

CHIPPEWA COUNTY
FACILITIES & PARKS COMMITTEE
REGULAR MEETING
MARCH 26, 2025
CHIPPEWA COUNTY COURTHOUSE, RM 302
8:00 AM

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
George Rohmeyer	Chippewa County	District 17, Chair	Present	
Darren Kirby	Chippewa County	District 5, Vice-Chair	Present	
Timothy Goettl	Chippewa County	District 6	Present	
Karen Lotts	Chippewa County	District 11	Present	
Dean Mueller	Chippewa County	District 20	Absent	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

There were no members of the public wishing to be heard.

4. CONSENT AGENDA

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Karen Lotts, District 11
SECONDER:	Timothy Goettl, District 6
AYES:	Rohmeyer, Kirby, Goettl, Lotts
ABSENT:	Mueller

1. Approve the Agenda

2. Approve the Minutes

Facilities & Parks Committee - Regular Meeting - Jan 22, 2025 8:00 AM

3. Schedule next meeting date - May 28, 2025 8:00 AM

5. BUSINESS ITEMS

1. Resolution to Approve the Sale of the Chippewa County Public Firearms Range Property - Larry Ritzinger
Director Ritzinger shared the results of the Public Firearms Range property sale bids. Supervisor Goettl made a motion to recommend accepting the high bid from Mrs. Michels in the amount of \$197,700.00 and forward the resolution to the County Board. Seconded by Supervisor Lotts. Motion passed.

The Committee had a discussion regarding the bids and Supervisor Kirby made a motion to amend the Resolution to insert a paragraph to accept the second highest bid in the event that the accepted bid from Mrs. Michels is not completed, then the second highest bid from Jacob Johnson in the amount of \$172,657.00 be accepted, subject to terms and conditions. Seconded by Supervisor Lotts. Motion passed.

Facilities & Parks Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

March 26, 2025
8:00 AM

RESULT:	FORWARD TO COUNTY BOARD [UNANIMOUS]	Next: 4/15/2025 6:00 PM
MOVER:	Timothy Goettl, District 6	
SECONDER:	Karen Lotts, District 11	
AYES:	Rohmeyer, Kirby, Goettl, Lotts	
ABSENT:	Mueller	

2. Establish 2026 Park Fees - Larry Ritzinger
Director Ritzinger reviewed pricing comparison and fee history with the Committee.
Motion by Supervisor Lotts to leave the fees as is. Seconded by Supervisor Goettl.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Karen Lotts, District 11
SECONDER:	Timothy Goettl, District 6
AYES:	Rohmeyer, Kirby, Goettl, Lotts
ABSENT:	Mueller

6. REPORTS

1. Capital Improvement Projects Update - Larry Ritzinger
Director Ritzinger reviewed the status of the Capital Improvement projects.

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

8. ADJOURN

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Darren Kirby, District 5, Vice-Chair
SECONDER:	Karen Lotts, District 11
AYES:	Rohmeyer, Kirby, Goettl, Lotts
ABSENT:	Mueller

CHIPPEWA COUNTY
FACILITIES & PARKS COMMITTEE
REGULAR MEETING
JANUARY 22, 2025
CHIPPEWA COUNTY COURTHOUSE, RM 302
8:00 AM

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
George Rohmeyer	Chippewa County	District 17, Chair	Present	
Darren Kirby	Chippewa County	District 5, Vice-Chair	Absent	
Timothy Goettl	Chippewa County	District 6	Present	
Karen Lotts	Chippewa County	District 11	Present	
Dean Mueller	Chippewa County	District 20	Present	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

There were no members of the public wishing to be heard.

4. CONSENT AGENDA

RESULT: APPROVED [UNANIMOUS]
MOVER: Karen Lotts, District 11
SECONDER: Dean Mueller, District 20
AYES: Rohmeyer, Goettl, Lotts, Mueller
ABSENT: Kirby

1. Approve the Agenda

2. Approve the Minutes

Facilities & Parks Committee - Regular Meeting - Nov 20, 2024 8:00 AM

3. Schedule next meeting date - March 26, 2025 8:00 AM

5. REPORTS

- 2024 Parks Division Revenue/Expense Summary - Larry Ritzinger
Director Ritzinger walked through the budget and income history of the parks.
- DSPS Safety Inspection - Larry Ritzinger
Director Ritzinger informed the Committee of the Facilities & Parks occupational safety inspection results with the Wisconsin Department of Safety & Professional Services.
- Capital Improvements Project Update - Larry Ritzinger
Director Ritzinger reviewed the status of the current CIP (Capital Improvement Projects) projects.

Minutes Acceptance: Minutes of Jan 22, 2025 8:00 AM (Consent Agenda)

Facilities & Parks Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

January 22, 2025
8:00 AM

6. BUSINESS ITEMS

1. 2026 - 2030 Capital Improvement Plan Recommendation/Report - Larry Ritzinger
Director Ritzinger shared the suggested 5 year CIP projects with the Committee. The Committee had no changes.
Motion made by Supervisor Goettl to approve the CIP projects as recommended. Seconded by Supervisor Lotts. Motion passed.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Timothy Goettl, District 6
SECONDER:	Karen Lotts, District 11
AYES:	Rohmeyer, Goettl, Lotts, Mueller
ABSENT:	Kirby

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

8. ADJOURN

Minutes Acceptance: Minutes of Jan 22, 2025 8:00 AM (Consent Agenda)

**STATEMENT OF EXPLANATION**

Resolution No. 13 - 25

**RES. 13-25: RESOLUTION TO APPROVE THE SALE OF THE CHIPPEWA
COUNTY PUBLIC FIREARMS RANGE PROPERTY - TODD PAULS & LARRY
RITZINGER**

1 Passage of this resolution will approve the sale of the Chippewa County Public Firearms Range
2 property (the "Property") located in part of the Northeast ¼ of the Northwest ¼ of Section 03, Township
3 29 North, Range 9 West, Town of Tilden, Chippewa County, Wisconsin, and more particularly described
4 as follows:

5 Lot 1 of Certified Survey Map No. 6055, as recorded on January 7,
6 2025, in Volume 31 of Certified Survey Maps, at pages 6-7, as
7 Document No. 956761.
8

9 On December 10, 2024, the County Board approved Resolution 51-24, which authorized the
10 County Administrator to proceed with the sale of the Property and the Facilities & Parks Committee to
11 oversee the bidding process, including determining the most appropriate bid for recommendation to the
12 County Board for approval.

13 Since that time, the Planning & Zoning Department completed a certified survey map (CSM) of
14 the Property. The County Administrator obtained an appraisal from Gargulak Appraisal Services, LLC, to
15 determine the current market value of the Property, which was opined by the appraiser to be \$162,000.
16 The Facilities & Parks Committee has overseen the bidding process, including determining the most
17 appropriate bid, and recommends that the County Board approve this resolution to complete the sale of
18 the Property.
19
20

Resolution No. 13 - 25

**RES. 13-25: RESOLUTION TO APPROVE THE SALE OF THE CHIPPEWA COUNTY PUBLIC
FIREARMS RANGE PROPERTY - TODD PAULS & LARRY RITZINGER**

WHEREAS, the Chippewa County Public Firearms Range property (the "Property") is located in part of the Northeast ¼ of the Northwest ¼ of Section 03, Township 29 North, Range 9 Town of Tilden, Chippewa County, Wisconsin, and more particularly described as follows:

Lot 1 of Certified Survey Map No. 6055, as recorded on January 7, 2025, in Volume 31 of Certified Survey Maps, at pages 6-7, as Document No. 956761.

;and

WHEREAS, per Resolution 30-22, the Property was permanently closed on June 28, 2022, due to safety concerns and subsequent settlement agreement between Chippewa County and Rooney Farms, LLC and Steven Jake Rooney; and

WHEREAS, the County Board allocated \$1,000,000 from the American Rescue Plan Act (ARPA) funds for the remediation and closure of the Property, as approved in Resolution 31-22, which has since been effectively utilized for soil and water sampling, lead remediation, and site restoration; and

WHEREAS, in November 2023, Recoil LLC completed Phase I of the lead remediation, which included remediating all lead/hazardous materials from the site and led to the recovery of nearly 22,000 pounds of lead through this process; and

WHEREAS, the total expenditure for Phase I of the project was approximately \$275,898; and

WHEREAS, in June 2024, Cedar Corporation completed Phase II of the project, which included removing the old buildings and bullet catchers, as well as leveling the berms, leaving only the Training Building on the Property; and

WHEREAS, the total expenditure for Phase II of the project to date is \$104,808.03; and

WHEREAS, the total expenditure of the project to date is \$380,706.03, with remaining outstanding invoices of approximately \$7,000 to complete some minimal fiber work on the site; and

WHEREAS, in November of 2024, the County received a case closure document from the Wisconsin Department of Natural Resources reporting the County's successful completion of remediation of lead from the Property as required under the Resource Conservation Recovery Act and Wisconsin Administrative Code Chapters 700 to 799; and

WHEREAS, the Facilities & Parks Division has completed a review and audit of the Property, and the County Administrator has determined that the Property is no longer needed for County purposes, and it is in the best interest of the County to sell the Property; and

68 WHEREAS, on December 10, 2024, and pursuant to Resolution 51-24, the County Board of
69 Supervisors authorized and directed the County Administrator to proceed with the sale of the Property
70 and obtain an appraisal to determine the current market values of the Property, to use the appraised
71 value as the minimum sale price, and to conduct a sealed-bid bidding process for the sale of the
72 Property; and
73

74 WHEREAS, pursuant to Resolution 51-24, the County Board of Supervisors further authorized the
75 Facilities & Parks Committee to oversee the bidding process, including determining the most appropriate
76 bid for recommendation to the County Board of Supervisors for approval; and
77

78 WHEREAS, in February 2025, the Planning & Zoning Department completed a certified survey
79 map (CSM) of the Property; and
80

81 WHEREAS, in February 2025, the County Administrator obtained an appraisal from Gargulak
82 Appraisal Services LLC to determine the current fair market value (\$162,000) of the Property; and
83

84 WHEREAS, the Facilities & Parks Committee has overseen the sealed-bid bidding process, with all
85 bids due on March 24, 2025, at 1:00 PM and bids publicly opened on March 24, 2025, at 1:05 PM; and
86

87 WHEREAS, the Facilities & Parks Committee has determined the bid submitted by Kari Michels in
88 the amount of \$197,700.00 to be the most appropriate bid, and recommends that the County Board of
89 Supervisors accept the bid and award the sale of the Property to Kari Michels, subject to the terms of the
90 Offer to Purchase; and
91

92 WHEREAS, the Facilities & Parks Committee recommends that the County Board of Supervisors
93 accept the second highest bid submitted by Jacob Johnson in the amount of \$172,657 in the event that
94 Kari Michels fails to complete the terms of the Offer to Purchase;
95

96 NOW, THEREFORE BE IT RESOLVED, the County Board of Supervisors accepts the bid submitted
97 by Kari Michels in the amount of \$197,700.00 and awards the sale of the Property to Kari Michels,
98 subject to the terms of the Offer to Purchase; and
99

100 BE IT FURTHER RESOLVED, that in the event that Kari Michels fails to complete the terms of the
101 Offer to Purchase, the County Board of Supervisors accepts the second highest bid submitted by Jacob
102 Johnson in the amount of \$172,657 and awards the sale of the Property to Jacob Johnson, subject to the
103 terms of the Offer to Purchase; and
104

105 BE IT FURTHER RESOLVED, that the Corporation Counsel is authorized to prepare any and all
106 documents necessary to complete the sale; and
107

108 BE IT FURTHER RESOLVED, that the County Clerk and the County Board Chair are authorized to
109 execute any and all documents necessary to complete the sale; and
110

111 BE IT FURTHER RESOLVED, that the proceeds from the sale of the Property are to be deposited
112 into the Sale of County Property account, 100-03-51405-483010.
113

114 Forwarded to the County Board by the Facilities & Parks Committee.
115

FINANCIAL IMPACT:

The proceeds from the sale will be deposited into the Sale of County Property account, which follows the County's standard procedure for the sale of County-owned property.

03/26/2025 Facilities & Parks Committee**RESULT: FORWARD TO COUNTY BOARD [UNANIMOUS] Next: 4/15/2025 6:00 PM****MOVER: Timothy Goettl, District 6****SECONDER: Karen Lotts, District 11****AYES: George Rohmeyer, Darren Kirby, Timothy Goettl, Karen Lotts****ABSENT: Dean Mueller**

Approved as to Form:


Todd A. Pauls, Corporation Counsel

3/17/2025


Lori Zwiefelhofer, Finance Director

3/17/2025



STATEMENT OF EXPLANATION

Resolution No. 51 - 24

RES. 51-24: RESOLUTION AUTHORIZING THE SALE OF THE CHIPPEWA COUNTY PUBLIC FIREARMS RANGE PROPERTY - RANDY SCHOLZ

1 Approval of this resolution will authorize the sale of the Chippewa County Public
 2 Firearms Range property, which has undergone extensive remediation and closure activities
 3 following its permanent closure in July 2022. That closure was necessitated by safety concerns
 4 and a subsequent settlement between Chippewa County and Rooney Farms, LLC and Steven
 5 Jake Rooney, as authorized in Resolution 30-22. The County Board also approved Resolution 31-
 6 22, which allocated \$1,000,000 from American Rescue Plan Act (ARPA) funds to complete the
 7 necessary remediation, including soil and water sampling, lead removal, and site restoration.

8 With the remediation project now complete, and with no planned future use for the
 9 property, it is the County Administrator's recommendation that the County proceed with the
 10 sale of the property. The proceeds from the sale will be deposited into the Sale of County
 11 Property account, which follows the County's standard procedure for the sale of County-owned
 12 property. This resolution also sets the necessary steps for obtaining an appraisal, conducting a
 13 sealed-bid bidding process, and granting the Facilities & Parks Committee the authority to
 14 oversee the sale.

15

Resolution No. 51 - 24

**RES. 51-24: RESOLUTION AUTHORIZING THE SALE OF THE CHIPPEWA COUNTY PUBLIC
FIREARMS RANGE PROPERTY - RANDY SCHOLZ**

WHEREAS, the Chippewa County Public Firearms Range & Training Facility, located approximately 7 miles northwest of Chippewa Falls, was permanently closed following the approval of Resolution 30-22 on June 28, 2022, due to safety concerns and subsequent settlement agreement between Chippewa County and Rooney Farms, LLC and Steven Jake Rooney; and

WHEREAS, the County Board allocated \$1,000,000 from the American Rescue Plan Act (ARPA) funds for the remediation and closure of the Public Firearms Range, as approved in Resolution 31-22, which has since been effectively utilized for soil and water sampling, lead remediation, and site restoration; and

WHEREAS, in September 2022, Cedar Corporation Engineering was hired to provide professional services to assist the County with the EPA/WI-DNR Range Closure process; and

WHEREAS, in October-December 2022, Cedar Corporation collected soil and water samples; and

WHEREAS, in November 2023, Recoil LLC completed Phase 1 of the lead remediation, which included remediating all lead/hazardous materials from the site and led to the recovery of nearly 22,000 pounds of lead through this process; and

WHEREAS, the total expenditure for Phase I of the project was approximately \$275,898; and

WHEREAS, in June 2024, Cedar Corporation completed Phase II of the project, which included removing the old buildings and bullet catchers, as well as leveling the berms, leaving only the Training Building on the property; and

WHEREAS, the total expenditures for Phase II of the project is \$104,808.03. For a total expenditures of the project to date of \$380,706.03, with remaining outstanding invoices of approximately \$7,000, indicating the near completion of all necessary closure activities; and

WHEREAS, the County has no planned future use for the property, and the County Administrator believes it is in the best interest of the County to sell the property in accordance with the standard procedure for the sale of County-owned property; and

NOW, THEREFORE BE IT RESOLVED, the Chippewa County Board of Supervisors does hereby authorize the County Administrator to proceed with the sale of the former Public

Firearms Range property; and

BE IT FURTHER RESOLVED, that the County Administrator is directed to obtain an appraisal to determine the current market value of the property, use the appraised value as the minimum sale price, and conduct a sealed-bid bidding process for the sale of the property; and

BE IT FURTHER RESOLVED, that the Facilities & Parks Committee is authorized to oversee the bidding process, including determining the most appropriate bid, and forward a resolution to the County Board to complete the sale of the property.

Forwarded to the County Board by the Facilities & Parks Committee.

FINANCIAL IMPACT:

There is no fiscal impact to Chippewa County by passage of this resolution, aside from the cost of obtaining an appraisal of the property.

12/10/2024 County Board

RESULT: APPROVED [UNANIMOUS]

MOVER: George Rohmeyer, District 17

SECONDER: James Flater, District 1

AYES: Hull, Mueller, Flater, Guthman, Shoebridge, Gehring, Kirby, Goettl, Bergeron, Ericksen, Seidlitz, Peterson, Lotts, Bomar, Kelly, Hennick, Kempe, Rohmeyer, Flynn, Ives

ABSENT: Joseph Roshell

History:

11/20/24 Facilities & Parks Committee FORWARD TO COUNTY BOARD

12/03/24 Executive Committee FORWARD TO COUNTY BOARD

Approved as to Form:

Todd A. Pauls

Todd A. Pauls, Corporation Counsel

10/29/2024

Lori Zwiefelhofer

Lori Zwiefelhofer, Finance Director

10/29/2024

Randy B. Scholz

Randy B. Scholz, County Administrator

10/29/2024

Department of Administration

Randy B. Scholz, County Administrator

September 4, 2024

TO: County Board Supervisors

FR: Randy Scholz

RE: Update on Public Firearms Range Closure Project and Recommendation to Sell Property

This memo provides a brief overview of the ongoing project to permanently close the Public Firearms Range & Training Facility, which was initiated following approval of Resolution 30-22. The County Board also approved Resolution 31-22 to utilize \$1,000,000 of American Rescue Plan Act (ARPA) Funds for this project. This memo will give you an update on the use of those funds, as well as my recommendation on what to do with the property now that it has been remediated and everything is complete.

BACKGROUND / HISTORY

- The Chippewa County Public Firearms Range is located approximately 7 miles Northwest of Chippewa Falls and is managed by the Facilities & Parks Division. Policy oversight is provided by the Facilities & Parks Committee.
- On June 9, 2021, the Public Firearms Range was initially closed to the public for all firearm usage due to a report of bullet holes in a pole shed of a neighboring property.
- In the fall of 2021, two separate outside consultants completed a range evaluation and assessment – MT2 Firing Range Services and Patriot Outdoors.
- On June 28, 2022, the County Board approved Resolution 30-22 to permanently close the Public Firearms Range & Training Facility effective July 1, 2022 and to approve a settlement offer between Chippewa County and Rooney Farms, LLC and Steven Jake Rooney.
- In September 2022, Cedar Corporation Engineering (Matt Taylor) was hired to provide professional services to assist the County with the EPA/WI-DNR Range Closure process.
- On July 12, 2022, the County Board approved Resolution 31-22 to use \$1,000,000 of ARPA funds for the Public Firearms Range project.
- In October-December 2022, Cedar Corporation collected soil and water samples.
- In November 2023, Recoil LLC completed Phase 1 of the lead remediation, which included remediating all lead/hazardous materials from the site. They were able to recover nearly 22,000 pounds of lead through this lead remediation exercise. The expenditures for Phase I totaled approximately \$275,898.
- In January 2024, Cedar Corporation met with adjacent landowners to review initial construction drawings. In June 2024, Cedar Corporation completed Phase II of the project, which consisted of removing the old buildings and bullet catchers, as well as leveling the berm. The only structure that remains is the Training Building. The total expenditure as of 08/23/2024 is \$380,706.03. We still have a few outstanding invoices of approximately \$7,000.

RECOMMENDATION

Given that the County has no planned use for this property, my recommendation is that we sell the property and deposit the proceeds into our Sale of County Property (100-03-51405-483010) account. This follows our standard procedure for the sale of County-owned property.

If the County Board approves this course of action, we would proceed by obtaining an appraisal to determine the property's value and use that amount as the minimum price, and then conduct a sealed-bid bidding process.

After receiving direction from the Facilities & Parks Committee, my intent would be to prepare a resolution that outlines this process and also give the Facilities & Parks Committee the authority to award the bid and actual sale of the property.

NEXT STEPS

The Facilities & Parks Committee will meet on October 2, 2024, to review this memo and begin discussion on the next steps. A final recommendation will be forwarded by the Facilities & Parks Committee to the Executive Committee and then to the full County Board for consideration.

Let me know if you have any questions.

Sincerely,



Randy Scholz
County Administrator

cc: Larry Ritzinger, Facilities & Parks Director
Lori Zwiefelhofer, Finance Director
Todd Pauls, Corporation Counsel



November 4, 2024

Chippewa County
Attn: Larry Ritzinger
711 N Bridge St
Chippewa Falls, WI 54729

KEEP THIS LEGAL DOCUMENT WITH YOUR PROPERTY RECORDS

SUBJECT: Case Closure
Chippewa County Shooting Range, 10495 130th Ave, Bloomer, WI
DNR BRRTS Activity # 02-09-590852 FID #: 609147440

Dear Mr. Ritzinger:

The Wisconsin Department of Natural Resources (DNR) is pleased to inform you that the Chippewa County Shooting Range case identified above met the requirements of Wisconsin Administrative Code (Wis. Admin. Code) chs. NR 700 to 799 for case closure. No further investigation or remediation is required at this time for the reported hazardous substance discharge and/or environmental pollution.

Provide this letter and all enclosures to anyone who purchases, rents or leases this property from you. You may be required to make a real estate condition report disclosure under Wisconsin Statutes (Wis. Stat.) ch. 709.

This case closure decision is issued under Wis. Admin. Code chs. NR 700 to 799 and is based on information received by the DNR to date. The DNR reviewed the case closure request for compliance with state laws and standards and determined the case closure request met the response action goals of Wis. Admin. Code § NR 726.05(4) and the closure criteria of Wis. Admin. Code §§ NR 726.05, 726.09 and 726.11 and Wis. Admin. Code ch. NR 140.

The Chippewa County Shooting Range site was investigated for a discharge of hazardous substances and/or environmental pollution related to the use of the property as a gun range since approximately 1986. The Site investigation evaluated the rifle and pistol shooting lanes, with the focus on the shooting range berms located on the southern half of the property. Case closure is granted for Resource Conservation Recovery Act (RCRA) metals specifically lead as documented in the case file. The site investigation and/or remedial action addressed soil and groundwater. The remedial action consisted of the excavation and landfill disposal of 788.59 tons of lead impacted soil.

Site, case-related information and DNR contacts can be found online in the Bureau for Remediation and Redevelopment Tracking System (BRRTS) on the Web (BOTW); go to dnr.wi.gov and search "BOTW." Use the BRRTS ID # found at the top of this letter. The site can also be found on the map view, Remediation and Redevelopment Sites Map (RRSM) by searching "RRSM."

Please be aware that the case may be reopened pursuant to Wis. Adm. Code, § NR 727.13 if additional information indicates that contamination on or from the site poses a threat to public health, safety or welfare, or to the environment.

The DNR appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact DNR project manager Pete Raymond at (715) 279-3742 or peter.raymond@wisconsin.gov.

Sincerely,



Matt Thompson
West Central Region Team Supervisor
Remediation & Redevelopment Program

cc: Matt Taylor, Cedar Corporation – matt.taylor@cedarcorp.com



DocId:8573532
Tx:4428037

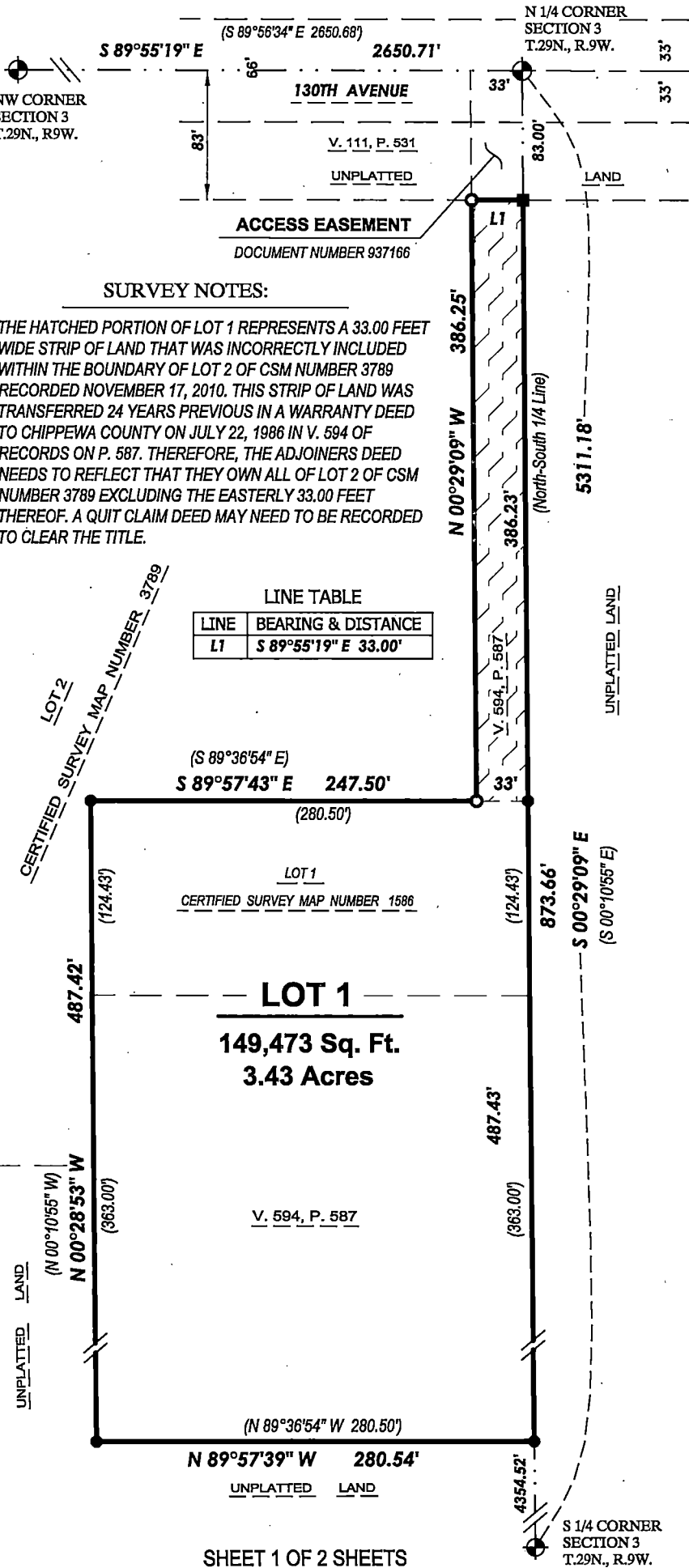
956761

RECORDED ON
01/07/2025 11:21 AM
MELANIE K. MCMANUS
REGISTER OF DEEDS
REC FEE: 30.00
TRANSFER FEE:
FEE EXEMPT:
CHIPPEWA COUNTY, WI
PAGES: 2

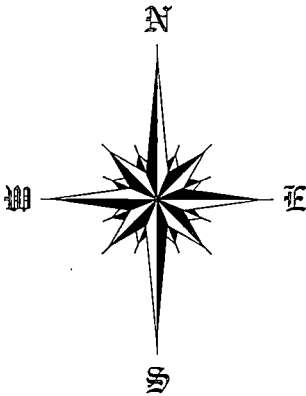
CHIPPEWA COUNTY CERTIFIED SURVEY
MAP NUMBER 6055

RECORDED IN VOL. 31 OF CERTIFIED SURVEY MAPS PAGES 6-7

Located in part of the Northeast 1/4 of the Northwest 1/4, Section 3, Township 29 North, Range 9 West, Town of Tilden, Chippewa County, Wisconsin. Including all of Lot 1 of Certified Survey Map (CSM) Number 1586, Recorded in CSM's Volume 6 on Page 282 as Document Number 571582 and the Easterly 33.00 feet of Lot 2 of Certified Survey Map Number 3789, Recorded in CSM's Volume 17 on Page 156 as Document Number 788282.



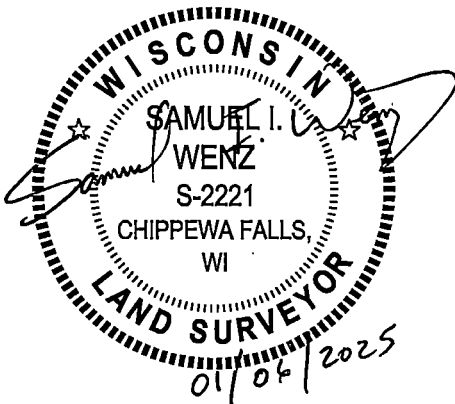
BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 3, WHICH IS RECORDED TO BEAR S.89°55'19"E.



0' 25' 50' 100'
SCALE 1" = 100'

LEGEND

- Found Mag Nail in Asphalt (Ties Verified)
 - Found 1-1/4" O.D. Iron Pipe
 - Found 3/4" Iron Rebar
 - Set 3/4" x 24" Iron Rebar Weighing 1.50 pounds per linear foot
 - (XX.xx) = Previously Recorded As
 - O.D. = Outside Diameter
 - Sq. Ft. = Square Feet
 - T. = Township R. = Range
 - V. = Volume P. = Page
 - N = North S = South
 - E = East W = West
- Fieldwork Completed: 11/18/2024



SURVEYED BY:

Samuel I. Wenz
Chippewa County Surveyor
711 N. Bridge Street
Room 009
Chippewa Falls, WI 54729

CHIPPEWA COUNTY CERTIFIED SURVEY

MAP NUMBER 6055

RECORDED IN VOL. 31 OF CERTIFIED SURVEY MAPS PAGES 6-7

Located in part of the Northeast 1/4 of the Northwest 1/4, Section 3, Township 29 North, Range 9 West, Town of Tilden, Chippewa County, Wisconsin. Including all of Lot 1 of Certified Survey Map (CSM) Number 1586, Recorded in CSM's Volume 6 on Page 282 as Document Number 571582 and the Easterly 33.00 feet of Lot 2 of Certified Survey Map Number 3789, Recorded in CSM's Volume 17 on Page 156 as Document Number 788282.

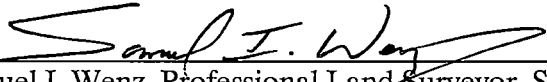
SURVEYOR'S CERTIFICATE:

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, divided, and mapped part of the Northeast 1/4 of the Northwest 1/4, Section 3, Township 29 North, Range 9 West, Town of Tilden, Chippewa County, Wisconsin. Including all of Lot 1 of Certified Survey Map (CSM) Number 1586, Recorded in CSM's Volume 6 on Page 282 as Document Number 571582 and the Easterly 33.00 feet of Lot 2 of Certified Survey Map Number 3789, Recorded in CSM's Volume 17 on Page 156 as Document Number 788282. The parcel is more particularly described as follows:

COMMENCING at the N 1/4 Corner of said Section 3; thence, S.00°29'09"E. along the North-South 1/4 Line, 83.00 feet to the POINT OF BEGINNING; thence, continuing along said line S.00°29'09"E., 873.66 feet; thence, N.89°57'39"W., 280.54 feet; thence, N.00°28'53"W., 487.42 feet; thence, S.89°57'43"E., 247.50 feet; thence, N.00°29'09"W., 386.25 feet; thence, S.89°55'19"E., 33.00 feet to the POINT OF BEGINNING. Said parcel contains 149,473 square feet or 3.43 acres, more or less, and is subject to existing easements and restrictions of record.

I also certify that I have complied with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter A-E 7 of the Wisconsin Administrative Code, and the Subdivision Ordinance of Chippewa County. I further certify to the best of my knowledge and belief that the accompanying map is a true and correct representation of the exterior boundaries of the land surveyed and division thereof made.

Dated this 6TH day of JANUARY, 2025.


 Samuel I. Wenz, Professional Land Surveyor, S-2221
 Chippewa County Surveyor
 711 N. Bridge Street, Room 009
 Chippewa Falls, Wisconsin 54729



CHIPPEWA COUNTY DEPARTMENT OF PLANNING AND ZONING

I, Douglas Clary, Director of the Chippewa County Department of Planning & Zoning, certify that this Certified Survey Map is approved of as complying with Chapter 38 and other applicable Chapters of the County Code of General Ordinances.

Dated this 7 day of JANUARY, 2025


 Douglas Clary, Director

Department of Administration Chippewa County Facilities and Parks

Larry Ritzinger, Director



5.1.c

Date: March 24th, 2025

To: George Rohmeyer, Facilities & Parks Committee Chair

From: Larry Ritzinger, Director

Re: Firearms Range Property Sale

Dear Supervisor Rohmeyer,

Please find below a listing of the sealed bid(s) received by 1:00 pm on Monday, March 24th, 2025 in the in the County Clerk's Office:

<u>Municipality:</u>	<u>Parcel Number:</u>	<u>Appraised Value:</u>	<u>Minimum Bid:</u>	<u>Bidder Name:</u>	<u>Amount:</u>	<u>Recommendation:</u>
Town of Tilden	22909-0321-76055001	\$162,000.00	\$162,000.00	Kari Michels	\$197,700.00	Approve and Forward to County Board
				Jacob Johnson	\$172,657.00	
				Peter & Joyce Hanson	\$77,000.00	

NOTE: If acceptable, the motion should include a statement to accept this bid contingent on *"The successful bidder's submission of the remaining balance and the \$30 Register of Deeds Recording Fee by Cashier's Check or Certified Check in full within 15 days of delivery or written notification of Chippewa County's acceptance of their bid. The bid deposit submitted by the successful bidder shall be forfeited to Chippewa County in the event the successful bidder fails to make full payment for the property within 15 days of delivery to the successful bidder of written notification of Chippewa County's acceptance of the successful bid"*.

Attachment: 5 - Bid Sheet [Revision 1] (13 - 25 : Resolution to Approve the Sale of the Chippewa County



**STATEMENT OF EXPLANATION
ESTABLISH 2026 PARK FEES**

5.2

Director Ritzinger will review the average County Park costs and fee history.

CAMPGROUND FEE COMPARISON

Campgrounds	Site & Electricity	Notes
County Parks (6): Barron, Chippewa, Clark, Dunn, Eau Claire, Rusk	\$28.87	Chippewa County reservation fee is \$7.00. Reservation fee average is \$7.85.
State Parks (5): Brunet Island, Devils Lake, Interstate, Lake Wissota, Willow River	\$37.00	Additional pass required.
Private Campgrounds (12)	\$48.32	Many more amenities and activities
Chippewa County - All Parks	\$27.00	Best Value!

PAVILION FEE COMPARISON

County Campgrounds	Pavilion & Electricity Avg.	Notes
Barron	\$30.00	
Chippewa	\$22.00	
Clark	\$67.62	
Dunn	\$0.00	Donations Only
Eau Claire	\$64.17	
Rusk	\$50.00	

County Parks & Campgrounds						
1962 - Pine Point						
1965 - Morris-Erickson (park open since 1931)						
1970 - Otter Lake						
1930 - 1962 - Free Camping at Morris-Erickson (undeveloped)						
Year	Per Night	Electricity	Boat Dock	Firewood	Reservation Fee	Pavilions
1962	\$ 1.00	\$ -	\$ -	\$ -	\$ -	\$ -
1965	\$ 2.00	\$ -	\$ -	\$ -	\$ -	\$ -
1993	\$ 7.00	\$ 2.00	\$ 1.00	\$ 2.50	\$ -	\$ -
1994	\$ 7.00	\$ 3.00	\$ 2.00	\$ 3.00	\$ -	\$ -
1995	\$ 7.00	\$ 3.00	\$ 2.00	\$ 3.00	\$ -	\$ -
1996	\$ 8.00	\$ 3.00	\$ 2.00	\$ 3.00	\$ -	\$ -
1997	\$ 8.00	\$ 3.00	\$ 2.00	\$ 3.00	\$ 3.00	\$ -
1998	\$ 9.00	\$ 3.00	\$ 2.00	\$ 3.00	\$ 3.00	\$ -
1999	\$ 9.00	\$ 3.00	\$ 2.00	\$ 3.00	\$ 3.00	\$ -
2000	\$ 10.00	\$ 3.00	\$ 2.00	\$ 3.00	\$ 5.00	\$10 or \$20
2001	\$ 10.00	\$ 3.00	\$ 2.00	\$ 3.00	\$ 5.00	\$ -
2002	\$ 10.00	\$ 3.00	\$ 2.00	\$ 3.00	\$ 5.00	\$ -
2003	\$ 12.00	\$ 3.00	\$ 2.00	\$ 4.00	\$ 5.00	\$ -
2004	\$ 12.00	\$ 3.00	\$ 4.00	\$ 4.00	\$ 5.00	\$ -
2005	\$ 12.00	\$ 3.00	\$ 4.00	\$ 4.00	\$ 5.00	\$ -
2006	\$ 13.00	\$ 5.00	\$ 4.00	\$ 4.00	\$ 5.00	\$ -
2007	\$ 14.00	\$ 5.00	\$ 4.00	\$ 6.00	\$ 5.00	\$ -
2008	\$ 14.00	\$ 5.00	\$ 4.00	\$ 6.00	\$ 5.00	\$ -
2009	\$ 15.00	\$ 6.00	\$ 4.00	\$ 6.00	\$ 5.00	\$ -
2010	\$ 15.00	\$ 6.00	\$ 4.00	\$ 6.00	\$ 5.00	\$ 15.00
2011	\$ 16.00	\$ 7.00	\$ 4.00	\$ 6.00	\$ 5.00	\$ 15.00
2019	\$ 18.00	\$ 7.00	\$ 4.00	\$ 6.00	\$ 5.00	\$ 15.00
2020	\$ 18.00	\$ 7.00	\$ 4.00	\$ 6.00	\$ 5.00	\$ 15.00
2021	\$ 18.00	\$ 7.00	\$ 4.00	\$ 6.00	\$ 5.00	\$ 15.00
2022	\$ 18.00	\$ 7.00	\$ 4.00	\$ 6.00	\$ 5.00	\$ 15.00
2023	\$ 18.00	\$ 7.00	\$ 4.00	\$ 6.50*	\$ 7.00	\$ 15.00
2024	\$ 18.00	\$ 7.00	\$ 4.00	\$ 6.50*	\$ 7.00	\$ 15.00
2025	\$ 20.00	\$ 7.00	\$ 5.00	\$ 6.50*	\$ 7.00	\$ 15.00

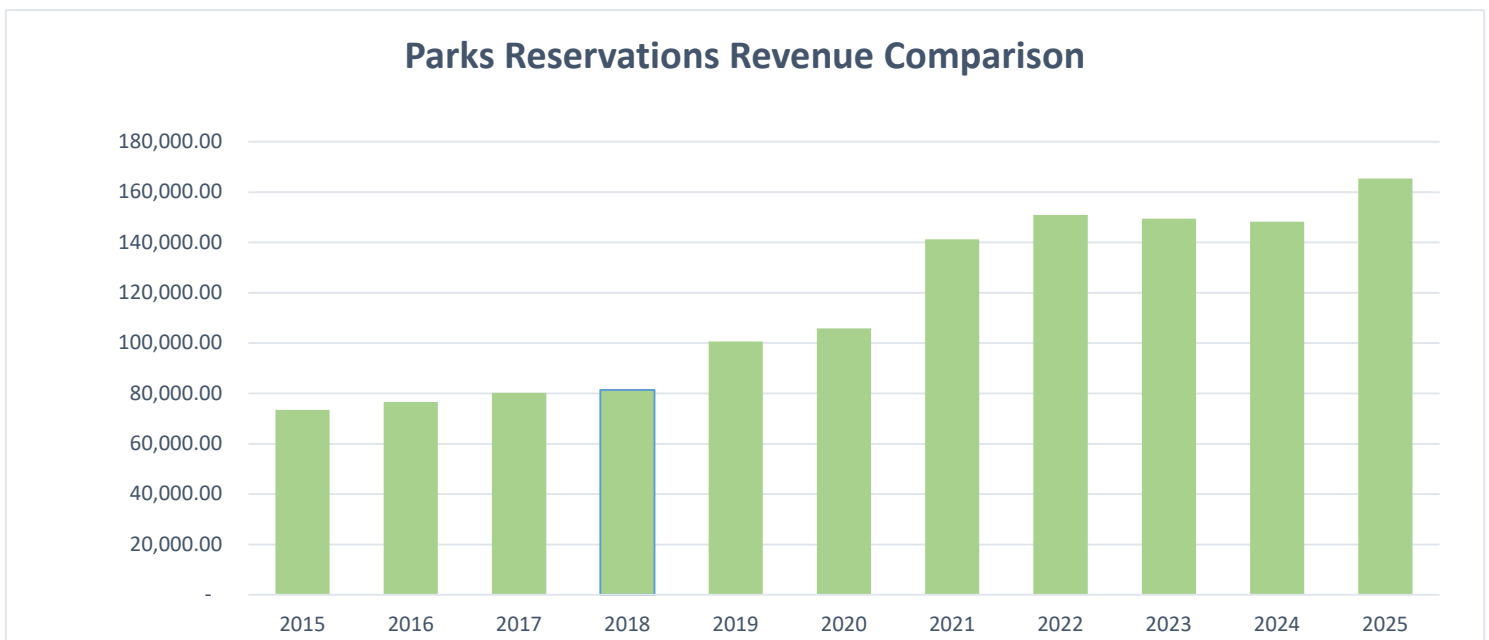
*Firewood dispenser fee change only.
Firewood from caretakers is still \$6.00/rick.

Attachment: Campground - Fee History (8892 : Establish 2026 Park Fees)

Parks Reservations Revenues Comparison

(Note: Revenues do not include a reduction for credit card sales costs.)

Comparison of Years YTD Revenues to Same Month FEBRUARY	
2014	69,178.37
2015	73,476.84
2016	76,637.27
2017	80,202.62
2018	81,377.58
2019	100,596.76
2020	105,815.44
2021	141,202.37
2022	150,949.79
2023	149,485.52
2024	148,269.28
2025	165,363.16



Attachment: YTD Comparison (8892 : Establish 2026 Park Fees)



**STATEMENT OF EXPLANATION
CAPITAL IMPROVEMENT PROJECTS UPDATE**

6.1

Director Ritzinger will update the Committee on the status of the current Capital Improvement Projects.

3/26/25 F&P Committee Meeting CIP Update

2024

- **Department of Human Services/County Board Room 302 Space Study:**

Approved Budget: \$600,00

Design: ON HOLD

2025

- **Morgue:**

Approved Budget: \$750,000

Design: ON HOLD

- **Courthouse Security Upgrade Project(s):**

Approved Budget: \$750,000

(Phase I - Exterior Door Modifications, Duress Alarm Replacement, Camera Upgrade/Recognition Software & Hardware)

(Phase II - DOA Office Suite)

Design – Phase I: January, 2024 – April, 2025

Bid Out/Award – Phase I: May – June, 2025

Construct (Phase I): August – November, 2025

Design – Phase II: To Be Determined

- **Building Automation System Upgrade:**

Approved Budget: \$500,000

Design: January, 2024 – November, 2024

Bid Out/Award: January, 2025

Low Bid: Johnson Controls (prime) & Roshell Electric (sub-contractor) - \$484,569

Construct: April, 2025 – November, 2025

- **Uninterruptable Power Supply (UPS) Project:**

Approved Budget: \$100,000

Design: January, 2025 – July, 2025

Bid Out/Award: To Be Determined

Construct: To Be Determined

- **Government Center Water Heater Project:**

Approved Budget: \$90,000

Design: To Be Determined

Bid Out/Award: To Be Determined

Construct: September – To Be Determined

3/26/25 F&P Committee Meeting CIP Update

- **Sheriff's Department Hallway (Paint/Flooring) Project:**

Approved Budget: **\$175,000**

Design: To Be Determined

Bid Out/Award: To Be Determined

Construct: To Be Determined

- **Otter Lake Day Park Fishing Pier**

Approved Budget: **\$40,000**

Design: March – May, 2024

Bid Out/Award: July, 2025

Construct: July – November, 2025