

**AGENDA FOR REGULAR MEETING OF COMMON COUNCIL**

To be held on Tuesday, April 21, 2026 at 6:30 P.M. in the City Hall

Council Chambers, 30 West Central Street, Chippewa Falls, WI

The meeting may be viewed via livestream at

[www.chippewafalls-wi.gov/278/City-Council-Meeting-Live-Stream](http://www.chippewafalls-wi.gov/278/City-Council-Meeting-Live-Stream).

1. **CLERK CALLS THE ROLL**
2. **APPROVAL OF MINUTES OF PREVIOUS MEETING**
  - (a) Approve minutes of the Council Meeting of April 7, 2026.
3. **PERSONAL APPEARANCES BY CITIZENS** - No matter presented by a citizen shall be acted on at the meeting except in emergencies affecting the public health, safety or welfare.
  - (a) Presentation by EMS/MC (EMS Management & Consultants) relative to ambulance billing.
4. **PUBLIC HEARINGS** – None
5. **COMMUNICATIONS** – None
6. **REPORTS**
  - (a) Board of Public Works minutes of April 13, 2026.
  - (b) Plan Commission minutes of April 13, 2026.
7. **COUNCIL COMMITTEE REPORTS** in the order in which they are named in Section 2.21 of the Municipal Code
  - (a) Committee #1 Revenues, Disbursements, Water and Wastewater minutes of April 14, 2026.
  - (b) Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of April 8, 2026.
  - (c) Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of April 14, 2026.
  - (d) Park Board minutes of April 14, 2026.
  - (e) Library Board minutes of March 11, 2026.
8. **APPLICATIONS**
  - (a) Consider Producer Full-Service Retail Sales Application from Dixon's Autumn Harvest Winery for private events to be held at the Northern Wisconsin State Fairgrounds, 225 Edward Street, on July 25, August 8, August 29, and September 26, 2026.
  - (b) Consider Street Use Permit Application of the Chippewa Valley Century Ride Foundation for the Chippewa Valley Century Ride to be held on May 24, 2026 utilizing various City Streets (see attached map).
  - (c) Consider Temporary Class "B" Beer Alcohol Beverage License Application of the Chippewa Valley Century Ride Foundation for the Chippewa Valley Century Ride to be held at the Northern Wisconsin State Fairgrounds, 225 Edward Street, on May 24, 2026.
  - (f) Consider Temporary Class "B" Beer Alcohol Beverage License Application of the Knights of Columbus, Goldsmith Council #974, for the Annual Knights of Columbus Smelt Feed to be held at the Knights of Columbus Hall, 236 Pumhouse Road, on April 30, 2026.
10. **MAYOR ANNOUNCES APPOINTMENTS**
  - (a) Consider appointments to various Boards and Commissions as recommended by the Mayor.
  - (b) Consider the re-appointment of Weld Riley, S.C as the City Attorney for the City of Chippewa Falls. Action on this appointment scheduled for May 5, 2026.
11. **MAYOR'S REPORT**
  - (a) Report of Mayor Hiess relative to achievements, highlights, and activities during his first year in office.
12. **REPORT OF OFFICERS** - None

**13. ORDINANCES**

**(a)** First Reading of **Ordinance #2026-06 Entitled:** An Ordinance Amending Chapter 1 §1.32 (Office of the City Administrator) of the City of Chippewa Falls Municipal Code. (possibility of waiving the reading requirements under Ord. 2.25 pursuant to Ord. 2.24 – Suspension of Rules)

**14. RESOLUTIONS**

**(a)** (Renewal) Consider **Resolution #2026-11 Entitled:** Amending the 2026 City Budget by Reassignment of an Amount not to Exceed \$14,010.08 from Pay Study Account for Additional Holiday Pay.

**(b)** Consider **Resolution #2026-12 Entitled:** Resolution Approving Final Plat of Summit Ridge.

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

**(a)** Discuss and consider awarding bids for the City of Chippewa Falls 2026 Street and Utility Improvement Projects to Haas Sons, Inc. in the amount of \$2,687,898.15. (Board of Public Works)

**(b)** Discuss and consider approval of funding in the amount of \$500 for return of print/copy devices related to the switch to Rhyme Printing Services with Utilities covering 20%, and remainder to come from the Data Processing Account. (Committee #1)

**(c)** Discuss and consider approval of the proposal from Ehlers for the development of a long-term financial management plan including a capital improvement planning process in an amount not to exceed \$52,000 with funding to come from reserves. (Committee #1)

**(e)** Discuss and consider approval of the estimate from Rivers Edge Metal Roofing, LLC for quoted work for the Irvine Park Kitchen Building in the amount of \$11,614 with \$5,000 coming from donation funds and the remainder from reserves. (Committee #1)

**(f)** Discuss and consider approval of the purchase of a dissolved oxygen sensor in the amount of \$3,200 with funding to come from the Wastewater Operating Fund. (Committee #1)

**(g)** Discuss and consider approval of updating the hiring range for the Wastewater Operator Position to \$28.54 - \$33.70 per hour. (Committee #1 and #2)

**(h)** Discuss and consider approval of the quote from Red Oak Exteriors in the amount of \$3,060 using what is available in the Pool Donation Account with the remaining balance coming from reserves. (Committee #1)

**(i)** Discuss and consider approval of funding for the wireless access point licensing and support needed to complete the camera project at the Irvine Park Maintenance Building from any remaining ARPA funds previously allocated for the camera project or franchise fees. (Committee #1)

**(j)** Discuss and consider approval of the amended Agreement between the City of Chippewa Falls and the Chippewa County Housing Authority for Administration of the Community Development Block Grant Program pending review by the City Attorney. (Committee #2)

**16. CLAIMS**

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

**17. CLOSED SESSION - None**

**18. ADJOURNMENT – SINE DIE**

**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 715-726-2719.

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 April 18, 2026 at 6:55 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, April 7, 2026 in the City Hall Council Chambers. Mayor Jason Hiess 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, Dan Dixon, Paul Nadreau, and Tim Normand. Absent were Jody Marr and Chuck Hull.

Also Present: City Attorney Sam Bach-Hanson; Finance Manager/Treasurer Lynne Bauer; Director of Public Works/Utility Manager Brandon Cesafsky; City Planner/Transit Manager Brad Hentschel; Police Chief Ryan Douglas; Fire Chief Brian Tonnancour; Parks, Recreation, and Forestry Director John Jimenez; City Engineer Bill McElroy; Market on River Facilities Director Jackie Boos; City Clerk Bridget Givens; and those on the attached sign-in sheet.

### **APPROVAL OF MINUTES OF PREVIOUS MEETING**

**(a) Motion by Monarski/Normand** to approve the minutes of the Council Meeting of March 17, 2026. **All present voting aye, motion carried.**

### **PERSONAL APPEARANCES BY CITIZENS**

**(a)** Rick Flynn, 1304 Perry Street, appeared to encourage the Council to consider committing to the purchase of a new fire truck to replace the 25-year-old truck.

**(b)** Tarin Rud, 732 Irvine Street, appeared to express her concern with a registered sex offender moving into a neighborhood close to a daycare, Southview Elementary School, and churches that also house schools. She has received 1,485 signatures on a petition requesting that Council update Chapter 9.125 of the Chippewa Falls Municipal Code, Convicted Child and Violent Sex Offenders Restricted. Mayor Hiess noted that Committee #3 will be addressing this ordinance in upcoming meetings.

**(c)** Joanne Stuttgen, 551 S Main Street, appeared to present a proposal of improvements to planting beds in the downtown roundabout. It was noted this should be addressed through the Board of Public Works.

### **PUBLIC HEARINGS**

**(a)** Mayor Hiess opened a Public Hearing regarding Levying Special Assessments – Chippewa Street (Wisconsin Street to Summit Avenue) at 6:43 pm. City Engineer McElroy advised of the public information meeting held to address special assessments. Roughly 100 letters were mailed with approximately 10 individuals appearing at the meeting. An overview of the project was provided. Shawn Tutor, 406 Chippewa Street, appeared to express his concern with the amount of his Special Assessment. There being no further requests to speak, the Public Hearing was closed at 6:49 pm.

**(b)** Mayor Hiess opened a Public Hearing regarding Levying Special Assessments – Elm Street (Bay Street to Bridge Street) at 6:49 pm. McElroy provided an overview of the project. There being no requests to speak, the Public Hearing was closed at 6:49 pm.

**(c)** Mayor Hiess opened a Public Hearing regarding Levying Special Assessments – Miles Street (Terrill Street to Wheaton Street) at 6:50 pm. McElroy provided an overview of the project. There being no requests to speak, the Public Hearing was closed at 6:51 pm.

**(d)** Mayor Hiess opened a Public Hearing regarding Levying Special Assessments – Willow Street (Mansir Street to Albert Street) at 6:51 pm. McElroy provided an overview of the project. There being no requests to speak, the Public Hearing was closed at 6:51 pm.

**COMMUNICATIONS** – None

### **REPORTS**

**(a)** The Board of Public Works Meeting of March 23, 2026 was cancelled due to a lack of agenda items.

**COUNCIL COMMITTEE REPORTS** in the order in which they are named in Section 2.21 of the Municipal Code The following Council Committee Reports were presented:

**(a)** Committee #1 Revenues, Disbursements, Water and Wastewater minutes of March 24, 2026.

**(b)** Committee #1 Revenues, Disbursements, Water and Wastewater minutes of April 2, 2026.

## **COUNCIL COMMITTEE REPORTS** (continued)

(c) Committee #2 Labor Negotiations, Personnel, Policy and Administration minutes of March 24, 2026.

(d) Committee #3 Transportation, Construction, Public Safety, and Traffic minutes of March 24, 2026.

## **APPLICATIONS**

**Motion by Monarski/Kiefer** to consider items (a) – (o) in one motion. **All present voting aye, motion carried.**

**Motion by Monarski/Kiefer** to approve items (a) – (o) as follows:

(a) Temporary Class “B” Beer Alcohol Beverage License Application of the Northern Wisconsin State Fair Association, Inc. for a private event to be held at the Northern Wisconsin State Fairgrounds, 225 Edward Street, on May 2, 2026.

(b) Temporary Class “B” Beer Alcohol Beverage License Application of the Northern Wisconsin State Fair Association, Inc. for a private event to be held at the Northern Wisconsin State Fairgrounds, 225 Edward Street, on June 6, 2026.

(c) Temporary Class “B” Beer Alcohol Beverage License Application of the Northern Wisconsin State Fair Association, Inc. for a private event to be held at the Northern Wisconsin State Fairgrounds, 225 Edward Street, on October 10, 2026.

(d) Temporary Class “B” Beer Alcohol Beverage License Application of the Northern Wisconsin State Fair Association, Inc. for the HOG Rally to be held at the Northern Wisconsin State Fairgrounds, 225 Edward Street, on June 10-14, 2026.

(e) Application for Class “E” Dance and Live Music License from the Northern Wisconsin State Fairgrounds for the HOG Rally to be held at the Northern Wisconsin State Fairgrounds, 225 Edward Street, on June 12-13, 2026.

(f) Temporary Class “B” Beer Alcohol Beverage License Application of the Northern Wisconsin State Fair Association, Inc. for the Community Foundation Annual Meeting to be held at the Northern Wisconsin State Fairgrounds, 225 Edward Street, on June 16, 2026.

(g) Temporary Class “B” Beer Alcohol Beverage License Application of the Northern Wisconsin State Fair Association, Inc. for the BMW Rally to be held at the Northern Wisconsin State Fairgrounds, 225 Edward Street, on June 18-21, 2026.

(h) Application for Class “E” Dance and Live Music License from the Northern Wisconsin State Fairgrounds for the BMW Rally to be held at the Northern Wisconsin State Fairgrounds, 225 Edward Street, on June 18-20, 2026.

(i) Application for Class “E” Dance and Live Music License from the Northern Wisconsin State Fairgrounds for BBQ Fest to be held at the Northern Wisconsin State Fairgrounds, 225 Edward Street, on May 1-2, 2026.

(j) Temporary Class “B” Beer/“Class B” Wine Alcohol Beverage License Application of the McDonell Area Catholic Schools Fine Arts Boosters for the Spring Spectacular to be held at McDonell Central Catholic High School, 1316 Bel Air Blvd, on April 11, 2026.

(k) Street Use Permit Application of Chippewa Falls Main Street for the Downtown Earth Day Cleanup to be held on April 25, 2026 utilizing two parking spots adjacent to Harmony Courtyard.

(l) Street Use Permit Application of the Chippewa Falls Patriotic Council for the Memorial Day Parade to be held on May 25, 2026 utilizing Bridge Street from Cedar Street to Spring Street.

(m) Street Use Permit Application of The Snout Saloon for the 16<sup>th</sup> Annual AMVETS Fundraiser to be held on May 16 – 17, 2025, utilizing the five parking stalls adjacent to the bar at 13 W Central Street

(n) Request of Cindy Welk, The Snout Saloon, to temporarily extend their premises in relation to their alcohol beverage license for a one-time event to be held on May 15-16, 2026.

(o) Sidewalk Use Permit Application of Stacey Gabriel of Calm & Collected Cannabis Company (508 N Bridge Street), to place a sandwich board sign on the sidewalk adjacent to the business during business hours.

**All present voting aye, motion carried.**

**PETITIONS** – None

## **MAYOR ANNOUNCES APPOINTMENTS**

(a) The appointments to various Boards and Commissions as recommended by the Mayor were presented. Action on these appointments is scheduled for April 21, 2026.

**MAYOR’S REPORT** – None

## REPORT OF OFFICERS – None

### ORDINANCES

The City Attorney advised that the ordinances listed below are in relation to the City Administrator position and are still in the process of being drafted. They will be presented for First Reading at the next Council Meeting on April 21, 2026.

**(a) First Reading of Ordinance #2026-06 Entitled:** An Ordinance Amending § 1.07, City Engineer-Director of Public Works; § 1.08, City Inspector; and § 1.12, City Planner, of the Chippewa Falls Municipal Code.

**(b) First Reading of Ordinance #2026-07 Entitled:** An Ordinance Amending § 1.05, Appointive Officers; § 1.32, Office of the City Administrator; § 1.38, Residence as a Condition of Employment; and § 1.39, Residence as a Condition of Appointment, of the Chippewa Falls Municipal Code.

**(c) First Reading of Ordinance #2026-08 Entitled:** An Ordinance Repealing § 1.37, Department Head Review Committee, of the Chippewa Falls Municipal Code.

### RESOLUTIONS

**(a) Motion by Monarski/Kiefer to approve Resolution #2026-07 Entitled:** Final Resolution Levying Special Assessments and Authorizing Construction in Chippewa Street (Wisconsin Street to Summit Avenue). **Roll Call Vote: Aye – Monarski, Kiefer, Dixon, Nadreau, Normand. Motion carried.**

**(b) Motion by Nadreau/Normand to approve Resolution #2026-08 Entitled:** Final Resolution Levying Special Assessments and Authorizing Construction in Elm Street (Bay Street to Bridge Street). **Roll Call Vote: Aye – Nadreau, Normand, Monarski, Kiefer, Dixon. Motion carried.**

**(c) Motion by Normand/Monarski to approve Resolution #2026-09 Entitled:** Final Resolution Levying Special Assessments and Authorizing Construction in Miles Street (Terrill Street to Wheaton Street). **Roll Call Vote: Aye – Normand, Monarski, Kiefer, Dixon, Nadreau. Motion carried.**

**(d) Motion by Nadreau/Normand to approve Resolution #2026-10 Entitled:** Final Resolution Levying Special Assessments and Authorizing Construction in Willow Street (Mansir Street to Albert Street). **Roll Call Vote: Aye – Nadreau, Normand, Monarski, Kiefer, Dixon. Motion carried.**

**(e) Motion by Kiefer/Monarski to approve Resolution #2026-11 Entitled:** Amending the 2026 City Budget by Reassignment of an amount not to exceed \$14,010.08 from Pay Study Account for Additional Holiday Pay. **Roll Call Vote: Aye – Kiefer, Monarski, Dixon, Nadreau; No – Normand. Motion failed.** It was noted that 2/3 of the members elect is required for approval of this item.

### OTHER NEW/UNFINISHED BUSINESS

**(a) Motion by Monarski/Kiefer to approve the renewal of the contract with Neumo for the New Vision Governmental Financial Software. Roll Call Vote: Aye – Monarski, Kiefer, Dixon, Nadreau, Normand. Motion carried.**

**(b) Motion by Kiefer/Dixon to approve drafting an RFP for design and improvements in Allen Park. Roll Call Vote: Aye – Kiefer, Dixon, Nadreau, Normand, Monarski. Motion carried.**

**(c) Motion by Kiefer/Nadreau to approve awarding the Ash Tree Removal Project to Eau Claire Tree Services in an amount not to exceed \$33,960 with funding to come from reserves. Roll Call Vote: Aye – Kiefer, Nadreau, Normand, Monarski, Dixon. Motion carried.**

**(d) Motion by Kiefer/Normand to approve funding to retrofit 22 fixtures with LED lamps at the Park Maintenance Office utilizing the sale of scrap and current Parks Department Budget. Roll Call Vote: Aye – Kiefer, Normand, Monarski, Dixon, Nadreau. Motion carried.**

**(e) Motion by Kiefer/Dixon to approve funding for the Memorial Day Parade safety measures with the amount being split between the Police and Fire Department's Sale of Scrap Accounts. Roll Call Vote: Aye – Kiefer, Dixon, Nadreau, Normand, Monarski. Motion carried.**

**(f) Motion by Kiefer/Monarski to approve funding for the equipment needed for the new part-time Open Records/Evidence Custodian Position at the Police Department from unspent wages. Roll Call Vote: Aye – Kiefer, Monarski, Dixon, Nadreau, Normand. Motion carried.**

**(g) Motion by Kiefer/Normand to approve the purchase of a Police Department K9 Squad with funding to come from the Police Department Vehicle account; sale proceeds from the existing squad; and reserves, and to reimburse ourselves from bond proceeds. Roll Call Vote: Aye – Kiefer, Normand, Monarski, Dixon, Nadreau. Motion carried.**

**OTHER NEW/UNFINISHED BUSINESS** (continued)

**(h) Motion by Monarski/Normand** to approve the ordinance and position description recommendations made by PAA with the inclusion of the suggested changes to reference the City Administrator as an Ex-Officio on Boards, Commissions, and Committees and revising Sec. 1.05 to add the City Administrator to the list of Appointed Officers. **Roll Call Vote: Aye – Monarski, Normand, Kiefer, Dixon, Nadreau. Motion carried.**

**(i) Motion by Nadreau/Normand** to approve a voluntary surrender of the Intoxicating Liquor License of Blue Marble Pub, LLC (Blue Marble Pub) upon receipt of the surrender letter. **Roll Call Vote: Aye – Nadreau, Normand, Monarski, Kiefer, Dixon. Motion carried.**

**(j) Motion by Kiefer/Normand** to approve the Sign Variance Request of Market on River relative to their location at 128 W River Street. **Roll Call Vote: Aye – Kiefer, Normand, Monarski, Dixon, Nadreau. Motion carried.**

**(k) Councilor Dixon** expressed concern with approving the low bid of the Bureau of Correctional Enterprises (BCE) to have the prison produce the parking lot signage. He noted there was also a bid received from a local vendor and believes there is a benefit in awarding the work to that vendor. Additional discussion ensued relative to funding options including the potential for the use of TID funds. **Motion by Monarski/Normand** to postpone action on the parking lot signage to get finalization on the funding options. **Roll Call Vote: Aye – Monarski, Normand, Kiefer, Dixon, Nadreau. Motion carried.**

**CLAIMS**

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

City General Claims:	\$202,928.19
Authorized/Handwritten Claims:	\$103,589.67
Department of Public Utilities:	<u>\$193,863.39</u>
Total of Claims Presented	<u>\$500,381.25</u>

**Roll Call Vote: Aye – Kiefer, Monarski, Dixon, Nadreau, Normand. Motion carried.**

**CLOSED SESSION** – None

**ADJOURNMENT**

**Motion by Normand/Nadreau** to adjourn at 7:18 pm. **All present voting aye, motion carried.**

Submitted by:  
Bridget Givens, City Clerk

# CITY COUNCIL ATTENDANCE SHEET - April 7, 2026

NAME	ADDRESS
R Flynn	1300 Perry CR
Tammy Rud	1109 North st.
Alexa Brazean	738 Irvine street
Tarin Tud	732 Irvine St.
Donald Loew	715 A Street Chip Falls.
Ned + Chava Sandhoefner	749 Irvine St Chippewa Falls
BILL JAEGER	1133 WEATHER RIDGE
Joanne Stuttgarten	551 S. Main St. CF
Brittany Schuiz	509 A Street CF
Brittany Larson	11 W Wisconsin st CF
Ashley Hertz	4425 131st Chippewa Falls

CITY COUNCIL ATTENDANCE SHEET - April 7, 2026

NAME	ADDRESS
Sarah Stolp	390 East Colome St #8 CF
Mehenna Sisk	390 East Colome St #8 CF, WI
Dan Solberg	14621 50th Ave CF, WI
Jackie Boos	10423 124th St CF, WI
Nichole Musser	23 Grady Drive CF, WI

# CITY COUNCIL ATTENDANCE SHEET - April 7, 2026

NAME	ADDRESS
Shawn Tutor	406 chippewa st. CF 54729

**CITY OF CHIPPEWA FALLS  
BOARD OF PUBLIC WORKS  
MEETING MINUTES  
MONDAY, APRIL 13, 2026 – 5:30 PM**

The Board of Public Works met in City Hall on April 13, 2026 at 5:30 pm. Attending were Mayor Jason Hiess, Vice-President Tom Hubbard, Alderman Tim Normand and Mike Tzanakis. Absent was Director of Public Works Brandon Cesafsky. Also attending was City Engineer Bill McElroy.

1. **Motion** by Normand, seconded by Tzanakis to approve the minutes of the March 9, 2026 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**
2. McElroy provided background information on the received bids for the 2026 Street and Utility Improvement Projects. Due to the bids being lower than expected, McElroy plans to propose a new resolution with lower special assessment rates at an upcoming meeting. **Motion** by Hubbard, seconded by Tzanakis to recommend the Common Council award the bid in the amount of \$2,687,898.15 to Haas Sons, Inc. for the City of Chippewa Falls 2026 Street and Utility Improvement Projects. **All present voting aye. MOTION CARRIED.**
3. Adjournment  
**Motion** by Normand, seconded by Hubbard to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 5:38 pm.

Bill McElroy, PE, City Engineer  
Acting Secretary, Board of Public Works

**CITY OF CHIPPEWA FALLS  
BOARD OF PUBLIC WORKS  
MEETING MINUTES  
MONDAY, MARCH 9, 2026 – 5:30 PM**

The Board of Public Works met in City Hall on March 9, 2026 at 5:30 pm. Attending were Mayor Jason Hiess, Director of Public Works Brandon Cesafsky, Alderman Tim Normand, and Mike Tzanakis. Absent was Vice-President Tom Hubbard. Also attending was Dan Dixon.

1. **Motion** by Normand, seconded by Cesafsky to approve the minutes of the February 9, 2026 Board of Public Works meeting. **All present voting aye. MOTION CARRIED.**
  
2. City Engineer McElroy provide the background on the 2 year agreement with Rain to Rivers for Storm Water Education and Outreach Component of WisDNR MS4 permit. McElroy state that this is budgeted through the stormwater utility. Mayor Hiess asked if this agreement has been reviewed by the City Attorney and McElroy stated it has not yet. Mayor Hiess stated this should be ran through the attorney.  
**Motion** by Tzanakis, seconded by Normand to recommend Common Council approve the 2-year agreement with Rain to Rivers for Storm Water Education and Outreach upon review and changes required by the City attorney. **All present voting aye. MOTION CARRIED.**
  
3. Adjournment  
**Motion** by Normand, seconded by Tzanakis to adjourn. **All present voting aye. MOTION CARRIED.** The Board of Public Works meeting adjourned at 5:38 pm.

Brandon Cesafsky  
Secretary, Board of Public Works



Item 2

# MEMORANDUM

**Date:** 4/9/2026  
**To:** Chippewa Falls Board of Public Works  
**From:** Chippewa Falls Engineering Office, Bill McElroy *WMM*  
**Subject:** Recommendation of Award for City of Chippewa Falls 2026 Street and Utility Improvement Projects

The Engineering Department opened bids on the City of Chippewa Falls 2026 Street and Utility Improvement Projects on April 9th, 2026 at 9:00 AM. Bids were received from four contractors at the following amounts:

- Haas Sons, Inc: \$2,687,898.15
- Francis Melvin, Inc: \$2,700,369.75
- A-1 Excavating LLC: \$3,037,906.00
- Stout Construction, LLC: \$3,151,107.00

The Engineer's Estimate for this project was \$3,295,052.20. The bids for the project had a range of \$463,208.85 with the bid from Haas Sons, Inc being 17.8% below the Engineer's Estimate.

The full as-read bid result with unit prices is attached. Each of the streets is divided out by schedule, with the total across all four streets being the controlling factor on low bidder.

The Engineering Department recommends that the bid from Haas Sons, Inc of \$2,687,898.15 for the City of Chippewa Falls 2026 Street and Utility Improvement Projects be awarded.

Attachment – As-read bid result

Willow Street Utility and Street Construction (Schedule A)												
Item Code	Item Description	UoM	Engineer Estimate		Haas Soets, Inc.		Francis Melvin, Inc.		A-1 Excavating LLC		Stout Construction, LLC	
			Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
201.0120	Clearing	ID	\$25.00	\$7,075.00	\$21.75	\$6,155.25	\$13.78	\$3,899.74	\$10.00	\$2,830.00	\$26.00	\$7,358.00
204.0120	Grubbing	ID	\$25.00	\$7,250.00	\$21.75	\$6,307.50	\$11.21	\$3,250.90	\$95.00	\$10,150.00	\$7.00	\$2,090.00
204.0150	Removing Concrete Curb & Gutter	LF	\$3.00	\$8,649.00	\$2.00	\$5,766.00	\$1.00	\$2,883.00	\$3.00	\$8,649.00	\$2.00	\$5,766.00
204.0155	Removing Concrete Sidewalk/Driveway	SF	\$1.25	\$17,363.75	\$0.65	\$9,029.15	\$0.46	\$6,389.86	\$0.75	\$10,418.25	\$0.80	\$11,112.80
204.0210	Removing Manholes, Storm	Each	\$600.00	\$3,600.00	\$450.00	\$2,700.00	\$385.00	\$2,310.00	\$500.00	\$3,000.00	\$500.00	\$3,000.00
204.0220	Removing Inlets	Each	\$300.00	\$5,100.00	\$250.00	\$3,600.00	\$204.00	\$3,468.00	\$400.00	\$6,800.00	\$500.00	\$8,500.00
204.0245	Removing Pipe, 12-Inch (Storm)	LF	\$12.00	\$4,158.00	\$16.00	\$5,544.00	\$10.00	\$3,465.00	\$13.00	\$4,504.50	\$6.50	\$2,252.25
205.0100	Excavation Common	CY	\$12.50	\$30,625.00	\$10.76	\$26,362.00	\$10.04	\$24,598.00	\$17.00	\$41,650.00	\$10.60	\$25,970.00
305.00126	Recycled Base Aggregate Dense, 1 1/4-Inch (City Supplied)	CY	\$70.00	\$27,000.00	\$16.71	\$22,558.50	\$7.45	\$10,057.50	\$14.00	\$18,900.00	\$9.65	\$13,027.50
416.0160	Concrete Driveway, 7-Inch	SF	\$8.00	\$5,400.00	\$6.25	\$4,218.75	\$6.50	\$4,387.50	\$7.15	\$4,826.25	\$7.25	\$4,893.75
460.5244	HMA Pavement 4 LT 58-34 S	Ton	\$100.00	\$60,000.00	\$83.06	\$49,836.00	\$101.51	\$60,906.00	\$84.00	\$50,400.00	\$93.40	\$56,040.00
601.0411	Concrete Curb & Gutter 30-Inch Type D	Ton	\$17.00	\$49,198.00	\$13.00	\$37,622.00	\$14.00	\$40,516.00	\$13.75	\$39,792.50	\$14.20	\$41,094.80
602.0405	Concrete Sidewalk, 4-Inch	SF	\$5.50	\$75,491.00	\$5.10	\$68,146.20	\$5.75	\$50,107.50	\$5.25	\$70,150.50	\$5.25	\$70,150.50
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	\$50.00	\$8,000.00	\$18.00	\$2,880.00	\$39.00	\$6,240.00	\$48.50	\$6,960.00	\$44.65	\$7,144.00
608.00324	Storm Sewer Reinforced Concrete Class III 24-Inch	LF	\$25.00	\$5,000.00	\$94.25	\$2,356.25	\$80.00	\$2,000.00	\$198.00	\$4,950.00	\$133.25	\$3,331.25
608.3018	Storm Sewer Pipe Class III-A 12-Inch	LF	\$48.00	\$41,976.00	\$41.39	\$36,195.56	\$22.70	\$19,851.15	\$42.00	\$36,729.00	\$43.50	\$38,040.75
608.3018	Storm Sewer Pipe Class III-A 18-Inch	LF	\$65.00	\$64,317.50	\$49.41	\$48,891.20	\$33.69	\$33,336.26	\$52.00	\$51,454.00	\$65.50	\$64,812.25
611.0550	Manhole 5-FT DIA Storm	Each	\$900.00	\$5,400.00	\$750.00	\$4,500.00	\$665.00	\$3,990.00	\$905.00	\$5,430.00	\$950.00	\$5,700.00
611.0624	Inlet Cover Type H	Each	\$750.00	\$750.00	\$745.00	\$745.00	\$895.00	\$895.00	\$1,120.00	\$1,120.00	\$1,150.00	\$1,150.00
611.0659	Inlet Cover Type H-S	Each	\$750.00	\$12,750.00	\$695.00	\$11,815.00	\$895.00	\$15,215.00	\$1,120.00	\$19,040.00	\$1,150.00	\$19,550.00
611.1230	Catch Basins 2x3 FT	Each	\$2,250.00	\$40,500.00	\$2,231.00	\$40,158.00	\$1,424.00	\$25,632.00	\$2,295.00	\$41,310.00	\$1,750.00	\$31,500.00
611.2000	Manholes 4-FT DIA Storm	Each	\$5,000.00	\$25,000.00	\$3,998.00	\$19,990.00	\$4,810.00	\$24,050.00	\$4,995.00	\$24,975.00	\$5,200.00	\$26,000.00
611.2002	Manholes 5-FT DIA Storm	Each	\$7,000.00	\$7,000.00	\$6,069.50	\$8,069.50	\$10,639.00	\$10,639.00	\$10,250.00	\$10,250.00	\$10,150.00	\$10,150.00
625.0100	Topsoil	SY	\$6.25	\$21,875.00	\$5.50	\$19,250.00	\$5.92	\$20,720.00	\$5.00	\$17,500.00	\$9.40	\$32,900.00
627.0200	Mulching	SY	\$1.25	\$4,375.00	\$1.20	\$4,200.00	\$1.35	\$4,725.00	\$1.00	\$3,500.00	\$0.80	\$2,800.00
628.7015	Inlet Protection Type C	Each	\$50.00	\$1,200.00	\$75.00	\$1,800.00	\$40.00	\$960.00	\$50.00	\$1,200.00	\$95.00	\$2,280.00
629.0210	Fertilizer Type B	CWT	\$210.00	\$462.00	\$195.00	\$429.00	\$150.00	\$330.00	\$330.00	\$720.00	\$100.00	\$220.00
630.0140	Seeding Mixture No. 40	LB	\$65.00	\$6,175.00	\$67.50	\$6,412.50	\$20.00	\$1,900.00	\$10.00	\$950.00	\$15.50	\$1,472.50
634.0614	Posts Wood, 4X6-Inch X 14-FT	Each	\$110.00	\$1,100.00	\$95.00	\$950.00	\$170.00	\$1,700.00	\$135.00	\$1,350.00	\$140.00	\$1,400.00
637.2210	Signs Type II Reflective H	SF	\$30.00	\$1,554.00	\$25.00	\$1,295.00	\$11.00	\$569.80	\$30.00	\$1,554.00	\$27.50	\$1,424.50
638.2602	Removing Signs Type II	Each	\$30.00	\$380.00	\$20.00	\$220.00	\$110.00	\$1,100.00	\$50.00	\$500.00	\$175.00	\$1,925.00
638.3000	Removing Small Sign Supports	Each	\$30.00	\$330.00	\$20.00	\$220.00	\$150.00	\$1,500.00	\$550.00	\$550.00	\$40.00	\$400.00
643.0100	Traffic Control	Each	\$15,000.00	\$15,000.00	\$9,300.00	\$9,300.00	\$4,400.00	\$4,400.00	\$33,875.00	\$33,875.00	\$50,500.00	\$50,500.00
690.0150	Sewing Asphalt	LF	\$3.00	\$978.00	\$2.50	\$815.00	\$3.00	\$978.00	\$3.00	\$978.00	\$3.15	\$1,026.90
1256.0001	Sanitary Sewer Main, 8-Inch	LF	\$50.00	\$66,325.00	\$41.67	\$55,275.26	\$44.62	\$59,188.43	\$42.00	\$55,713.00	\$44.10	\$58,498.65
1256.0009	Sanitary Sewer Service Pipe & Riser 4-6-Inch	LF	\$45.00	\$41,580.00	\$30.15	\$27,858.60	\$27.57	\$25,474.68	\$32.00	\$29,568.00	\$33.60	\$31,046.40
1256.0040	Sanitary Sewer Manhole, 4-FT DIA	Each	\$5,000.00	\$20,000.00	\$4,146.00	\$16,584.00	\$5,726.00	\$22,904.00	\$5,175.00	\$20,700.00	\$5,450.00	\$21,800.00
1256.0060	Manhole Covers Type I (Sanitary)	Each	\$950.00	\$4,750.00	\$750.00	\$3,750.00	\$995.00	\$4,975.00	\$905.00	\$4,525.00	\$950.00	\$4,750.00
1256.0100	Sanitary Wye 8"x4", 8"X6"	Each	\$300.00	\$8,400.00	\$130.00	\$3,640.00	\$407.00	\$11,396.00	\$230.00	\$6,440.00	\$250.00	\$7,000.00
1256.0110	Maintain Sanitary Sewer Flow	LS	\$1,000.00	\$1,000.00	\$1,250.00	\$1,250.00	\$3,500.00	\$3,500.00	\$500.00	\$500.00	\$525.00	\$525.00
1256.0111	Connect to Existing Sanitary Sewer	Each	\$500.00	\$1,000.00	\$3,100.00	\$3,100.00	\$250.00	\$500.00	\$1,800.00	\$3,600.00	\$1,900.00	\$3,800.00
1256.0112	Reconnect Existing Sanitary Service	Each	\$130.00	\$3,640.00	\$55.33	\$1,549.24	\$272.00	\$7,616.00	\$80.00	\$2,240.00	\$85.00	\$2,380.00
1256.0115	Tracer Wire Access Box, Sanitary	Each	\$90.00	\$2,520.00	\$99.00	\$2,772.00	\$105.00	\$2,940.00	\$500.00	\$2,000.00	\$525.00	\$2,100.00
1256.0200	Removing Manholes, Sanitary	Each	\$500.00	\$2,000.00	\$45.00	\$180.00	\$500.00	\$2,000.00	\$500.00	\$2,000.00	\$400.00	\$1,200.00
1256.0401	Televising Sanitary Sewer	LF	\$132.15	\$55.00	\$1,982.25	\$4.11	\$5,481.37	\$2.00	\$2,648.00	\$2.00	\$2,775.15	
1257.0002	Water Main, 6-Inch	LF	\$25.00	\$77,660.00	\$38.02	\$93,684.24	\$29.50	\$41,654.00	\$40.00	\$56,480.00	\$42.00	\$59,304.00
1257.0010	Hydrant Lead DI 6-Inch	LF	\$55.00	\$5,500.00	\$66.55	\$3,660.25	\$82.45	\$4,534.75	\$69.00	\$3,795.00	\$72.50	\$3,987.50
1257.0030	Water Service Pipe, 1-Inch	LF	\$100.00	\$4,800.00	\$66.55	\$3,194.40	\$81.95	\$3,993.60	\$69.00	\$3,312.00	\$72.50	\$3,480.00
1257.0031	Water Service Pipe, 1 1/2-Inch	LF	\$40.00	\$35,320.00	\$28.36	\$25,041.88	\$37.83	\$33,403.89	\$26.00	\$22,958.00	\$27.30	\$24,105.90
1257.0051	Water Service Pipe, 1 1/2-Inch	LF	\$45.00	\$1,935.00	\$28.68	\$1,233.24	\$46.10	\$1,982.30	\$32.00	\$1,376.00	\$33.60	\$1,444.80
1257.0052	Corporation Stop 1 1/2-Inch	Each	\$300.00	\$7,500.00	\$241.00	\$6,025.00	\$424.00	\$10,600.00	\$685.00	\$17,125.00	\$715.00	\$18,125.00
1257.0070	Curb Stop and Box 1-Inch	Each	\$330.00	\$8,250.00	\$286.00	\$7,150.00	\$451.00	\$11,275.00	\$410.00	\$10,250.00	\$430.00	\$10,750.00
1257.0071	Curb Stop and Box 1 1/2-Inch	Each	\$380.00	\$380.00	\$339.15	\$339.15	\$712.00	\$712.00	\$790.00	\$790.00	\$830.00	\$830.00
1257.0081	Reconnect Ex Water Service	Each	\$130.00	\$3,380.00	\$85.50	\$2,223.00	\$133.00	\$3,510.00	\$100.00	\$2,600.00	\$100.00	\$2,600.00

Item	QTY	Unit	Estimate	Haas Sons, Inc	Frands Melvin, Inc.	A-1 Excavating LLC	Stout Construction, LLC
1257.0082	4	Each	\$1,000.00	\$994.00	\$3,976.00	\$2,592.00	\$1,800.00
1257.0090	14	Each	\$2,400.00	\$2,055.00	\$28,770.00	\$2,470.00	\$2,100.00
1257.0110	5	Each	\$6,500.00	\$5,776.81	\$28,884.05	\$7,192.00	\$6,415.00
1257.0130	438	LB	\$15.00	\$11.17	\$4,892.46	\$15.62	\$14.00
1257.0131	200	SF	\$3.00	\$2.65	\$530.00	\$3.00	\$3.15
1257.0130	5	Each	\$90.00	\$95.00	\$495.00	\$200.00	\$400.00
1257.0201	4	Each	\$650.00	\$650.00	\$2,600.00	\$437.00	\$800.00
1257.0300	3	Each	\$320.00	\$650.00	\$1,950.00	\$400.00	\$900.00
1257.0801	2	Each	\$200.00	\$650.00	\$1,300.00	\$250.00	\$300.00
1611.1000	4	Each	\$900.00	\$1,000.00	\$4,000.00	\$850.00	\$6,800.00
1611.1004	979	LF	\$20.00	\$0.01	\$9.79	\$12.36	\$11.748.00
1637.2240	5	Each	\$75.00	\$75.00	\$375.00	\$150.00	\$120.00
Willow Street Utility and Street Construction (Schedule A) Subtotal			\$1,028,150.25	\$818,624.42	\$934,292.81	\$935,806.00	\$987,957.25

Item	QTY	Unit	Estimate	Haas Sons, Inc	Frands Melvin, Inc.	A-1 Excavating LLC	Stout Construction, LLC
201.0105	1	STA	\$250.00	\$750.00	\$750.00	\$400.00	\$6,300.00
201.0120	298	ID	\$25.00	\$21.75	\$6,481.50	\$7.05	\$2,100.90
201.0205	1	STA	\$250.00	\$750.00	\$1,000.00	\$1,200.00	\$500.00
201.0220	364	ID	\$25.00	\$21.75	\$7,917.00	\$7.00	\$2,548.00
204.0150	2274.5	LF	\$3.00	\$2.50	\$5,686.25	\$3.00	\$6,823.50
204.0155	5629	SF	\$1.25	\$0.65	\$3,658.85	\$0.84	\$4,728.36
204.0210	5	Each	\$600.00	\$450.00	\$2,250.00	\$2,230.00	\$500.00
204.0220	8	Each	\$900.00	\$2,500.00	\$2,000.00	\$2,780.00	\$400.00
204.0245(0)	127	LF	\$12.00	\$16.00	\$2,032.00	\$26.31	\$3,341.87
204.0245(02)	214	LF	\$15.00	\$16.00	\$3,424.00	\$9.36	\$2,003.04
205.0100	4500	CY	\$12.50	\$9.88	\$44,460.00	\$9.66	\$43,470.00
205.0126	2500	CY	\$20.00	\$14.86	\$37,150.00	\$7.45	\$18,625.00
416.0160	750	Ton	\$8.00	\$6.25	\$9,750.00	\$6.00	\$5,749.80
460.5244	740	Ton	\$100.00	\$77.54	\$57,379.60	\$98.32	\$72,756.80
601.0411	4623	LF	\$17.00	\$13.00	\$60,099.00	\$14.00	\$64,722.00
602.0405	1781	SF	\$5.50	\$5.10	\$9,083.10	\$5.00	\$8,905.00
602.0505	80	SF	\$50.00	\$18.00	\$1,440.00	\$39.00	\$3,120.00
608.0042	10	LF	\$200.00	\$133.41	\$1,334.10	\$80.00	\$218.00
608.3015	10	LF	\$220.00	\$171.33	\$1,713.30	\$150.00	\$244.00
608.3008	10	LF	\$45.00	\$39.87	\$398.70	\$70.58	\$79.00
608.3012	705.5	LF	\$48.00	\$41.11	\$29,003.11	\$29.66	\$20,925.13
608.3018	704	LF	\$60.00	\$43.60	\$30,694.40	\$32.75	\$23,056.00
611.0530	632.7	LF	\$65.00	\$46.81	\$29,616.69	\$43.23	\$27,351.62
611.0624	7	Each	\$900.00	\$750.00	\$5,250.00	\$665.00	\$905.00
611.0689	6	Each	\$750.00	\$695.00	\$4,170.00	\$895.00	\$5,370.00
611.1230	12	Each	\$2,250.00	\$2,371.00	\$28,452.00	\$1,415.00	\$16,992.00
611.2000	6	Each	\$5,000.00	\$3,391.00	\$20,346.00	\$3,134.00	\$18,804.00
611.2002	1	Each	\$7,000.00	\$7,300.00	\$8,615.00	\$8,615.00	\$8,990.00
611.8110	1	Each	\$500.00	\$300.00	\$500.00	\$557.00	\$500.00
625.0100	4070	SY	\$6.25	\$5.50	\$22,385.00	\$5.92	\$24,094.40
627.0200	4010	SY	\$1.25	\$1.20	\$4,812.00	\$1.35	\$5,413.50
628.7010	60	Each	\$4.00	\$2.25	\$135.00	\$6.00	\$360.00
628.7015	17	Each	\$50.00	\$75.00	\$1,275.00	\$40.00	\$850.00
629.0210	2.6	CWT	\$210.00	\$195.00	\$507.00	\$150.00	\$390.00
630.0140	110	LB	\$65.00	\$67.50	\$7,425.00	\$20.00	\$1,100.00
634.0612	1	Each	\$100.00	\$85.00	\$85.00	\$170.00	\$135.00
634.0614	5	Each	\$110.00	\$95.00	\$475.00	\$9.00	\$233.10
637.2210	25.9	SF	\$30.00	\$20.00	\$120.00	\$110.00	\$300.00
638.2602	4	Each	\$30.00	\$20.00	\$80.00	\$120.00	\$40.00
643.0100	1	Each	\$5,000.00	\$5,400.00	\$5,400.00	\$34,300.00	\$46,000.00





205.0100	Excavation Common	CY	615	\$15.00	\$9,225.00	\$13.56	\$8,339.40	\$10.47	\$6,439.05	\$20.00	\$12,300.00	\$15.50	\$9,532.50		
305.0126	Recycled Base Aggregate Dense, 1 1/4-Inch (City Supplied)	CY	410	\$20.00	\$8,200.00	\$12.32	\$5,051.20	\$7.35	\$3,013.50	\$18.00	\$7,380.00	\$11.45	\$4,694.50		
460.5223	HMA Pavement 3 LT 58-28 S	Ton	179	\$110.00	\$19,690.00	\$80.88	\$14,477.52	\$118.16	\$21,150.64	\$82.00	\$14,678.00	\$90.95	\$16,280.05		
460.5244	HMA Pavement 4 LT 58-34 S	Ton	147	\$110.00	\$16,170.00	\$80.88	\$11,889.36	\$118.16	\$17,369.52	\$82.00	\$12,054.00	\$90.95	\$13,369.65		
601.0411	Concrete Curb & Gutter 30-Inch Type D	LF	461	\$17.00	\$7,837.00	\$18.00	\$8,300.00	\$30.00	\$13,800.00	\$19.00	\$8,759.00	\$18.30	\$8,436.30		
601.0600	Concrete Curb Pedestrian	LF	40	\$50.00	\$2,000.00	\$18.00	\$720.00	\$30.00	\$1,200.00	\$53.00	\$2,120.00	\$54.60	\$2,184.00		
602.0505	Concrete Sidewalk, 4-Inch	SF	1439	\$6.00	\$8,634.00	\$5.10	\$7,338.90	\$5.00	\$7,195.00	\$6.00	\$8,634.00	\$5.30	\$7,626.70		
602.0505	Curb Ramp Detectable Warning Field Yellow	SF	16	\$50.00	\$800.00	\$18.00	\$288.00	\$30.00	\$480.00	\$43.50	\$696.00	\$45.00	\$720.00		
608.3008	Storm Sewer Pipe Class III-A, 8-Inch	LF	5	\$50.00	\$250.00	\$45.87	\$229.35	\$259.57	\$1,297.85	\$82.00	\$410.00	\$148.00	\$740.00		
608.3012	Storm Sewer Pipe Class III-A, 12-Inch	LF	44	\$75.00	\$3,300.00	\$47.11	\$2,072.84	\$36.14	\$1,590.16	\$85.00	\$3,652.00	\$62.75	\$2,760.00		
611.0624	Inlet Cover Type H	Each	2	\$750.00	\$1,500.00	\$695.00	\$1,390.00	\$895.00	\$1,790.00	\$1,120.00	\$2,240.00	\$1,150.00	\$2,300.00		
611.1230	Catch Basins 2x3 FT	Each	2	\$2,250.00	\$4,500.00	\$2,008.25	\$5,816.50	\$1,433.00	\$2,866.00	\$2,265.00	\$4,530.00	\$2,275.00	\$4,550.00		
625.0100	Topsoil	SY	360	\$6.25	\$2,250.00	\$6.25	\$2,250.00	\$5.92	\$2,131.20	\$7.00	\$2,520.00	\$20.40	\$7,344.00		
628.2006	Erosion Mat Urban Class 1 Type A	SY	360	\$4.00	\$1,440.00	\$1.20	\$432.00	\$1.35	\$486.00	\$1.50	\$540.00	\$0.80	\$288.00		
628.7015	Inlet Protection Type C	Each	8	\$50.00	\$400.00	\$125.00	\$1,000.00	\$40.00	\$320.00	\$50.00	\$400.00	\$95.00	\$760.00		
629.0210	Fertilizer Type B	CWT	0.25	\$210.00	\$52.50	\$195.00	\$48.75	\$150.00	\$37.50	\$160.00	\$150.00	\$100.00	\$25.00		
630.0140	Seeding Mixture No. 40	LB	10	\$65.00	\$650.00	\$67.50	\$675.00	\$70.00	\$700.00	\$10.00	\$100.00	\$15.50	\$155.00		
634.0614	Posts Wood, 4X6-Inch X 1.4-FT	Each	1	\$110.00	\$110.00	\$95.00	\$95.00	\$160.00	\$160.00	\$135.00	\$135.00	\$140.00	\$140.00		
637.2210	Signs Type II Reflective H	SF	5.18	\$30.00	\$155.40	\$25.00	\$129.50	\$9.00	\$46.62	\$30.00	\$155.40	\$27.50	\$142.45		
638.2102	Moving Sign Type II	Each	2	\$50.00	\$100.00	\$175.00	\$350.00	\$250.00	\$500.00	\$150.00	\$300.00	\$175.00	\$350.00		
638.2602	Removing Signs Type II	Each	2	\$30.00	\$60.00	\$20.00	\$40.00	\$110.00	\$220.00	\$50.00	\$100.00	\$125.00	\$250.00		
638.3000	Removing Small Sign Supports	Each	1	\$30.00	\$30.00	\$20.00	\$20.00	\$120.00	\$120.00	\$50.00	\$50.00	\$40.00	\$40.00		
643.0100	Traffic Control	Each	1	\$5,000.00	\$5,000.00	\$4,000.00	\$4,000.00	\$2,000.00	\$2,000.00	\$10,250.00	\$10,250.00	\$29,000.00	\$29,000.00		
690.0150	Sawing Asphalt	LF	108	\$3.00	\$324.00	\$2.50	\$270.00	\$3.00	\$324.00	\$3.00	\$324.00	\$3.15	\$340.20		
690.0250	Sawing Concrete	LF	230.5	\$3.00	\$691.50	\$3.00	\$691.50	\$5.00	\$1,152.50	\$6.00	\$1,383.00	\$4.00	\$922.00		
1256.0001	Sanitary Sewer Main, 8-Inch	LF	158	\$55.00	\$8,690.00	\$47.58	\$7,517.64	\$47.91	\$7,569.78	\$75.00	\$11,534.00	\$76.65	\$12,110.70		
1256.0040	Sanitary Sewer Manhole, 4-FT DIA.	Each	2	\$5,000.00	\$10,000.00	\$4,039.00	\$8,078.00	\$4,754.00	\$9,508.00	\$4,895.00	\$9,790.00	\$5,200.00	\$10,400.00		
1256.0060	Manhole Covers Type 1 (Sanitary)	Each	2	\$950.00	\$1,900.00	\$750.00	\$1,500.00	\$695.00	\$1,390.00	\$905.00	\$1,810.00	\$950.00	\$1,900.00		
1256.0110	Maintain Sanitary Sewer Flow	LS	1	\$500.00	\$500.00	\$65.00	\$65.00	\$2,500.00	\$2,500.00	\$500.00	\$500.00	\$525.00	\$525.00		
1256.0111	Connect to Existing Sanitary Sewer	Each	2	\$500.00	\$1,000.00	\$767.26	\$1,534.52	\$1,050.00	\$2,100.00	\$2,400.00	\$4,800.00	\$2,525.00	\$5,050.00		
1256.0200	Removing Manholes, Sanitary	Each	1	\$500.00	\$500.00	\$650.00	\$650.00	\$450.00	\$450.00	\$500.00	\$500.00	\$525.00	\$525.00		
1256.0401	Televising Sanitary Sewer	LF	143	\$2.00	\$286.00	\$1.50	\$214.50	\$28.29	\$4,045.47	\$2.00	\$286.00	\$2.10	\$300.30		
1257.0003	Water Main, 8-Inch	LF	229	\$65.00	\$14,885.00	\$55.27	\$12,656.83	\$36.38	\$8,331.02	\$60.00	\$13,740.00	\$63.00	\$14,427.00		
1257.0012	Water Main Ductile Iron, 6-Inch	LF	8	\$100.00	\$800.00	\$70.05	\$560.40	\$140.36	\$1,122.88	\$93.00	\$744.00	\$97.65	\$781.20		
1257.0082	Connect to Existing Water Main 4-Inch, 6-Inch, 8-Inch	Each	3	\$1,000.00	\$3,000.00	\$1,166.75	\$3,500.25	\$750.00	\$2,250.00	\$2,400.00	\$7,200.00	\$2,525.00	\$7,175.00		
1257.0090	Gate Valve & Box 6-Inch	Each	1	\$2,400.00	\$2,400.00	\$2,154.58	\$2,154.58	\$2,500.00	\$2,500.00	\$2,015.00	\$2,015.00	\$2,125.00	\$2,125.00		
1257.0091	Gate Valve & Box 8-Inch	Each	1	\$2,800.00	\$2,800.00	\$2,862.38	\$2,862.38	\$3,600.00	\$3,600.00	\$2,825.00	\$2,825.00	\$3,000.00	\$3,000.00		
1257.0130	Water Main Fittings	LB	164	\$15.00	\$2,460.00	\$14.62	\$2,397.68	\$15.88	\$2,604.32	\$14.00	\$2,296.00	\$14.70	\$2,410.80		
1257.0131	Installation 2-Inch	SF	50	\$3.00	\$150.00	\$2.79	\$139.50	\$3.00	\$150.00	\$3.00	\$150.00	\$3.15	\$157.50		
1257.0500	Abandon Water Main	Each	2	\$320.00	\$640.00	\$850.00	\$1,700.00	\$550.00	\$1,100.00	\$300.00	\$600.00	\$315.00	\$630.00		
1637.2240	Install City Provided Street Name Sign	Each	1	\$75.00	\$75.00	\$75.00	\$75.00	\$150.00	\$150.00	\$150.00	\$150.00	\$120.00	\$120.00		
Elm Street Utility and Street Construction (Schedule D) Subtotal											\$148,765.90	\$123,228.10	\$132,222.49	\$157,354.40	\$182,066.95

City of Chippewa Falls 2026 Street and Utility Improvement Projects TOTAL				Engineer Estimate	Haas Sotis, Inc.	Francis Melvin, Inc.	A-1 Excavating LLC	Stout Construction, LLC
				\$3,295,052.20	\$2,687,898.15	\$2,700,369.75	\$5,087,906.00	\$5,151,107.00

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, APRIL 13, 2026 – 6:30 PM**

The Plan Commission met in City Hall on April 13, 2026 at 6:30 pm. Present were Commissioners Tom Hubbard, Greg Misfeldt, Mike Tzanakis, Ross Wilson, Beth Arneberg, Chad Trowbridge, Tim Normand, and Mayor Jason Hiess. Absent was Brandon Cesafsky and Dan Varga. Also attending was Alderman John Monarski, City Planner Brad Hentschel, City Inspector Paul Lasiewicz, Fire Chief Brian Tonnancour and those on the attached attendance sheet.

1. **Motion** by Normand, seconded by Misfeldt to approve the minutes of the March 9, 2026 Plan Commission meeting. **All present voting aye. MOTION CARRIED.**
2. Mayor Hiess opened the public hearing for the Conditional Use Permit for Rogers Behavioral Health for a full service behavioral health campus at 6:32 pm. There being no one to speak for or against the proposed Conditional Use Permit, Mayor Hiess closed the public hearing at 6:33 pm.
3. Misfeldt asked if anything had changed from the presentation received last month. Rogers representatives indicated there was not.  
**Motion** by Misfeldt, seconded by Normand to approve Conditional Use Permit Resolution No. 2026-02. **All present voting aye. MOTION CARRIED.**
4. Russ Kiviniemi of Cedar Corp., representing CDPG Developers, LLC, indicated that the final plat changed slightly due to stormwater permits and approvals. Mayor Hiess inquired as to why the stormwater ponds were labeled “dedicated to the public.” Hentschel responded that this was a consideration of the Development Agreement approved by Council. Chief Tonnancour requested cul-de-sac bulbs provide no less than 70’ turning radii, as opposed to the proposed 60’, which meets current City standards. Alternatives considered included using mountable curb heads. Due to final plat being nearly through the Wisconsin DOA plat review process, there was no formal recommendation to modify the proposed plan.  
**Motion** by Misfeldt, seconded by Hubbard to recommend Council approval of final plan for Summit Ridge Development. **All present voting aye. MOTION CARRIED.**
5. Hentschel provided request for front yard setback parking proposed by the applicant to accommodate a single-story 12 unit apartment building with all units having 1-bedroom. Lasiewicz indicated a variance would not be an approvable route for this request as there is no hardship preventing strict adherence to the code. Applicant’s intent is to rent to mobility challenged renters – hence the single story preference. Alternatives that would fit on-site without the need for parking encroachment to the setback area would be a 2-story 12-unit structure, or potentially up to a 10-unit single-story structure. However, there is concern about those projects meeting the intent of the applicant, or cash flowing. Hentschel reminded Plan Commission it is not within their scope of review to make a project cash flow, and there is no guarantee who will be renters within the proposed development. It is believed WisDOT has access control. Plan Commission directed

applicant to get WisDOT permission to utilize and reconstruct the existing driveway before they would hold the public hearing.

**Motion** by Tzanakis, seconded by Hubbard to approve holding a public hearing for a Planned Development Conditional Use Permit to allow parking within the front yard setback, contingent upon applicant receiving WisDOT approval to use and reconstruct the existing driveway for access. **All present voting aye. MOTION CARRIED.**

6. Adjournment

**Motion** by Hubbard, seconded by Normand to adjourn. **All present voting aye. MOTION CARRIED.** The Plan Commission meeting adjourned at 6:58 pm.

Brad Hentschel  
City Planner

PLAN COMMISSION ATTENDANCE SHEET

DATE: 4/13/2026

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Cory Mastrek	Rogers Behavioral Health	34700 V. Hwy Rd	262-864-7276	Cory.mastrek@rogersbh.org
Audrey A. Simmons	Rogers Behavioral Health	34700 Valley Rd Candy	720-220-6083	audrey.simmons@rogersbh.org
Eric Withnabel	Rogers BH	17823 57th Ave, Onippocwa Falls, WI	54729	eric.withnabel@rogersbh.org
Troy Steege	Zimmerman Architectural Studios	34700 Valley Rd Onippocwa, WI	262-804-1503	troy.steege@zastudios.com
Russ Kiviniemi	Cedar Corp.	604 W. 65th Ave Menomonie, WI	715-875-9001	
Larry Schwaner	Pebble Creek Care	Onippocwa Falls	715-215-2018	
John Monack	1st District Alderman C.F	818 W Rural St CF	715-454-9182	
Joe Winkelman	HAMES		952-324-9347	J.WINKELMAN@HAMES.COM

**MINUTES OF THE PLAN COMMISSION MEETING  
CITY OF CHIPPEWA FALLS  
MONDAY, MARCH 9, 2026 – 6:30 PM**

The Plan Commission met in City Hall on March 9, 2026 at 6:30 pm. Present were Commissioners Greg Misfeldt, Mike Tzanakis, Dan Varga, Ross Wilson, Beth Arneberg, Chad Trowbridge, Tim Normand, Secretary Brandon Cesafsky, and Mayor Jason Hiess. Absent was Tom Hubbard. Also attending was City Planner Brad Hentschel and those on the attached attendance sheet.

1. **Motion** by Varga, seconded by Normand to approve the minutes of the February 9, 2026 Plan Commission meeting. **All present voting aye. MOTION CARRIED.**
  
2. Cesafsky provide a brief update on the request from Rogers Behavioral Health to amend Conditional Use Permit #2025-06. Cesafsky stated that the layout of the building and driveways is what necessitated the review and additional public hearings. Troy Steege of ZA Studios explained the changes on layout from when the Plan Commission first approved the Conditional Use Permit. Troy explained that the layout of the driveway was changed due to the public hearing comments and that the layout of the building was altered due to request from the owner to make it more linear for operations and staff. Mayor Hiess had questions about the traffic and deliveries which Troy then commented on saying that there will be deliveries but small amounts. Cesafsky asked about the operation including the amount of rooms and services to which Troy responded, saying that the amount of rooms and operations are the same as the previous building. **Motion** by Cesafsky, seconded by Normand to amend Conditional Use Permit #2025-06 allowing Rogers Behavior Health to construct a full-service behavioral health campus to include the new building plans and to conduct a public hearing with required notices being sent out. **There was a roll call vote with all present voting aye. MOTION CARRIED.**
  
3. Adjournment  
**Motion** by Tzanakis, seconded by Normand to adjourn. **All present voting aye. MOTION CARRIED.** The Plan Commission meeting adjourned at 7:00 pm.

Brandon Cesafsky, Secretary  
Plan Commission

**Item 2**

**NOTICE OF PUBLIC HEARING  
CONDITIONAL USE PERMIT**

Notice is hereby given that the Plan Commission of the City of Chippewa Falls will conduct a public hearing in the Council Chambers, Municipal Building, 30 West Central Street, Chippewa Falls, Wisconsin, commencing at **6:30 pm on Monday, April 13, 2026** regarding:

A Conditional Use Permit to amend Conditional Use Permit Resolution #2025-06 for a full-service behavioral health campus that offers a complete continuum of care for adults, teens and children.

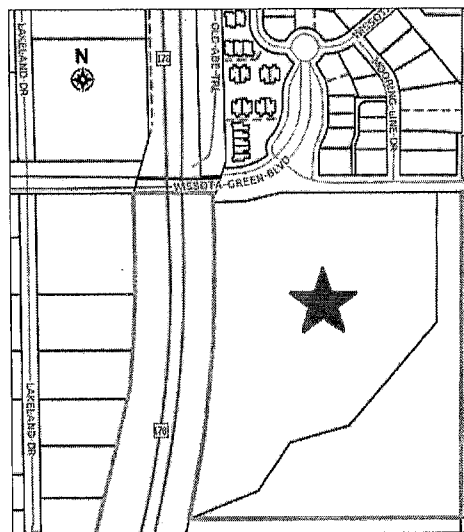
This parcel is located southeast of the STH 178 and Wisconsin Green Boulevard intersection, has a parcel number of 22908-3341-73505001, and is currently zoned P-1 Public and Institutional District which requires a Conditional Use Permit for the proposed use.

Following the hearing, the Plan Commission will consider adoption of a resolution granting the permit.

A copy of the proposed resolution with the conditions of the proposed permit may be inspected at the office of the City Engineer in the Municipal Building at 30 West Central Street during regular office hours.

Brandon Cesafsky  
Secretary, Plan Commission

**LOCATION MAP**



Bridget Givens, City Clerk

Publish:  
March 28, 2026 and  
April 5, 2026

**CITY OF CHIPPEWA FALLS PLAN COMMISSION CONDITIONAL USE PERMIT RESOLUTION NO. 2026-02 TO AMEND CUP RESOLUTION NO. 2025-06 TO CONSTRUCT A FULL-SERVICE BEHAVIORAL HEALTH CAMPUS SOUTHEAST OF THE STH 178 AND WISSOTA GREEN BOULEVARD INTERSECTION**

**WHEREAS**, on March 9, 2026, the Plan Commission of the City of Chippewa Falls, Wisconsin, received an application from Zimmerman Architectural Studios for a Conditional Use Permit on behalf of Rogers Behavioral Health to construct a full-service behavioral health campus on Parcel #22908-3341-73505001, Lot #1 of Certified Survey Map #3505 located in the City of Chippewa Falls; and

**WHEREAS**, on October 13, 2025, the Plan Commission of the City of Chippewa Falls, Wisconsin, received an application from Zimmerman Architectural Studios for a Conditional Use Permit on behalf of Rogers Behavioral Health to construct a full-service behavioral health campus on Parcel #22908-3341-73505001, Lot #1 of Certified Survey Map #3505 located in the City of Chippewa Falls; and

**WHEREAS**, the Plan Commission received and evaluated the proposal in accordance with Municipal Section 17.47; and

**WHEREAS**, the Plan Commission conducted a public hearing on Monday, November 10, 2025 at 6:30PM 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 hearing all comments and concerns.

**WHEREAS**, the Plan Commission conducted a public hearing on Monday, April 13, 2026 at 6:30PM 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 hearing all comments and concerns.

**NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN**, that conclusions based on the previous two findings of fact and pursuant to Chapters 17.26 and 17.47 of the Code of Ordinances of the City of

**Conditional Use Permit Resolution No. 2026-02**

---

Chippewa Falls, that the Conditional Use Permit Resolution No. 2026-02 is hereby approved with the following conditions:

- a) The zoning for the parcel shall remain P-1 – Public and Institutional.
- b) That Rogers Behavior Health build a 3-service level treatment facility including crisis stabilization, residential treatment, and outpatient services.
- c) That secure outdoor enclosure fencing with a maximum height of 13 feet be permitted on the property as part of the building structure.
- d) That the attached Rogers Behavioral Health Campus site plan, room plan, lighting plan, landscaping plan, and all attachments become part of this Conditional Use Permit.
- e) That the attached plat of survey for site access, trail maintenance, signage, and utility maintenance easements, drafted by Chippewa County, be executed and become part of the permit.
- f) That the adjoining property outlined in the plat of survey, north of the subject property, must remain with an adjoining property owner if it were ever split or sold.
- g) Any further subdivision of the subject parcel would necessitate an amendment to this Conditional Use Permit and require proper public hearings.
- h) Except as specifically provided herein, all regulations of the City Zoning Code shall apply.
- i) 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 for this facility.
- j) 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.
- k) Modifications or changes to this permit may be made only by the Plan Commission after an application for amendment has been duly filed and notices and hearing requirements have been complied with.

MOTION: \_\_\_\_\_

SECONDED: \_\_\_\_\_

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on April 13, 2026 by a vote of \_\_\_ ayes, \_\_\_ nays and \_\_\_ abstentions.

**ATTEST:** \_\_\_\_\_  
Brandon Cesafsky  
Secretary, Plan Commission

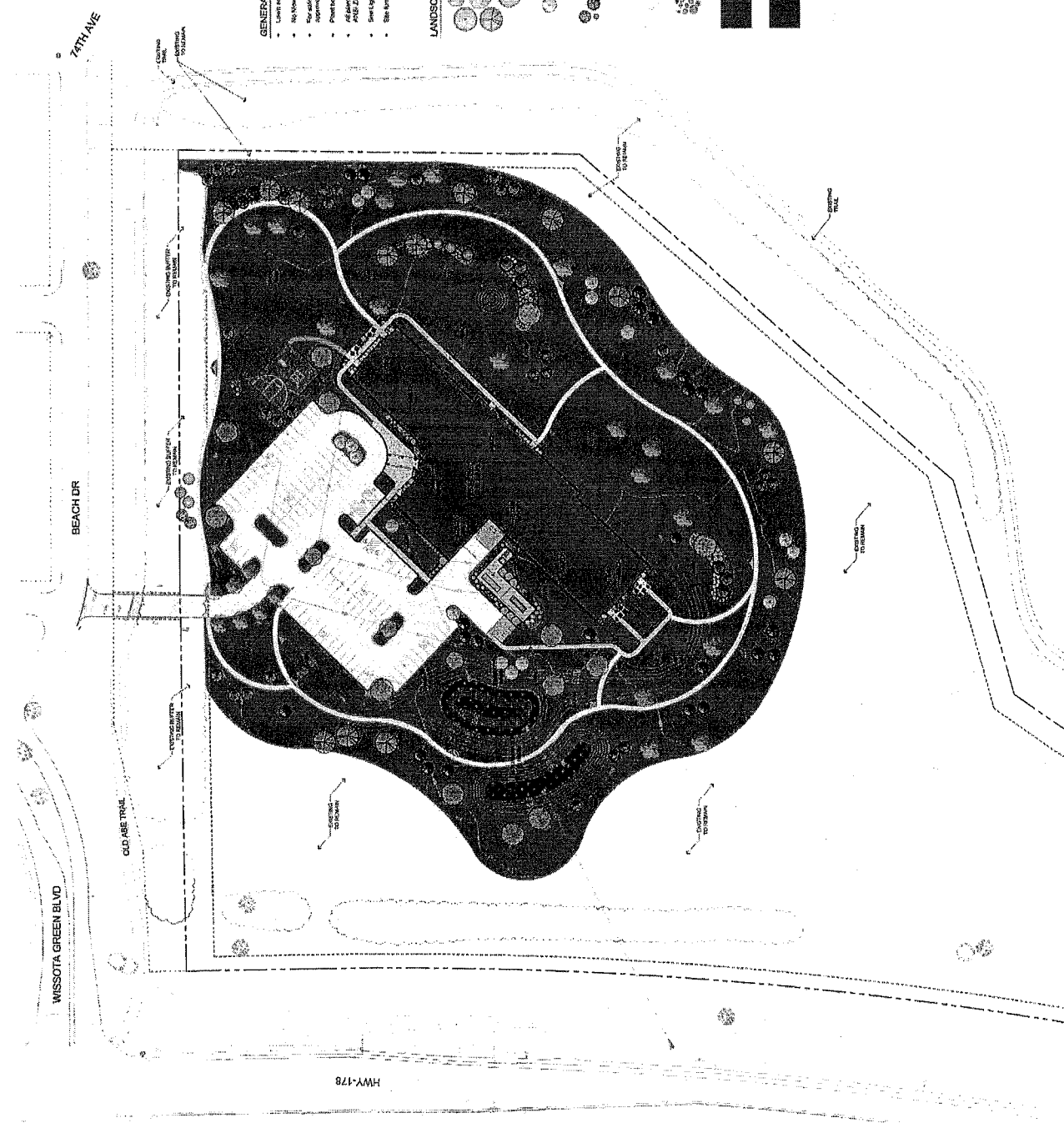
All Fees Paid: \_\_\_\_\_ (Initial by Public Works)

Scale:	AS SHOWN
North Arrow:	N
Sheet:	L1.00
Project No.:	253065.00
Client:	Rogers Behavioral Health
Architect:	Zimmerman Architectural Studios Inc.
Contractor:	
Engineer:	
Interior Designer:	
Lighting Designer:	
Planting Designer:	
Water Features Designer:	
Site Designer:	
Other:	

- GENERAL NOTES**
- 1. Trees to be removed shall be removed by 11/15/2015. All removals, removal of grade, etc.
  - 2. No New Lawn Seed shall be installed by 11/15/2015. (11/15/2015)
  - 3. For any areas to be removed, please contact City of Des Moines, IA for any permits or other requirements.
  - 4. Planting and grading shall be completed by 11/15/2015. All planting shall be completed by 11/15/2015.
  - 5. All lighting shall be completed by 11/15/2015. All lighting shall be completed by 11/15/2015.
  - 6. See drawings for notes to be by 11/15/2015.

**LANDSCAPE KEY**

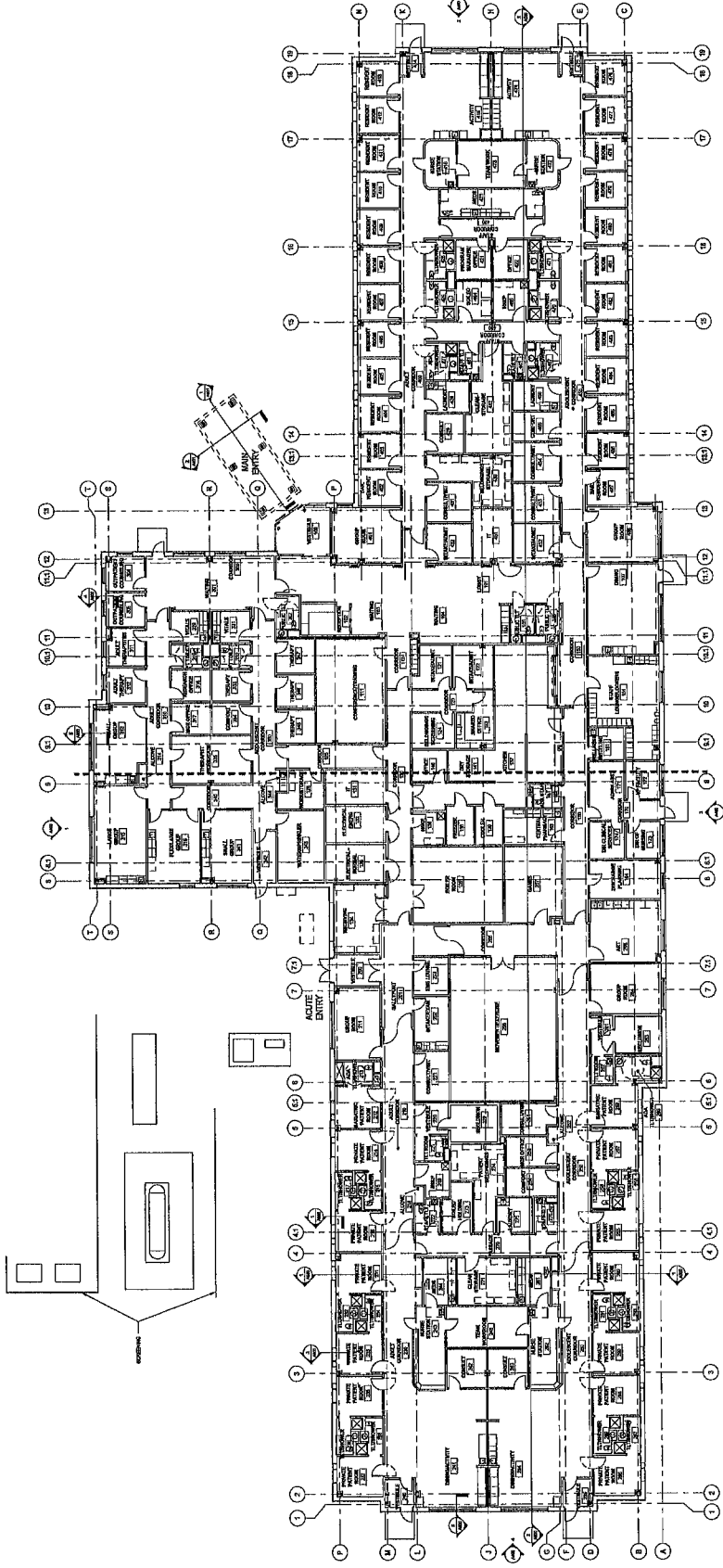
	CANOPY TREES	<ul style="list-style-type: none"> <li>QAY, WOODBERRY</li> <li>HAWK ELM</li> <li>WALNUT</li> <li>WATER OAK</li> <li>WATER LOCUST</li> </ul>
	ORNAMENTAL TREES	<ul style="list-style-type: none"> <li>DOGWOOD</li> <li>DOGWOOD</li> <li>DOGWOOD</li> <li>DOGWOOD</li> <li>DOGWOOD</li> </ul>
	EVERGREEN TREES	<ul style="list-style-type: none"> <li>SPRINGER</li> <li>SPRINGER</li> <li>SPRINGER</li> <li>SPRINGER</li> <li>SPRINGER</li> </ul>
	EXISTING TREES	TO RETAIN & PROTECT
	PLANT BED	SHRUBS, PERENNIALS & ORNAMENTAL GRASSES
	LAWN	DOWNY BLUE GRASS
	NO MOW LAWN	GRASS 6" TALL AND FLAT OVER 100' WIDE
	PATH	CONCRETE OR ASPHALT



HWY-178

Scale:	1/4" = 1'-0"
Sheet:	
Date:	02/27/2008
Project No.:	250066.00
Sheet No.:	

**A201**



1 FIRST FLOOR PLAN - OVERALL



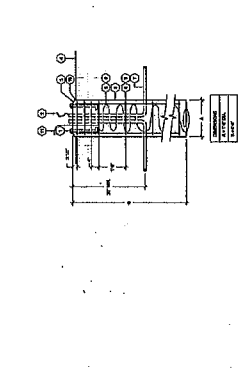
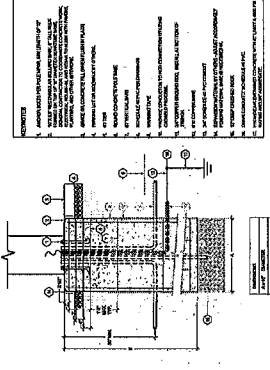


**SHEET NOTES**

1. OVERALL HEIGHT TO TOP OF FINISH FLOOR IS 12'-0" UNLESS OTHERWISE NOTED.
2. OVERALL HEIGHT TO TOP OF FINISH FLOOR IS 12'-0" UNLESS OTHERWISE NOTED.
3. WALL HEIGHTS ARE TO FINISH FLOOR UNLESS OTHERWISE NOTED.
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10. WALL HEIGHTS ARE TO FINISH FLOOR UNLESS OTHERWISE NOTED.

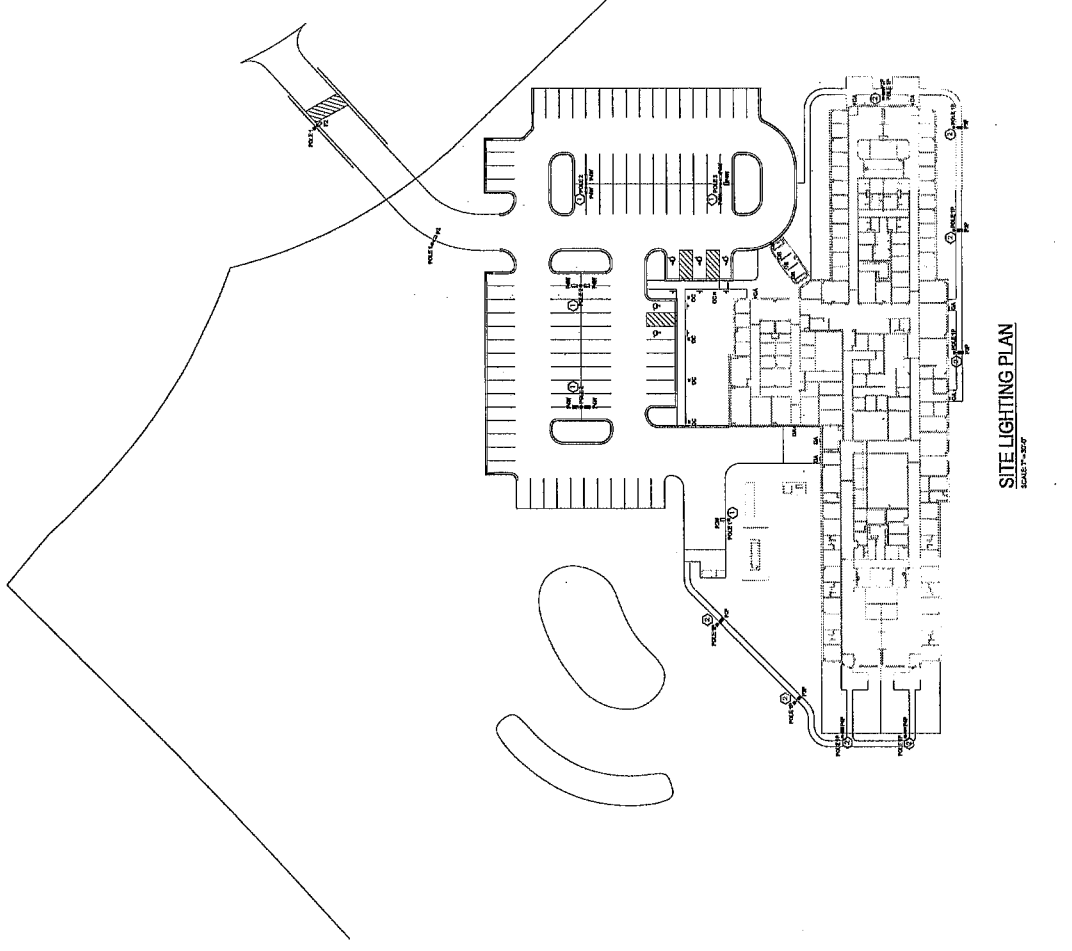
**REMARKS**

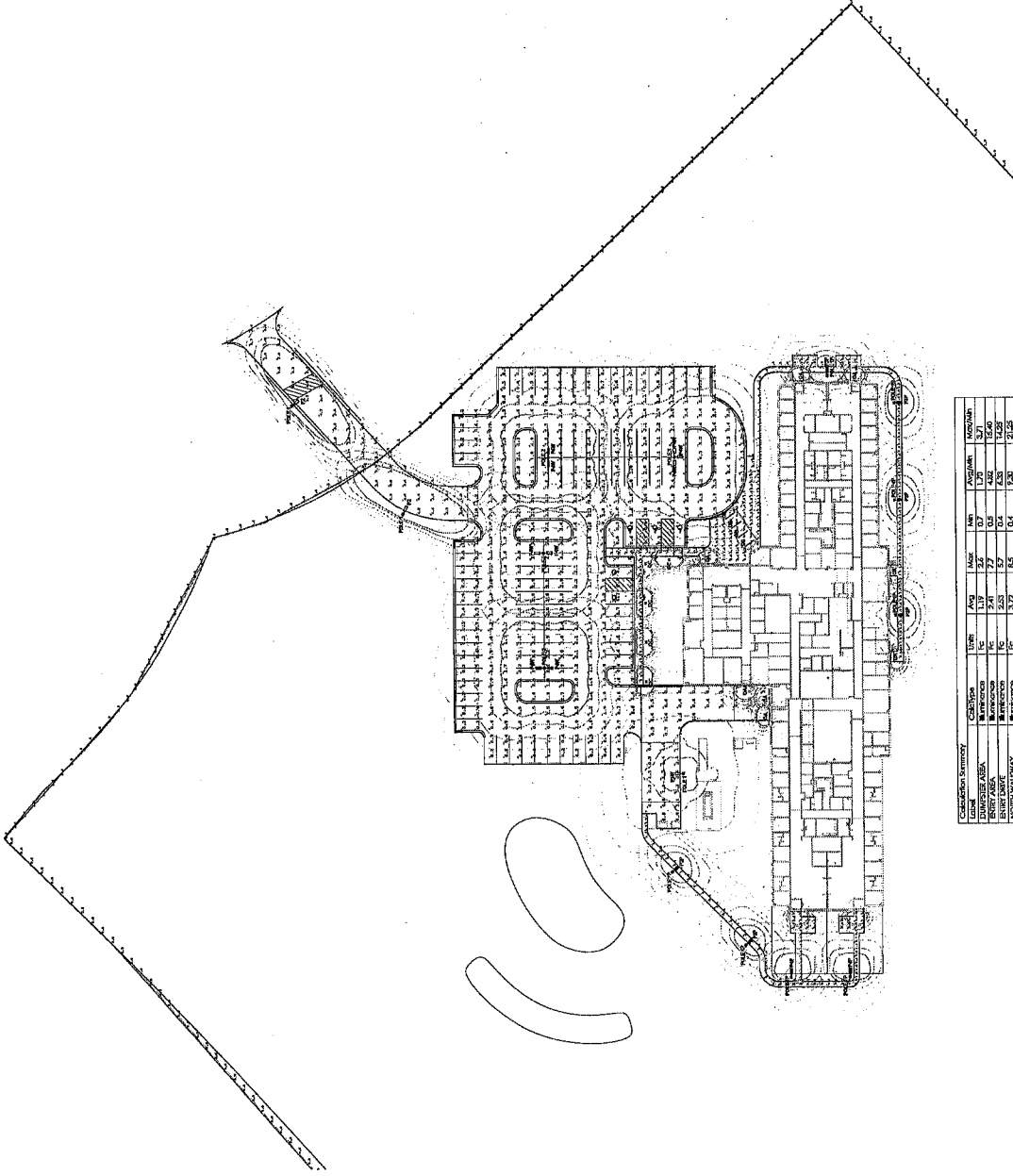
1. OVERALL HEIGHT TO TOP OF FINISH FLOOR IS 12'-0" UNLESS OTHERWISE NOTED.
2. OVERALL HEIGHT TO TOP OF FINISH FLOOR IS 12'-0" UNLESS OTHERWISE NOTED.



**DETAILS**

1. WINDOW FRAME TO BE INSTALLED OVER FINISH FLOOR.
2. WINDOW FRAME TO BE INSTALLED OVER FINISH FLOOR.
3. WINDOW FRAME TO BE INSTALLED OVER FINISH FLOOR.
4. WINDOW FRAME TO BE INSTALLED OVER FINISH FLOOR.
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10. WINDOW FRAME TO BE INSTALLED OVER FINISH FLOOR.





Calculation Summary	Unit	Avg	Max	Min	1.5% MIN	5.0% MIN	10.0% MIN
LEACH	FC	3.24	7.7	0.5	1.02	1.51	2.01
ENTRANCE AREA	FC	1.02	1.02	0.5	1.02	1.02	1.02
ENTRANCE	FC	2.25	2.25	0.5	0.5	0.5	0.5
ENTRANCE DRIVE	FC	1.25	1.25	0.5	0.5	0.5	0.5
PARKING	FC	1.25	1.25	0.5	0.5	0.5	0.5
PROPERTY LINE	FC	0.5	0.5	0.5	0.5	0.5	0.5
PROPERTY DRIVE	FC	1.25	1.25	0.5	0.5	0.5	0.5
UNDER CANOPY	FC	1.02	1.02	0.5	0.5	0.5	0.5
LIBRARY AREA	FC	1.02	1.02	0.5	0.5	0.5	0.5
WEST WALKWAY	FC	1.02	1.02	0.5	0.5	0.5	0.5

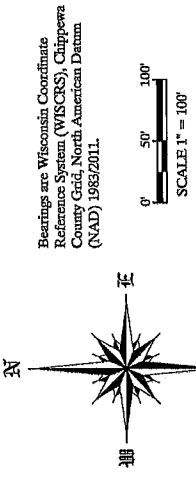
SITE LIGHTING PHOTOMETRICS  
 SCALE: 1" = 30'





# PLAT OF SURVEY

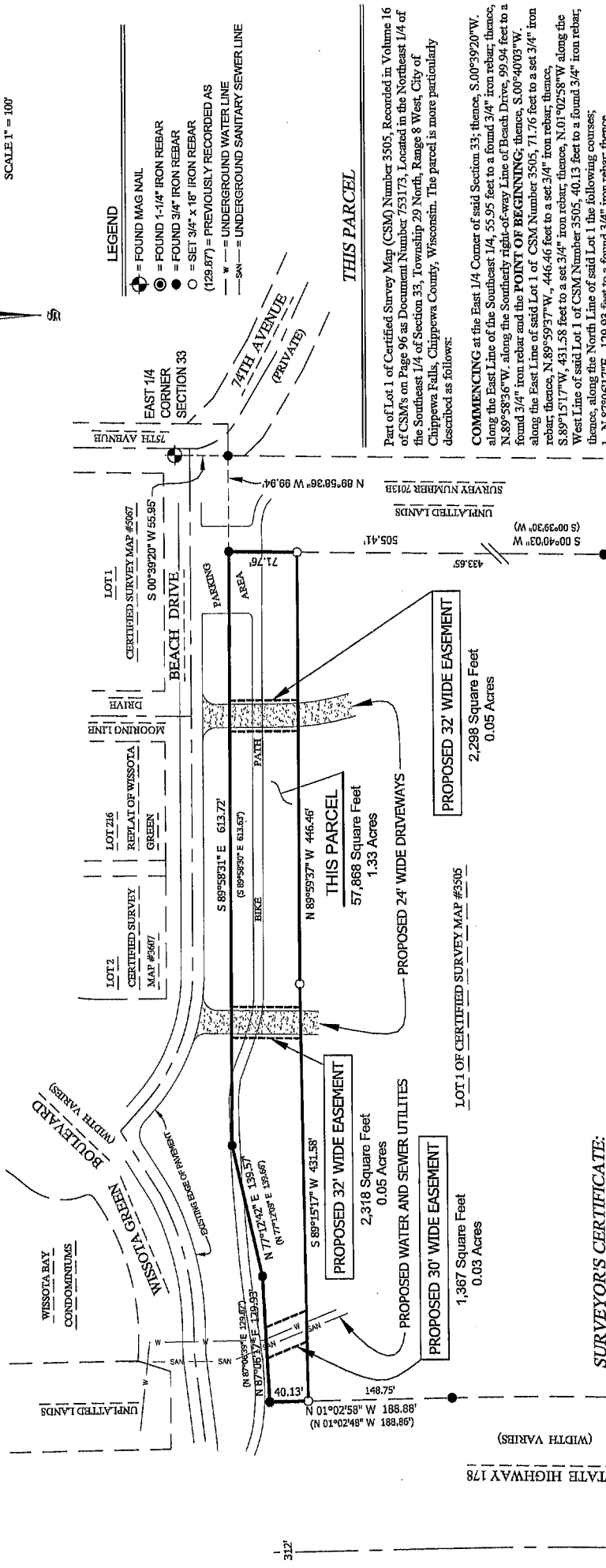
Part of Lot 1 of Certified Survey Map Number 3505, Recorded in Volume 16 of Certified Survey Maps on Page 96 as Document Number 753173, Located in the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 29 North, Range 8 West, City of Chippewa Falls, Wisconsin.



Bearings are Wisconsin Coordinate Reference System (WISCRS), Chippewa County Grid, North American Datum (NAD) 1983/2011.

## LEGEND

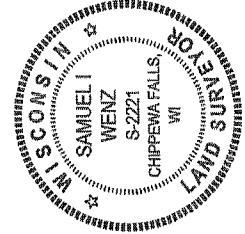
- = FOUND MAG NAIL
- = FOUND 1-1/4" IRON REBAR
- = FOUND 3/4" IRON REBAR
- = SET 3/4" x 18" IRON REBAR (129.87) = PREVIOUSLY RECORDED AS
- W — = UNDERGROUND WATER LINE
- SAN — = UNDERGROUND SANITARY SEWER LINE



THIS PARCEL

Part of Lot 1 of Certified Survey Map (CSM) Number 3505, Recorded in Volume 16 of CSM's on Page 96 as Document Number 753173, Located in the Northeast 1/4 of the Southeast 1/4 of Section 33, Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin. The parcel is more particularly described as follows:

- COMMENCING at the East 1/4 Corner of said Section 33; thence, S.00°39'20"W, along the East Line of the Southeast 1/4, 55.95 feet to a found 3/4" iron rebar; thence, N.89°58'36"W, along the Southerly right-of-way Line of Beach Drive, 99.94 feet to a found 3/4" iron rebar and the POINT OF BEGINNING; thence, S.00°40'03"W, along the East Line of said Lot 1 of CSM Number 3505, 71.76 feet to a set 3/4" iron rebar; thence, N.89°59'37"W, 446.46 feet to a set 3/4" iron rebar; thence, S.89°15'17"W, 431.58 feet to a set 3/4" iron rebar; thence, N.01°02'58"W along the West Line of said Lot 1 of CSM Number 3505, 40.13 feet to a found 3/4" iron rebar; thence, along the North Line of said Lot 1 the following courses;
1. N.87°06'17"E, 129.93 feet to a found 3/4" iron rebar; thence,
  2. N.77°12'42"E, 139.57 feet to a found 3/4" iron rebar; thence,
  3. S.89°58'31"E, 613.72 feet to the POINT OF BEGINNING. Said parcel contains 57,868 square feet or 1.33 acres and is subject to existing easements and restrictions of record.



PRELIMINARY  
11/05/2025

## SURVEYOR'S CERTIFICATE:

I, Samuel I. Wenz, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of Chippewa County, I have surveyed the parcel as shown. I also certify that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Samuel I. Wenz, Wisconsin Professional Land Surveyor, S-2221  
Chippewa County Surveyor  
711 N. Bridge Street, Room 005  
Chippewa Falls, WI 54729  
(715) 726-7931



Item 4

## MEMORANDUM

**Date:** 3/20/26  
**To:** Plan Commission  
**From:** Director of Public Works & Utility Manager  
**Subject:** Summit Ridge Phase 1 Final Plat

Dear Plan Commission Members,

Cedar Corporation has submitted the final plat for phase 1 of the Summit Ridge Plat. A preliminary plat was approved in 2025 and after further review by both City staff and the DNR, CDPG was required to add more stormwater features to the development. Following this memo, you have been provided with the original preliminary plat of the whole area and the final plat of phase 1 (southern portion). The County Surveyor has reviewed the plat, recommended changes, and the Cedar Corp. has made those changes.

Thanks,  
Brandon Cesafsky

**Department of Public Utilities**

30 West Central Street, Room 209, Chippewa Falls, WI 54729  
715.726.2741 | 715.726.2750 fax | [www.chippewafalls-wi.gov](http://www.chippewafalls-wi.gov)

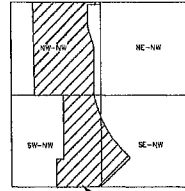
Original Preliminary Plat

# PRELIMINARY PLAT OF SUMMIT RIDGE

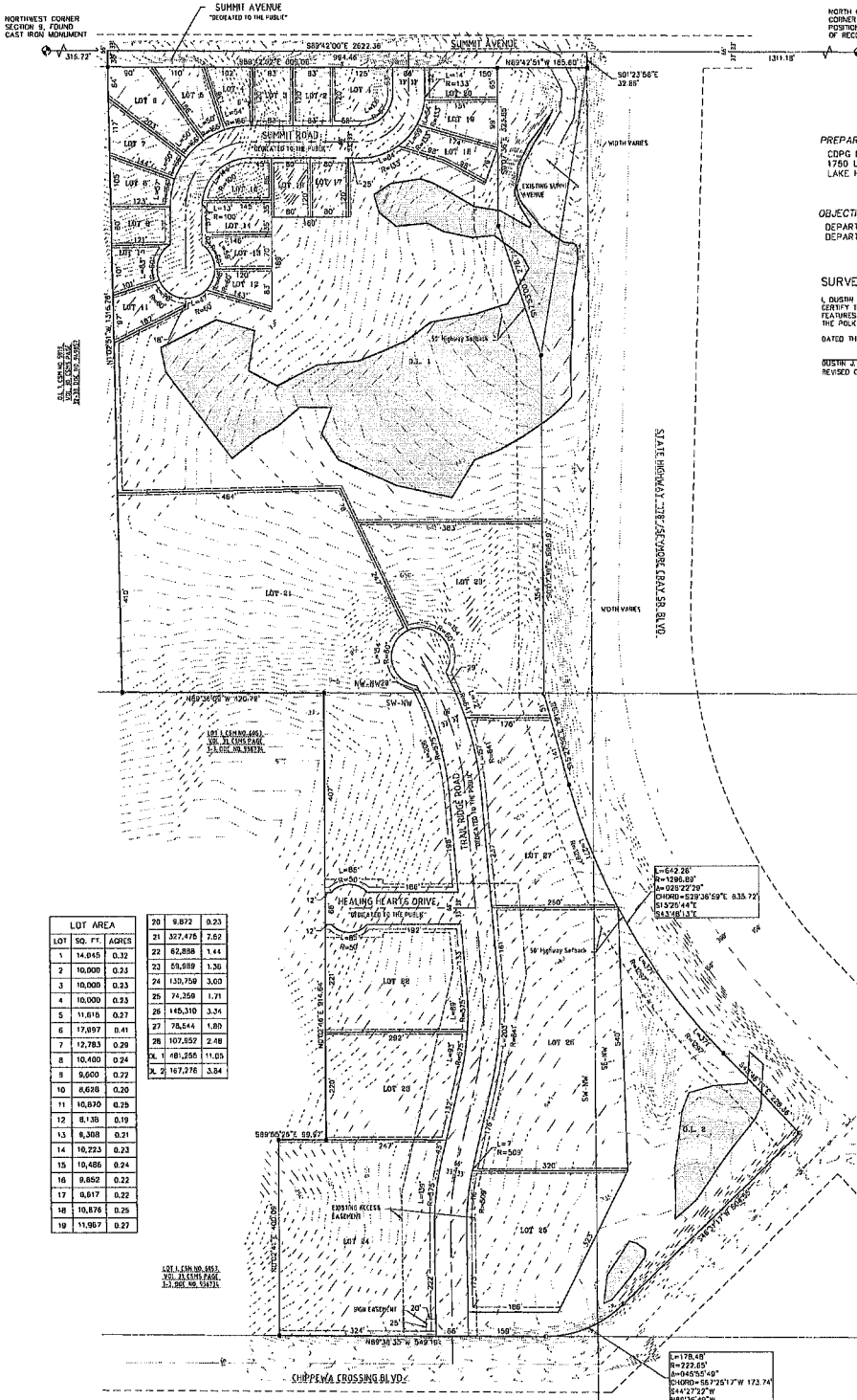
LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 9, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN, INCLUDING ALL OF CHIPPEWA COUNTY CERTIFIED SURVEY MAP NO. 6053, RECORDED IN VOL. 31 OF CERTIFIED SURVEY MAPS PAGE 1-3, DOCUMENT NO. 956734.

LOCATION SKETCH

NW/4 SEC. 9, T28N, R8W  
(NOT TO SCALE)



LOCATION



PREPARED FOR: SURVEYOR:  
CDPG DEVELOPERS LLC DUSTIN J. LABLONDE, PLS  
1750 US HWY 53 BUSINESS CEDAR CORPORATION  
LAKE HALLIE, WI 54728 LAKE HALLIE, WI 54751

OBJECTING AUTHORITIES: APPROVING AUTHORITIES:  
DEPARTMENT OF ADMINISTRATION CITY OF CHIPPEWA FALLS  
DEPARTMENT OF TRANSPORTATION

SURVEYOR'S CERTIFICATE

I, DUSTIN J. LABLONDE, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE INDICATED FEATURES AND THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF THE POLK COUNTY SUBDIVISION ORDINANCE.

DATED THIS 25TH DAY OF FEBRUARY, 2025.

DUSTIN J. LABLONDE P.L.S. #3696  
REVISED 03/12/2025

NOTES:

- EXISTING ZONING IS ALL R-1
- LOTS 1 - 16 AND 20 - 25 ARE TO BE REZONED R-1B
- LOTS 26 - 43 ARE TO BE REZONED R-2
- LOTS 10, 44 AND 45 ARE TO BE REZONED R-30
- LOTS 40 - 41 ARE TO BE REZONED C-2

ALL LOTS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESSION USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR ACCESS FROM OR TO ANY HIGHWAY LINED WITHIN THE RIGHT-OF-WAY OF STATE HIGHWAY 7878. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION EXISTES BY THE DEPARTMENT OF TRANSPORTATION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN S. 236.291, STATS. AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION. ANY ACCESS SHALL BE ALLOWED ONLY BY SPECIAL EXCEPTION. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONTINUED AND GRANTED ONLY THROUGH THE DRIVEWAY, PERMITTING PROCESS AND ALL PERMITS ARE REVOCABLE.

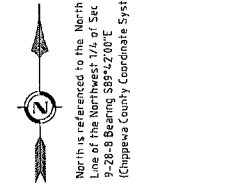
THE LOTS OF THIS LAND DIVISION HAVE ELEVATION MEASUREMENTS EXCEEDING THE LEVELS IN S. TRANS 405.04, TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION IS NOT RESPONSIBLE FOR REMOVAL OF EXISTING STATE TRUNK HIGHWAYS OR CONCERNING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT TO THE HIGHWAYS THROUGH-LANE CAPACITY.

VERTICAL CURVE IS REFERENCED TO NAVD 88 AND ALL CONTOUR DATA HAS A 1 FOOT INTERVAL.

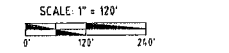
WHEN TWO ATTACHED, SINGLE FAMILY DWELLING UNITS ARE CREATED, MAINTENANCE OF MUTUAL CONCERN TO THE ADJACENT PROPERTY OWNERS, DUE TO CONSTRUCTION, CATASTROPHE AND/OR MAINTENANCE, SHALL BE GUARANTEED AGAINST PRIVATE AGREEMENTS, COVENANTS AND DEED RESTRICTIONS AND THE CITY OF CHIPPEWA FALLS SHALL NOT BE RESPONSIBLE FOR THE SAME.

LOT	AREA	20	21	22
1	14,045	0.32	327,476	7.62
2	10,000	0.23	82,888	1.44
3	10,000	0.23	58,889	1.36
4	10,000	0.23	130,759	3.00
5	10,000	0.23	74,358	1.71
6	11,616	0.27	145,310	3.34
7	17,897	0.41	78,844	1.80
8	12,783	0.29	107,857	2.48
9	10,400	0.24	81,250	1.83
10	9,600	0.22	187,276	3.84
11	8,628	0.20		
12	10,830	0.25		
13	8,308	0.21		
14	10,723	0.23		
15	10,486	0.24		
16	9,852	0.22		
17	9,617	0.22		
18	10,876	0.25		
19	11,967	0.27		

LOT 1 (S.W. 1/4 SEC. 9, T28N, R8W)  
S.W. 1/4 SEC. 9, T28N, R8W  
S.E. 1/4 SEC. 9, T28N, R8W



- LEGEND
- Government Center (As Noted)
  - Found 3/4" Iron Rebar
  - Found 1" O.D. Iron Pipe
  - 10 Foot Wide Utility Easement Unless Otherwise Noted



There are no objections to this PRELIMINARY PLAT with respect to the applicability provisions of s. 236.16 and 236.20, Wis. Stats., as provided by s. 236.11 and 236.12, Wis. Stats.

Department of Administration



# SUMMIT RIDGE

LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 9, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN, INCLUDING LOT 2 OF CHIPPEWA COUNTY CERTIFIED SURVEY MAP NO. 6053, RECORDED IN VOL. 31 OF CERTIFIED SURVEY MAPS PAGE 1-3, DOCUMENT NO. 956734.

## SURVEYOR'S CERTIFICATE

I, DUSTIN J. LABLANDE, WISCONSIN PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF SUMMIT RIDGE, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 9, TOWNSHIP 28 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, ST. CHIPPEWA COUNTY, WISCONSIN, INCLUDING LOT 2 OF CHIPPEWA COUNTY CERTIFIED SURVEY MAP NO. 6053, RECORDED IN VOL. 31 OF CERTIFIED SURVEY MAPS PAGE 1-3, DOCUMENT NO. 956734, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 9;  
THENCE S62°37'32"E 1365.60 FEET TO THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY "178"/SEYMORE CRAY SR. BLVD.;  
THENCE S00°07'39"E 340.98 FEET ALONG SAID WESTERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING;  
THENCE S00°07'39"E 354.21 FEET ALONG SAID WESTERLY RIGHT-OF-WAY TO THE NORTHEAST CORNER OF LOT 2 OF CHIPPEWA COUNTY CERTIFIED SURVEY MAP NO. 6053;  
THENCE S15°27'50"E 191.98 FEET ALONG SAID WESTERLY RIGHT-OF-WAY AND THE EAST LINE OF SAID LOT 2;  
THENCE S04°54'17"E 226.36 FEET ALONG SAID WESTERLY RIGHT-OF-WAY, SAID EAST LINE AND THE ARC OF A 1286.89 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY WHOSE CHORD BEARS S29°36'59"E 835.72 FEET;  
THENCE S43°46'17"E 226.36 FEET ALONG SAID WESTERLY RIGHT-OF-WAY AND SAID EAST LINE TO THE NORTHERLY RIGHT-OF-WAY OF CHIPPEWA CROSSING BLVD. AND THE SOUTH LINE OF SAID LOT 2;  
THENCE S48°31'17"W 504.55 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY AND SAID SOUTH LINE;  
THENCE S04°54'17"E 178.48 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY, SAID SOUTH LINE AND THE ARC OF A 222.65 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY WHOSE CHORD BEARS S67°20'17"W 123.74 FEET;  
THENCE N89°38'35"W 549.19 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY AND SAID SOUTH LINE TO THE WEST LINE OF SAID LOT 2;  
THENCE N00°02'46"E 400.08 FEET ALONG SAID WEST LINE;  
THENCE S89°55'26"E 98.97 FEET ALONG SAID WEST LINE;  
THENCE N00°02'46"E 814.64 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF LOT 1 OF SAID CHIPPEWA COUNTY CERTIFIED SURVEY MAP NO. 6053;  
THENCE N89°38'35"W 420.72 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF OUTLOT 1 OF CHIPPEWA COUNTY CERTIFIED SURVEY MAP NO. 5913, RECORDED IN VOL. 30 OF CERTIFIED SURVEY MAPS PAGE 32-33, DOCUMENT NO. 949957;  
THENCE N01°02'21"W 409.50 FEET ALONG SAID EAST LINE;  
THENCE N89°55'26"E 463.89 FEET;  
THENCE S25°18'12"E 77.83 FEET;  
THENCE N89°52'21"E 383.03 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,275,533 SQUARE FEET (29.28 ACRES), MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND CONVEYANCES OF RECORD.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT AT THE DIRECTION OF CDPG DEVELOPERS LLC, 1750 US HWY 53 BUSINESS, LAKE HALLIE, WISCONSIN, 54728, THAT SUCH PLAT IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE, THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATE STATUTES, CHAPTER A-E 7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS, IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 6TH DAY OF MARCH, 2026

DUSTIN J. LABLANDE P.L.S. #2098  
FIELDWORK: \_\_\_/\_\_\_/2026  
DRAFTED: 03/10/2026  
REVISED: 03/27/2026

## CORPORATE OWNER'S CERTIFICATE OF DEDICATION

CDPG DEVELOPERS LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS PLAT OF SUMMIT RIDGE TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON SAID PLAT, AND DO FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY § 236.10 OR § 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

- 1) CITY OF CHIPPEWA FALLS
- 2) DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID CDPG DEVELOPERS LLC HAS CAUSED THESE PRESENT TO BE SIGNED BY \_\_\_\_\_ OFFICER, AT \_\_\_\_\_, WISCONSIN AND ITS CORPORATE SEAL.

TO BE HEREUNTO AFFIXED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_, OFFICER

STATE OF WISCONSIN)

COUNTY OF ST. CROIX) SS

PERSONALLY CAME BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, THE ABOVE NAMED \_\_\_\_\_ OFFICER, TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH OWNER OF SAID LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT AS SUCH OWNER AS THE DEED OF SAID LIMITED LIABILITY COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC, ST. CROIX COUNTY, WISCONSIN

MY COMMISSION EXPIRES: \_\_\_\_\_

## COMMON COUNCIL RESOLUTION

RESOLVED: THAT THE PLAT OF SUMMIT RIDGE IN THE CITY OF CHIPPEWA FALLS IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

DATE: \_\_\_\_\_

APPROVED: \_\_\_\_\_  
JASON HESS, MAYOR

I, BRIDGET GIVENS, CITY CLERK OF THE CITY OF CHIPPEWA FALLS, HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS.

BRIDGET GIVENS, CITY CLERK

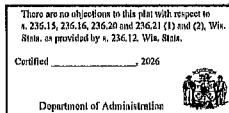
## CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)  
COUNTY OF CHIPPEWA) SS

I, LYNNE BAUER, BEING DULY ELECTED, QUALIFIED, AND ACTING CITY TREASURER FOR THE CITY OF CHIPPEWA FALLS, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, ON ANY OF THE LAND INCLUDED IN THE PLAT OF SUMMIT RIDGE.

DATE: \_\_\_\_\_

LYNNE BAUER, CITY OF CHIPPEWA FALLS TREASURER



Item 5

Date Filed: 4-3-2026

Fee Paid: \$25 Date: 4-6-2026 TR#: 75684

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: TBD - (LOT SOUTH OF GLEN LOCH MOTEL)

Lot#: 4 Block#: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel# 22908-312-75975004

Legal Description: NW NE LOT 4 OF CERT SUR MAP # 5975 IN  
V30 P175 DOC #952836 NEW PARCEL FOR 2025  
ASSESSMENT

Zoning classification of property: R3A

Purpose for which this Permit is being requested: TO ALLOW PARKING WITH IN FRONT YARD  
SET BACK.

Existing use of property within 300 feet of subject property: (List or attach map)

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

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:

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Operational plans of the proposed use:

Hours of Operation: 24/7  
Days of Operation: 24/7  
Number of Employees: \_\_\_\_\_  
Part-time Full-time

Capacity:

Number of Units: 12-UNIT (ALL ONE BEDROOM UNITS)  
Size: \_\_\_\_\_  
Number of Residents/Children: \_\_\_\_\_  
Ages: \_\_\_\_\_  
Other: \_\_\_\_\_

Building plans:

Existing buildings: \_\_\_\_\_  
Proposed buildings: ATTACHED  
Use of part of building: \_\_\_\_\_  
Proposed additions: \_\_\_\_\_  
Future additions: \_\_\_\_\_

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Change in use: \_\_\_\_\_

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

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

Planting & Landscaping:

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

Timetable: \_\_\_\_\_

Screening:

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

Fences: \_\_\_\_\_

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

Height: \_\_\_\_\_

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

Earth Bank:

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

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

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

Lights:

Number of lights: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

Hours: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

Signs:

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

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

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

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

\_\_\_\_\_

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

\_\_\_\_\_

Drives:

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

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

\_\_\_\_\_

Width: \_\_\_\_\_

\_\_\_\_\_

Parking:

Number of stalls: 18

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

\_\_\_\_\_

Setbacks: 3.2 FEET

Surfacing: ASPHALT

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

\_\_\_\_\_

Drainage:

Storm sewer: \_\_\_\_\_

Rock beds: \_\_\_\_\_

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):

KATIA + MIKE MAUSER  
~~8127~~ 136<sup>th</sup> ST 10452 91<sup>st</sup> Ave.  
CHIPPEWA FALLS WI  
Phone #: 715-379-2377  
Email: ALLMAUSERS@GMAIL.COM

Katia + Mike

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

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

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

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

Petitioner(s)/Address(es):

LARRY SCHINDLER  
11378 121<sup>st</sup> ST  
CHIPPEWA FALLS WI  
Phone #: 715-215-2018  
Email: Larry.Schindler@hotmail.com

Larry Schindler

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

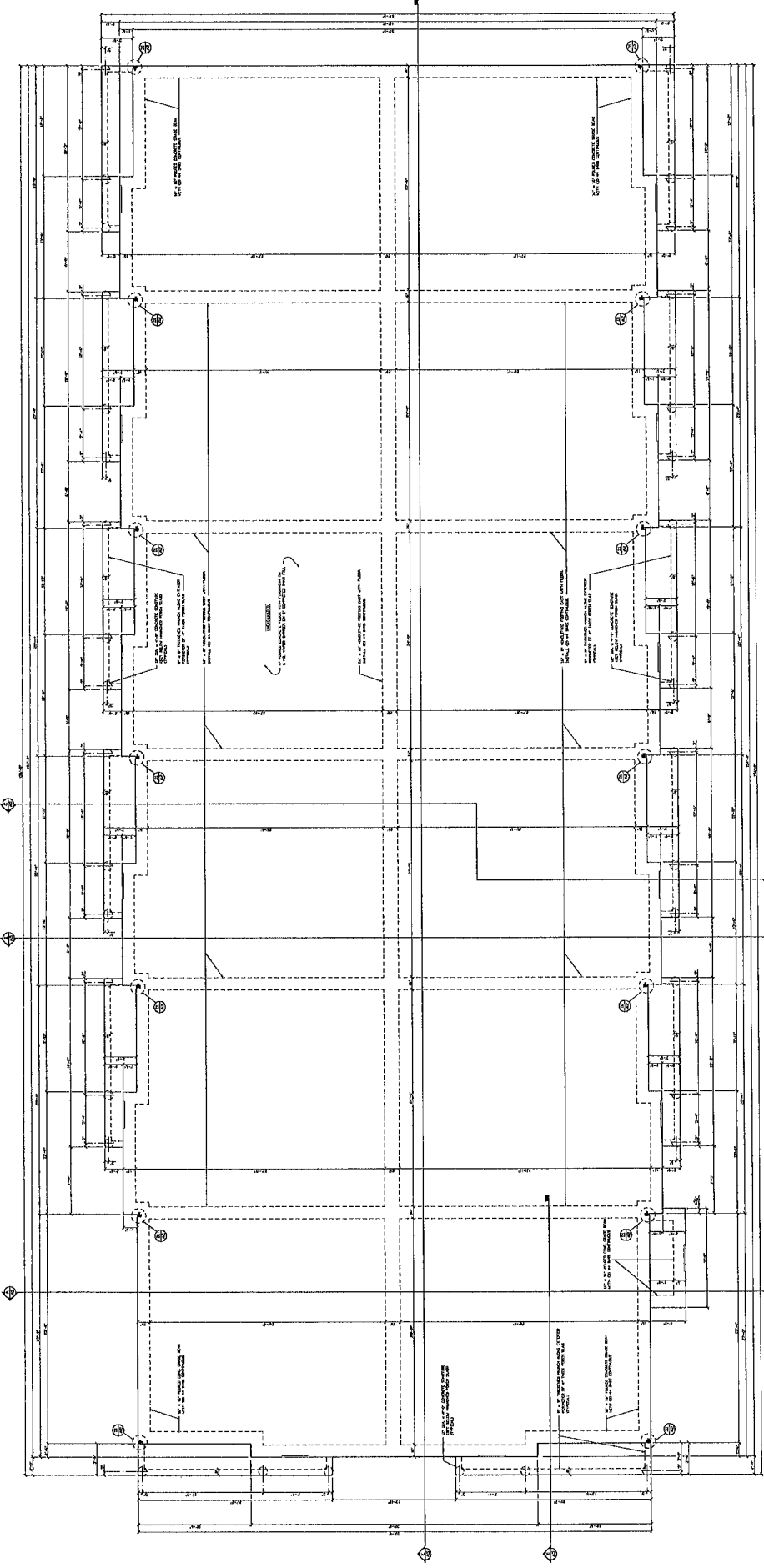
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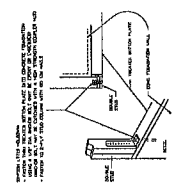
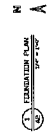
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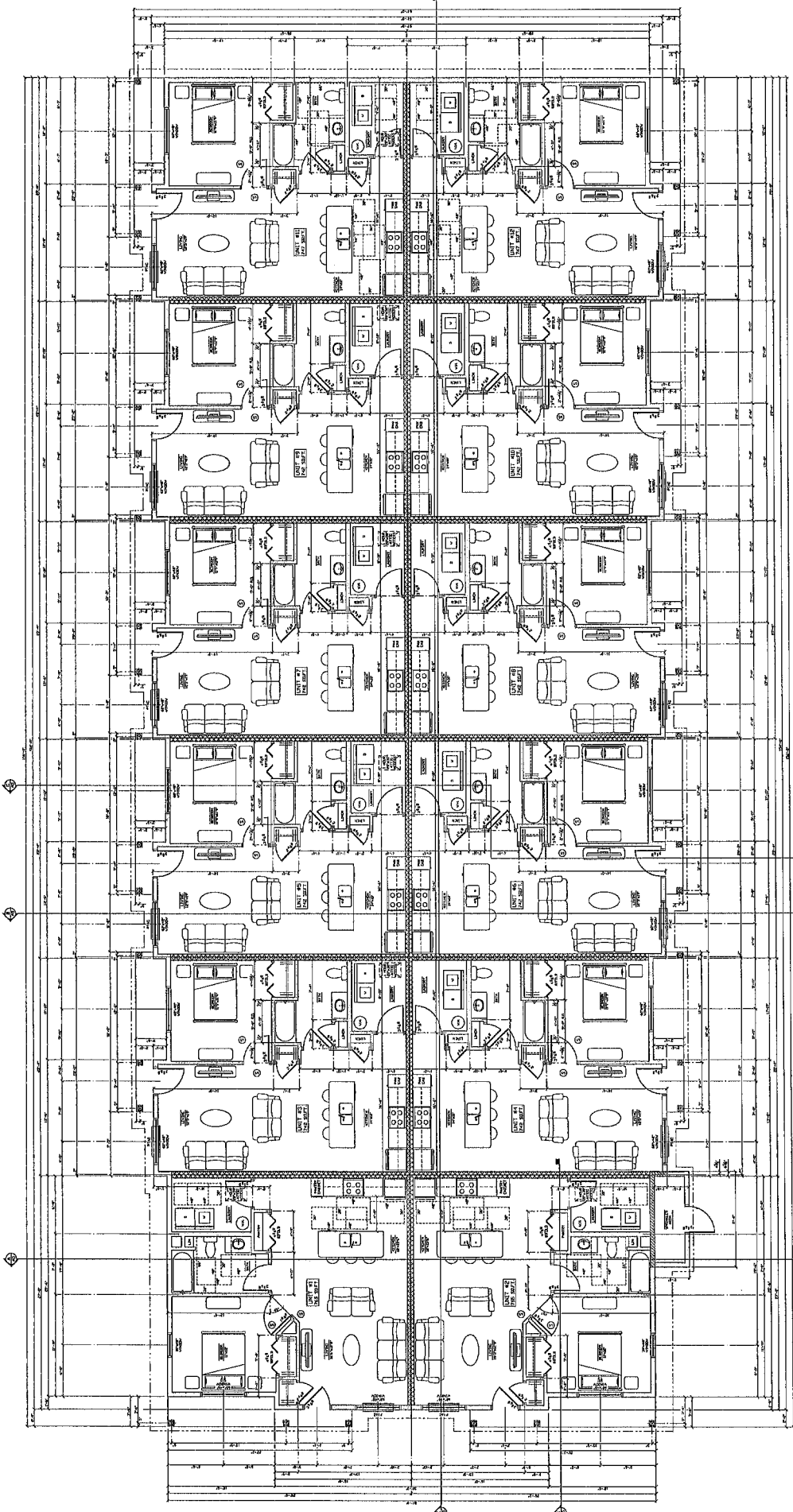
SECTION 101 TO 112  
 1. ALL WALLS TO BE CONCRETE  
 2. ALL FLOORS TO BE CONCRETE  
 3. ALL CEILING TO BE CONCRETE  
 4. ALL ROOF TO BE CONCRETE  
 5. ALL EXTERIOR WALLS TO BE CONCRETE  
 6. ALL EXTERIOR ROOF TO BE CONCRETE  
 7. ALL EXTERIOR FLOOR TO BE CONCRETE  
 8. ALL EXTERIOR WALLS TO BE CONCRETE  
 9. ALL EXTERIOR ROOF TO BE CONCRETE  
 10. ALL EXTERIOR FLOOR TO BE CONCRETE



1. WINDOW SILL  
 2. WINDOW LINTEL  
 3. WINDOW JAMB  
 4. WINDOW CASE

ERICKSON PARK 12 UNIT BUILDING  
JEFFERSON AVENUE  
CUTPHER, PA, PA

ROBERT JOHNSON  
3400 BAYWOOD DRIVE  
SAC, CLARENCE, NY 14705  
TEL: 716/754-1111

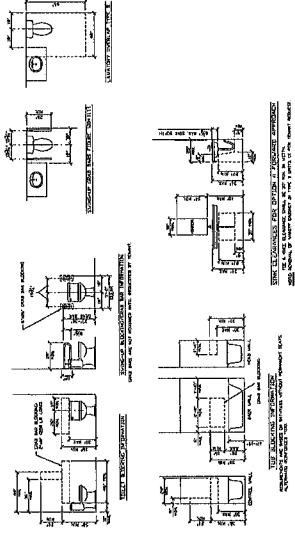


① FINISHED OR APPROXIMATE FINISH IS TO BE SHOWN  
NOTES:  
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
2. ALL WALLS ARE TO BE CONCRETE BLOCK WITH INTERIOR FINISH AS NOTED.  
3. ALL FLOORS ARE TO BE CONCRETE WITH FINISH AS NOTED.  
4. ALL CEILING ARE TO BE CONCRETE WITH FINISH AS NOTED.  
5. ALL ROOF ARE TO BE AS NOTED.  
6. ALL EXTERIOR WALLS ARE TO BE CONCRETE BLOCK WITH FINISH AS NOTED.  
7. ALL EXTERIOR FLOORS ARE TO BE CONCRETE WITH FINISH AS NOTED.  
8. ALL EXTERIOR ROOF ARE TO BE AS NOTED.  
9. ALL EXTERIOR WALLS ARE TO BE CONCRETE BLOCK WITH FINISH AS NOTED.  
10. ALL EXTERIOR FLOORS ARE TO BE CONCRETE WITH FINISH AS NOTED.  
11. ALL EXTERIOR ROOF ARE TO BE AS NOTED.

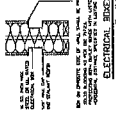


HALL NOTES:  
1. ALL HALLS ARE TO BE CONCRETE WITH FINISH AS NOTED.  
2. ALL HALL FLOORS ARE TO BE CONCRETE WITH FINISH AS NOTED.  
3. ALL HALL CEILING ARE TO BE CONCRETE WITH FINISH AS NOTED.  
4. ALL HALL WALLS ARE TO BE CONCRETE BLOCK WITH FINISH AS NOTED.  
5. ALL HALL ROOF ARE TO BE AS NOTED.

TYPE 3 UNITS - 200' AREA WEST ACCESSIBILITY  
SECTION 2 - EASTING SECTION - INSTALLED  
1. ALL UNITS ARE TO BE CONCRETE BLOCK WITH FINISH AS NOTED.  
2. ALL UNIT FLOORS ARE TO BE CONCRETE WITH FINISH AS NOTED.  
3. ALL UNIT CEILING ARE TO BE CONCRETE WITH FINISH AS NOTED.  
4. ALL UNIT WALLS ARE TO BE CONCRETE BLOCK WITH FINISH AS NOTED.  
5. ALL UNIT ROOF ARE TO BE AS NOTED.  
6. ALL UNIT EXTERIOR WALLS ARE TO BE CONCRETE BLOCK WITH FINISH AS NOTED.  
7. ALL UNIT EXTERIOR FLOORS ARE TO BE CONCRETE WITH FINISH AS NOTED.  
8. ALL UNIT EXTERIOR ROOF ARE TO BE AS NOTED.  
9. ALL UNIT EXTERIOR WALLS ARE TO BE CONCRETE BLOCK WITH FINISH AS NOTED.  
10. ALL UNIT EXTERIOR FLOORS ARE TO BE CONCRETE WITH FINISH AS NOTED.  
11. ALL UNIT EXTERIOR ROOF ARE TO BE AS NOTED.



TYPICAL LINE PENETRATION DETAILS



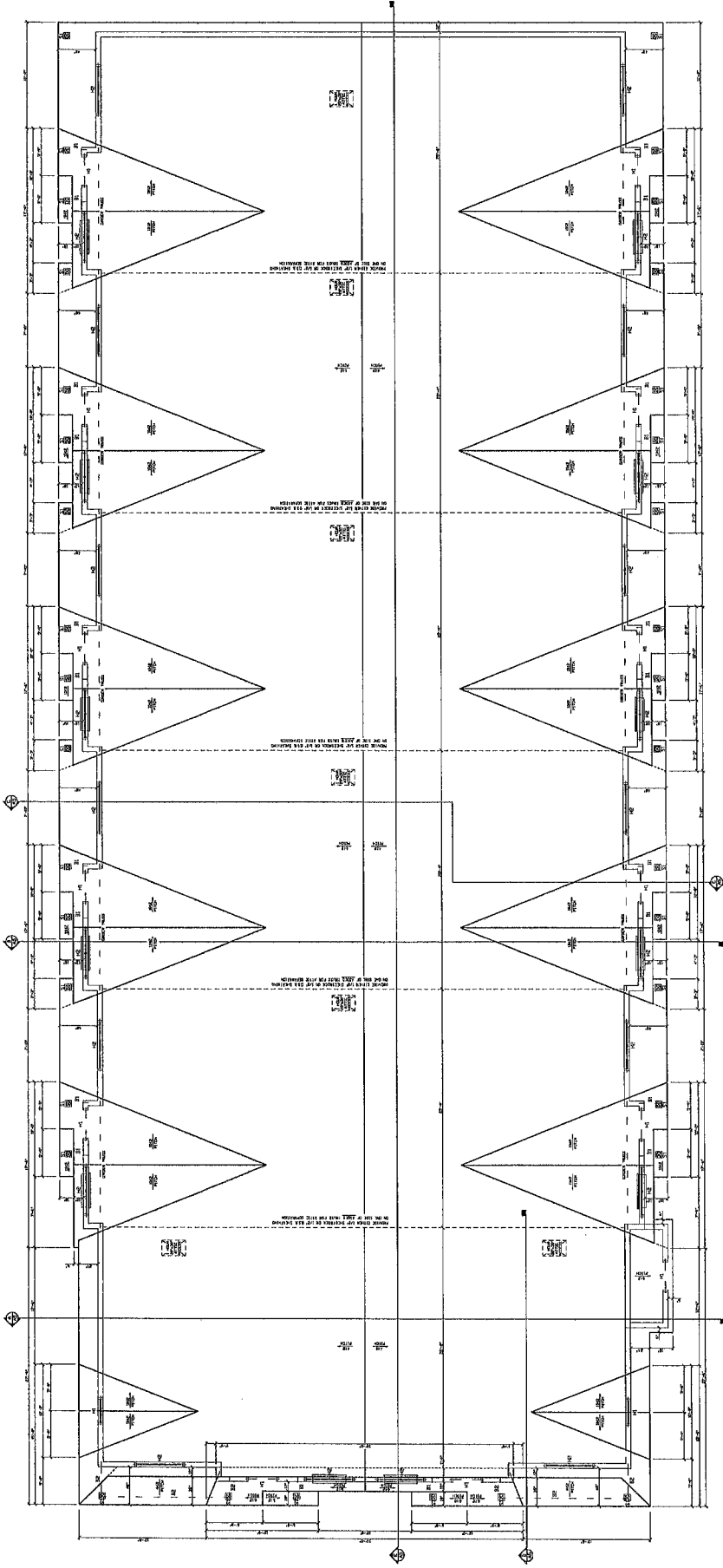
PIPE THROUGH WALL DETAILS



ELECTRICAL DETAILS

ERICKSON PARK 12 UNIT BUILDING

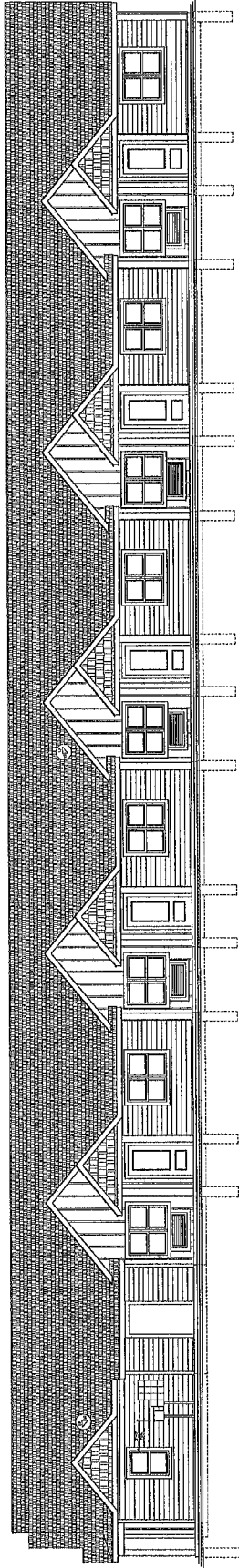
ROBERT JOHNSON  
 2407 S. CLARK ST.  
 MILWAUKEE, WI 53207  
 TEL: 414-353-8800

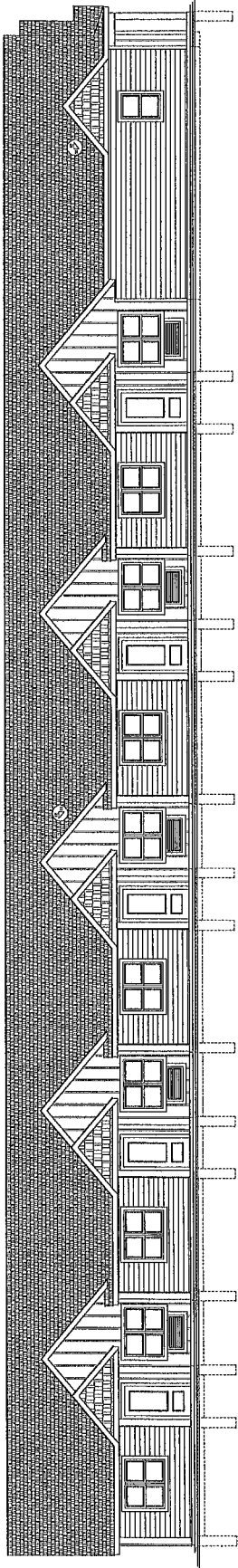


NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/15/03
2	ISSUED FOR PERMITS	10/15/03
3	ISSUED FOR PERMITS	10/15/03
4	ISSUED FOR PERMITS	10/15/03
5	ISSUED FOR PERMITS	10/15/03
6	ISSUED FOR PERMITS	10/15/03

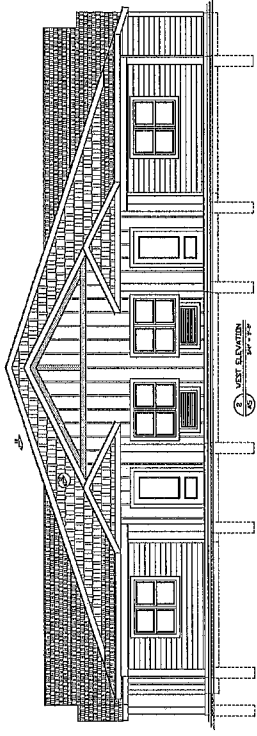
**NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MILWAUKEE ORDINANCES AND THE NATIONAL BUILDING CODE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF MILWAUKEE.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL CONSTRUCTION ACTIVITIES.

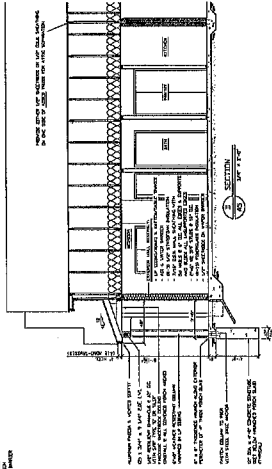




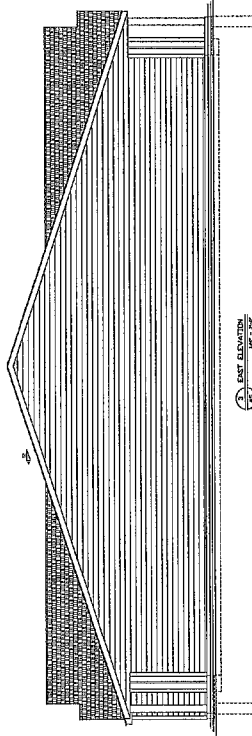
1 NORTH ELEVATION  
1/8" = 1'-0"



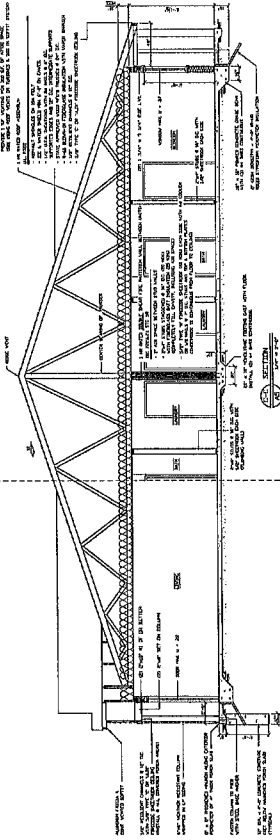
2 WEST ELEVATION  
1/8" = 1'-0"



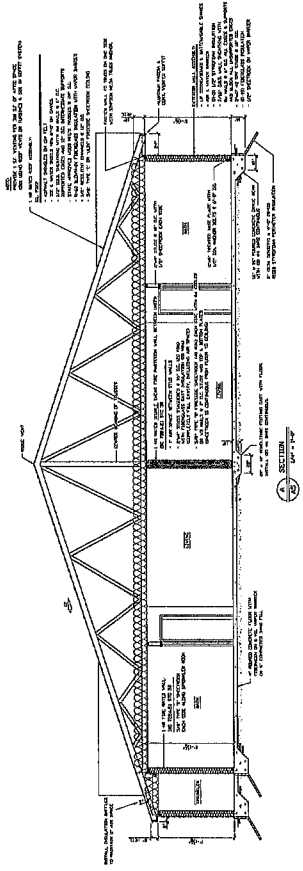
A-A SECTION  
1/8" = 1'-0"



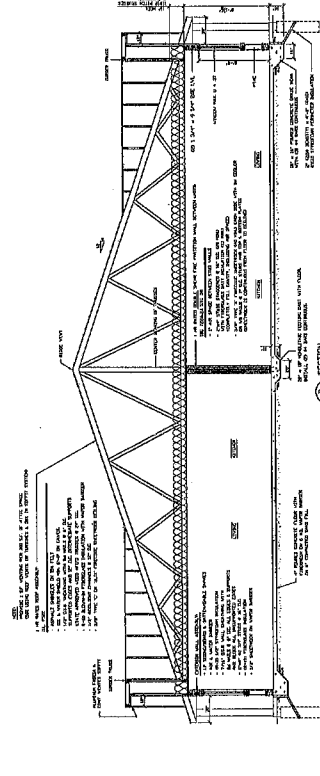
3 EAST ELEVATION  
1/8" = 1'-0"



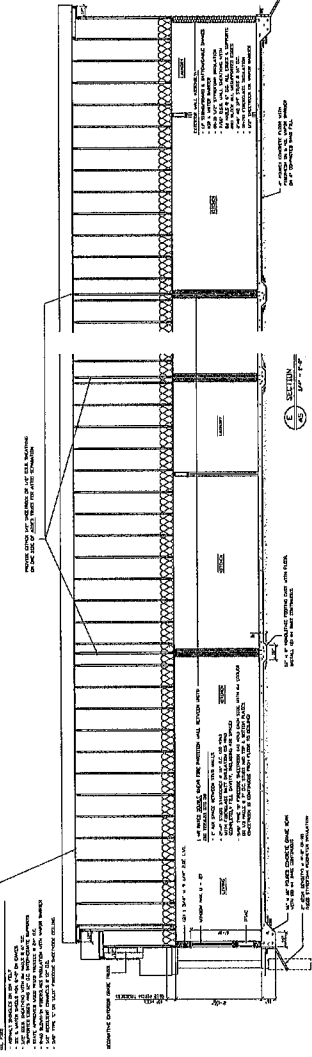
B-B SECTION  
1/8" = 1'-0"



C-C SECTION  
1/8" = 1'-0"



D-D SECTION  
1/8" = 1'-0"



E-E SECTION  
1/8" = 1'-0"

ROBERT JOHNSON  
ARCHITECT  
2000 W. WISCONSIN ST.  
MILWAUKEE, WI 53225

ERICKSON PARK 12 UNIT BUILDING  
JEFFERSON AVENUE  
CLIFFPIKA FALLS, WI

ORIGINAL  
A5  
5 of 5



**MINUTES**  
**COMMITTEE #1**  
**REVENUES, DISBURSEMENTS, WATER AND WASTEWATER**  
**April 14, 2026**

**Committee #1 - Revenues, Disbursements, Water and Wastewater met on Tuesday, April 14, 2026, 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 Hiess, Jody Marr, Dan Dixon, and Tim Normand.  
Others present: Finance Manager/Treasurer Lynne Bauer; Director of Public Works/Utility Manager Brandon Cesafsky; City Planner/Transit Manager Brad Hentschel; Police Chief Ryan Douglas; Fire Chief Brian Tonnancour; Parks, Recreation, and Forestry Director John Jimenez; Street, Fleet, and Utility Maintenance Manager Rick Ruf; Brian Reilly of Ehlers; and City Clerk Bridget Givens.

Call to Order: 9:26 am

**1. Approval of minutes from March 24, 2026.**

**Motion by Monarski/Nadreau** to approve the minutes from March 24, 2026. **All present voting aye motion carried.**

**2. Approval of minutes from April 2, 2026.**

**Motion by Monarski/Nadreau** to approve the minutes from April 2, 2026. **All present voting aye motion carried.**

**3. Discuss funding for return of print/copy devices related to the switch to Rhyme Printing Services. Possible recommendations to the Council.**

It was noted there is funding available in the Data Processing Account to cover the return of devices relative to the switch from EO Johnson to Rhyme Printing.

**Motion by Kiefer/Nadreau** to recommend Council approve funding in the amount of \$500 for return of print/copy devices related to the switch to Rhyme Printing Services with Utilities covering 20%, and the remainder to come from the Data Processing Account. **All present voting aye, motion carried.**

**4. Discuss proposal from Ehlers regarding a long-term financial management plan including a capital improvement planning process. Possible recommendations to the Council.**

Brian Reilly of Ehlers presented a proposal for a long-term financial management plan and provided an overview of the capital improvement planning process including the development of a capital list and identification of priorities. Associated fees were discussed, and it was noted this would be above and beyond the normal services we receive from Ehlers. The fee is a not to exceed amount based upon their estimated hours for the service. It was noted that a similar process is underway in Utilities.

**Motion by Monarski/Nadreau** to recommend Council approve the proposal from Ehlers for the development of a long-term financial management plan including a capital improvement planning process in an amount not to exceed \$52,000 with funding to come from reserves. **All present voting aye, motion carried.**

**5. Discuss replacing the roof, fascia and soffit on the Irvine Park Kitchen Building. Possible recommendations to the Council.**

Estimates were received and reviewed relative to the roof, fascia, and soffit repairs needed on the Irvine Park Kitchen building. It was noted that Rivers Edge Metal Roofing, LLC would be able to complete the work by June. Councilor Nadreau suggested pressure washing the building prior to commencement of the repairs.

**Motion by Kiefer/Nadreau** to recommend Council approve the estimate from Rivers Edge Metal Roofing, LLC for quoted work for the Irvine Park Kitchen Building in the amount of \$11,614 with \$5,000 coming from donation funds and the remainder from reserves. **All present voting aye, motion carried.**

**6. Discuss Wastewater Department request to purchase a dissolved oxygen sensor. Possible recommendations to the Council.**

Director of Public Works/Utilities Manager Cesafsky advised of the need to purchase a handheld dissolved oxygen sensor. Its use would allow for active checks of the dissolved oxygen probes in the aeration basin.

**Motion by Monarski/Kiefer** to recommend Council approve the purchase of a dissolved oxygen sensor in the amount of \$3,200 with funding to come from the Wastewater Operating Fund. **All present voting aye, motion carried.**

**7. Discuss Wastewater Department request to update the hiring range for the Wastewater Operator Position. Possible recommendations to the Council.**

**Motion by Monarski/Kiefer** to recommend Council update the hiring range for the Wastewater Operator Position to \$28.54 - \$33.70 per hour. **All present voting aye, motion carried.**

**8. Discuss funding for parking lot signage. Possible recommendations to the Council.**

This item will be brought to a future meeting.

**No action taken.**

**9. Discuss replacement of the BFW pump house roofing. Possible recommendations to the Council.**

Two quotes were received to replace the roofing at the BFW pump house. Additional discussion ensued relative to the priority of replacement.

**Motion by Monarski/Kiefer** to recommend Council approve the quote from Red Oak Exteriors (referred to as Malarkey in the meeting) in the amount of \$3,060 using what is available in the Pool Donation Account with the remaining balance coming from reserves. **All present voting aye, motion carried.**

**10. Discuss the BFW pool house block wall siding. Possible recommendations to the Council.**

One quote was received for the repair of the block wall siding at the BFW pool house. Discussion ensued as to whether or not this is the best investment without knowing the long-term future of the pool. Additional information on the overall condition of the wall is also needed.

**No action taken.**

**11. Discuss funding for wireless access point licensing and support. Possible recommendations to the Council.**

Additional software/hardware needs were identified to complete the camera project at the Irvine Park Maintenance Building. There are enough funds allocated to cover the first three line-items of the quote. It was noted that the recurring license fees will have to be included in the Park Budget going forward.

**Motion by Kiefer/Nadreau** to recommend Council approve funding for the wireless access point licensing and support needed to complete the camera project at the Irvine Park Maintenance Building from any remaining ARPA funds previously allocated for the camera project or franchise fees. **All present voting aye, motion carried.**

**12. Adjournment.**

**Motion by Kiefer/Nadreau** to adjourn at 10:26 am. **All present voting aye, motion carried.**

**Minutes submitted by,  
Rob Kiefer, Chair**



**MINUTES**  
**COMMITTEE #1**  
**REVENUES, DISBURSEMENTS, WATER AND WASTEWATER**  
**March 24, 2026**

**Committee #1 - Revenues, Disbursements, Water and Wastewater met on Tuesday, March 24, 2026, at 8:30 am in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.**

Committee Members present: Rob Kiefer and John Monarski. Absent was Paul Nadreau.  
Mayor/Other Council Members present: Jody Marr and Tim Normand.  
Others present: Finance Manager/Treasurer Lynne Bauer; Director of Public Works/Utility Manager Brandon Cesafsky; City Planner/Transit Manager Brad Hentschel; Parks, Recreation, and Forestry Director John Jimenez; Police Chief Ryan Douglas; Fire Chief Brian Tonnancour; Recreation Supervisor Mikinley Prafke; Utilities Office Supervisor Courtney Trainor; and City Clerk Bridget Givens.

Call to Order: 8:44 am

**1. Approval of minutes from March 10, 2026.**

**Motion by Monarski/Kiefer** to approve the minutes from March 10, 2026. **All present voting aye, motion carried.**

**2. Discuss renewal of contract with Neumo for New Vision Governmental Financial Software. Possible recommendations to the Council.**

Utilities Office Supervisor Trainor noted that the contract for the New Vision Financial Software expires March 31, 2026. The renewal contract was not sent to her until March 16<sup>th</sup>. An extension was requested as the soonest the recommendation could be approved by Council is April 7<sup>th</sup>. The contract cost of \$41,730 is split evenly between the City and Utilities and has been included in the budget. Additional discussion ensued relative to the desire to explore new financial software options going forward.

**Motion by Kiefer/Monarski** to recommend Council approve renewal of the contract with Neumo for the New Vision Governmental Financial Software. **All present voting aye, motion carried.**

**3. Discuss drafting an RFP for Allen Park. Possible recommendations to the Council.**

Parks, Recreation, and Forestry Director Jimenez noted they are looking to revitalize portions of Allen Park, which was part of the original design for the area. TIF funds are available to cover the cost of the plan and design.

**Motion by Kiefer/Monarski** to recommend Council approve moving forward with drafting an RFP for design and improvements in Allen Park. **All present voting aye, motion carried.**

**4. Discuss awarding the Ash Tree Removal Project to Eau Claire Tree Services. Possible recommendations to the Council.**

Six quotes were received for the Ash Tree Removal Project with the low bid being Eau Claire Tree Services. Estimated dates of completion and the scope of service were discussed.

**Motion by Kiefer/Monarski** to recommend Council approve awarding the Ash Tree Removal Project to Eau Claire Tree Services in an amount not to exceed \$33,960 with funding to come from reserves. **All present voting aye, motion carried.**

**5. Discuss using scrap funds to retrofit twenty-two fixtures with LED lamps at the Park Maintenance Office. Possible recommendations to the Council.**

The Parks Department received \$715.40 from the sale of scrap metal. Rather than set-up a sale of scrap account for the Parks Department, as sales are rare, the funds will be placed in the Street Department Sale of Scrap account and be used to help offset the cost of retrofitting twenty-two fixtures with LED lamps at the Parks Maintenance Office. The total cost of the project is \$1,686.00 with the remaining \$970.60 available in the Parks Department Budget.

**Motion by Kiefer/Monarski** to recommend Council approve funding to retrofit twenty-two fixtures with LED lamps at the Park Maintenance Office utilizing the sale of scrap and the current Parks Department Budget. **All present voting aye, motion carried.**

**6. Discuss additional funding needed for Memorial Day Parade Safety measures. Possible recommendations to the Council.**

Chief Douglas noted that the Memorial Day Parade route used to run on Hwy 124 to Bridgewater Avenue. It has now been rerouted to run the same as the other downtown parades. In the interest of safety, he is recommending the same buses at intersections as are currently used for the Bridge to Wonderland and Pure Water Days Parades. The 2026 Police Department Budget was increased to include this cost; however, the Memorial Day Parade was not included at that time. Funding options were discussed including the Police Department Sale of Scrap Account. Chief Tonnancour indicated he would be willing to split the cost with the Police Department. The estimated cost is \$913.20, and the Police Department will request a budget increase in 2027.

**Motion by Kiefer/Monarski** to recommend Council approve funding for the Memorial Day Parade Safety measures with the amount being split between the Police and Fire Department's Sale of Scrap Accounts. **All present voting aye, motion carried.**

**7. Discuss funding for equipment needed for the new part-time Open Records/Evidence Custodian Position at the Police Department. Possible recommendations to the Council.**

Douglas presented an estimate from Chippewa County IT for equipment needed for the new Open Records/Evidence Custodian position. It was noted that unspent wages for the position could be used as a funding source.

**Motion by Kiefer/Monarski** to recommend Council approve funding for the equipment needed for the new part-time Open Records/Evidence Custodian Position at the Police Department from unspent wages. **All present voting aye, motion carried.**

**8. Discuss funding for replacement of the Police Department K9 Squad. Possible recommendations to the Council.**

The Committee was advised that a request for replacement of the K9 Squad was included with the 2026 budget. It was asked that it be included as part of the 2026 borrowing discussions instead. Time is becoming a factor as ordering and build-out would have delivery in September. As a new K9 Officer is being appointed, time is of the essence.

Douglas noted there is roughly \$19,600 available in the vehicle account. Sale of the old squad is estimated to garner \$15,000 - \$20,000, leaving a shortfall of approximately \$45,000.

**Motion by Kiefer/Monarski** to recommend Council approve the purchase of a Police Department K9 Squad with funding to come from the Police Department Vehicle Account; sale proceeds from the existing squad; and reserves and to reimburse ourselves from bond proceeds. **All present voting aye, motion carried.**

**9. Adjournment.**

**Motion by Monarski/Kiefer** to adjourn at 9:16 am. **All present voting aye, motion carried.**

**Minutes submitted by,  
Rob Kiefer, Chair**



**MINUTES**  
**COMMITTEE #1**  
**REVENUES, DISBURSEMENTS, WATER AND WASTEWATER**  
**April 2, 2026**

**Committee #1 - Revenues, Disbursements, Water and Wastewater met on Thursday, April 2, 2026, 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 Hiess, Jody Marr, and Tim Normand.  
Others present: Finance Manager/Treasurer Lynne Bauer; Parks, Recreation, and Forestry Director John Jimenez; Parks Working Foreman Kevin Sweeney; and City Clerk Bridget Givens.

Call to Order: 9:04 am

**1. Discuss replacing the roof, fascia and soffit on the Irvine Park Kitchen Building. Possible recommendation to the Council.**

The condition of the roof for the Irvine Park Kitchen Building was discussed. This was identified as a building needing repair during the Committee #4 Tour. Three quotes were received for the work including two bids for asphalt shingles and one for tin. Discussion ensued relative to asphalt shingles versus a tin roof, life expectancy of the shingles, longevity of the building, and anticipated timeframe for completion. Due to water damage, the Committee felt it necessary that estimates include replacement of the sheathing.

Parks, Recreation, and Forestry Director Jimenez noted that there would be some funds available through donations to help offset the cost of repair. The Committee requested additional/updated quotes for the tin roof option. This item will be added to the upcoming Committee #1 Meeting on April 14<sup>th</sup>.

**No action taken.**

**2. Adjournment.**

**Motion by Kiefer/Nadreau to adjourn at 9:32 am. All present voting aye, motion carried.**

**Minutes submitted by,  
Rob Kiefer, Chair**

EO Johnson Item # 3

Courtney Trainor

**From:** Marla Paulus <mpaulus@eojohnson.com>  
**Sent:** Wednesday, April 1, 2026 1:57 PM  
**To:** Courtney Trainor  
**Subject:** RE: Print Management Contract Cancellation

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

If the machines are all in one place, then it would be \$2,000 to take out the hard drives and return the machines.

Marla Paulus  
Account Executive  
t: +17155981649 c: +17152104010  
EO Johnson Business Technologies

CONFIDENTIALITY NOTICE: This email contains privileged and confidential information intended only for the use of the individual or entity named above. If the reader of this email is not the intended recipient, you are hereby notified that any retention, dissemination or copying of this email is strictly prohibited. If you have received this email in error, please immediately notify the sender by email and delete the original email from your system.

**From:** Courtney Trainor <ctrainor@chippewafalls-wi.gov>  
**Sent:** Wednesday, April 1, 2026 1:44 PM  
**To:** Marla Paulus <mpaulus@eojohnson.com>  
**Subject:** RE: Print Management Contract Cancellation

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Marla,

Are you able to give me a quote just in case we would need you guys to pick up the machines? I haven't heard back yet from Rhyme and I want to make sure that if I do need to ask for funding, I am giving myself enough time to get it through Council.

Thank you,

Courtney Trainor  
Utility Office Supervisor  
Department of Public Utilities  
City of Chippewa Falls

# Rhyme Printing

Courtney Trainor

---

**From:** Justin Kressel <jkressel@rhymebiz.com>  
**Sent:** Monday, April 6, 2026 2:45 PM  
**To:** Courtney Trainor  
**Subject:** RE: Rhyme - EO Johnson Device

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.


Courtney,

Providing you with written approval that Rhyme will deliver the EO Johnson devices to their location in Eau Claire for \$500. I will gather the plan in the next couple of days on the schedule for returning so this can be coordinated with EO Johnson. If you have any other questions, please let me know. Have a great day!

Thank You,

[Click here to book an appointment with me](#)



Justin Kressel  
Client Manager  
p: 800-362-4333 w: www.rhymebiz.com  
LEAVE A REVIEW  


**From:** Courtney Trainor <ctrainor@chippewafalls-wi.gov>  
**Sent:** Monday, April 6, 2026 9:56 AM  
**To:** Justin Kressel <jkressel@rhymebiz.com>  
**Subject:** RE: Rhyme - EO Johnson Device

WARNING: This email originated from outside of Rhyme. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ok, if we have to pay something, I need to get it to Lynne by noon on Thursday for Committee and Council approval, so if they can give me a formal quote, I will take them both to Committee for a decision.

Courtney Trainor  
Utility Office Supervisor  
Department of Public Utilities  
City of Chippewa Falls

**AUTHORIZATION FOR RETURNING EQUIPMENT**



Date Returning Equipment:

Fax or Email: warehouse.ec@eojohnson.com

To: Rhyme

From: EC Warehouse

Re: Return of City of Chippewa Falls equipment

Phone: 715-858-9842

**Return Instructions**

Please follow each of the instructions to ensure that your account is properly credited for the return of equipment:

- Equipment must be received no later than April 30th, 2026. If equipment is received later, additional rental payments may be assessed.
- All freight charges must be prepaid. Any collect or COD shipments will be refused and could result in additional charges to you.
- Equipment needs to be insured. If the equipment is damaged while in transit, you will be responsible for the cost of repair of the equipment. For this reason, we highly recommend using a shipping company specializing in the air ride transportation of electronic goods. If you believe you have a claim against the carrier for any damage to the equipment, it will be your responsibility to file the claim.
- **Hard Drive Data Retention. Rhyme is responsible for removing the hard drive(s) while at the client's site and present to the client. This procedure ensures client data stays with the client and it will be the client's sole decision how to dispose of the hard drive**
- Please be advised that boxing and/or palletizing equipment may cause damage to the equipment. If equipment is palletized, you should use a solid surface pallet.
- **It is your responsibility to collect and return all unused supplies associated with the equipment specified in this document. Failure to comply with this obligation will result in being charged for the cost of the unreturned supplies.**
- It is your responsibility to de-install, ship, and insure the equipment you are returning. You are not required to use a specific shipping company. However, if you need assistance with shipping the equipment you can call **TTR Shipping at 888-333-6865 or Schock Logistics at 800-733-2753.**

---

Return Address: **E.O. Johnson Co. Inc  
1505 Prairie Lane  
Eau Claire, WI 54703**

Attention: **EC Warehouse**

Phone: **715-858-9842**

Email: **warehouse.ec@eojohnson.com**

**Please include a copy of this letter inside the package being returned.**  
If you are shipping for the customer, please provide the customer's name and contract number information on shipment and paperwork.

Item #4



April 1, 2026

Lynne Bauer  
City Finance Manager-Treasurer  
City of Chippewa Falls  
30 W Central St  
Chippewa Falls, WI 54729

## RE: Proposal for a Long-Term Financial Management Plan

Dear Lynne,

Thank you for the opportunity to present this proposal to undertake customized long-term financial planning for the City of Chippewa Falls. We are deeply appreciative of our long-standing relationship with the City and hope that our past efforts and this proposal demonstrate our team's collective qualifications to deliver the City's desired outcomes as requested - and to surpass your expectations for quality and value.

We understand the City's present circumstances. The Council and staff are seeking to engage in a facilitated discussion that results in a long-term fiscal strategy that achieves:

- Prudent deployment of the City's ample general fund reserves, while maintaining targeted balances established in the City's fund balance policy throughout the forecast period.
- A methodology for timing and prioritization for feasibly funding the City's long-term capital plan.
- A long-term operational expense forecast that incorporates City-defined assumptions, the constraints of levy limits, and contemplates other factors such as participation in the State's Expenditure Restraint Program.
- A forecast that includes consideration of TIF district termination(s).
- Communicating recommendations to the Council for long-term fiscal sustainability to include any discussions about transitioning levy-supported functions to fee-based services.

We can accomplish this with a long-term Financial Management Plan for the governmental funds that will provide a strategy for funding the City's priority projects and operations. It will let us ask, "What if?" For example, what if we delay a project? What if we need to add additional staff? What if we change our special assessment policy for street projects? The Financial Management Plan provides a tool to explore all these questions and more, along with developing a comprehensive funding strategy for the long-term operating and capital needs of the City.

## Financial Management Plan

A Financial Management Plan ("FMP") is a long-term operating budget and capital improvement plan with a funding strategy developed through facilitated discussions with staff and Council. It will guide the City's financial future and determine how the City can feasibly fund its capital needs. By combining the City's future needs and existing obligations into one projection, the FMP will measure the total tax impact of the City's operations and capital projects, now and into the future. We will show the projected impact on the tax rate, levy limit, and property taxes on a sample taxable property.

This comprehensive fiscal plan will integrate the City's:

- Policy priorities
- Capital Improvement Plans
- Capital equipment needs
- Existing and future debt and bond rating criteria
- Market value changes, including expiring TID's and net new construction
- Future operating expenses, including staffing and facilities needs

Ehlers will build a customized forecasting model with projections for each fund that roll up into a summary analysis that encompasses the City's future fiscal profile.

We propose including the following funds in the FMP:

- General Fund
- Debt Service Fund
- Capital Projects Fund
- Special Assessments Capital Projects Fund
- Park Donation Fund

As part of developing the FMP, Ehlers will engage the Council in facilitated discussions to describe the projections and develop consensus. By understanding the financial impacts of decisions, the Council can establish spending priorities and develop points of view about an acceptable level of property taxes and other revenues. The FMP will provide the Council and the public with an understanding of how today's decisions will affect constituents in the future. Additionally, the forecast will be set against the constraints of levy limits and the City's participation in the Wisconsin Expenditure Restraint Program.

## Staff and Council Meetings for the FMP

Ehlers' scope of work anticipates two meetings with staff and two meetings with the City Council. During the initial staff meeting, we will discuss policy issues to prepare a baseline model of the City's financial condition that incorporates existing operations, new staff and initiatives, plus all proposed capital expenditures. Basic assumptions will also be established at this phase. This baseline model will show financial impacts related to fund balances, tax impacts and apparent trends and will be reviewed in a second meeting with staff.

This is the starting place for the conversation with Council. At the first Council workshop we will show the financial impact of accomplishing all the City's goals and determine if priorities need to be set between competing funding demands. We will also explore options for additional and/or alternative revenues, along with associated impacts.

Based on staff and Council direction, we will then refine the FMP with up to two scenarios. After soliciting additional feedback, we will develop a fiscal strategy and make recommendations on financial policies at a second Council meeting or work session.

## Financial Management Plan Deliverables

The FMP will deliver an achievable, comprehensive financial plan that has been reviewed by and agreed upon by the City Council.

The FMP includes:

- Annual projected budget numbers for each of the next 10 years
- Inclusion of all feasible capital improvements identified by the City
- Facilitated Council discussions to reach consensus on prioritization of projects and potential new revenue structures
- Presentation materials for Council
- Recommended actions for the City to take

Most importantly, the FMP process will result in a feasible funding plan for all the City's operations and capital projects that have a tax impact. A more detailed description of the FMP is attached in Appendix A.

## Project Team

The Project Team for the FMP will consist of Brian Reilly, Jeanne Vogt and April Miller. Brian will attend the Council meetings, as well as attend meetings with the City staff, and oversee the project. Jeanne and April will complete the analytical analysis. Together, this team has over 50 years of experience.

## Project Schedule

The FMP can be completed over a four- to six-month period, depending on the availability of capital improvement plans and timing of Council workshop and meeting schedules. The goal is to progress to final or near-final status prior to the start of meaningful budget discussions in late Summer 2026.

## Proposed Cost


Ehlers proposes to complete the FMP for the following not-to-exceed cost:

Financial Management Plan	\$32,500
Debt Service Fund & Accounts (Issue)	<u>\$19,500</u>
Total Project Cost	\$52,000

We propose the project be billed hourly at the hourly rate of \$310 for actual hours worked. Final costs may be less. As the project unfolds, Ehlers will invoice monthly for work completed in the prior month with descriptions of project activities and the time expended. Ehlers is committed to delivering, and showing value, in our work.

Thank you for engaging with us in your financial planning discussion. We appreciate your consideration and look forward to discussing how Ehlers can best serve the City.

Sincerely,



Brian Reilly, CFA  
Senior Municipal Advisor / Managing Director

## Appendix A

### Scope of Work: Financial Management Plan

The Financial Management Plan ("FMP") will be completed in the following steps.

- Step 1. Review City's current financial position, policies and practices.
- Step 2. Aggregate and outline all future capital needs and program requests from the city's departments. A comprehensive list of major capital items and operational needs will be developed with the staff leadership. Fund balances, tax levy, debt proceeds, and annual revenues will be evaluated as funding sources.
- Step 3. Assist in identifying other policy issues to be discussed and establish a framework for such discussion.
- Step 4. Evaluate the impact of any tax base changes. We will project growth in equalized value based on historical valuation trends, and anticipated potential for and timing of new development based on Client input. If applicable, "TID IN" and "TID OUT" forecasts will be provided. The impact of TID closure will be considered based on Client direction.
- Step 5. Create the FMP Base Model that shows the impact of including all capital requests. Based on the valuation projection, a forecasted equalized tax rate will be provided. Future levy requirements will be tested against applicable levy and rate limits.
- Step 6. Analyze options to best meet the City's needs. Options might include varying the timing of capital projects, changing capital funding policies, or modeling alternative revenue sources. The model will also forecast debt limit capacity utilization and the projected impact of future debt obligations on selected debt profile indicators (for General Obligation debt). The financial impact, including determining bond rating impact(s), of up to two scenarios will be shown.
- Step 7. Prepare an achievable, comprehensive financial plan that helps the City fund capital and operating priorities and builds Council consensus. A summary of the actions required to achieve Council direction will be provided in a memo.

Item #5

ESTIMATE

E&M Contracting LLC  
Beau Moga  
E655 Woodridge Dr  
Eau Claire WI 54701



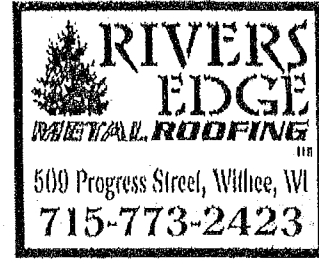
Estimate prepared for Irvine Park Kitchen Building  
Reroof / Façade Soffit

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Tear off old shingles, dispose and put new certainfeed Asphalt shingles back on {green }			
Materials		\$2,689.05	
Labor		\$2,700.00	
Allowance for any sheathing replacement		\$500.00	
			\$5,889.05
Tear off old façade soffit, dispose and redo entire building with aluminum {mocha color}			
Materials		\$2987.25	
Labor		\$1,500.00	
Allowance for any lumber needed for repair		\$500.00	
			\$4,987.25

NOTES: please consider that this estimate is for full replacement for both roof and façade/soffit. There are options for the façade/soffit that can be considered.

Item #5

Rivers Edge Metal Roofing LLC  
609 Progress ST  
Withee, WI 54498



ADDRESS  
Kevin Sweeney  
Chippewa Falls Parks Recreation  
& Forestry  
30 W Central Street  
Chippewa Falls, WI 54729

**Estimate 4054**

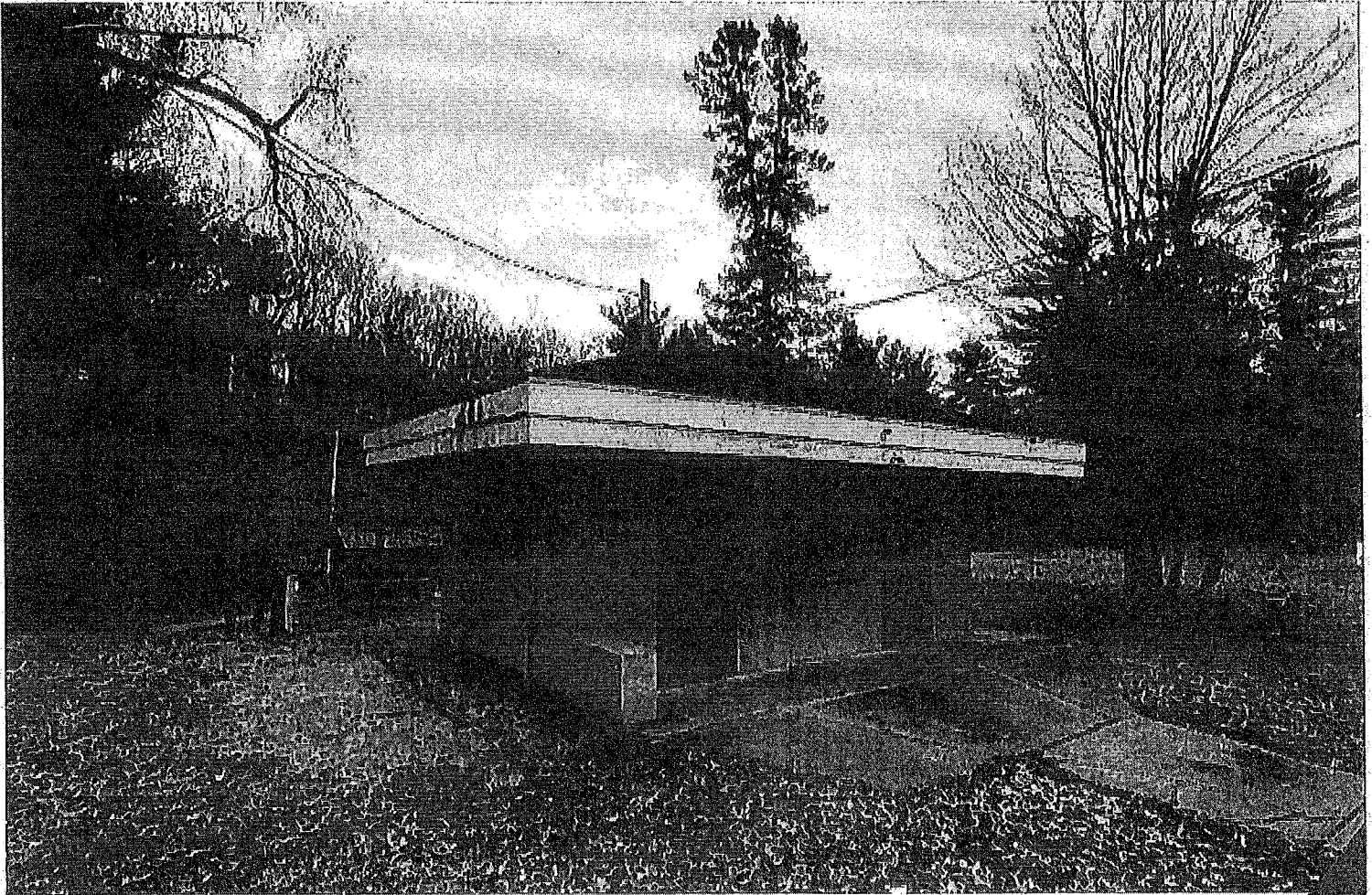
**DATE 10/01/2026**

**EXPIRATION DATE 12/01/2026**

ACTIVITY	QTY
INSTALL 26 GAUGE SNAPLOCK AND METAL SOFFIT AND FASCIA ON MAIN PAVILION KITCHEN / WITHOUT REMOVING SHINGLES	
Ft. of Textured Snap-Lok Panels	500
Ft of Drip Edge	100
Ft of Hip*Ridge	60
Ft of Vented Ridge	10
Ft of Titanium PSU 30 Ice and Water Guard Underlayment	200
Rolls of Reflective Underlayment	1.50
1.5 Inch Wafer Head Screws	500
SOFFITS	
Metal soffit (textured white)	28
12" Metal Face Trim	280
Metal F-Channel	140
Labor	1
OSB 7/16th To Replace Rotten Sheeting	2

**TOTAL \$8,907.20**

Item #5



MALARKEY ROOFING  
QUOTE

MAR 30, 2026

JODY MARR

600 Irvine Park Dr.  
Chippewa Falls, WI  
54729  
jmarr@chippewafalls-wi.gov  
7154973651

[matt.karasch@redoakext.com](mailto:matt.karasch@redoakext.com)  
7153796193



# INTRODUCTION

Hi Jodi,

Thank you for considering Red Oak Exteriors for your exterior needs. We're proud to be a locally owned and operated company serving the Eau Claire community and surrounding area. At Red Oak Exteriors we believe in honest work, quality craftsmanship, and building lasting relationships with our neighbors - because this isn't just where we work, it's where we live.

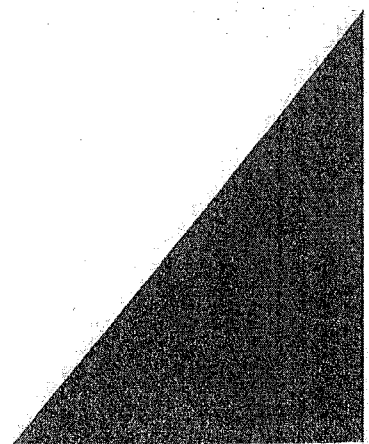
With years of experience in the industry, our team understands the unique demands that Wisconsin weather places on your home. That's why we only use the highest quality materials and proven installation techniques to ensure your home stands up to the elements year after year. Whether you're in need of a full roof replacement, repairs after storm damage, or an upgrade to enhance your home's curb appeal, you can count on us to provide straightforward guidance and dependable service from start to finish.

This proposal includes a complete breakdown of the work to be completed, the materials we recommend, your investment estimate, warranty details and an outline of our process. We want you to feel confident and informed every step of the way.

At Red Oak Exteriors, we don't just build roofs - we build trust. We're grateful to have the chance to earn yours and look forward to the opportunity to serve you.

Sincerely,

Andy Engedal  
Sales/Estimator  
Red Oak Exteriors



# OUR PROCESS

At Red Oak Exteriors, we believe that a smooth, well-communicated process is just as important as quality materials and skilled workmanship. Here's what you can expect when you work with us:

## **Initial Consultation**

We'll start with a free, no pressure consultation to evaluate your project, understand your needs and answer any questions you may have. We'll inspect for damage, assess ventilation and discuss style and material options based on your preferences and budget.

## **Detailed Proposal**

After the inspection, we'll provide a detailed proposal, outlining the scope of work, recommended materials, pricing, timeline, warranty information and our permitting and cleanup plan. Everything is clearly laid out so there are no surprises.

## **Permitting and Scheduling**

Once the proposal is approved, we'll take care of pulling all necessary permits with the city or township. As a licensed Dwelling Contractor, we ensure every job meets local building codes and regulations. We'll also schedule your project and provide a timeline that works for you.

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Prior to installation, we'll coordinate the delivery of all the materials and ensure the jobsite is prepared for safe and efficient work. We'll protect landscaping and property features as needed. Installation Our experienced crews will complete your job with precision, professionalism and respect for your property. We focus on quality and safety every step of the way. Most standard, residential roofs are completed in 1-2 days, weather permitting.

## **Final Inspection and Cleanup**

After the installation, we'll perform a full walkthrough and inspection to ensure every detail meets our standards - and yours. We take pride in leaving your property spotless, with thorough debris removal and magnetic nail sweeps.

## **Warranty and Follow-Up**

You'll receive all warranty documentation for materials and workmanship. We're always here if you have questions or concerns - long after the job is done. Our reputation is built on standing behind our work.



**Malarkey**  
Roofing Products®

## - ROOF COMPONENTS

### LAMINATE SHINGLES

Beautify & protect for years to come

### HIP & RIDGE CAP SHINGLES

The finishing touch that helps defend against leaks at the hips and ridges

### SYNTHETIC UNDERLAYMENT

Helps shield the roof deck from moisture infiltration

### LEAK BARRIER

Helps prevent leaks caused by wind-driven rain and ice dams

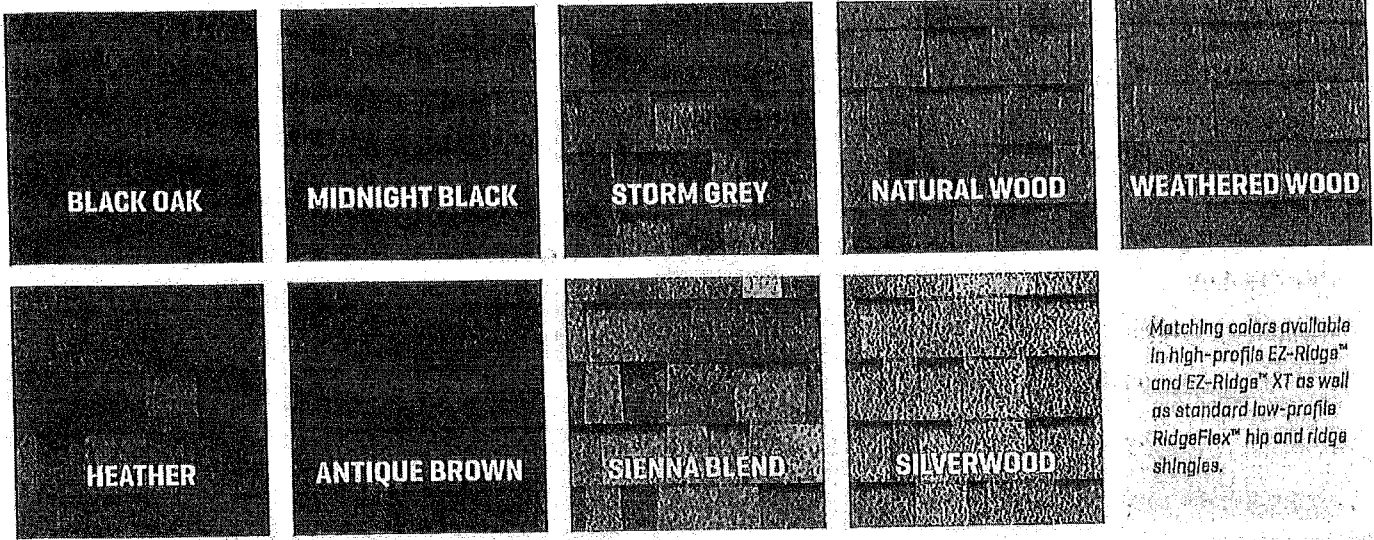
### STARTER STRIP SHINGLES

Helps guard against shingle blow-offs



Your roof protects  
your home. Our  
shingles protect it.





## PERFORMANCE ENGINEERED

**All-Weather Performance** – NEX® Technology rubberizes shingles to better respond to varying and extreme weather.

**Resists Impact** – Synthetic rubber (SBS) polymers add pliability and resilience to resist tears and provide a high level of impact protection (hail). Class 3 impact rating.

**Resists Wind & Rain** – Synthetic adhesive (SEBS), double rain seals, and 'The Zone', our patented wider nailing area, seal down shingles and block out wind-driven rain. Wind warranties from 110-130 mph.

**Resists Algae** – Blend of algae-resistant, copper-containing granules help prevent unsightly black streaks. 12-year algae warranty.

**Resists Fire** – Shingles meet highest fire rating (Class A).

**'Your Choice' Warranty** – Select our transferable Limited Lifetime Shingle Warranty or one from a competitor – your choice.

## ENVIRONMENTALLY DESIGNED

**Reduces Smog** – 3M™ Smog-Reducing Granules harness sunlight to reduce smog air pollution.

**Upcycles Materials** – Recycled rubber and plastics are repurposed to enhance shingle durability.

**Lasts Longer** – Superior granule adhesion protects shingles from premature aging caused by solar rays.

**Cleaner Manufacturing** – NEX® Technology results in much lower emissions than the highly-pollutive oxidation process used to make traditional shingles.

**Less Waste** – Malarkey has earned GreenCircle Certification for Waste Diversion from Landfill at all its facilities.



<sup>1</sup> Assumes roof of 80 squares. Source: Lawrence Berkeley National Laboratory and 3M.  
<sup>2</sup> Assumes roof of 80 squares.

Test Compliance – ASTM D7168 Class H, ASTM D3468, ASTM D3161 Class F, ASTM D5018 Type I, ASTM E108 Class A Fire Rating, UL 2218 Class 3 and CSA A123.5.

DISCLAIMER: Photographs of shingles may not accurately represent their true color or the variations of color blends that will appear on the roof. Before installation, five or six shingles should be laid out and reviewed for desired color. Colors and specifications subject to change without notice. Shingle colors not available in all regions.

\* For complete Limited Lifetime Warranty and 'Your Choice' Warranty details, as well as information on our other warranties (such as Wind and Algae) and the Right Start™ 12-year non-prorated period against manufacturing defects, please reference Malarkey's Shingle and Accessory Warranty available at [www.malarkeyroofing.com/warranty-center](http://www.malarkeyroofing.com/warranty-center). This version supersedes all previous versions. Rev. 11/19

### WARRANTIES\*

Limited Lifetime Shingle Warranty  
 Right Start™ Period (12 years)  
 Limited Wind Warranty (110 mph)  
 Enhanced Wind Warranty (130 mph)  
 Algae Resistant Warranty (12 years)

P.O. Box 17217

Portland, Oregon 97217

800-545-1181

[www.malarkeyroofing.com](http://www.malarkeyroofing.com)

MADE IN PORTLAND, OR

MEETS CSA A123.5  
 STANDARDS

MADE IN USA

# ACTIVITY ROOM ROOF

Description	Line total
Malarkey Vista Shingle Roof System - Details of roof Installation is as follows:	
Malarkey Vista asphalt roof - (Activity Room Roof)	\$8,075.00
<ul style="list-style-type: none"> <li>- *This price includes a full tear off and resheet of structure with new 1/2" OSB.</li> <li>-* Due to inability to inspect attic area, this price does not include any new framing to original trusses. We will inspect framing once the old sheeting is off. If there are areas of concern, we will bill \$75 an hour plus material to address any rot or needed supports.</li> <li>-Remove existing shingles and underlayment down to decking (1 layer included, additional layers will be billed at \$750 per layer)</li> <li>-Install new aluminum drip edge.</li> <li>-Install new pipe boots. (split boot)</li> <li>-Install 2 rows of ice and water shield on all eaves</li> <li>-Install synthetic Malarkey underlayment on entire roof.</li> <li>Install Malarkey starter strip on all eaves and rakes.</li> <li>-Install 50 year non prorated Malarkey Vista shingles on entire roof.</li> <li>Install Malarkey ridgecap.</li> <li>-Complete full clean up of property, including gutters, ground, driveway and landscaping</li> <li>-Includes a 3 year workmanship warranty on all labor.</li> <li>-Red Oak Exteriors will be responsible for all material and debris removal.</li> </ul>	
<b>Section Total</b>	<b>\$8,075.00</b>

Description	Line total
Fascia/Sub Fascia	

Sub-Fascia Replacement & Aluminum Fascia Wrap.

\$2,209.00

- Provide labor and materials to remove damaged sub-fascia and install new wood sub-fascia, followed by wrapping all fascia with white aluminum coil for a clean, durable, maintenance-free finish.

Scope of Work

Removal & Disposal:

- Remove existing deteriorated or damaged sub-fascia boards as needed.
- Dispose of all debris in a clean and safe manner

Sub-Fascia Replacement:

- Install new sub-fascia using exterior-grade lumber.
  - Fasten securely to existing rafter tails
- Ensure straight, level alignment for proper finish work.

Fascia Wrap (Aluminum Coil)

- Custom-bend and install white aluminum coil stock over all fascia.
- Fully cover exposed wood surfaces for weather protection.
- Secure using color-matching fasteners
- Ensure clean lines and tight seams

Detailing & Finish:

- Tie into new soffit and drip edge where applicable.
- Seal and secure all joints for a finished appearance.

-Includes a 3 year workmanship warranty on all labor.

-Red Oak Exteriors will be responsible for all material and debris removal.

**Section Total**

**\$2,209.00**

**Description**

**Line total**

**New Aluminum Soffit**

Soffit Removal & Replacement (White Vented Soffit)

\$3,500.00

- Provide labor and materials to remove existing wood soffit and install new white vented soffit for improved ventilation, durability, and a clean finished appearance.

Removal & Disposal:

- Remove existing wood soffit panels
- Inspect exposed areas for visible damage
- Dispose of all removed materials and job debris

Preparation:

- Inspect framing and backing for integrity
  - Make minor adjustments to ensure proper installation surface
- Notify of any major structural issues (if discovered).

Installation of New Soffit:

- Install new white vented soffit panels
- Ensure proper airflow and consistent ventilation throughout.
- Secure panels using manufacturer-recommended fastening methods.
- Align panels for a straight, uniform appearance

Trim & Finishing:

- Install J-channel and/or F-channel as needed
- Tie into existing fascia and siding
- Ensure clean edges, tight seams, and professional finish.

Cleanup:

- Includes a 3 year workmanship warranty on all labor.

- Red Oak Exteriors will be responsible for all material and debris removal.

**Section Total**

**\$3,500.00**

**Estimate subtotal**

**\$13,784.00**

**Total**

**\$13,784.00**

# AUTHORIZATION PAGE

Activity Room Roof

\$13,784.00

Name: Jody Marr

Address: 600 Irvine Park Dr., Chippewa Falls, WI

Estimates valid for 30 days from date of estimate / A 50% deposit is required before any project begins

## Deposit

50%

---

## Customer Comments / Notes

---

Jody Marr:

Date:

---

# TERMS AND CONDITIONS

You may cancel this contract from the day you enter into the contract until 10 days after you receive a copy of the contract. You do not need a reason to cancel. If you do not receive the goods or services within 30 days of the date stated in the contract, you may cancel this contract within one year of the contract date. You lose that right if you accept delivery after the 30 days. There are other grounds for extended cancellation. For more information, you may contact your provincial/territorial consumer affairs office. If you cancel this contract, the seller has 15 days to refund your money and any trade-in, or the cash value of the trade-in. You must then return the goods. To cancel, you must give notice of cancellation at the address in this contract. You must give notice of cancellation by a method that will allow you to prove that you gave notice, including registered mail, fax or by personal delivery.

**I understand that if roof rot is discovered during tear-off Red Oak Exteriors reserves the right to replace sheathing and bill me up to \$200 in addition to the estimated cost below without notifying me in advance. Red Oak Exteriors will call me for authorization if wood replacement will exceed \$200.**

I understand that I must remove items from the interior walls of my home that may be damaged or fall due to vibrations from the loading/installation of shingles on to my roof (if applicable), or installation of siding. Red Oak Exteriors is not liable for such damages.

I understand that minor stucco damage may result when the roof is torn off areas where stucco meets my roof's surface, especially where improperly applied. Red Oak Exteriors is not liable for repairing said damage.

I understand that any warranty for material used during the project is provided by the material manufacturer. Unless agreed upon otherwise, Red Oak Exteriors provides a 3-year Workmanship Warranty on portions of the project in which Red Oak Exteriors fully replaced any existing products. Roofing workmanship warranties will be reduced to one year when home owners have requested that full synthetic underlayment not be installed. Full warranty details available by request.

I understand that, unless agreed upon, this does not apply to products, some of which may deteriorate more rapidly (i.e. sealants) and should be inspected on a regular basis, and am not responsible for material shortage and have no claim to material surpluses.

I certify that I am the registered owner of the above project property, or have the legal permission to authorize Red Oak Exteriors to perform the work as stated and agree to pay the total project price.

I understand that any insurance claims are subject to the specific terms and conditions outlined by my insurance company, and may be subject to insurance company approval.

I understand that payment in full is due upon completion of work as stated in contract. All invoices not paid in full after 15 days will be subject to a 2% per month interest charge.

I acknowledge that I have read and understand this page. Initials: \_\_\_\_\_

Item #5

Rivers Edge Metal Roofing LLC  
509 Progress ST  
Withee, WI 54498



**ADDRESS**

Kevin Sweeney  
Chippewa Falls Parks Recreation  
& Forestry  
30 W Central Street  
Chippewa Falls, WI 54729

**Estimate 4054**

**DATE 04/02/2026**

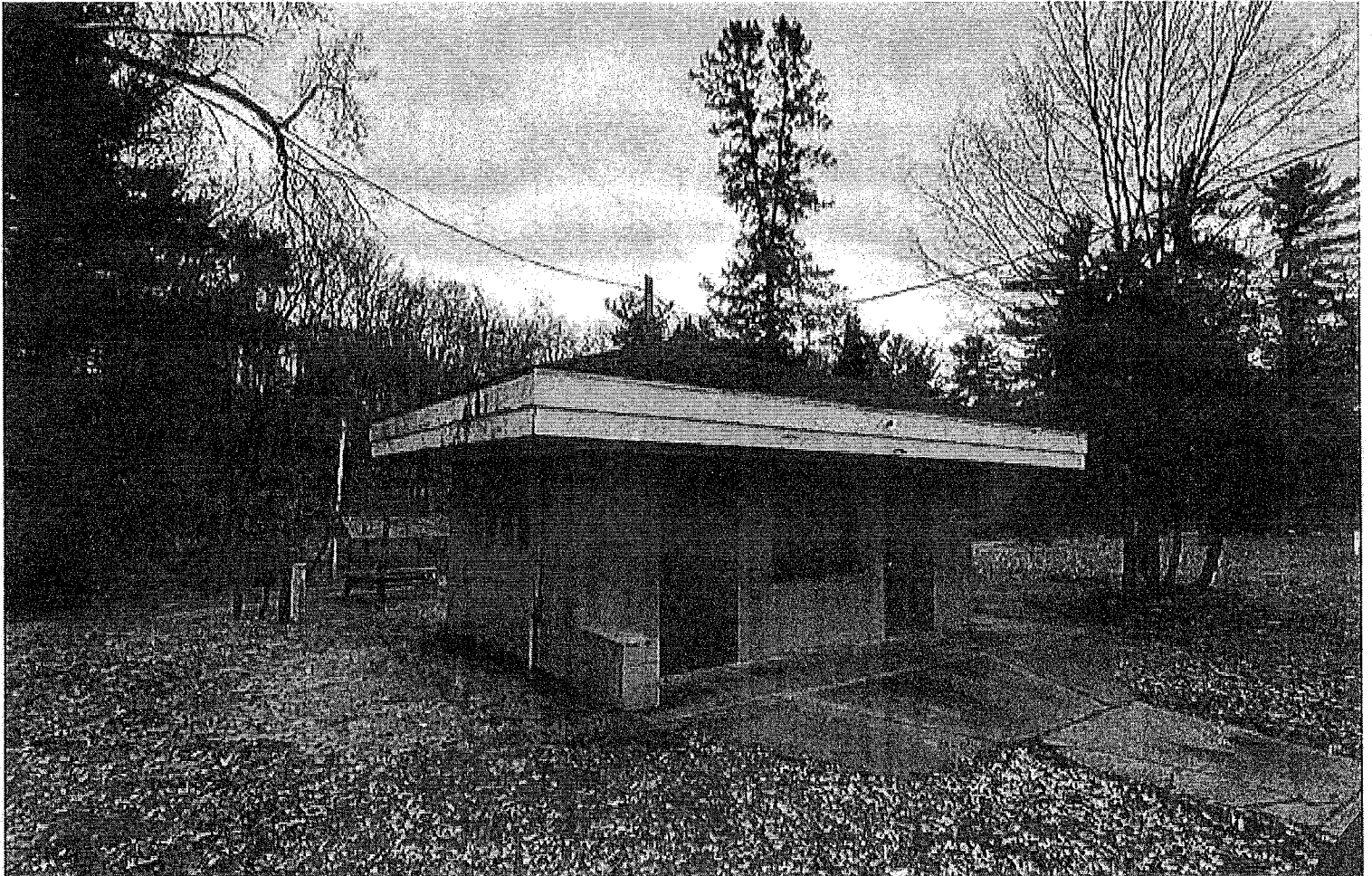
**EXPIRATION DATE 06/30/2026**

ACTIVITY	QTY
REMOVE -CLEAN UP AND DISPOSE OF SHINGLES	
REMOVE -CLEANUP AND DISPOSE OF ANY BAD ROOF DECK	
INSPECT TRUSSES ANY DAMAGE AS NEEDED	
INSTALL NEW OSB ROOF DECK EVERYWHERE OR AS NEEDED	
INSTALL SYNTHETIC UNDERLAYMENTS	
INSTALL 26 GAUGE SNAPLOCK ROOFING	
INSTALL METAL SOFFIT AND FASCIA	
MAIN PAVILION KITCHEN	
Ft. of Textured Snap-Lok Panels	500
Ft of Drip Edge	100
Ft of Hip*Ridge	60
Ft of Vented Ridge	10
Ft of Titanium PSU 30 Ice and Water Guard Underlayment	400
1.5 Inch Wafer Head Screws	500
SOFFITS	
Metal soffit (textured white)	28
12" Metal Face Trim	280
Metal F-Channel	140
Labor	1
OSB 7/16th To Replace Rotten Sheeting	24
Shingle -Removal -Cleanup And Disposal	1

**TOTAL \$11,614.00**



Item #5



## MALARKEY ROOFING QUOTE

APR 03, 2026

### JODY MARR

600 Irvine Park Dr.

Chippewa Falls, WI

54729

[jmarr@chippewafalls-wi.gov](mailto:jmarr@chippewafalls-wi.gov)

(715) 497-3651

[matt.karasch@redoakext.com](mailto:matt.karasch@redoakext.com)

7153796193



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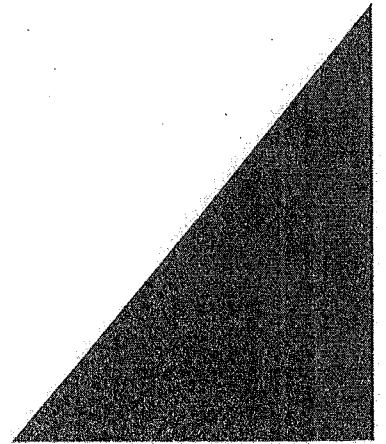
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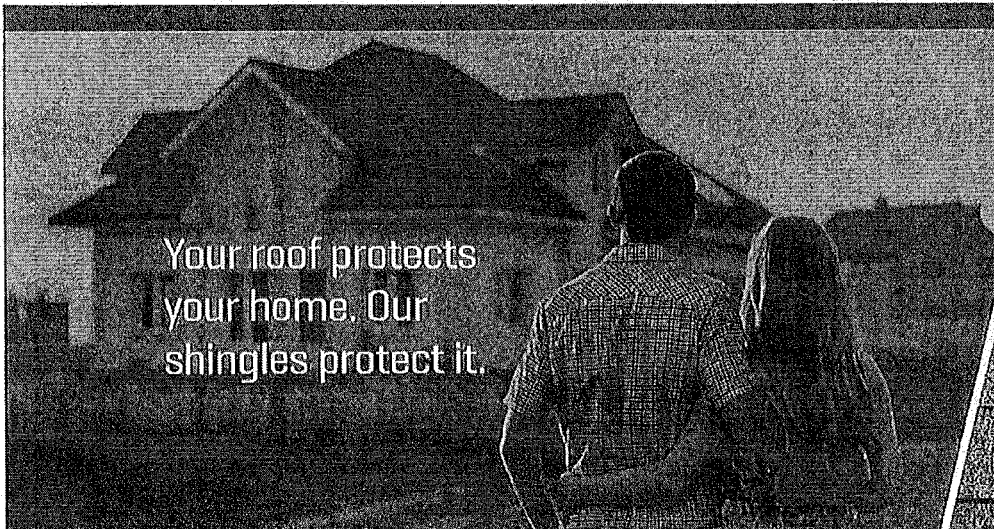
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### STARTER STRIP SHINGLES

Helps guard against shingle blow-offs

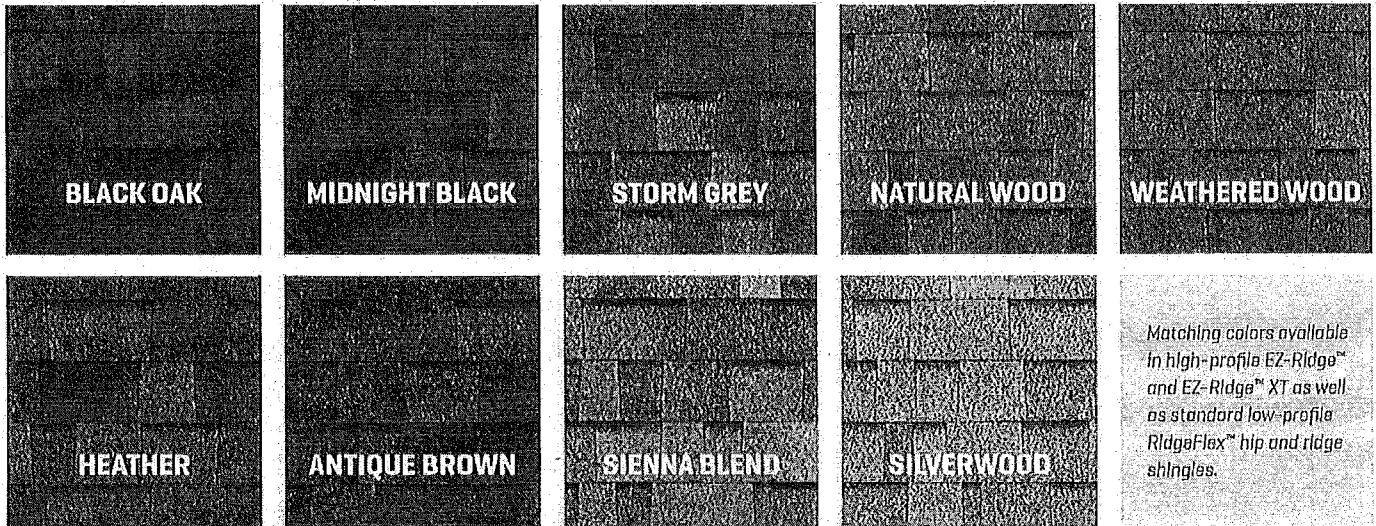
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Helps prevent leaks caused by wind-driven rain and ice dams



Your roof protects  
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## PERFORMANCE ENGINEERED

**All-Weather Performance** - NEX® Technology rubberizes shingles to better respond to varying and extreme weather.

**Resists Impact** - Synthetic rubber (SBS) polymers add pliability and resilience to resist tears and provide a high level of impact protection (hail). Class 3 Impact rating.

**Resists Wind & Rain** - Synthetic adhesive (SEBS), double rain seals, and The Zone®, our patented wider nailing area, seal down shingles and block out wind-driven rain. Wind warranties from 110-130 mph.

**Resists Algae** - Blend of algae-resistant, copper-containing granules help prevent unsightly black streaks. 12-year algae warranty.

**Resists Fire** - Shingles meet highest fire rating (Class A).

**'Your Choice' Warranty** - Select our transferable Limited Lifetime Shingle Warranty or one from a competitor - your choice.

## ENVIRONMENTALLY DESIGNED

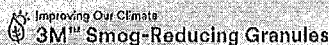
**Reduces Smog** - 3M™ Smog-Reducing Granules harness sunlight to reduce smog air pollution.

**Upcycles Materials** - Recycled rubber and plastics are repurposed to enhance shingle durability.

**Lasts Longer** - Superior granule adhesion protects shingles from premature aging caused by solar rays.

**Cleaner Manufacturing** - NEX® Technology results in much lower emissions than the highly-pollutive oxidation process used to make traditional shingles.

**Less Waste** - Malarkey has earned GreenCircle Certification for *Waste Diversion from Landfill* at all its facilities.



<sup>1</sup> Assumes roof of 30 squares. Source: Lawrence Berkeley National Laboratory and 3M.

<sup>2</sup> Assumes roof of 30 squares.

Test Compliance - ASTM D7168 Class H, ASTM D3462, ASTM D3161 Class F, ASTM D3018 Type I, ASTM E108 Class A Fire Rating, UL 2218 Class 3 and CSA A123.5.

DISCLAIMER: Photographs of shingles may not accurately represent their true color or the variations of color blends that will appear on the roof. Before installation, five or six shingles should be laid out and reviewed for desired color. Colors and specifications subject to change without notice. Shingle colors not available in all regions.

\* For complete Limited Lifetime Warranty and 'Your Choice' Warranty details, as well as information on our other warranties (such as Wind and Algae) and the Right Start™ 12-year non-prorated period against manufacturing defects, please reference Malarkey's Shingle and Accessory Warranty available at [www.malarkeyroofing.com/warranty-center](http://www.malarkeyroofing.com/warranty-center).

This version supersedes all previous versions. Rev. 11/19

### WARRANTIES<sup>+</sup>

- Limited Lifetime Shingle Warranty
- Right Start™ Period (12 years)
- Limited Wind Warranty (110 mph)
- Enhanced Wind Warranty (130 mph)
- Algae Resistant Warranty (12 years)

# ACTIVITY ROOM ROOF

Description	Line total
<b>Standing Seam Metal - Details of roof installation is as follows:</b>	
-Asphalt Roof Tear-Off & Standing Seam Metal	\$11,325.00
Roof Installation	
-Removal of the existing asphalt shingle roofing system and installation of a new standing seam metal roof to provide long-lasting protection, durability, and improved weather resistance.	
- *This price includes a full tear off and resheet of structure with new 1/2" OSB.	
- * Due to inability to inspect attic area, this price does not include any new framing to original trusses. We will inspect framing once the old sheeting is off. If there are areas of concern, we will bill \$75 an hour plus material to address any rot or needed supports.	
-Remove existing shingles and underlayment down to decking (1 layer included, additional layers will be billed at \$750 per layer)	
-A high-quality synthetic underlayment and appropriate flashing materials will be installed to create a moisture barrier and protect the roof structure. New standing seam metal panels will then be installed and fastened according to manufacturer specifications, allowing proper expansion and contraction of the metal system.	
-All ridge caps, trim pieces, and flashing around roof penetrations, valleys, and edges will be properly installed to ensure a weather-tight seal and clean finished appearance.	
-All debris from the tear-off and installation process will be removed from the jobsite, and the area will be thoroughly cleaned upon completion.	
-Scope of Work Includes: -Complete tear-off and removal of existing asphalt shingles. -Inspection of roof decking and minor repairs if needed. -Installation of synthetic roofing underlayment -Installation of standing seam metal roof panels -Installation of ridge caps, flashing, and trim components. -Proper fastening and sealing of all roof components. -Jobsite cleanup and disposal of roofing debris.	
Color: TBD	
Warranty: 40 year paint warranty, lifetime warranty on the galvalume panels and 10 year Workmanship	
<b>Section Total</b>	<b>\$11,325.00</b>

Description	Line total
<b>Fascia/Sub Fascia</b>	

Sub-Fascia Replacement & Aluminum Fascia Wrap.

\$2,209.00

- Provide labor and materials to remove damaged sub-fascia and install new wood sub-fascia, followed by wrapping all fascia with white aluminum coil for a clean, durable, maintenance-free finish.

Scope of Work

Removal & Disposal:

- Remove existing deteriorated or damaged sub-fascia boards as needed.
- Dispose of all debris in a clean and safe manner

Sub-Fascia Replacement:

- Install new sub-fascia using exterior-grade lumber.
  - Fasten securely to existing rafter tails
- Ensure straight, level alignment for proper finish work.

Fascia Wrap (Aluminum Coil)

- Custom-bend and install white aluminum coil stock over all fascia.
- Fully cover exposed wood surfaces for weather protection.
- Secure using color-matching fasteners
- Ensure clean lines and tight seams

Detailing & Finish:

- Tie into new soffit and drip edge where applicable.
- Seal and secure all joints for a finished appearance.

-Includes a 3 year workmanship warranty on all labor.

-Red Oak Exteriors will be responsible for all material and debris removal.

**Section Total**

**\$2,209.00**

**Description**

**Line total**

**New Aluminum Soffit**

Soffit Removal & Replacement (White Vented Soffit)

\$3,500.00

- Provide labor and materials to remove existing wood soffit and install new white vented soffit for improved ventilation, durability, and a clean finished appearance.

Removal & Disposal:

- Remove existing wood soffit panels
- Inspect exposed areas for visible damage
- Dispose of all removed materials and job debris

Preparation.

- Inspect framing and backing for integrity
  - Make minor adjustments to ensure proper installation surface
- Notify of any major structural issues (if discovered).

Installation of New Soffit:

- Install new white vented soffit panels
- Ensure proper airflow and consistent ventilation throughout.
- Secure panels using manufacturer-recommended fastening methods.
- Align panels for a straight, uniform appearance

Trim & Finishing:

- Install J-channel and/or F-channel as needed
- Tie into existing fascia and siding
- Ensure clean edges, tight seams, and professional finish.

Cleanup:

-Includes a 3 year workmanship warranty on all labor.

-Red Oak Exteriors will be responsible for all material and debris removal.

**Section Total**

**\$3,500.00**

**Estimate subtotal**

**\$17,034.00**

**Total**

**\$17,034.00**

# AUTHORIZATION PAGE

Activity Room Roof

\$17,034.00

Name: Jody Marr

Address: 600 Irvine Park Dr., Chippewa Falls, WI

Estimates valid for 30 days from date of estimate / A 50% deposit is required before any project begins

## Deposit

50%

## Customer Comments / Notes

Jody Marr:

Date:

# TERMS AND CONDITIONS

You may cancel this contract from the day you enter into the contract until 10 days after you receive a copy of the contract. You do not need a reason to cancel. If you do not receive the goods or services within 30 days of the date stated in the contract, you may cancel this contract within one year of the contract date. You lose that right if you accept delivery after the 30 days. There are other grounds for extended cancellation. For more information, you may contact your provincial/territorial consumer affairs office. If you cancel this contract, the seller has 15 days to refund your money and any trade-in, or the cash value of the trade-in. You must then return the goods. To cancel, you must give notice of cancellation at the address in this contract. You must give notice of cancellation by a method that will allow you to prove that you gave notice, including registered mail, fax or by personal delivery.

**I understand that if roof rot is discovered during tear-off Red Oak Exteriors reserves the right to replace sheathing and bill me up to \$200 in addition to the estimated cost below without notifying me in advance. Red Oak Exteriors will call me for authorization if wood replacement will exceed \$200.**

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I understand that minor stucco damage may result when the roof is torn off areas where stucco meets my roof's surface, especially where improperly applied. Red Oak Exteriors is not liable for repairing said damage.

I understand that any warranty for material used during the project is provided by the material manufacturer. Unless agreed upon otherwise, Red Oak Exteriors provides a 3-year Workmanship Warranty on portions of the project in which Red Oak Exteriors fully replaced any existing products. Roofing workmanship warranties will be reduced to one year when home owners have requested that full synthetic underlayment not be installed. Full warranty details available by request.

I understand that, unless agreed upon, this does not apply to products, some of which may deteriorate more rapidly (ie, sealants) and should be inspected on a regular basis, and am not responsible for material shortage and have no claim to material surpluses.

I certify that I am the registered owner of the above project property, or have the legal permission to authorize Red Oak Exteriors to perform the work as stated and agree to pay the total project price.

I understand that any insurance claims are subject to the specific terms and conditions outlined by my insurance company, and may be subject to insurance company approval.

I understand that payment in full is due upon completion of work as stated in contract. All invoices not paid in full after 15 days will be subject to a 2% per month interest charge.

I acknowledge that I have read and understand this page. Initials: \_\_\_\_\_



Item # 6

## MEMORANDUM

**Date:** 4-7-26  
**To:** Committee 1  
**From:** Director of Public Works & Utility Manager  
**Subject:** D.O. Oxygen Sensor for Wastewater

Dear Committee 1 Members,

The wastewater treatment plant is working through some major projects in 2026. One of the items we would like to purchase that will assist us with the process changes at our plant is a handheld dissolved oxygen sensor. The cost of this sensor is \$3,000. This will allow us to actively check our dissolved oxygen probes in our aeration basin to ensure our blowers are set correctly and we are running off a calibrated system. Funding for this will come out of the wastewater operating account.

Thanks,  
Brandon Cesafsky  
Director of Public Works & Utility Manager



Item #7

## MEMORANDUM

**Date:** 4-7-26  
**To:** Committee 1 & 2  
**From:** Director of Public Works & Utility Manager  
**Subject:** Set hiring range for wastewater operator.

Dear Committee 1& 2 Members,

With the recent wage adjustments at utilities I would like to request that we update and repost the wastewater operator position with a range of \$28.58-\$33.70.

Thanks,  
Brandon Cesafsky  
Director of Public Works & Utility Manager

Item # 9

**ESTIMATE**

E&M Contracting LLC  
Beau Moga  
E655 Woodridge Dr  
Eau Claire WI 54701



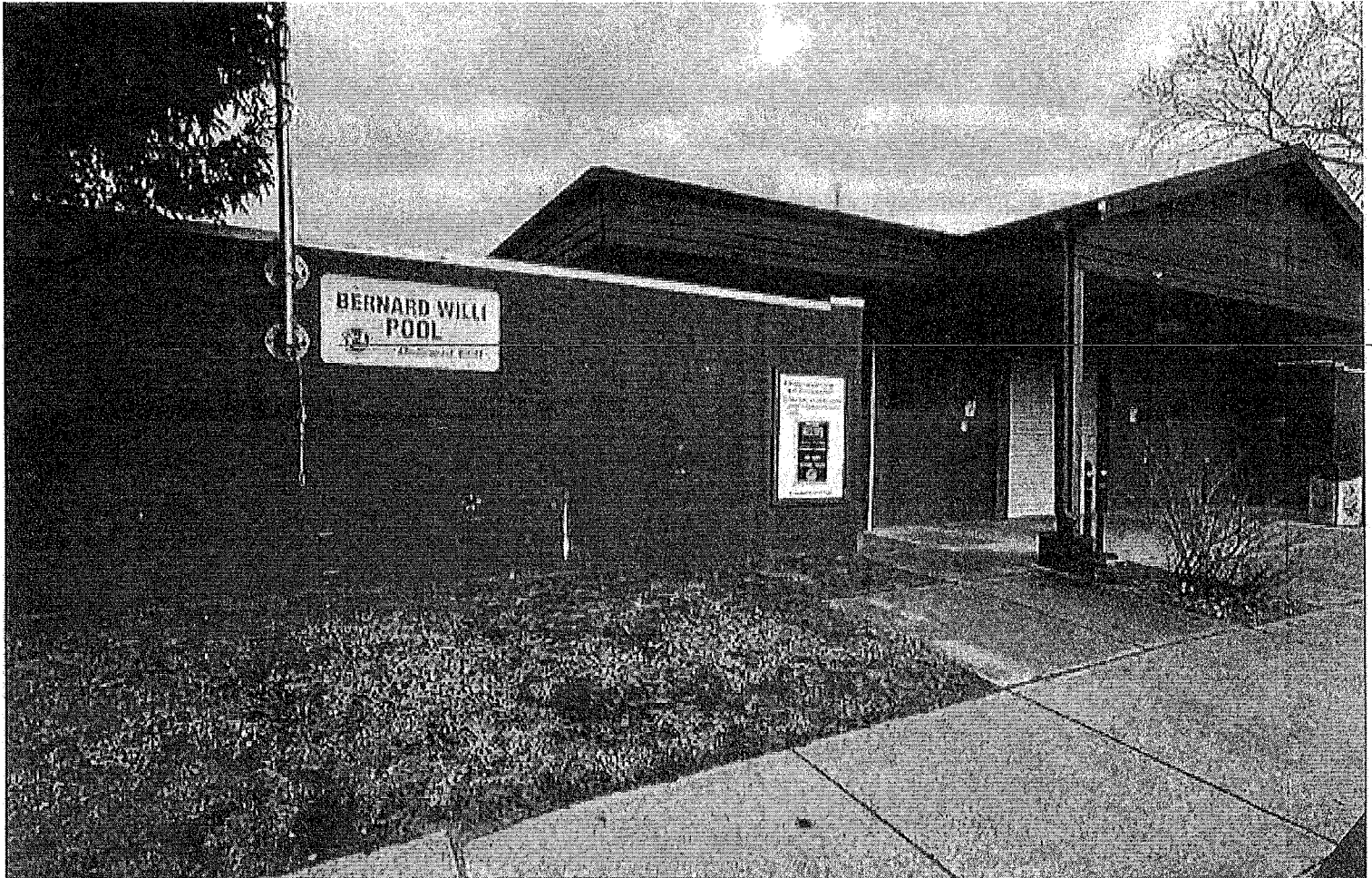
Estimate prepared for Chippewa Falls Pool Pump house  
Reroof

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Tear off old shingles, dispose and put new certaineed Asphalt shingles back on {green }			
Materials		\$4,644.67	
Labor		\$5,610.00	
Allowance for any sheathing replacement		\$500.00	
			\$10,754.67

TOTAL: \$10,754.67

NOTES:

Item #9 and #10



## MALARKEY ROOFING QUOTE

MAR 31, 2026

### JODY MARR

600 Irvine Park Dr.  
Chippewa Falls, WI  
54729  
jmarr@chippewafalls-wi.gov  
(715) 497-3651

[matt.karasch@redoakext.com](mailto:matt.karasch@redoakext.com)  
7153796193



# INTRODUCTION

Good afternoon,

Thank you for considering Red Oak Exteriors for your exterior needs. We're proud to be a locally owned and operated company serving the Eau Claire community and surrounding area. At Red Oak Exteriors we believe in honest work, quality craftsmanship, and building lasting relationships with our neighbors - because this isn't just where we work, it's where we live.

With years of experience in the industry, our team understands the unique demands that Wisconsin weather places on your home. That's why we only use the highest quality materials and proven installation techniques to ensure your home stands up to the elements year after year. Whether you're in need of a full roof replacement, repairs after storm damage, or an upgrade to enhance your home's curb appeal, you can count on us to provide straightforward guidance and dependable service from start to finish.

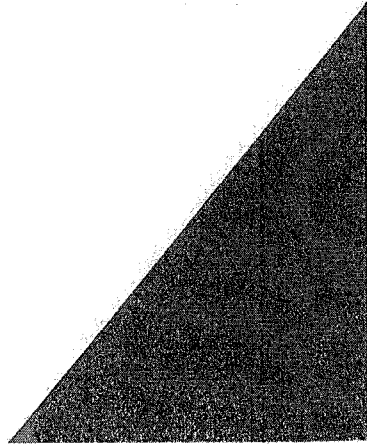
This proposal includes a complete breakdown of the work to be completed, the materials we recommend, your investment estimate, warranty details and an outline of our process. We want you to feel confident and informed every step of the way.

At Red Oak Exteriors, we don't just build roofs - we build trust. We're grateful to have the chance to earn yours and look forward to the opportunity to serve you.

Sincerely,

Andy Engedal  
Sales/Estimator  
Red Oak Exteriors

1  
2  
3



# OUR PROCESS

At Red Oak Exteriors, we believe that a smooth, well-communicated process is just as important as quality materials and skilled workmanship. Here's what you can expect when you work with us:

## **Initial Consultation**

We'll start with a free, no pressure consultation to evaluate your project, understand your needs and answer any questions you may have. We'll inspect for damage, assess ventilation and discuss style and material options based on your preferences and budget.

## **Detailed Proposal**

After the inspection, we'll provide a detailed proposal, outlining the scope of work, recommended materials, pricing, timeline, warranty information and our permitting and cleanup plan. Everything is clearly laid out so there are no surprises.

## **Permitting and Scheduling**

Once the proposal is approved, we'll take care of pulling all necessary permits with the city or township. As a licensed Dwelling Contractor, we ensure every job meets local building codes and regulations. We'll also schedule your project and provide a timeline that works for you.

## **Material Delivery and Preparation**

Prior to installation, we'll coordinate the delivery of all the materials and ensure the jobsite is prepared for safe and efficient work. We'll protect landscaping and property features as needed. Installation Our experienced crews will complete your job with precision, professionalism and respect for your property. We focus on quality and safety every step of the way. Most standard, residential roofs are completed in 1-2 days, weather permitting.

## **Final Inspection and Cleanup**

After the installation, we'll perform a full walkthrough and inspection to ensure every detail meets our standards - and yours. We take pride in leaving your property spotless, with thorough debris removal and magnetic nail sweeps.

## **Warranty and Follow-Up**

You'll receive all warranty documentation for materials and workmanship. We're always here if you have questions or concerns - long after the job is done. Our reputation is built on standing behind our work.



## - ROOF COMPONENTS

### LAMINATE SHINGLES

Beautify & protect for years to come

### HIP & RIDGE CAP SHINGLES

The finishing touch that helps defend against leaks at the hips and ridges

### SYNTHETIC UNDERLAYMENT


Helps shield the roof deck from moisture infiltration

### LEAK BARRIER

Helps prevent leaks caused by wind-driven rain and ice dams

### STARTER STRIP SHINGLES

Helps guard against shingle blow-offs

A black and white photograph showing a person from behind, wearing a plaid shirt, looking towards a house with a gabled roof. The roof is covered in shingles. The person's shadow is cast on the ground in front of them.

Your roof protects  
your home. Our  
shingles protect it.



## PERFORMANCE ENGINEERED

**All-Weather Performance** – NEX® Technology rubberizes shingles to better respond to varying and extreme weather.

**Resists Impact** – Synthetic rubber (SBS) polymers add pliability and resilience to resist tears and provide a high level of impact protection (hail). Class 3 impact rating.

**Resists Wind & Rain** – Synthetic adhesive (SEBS), double rain seals, and The Zone®, our patented wider nailing area, seal down shingles and block out wind-driven rain. Wind warranties from 110-130 mph.

**Resists Algae** – Blend of algae-resistant, copper-containing granules help prevent unsightly black streaks. 12-year algae warranty.

**Resists Fire** – Shingles meet highest fire rating (Class A).

**'Your Choice' Warranty** – Select our transferable Limited Lifetime Shingle Warranty or one from a competitor – your choice.

## ENVIRONMENTALLY DESIGNED

**Reduces Smog** – 3M™ Smog-Reducing Granules harness sunlight to reduce smog air pollution.

**Upcycles Materials** – Recycled rubber and plastics are repurposed to enhance shingle durability.

**Lasts Longer** – Superior granule adhesion protects shingles from premature aging caused by solar rays.

**Cleaner Manufacturing** – NEX® Technology results in much lower emissions than the highly-pollutive oxidation process used to make traditional shingles.

**Less Waste** – Malarkey has earned GreenCircle Certification for *Waste Diversion from Landfill* at all its facilities.



<sup>1</sup> Assumes roof of 30 squares. Source: Lawrence Berkeley National Laboratory and 3M.  
<sup>2</sup> Assumes roof of 30 squares.

Test Compliance – ASTM D7158 Class II, ASTM D3482; ASTM D3161 Class F, ASTM D3018 Type I, ASTM E108 Class A Fire Rating, UL 2218 Class 3 and CSA A123.5.

DISCLAIMER: Photographs of shingles may not accurately represent their true color or the variations of color blends that will appear on the roof. Before installation, five or six shingles should be laid out and reviewed for desired color. Colors and specifications subject to change without notice. Shingle colors not available in all regions.

\* For complete Limited Lifetime Warranty and 'Your Choice' Warranty details, as well as information on our other warranties (such as Wind and Algae) and the Right Start™ 12-year non-prorated period against manufacturing defects, please reference Malarkey's Shingle and Accessory Warranty available at [www.malarkeyroofing.com/warranty-center](http://www.malarkeyroofing.com/warranty-center). This version supersedes all previous versions. Rev. 11/10

### WARRANTIES<sup>+</sup>

- Limited Lifetime Shingle Warranty
- Right Start™ Period (12 years)
- Limited Wind Warranty (110 mph)
- Enhanced Wind Warranty (130 mph)
- Algae Resistant Warranty (12 years)

# MALARKEY VISTA

Description	Line total
<b>Malarkey Vista Shingle Roof System - Details of roof installation is as follows:</b>	
Malarkey Vista asphalt roof - (Pool house Roof only)	\$3,060.00
<ul style="list-style-type: none"> <li>-Remove existing shingles and underlayment down to decking (1 layer included, additional layers will be billed at \$750 per layer)</li> <li>-Inspect roof sheeting for any damage or rot. (Any sheeting damage will be billed at \$100/sheet.)</li> <li>-Install new aluminum drip edge.</li> <li>-Install 2 rows of ice and water shield on all eaves and one row of ice and water shield in all valleys.</li> <li>-Install synthetic Malarkey underlayment on entire roof.</li> <li>Install Malarkey starter strip on all eaves and rakes.</li> <li>-Install 50 year non prorated Malarkey Vista shingles on entire roof. Color: TBD</li> <li>Install Malarkey ridgecap.</li> <li>-Complete full clean up of property, including gutters, ground, driveway and landscaping</li> <li>-Includes a 3 year workmanship warranty on all labor.</li> <li>-Red Oak Exteriors will be responsible for all material and debris removal.</li> </ul>	
<b>Section Total</b>	<b>\$3,060.00</b>
Description	Line total
Pump house siding	

- Project Overview

\$5,782.52

This proposal outlines the scope, materials, and methodology for installing a strapping system over an existing concrete block wall structure, followed by the installation of metal panel-style siding. The goal is to provide a durable, weather-resistant, and aesthetically modern exterior finish while improving moisture management and structural longevity.

- Site Preparation

- Inspect existing block wall for structural integrity, cracks, or moisture issues.

- Moisture Barrier Installation

- Install a continuous weather-resistant barrier over the block wall.
- Ensure all seams are properly taped and sealed to prevent water intrusion.
- Flash all openings (windows, doors, penetrations) in accordance with best practices.

- Strapping System Installation

- Install vertical pressure-treated wood or metal hat channel strapping at 16" or 24" on center.
- Secure strapping to block wall using appropriate masonry fasteners (e.g., Tapcon screws or expansion anchors).
- Shim and level all strapping to create a flat and plumb substrate for siding installation.
- Maintain an air gap between the wall and siding to promote ventilation and drainage.

- Trim and Accessory Installation

- Install starter strips, corner trims, J-channels, and other necessary metal trim components.
- Ensure all trims are aligned and fastened securely to support panel installation and provide a finished appearance.

- Metal Panel Siding Installation

- Install metal panel siding (concealed or exposed fastener system per design specifications).  
Color: TBD
- Align panels for consistent reveals and secure using manufacturer-approved fasteners.
- Allow for proper expansion and contraction of panels.
- Seal all joints and transitions as required.

- Finishing and Cleanup

- Complete full clean up of property, including gutters, ground, driveway and landscaping
- Includes a 3 year workmanship warranty on all labor.
- Red Oak Exteriors will be responsible for all material and debris removal.

Section Total

\$5,782.52

**Description**

**Line total**

Pool house block wall siding

- Project Overview

\$18,971.00

This proposal outlines the work required to install a strapping system over an existing concrete block wall, apply metal panel-style siding, and fabricate and install a custom bent metal cap for the top of the wall. The completed system will provide a clean, modern appearance while improving durability, moisture control, and long-term performance.

1. Site Preparation & Inspection

- Inspect existing block wall for structural soundness and surface condition.
- Identify and address cracks, loose mortar, or irregularities that may affect installation.

2. Weather-Resistant Barrier

- Install a continuous weather-resistant barrier over the block wall.
- Tape and seal all seams, penetrations, and transitions.
- Integrate flashing at all openings and terminations to prevent moisture intrusion.

3. Strapping Installation

- Install vertical strapping (pressure-treated lumber or metal hat channel) at 16" or 24" on center.
- Anchor strapping securely to the block wall using appropriate masonry fasteners.
- Shim and adjust as necessary to ensure a flat, plumb, and true substrate.
- Maintain an air space between wall and siding to promote drainage and ventilation.

4. Trim & Accessory Installation

- Install all required trim components including starter strips, inside/outside corners, base trim, and termination channels.
- Ensure proper alignment and secure fastening to support siding system.

5. Metal Panel Siding Installation: Color TBD

- Install metal panel-style siding (exposed or concealed fastener system as specified).
- Align panels for consistent layout and appearance.
- Fasten panels per manufacturer specifications, allowing for expansion and contraction.
- Seal all necessary joints and transitions.

6. Custom Bent Metal Cap Installation

- Field-measure top of wall to ensure precise fit.
- Fabricate custom bent metal cap to fully cover the top of the wall, with proper overhang and drip edges on both sides.
- Install cap securely, ensuring proper slope for water runoff.
- Seal seams and fasteners to provide a watertight finish and prevent water infiltration into the wall assembly.

7. Cleanup & Final Inspection

- Complete full clean up of property, including ground, driveway and landscaping
- Includes a 3 year workmanship warranty on all labor.
- Red Oak Exteriors will be responsible for all material and debris removal.

**Section Total**

**\$18,971.00**

**Estimate subtotal**

**\$27,813.52**

**Total**

**\$27,813.52**

# AUTHORIZATION PAGE

Malarkey Vista

\$27,813.52

Name: Jody Marr

Address: 600 Irvine Park Dr., Chippewa Falls, WI

Estimates valid for 30 days from date of estimate / A 50% deposit is required before any project begins

## Deposit

50%

## Customer Comments / Notes

Jody Marr:

Date:

# TERMS AND CONDITIONS

You may cancel this contract from the day you enter into the contract until 10 days after you receive a copy of the contract. You do not need a reason to cancel. If you do not receive the goods or services within 30 days of the date stated in the contract, you may cancel this contract within one year of the contract date. You lose that right if you accept delivery after the 30 days. There are other grounds for extended cancellation. For more information, you may contact your provincial/territorial consumer affairs office. If you cancel this contract, the seller has 15 days to refund your money and any trade-in, or the cash value of the trade-in. You must then return the goods. To cancel, you must give notice of cancellation at the address in this contract. You must give notice of cancellation by a method that will allow you to prove that you gave notice, including registered mail, fax or by personal delivery.

**I understand that if roof rot is discovered during tear-off Red Oak Exteriors reserves the right to replace sheathing and bill me up to \$200 in addition to the estimated cost below without notifying me in advance. Red Oak Exteriors will call me for authorization if wood replacement will exceed \$200.**

I understand that I must remove items from the interior walls of my home that may be damaged or fall due to vibrations from the loading/installation of shingles on to my roof (if applicable), or installation of siding. Red Oak Exteriors is not liable for such damages.

I understand that minor stucco damage may result when the roof is torn off areas where stucco meets my roof's surface, especially where improperly applied. Red Oak Exteriors is not liable for repairing said damage.

I understand that any warranty for material used during the project is provided by the material manufacturer. Unless agreed upon otherwise, Red Oak Exteriors provides a 3-year Workmanship Warranty on portions of the project in which Red Oak Exteriors fully replaced any existing products. Roofing workmanship warranties will be reduced to one year when home owners have requested that full synthetic underlayment not be installed. Full warranty details available by request.

I understand that, unless agreed upon, this does not apply to products, some of which may deteriorate more rapidly (ie. sealants) and should be inspected on a regular basis, and am not responsible for material shortage and have no claim to material surpluses.

I certify that I am the registered owner of the above project property, or have the legal permission to authorize Red Oak Exteriors to perform the work as stated and agree to pay the total project price.

I understand that any insurance claims are subject to the specific terms and conditions outlined by my insurance company, and may be subject to insurance company approval.

I understand that payment in full is due upon completion of work as stated in contract. All invoices not paid in full after 15 days will be subject to a 2% per month interest charge.

I acknowledge that I have read and understand this page. Initials: \_\_\_\_\_

Item #11

Cisco 9200 Switch/Catalyst AP

Quote #407275 v1

Prepared For:  
Chippewa Falls, City of  
Courtney Trahnor  
30 W. Central St.  
Chippewa Falls, WI 54729  
  
P: (715) 726-2743  
E: ctrahnor@chippewafalls-wi.gov

Prepared by:  
Western Wisconsin Office  
Craig Everson  
4112 Oakwood Hills Pkwy  
Eau Claire, Wisconsin 54701  
  
P: (800) 236 7914  
E: ceverson@hbs.net

Date Issued:  
04.07.2026  
  
Expires:  
04.15.2026

Hardware/Software	Price	Qty	Ext Price
C9200CX-12P-1E Catalyst 9000 Compact Switch 12 port PoE+, 1Y Essentials	\$2,037.24	1	\$2,037.24
CON-SNT-C9200C1E SNTC-8X5XNBD Catalyst 9000 Compact Switch 12 port PoE	\$175.10	1	\$175.10
C9200CX-DNAE12- C9200CX Cisco DNA Essentials, 1Y Term License, 12P 1Y	\$117.83	1	\$117.83
C9105AXI-B Cisco Catalyst 9105AX Series	\$511.04	1	\$511.04
CON-SNT-C9105AIB SNTC-8X5XNBD Cisco Catalyst 9105AX Series	\$90.76	1	\$90.76
AIR-DNA-E-3Y Wireless Cisco DNA On-Prem Essential, 3Y Term Lic	\$139.73	1	\$139.73
Subtotal:			\$3,072.60

**Non-Returnable/Non-Refundable Language**

**Cisco/Meraki Note:**

All new Cisco and Meraki orders submitted for hardware, and any attached software, will be non-cancellable and cannot be modified starting 45 days prior to the current estimated ship date. Meraki license-only orders are not impacted by this policy change. Non-cancellable orders are not eligible for RMA credit and are not eligible for an RMA exception.

Quote Summary	Amount
Hardware/Software	\$3,072.60
Total:	\$3,072.60

This Quote does not include any federal or state prevailing wage rates, unless specifically noted. If this project requires compliance with any federal or state prevailing wage laws, the customer must immediately notify Heartland in writing prior to acceptance so that Heartland can provide an updated Quote. Any modifications made after the project commencement will result in additional charges and delays.

This quote may not include applicable sales tax, telecommunications taxes, shipping, handling, and delivery charges. Final applicable sales tax, telecommunications taxes, shipping, handling, and delivery charges are calculated and applied at invoice. The above prices are for hardware/software only, and do not include delivery, setup or installation by Heartland ("HBS") unless otherwise noted. Installation by HBS is available at our regular hourly rates, or pursuant to a prepaid HBSFlex Agreement. This configuration is presented for convenience only. HBS is not responsible for typographical or other errors/omissions regarding prices or other information. Prices and configurations are subject to change without notice, and may be changed by HBS at any time up until shipment. HBS may modify or cancel this quote if the pricing is impacted by a tariff. A 20% restocking fee will be charged on any returned part. Customer is responsible for all costs associated with return of product and a \$25.00 processing fee. No returns, cancellations or order changes are accepted by HBS without prior written approval. This quote and any attached agreement are not subject to termination without cause or for convenience. This quote expressly limits acceptance to the terms of this quote, and HBS disclaims any additional terms. Customer may issue a purchase order for administrative purposes only. By providing your "E-Signature," you acknowledge that your electronic signature is the legal equivalent of your manual signature, and you warrant that you have express authority to execute this agreement and legally bind your organization to this proposal and all attached documents. Any purchase that the customer makes from HBS is governed by HBS' Standard Terms and Conditions ("ST&Cs") located at <http://www.hbs.net/standard-terms-and-conditions>, which are incorporated herein by

reference. The ST&Cs are subject to change. When a new order is placed, the ST&Cs on the above-stated website at that time shall apply. If customer has signed HBS' ST&Cs version 2022.v1.0 or later, or the parties have executed a current master services agreement, the signed agreement shall control over any conflicting terms in the version on the website. If a current master services agreement does not cover the purchase of products, the ST&Cs located on the website shall govern the purchase of products. Certain purchases also require customer to be bound by end user terms and conditions. A list of end user terms and conditions related to various manufacturers and vendors is set forth at <https://www.hbs.net/End-User-Agreements>. Any purchase that customer makes is also governed by the applicable end user terms and conditions, which are incorporated herein by reference. If customer has questions about whether end user terms and conditions apply to a purchase, customer shall contact HBS. Any order(s) that exceeds the credit limit assigned by HBS shall require upfront payment from customer in an amount determined by HBS. HBS shall make this determination at the time of the order, unless customer has previously submitted the required onboarding paperwork. In such event, HBS shall make this determination at the time of quoting. Customer shall ensure that all invoices are timely paid as stated in Section 2 of the ST&Cs, regardless of whether Customer has a financing or leasing company or other third-party issue the purchase order. In the event that a third-party issues the purchase order, Customer shall be required to sign this Quote for purposes of approving the order. QT.2026.v1.0

**Agreement**

Western Wisconsin Office

Chippewa Falls, City of

Craig Everson

Courtney Trainor

Signature / Name

Signature / Name

Initials

04/07/2026

Date

Date



**Minutes**  
**Committee #2**  
**Labor Negotiations, Personnel, Policy & Administration**  
**April 8, 2026**

**Committee #2 met on Wednesday, April 8, 2026 at 9:00 AM in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.**

Committee Members present: John Monarski, Paul Nadreau and Jody Marr

Mayor/Other Council Members present: Mayor Hiess and Timothy Normand

Others present: Finance Manager/Treasurer Lynne Bauer; HR Generalist Sarah Loff; Fire Chief Brian Tonnancour, Attorney Nathan Miller; Fire Union Members John Goodman and Jon Krejchi. The following Union Members appeared briefly but were excused from the closed session: Paul Jerrett, Braxton Stanley, Josh Bodette, Connor Cich, Barry McCaffery, David Handrahan, Elijah Bernier and Brandon Bailey.

Call to Order: 9:00 am

1. **Motion by Nadreau/Marr to go into closed session** under Wis. Stats. Sec. 19.85(1)(f) for " considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations." to **consider grievance filed by the Chippewa Falls International Association of Firefighters Local 1816**; and to include the Mayor, Council Members, HR Generalist, Finance Manager/Treasurer, Attorney, Fire Chief, and members of the Fire Department Union; and may return to open session for possible action on closed session item.

**Roll call vote: Nadreau - Aye; Marr – Aye; Monarski - Aye. Motion carried.**

The grievance was discussed.

**Motion by Monarski/Nadreau to return to open session. All present voting aye, motion carried.**

**Motion by Monarski/Marr to issue a written decision based on items discussed during closed session. Roll call vote: Monarski – Aye; Marr – Aye; Nadreau – Aye. Motion carried.**

**2. Adjournment.**

**Motion by Nadreau/Marr to adjourn at 11:12 am. All present voting aye, motion carried.**

Minutes submitted by,  
John Monarski, Chair



**Minutes**  
**Committee #2**  
**Labor Negotiations, Personnel, Policy & Administration**  
**April 14, 2026**

**Committee #2 met on Tuesday, April 14, 2026 at 8:00 AM in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.**

Committee Members present: John Monarski, Paul Nadreau, and Jody Marr.  
Mayor/Other Council Members present: Mayor Hiess, Rob Kiefer, Dan Dixon, and Timothy Normand.  
Others present: Finance Manager/Treasurer Lynne Bauer; Director of Public Works/Utility Manager Brandon Cesafsky; City Planner/Transit Manager Brad Hentschel; Police Chief Ryan Douglas; Fire Chief Brian Tonnancour; Parks, Recreation, and Forestry Director John Jimenez; HR Generalist Sarah Loff; Street, Fleet, and Utility Maintenance Manager Rick Ruf; Kara Watts; and City Clerk Bridget Givens.

Call to Order: 8:00 am

**1. Approval of minutes from March 24, 2026.**

**Motion by Marr/Nadreau** to approve the minutes from March 24, 2026. **All present voting aye, motion carried.**

**2. Discuss draft City Vehicles Policy. Possible recommendations to the Council.**

HR Generalist Loff distributed a draft policy outlining the usage of City-owned vehicles. Loff indicated she would like additional input from the Committee relative to which positions would be eligible for a take-home vehicle, what makes an employee eligible, and if the employee would need to live in the City Limits to be considered eligible.

Currently, there are three positions taking home a vehicle on a consistent basis, the K-9 Officer, Drug Investigator, and the Street, Fleet, and Utility Maintenance Manager. Discussion ensued relative to whether or not the vehicles should have to be placed in a garage, IRS implications, residency, and mileage/wear and tear.

As the City has adopted a 45-minute residency requirement for Public Safety employees, it was suggested that it would be counter-productive to require an employee to live in the City Limits to be eligible. There was also discussion that utilizing a take-home vehicle allows for quicker response time in the event of an emergency; employees would be traveling directly to the emergent situation as opposed to stopping at a City building first. Additional positions that would potentially be seeking a take-home vehicle were discussed.

Clarification will have to be sought relative to the IRS/Fringe Benefit impacts. Department Heads were directed to provide justification to the HR Generalist regarding which employees would qualify to take home a City-owned vehicle and why. The information and policy will be brought back to the Committee for review.

**No action taken.**

**3. Discuss Wastewater Department request to update the hiring range for the Wastewater Operator Position. Possible recommendations to the Council.**

Director of Public Works/Utilities Manager Cesafsky indicated that with recent wage adjustments at Utilities, he is requesting to update and repost the Wastewater Operator position at a range of \$28.54 - \$33.70 per hour.

**Motion by Monarski/Marr** to recommend Council approve the request to update the hiring range for the Wastewater Operator Position at \$28.54 - \$33.70 per hour. **All present voting aye, motion carried.**

**4. Discuss amended Agreement between the City of Chippewa Falls and the Chippewa County Housing Authority for Administration of the Community Development Block Grant Program. Possible recommendations to the Council.**

The Committee was provided with an amended agreement based upon changes to the CDBG Housing Program by the State of Wisconsin, Department of Administration. Their intent is to move to a regional model as they feel the current system is not functioning properly, leaving a significant amount of funds unused. An overview of changes to the agreement was provided.

**Motion by Monarski/Marr** to recommend Council approve the amended Agreement between the City of Chippewa Falls and the Chippewa County Housing Authority for Administration of the Community Development Block Grant Program pending review by the City Attorney. **All present voting aye, motion carried.**

**5. Discuss Chippewa Falls Code of Ordinances Section 2.21 Entitled Standing Committees to discuss changes to the make-up of Committee #1 and Committee #2. Possible recommendations to the Council.**

The Committee discussed the possibility of combining Committees 1 and 2 as there is often significant overlap of agenda items. Membership would consist of five Councilors. Advantages and disadvantages of the proposal were reviewed with input solicited from Council Members and Department Heads in attendance. Overall, most people agreed with the current Committee structure.

**No action taken.**

**6. Discuss Glen Loch land lock. Possible recommendations to the Council.**

Kara Watts appeared indicating that she has a current offer to purchase the Glen Loch Bar property; however, the property is land locked. A CSM depicting the property in question was presented (see attachment). Possible solutions include an easement, a license agreement, or the purchase of the triangular piece of land adjacent to the existing bar. The potential buyer would prefer to purchase the land.

Mayor Hiess is familiar with the property and could offer some assistance to the surveyor retained by Ms. Watts. He noted that the City is not trying to stop the purchase, we just want to ensure it is handled properly. The Mayor was of the opinion that it makes sense that the piece of property would go with the Glen Loch land. It was noted that when the Erickson's donated the land, a reversionary clause was included; however, it is unknown who actually has title to the piece of land at this time. Additional research and title work is needed before action can be taken on this item.

**No action taken.**

**7. Adjournment.**

**Motion by Marr/Nadreau to adjourn at 9:21 am. All present voting aye, motion carried.**

**Minutes submitted by,  
John Monarski, Chair**



**Minutes**  
**Committee #2**  
**Labor Negotiations, Personnel, Policy & Administration**  
**March 24, 2026**

**Committee #2 met on Tuesday, March 24, 2026, at 8:00 AM in the Council Chambers, City Hall, 30 West Central Street, Chippewa Falls, WI.**

Committee Members present: John Monarski and Jody Marr. Absent was Paul Nadreau.  
Mayor/Other Council Members present: Mayor Hiess, Rob Kiefer, Dan Dixon, and Tim Normand.  
Others present: Finance Manager/Treasurer Lynne Bauer; City Planner/Transit Manager Brad Hentschel; Fire Chief Brian Tonnancour; Police Chief Ryan Douglas; Parks, Recreation, and Forestry Director John Jimenez; Recreation Supervisor Mikinley Prafke; HR Generalist Sarah Loff; Shawn Murphy of PAA; and City Clerk Bridget Givens.

Call to Order: 8:00 am

**1. Approval of minutes from March 10, 2026.**

**Motion by Marr/Nadreau** to approve the minutes from March 10, 2026. **All present voting aye, motion carried.**

**2. Discuss revisions to the City Administrator Position Description and related areas of City of Chippewa Falls Ordinances including Sections 1.12 – City Planner; 1.32 – Office of the City Administrator; 1.37 – Department Head Review Committee; and 1.38 – Residence as a Condition of Employment. Possible recommendations to the Council.**

Shawn Murphy of PAA provided a memorandum detailing contradictions between the City Administrator position description when compared with existing ordinances. Items of discussion included, but were not limited to the following:

Role Definition;  
Appointment and Tenure;  
Essential Duties and Responsibilities;  
Residency; and  
Additional Duties not in Ordinance.

Overall recommendations were reviewed with discussion ensuing relative to disciplinary and termination authority; residency; and the roles of the Department Head Review Committee versus Committee #2. It was suggested that language be added to reference the City Administrator as an Ex-Officio on Boards, Commissions and Committees and revising Sec. 1.05 to add the City Administrator to the list of Appointed Officers.

**Motion by Kiefer/Marr** to recommend Council approve the ordinance and position description recommendations made by PAA with the inclusion of the suggested changes to reference the City Administrator as an Ex-Officio on Boards, Commissions and Committees and revising Sec. 1.05 to add the City Administrator to the list of Appointed Officers. **All present voting aye, motion carried.**

**3. Adjournment.**

**Motion by Marr/Monarski to adjourn at 8:38 am. All present voting aye, motion carried.**

**Minutes submitted by,  
John Monarski, Chair**

## CITY VEHICLES

**POLICY:** To establish a uniform system for the operation and use of City owned vehicles. City transit vehicles are exempt from this policy.

**Rules of Operation:** The following items dictate the appropriate usage of City owned vehicles in conducting City business. Police and Fire Department employees shall additionally refer to their department specific policies regarding appropriate use of emergency response vehicles.

- Employees assigned to use City owned vehicles must only use those vehicles for official City business. Personal use of City owned vehicles is strictly prohibited. City employees on distant trips may use a City vehicle to attain lodging or food, along with minimal personal deviations, without violating this policy.
- Smoking, vaping, or other related drug usage is prohibited in City owned vehicles.
- Employees are not to manipulate radios, cellular devices, tablets, or other equipment while the vehicle is in motion. Employees may answer phone and radio calls in relation to official City business without violating this policy. Employees will not use devices to send text messages or emails while operating the vehicle. Employees may use a hands-free option as permitted by law to send messages if such option is available.
- Use of headphones or earbuds that are not required for hearing protection, such as music headphones or earbuds, are not allowed while operating City owned vehicles.
- Employees will keep their eyes on the road while the vehicle is in motion.
- Employees will not operate a vehicle if their ability to react is impaired.
- Employees will not operate a vehicle under the influence of drugs or alcohol.
- Headlights and seatbelts must be utilized.
- Employees must possess a current and valid driver's license and have the license in their position when operating the vehicle.
- Employees will obey all traffic, vehicle safety, and parking laws or regulations. Payment of parking tickets and/or other traffic violations are the responsibility of the employee and shall not be reimbursed by the City.
- Employees must lock the doors to the vehicle when the engine is not running and they are not in sight of the vehicle.
- Employees must maintain an adequate driving record. All infractions or violations incurred while driving, both personal and work-related, must be reported to their Department Head within 24 hours of the incident occurring. The City will conduct driving abstract checks through the Department of Motor Vehicles as it deems necessary.
- Employees are responsible for ensuring routine maintenance is completed on City owned vehicles. This includes monitoring gas and oil levels, tire pressure, cleaning windows, and other similarly related items.
- Employees are responsible for keeping the interior and exterior of the vehicle reasonably clean.
- Employees must notify their Department Head immediately when a City owned vehicle is or is suspected to be inoperable, unsafe, or damaged.

DRAFT

- Non-employees are not allowed to operate City owned vehicles.
- Employees will not transport friends or family members in a City owned vehicle. Non-employee passengers are only permitted for the purpose of conducting official City business.
- Pets or animals of any kind are not allowed in City vehicles, with the exception of law enforcement and zoo employees in carrying out their official duties.

**Accident Protocol:** If involved in an accident, the below steps must be followed. Employees involved in an accident with a City owned vehicle will be subject to post accident drug and alcohol testing.

1. Stay at the scene and turn on the emergency flashers.
2. Contact law enforcement, Supervisor, and/or Department Head.
3. When requested, give your name, address, and City of Chippewa Falls affiliation. Show your driver's license and proof of insurance to the other party and law enforcement personnel.
4. Upon return to work, obtain and complete an accident report form.
5. If needed, obtain and complete a workers compensation incident report form.

For further discussion:

**Take-Home Vehicles:** To perform essential job functions, certain positions may require the use of a take-home vehicle. These employees may use a City assigned take-home vehicle to commute to and from work in the performance of job responsibilities. Personal use, other than commuting, is restricted to incidental stops falling within minimal deviation of the normal commuting route. Employee use of a take-home vehicle must be approved by Committee 2.

### Take Home Vehicle Agreement

Please place a check mark next to one of the following statements as it applies to you.

\_\_\_\_\_ **Personal Use:** I use an employer-provided vehicle for commuting to and from work and my place of residence. This is a taxable fringe benefit of my employment.

\_\_\_\_\_ **Police, Fire, or Public Safety Officer Use:** I use an employer-provided public safety vehicle for commuting to and from work and my place of residence. I am an on-call employee and am required to use my assigned take-home vehicle for commuting.

Please initial the following statements.

\_\_\_\_\_ I understand that if I am approved an assigned take-home vehicle for personal commuting use, I will be taxed for the fringe benefit cost. The cost is calculated by the current IRS cents-per-mile amount multiplied by the standard mileage rate.

\_\_\_\_\_ I understand if I go on vacation or leave of absence, I am required to return my assigned take-home vehicle to my work location for possible use by other City employees for the duration of the vacation or leave of absence.

\_\_\_\_\_ I have read and understood the City Vehicle Policy and I pledge to comply with its requirements.

Work Address: \_\_\_\_\_

Employee Residence Address: \_\_\_\_\_

Mileage Distance for One-Way Trip: \_\_\_\_\_

\_\_\_\_\_  
Employee Signature

\_\_\_\_\_  
Date

-----*Human Resource / Payroll Use Only*-----

Tax Calculation for Personal Use:

\_\_\_\_\_ one-way mileage \* \_\_\_\_\_ trips per day \* \_\_\_\_\_ days per week \* \_\_\_\_\_ IRS cents-per-mile

= \_\_\_\_\_ fringe benefit per week \* 2 weeks

= \_\_\_\_\_ TOTAL BIWEEKLY PAYROLL FRINGE BENEFIT

Entered starting payroll date: \_\_\_\_\_



Item #3

## MEMORANDUM

**Date:** 4-7-26  
**To:** Committee 1 & 2  
**From:** Director of Public Works & Utility Manager  
**Subject:** Set hiring range for wastewater operator.

Dear Committee 1 & 2 Members,

With the recent wage adjustments at utilities I would like to request that we update and repost the wastewater operator position with a range of \$28.58-\$33.70.

Thanks,  
Brandon Cesafsky  
Director of Public Works & Utility Manager



Item #4

## MEMORANDUM

**Date:** April 8, 2026  
**To:** Committee 2 / Council  
**From:** Brad Hentschel, AICP  
**Subject:** Agreement with Chippewa County Housing Authority for CDBG Administration

The State of Wisconsin, Department of Administration, is vastly changing the CDBG Housing Program. In a nutshell, they are closing out all local revolving loan funds, in favor of regional models. There are over 300 local revolving loan funds (RLF), many of which are not functioning appropriately, leaving millions of dollars going unused that are meant to help low-to-moderate income families improve their housing situations.

The CCHA and City had a long-standing agreement for administration services managing our local revolving loan fund housing dollars. As this program changes, the scope of services needs to be modified.

Attached is a marked-up version of the existing agreement that reflects the needed changes. The State is allowing local RLF's to retain \$250 for each loan payoff that will be remaining when the transition occurs. For this retainage, the CCHA will continue to service each loan until paid off. These fees will come out of program dollars – it will not be a direct expense of the city.

To reflect this scope of services and the agreed upon fee, please find the marked-up agreement. This has been drafted by myself and Richelle Rizzo, CCHA Director. This has been sent to Sam for review – it is pending his comments.

For clarify purposes, a "clean" version without mark-up is also attached.

Attachment

## AGREEMENT FOR THE ADMINISTRATION OF THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

This serves as an agreement between CITY OF CHIPPEWA FALLS (CITY) and the CHIPPEWA COUNTY HOUSING AUTHORITY (CCHA). When a signed copy of this agreement is returned to CCHA, the two parties will have mutually agreed that CCHA will continue to administer the CITY Community Development Block Grant Housing Program revolving loan funds (CDBG-RLF) from the Wisconsin Department of Administration, Division of Energy, Housing and Community Resources (DEHCR). This agreement is in effect beginning 1/1/2016/16/2026 and will remain in effect until either party provides a written notice 60 days in advance to either alter or terminate the agreement.

The services to be performed by CCHA in the administration of the funds are listed in detail in the attached documents. For said administrative services the CITY will pay CCHA a fee of ~~17% of each rehab loan that is processed~~ \$250 for each loan payoff. ~~Other services will be charged according to the attached schedule and will be performed on written request from the CITY.~~ Audit costs will be the responsibility of the CITY.

The CITY will be responsible for the disbursement of all CDBG funds and to maintain the associated record keeping. The CITY must furnish to CCHA copies of financial records in a timely manner as required to effectively administer the program including copies of the checking account statements, deposits and expenditures. CCHA will maintain administrative records and individual project files as required by the State of Wisconsin, Division of Energy, Housing and Community Resources (DEHCR) at its office. Upon satisfaction of a mortgage, the individual project files will be returned to the CITY.

### *Special Provisions:*

- It is understood and agreed upon by all parties that in its capacity under this agreement CCHA and its employees, agents and officers are performing on an independent contractor basis and in no event shall any of their agents, employees or officers be considered to constitute agents, employees, or officers of the CITY.
- CCHA shall not assign, transfer or subcontract this agreement without the approval of the CITY.

- CCHA shall furnish full workman's compensation coverage for all CCHA employees.
- CCHA shall carry liability insurance and bond insurance.
- CCHA is the administrator of the Housing authority functions through the West Central Wisconsin CDBG Housing Consortium. CCHA also functions as the designated Housing Authority for the City of Chippewa Falls.

The CITY and CCHA certify that no payment of money or any form of consideration has been offered to or given to a CITY employee for the purpose of procuring this agreement.

**Civil Rights Act of 1964:** Under Title VI of the Civil Rights Act of 1964, no person shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

**Section 109 of the Housing and Community Development Act of 1974:** No person in the United States shall, on the grounds of race, color, national origin, sex, age or handicap be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this title.

All communications concerning the terms and/or performance under this agreement shall be made to the Housing Authority Executive Director, and communication pertaining to the CITY shall be made to the City Clerk.

Each person signing this agreement personally warrants and represents that he or she is duly authorized and empowered to enter into this agreement.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019~~2020~~

\_\_\_\_\_  
~~Jessica Oleson-Bue~~ Richelle Rizzo, Executive Director  
 Mayor  
 Chippewa County Housing Authority

\_\_\_\_\_  
~~Greg Hoffman~~ Jason R. Hiess  
 City of Chippewa Falls

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

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

**COMMUNITY DEVELOPMENT BLOCK GRANT HOUSING PROGRAM  
REVOLVING LOAN ADMINISTRATION**

The following services will be performed as a part of the Community Development Block Grant (CDBG) Program administration. ~~The \$250 fee will be retained of each loan that is repaid in full prior to the return of funds to the state. Additional services and the associated fees are specified on the next page. The costs associated with closing a loan such as the inspection fee, abstract update/title search and filing fees are not included in this fee and will be charged to the individual program participants (as a part of the CDBG mortgage).~~

**SERVICES TO BE INCLUDED ~~IN THE 17% FEE~~**

- ~~1. Accepting applications, maintaining the waiting list~~
- ~~2. Review and update the existing Housing Policies and Procedures Manual and program forms as needed.~~
- ~~3. Determining income eligibility using third party verifications~~
- ~~4. Verifying ownership of property and investigating title~~
- ~~5.1. Inspection of properties and writing of repair specifications.~~
- ~~6. Conducting loan committee meetings, presenting applications and preparing and maintaining minutes of the meeting.~~
- ~~7. Submitting the environmental review records to the DOH when necessary.~~
- ~~8. Assisting the applicants in obtaining bids for the approved rehabilitation project if necessary.~~
- ~~9. Preparing and process loan closing documents including mortgages, truth in lending, right of rescission, rehabilitation contracts, lead based paint notification, and owners acceptance of the terms and conditions of the loan, and landlord agreements (if applicable).~~
- ~~10. Recording mortgages, notifying insurance carriers of the mortgage, and notifying the selected contractors of the contract award.~~
- ~~11. Coordinating rehabilitation work with the homeowner and contractor including processing progress payments and final payments. Negotiating disputes between the owners and contractors when necessary.~~

~~12. Inspecting completed work, preparing invoices for payments to contractors and delivering to the City for payment.~~

~~13. Upon completion of the entire rehabilitation project, send project close out documents to the participant including a copy of the recorded mortgage and a letter reviewing the terms and conditions of the mortgage.~~

14.2. Maintaining complete project files according to DOH and audit regulations

15.3. Maintaining complete individual project financial records according to DOH and audit requirements

16.4. When property taxes are delinquent, contacting owners and assisting them in developing a plan for bringing the taxes current.

17.5. Rental property monitoring (if applicable) which includes verification of tenant's income to assure LMI benefit, monitoring rental occupancy at least annually to assure the landlords are complying with the terms of the loan to rent to LMI tenants.

18.6. Investigating when rehabilitated property is no longer owner occupied, locating the owner and working out a plan to assure repayment of the loan.

19.7. Coordination of foreclosure which includes notifying the committee of foreclosure action and requesting direction for proceeding, coordination with the municipal attorney, and any action directed by the attorney.

20.8. Maintaining a record of insurance coverage for each loan, contacting owners when coverage lapses and following through until coverage is obtained.

9. ~~Coordination of~~ Coordination of mortgage satisfactions which includes drafting the satisfaction and mailing to the clerk for signatures and distribution, closing the loan file and returning to the municipal office.

10. Coordination of returning loan payment and loan payoff funds to the Wisconsin Department of Administration, Division of Energy, Housing and Community Resources (DEHCR) monthly.

21.11. Submit the outstanding CDBG loan receivable list to the Wisconsin Department of Administration, Division of Energy, Housing and Community Resources (DEHCR) no later than January 31 of each year.

**ADMINISTRATIVE FEES**

**COMMUNITY DEVELOPMENT BLOCK GRANT HOUSING PROGRAM**

**Subordination Requests:** \$200 fee charged directly to the applicant making the request. Service includes processing each request for subordination including verifying income of the applicant, presenting application to the committee for consideration either at a meeting or through the mail, notifying the applicant of the committee's decision and if approved working with the financial institution on preparation and recording of the documents.

**Special Requests:** \$200 fee charged directly to the applicant making the request. This service includes presenting requests by applicants to alter the terms of their loan, release property from the mortgage, etc to the loan committee, reporting back to the applicant the committee's decision and coordinating the action with other parties involved such as a lending institution, attorney, etc.

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## **AGREEMENT FOR THE ADMINISTRATION OF THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

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The services to be performed by CCHA in the administration of the funds are listed in detail in the attached documents. For said administrative services the CITY will pay CCHA a fee of \$250 for each loan payoff. Audit costs will be the responsibility of the CITY.

The CITY will be responsible for the disbursement of all CDBG funds and to maintain the associated record keeping. The CITY must furnish to CCHA copies of financial records in a timely manner as required to effectively administer the program including copies of the checking account statements, deposits and expenditures. CCHA will maintain administrative records and individual project files as required by the State of Wisconsin, Division of Energy, Housing and Community Resources (DEHCR) at its office. Upon satisfaction of a mortgage, the individual project files will be returned to the CITY.

### *Special Provisions:*

- It is understood and agreed upon by all parties that in its capacity under this agreement CCHA and its employees, agents and officers are performing on an independent contractor basis and in no event shall any of their agents, employees or officers be considered to constitute agents, employees, or officers of the CITY.
- CCHA shall not assign, transfer or subcontract this agreement without the approval of the CITY.
- CCHA shall furnish full workman's compensation coverage for all CCHA employees.
- CCHA shall carry liability insurance and bond insurance.

- CCHA is the administrator of the Housing authority functions through the West Central Wisconsin CDBG Housing Consortium. CCHA also functions as the designated Housing Authority for the City of Chippewa Falls.

The CITY and CCHA certify that no payment of money or any form of consideration has been offered to or given to a CITY employee for the purpose of procuring this agreement.

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**Section 109 of the Housing and Community Development Act of 1974:** No person in the United States shall, on the grounds of race, color, national origin, sex, age or handicap be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this title.

All communications concerning the terms and/or performance under this agreement shall be made to the Housing Authority Executive Director, and communication pertaining to the CITY shall be made to the City Clerk.

Each person signing this agreement personally warrants and represents that he or she is duly authorized and empowered to enter into this agreement.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Richelle Rizzo, Executive Director  
Chippewa County Housing Authority

\_\_\_\_\_  
Jason R. Hiess, Mayor  
City of Chippewa Falls

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

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

**COMMUNITY DEVELOPMENT BLOCK GRANT HOUSING PROGRAM  
REVOVLING LOAN ADMINISTRATION**

The following services will be performed as a part of the Community Development Block Grant (CDBG) Program administration. The \$250 fee will be retained of each loan that is repaid in full prior to the return of funds to the state.

**SERVICES TO BE INCLUDED**

1. Maintaining complete project files according to DOH and audit regulations
2. Maintaining complete individual project financial records according to DOH and audit requirements
3. When property taxes are delinquent, contacting owners and assisting them in developing a plan for bringing the taxes current.
4. Rental property monitoring (if applicable) which includes verification of tenant's income to assure LMI benefit, monitoring rental occupancy at least annually to assure the landlords are complying with the terms of the loan to rent to LMI tenants.
5. Investigating when rehabilitated property is no longer owner occupied, locating the owner and working out a plan to assure repayment of the loan.
6. Coordination of foreclosure which includes notifying the committee of foreclosure action and requesting direction for proceeding, coordination with the municipal attorney, and any action directed by the attorney.
7. Maintaining a record of insurance coverage for each loan, contacting owners when coverage lapses and following through until coverage is obtained.
8. Coordination of mortgage satisfactions which includes drafting the satisfaction and mailing to the clerk for signatures and distribution, closing the loan file and returning to the municipal office.
9. Coordination of returning loan payment and loan payoff funds to the Wisconsin Department of Administration, Division of Energy, Housing and Community Resources (DEHCR) monthly.
10. Submit the outstanding CDBG loan receivable list to the Wisconsin Department of Administration, Division of Energy, Housing and Community Resources (DEHCR) no later than January 31 of each year.

## 2.21 - STANDING COMMITTEES. (Rep. &amp; recr. #80-12)

Item # 5

The President of the Council, together with 2 other members of the Council, who shall be nominated and elected by a majority vote of the Council, shall constitute a Committee on Committees. The standing committees of the Council shall consist of 3 aldermen. The Committee on Committees shall recommend to the Council the appointment of 3 aldermen on each of the following standing committees:

- (1) COMMITTEE NO. 1. (Am. #90-12) Committee on Revenues, Disbursements, Water and Wastewater. This Committee shall be responsible for the establishment of budgets, maintaining of the same, assessment of properties, collection of taxes and securing proper insurance and shall be responsible for the development of budgets for water and wastewater, the maintaining of budgets and recommending the proper rates and the efficient operation and equipping of both utilities. Committee No. 1 shall also act as a Special Assessment Deferment Committee under §3.081(3) of this Municipal Code.
- (2) COMMITTEE NO. 2. (Am. #90-13) Committee on Labor Negotiations, Personnel, Policy and Administration. This Committee shall do the negotiating of all labor contracts, for organized and unorganized, including department heads. It shall have all grievances referred to them for disposition. It shall recommend all tables of organization which may be requested for change by all departments and shall review and approve hiring procedures for all personnel and establish hiring procedures when and where deemed necessary. It shall be responsible that City policies shall be uniform in all departments and boards under City control and jurisdiction. It shall be responsible for all areas of City government not specifically designated by the 2 other standing committees and shall assist all other committees when directed or requested to do so. Committee No. 2 shall also act as the Housing Advisory Board under §21.901 of this Municipal Code. Committee No. 2 shall also act as the Health Advisory Board under §1.14(3) of this Municipal Code.
- (3) COMMITTEE NO. 3. (Am. #81-24; #98-27) Committee on Transportation, Construction, Public Safety and Traffic. This Committee shall be responsible for the construction and maintenance of all streets and sewers in the City to assure proper repair and maintenance of all bridges, for all street lights, for the maintenance and replacement of all street and construction machinery and equipment used by the Street Department and landfill operation. It shall be responsible for a proper and efficient operation of both the Police Department and Fire Department and shall be responsible for all traffic control and parking matters brought to their attention.
- (4) COMMITTEE NO. 4. (Cr. #92-31; Am. #98-27; #99-23; #2003-20) Committee on recycling, computerization of the City, maintenance of City Hall and other unassigned buildings and Intergovernmental cooperation of municipal services. This Committee shall consist of 3 aldermen, and one member to attend the Chippewa County Solid Waste Committee meetings on an

informative basis. This Committee will address all types of recycling including, but not limited to, newspapers, aluminum, cardboard, plastics, metals and magazines. The Committee shall negotiate recycling contracts with vendors and recommend to the Council concerning the same. It will become familiar with marketing trends and programs and submit a recycling budget each year to Committee No. 1. It will address State mandates on recycling and address yard waste, household hazardous waste, incineration, citizens' complaints and concerns, illegal dumping, composting and other related matters. It will address issues of State and Federal grants.

It will address all computerization of the City and assure standardization and coordination of City Departments. The Administrative Technology Committee will report their findings to Committee No. 4. Committee No. 4 will forward their recommendations to the Council.

The Committee will address maintenance of the City Hall building and any other unassigned City buildings. It will conduct annual, or as needed, on-site inspections of these buildings and report their findings to the Council. The Administrative Assistant in conjunction with the Janitor will report to the Committee as necessary.

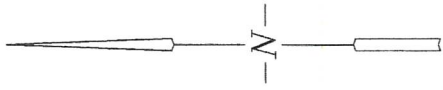
The Committee will address all shared, leveraged or outsourced services initiatives with other municipalities (counties, cities, villages, townships, etc.) and ensure the possible benefits of these initiatives (including state or federal incentives, etc.) are identified, evaluated and where appropriate obtained for the City where possible.

It will address all computerization of the City and assure standardization and coordination of City Departments. The Administrative Technology Committee will report their findings to Committee No. 4. Committee No. 4 will forward their recommendations to the Council.

The Committee will address maintenance of the City Hall building and any other unassigned City buildings. It will conduct annual, or as needed, on-site inspections of these buildings and report their findings to the Council. The Administrative Assistant in conjunction with the Janitor will report to the Committee as necessary.

The Committee will address all shared, leveraged or outsourced services initiatives with other municipalities (counties, cities, villages, townships, etc.) and ensure the possible benefits of these initiatives (including state or federal incentives, etc.) are identified, evaluated and where appropriate obtained for the City where possible.

(5) RESERVED. (Cr. #2018-19; Rpld. #2021-15)



SCALE : 1" = 50'

LEGEND

- SET 1 1/4" OUTSIDE DIAMETER x 24" IRON PIPE WEIGHING 1.68 POUNDS / LINEAL FOOT
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- FOUND 1 1/4" OUTSIDE DIAMETER IRON PIPE
- N-NORTH S-SOUTH E-EAST W-WEST

SURVEYOR'S CERTIFICATE

I, JOHN D. MICKESH, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY IS CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. SAID PARCEL IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

JOHN D. MICKESH

DATED THIS \_\_\_\_ DAY OF APRIL, 2026.

CHIPPEWA SURVEYING INC.  
CHIPPEWA FALLS, WISCONSIN



NOTE:

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

PARKS, RECREATION & FORESTRY BOARD MEETING  
Tuesday, April 14, 2026

1. Call to order by Beth Arneberg at 6:00 p.m.  
Roll Call: Members Present: Audrey Stowell, Beth Arneberg, John Abbe, Travis Siebert, Reggie Geissler, Madelyn Woodhull and Dan Dixon  
Absent: None  
Staff present: John Jimenez and Mikinley Prafke
2. Approval of Minutes: March 10, 2026. **Motion by Siebert/Geissler to approve minutes of March 10, 26. Motion passed.**
3. Personal Appearances by Citizens. None.
4. Consider Special Event Applications. None.
5. Discuss/Consider:
  - a. Volunteer Forestry Between E. Park Avenue and Technology Way. John has been contacted by David Longville. He has volunteered to cut and remove dead and fallen oak trees on city land between E Park Avenue and Technology Way. **Motion by Dixon/Siebert to proceed with project with contingency that city attorney reviews for potential liability. Motion passed.**
  - b. Christmas Village Power Upgrade. John proposes upgrade to help with power distribution for Christmas Village. Roshell Electric has proposed to upgrade 1 and install 2 power pedestals for \$8,135. Funds to come from Christmas Village donations. **Motion by Siebert/Abbe to approve contract as presented. Question regarding whether there were other long-term upgrades needed/planned. Motion passed.**
  - c. Replacing Exhibit Display Glass. John has received quote from Post Glass for \$29,469.00 for 11 panels; John proposes to do 3 in Tiger and 2 in the Bear now. **Motion by Dixon/Geissler to approve spending up to \$29,469.00 toward replacing glass. John has discretion to decide how many to replace up to that amount. Motion passed.**
  - d. Neighborhood Garden. John has proposed converting Simon Lyberg Park into neighborhood gardens. He would like to proceed with layout of raised beds, shed, water access, and fencing. Discussion regarding notifying neighbors of project. **Motion by Arneberg/Siebert to proceed with neighborhood garden project at Simon Lyberg Park, with sign up once project starts. Motion passed.**
  - e. Recreation Report. Mikinley reports spring soccer will be starting Saturday; junior zookeeper is full, t-ball and youth pickleball registration is open. Swim lesson registration will be open soon.
  - f. Director Report. John reports on items pending approval by city council including shingling the shed pumphouse and main pavilion kitchenette is

getting metal roof. Duck pond and flag hill playground will begin on Monday. Discussed ash tree removal project and questions John has received by public. Stump removal will start in two weeks. John is in process of hiring seasonal employees. There will be an automated mowers demonstration on May 5 at Casper at 9:00 a.m. John is also looking into turf at Gannon.

6. Approve Claims. Arneberg has a question regarding zoo gates payment. Discussion regarding pool. **Motion by Siebert/Geissler to approve claims in the amount of \$77,862.70. Motion passed.**
7. Park Board Members' Concerns or Comments. Discussion regarding Glen Loch and property line issue. RFP for design of Allen Park was approved.
8. Adjournment. **Motion by Siebert/Stowell to adjourn at 7:11 p.m. Motion passed.**

Audrey Stowell, Secretary

**Minutes of the  
Meeting of the Chippewa Falls Public Library Board of Trustees  
March 11, 2026**

**1. Call to Order**

Meeting was called to order by President Ambelang at 6:00 p.m. in the Virginia O. Smith Meeting Room of the Chippewa Falls Public Library.

**2. Roll Call of Members**

Members Present: Ambelang, Houkom, Marr, Newton, Rasmus

Members Absent: Jones, Jilek-Proue

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

**3. Approval of Agenda**

Motion by Rasmus seconded by Newton to approve the agenda with the removal of Item #4 Zoom Meeting. All present Voting Aye. Motion carried.

**4. Zoom Meeting with River Valley Architects**

Removed from agenda.

**5. Disposition of the minutes of the Board of Trustees Meeting of February 11, 2026.**

Motion made by Newton, seconded by Marr to approve the minutes of the Board of Trustees Meeting of February 11, 2026. All present Voting Aye. Motion carried.

**6. Disposition of the vouchers to be paid from the 2026 budget after March 21, 2026.**

Motion made by Newton seconded by Houkom to approve the vouchers to be paid from the 2026 budget after March 21, 2026. Roll Call Vote. Voting Aye: Ambelang, Houkom, Marr, Newton, Rasmus. Motion carried.

**7. Public Appearances**

none

**8. Correspondence**

None

**9. Management Report**

Director Niese talked about highlights from the Management Report. Great month with the Pokeman Celebration a big hit. City is working on the Wage Study with it coming to the City Council next month.

**10. Current Business**

**a) Annual Report**

Motion by Newton, seconded by Houkom to accept the Annual Report. All present Voting Aye. Motion carried.

**b) Circulation Policy**

Changes to the Circulation Policy was reviewed. Motion made by Houkom, seconded by Rasmus to accept the Circulation Policy changes as discussed. All present Voting Aye. Motion carried.

**12. Items for future consideration**

- a) River Valley Architects Presentation- in person.
- b) Artificial Intelligence Policy

**13. Adjournment**

Motion made to adjourn by Marr seconded by Newton. All present Voting Aye. Motion carried.  
Meeting adjourned at 6:48 p.m.

Respectfully Submitted,  
Deb Braden, Confidential Administrative Assistant

<b>Part A: Producer Information</b>		
1. Business Legal Name (individual name if sole proprietor) Dixon's Autumn Harvest Winery		
2. Business Name or DBA	3. Agent Name Becky Mullane	
4. FEIN	5. Wisconsin Seller's Permit Number	
6. Wisconsin Producer Permit Number	7. Producer Type <input type="checkbox"/> Brewery <input checked="" type="checkbox"/> Winery <input type="checkbox"/> Liquor Manufacturer/Rectifier	
8. Contact Person's First Name Kelsey	9. Last Name Mullane	10. M.F. R
11. Contact Person's Phone (715) 313-4447	12. Contact Person's Email kelsey@autumnharvestwinery.com	

<b>Part B: Production Quantity</b>		
Note: Check appropriate quantity for permit held (see instructions). If you hold more than one producer permit, check the total aggregate quantity produced for each type of permit. Enter the highest quantity produced in any of the last three calendar years.		
<b>Brewery</b>	<b>Manufacturer/Rectifier</b>	<b>Winery</b>
<input type="checkbox"/> Less than 250 barrels	<input type="checkbox"/> Less than 1,500 liters	<input type="checkbox"/> Less than 1,000 gallons
<input type="checkbox"/> 250 - 2,499 barrels	<input type="checkbox"/> 1,500 - 4,999 liters	<input type="checkbox"/> 1,000 - 4,999 gallons
<input type="checkbox"/> 2,500 - 7,499 barrels	<input type="checkbox"/> 5,000 - 34,999 liters	<input checked="" type="checkbox"/> 5,000 - 24,999 gallons
<input type="checkbox"/> 7,500 or more barrels	<input type="checkbox"/> 35,000 or more liters	<input type="checkbox"/> 25,000 or more gallons
Calendar year:	Calendar year:	Calendar year: 2025
Quantity:	Quantity:	Quantity: 8970 Gallons

Complete only ONE of Part C, D or E.

<b>Part C: Request for Full-Service Retail Sales at the Production Premises</b>				
1. Start Date		2. Production Premises Address		
3. City			4. State	5. Zip Code
6. County			7. Governing Municipality <input type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of:	

<b>Part D: Request for Fixed Full-Service Retail Outlet</b>				
1. Are you transferring one fixed full-service retail outlet to a new location? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, complete boxes 2 through 9.				
2. Current Outlet Name				
3. Current Outlet Premises Address				
4. City			5. State	6. Zip Code
7. County		8. Governing Municipality <input type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of:		9. Premises Phone Number

Continued →

**Part D: Request for Fixed Full-Service Retail Outlet (Cont.)**

**New Fixed Retail Outlet Information (complete boxes 10 through 23)**

10. Start Date		11. New Outlet Name	
12. New Outlet Premises Address			
13. City		14. State	15. Zip Code
16. County	17. Governing Municipality <input type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village		18. Premises Phone Number
19. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.			
20. Will you operate a restaurant on the premises? ..... <input type="checkbox"/> Yes <input type="checkbox"/> No			
21. What alcohol beverages will be offered for sale? (check all that apply) ..... <input type="checkbox"/> Beer <input type="checkbox"/> Wine <input type="checkbox"/> Intoxicating Liquor (other than wine)			
22. What alcohol beverages does the permittee produce? (check all that apply) <input type="checkbox"/> Beer <input type="checkbox"/> Wine <input type="checkbox"/> Intoxicating Liquor (other than wine)			
23. How will customers be served? (check all that apply) ... <input type="checkbox"/> Samples <input type="checkbox"/> On-premises consumption <input type="checkbox"/> Off-premises consumption			

**Part E: Request for Unlimited Transfer Full-Service Retail Outlet**

1. Name of Event (if applicable) Private Events @ The Northern Wisconsin State Fair Grounds (Weddings or Graduations)		
2. Dates of Operation (attach a schedule, if necessary) See attached sheet	3. Hours of Operation 9am-1am	
4. Premises Address 228 Edward Street		
5. City Chippewa Falls	6. State WI	7. Zip Code 54729
8. County Chippewa	9. Governing Municipality <input type="checkbox"/> City <input checked="" type="checkbox"/> Town <input type="checkbox"/> Village of Chippewa Falls	
10. Organizer of Event (if not the named applicant) Kelsey Mullane	11. Email and/or Phone Number for Organizer of Event kelsey@autumnharvestwinery.com 715-313-4447	
12. Organizer Website autumnharvestwinery.com	13. Event Website NA	
14. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.  See attached sheet		
15. On-Site Contact (Last Name, First Name) Mullane, Kelsey	16. On-Site Contact Phone (715) 313-4447	17. On-Site Contact Email kelsey@autumnharvestwinery.com
18. Will you operate a restaurant on the premises? ..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
19. What alcohol beverages will be offered for sale? (check all that apply) ..... <input checked="" type="checkbox"/> Beer <input checked="" type="checkbox"/> Wine <input checked="" type="checkbox"/> Intoxicating Liquor (other than wine)		
20. What alcohol beverages does the permittee produce? (check all that apply) <input type="checkbox"/> Beer <input checked="" type="checkbox"/> Wine <input type="checkbox"/> Intoxicating Liquor (other than wine)		
21. How will customers be served? (check all that apply) ... <input type="checkbox"/> Samples <input checked="" type="checkbox"/> On-premises consumption <input type="checkbox"/> Off-premises consumption		

**Part F: Attestation**

Who must sign this application?

- sole proprietor
- general partner of a partnership
- corporate officer
- member of an LLC

**READ CAREFULLY BEFORE SIGNING:**

I understand and agree to the following

- I will not operate this location outside of the dates and times approved by the municipality and Division of Alcohol Beverages.
- I will operate this location according to municipal ordinance and restrictions imposed as a condition of receiving this authorization
- I will purchase alcohol beverages I do not produce from an authorized source, such as a Wisconsin-permitted wholesaler
- I will operate this location according to Wisconsin law and administrative regulation including but not limited to: underage restrictions, closing hours, licensed operators, and record keeping requirements.

Further, under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the authorization. Further, I agree that the rights and responsibilities conferred by the authorization, if granted, will not be assigned to another individual or entity. I understand that lack of access to any portion of a premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this authorization. I understand that any authorization issued contrary to Wis. Stats. Chapter 125 shall be void under penalty of Wisconsin law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature <i>Becky Mullane</i>		Date 2/25/2025
Last Name Mullane	First Name Becky	M.I. A
Title Owner	Email dixons@dixonsapples.com	Phone (505) 228-2446

**Part G: For Municipal Use Only (Complete if Requesting Authorization in Part D or E)**

1. Will the municipality limit the scope of alcohol beverages offered for sale? .....  Yes  No
2. Will the municipality impose any requirements or restrictions for the full-service retail outlet? .....  Yes  No

3. Describe municipal restrictions indicated in questions 1 or 2 above.

4. Last Name of Municipal Official	5. First Name	6. M.I.
7. Signature of Municipal Official		8. Date
9. Date Application was Filed with Clerk		10. Date Full-Service Retail Outlet Approved by Governing Body

*LA. K. Bar #103*



# License for the NWSF Grounds

## Dates we will need a license for

July 25, 2026 - Wedding in the Custer Coliseum  
August 8, 2026 - Wedding in the Custer Coliseum  
August 29, 2026 - Wedding in the Custer Coliseum  
September 26, 2026 - Wedding in the Custer Coliseum

## Premise Location



The storage, serving and Consumption would be the Custer Coliseum building in the red rectangle.

## Storage / Serving / Consumption Location



The storage would be in the room on the lower left corner.

Serving would be located at the serving bar.

Consumption would be in the whole building and right outside the building.



# CITY OF CHIPPEWA FALLS STREET USE PERMIT APPLICATION

Applicant Name and Address: Michael Buchmann, 1125 Dover St, Chippewa Falls, WI 54729	Applicant Phone Number: 608.764.0113
--	---

<input checked="" type="checkbox"/> Please check here if the applicant is the individual in charge of the event. If not, please indicate Name, Address and Phone Number of responsible individual.	Name, Address and Phone Number of the headquarters of the organization and responsible head of such organization:  Chippewa Valley Century Ride Foundation, PO Box 975 CF
--	---

Name of the event: Chippewa Valley Century Ride	Estimated number of persons participating: 600
--	---

Date and start and end times requested for street use:  
Sunday May 24, 2026 - 6am-7pm

Accurate description of the portion of the street or streets being requested for use (attach maps if necessary):  
Starting and Ending at NW State Fairgrounds, route uses Edward St, State St, 1st Ave, Hallbielb, Kennedy, Jefferson

Use, in detail, for which the street use permit is requested:  
 ⚠ Please note: Events held in Irvine Park require a Special Event Application through the Parks, Recreation and Forestry Department  
 Bike Route for annual fundraiser century ride - Route marked with signs and arrows

City services requested for the event (e.g., Street Department or Police Department staff time)  
Please provide us with any street issues on the route.

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

Signature of Applicant: *Michael Buchmann* Date: 3-18-2026

**OFFICE USE ONLY**

Estimated cost of City services requested (to be completed by Police Chief and Director of Public Works):  
*0 from CPD. On Duty officer to assist at Start. #104 3/25/26*

Requirements of Applicant:  
*No issues on City end. State Hwy 124 Construction starts April 6th. Coordinate 124 impacts with Jacob. Klages@dot.wi.gov*

Approved by:  
 Signature of Chief of Police: *[Signature]* Signature of Director of Public Works: *[Signature]*

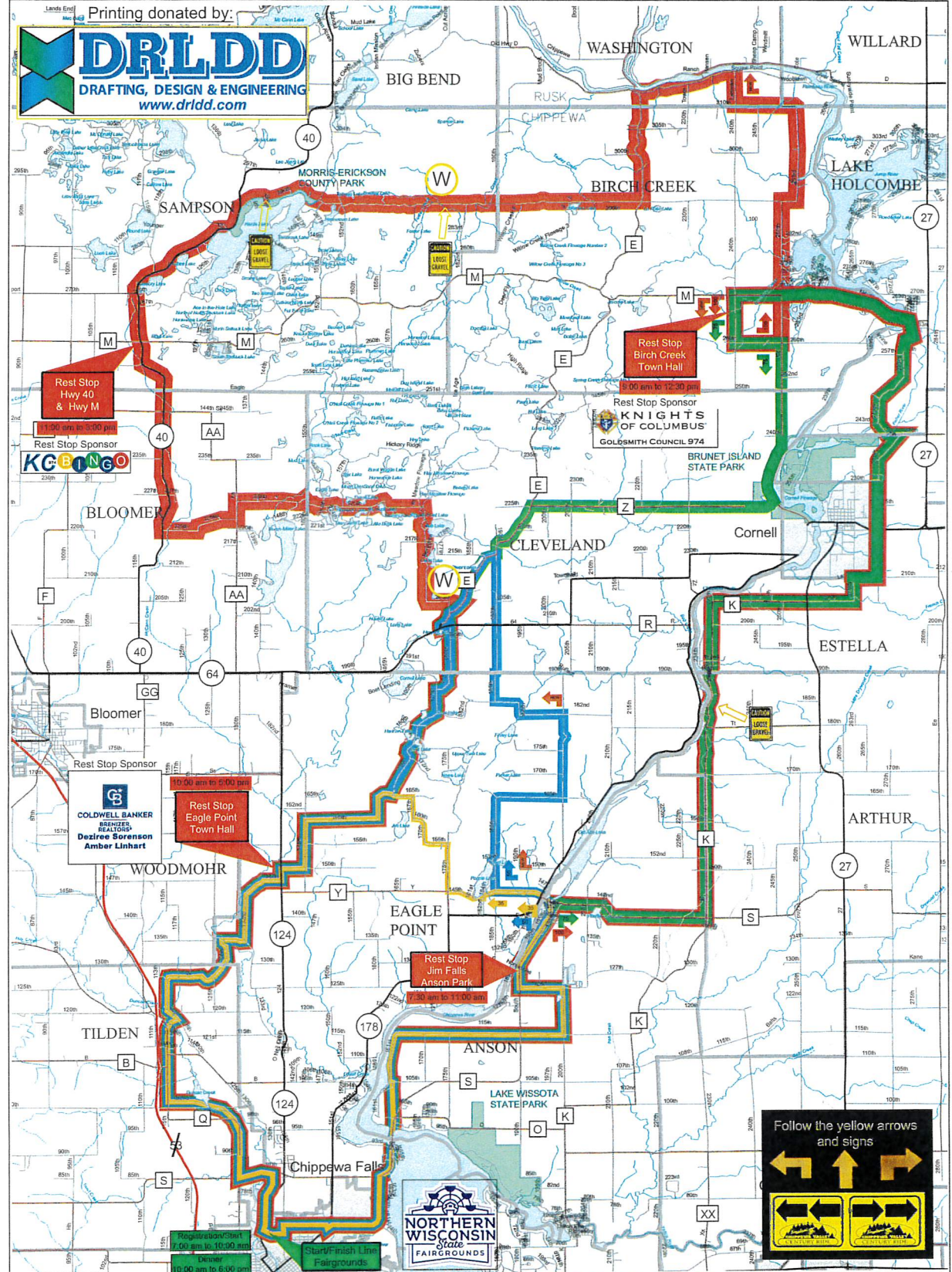
Recommendation of Board of Public Works (if required):  Approved  Denied

Decision of City Council (required):  Approved  Denied

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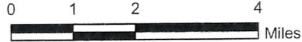


**Legend**

-  35 MILE
-  50 MILE
-  75 MILE
-  100 MILE
-  WATER STOP



If you need assistance on the route call: Russ Bauer  
Sag Wagon Lead  
Cell: 715-226-0299




\*\* SEE BACK FOR DETAILED DIRECTIONS AND REST STOPS \*\*

Miles	Directions	Total
0.5	Out of Fairground right on Edward Street	0.5
0.2	Left on Slate St	0.7
0.9	Right on 1st	1.6
0.1	Right on Halbleib	1.7
0.1	Left on Kennedy	1.8
0.1	Across Commerce Pkwy	1.9
0.7	Continue on Hwy I	2.6
0.0	Cross Hwy 178 (Seymour Cray Blvd)	2.6
0.1	Continue on Wisconsin Green Blvd	2.7
0.1	At Circle Exit on Wisconsin Green Pkwy	2.7
1.0	Right onto Dock Side Pkwy	3.8
0.0	Left onto 160th	3.8
1.4	Right on Hwy S	5.2
0.1	Left on 97th Ave (after bridge)	5.2
0.7	Right on 162nd St	5.9
0.1	Left on 105th Ave	6.0
1.1	Right on 161st St	7.1
2.7	Right on 115th Ave	9.8
0.9	Across Hwy S continue on 115th Ave	10.7
1.0	Left on 200th St	11.7
0.9	Left on 125th Ave	12.6
0.4	Right on Hwy S to REST STOP	13.1

**JIM FALLS REST STOP**

Miles	Directions	Total
1.6	North on Hwy S to Eagle Statue	1.6
0.2	Left on Y Across Bridge	1.8
0.1	Right on Hwy 178	1.9
1.4	Left on 145th Ave	3.3
0.1	Continue on 183rd St	3.4
0.3	Right 182nd St	3.7
0.5	Continue on 145th Ave	4.2
1.1	Right on 175th St	5.3
0.5	Left on 155th Ave	5.8
0.7	Right on 170th St	6.5
0.5	Right on 167th St	7.0
2.3	Left on 160th St	9.3
1.0	Left on 145th St	10.3
0.5	Right on 150th Ave	10.8
0.2	Left on Hwy 124 to REST STOP	11.0

**EAGLE POINT REST STOP**

Miles	Directions	Total
11.5		11.5

Miles	Directions	Total
1.6	North on Hwy S to Eagle Statue	1.6
0.3	Left on Y Across Bridge	1.9
0.1	Right on Hwy 178	2.0
1.0	Left on 145th Ave	3.0
2.0	Right on 185th St	5.0
1.4	Right on 165th Ave	6.4
1.8	Left on 200th St	8.2
0.9	Left on 182nd Ave	9.1
0.3	Right on 190th St	9.4
0.5	Left on 185th St	9.9
0.6	Right on 185th St	10.5
1.3	Continue on 190th St	11.8
1.3	Cross Hwy 64 Continue on 190th St	13.1
2.0	Left on Hwy E	15.1

**WATER STOP**

Miles	Directions	Total
1.6	North on Hwy S to Eagle Statue	1.6
3.4	Right on Hwy S (do not cross bridge)	5.0
4.1	Left on Hwy K	9.1
4.5	Continue on K (do not cross bridge)	13.6
1.0	Cross Hwy 27 & continue on 205th Ave	14.6
0.5	Left on 265th St	15.1
0.5	Right on 210th Ave	15.6
1.0	Left on 270th St	16.6
2.2	Cross Hwy 64 & continue on 270th St	18.8
0.2	Left on 240th Ave	19.0
1.8	Right on 270th St	20.8
0.7	Straight on to 273rd St	21.5
0.3	Right on 261st Ave	21.8
0.3	Left on 276th St	22.1
0.2	Left on Hwy M	22.3
3.9	Left on 240th St to REST STOP	26.2

**BIRCH CREEK REST STOP**

Miles	Directions	Total
35		35

**35 MILE ROUTE**

Miles	Directions	Total
13.1	FairGrounds to Jim Falls	13.1
11.5	Jim Falls to Eagle Point	24.6
12.2	Eagle Point to FairGrounds	36.8

Miles	Directions	Total
0.7	South on 240th St	0.7
1.0	Left on 260th Ave	1.7
3.4	Right on Hwy CC	5.1
5.1	Right on Hwy Z	10.2
3.0	Left on Hwy E	13.2

**WATER STOP**

Miles	Directions	Total
0.0	Right on 180th St to WATER STOP	13.2

**BIRCH CREEK TO 40 & M**

Miles	Directions	Total
0.7	South on 240th St	0.7
1.0	Left on 260th Ave	1.7
1.0	Left on Hwy CC	2.7
1.9	Cross Hwy M	4.6
0.3	Right on 290th Ave	4.9
2.0	Left on 253rd St	6.9
1.3	Left on 310th Ave	8.2
0.7	Right on Lehman Rd / 240th St	8.9
0.4	Left on Squaw Pt Rd	9.3
1.8	Left on Hwy D	11.1
2.3	Left on Hwy E	13.4
6.4	Right on 290th Ave	19.8
0.1	WATER STOP on 290th Ave	19.8
0.1	Right on 452nd St	19.9
2.4	Left on 290th Ave	22.3
4.3	Left on Hwy 40 to REST STOP	26.6

**HWY 40 & M REST STOP**

Miles	Directions	Total
4.3	Continue on STH 40	4.3
0.7	Left on 220th Ave	5.0
0.9	Continue on 222nd Ave	5.9
0.4	Left on CTH AA	6.3
1.6	Right on 226th Ave	7.9
2.6	Continue on 225th Ave	10.5
2.1	Continue on 175th Ave	12.6

**WATER STOP**

Miles	Directions	Total
0.7	Continue on 205th Ave to WATER STOP	13.3

**50 MILE ROUTE**

Miles	Directions	Total
13.1	FairGrounds to Jim Falls	13.1
15.1	Jim Falls to Water Stop	28.2
8.6	Water Stop to Eagle Point	36.8
12.2	Eagle Point to FairGrounds	49.0

Miles	Directions	Total
0.3	Right on Hwy E	0.3
0.2	Left on Hwy 64	0.5
1.5	Right on 180th St	2.0
2.7	Left on 171st St	4.7
2.2	Right on Boot Lake Rd	6.9
1.0	Left on 145th St	7.9
0.5	Right on 150th Ave	8.4
0.2	Left on Hwy 124 to REST STOP	8.6

**EAGLE POINT REST STOP**

Miles	Directions	Total
0.1	Continue on Hwy 124	0.1
1.7	Right on 147th St	1.8
0.4	Right on 135th Ave	2.2
0.9	Left on 128th St	3.1
0.9	Right on 128th Ave	4.0
1.1	Left on 115th St	5.1
0.1	Right on 118th Ave	5.2
1.9	Left on Hwy Q	7.1
1.2	Left on 102nd St	8.3
0.3	Right on 129th St	8.6
1.3	Left onto Hwy Q	9.9
0.7	Left on Hwy S	10.6
0.7	Right on 136th St	11.3
0.6	Continue on Hwy 124	11.9
0.1	Left onto Edward St	12.0
0.2	Right into FairGrounds Dr to Pavilion	12.2

**FAIRGROUNDS**

**75 MILE ROUTE**

Miles	Directions	Total
13.1	FairGrounds to Jim Falls	13.1
26.2	Jim Falls to Birch Creek	39.3
13.2	Birch Creek to Water Stop	52.5
8.6	Water Stop to Eagle Point	61.1
12.2	Eagle Point to FairGrounds	73.3

**100 MILE ROUTE**

Miles	Directions	Total
13.1	FairGrounds to Jim Falls	13.1
26.6	Jim Falls to Birch Creek	39.7
26.6	Birch Creek to 40 & M	66.3
13.3	40 & M to Water Stop	79.6
8.6	Water Stop to Eagle Point	88.2
12.2	Eagle Point to FairGrounds	100.4

# Temporary Alcohol Beverage License

Municipality  
**PAID**  
 CITY OF CHIPPEWA FALLS  
 MAR 23 2026  
 CITY TREASURER  
 TR #        Fees 75000

<b>License(s) Requested</b>  <input type="checkbox"/> Temporary "Class B" Wine <input checked="" type="checkbox"/> Temporary Class "B" Beer	License Fees	\$
	Background Check	\$
	<b>Total Fees</b>	\$ <u>10.00</u>

**Part A: Organization Information**

1. Organization Name  
Chippewa Valley Century Ride Foundation

2. Organization Permanent Address  
PO Box 975

3. City  
Chippewa Falls

4. State  
WI

5. Zip Code  
54729

6. Mailing Address (if different from permanent address)

7. FEIN

8. Date of Organization/Incorporation  
04/05/06

9. State of Organization/Incorporation  
WI

10. Phone  
(608) 764-0113

11. Email  
mikebuchmann@gmail.com

12. Organization type (check one)  
 Bona Fide Club       Church       Fair Association/Agricultural Society       Veteran's Organization  
 Lodge/Society       Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.

13. Is this organization required to hold a Wisconsin Seller's permit? .....  Yes     No

14. Wisconsin Seller's Permit Number (if applicable)

**Part B: Individual Information**

List the name, title, and phone number for all officers, directors, and agent of the organization. Include an Individual Questionnaire (Form AB-100) for each person listed below. Attach additional sheets if necessary.  
 Corporations must also include Alcohol Beverage Appointment of Agent (Form AB-101).

Last Name	First Name	Title	Phone
Buchmann	Michael	Officer	(608) 764-0113
Koenig	Scott	Officer	(715) 205-2367
Schwetz	Michael	Officer	(715) 579-6457

Continued →

**Part C: Event Information**


1. Name of Event (if applicable) Chippewa Valley Century Ride		
2. Dates of Operation Sunday, May 24, 2026		3. Hours of Operation 6am-9pm
4. Premises Address Northern Wisconsin State Fairgrounds - 225 Edward St		
5. City Chippewa Falls		6. State WI
		7. Zip Code 54729
8. County Chippewa	9. Governing Municipality <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: Chippewa Falls	
		10. Aldermanic District 2
11. Organizer of Event (if not the named applicant)		12. Email and/or Phone Number for Organizer of Event mikebuchmann@gmail.com 608.764.0113
13. Organizer Website		14. Event Website www.CVCRide.org
15. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages and records are sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary. Northern Wisconsin State Fair Grounds Colosseum Building.		

**Part D: Attestation**

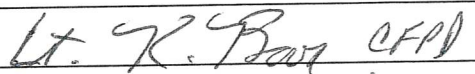
Who must sign this application?

- one officer or director of the nonprofit organization

**READ CAREFULLY BEFORE SIGNING:** Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant organization and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate according to the law, including but not limited to, purchasing alcohol beverages from Wisconsin-permitted wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Buchmann		First Name Michael	M.I. J
Title Officer	Email mikebuchmann@gmail.com	Phone (608) 764-0113	
Signature 		Date 3-18-2026	

**Part E: For Clerk Use Only**

Date Application Was Filed With Clerk 3/23/26	License Number
Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk 	

Municipality

License(s) Requested	Fees	
	<input type="checkbox"/> Temporary "Class B" Wine <input checked="" type="checkbox"/> Temporary Class "B" Beer	License Fees
Background Check		\$
<b>Total Fees</b>		<b>\$ 10.00</b>

PAID  
 CITY OF CHIPPEWA FALLS  
 MAR 23 2026  
 CITY TREASURER  
 TR # 75410

**Part A: Organization Information**

1. Organization Name  
Knights of Columbus, Goldsmith Council #974

2. Organization Permanent Address  
236 Pumhouse Road

3. City  
Chippewa Falls

4. State  
WI

5. Zip Code  
54729

6. Mailing Address (if different from permanent address)  
same

7. FEIN

8. Date of Organization/Incorporation  
06/13/05

9. State of Organization/Incorporation  
Wisconsin

10. Phone  
(715) 271-4737

11. Email  
ttozer77@gmail.com

12. Organization type (check one)

Bona Fide Club     
  Church     
  Fair Association/Agricultural Society     
  Veteran's Organization  
 Lodge/Society     
  Chamber of Commerce or similar Civic or Trade Organization under ch. 181, Wis. Stats.

13. Is this organization required to hold a Wisconsin Seller's permit? .....  Yes  No

14. Wisconsin Seller's Permit Number (if applicable)

**Part B: Individual Information**

List the name, title, and phone number for all officers, directors, and agent of the organization. Include an Individual Questionnaire (Form AB-100) for each person listed below. Attach additional sheets if necessary.

Corporations must also include Alcohol Beverage Appointment of Agent (Form AB-101).

Last Name	First Name	Title	Phone
Tozer	Timothy	President	(715) 271-4737
Hinjosa	Joseph	Vice President	(715) 404-0750
Horan	Michael	Warden	(715) 579-5451
Parkhurst	Robert	Treasurer	(715) 225-0549
Pulver	Scott	Secretary	(715) 944-9681

Continued →

**C: Event Information**

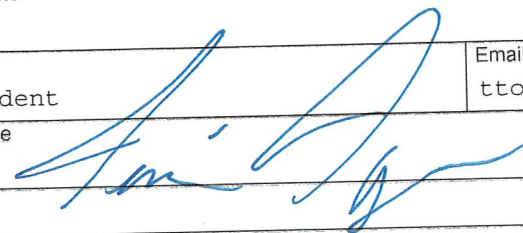
1. Name of Event (if applicable) Annual Knight of Columbus Smelt Feed			
2. Dates of Operation April 30th, 2026		3. Hours of Operation 4 pm to 11 pm	
4. Premises Address 236 Pumphouse Road, Chippewa Falls, WI 54729			
5. City Chippewa Falls		6. State WI	7. Zip Code 54729
8. County Chippewa	9. Governing Municipality <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of Chippewa Falls		10. Aldermanic District
11. Organizer of Event (if not the named applicant)		12. Email and/or Phone Number for Organizer of Event ttozer77@gmail.com	
13. Organizer Website www.kofc974.com		14. Event Website n/a	
15. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages and records are sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.  Columbus Hall - multipurpose hall with 400 person capacity. All activities are held within the confines of the hall with no outside ares for alcohol.			

**Part D: Attestation**

Who must sign this application?

- one officer or director of the nonprofit organization

**READ CAREFULLY BEFORE SIGNING:** Under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant organization and not on behalf of any other individual or entity seeking the license. Further, I agree that the rights and responsibilities conferred by the license(s), if granted, will not be assigned to another individual or entity. I agree to operate according to the law, including but not limited to, purchasing alcohol beverages from Wisconsin-permitted wholesalers. I understand that lack of access to any portion of a licensed premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this license. I understand that any license issued contrary to Wis. Stat. Chapter 125 shall be void under penalty of state law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Last Name Tozer		First Name Timothy		M.I. A.
Title President		Email ttozer77@gmail.com	Phone (715) 271-4737	
Signature 			Date 3/6/26	

**Part E: For Clerk Use Only**

Date Application Was Filed With Clerk 3-19-26	License Number
Date License Granted	Date License Issued
Signature of Clerk/Deputy Clerk  Lt. K. Bar, CFPD	

# APPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS AS RECOMMENDED BY THE MAYOR - 2026

## City Plan Commission

(3 Year Term)

Greg Misfeldt, 2029

Ross Wilson, 2029

## Library Board

(3 year term)

Patrick Rasmus, 2029

## Police and Fire Commission

(5 Year Term)

Brian Flynn, 2031

## Park Board

(3 Year Term)

John Abbe, 2029

Reggie Geissler, 2029

## Transit Board

(2 Year Term)

Mike Cohoon, 2028

Richard Endres, 2028

Angie Walker, 2028

## Business Improvement District Board

(3 Year Term)

Joel Jacobson, 2029

Greg Misfeldt, 2029

## Board of Appeals, Planning and Zoning

(3 Year Term)

Richard Endres, 2029

## Redevelopment Authority

(3 Year Term)

Debi Waldusky, 2029



April 17, 2026

Greetings to the Citizens of Chippewa Falls and City Council Members:

On the one-year anniversary of being sworn in as the first new Mayor of Chippewa Falls in 17 years, I would like to share a brief report on my first year in office.

This past year has been filled with meaningful experiences—many rewarding, some challenging, and all educational. Stepping into this role has, at times, felt like “drinking from a fire hose,” as I worked to learn the breadth and depth of municipal leadership. Along the way, I have also faced moments of doubt, which have ultimately strengthened my resolve to serve our community to the best of my ability.

I’ve had the privilege of participating in several projects that will have a lasting impact on Chippewa Falls and the surrounding region. Most notably, I attended the groundbreaking of the new Aspirus Hospital; was involved in the early discussions that brought Rogers Behavioral Health to our City, with groundbreaking occurring this May; and saw Hope Village Chippewa Falls open the doors on their affordable housing project.

In addition to these major developments, I participated in seven ribbon cuttings for local businesses that have chosen to invest in and grow within Chippewa Falls—an encouraging sign of continued economic vitality.

Other highlights from the year include:

- Attending a National Incident Management System (NIMS) Senior Officials overview and a FEMA meeting;
- Participating in the Chippewa County Economic Development Corporation (CCEDC) Annual Meeting;
- Touring Hewlett-Packard Enterprise facilities;
- Engaging in multiple interviews with local media;
- Touring the KYMA battery facility;
- Attending the employee luncheon at Casper Park;
- Touring the municipal pool;
- Participating in the LSS kickoff event;
- Hosting and engaging in two days of meetings with a delegation of Polish mayors;
- Speaking at the Veterans Day program at Chippewa Manor;
- Presenting at the MLK Professional Development Day;
- Attending the Chippewa Valley Rally;

**Office of the Mayor**

30 West Central Street, Chippewa Falls, WI 54729

715.726.2734 | 715.726.2759 fax | [www.chippewafalls-wi.gov](http://www.chippewafalls-wi.gov)

- Speaking at the Chippewa Chamber Future Leaders meeting and the CFPD Annual Employee Meeting;
- Meeting with area legislators at the CCEDC “Legislative Speed Dating” event;
- Ongoing collaboration with the Chippewa Chamber and Main Street directors; and
- Regular communication with Department Heads, City Council members, and residents.

Together, we have made meaningful progress as a Council and community. We have worked through the replacement of three City Council seats, implemented an updated budget model, begun developing a capital improvement plan, and expanded the availability of City information online. We continue to modernize our ordinances and processes, and the search for our first new City Administrator in 20 years is now underway. I am confident this individual will help advance the modernization efforts already in motion.

While progress has been made, there is still important work ahead. As the saying goes, “Even if you are on the right track, you will get run over if you just sit there.” Fiscal responsibility, process improvement, infrastructure maintenance, and enhancing the overall quality of life in our City must remain central to our decision-making.

Despite a challenging start to this term, I am proud of the resolve demonstrated by both myself and our Council members. Together, we remain committed to providing strong representation and dedicated service to the residents of Chippewa Falls.

Our future is bright. With new housing developments, expanding commercial opportunities, and strong, established businesses, Chippewa Falls is well-positioned for continued growth and success.

I look forward to what the coming year will bring for our great City.

Respectfully submitted,

Jason R. Hiess  
Chippewa Falls Mayor

AN ORDINANCE AMENDING CHAPTER 1 § 1.32 (OFFICE OF THE CITY ADMINISTRATOR) OF THE CITY OF CHIPPEWA FALLS MUNICIPAL CODE

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

**1. That § 1.32(4) of the Chippewa Falls Municipal Code be amended to read as follows:**

(4) RESERVED.

**2. That § 1.32(5)(a) of the Chippewa Falls Municipal Code be amended to include Subsection (5)(a)(10) as follows:**

10. Serve as an ex-officio non-voting member of all boards, commissions and committees of the City, except as specified by the council or Wisconsin State Statutes.

**3. That § 1.32(5)(c)(1), (4), (5), and (7) of the Chippewa Falls Municipal Code be amended to read as follows:**

(c) Personnel.

1. Be responsible for the administrative direction and coordination of all employees of the City according to the established organization procedures of the City and the Wisconsin State Statutes. With the exception of the Chief of Police, Fire Chief, and as otherwise specified by the Council, all department heads shall report to the City Administrator. The City Administrator is responsible for conducting department head performance evaluations annually and providing a copy to the Council. The Chief of Police and Fire Chief shall consult with the City Administrator on issues brought before the Police and Fire Commission, except to the extent prohibited by law.

....

4. Conduct performance reviews in conjunction with department heads of all employees on an annual basis; develop and enforce high standards of performance by City employees; and assure that City employees have proper working conditions.

5. In consultation with the appropriate department head, Finance Director, and Human Resources, assist in and coordinate labor contract negotiations and collective bargaining issues.

....

7. In consultation with Human Resources, develop and maintain an Employee Handbook, which said Employee Handbook, and all amendments thereto, is subject to Council approval, and implement and enforce personnel policies, as adopted by the Council.

**4. That this Ordinance shall take effect upon passage and publication.**

Approved this 5th day of May, 2026.

\_\_\_\_\_  
JASON R. HIESS, MAYOR

ATTEST: \_\_\_\_\_  
BRIDGET GIVENS, CITY CLERK

FIRST READING: \_\_\_\_\_

SECOND READING: \_\_\_\_\_

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

**AMENDING THE 2026 CITY BUDGET BY REASSIGNMENT OF AN AMOUNT NOT TO EXCEED \$14,010.08 FROM PAY STUDY ACCOUNT FOR ADDITIONAL HOLIDAY PAY**

WHEREAS, after due deliberation and public discussion, the Chippewa Falls Common Council approved the 2026 City Budget and adopted a tax levy to support such Budget on December 4, 2025; and

WHEREAS, the City has determined to amend the 2026 City Budget by increasing the Parks and Recreation Administration Account (No. 10.55210) and the City Clerk Account (No. 10.51410) expenditures by \$14,010.08 from the Pay Study Fund Account (No. 10.51600.6045) to fund salary and benefits for additional holiday pay for certain employees or staff in the named departments.

NOW THEREFORE, BE IT HEREBY RESOLVED, by the Common Council of the City of Chippewa Falls, that the following budget amendment for 2026 to provide additional holiday pay for Parks and Recreation Administration and City Clerk employees or staff, is approved as follows:

The Common Council hereby amends the Pay Study Fund expenditures in the City's 2026 budget by reassigning an amount not to exceed \$14,010.08 to the Parks and Recreation Administration Account in an amount not to exceed \$13,081.09, and City Clerk Account in an amount not to exceed \$928.6 for the allocation of holiday pay for employees in each Department respectively.

BE IT FURTHER RESOLVED that this Resolution be published on the City website within 15 days of adoption as prescribed under Wisconsin Statute Section 65.90 (5)(a).

Adopted by the Common Council of the City of Chippewa Falls, Wisconsin, this 21<sup>st</sup> day of April, 2026.

APPROVED:

\_\_\_\_\_  
Jason R. Hiess, Mayor

ATTEST:

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

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

**RESOLUTION  
APPROVING FINAL PLAT OF SUMMIT RIDGE**

**RESOLVED**, that the Final Plat of Summit Ridge being a parcel of land in the Southwest 1/4 of the Northwest 1/4, and in the Northwest 1/4 of the Northwest 1/4 and the Southwest 1/4 of the Northwest 1/4, and in the Northwest 1/4 of the Northwest 1/4, and in the Northwest 1/4 of the Northwest 1/4, all in Section 9, Township 28 North, Range 8 West, in the City of Chippewa Falls, Chippewa County, Wisconsin, is hereby approved by the City of Chippewa Falls Plan Commission and the City of Chippewa Falls Common Council.

Dated this 21<sup>st</sup> day of April, 2026.

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