WORK— 11-03-17  
TIES VERIFIED FOR THE SECTION  
CORNERS SHOWN  
SEE SHEET 2 OF 2 FOR LEGEND

**SCALE 1" = 50'**



SURVEYING SERVICES BY:  
HIESS-LOKEN & ASSOC., LLC  
PROFESSIONAL LAND SURVEYING  
4905 WEST PARK AVE.  
CHIPPEWA FALLS, WI 54729  
(715)-720-4000 PHONE/FAX  
(715)-832-3300  
WWW.HIESS-LOKEN.COM

*Jason R. Hiess*  
JASON R. HIESS, P.L.S.

DATED THIS 6<sup>th</sup> DAY OF November, 2017.

SHEET 1 OF 2

PAGE \_\_\_\_\_

**CHIPPEWA CO. CERTIFIED SURVEY  
MAP NO. \_\_\_\_\_**

RECORDED IN VOL \_\_\_\_\_ OF THE  
CERTIFIED SURVEY MAPS PAGE \_\_\_\_\_

REGISTER

**PART OF THE NW 1/4 OF THE SE 1/4,  
SECTION 1, T28N, R9W,  
CITY OF CHIPPEWA FALLS,  
CHIPPEWA COUNTY, WISCONSIN**

CAD NAME: HOLZEM171

SURVEYOR'S CERTIFICATE

I, JASON R. HIESS, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF GERALD HOLZEM, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND SURVEYED AND MAPPED IS AS FOLLOWS: A PARCEL OF LAND BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 1, TOWNSHIP 28 NORTH, RANGE 9 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN. BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 1; THENCE S.89°36'32"W. ALONG THE NORTH LINE OF THE SOUTHEAST 1/4, 1645.18 FEET; THENCE S.00°05'23"E. 32.88 FEET TO THE SOUTH LINE OF MANSFIELD STREET AND THE NORTHWEST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 707, RECORDED AS DOCUMENT NUMBER 458419; THENCE S.00°05'23"E. ALONG AND ALONG A SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 2, 264.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 3541, RECORDED AS DOCUMENT NUMBER 756474 AND THE NORTHERLY LINE OF COLEMAN STREET; THENCE S.89°36'39"W. ALONG SAID NORTHERLY LINE 195.00 FEET; THENCE N.00°09'29"W. 112.00 FEET; THENCE N.89°36'31"E. 79.00 FEET; THENCE N.00°04'01"W. 152.12 FEET TO THE SOUTHERLY LINE OF SAID MANSFIELD STREET; THENCE N.89°39'34"E. ALONG SAID LINE, 116.08 FEET TO THE POINT OF BEGINNING. BEING SUBJECT TO EXISTING EASEMENTS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND MAPPED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS IN SURVEYING AND MAPPING THE SAME.

  
JASON R. HIESS, P.L.S.

DATED THIS 6th DAY OF November, 2017.

CITY OF CHIPPEWA FALLS PLANNING COMMISSION RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS IS HEREBY APPROVED.

SIGNED: \_\_\_\_\_ APPROVED: \_\_\_\_\_ DATE  
GREGORY S. HOFFMAN, MAYOR

LEGEND

- --- 1" O.D. IRON PIPE FOUND
- ⊙ --- 1 1/4" O.D. IRON PIPE FOUND
- ▲ --- MAG NAIL FOUND
- --- 1" O.D. X 18" IRON PIPE WEIGHING 1.13 LBS./LINEAL FOOT, SET

( ) --- RECORDED AS

- N. --- NORTH
- S. --- SOUTH
- E. --- EAST
- W. --- WEST
- NE --- NORTHEAST
- NW --- NORTHWEST
- SE --- SOUTHEAST
- SW --- SOUTHWEST

- ' --- DEGREES
- " --- MINUTES OR FEET
- " --- SECONDS

- T --- TOWNSHIP
- R --- RANGE

- O.D. --- OUTSIDE DIAMETER
- LBS. --- POUNDS

- LBS. --- POUNDS
- SQ. --- SQUARE
- FT. --- FEET
- INCL. --- INCLUDING
- EXCL. --- EXCLUDING
- R/W --- RIGHT OF WAY
- C.S.M. --- CERTIFIED SURVEY MAP
- NO. --- NUMBER
- AVE. --- AVENUE
- ST. --- STREET
- VOL. --- VOLUME
- P. --- PAGE
- COR. --- CORNER
- P.L.S. --- PROFESSIONAL LAND SURVEYOR
- SEC. --- SECTION
- C.T.H. --- COUNTY TRUNK HIGHWAY
- WI --- WISCONSIN
- LLC --- LIMITED LIABILITY COMPANY
- CO. --- COUNTY



SURVEYING SERVICES BY:  
HIESS-LOKEN & ASSOC., LLC  
PROFESSIONAL LAND SURVEYING  
4905 WEST PARK AVE.  
CHIPPEWA FALLS, WI 54729  
(715)-720-4000 PHONE/FAX  
(715)-832-3300  
WWW.HIESS-LOKEN.COM



**MINUTES**  
**COMMITTEE #1**  
**REVENUES, DISBURSEMENTS, WATER AND WASTEWATER**  
**November 9, 2017**

**Committee #1 - Revenues, Disbursements, Water and Wastewater met on Thursday, November 9, 2017 at 9:30 AM in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.**

Committee Members present: Rob Kiefer, John Monarski, and Paul Nadreau

Mayor/Other Council Members present: Mayor Hoffman

Others present: Finance Manager/Treasurer Lynne Bauer, City Planner/Transit Manager Jayson Smith, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, Building/Zoning Inspector Paul Lasiewicz, Parks and Recreation Director Dick Hebert, Police Chief Matthew Kelm, Library Director Joe Niese, Brian Flynn of Area Financial Services, and City Clerk Bridget Givens.

Call to Order: 9:32 AM

- 1. Discuss Proposal for the Administration of the Chippewa Falls Shared Ride Taxi Program with services to be provided by West Central Wisconsin Regional Planning Commission (WCWRPC). Possible recommendations to the Council.**

City Planner/Transit Manager Smith advised that a comprehensive proposal was received from the WCWRPC in the amount of \$38,000 to administer the Transit Program. Smith indicated this is roughly what is budgeted for annually by the City. WCWRPC will be charging an hourly rate, on a quarterly basis, not to exceed the proposed amount.

It was discussed that the Clerk's Office could handle questions, walk-ins, and reduced fare cards in the interim until a new City Planner is hired. There was also discussion about the need to continue the Transit Board and that perhaps the responsibilities of this board could be handled by Committee #3.

**Motion by Kiefer/Monarski** to recommend Council approve the proposal from WCWRPC to administer the Chippewa Falls Shared Ride Taxi Program. **All present voting aye, motion carried.**

- 2. Review 2018 Budget data and issues affecting the budget including but not limited to proposed expenditures, revenues and personnel benefits. Possible recommendations to the Council.**

Finance Manager/Treasurer Bauer distributed two spreadsheets; one detailing the City's current health insurance plan, and the other showing a summary of the projected impact of the increase. Potential funding options were discussed including possible plan changes. Bauer advised that the City cannot exceed the expenditure restraint limit and with the addition of the Battalion Chief position, anticipated wage increases, and health insurance increases, we would exceed that amount.

Bauer will run potential insurance plan scenarios and another meeting will be scheduled for Friday, November 10th.

**No action taken.**

**3. Adjournment**

**Motion by Monarski/Nadreau to adjourn at 10:32 am. All present voting aye, motion carried.**

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



---

**Proposal for the Administration of the Chippewa Falls Shared Ride Taxi Program  
with services to be provided by  
West Central Wisconsin Regional Planning Commission**

In response to a request from the City of Chippewa Falls (the City), the West Central Wisconsin Regional Planning Commission (WCWRPC) has compiled the following proposal to administer the Chippewa Falls Shared Ride Taxi (SRT) program. Under this proposal, the City would contract with WCWRPC, for a defined set of services currently provided by City staff. All other aspects of the program would continue as currently funded, contracted, and provided. Responsibilities to be included in an agreement for administrative services are as follows:

**Responsibilities of WCWRPC**

- Compile and submit annual State and Federal Operating Assistance Funding applications
- Prepare State and Federal quarterly reports - operating statistics, expenses and revenues
- Implement program in conformance with all State and Federal regulations
- Maintain all contracts between the City and FTA, the City and State, and the City and the Service Provider
- Maintain all program elements for Triennial Review
- Maintain records and provide records as needed for annual State audits
- Prepare and submit required City annual budget documents
- Staff and administer Chippewa Falls Transit Board
- Administer annual budget
- Attend required State and Federal training meetings and conferences
- Maintain records and provide records as needed for annual City audits
- Execute any contract and budget negotiation with service provider in non-bidding years
- Respond to and work with service provider to resolve client complaints
- Monitor contractor performance, insuring conformance with all State and Federal regulations
- Facilitate the purchase of vehicles with federal and local funding, coordinated through WisDOT
- Utilize local vehicle auction facility to sell vehicles taken out of service
- Prepare all program and capital bid documents, following all bidding policy requirements

**Responsibilities of the City**

- Transfer all files and records pertinent to the responsibilities listed above to WCWRPC
- Assign an individual to participate as Chippewa-Eau Claire MPO Technical Committee member
- Maintain daily face-to-face consumer functions of the SRT program, such as any and all certifications of riders and companions/assistants eligibility
- Coordination of City budget requirements with WCWRPC
- Transition of agreements and authorizations, as necessary, with State and Federal funding agencies
- Requisition and receive all state and federal funding
- Make all payments, as reviewed by WCWRPC, to service provider

**Time/Cost**

WCWRPC estimates the time necessary to accomplish their tasks to be approximately one day per week, averaged over a year. Based on the estimated time required, WCWRPC proposes a total cost not to exceed \$38,000 for CY2018. The costs for administrative services incurred would be requisitioned quarterly, on an hourly basis.



**MINUTES**  
**COMMITTEE #1**  
**REVENUES, DISBURSEMENTS, WATER AND WASTEWATER**  
**November 10, 2017**

**Committee #1 - Revenues, Disbursements, Water and Wastewater met on Friday, November 10, 2017 at 11:00 AM in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.**

Committee Members present: Rob Kiefer, John Monarski, and Paul Nadreau

Mayor/Other Council Members present: Mayor Hoffman

Others present: Finance Manager/Treasurer Lynne Bauer, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, Building/Zoning Inspector Paul Lasiewicz, Parks and Recreation Director Dick Hebert, Library Director Joe Niese, and City Clerk Bridget Givens.

Call to Order: 11:06 am

- 1. Review 2018 Budget data and issues affecting the budget including but not limited to proposed expenditures, revenues and personnel benefits. Possible recommendations to the Council.**

The Committee discussed various health insurance scenarios and the impact on the budget.

Finance Manager/Treasurer Bauer indicated there is no leeway in the budget to increase the donations to various civic organizations. One-time donations could come from reserves, but they could not be reoccurring expenses.

The Public Hearing on the budget is anticipated for December 5<sup>th</sup> and the public notice needs to be published by November 20<sup>th</sup>.

The Committee will meet again on Monday, November 13<sup>th</sup> at 8:30 am to finalize health insurance and again on Tuesday, November 14<sup>th</sup> at 9:00 am to continue budget discussions.

**No action taken.**

- 2. Adjournment**

**Motion by Monarski/Nadreau to adjourn at 12:02 pm. All present voting aye, motion carried.**

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



**MINUTES**  
**COMMITTEE #1**  
**REVENUES, DISBURSEMENTS, WATER AND WASTEWATER**  
**November 13, 2017**

**Committee #1 - Revenues, Disbursements, Water and Wastewater met on Monday, November 13, 2017 at 8:30 AM in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.**

Committee Members present: Rob Kiefer, John Monarski, and Paul Nadreau

Mayor/Other Council Members present: Mayor Hoffman

Others present: Finance Manager/Treasurer Lynne Bauer, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, Police Chief Matthew Kelm, Parks and Recreation Director Dick Hebert, Water Supervisor Matt Boos, and City Clerk Bridget Givens.

Call to Order: 8:30 am

- 1. Review 2018 Budget data and issues affecting the budget including but not limited to proposed expenditures, revenues and personnel benefits. Possible recommendations to the Council.**

Finance Manager/Bauer distributed spreadsheets detailing the changes to health insurance based upon the quoted increase. The scenario presented would include increasing the deductibles on the high deductible plans and adding a co-pay and co-insurance to the low deductible plan. This proposal reduces the quoted increase from \$151K to \$92K. Possible funding sources were discussed including new levy dollars, adjusting the Hazmat account to free current levy dollars, utilizing omitted budget funds, or the retirement payout account.

Discussion then ensued relative to carryovers and future omitted budget funding.

**Motion by Kiefer/Nadreau** to recommend Council approve adjusting the City Health Insurance Plans as presented (see attached). **All present voting aye, motion carried.**

- 2. Adjournment**

**Motion by Monarski/Nadreau** to adjourn at 8:54 am. **All present voting aye, motion carried.**

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



**MINUTES**  
**COMMITTEE #1**  
**REVENUES, DISBURSEMENTS, WATER AND WASTEWATER**  
**November 14, 2017**

**Committee #1 - Revenues, Disbursements, Water and Wastewater met on Tuesday, November 14, 2017 at 9:00 AM in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.**

Committee Members present: Rob Kiefer, John Monarski, and Paul Nadreau

Mayor/Other Council Members present: Mayor Hoffman

Others present: Finance Manager/Treasurer Lynne Bauer, Police Chief Matthew Kelm, Fire Chief Mike Hepfler, Parks and Recreation Director Dick Hebert, Water Supervisor Matt Boos, and City Clerk Bridget Givens.

Call to Order: 9:00 am

- 1. Review 2018 Budget data and issues affecting the budget including but not limited to proposed expenditures, revenues and personnel benefits. Possible recommendations to the Council.**

Finance Manager/Treasurer Bauer indicated that she sent the finalized health insurance plan options to Medica and was informed that the family deductible on the \$1,000/\$2,000 plan is actually \$3,000. This would result in an increase of roughly \$3,800. Our agent is working with Medica to see what can be done to eliminate or reduce the impact. The Committee authorized Bauer to work through the options understanding that the worst case scenario would result in an additional \$3,800 to the City.

Bauer then distributed a spreadsheet entitled: 2018 Proposed Budget Discussion – November 14, 2017 and provided details thereon. The Committee will meet again on Thursday, November 16, 2017 at 9:00 am to finalize budget discussions.

**No action taken.**

- 2. Adjournment**

**Motion by Nadreau/Monarski to adjourn at 9:13 am. All present voting aye, motion carried.**

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

**2018 Proposed Budget Discussion - November 14, 2017**

	2017 Adopted	2018 Proposed	Difference
Wages and Benefits	\$ 8,523,456	\$ 8,802,916	\$ 279,460
			Increase includes:
			Battalion Chief Position
			January 1 - 1% and July 1 - 1% Police (Fire Negotiations in progress)
			January 1% City Employees (Non-Union)
			Management Step Increases for those eligible
			Other benefit increases/decreases including worker's compensation; retirement; taxes; etc.
Operational	\$ 3,755,068	\$ 3,755,068	
TOTAL	\$ 12,278,524	\$ 12,557,984	
Proposed Health Insurance Increases		\$ 279,460	Estimated Wage/Benefit Increases
		\$ 92,134	Estimated Health Insurance Increases
		\$ 371,594	Total Estimated Wage/Benefit Increases
2017 vs 2018 Expenditure Restraint Limit	3.10%	\$ 380,634	Allowable Expenditure Increase
Proposed Increase:	\$ 371,594		
Estimated Adjustments:			
BC Funding	\$ 125,300		
Levy Increase - Estimated	\$ 86,500		
Expenditure Account Adjustment	\$ 20,000		
Omitted Budget Line Item	\$ 67,899		
Retirement Payout/PTO Line Item Adjustment	\$ 71,895		
Total Adjustments	\$ 371,594		



**MINUTES**  
**COMMITTEE #1**  
**REVENUES, DISBURSEMENTS, WATER AND WASTEWATER**  
**November 16, 2017**

**Committee #1 - Revenues, Disbursements, Water and Wastewater met on Thursday, November 16, 2017 at 9:00 AM in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.**

Committee Members present: Rob Kiefer, John Monarski, and Paul Nadreau

Mayor/Other Council Members present: None

Others present: Finance Manager/Treasurer Lynne Bauer, Police Chief Matthew Kelm, Library Director Joe Niese, and City Clerk Bridget Givens.

Call to Order: 9:00 am

**1. Review 2018 Budget data and issues affecting the budget including but not limited to proposed expenditures, revenues and personnel benefits. Possible recommendations to the Council.**

Finance Manager/Treasurer Bauer advised that Medica honored their original rates for the \$1,000/\$2,000 plan which results in the previously anticipated increase of roughly \$92,000. The Committee questioned what could be done to plan in advance for next year relative to health insurance. Bauer stated it is difficult as the renewal is not typically received until mid-October as the insurance company wants as many quarters of claims data as possible prior to renewal. Information has been disseminated to employees and open enrollment forms will be due November 22<sup>nd</sup>.

Bauer distributed the Revenue Budget Worksheet and provided details thereon. The worksheet reflects capturing the max levy and utilizing the omitted budget line item for health insurance increases. The remaining balance of health insurance will be captured from the retirement payout account.

Councilor Monarski questioned the donations to various organizations. Bauer budgeted the same donation amounts as last year, but has not included anything for the Chippewa County Historical Society. The Historical Society has requested a reoccurring donation in the amount of \$10,000 per year. Bauer recommended that donations come out of general fund reserves each year as opposed to creating a budget line item if the Committee chooses to donate.

The Committee will meet again on November 28<sup>th</sup> at 9:00 am to finalize any remaining items. The public hearing is scheduled for December 5<sup>th</sup> prior to the Regular Council Meeting.

**No action taken.**

**2. Adjournment**

**Motion by Nadreau/Kiefer to adjourn at 9:18 am. All present voting aye, motion carried.**

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



**Minutes**  
**Committee #2**  
**Labor Negotiations, Personnel, Policy & Administration**  
**November 10, 2017**

**Committee #2 met on Friday, November 10, 2017 at 1:00 PM 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: Mayor Hoffman, Rob Kiefer, and Paul Nadreau  
Others present: Finance Manager/Treasurer Lynne Bauer, City Planner/Transit Manager Jayson Smith, Director of Public Works/City Engineer/Utilities Manager Rick Rubenzer, Building/Zoning Inspector Paul Lasiewicz, Fire Chief Mike Hepfler, and City Clerk Bridget Givens.

Call to Order: 1:00 pm

1. **Open Session**
2. **Discuss options for filling the City Planner/Transit Manager vacancy due to retirement including Proposal from West Central Wisconsin Regional Planning Commission. Possible recommendations to the Council.**

A proposal was received from the West Central Wisconsin Regional Planning Commission (WCWRPC) to administer the City's Transit Program. The proposal is for an amount not to exceed \$38,000/yr (billed hourly, on a quarterly basis). This would fall in line with what is currently budgeted by the City for administration.

Smith cautioned that this does not relinquish the City of responsibility. A point person at the City will still need to interact with WCWRPC, prepare the annual budget, serve on the MPO, answer patron questions, issue reduced fare cards, etc. It is thought these responsibilities would fall on the new City Planner when hired.

**Motion by Monarski/Hull** to recommend Council approve the proposal from WCWRPC to administer the Chippewa Falls Transit Program. **All present voting aye, motion carried.**

Discussion ensued relative to the responsibilities of the City Planner position. It was determined impractical for the Planner position to be responsible for zoning as building and zoning are so closely related. A possible idea for change included having the Planner serve as Secretary of the Plan Commission. The Committee thought the job description should be cleaned up and brought back to the Committee at a meeting on November 21<sup>st</sup>.

**Motion by Monarski/Hull** to recommend Council approve filling the City Planner/Transit Manager position including updating the job description. **All present voting aye, motion**

carried.

**3. Closed Session**

**Motion by Monarski/ Hull to go into Closed Session under Sec. 19.85 (1) (c), Wis. Stats. for "Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility" to:**

- a. **Discuss benefits for Water Service Maintenance candidate; and to include the Committee and Council members, Mayor, Bauer, and Givens; may return to Open Session for possible action on Closed Session item. Roll Call Vote – Aye: Monarski, Hull, King. Motion carried.**

The Committee discussed item (a) above.

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

Councilor King reported there was a unanimous vote in Closed Session to approve the benefits as proposed for the Water Service Maintenance Candidate.

**4. Closed Session**

**Motion by Monarski/Hull to go into Closed Session under Wis. Stats. Sec. 19.85(1)(e) for "deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting public business with competitive or bargaining implications that require a Closed Session" to:**

- a. **Discuss labor negotiation issues and strategy; and to include the Committee and Council members, Mayor, Bauer, Hepfler, and Givens; may return to Open Session for possible action on Closed Session item. Roll Call Vote – Aye: Monarski, Hull, King. Motion carried.**

The Committee discussed item (a) above.

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

**5. Adjournment**

**Motion by Monarski/Hull to adjourn at 1:50 pm. All present voting aye, motion carried.**

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

PARKS, RECREATION & FORESTRY BOARD MEETING  
Tuesday, November 14, 2017

1. Call to order by Beth Arneberg at 6:00 p.m.  
Roll Call: Members Present: Carmen Muenich, Beth Arneberg, Audrey Stowell, Dale Berg, Nate Seckora and Heidi Hoekstra. Absent: Rob Kiefer.  
Staff present: Dick Hebert and Josh Kriesel.
2. Approval of October 10, 2017, Minutes: **Motion by Berg/Hoekstra to approve October 10, 2017, minutes. Motion passed.**
3. Personal Appearances By Citizens. None.
4. Discuss / Consider Special Event Applications: None.
5. Discuss/Consider:
  - a. Discuss Adding Press Boxes to Casper Park Softball Fields. Project involves press boxes for two of the fields used by Chi Hi and McDonell Varsity Softball teams. The footings should be done now so that they are ready for the boxes and can be up for the spring season. Bob Sworski is present and discusses the construction. Looking at steel building similar to the press box on the baseball field. Audio system will be included. Cost is estimated at \$37,000; majority is looking to be raised through donations. CBS<sup>2</sup> is donating their time, although there is a \$75.00 contract fee. **Motion by Berg/Seckora to approve up to \$14,000.00 toward the press boxes out of Casper Park Donation Fund. Motion passed.**
  - b. Discuss Draft of Riverfront Park Art in the Park Policy. Tena Hoag and Teri Ouimette presented and distributed a draft policy for art in the Riverfront Park. They are proposing a seven-person committee that is advisory to the Park Board or City Council. There was discussion and changes suggested including having a member of the Park Board being one of the seven on the Art Committee.
  - c. Discuss Additional Community Garden Site. Joseph Malual of Chippewa County UW - Extension office is present and discusses an additional community garden site. His assessment shows there is a need for fresh food and cooking skills in the community. He is focusing on nutrition and local food production. He would like to see education be a part of the community gardens. There was discussion and concerns regarding who would be using the new gardens, community commitment, interest in mentoring, loss of recreation area, appropriate site, cost of water and fencing. Dick suggested the current site could be expanded for this summer. Discussed contacting the media hoping to get input and suggestions from public.
  - d. Discuss Department Community Foundation Funds. Dick presents the fiscal reports of the Irvine Park Endowment Fund and Chippewa Falls Parks, Recreation and Forestry Endowment Fund, both of which are with the Community Foundation of Chippewa County, Inc. There is \$26,293.00

available to grant in the Irvine Park Endowment Fund, which can be used for improvements to Irvine Park. There is \$10,211 available to grant in the Chippewa Falls Parks, Recreation and Forestry Endowment Fund, which can be used for maintenance and improvements in any City park. **Motion by Hoekstra/Berg to ask for disbursement of \$26,293.00 from the Irvine Park Endowment Fund and reinvest the \$10,211.00 in the Chippewa Falls Parks, Recreation and Forestry Endowment Fund. Motion passed.** There was discussion regarding the fees and a request to have an explanation of administrative fees.

- e. Discuss Improvements to Welcome Center. The items needed yet at the Welcome Center in priority order are 1) TV screen and set up; 2) furniture for learning pod; 3) refrigerator and freezer for concessions; 4) tables and benches for patio; 5) plan for obtaining artifacts; 6) job description for internship or seasonal position; and 7) volunteer job description. Dick will focus on items 1, 2 & 3.
  - f. Discuss location of December 2, 2017, Park Board Meeting. It was decided to have the meeting at the learning pod in the Welcome Center.
  - g. Recreation Report. Josh had to leave, but Beth reports that he had indicated that the Run for the Lights registrations are up from last year.
  - h. Director Report. Dick indicates Emerald Ash Borer will be in the media starting 12/04/17. Dick reports that the public will be notified via door hanger two weeks prior to their boulevard ash trees being removed. Dick reports that Jayson Smith and Rick Rubenzer will be attending the December meeting. He intends for them to discuss traffic patterns at round-about and food trucks at Riverfront. Dick has also asked the police department for their recommendations with regard to traffic and rules for the amphitheater. Dick reviews the financial report for Erickson Park including the grants and the expenses that are eligible and those that are not. Dick recommends that the bike trail not be covered by grant money and be funded through donations instead. Of the \$1,861,022.09 total, there is approximately \$288,000 left to raise.
6. Approve Claims. Claims reviewed. **Motion by Berg/Muenich to approve claims of \$41,550.43. Motion passed.**
  7. Park Board Members' Concerns or Comments. Discussed how nice it is to have items emailed so they can be reviewed prior to meeting, timeline of duck pond and parking lot. Beth encourages all to visit Erickson Park as it looks great with the work that has been done to date.
  8. Adjournment. **Motion by Muenich/Hoekstra to adjourn at 7:52 p.m. Motion passed.**

Submitted by:

Audrey Stowell, Secretary

**Minutes of the  
Meeting of the Chippewa Falls Public Library Board of Trustees  
October 11, 2017**

**1. Call to Order**

Meeting was called to order by Board President Sarah Jones at 5:00 p.m.

**2. Roll Call of Members**

Members Present: Ambelang, Hoekstra, Jones, King, Newton, Pamperin

Members Absent: Rasmus

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

**3. Approval of Agenda**

Motion by King seconded by Ambelang to approve the agenda as amended. All present Voting Aye.

Motion carried.

**4. Disposition of the minutes of the regular meeting of September 13, 2017.**

Motion made by Hoekstra seconded by King to approve the minutes of the regular meeting of September 13, 2017. All present Voting Aye. Motion carried.

**5. Disposition of the vouchers to be paid from the 2017 budget after October 17, 2017.**

Motion made by Hoekstra seconded by Newton to approve payment of the vouchers to be paid from the 2017 budget after October 17, 2017. Roll call Vote take. Aye – Ambelang, Hoekstra, Jones, King, Newton, Pamperin. All present Voting Aye. Motion carried.

**6. Public appearances by citizens.**

None

**7. Correspondence**

A thank you from the United Way for participating in the Community Block Party. A donation of a book to the Library from the Chippewa Valley Gem & Mineral Society to thank the Library for letting them display their gems and minerals before their show in April.

**8. Management report**

Director Niese presented the Management Report. He talked about highlights from the report. The Library has submitted Omitted Budget sheets to the City to include estimates for replacing the window on the Children's side that is leaking cold air in the building, and the entrance doors that are starting to be non-repairable. In programming working with Police Chief Matt Kelm on some upcoming programming.

**9. Committee reports**

a) None

**10. Current Business**

**a) Large Meeting Room Reception**

The picture for the room is in and Director Niese is working on the plaque. Discussion followed with the date being tabled until we know when the plaque will be ready for the room.

**b) 2018 Holiday Calendar**

Motion made by Hoekstra, second by Ambelang to approve the 2018 Holiday Calendar. All present Voting Aye. Motion carried.

### **c) Security Breach**

Director Niese shared the correspondence from IFLS about a security breach in the MORE's patron database. Discussion followed. A media release about the Library patron's records data breach will be send out by IFLS this week.

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

#### **a) Personnel request**

#### **May return to open session.**

Motion made by Newton, seconded by Hoekstra to go into Closed Session under WI Statues 19.85(1) "Considering employment, promotion, compensation or performance evaluation data of any public employer over which the governmental body has jurisdiction or exercised responsibility to discuss personnel request to include Director Niese. Roll Call Vote taken. Aye Ambelang, Hoekstra, Jones, King, Newton, Pamperin. All present Voting Aye. Motion carried 5:15 pm.

. Motion made by Ambelang, seconded by King to return to open session. All present Voting Aye. Motion carried. Returned to open session 5:25pm.

Personnel request is granted.

### **12. Announcements**

- a) Director Niese shared a handout on a Webinar that Jenna from Children's Services did in October.
- b) A handout on the Principles of Public Library System Redesign Structure was also addressed..

### **13. Items for future consideration.**

- a) Work on the Building Operations Manual- will do in December 2017.
- b) Library Strategic Long-Range Plan will be started on in November 2017.

### **14. Adjournment**

Motion made to adjourn by Ambelang seconded by Pamperin. All present Voting Aye. Motion carried. Meeting adjourned at 5:37 p.m.

Respectfully Submitted,  
Deb Braden, Confidential Administrative Assistant

CITY OF CHIPPEWA FALLS

SURRENDER OF LICENSE

This is to advise that, as licensee, I (We) hereby surrender a Combination "Class B" Intoxicating Liquor & Fermented Malt Beverage license for the premise located at 9 W COLUMBIA ST., on the condition that it be granted to the applicant (future licensee) as described below.

Falls Bowl Inc., d/b/a Falls Bowl

(Current business owner)

(Current business name)

and JOE MIKKE, as applicant, make a

(Future business owner)

concurrent application for said license.

\*\*\*\*\*

CURRENT LICENSEE

Signature [Signature] Date 10-16-17  
10-16-17

Name Falls Bowl, Inc

Home address 9 W Columbia St

City Chippewa Falls WI Zip 54729

Phone (715) 723-3347

APPLICANT - FUTURE LICENSEE

Signature [Signature] Date 10-11-2017

Name Joseph L Minko

Home address 11334 157<sup>th</sup> Ave.

City Bloomer Zip 54724

Phone (715) 379-7035

# ORIGINAL ALCOHOL BEVERAGE RETAIL LICENSE APPLICATION

Submit to municipal clerk.

For the license period beginning November 30 20 17 ;  
ending JUNE 30 20 18

TO THE GOVERNING BODY of the:  Town of  
 Village of } Chippewa Falls  
 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): Falls Bowl of Chippewa 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.

Title	Name	Home Address	Post Office & Zip Code
President/Member	<u>Member Joseph L Minke</u>	<u>11334 157th Ave Bloomer, WI 54724</u>	<u>54724</u>
Vice President/Member	<u>Member Maggie E Minke</u>	<u>11334 157th Ave Bloomer, WI 54724</u>	<u>54724</u>
Secretary/Member	_____	_____	_____
Treasurer/Member	_____	_____	_____
Agent	<u>Joseph L Minke</u>	_____	_____
Directors/Managers	_____	_____	_____

3. Trade Name Falls Bowl Business Phone Number 715 379-7035  
4. Address of Premises 9 W Columbia St. Post Office & Zip Code 54724

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 Wisconsin and date 10/31/2017 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.) Main bar, back bar, bowling area, basement cooler room, upstairs main floor cooler

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? Falls Bowl Incorporated  
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 \_\_\_\_\_ day of NOV 3, 2017, 20 \_\_\_\_\_

Julie Marshall  
(Clerk/Notary Public)

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

Joseph L Minke - Member  
(Officer of Corporation/Member/Manager of Limited Liability Company/Partner/Individual)  
Maggie E Minke  
(Officer of Corporation/Member/Manager of Limited Liability Company/Partner)

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

## TO BE COMPLETED BY CLERK

Date received and filed with municipal clerk <u>11/3/17</u>	Date reported to council/board	Date provisional license issued	Signature of Clerk (Deputy Clerk) <u>Julie Marshall</u>
Date license granted	Date license issued	License number issued	

ORDINANCE ANNEXING TERRITORY TO  
THE CITY OF CHIPPEWA FALLS, WISCONSIN

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

**SECTION 1: Territory Annexed.** In accordance with sec. 66.0217(2) of the Wisconsin Statutes and the Petition for Direct Annexation that was served upon the City Clerk for the City of Chippewa Falls on October 18, 2017 by personal service, signed by the sole owner of a parcel of real property of which said population of said parcel is zero. The following described territory which is located in the Town of Wheaton, Chippewa County, Wisconsin, is hereby annexed to the City of Chippewa Falls, Wisconsin:

Lots 5 and 18, Block 4, Tropicana City, Town of Wheaton, Chippewa County, Wisconsin.

Said parcel is subject to easements and restrictions of record.

**SECTION 2: Compliance with Statute.** Said Petition of Sole Property Owner for Direct Annexation is a proper petition for Direct Annexation in that said petition stated the purpose for said annexation, contained a legal description of the territory to be annexed, included a scale map of the territory to be annexed which is unincorporated and is contiguous to the City of Chippewa Falls; and

**WHEREAS,** the Petition for Annexation of the Territory legally described in Section 1, was properly served upon Mark A. Christenson, Town Clerk, for the Town of Wheaton, on October 18, 2017, by certified mail; and

**WHEREAS,** the Petition for Annexation of the Territory legally described in Section 1 was properly served upon the State of Wisconsin Department of Administration; and

**WHEREAS,** approval by the State of Wisconsin Department of Administration for the proposed annexation finding it to be in the public interest is pending but approval is expected; and

**WHEREAS,** this Ordinance is subject to and contingent upon the ultimate approval and advice of the State of Wisconsin Department of Administration; and

**WHEREAS,** The Common Council of the City of Chippewa Falls believes that annexation of the Territory, legally described in Section 1, in the Town of Wheaton, Chippewa County, Wisconsin, to the City of Chippewa Falls, Wisconsin, is in the public interest.

**SECTION 3: Effect of Annexation.** From and after the date of this ordinance the Territory legally described in Section 1 shall be a part of the City of Chippewa Falls for any and all purposes provided by law and all persons coming into or residing within said territory shall be subject to all ordinances, rules and regulations governing the City of Chippewa Falls.

**SECTION 4: Zoning Classification.** Upon recommendation of the Plan Commission, the Territory annexed to the City of Chippewa Falls by this Ordinance is designated to be a part of the following district of the City for zoning purposes and subject to all provisions of the Zoning Ordinance of the City of Chippewa Falls:

**R-1B, SINGLE FAMILY**

**SECTION 5: Ward Designation.** The Territory described in Section 1 of this Ordinance is hereby made a part of Ward 3B of the City of Chippewa Falls, either presently existing or to be established by Ordinance, subject to all other ordinances, rules and regulations of the City, County, and State governing wards.

**SECTION 6: Severability.** If any provision of this Ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

**SECTION 7: Effective Date.** This ordinance shall take effect upon passage and publication as provided by law.

Dated this 5<sup>th</sup> day of December, 2017

**FIRST READING:** November 28, 2017

\_\_\_\_\_  
Rob Kiefer, Council President

**SECOND READING:** December 5, 2017

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

Gregory S. Hoffman, Mayor

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

Bridget Givens, City Clerk

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

AN ORDINANCE CREATING WARD 3B IN THE CITY OF  
CHIPPEWA FALLS DUE TO ANNEXATION OF REAL PROPERTY  
LOCATED IN A DIFFERENT COUNTY SUPERVISORY DISTRICT

WHEREAS, Ordinance No. 2017-18 annexed real property located in the Town of Wheaton into the City of Chippewa Falls;

WHEREAS, the annexed property is in a different County Supervisory District than the rest of Ward 3 in the City of Chippewa Falls and is not contiguous with the real estate in Ward 3A;

WHEREAS, revised State Statutes require that the annexed real property be located in a different City ward;

WHEREAS, revised State Statutes now allow for and permit the designation of wards with alphabetical letters following a numerical designation;

WHEREAS, the annexed real property has no population and is not expected to have a population which would disproportionately skew aldermanic population representation;

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

1. The City hereby establishes Ward 3B which shall be comprised of the following parcel of real property annexed from the Town of Wheaton into the City of Chippewa Falls by Ordinance No. 2017-\_\_\_\_\_ and which is in a different County Supervisory District, to wit:

Lots 5 and 18, Block 4, Tropicana City, Town of Wheaton, Chippewa County, Wisconsin.

Said parcel is subject to easements and restrictions of record.

Ward 3B, presently with no population, is hereby designated a part of the 3<sup>rd</sup> aldermanic district and shall have the ward boundaries described above. The boundaries of the 3<sup>rd</sup> aldermanic district are revised to encompass Ward 3, Ward 3A, and Ward 3B.

Dated this 5<sup>th</sup> day of December, 2017.

\_\_\_\_\_  
Rob Kiefer, Council President

**FIRST READING:** November 28, 2017

**SECOND READING:** December 5, 2017

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

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

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

**RESOLUTION CONCERNING  
COMPLETION OF WILLOW CREEK SUBDIVISION PHASE III  
UTILITIES AND INFRASTRUCTURE**

**WHEREAS**, the City of Chippewa Falls and Westwood Land Company have entered into a Developer’s Agreement for the construction of Willow Creek Subdivision Phase III; and

**WHEREAS**, project contractor Heartland Construction has completed underground infrastructure, street signs and surface work for lots 83 – 90 and lots 97 – 102 of Willow Creek Subdivision Phase III; and

**WHEREAS**, said underground infrastructure and surface work on the said lots of Willow Creek Subdivision Phase III has been inspected and tested and found to be in compliance with City of Chippewa Falls standards, ordinances and specifications.

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

That the City of Chippewa Falls declares open and accepts the infrastructure, (except for street lights, which will be completed when scheduled with Xcel Energy), and street surface treatment for lots 83 – 90 and lots 97 – 102 of Willow Creek Subdivision Phase III.

Dated this 28<sup>th</sup> day of November, 2017.

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

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

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

Mayor

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

City Clerk

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

**RESOLUTION NO. 2017-41**

**RESOLUTION  
APPROVING A CERTIFIED SURVEY MAP**

**RESOLVED**, that a Certified Survey Map prepared by Jason R, Hiess, Hiess-Loken & Associates, LLC, Professional Land Surveying for Gerald Holzem is hereby approved by the Chippewa Falls Common Council. Said parcel being Parcel # 4645 and Parcel #4646, being located in part of the NW 1/4 of the SE 1/4, Section 1, T28N, R9W, City of Chippewa Falls, Chippewa County, Wisconsin.

Dated this 28<sup>th</sup> day of November, 2017

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

\_\_\_\_\_

Council President

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

Mayor

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

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

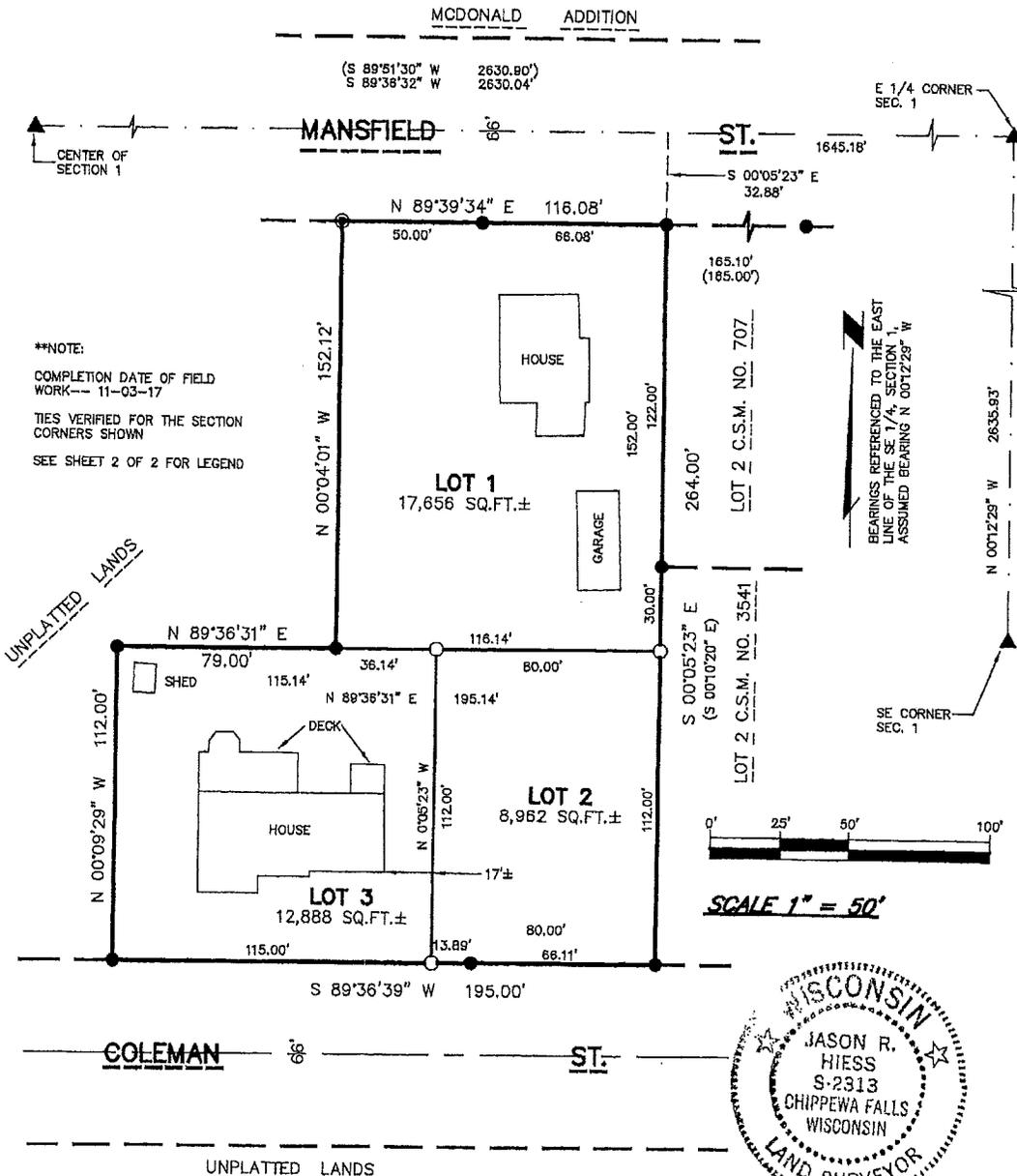
City Clerk

**CHIPPEWA CO. CERTIFIED SURVEY**  
**MAP NO. \_\_\_\_\_**

RECORDED IN VOL. \_\_\_\_\_ OF THE  
 CERTIFIED SURVEY MAPS PAGE \_\_\_\_\_

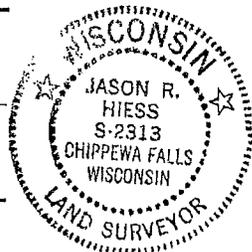
REGISTER

**PART OF THE NW 1/4 OF THE SE 1/4,  
 SECTION 1, T28N, R9W,  
 CITY OF CHIPPEWA FALLS,  
 CHIPPEWA COUNTY, WISCONSIN**  
 CAD NAME: HOLZEM171



**\*\*NOTE:**  
 COMPLETION DATE OF FIELD  
 WORK— 11-03-17  
 TIES VERIFIED FOR THE SECTION  
 CORNERS SHOWN  
 SEE SHEET 2 OF 2 FOR LEGEND

BEARINGS REFERENCED TO THE EAST  
 LINE OF THE SE 1/4, SECTION 1,  
 ASSUMED BEARING N 00°12'29" W



SURVEYING SERVICES BY:  
 HIESS-LOKEN & ASSOC., LLC  
 PROFESSIONAL LAND SURVEYING  
 4905 WEST PARK AVE.  
 CHIPPEWA FALLS, WI 54729  
 (715)-720-4000 PHONE/FAX  
 (715)-832-3300  
 WWW.HIESS-LOKEN.COM

*Jason R. Hiess*  
 JASON R. HIESS, P.L.S.

DATED THIS 6<sup>th</sup> DAY OF November, 2017.

SHEET 1 OF 2

PAGE \_\_\_\_\_

**CHIPPEWA CO. CERTIFIED SURVEY  
MAP NO. \_\_\_\_\_**

RECORDED IN VOL. \_\_\_\_\_ OF THE  
CERTIFIED SURVEY MAPS PAGE \_\_\_\_\_

REGISTER

**PART OF THE NW 1/4 OF THE SE 1/4,  
SECTION 1, T28N, R9W,  
CITY OF CHIPPEWA FALLS,  
CHIPPEWA COUNTY, WISCONSIN**  
CAD NAME: HOLZEM171

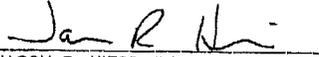
SURVEYOR'S CERTIFICATE

I, JASON R. HIESS, REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT BY THE DIRECTION OF GERALD HOLZEM, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND PARCEL WHICH IS REPRESENTED BY THIS CERTIFIED SURVEY MAP.

THAT THE EXTERIOR BOUNDARY OF THE LAND SURVEYED AND MAPPED IS AS FOLLOWS: A PARCEL OF LAND BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 1, TOWNSHIP 28 NORTH, RANGE 9 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN. BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 1; THENCE S.89°36'32"W. ALONG THE NORTH LINE OF THE SOUTHEAST 1/4, 1645.18 FEET; THENCE S.00°05'23"E. 32.88 FEET TO THE SOUTH LINE OF MANSFIELD STREET AND THE NORTHWEST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 707, RECORDED AS DOCUMENT NUMBER 458419; THENCE S.00°05'23"E. ALONG AND ALONG A SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 2, 264.00 FEET TO THE SOUTHWEST CORNER OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 3541, RECORDED AS DOCUMENT NUMBER 756474 AND THE NORTHERLY LINE OF COLEMAN STREET; THENCE S.89°36'39"W. ALONG SAID NORTHERLY LINE 195.00 FEET; THENCE N.00°09'29"W. 112.00 FEET; THENCE N.89°36'31"E. 79.00 FEET; THENCE N.00°04'01"W. 152.12 FEET TO THE SOUTHERLY LINE OF SAID MANSFIELD STREET; THENCE N.89°39'34"E. ALONG SAID LINE, 116.08 FEET TO THE POINT OF BEGINNING, BEING SUBJECT TO EXISTING EASEMENTS.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND MAPPED.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AE-7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS IN SURVEYING AND MAPPING THE SAME.

  
JASON R. HIESS, P.L.S.

DATED THIS 6th DAY OF November, 2017.

CITY OF CHIPPEWA FALLS PLANNING COMMISSION RESOLUTION

RESOLVED THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF CHIPPEWA FALLS IS HEREBY APPROVED.

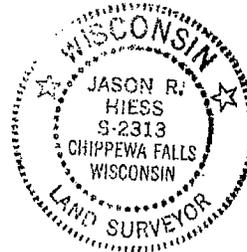
SIGNED: \_\_\_\_\_ APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
GREGORY S. HOFFMAN, MAYOR

LEGEND

- --- 1" O.D. IRON PIPE FOUND
- ⊙ --- 1 1/4" O.D. IRON PIPE FOUND
- ▲ --- MAG NAIL FOUND
- --- 1" O.D. X 18" IRON PIPE WEIGHING 1.13 LBS./LINEAL FOOT, SET

- ( ) --- RECORDED AS
- N. --- NORTH
- S. --- SOUTH
- E. --- EAST
- W. --- WEST
- NE --- NORTHEAST
- NW --- NORTHWEST
- SE --- SOUTHEAST
- SW --- SOUTHWEST
- ' --- DEGREES
- " --- MINUTES OR FEET
- " --- SECONDS
- T --- TOWNSHIP
- R --- RANGE
- O.D. --- OUTSIDE DIAMETER
- LBS. --- POUNDS

- LBS. --- POUNDS
- SQ. --- SQUARE
- FT. --- FEET
- INCL. --- INCLUDING
- EXCL. --- EXCLUDING
- R/W --- RIGHT OF WAY
- C.S.M. --- CERTIFIED SURVEY MAP
- NO. --- NUMBER
- AVE. --- AVENUE
- ST. --- STREET
- VOL. --- VOLUME
- P. --- PAGE
- COR. --- CORNER
- P.L.S. --- PROFESSIONAL LAND SURVEYOR
- SEC. --- SECTION
- C.T.H. --- COUNTY TRUNK HIGHWAY
- WI --- WISCONSIN
- LLC --- LIMITED LIABILITY COMPANY
- CO. --- COUNTY



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