

NOTICES OF PUBLIC MEETINGS

A public meeting will take place at the time and place indicated below. The meeting is open to the public in keeping with Chapter 19, Subchapter IV, 1985 Wisconsin Statutes (Open Meeting Law).

Government Unit Conducting Meeting:

Common Council

Date:

August 25, 2025

Time:

5:00 p.m.

Place:

410 Division Street - 3rd Floor Auditorium

AGENDA

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Adopt the Agenda
5. Approval of Minutes:
 - A. Common Council Meeting August 11, 2025
6. Communications
7. Public Comment
8. New Business
 - A. Waiver Request – Number of Dogs
 - B. Public Hearing – Zoning Map Amendments
 - C. Ordinance 25-027 Zoning Map Amendments
 - D. Public Hearing – Zoning Ordinance Amendments
 - E. Ordinance 25-015 Accessory Uses or Structures
 - F. Ordinance 25-016 Site Regulations – Accessory Structures Restricted
 - G. Ordinance 25-017 Shoreland-Wetland Zoning - Definitions
 - H. Ordinance 25-018 Floodplain Zoning - Definitions
 - I. Ordinance 25-019 C-2 Area Requirements; Waterfront Setback
 - J. Ordinance 25-020 C-1-A Area Requirements; Waterfront Setback
 - K. Ordinance 25-021 A-1 Area Requirements; Waterfront Setback
 - L. Ordinance 25-022 R-2 Area Requirements; Waterfront Setback
 - M. Ordinance 25-023 R-1 Area Requirements; Waterfront Setback
 - N. Athletic Facility RFP - Engineering & Design Services
 - O. Airport Hangar Lease & Rate
 - P. Timber Forest Sale
9. Committee Reports
 - A. Finance
 1. Payment of Bills
 - B. Board of Public Works
 - C. Public Services
 - D. Personnel
10. Committee of the Whole Items
11. City Officials' Reports
12. Adjourn

Posted: August 20, 2025

Prepared By: Shannon Greenwood, Clerk

Services are provided on an Equal Opportunity basis. Reasonable accommodation for alternative means of communication or access for individuals with disabilities will be made upon request. Please call 715-762-2436.

COMMON COUNCIL MEETING MINUTES 8/11/2025

The Common Council of the City of Park Falls met in regular session at 5:00 PM on Monday, August 11, 2025. Mayor Tara Tervort called the meeting to order at 5:00 PM and the following members were present:

Mayor:	Tara Tervort
Alderman:	Dan Greenwood Dennis Wartgow Terry Wilson James Corbett Anthony Thier Dixie Weidman Michael Mader Dina Bukachek - Excused
City Attorney:	Bryce Schoenborn
City and Zoning Administrator:	Scott Kluver

Staff present: Shannon Greenwood, Becky Michels, Isabel Grimes, Dom Koller, Larry Reas

Also present: Gary Wollerman, James & Linda Wachowicz, Arnie Oswald

ADOPT THE AGENDA - Motion by Mader/Weidman to adopt the agenda as presented. Motion carried.

APPROVAL OF MINUTES - Motion by Weidman/Wilson to approve the Minutes for the Plan Commission Meeting on July 24, 2025, the Finance Committee Meeting on July 28, 2025, and the Common Council Meeting on July 28, 2025. Motion carried.

COMMUNICATIONS – Alderman Mader inquired about the plantings at the intersection of Highways 13/182. Arnie Oswald, representing the Agnes Oswald property, commented that he is concerned about the boundary line location between Oswald/Wachowicz properties on the new revision of the Lower Dam Certified Survey map. Derek Chambers, 335 3rd Avenue South, wanted to thank Mayor for her donation of Christmas décor in the downtown. He would like to donate benches to the downtown park. He also wanted to address damage to his property from snowplowing. Gary Wollerman complimented the Flambeau Rama event, the arts and crafts setup, and he would also like to see the car show relocated to the downtown.

NEW BUSINESS

- A. Certified Survey Map – Lower Dam Road–Surveyor Emily Pierce not able to attend. Survey was done to properly define the road which was never officially plated. Initial survey prepared and presented to 3 property owners required to dedicate their portion of property to the road. Revised the survey to remove the Oswald property as there is concern about property line locations. There was a survey that was never recorded as a CSM with the register of deeds which shows different boundaries. Pierce reviewed the legal property descriptions of all properties involved and believes her survey to be correct. Motion by Wilson/Greenwood to delay action and have Emily Pierce give more clarification at next meeting. Motion carried.

- B. Ordinance 25-026 – Well Operation Permit – Previously approved an ordinance for water connection requirements and this is following up to make the well operation permit consistent with those changes. Motion by Greenwood/Wilson to adopt Ordinance 25-026. Motion carried.
- C. Resolution 25-07 – Health Insurance Plan Change – There is a significant increase for 2026. Explored other plans and found nothing comparable. Investigated the high-deductible option within state system. The City could offset the net increase with a contribution to an HSA account but would keep FSA only for childcare expenses. Motion by Weidman/Mader to approve Resolution 25-07 to switch from the current Plan 14 to Plan 17 (High Deductible). Motion carried, 7-0.
- D. Select Health Savings Account Vendor and Approve Contribution Amount – Received 3 proposals. We are already using EBC, and their fees are reasonable. Motion by Wilson/Greenwood to approve a contribution of \$800 for single plans and \$1515 for family plans towards an HSA for eligible employees and approve Employee Benefits Corp as the administrator of the HSA program for the employees. Motion carried, 7-0.
- E. Allow Continuation of FSA for Childcare Reimbursement Purposes - Motion by Weidman/Mader to allow for the continuation of the FSA program for childcare reimbursement purposes.
- F. Amend the Policy on Health Insurance Buyout Option & Establish Rates – Staying in the state system allows the City to offer an incentive to opt out which will further reduce costs. Motion by Greenwood/Weidman to approve the revisions to the Health Insurance Opt-out Policy and establish the rates for 2026 as 7000 for a family plan and 2850 for those on a single plan. Motion carried, 7-0.

COMMITTEE REPORTS

Finance

Payment of Bills - Motion by Weidman/Greenwood to approve paying the bills in the amount of \$115,700.38. Motion carried, 7-0.

CITY OFFICIALS' REPORTS

Mayor Tervort: The League of Wisconsin Municipalities Fall Conference is scheduled for September 17-19 league in Milwaukee, please RSVP by the end of August if you would like to attend.

Administrator Kluver: The cell tower buyout that was approved has been completed and we have received payment. There is now WIFI at Hines Park campground.

Clerk Greenwood: Acknowledgement forms need to be returned from the Elected Officials handbook.

Treasurer Michels: No report.

Police Department: There were no incidents on the Flambeau Rama grounds. There have been 5 citizen complaints regarding chicken violations and 3 nuisance violations for junk properties.

The meeting was adjourned at 6:29

Prepared by: Shannon Greenwood, City Clerk



410 Division Street
P.O. Box 146
Park Falls, WI 54552
Phone (715)762-2436 Fax (715) 762-2437
www.cityofparkfalls.com

To: Honorable Mayor and Alders

From: Scott J. Kluver, ^{SK}Administrator

Re: Waiver of Limit of Number of Dogs

Date: August 15, 2025

Enclosed you will find a request from the Bushnell family requesting a waiver of the three-dog limit. They have recently moved to Park Falls and have four dogs, and were unaware of the requirement when they moved here. The ordinance does allow the Council to waive the requirement.

There are no known complaints regarding the four dogs that they have. I recommend waiving the requirement for the Bushnell family with the stipulation that no additional dogs are allowed and that once one of the current dogs pass on, it can not be replaced. The limit of three dogs will then be maintained.

Please let me know if you have any questions regarding this matter. As a side note, I have included a copy of the current ordinance and recommend that it be added to the list of future revisions as I find it confusing. We also do not have a current animal control officer, and we should not be requiring conditional use permits for such situations as those can not be unreasonably denied.

attention, if necessary. In all cases the owner, if known, shall be immediately notified and such officer, or other person, having possession of the animal shall have a lien thereon for its care, keeping and medical attention and the expense of notice.

- (3) If the owner or custodian is unknown and cannot, with reasonable effort, be ascertained or does not, within five days after notice, redeem the animal by paying the expenses incurred, it may be treated as a stray and dealt with as such.
 - (4) Whenever in the opinion of any such officer an animal is hopelessly injured or diseased so as to be beyond the probability of recovery, it shall be lawful for such officer to kill such animal and the owner thereof shall not recover damages for the killing of such animal unless he shall prove that such killing was unwarranted.
 - (5) Sections 948.16, Investigation of Cruelty Complaints, and 948.17, Wis. Stats., Expenses of Investigation, are hereby adopted by reference and made a part of this chapter.
- B. Injured animals. No person who owns, harbors or keeps any animal shall fail to provide proper medical attention to such animal when and if such animal becomes sick or injured. In the event the owner of such animal cannot be located, the City or any animal control agency with whom the City has an agreement or contract shall have the authority to take custody of such animal for the purpose of providing medical treatment, and the owner thereof shall reimburse the person or organization for the costs of such treatment.

§ 178-14. Cruelty to animals and birds unlawful. [Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

Acts of cruelty, prohibited. No person except a police officer in the pursuit of his duties shall, within the City, shoot or kill or commit an act of cruelty to any animal or bird or disturb any bird's nests or bird's eggs.

§ 178-15. Limitation on number of dogs and cats.

- A. Purpose. The keeping of a large number of dogs and cats within the City for a considerable period of time detracts from and, in many instances, is detrimental to, healthful and comfortable life in such areas. The keeping of a large number of dogs and cats is, therefore, declared a public nuisance.
- B. Definitions. As used in this section, the following terms shall have the meanings indicated:

FAMILY — One or more persons. [Added at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]

RESIDENTIAL LOT — ⁵A residential lot means a parcel of land zoned as residential, occupied or to be occupied by a dwelling, platted or unplatted, and under common ownership. For the purpose of this section, any vacant parcel or parcels adjoining a dwelling and under the same ownership shall constitute one lot.

C. Number limited.

- (1) No family shall own, harbor or keep in its possession more than three dogs and three cats on any residential lot without the prior approval of the Common Council except that a litter of pups or a portion of a litter may be kept for not more than 12 weeks from birth. If more than one family resides on a residential lot, then only a total of three dogs and three cats shall be allowed on the residential lot unless the prior approval is obtained from the Common Council. Persons may keep more than three dogs and three cats only if they have first received a kennel license and a conditional use permit pursuant to Chapter 480, Zoning. **[Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II)]**
- (2) The above requirement may be waived with the approval of the Common Council or when a kennel license has been issued by the City. Such application for waiver shall first be made to the City Clerk or Treasurer who shall forward the request to the animal control officer. After review, the animal control officer shall make a recommendation to the Common Council prior to Council action on the matter.

§ 178-16. Animal feces control.

It shall be unlawful for any person to cause or permit any animal, specifically including, but not limited to, dogs, horses, and cats, to be on property, public or private, not owned or possessed by such person unless such person has in his immediate possession an appropriate device for scooping excrement and an appropriate depository for the transmission of excrement to a receptacle located upon property owned or possessed by such person. Any person causing or permitting a dog, horse, or cat to be on property not owned or possessed by such person shall immediately remove all excrement of such dog, horse, or cat to a receptacle located upon property owned or possessed by such person. This section shall not apply to a person who is visually or physically handicapped.

§ 178-17. Keeping of chickens.

- A. Purpose. The purpose of this section is to allow residents to keep chickens, while providing for and ensuring the health and overall well-being of the surrounding neighborhood.
- B. Permit required. No person shall keep chickens in the City without obtaining a valid permit issued by the Building Inspector and approved by the Board of Public Works. The permit process requires a completed application accompanied by the fee as determined by the City Common Council. A detailed site plan must be provided to the

5. Editor's Note: The original definition of "dog" of the 1997 Code, which immediately preceded this definition, was repealed at time of adoption of Code (see Ch. 1, General Provisions, Art. II); see now § 178-1B.

August 11, 2025

To Whom It May Concern,

In July 2024, we purchased the 8,300-square-foot home at 349 1st Avenue North. Seeking a fresh start in life, we felt that Park Falls would be the ideal place to build our future. While in Wisconsin to finalize our purchase, we visited the Town Hall to ask questions and better understand local regulations.

James moved into the home shortly after Christmas when he began his position with the Chequamegon School District. The rest of our family joined him in May 2025, once the school year in Colorado concluded.

Our household includes our four beloved dogs. When James inquired about licensing them, at the Park Falls Town Hall, he was told that having four dogs would be fine, and to go to Phillips to apply for a multi-dog license. However, after speaking with Dominic at the Park Falls police department, we learned that the city ordinance limits households to three dogs.

We are respectfully requesting a waiver to allow us to keep our four dogs in our home. They are an integral part of our family, and we have taken care to ensure they are well-trained, licensed, and do not pose a nuisance to our neighbors or community.

We greatly appreciate your time and consideration of our request, and we hope to find a solution that will allow us to remain in compliance while keeping our family together.

Sincerely,

James and Sarah Bushnell

**NOTICE OF PUBLIC HEARING
CITY OF PARK FALLS
VARIOUS ZONING MAP AMENDMENTS**

Public notice is hereby given that the Common Council of the City of Park Falls will hold a public hearing on Monday, August 25, 2025, beginning at 5:00 p.m. in the Park Falls City Hall, 3rd Floor Auditorium, 410 Division Street, Park Falls, Wisconsin. The purpose of the public hearing is to consider various zoning map amendments.

Interested persons may view the draft map at the Park Falls City Hall at the address above during regular office hours. Comments may be made at the Public Hearing or submitted in writing, in advance of the hearing, to City Clerk Shannon Greenwood at clerk@cityofparkfalls.com. Questions may be directed to the Zoning Administrator at admin@cityofparkfalls.com or by calling 715-744-0142.

Scott J. Kluver
Zoning Administrator

Publication Dates: August 7 and August 14, 2025

To: Honorable Mayor and Council

From: Isabel Grimes, Intern

Re: Zoning Map Changes

Date: August 20, 2025



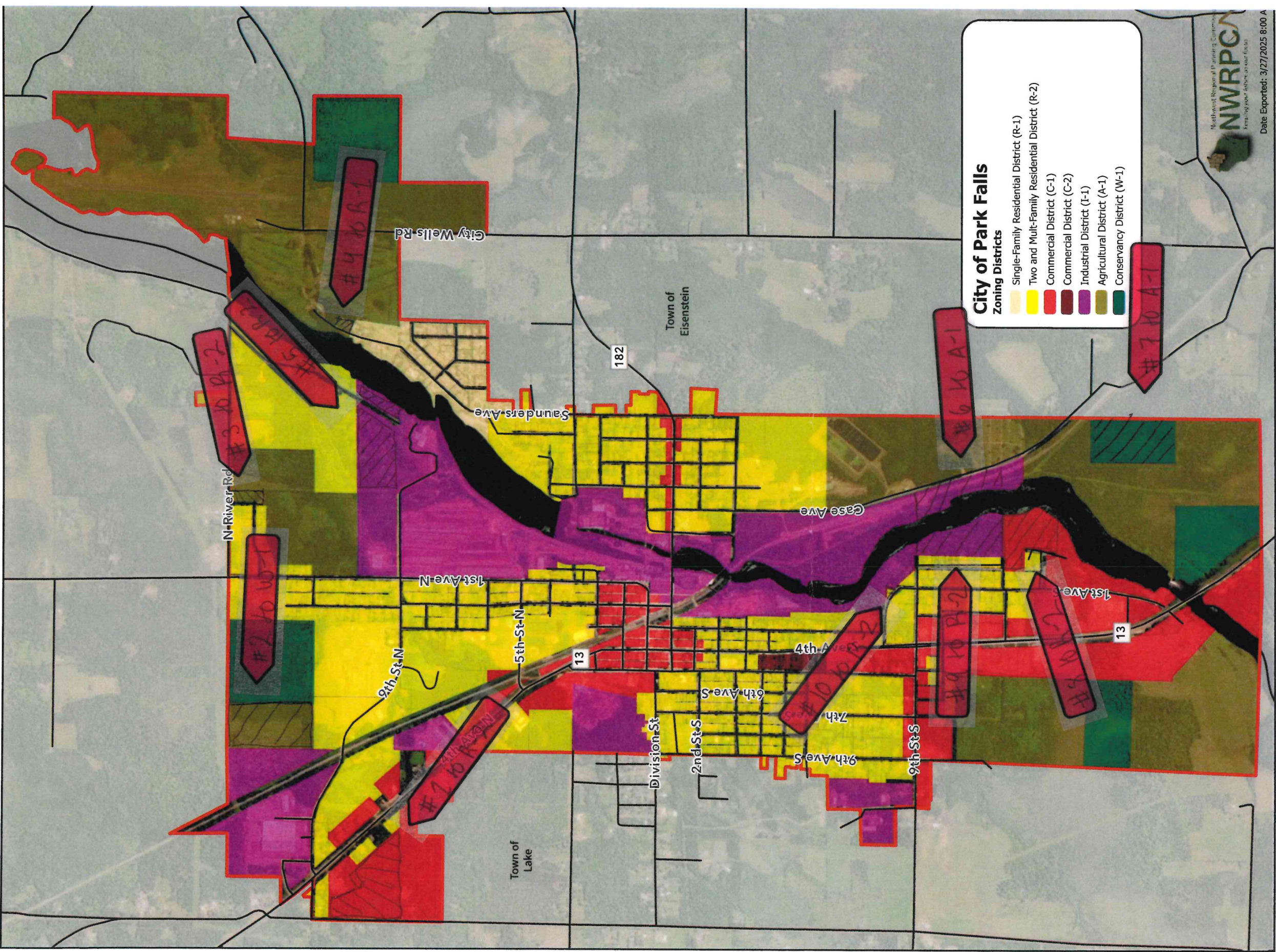
Enclosed is an ordinance on proposed changes to the zoning map. These sensible changes are being pursued due to the parcels locations and their current and future use.

As the Council, you will be hosting a public hearing on the 25th of August so that the people may make Park Falls aware of any concerns. The City has notified property owners within 200 feet of each rezoning, and has published a public notice through multiple outlets of this hearing and of the changes. If the Council approves the ordinance, the City will move forward and take the necessary steps to establish the new map.

Here are the list of changes in clockwise order starting from the Northwest region:

1. NW Corner of City- Pines at Park Falls Development - IDs 271111502010 and 271111502030 are the parcels in which development will occur. They will be changed from C-1 to R-2.
2. North border of the City - ID 271111007000 is a parcel that is owned by the school district. It will be changed from A-1 to W-1.
3. North border of the City - ID 271110006012 and 271110006010 are residential lots at the end of Heritage Lane. It is being proposed to change to R-2 from A-1.
4. Saunders Ave - IDs 271110606000 and 2711106010 are the last properties with homes on them right before the entrance of the golf course. Their zone will change from A-1 to R-1.
5. North of the wood yard- IDs 271110309010 and 271110309020, which are currently Tuohy Property and are zoned I will be zoned R-2.
6. Both Sides of the river- IDs 271113303000. The east side of the river is currently I-1 but is being changed to A-1.
7. Damrow property- 271112709000 is changing from W-1 to A-1.

8. Parcels 271112906010, 271112902000, 271112807000, 271112806000, and 271112804000 are a group of properties that were listed as C-1 but are being changed to R-2.
9. The parcel on the west side of the river - 271113303000 - will be changed from I-1 to R-2.
10. 271103201010 is a small triangular parcel that is part of a larger residential property across the street. This will be changes from I-2 to R-2



**CITY OF PARK FALLS
COUNTY OF PRICE, WISCONSIN**

ORDINANCE NO. 25-027

**ORDINANCE TO MAKE COMPREHENSIVE AMENDMENTS TO THE OFFICIAL ZONING
MAP OF THE CITY OF PARK FALLS, PRICE COUNTY, WISCONSIN**

The Common Council of the City of Park Falls ordains the comprehensive amendment to the official zoning map of the City as follows:

Section 1:

- (a) **Adoption of Zoning Map.** Pursuant to s. 66.0103, Wis. Stats., and s. 480.84 of the City of Park Falls Ordinances, the updated and amended Zoning Map, attached hereto and incorporated herein, is hereby approved, adopted, ordained, and enacted as the “Zoning Map of Park Falls, Wisconsin,” hereinafter referred to as the “Zoning Map.” This Zoning Map and all explanatory matters thereon and attached thereto are adopted by reference and declared to be a part of this ordinance.
- (b) **Prior Maps Superseded.** This ordinance amending and updating the Zoning Map shall supersede the prior “Zoning Map of Park Falls, Wisconsin” to the extent that said prior map is inconsistent with the Zoning Map attached hereto.
- (c) **Zoning Map on File.** The Zoning Map and all official explanatory matters attached thereto shall bear the signature of the City Clerk and shall be on file in the office of the Zoning Administrator. That Zoning Map has been filed in the office of the City Clerk and has remained there for use and inspection by the public for not less than two (2) weeks prior to the adoption of this ordinance as required by s. 66.0103, Wis. Stats.
- (d) **Zoning Map Changes.**
 - 1. Land Rezoned to R-1. Consistent with the Zoning Map, the following described parcels are hereby rezoned to R-1 Single Family Residential District:
 - i. Parcel Identification Number (“PIN”): 50-271-2-40-01-13-5 05-002-01000; 50-271-2-40-01-13-5 05-002-02000; 50-271-2-40-01-13-5 05-002-03000; 50-271-2-40-01-13-5 05-002-04000; and 50-271-2-40-01-13-5 05-002-05000.
 - ii. PIN: 50-271-2-40-01-13-5 05-002-11000.
 - 2. Land Rezoned to R-2. Consistent with the Zoning Map, the following described parcels are hereby rezoned to R-2 Two-Family and Multifamily Residential District:
 - i. PIN: 50-271-2-40-01-14-2 03-000-07300.
 - ii. PIN: 50-271-2-40-01-13-2 02-000-10200.
 - iii. PIN: 50-271-2-40-01-13-5 05-007-20100; 50-271-2-40-01-13-5 05-007-20200.
 - iv. PIN: 50-271-2-40-01-25-5 05-001-14000; 50-271-2-40-01-25-5 05-001-12000; 50-271-2-40-01-25-5 05-001-11000; 50-271-2-40-01-25-5 05-001-01000.
 - v. PIN: 50-271-2-40-01-25-5 05-003-30000.
 - vi. PIN: 50-271-2-40-01-23-5 15-056-43000.
 - vii. PIN: 50-271-2-40-01-14-2 03-000-07100.
 - viii. PIN: 50-271-2-40-01-25-5 05-001-13000.
 - 3. Land Rezoned to W-1. Consistent with the Zoning Map, the following described parcels are hereby rezoned to W-1 Resource Conservation District:

- i. PIN: 50-271-2-40-01-14-1 02-000-10000.
- 4. Land Rezoned to A-1. Consistent with the Zoning Map, the following described parcels are hereby rezoned to A-1 Agricultural District:
 - i. PIN: 50-271-2-40-01-25-5 05-004-10000; 50-271-2-40-01-25-5 05-003-30000.
 - ii. PIN: 50-271-2-40-01-25-5 05-005-10000.

Section 2: If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a Court of competent jurisdiction or by any agency or of any kind by anyone else, the remainder of this Ordinance shall not be affected.

Section 3: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 4: This Ordinance shall take effect and be in effect after passage and publication according to law.

APPROVED:

Tara Tervort, Mayor

ATTEST:

Shannon Greenwood, Clerk

Adopted:
Published:
Attest:

**NOTICE OF PUBLIC HEARING
CITY OF PARK FALLS
ZONING ORDINANCE AMENDMENTS FOR ACCESSORY USES OR STRUCTURES;
ACCESSORY USES OR STRUCTURES DEFINITIONS IN SHORELAND-WETLAND
AND FLOODPLAIN DISTRICTS; AND WATERFRONT SETBACKS IN THE C1-A, C2,
A1, R1, and R2 DISTRICTS**

Public notice is hereby given that the Common Council of the City of Park Falls will hold a public hearing on Monday, August 25, 2025, beginning at 5:00 p.m. in the Park Falls City Hall, 3rd Floor Auditorium, 410 Division Street, Park Falls, Wisconsin. The purpose of the public hearing is to consider nine amendments to the Zoning code that change the definitions of Accessory Structures and Uses, change the restrictions on placement of accessory structures, and change the waterfront setback requirements in five of the zoning districts.

Interested persons may view the draft ordinances at the Park Falls City Hall at the address above during regular office hours. Comments may be made at the Public Hearing or submitted in writing, in advance of the hearing, to City Clerk Shannon Greenwood at clerk@cityofparkfalls.com. Questions may be directed to the Zoning Administrator at admin@cityofparkfalls.com or by calling 715-744-0142.

Scott J. Kluver
Zoning Administrator

Publication Dates: August 7 and August 14, 2025



410 Division Street
P.O. Box 146
Park Falls, WI 54552
Phone (715) 762-2436 Fax (715) 762-2437
www.cityofparkfalls.com

To: Honorable Mayor and Alders

From: Scott J. Kluver, ^{SK}Administrator

Re: A Whole Pile of Zoning Ordinances

Date: August 14, 2025

This memo will cover a series of zoning ordinances that focus on accessory uses and buildings as well as waterfront setbacks. Each of these ordinances are subject to the public hearing that will be held and all have been recommended by the Plan Commission. After the public hearing, the Council is free to take action on the adoption of them.

25-015 – This is the main ordinance with the most significant changes. Given some recent application situations and citizen comments, the Plan Commission is recommending redefining the difference between accessory uses and buildings. This is important in the code when determining when certain provisions count and when they do not. The general concern is that many of the provisions were too restrictive, and the City has done a poor job on enforcement. For example, one of the provisions that is eliminated in this draft is that the total amount of detached accessory structure space must be less than 75 percent of the habitable area of the primary structure. This provision severely limits the size of garage space for smaller homes, especially when the trend is for larger garages to house various recreational vehicles (aka – toys). Instead, a maximum square footage or percentage of the rear and side lot size will set maximum limits, which is a little more accommodating to lot size as opposed to a blanket limit for all lots. The number of accessory structures is also eliminated because of this change, and the maximum height is increased to allow for appropriate roof slopes for larger structures. Finally, although it is implied within the zoning code, we are explicitly stating that accessory structures are not allowed without a primary structure – except an exception is being made for the C-1 district which will allow garages/sheds in that district. This can be beneficial to businesses looking for additional storage space.

25-016 – This ordinance adds the same provision regarding the prohibition about having an accessory structure without a primary structure, except in the C1 district to another section of the code. It may be redundant, but it makes it easier to find if the public is looking at the code themselves.

25-017 and 018 – These ordinances adjust the definition of accessory uses and buildings as proposed in the first amendment to be consistent with the definitions in the Shoreland-Wetland and the Floodplain sections of the code.

25-019 through 023 – These five ordinances change the waterfront setback in these districts from 75 feet to 50 feet. I am not certain why 75 feet was used when this was changed a few years ago, but there may have been some confusion with the requirements for Towns. Under state law, Towns can not be less than 75 feet; however, incorporated municipalities are allowed to be no less than 50 feet. This will give some additional areas along Boettcher Road more space for building to improve the value of those lots. Other areas along the river may also benefit from this change.

§ 480-70. Accessory uses or structures.

- A. Definition. As used in this section, the following terms shall have the meanings indicated:

ACCESSORY BUILDING — A subordinate building, customarily found in connection with the principal structure and the use of which is purely incidental to the main building, that has a closed roof, that being a structure forming the upper covering of the subordinate building, and shall include all permanent, portable, and temporary structures with a roof, excluding the primary structure (main building). has less area than 75% of the habitable area of the principal building; this definition shall include all private garages for the storage and housing of all motor vehicles of any and every kind. This definition does not include campers or other motorized vehicles, nor does it include pergolas or other structures with an open roof of which at least 50% of the surface of the roof is open to the sky. Accessory buildings include, but are not limited to, detached garages, sheds, barns, gazebos, roofed patios, roofed decks, roofed swimming pools, and roofed hot tubs.

ACCESSORY STRUCTURE – A subordinate structure, the use of which is incidental to, and customarily found in connection with, the principal structure or use of the property, but which does not fit within the definition of an accessory building above and which does not contain a roof. Accessory structures include, but are not limited to, patios, decks (both detached and attached), pergolas, swimming pools, hot tubs, retaining walls, driveways, parking lots, sidewalks, detached stairways and lifts.

- B. Compliance. Any accessory, building, use or structure shall conform to the applicable regulations of the district in which it is located, except as specifically otherwise provided.
- C. Placement restrictions in residential district. An accessory use or structure in a residential district may be established subject to the following regulations:
- (1) ~~Accessory building number limits. In any residential district or commercial district, in addition to the principal building, a detached building and one additional accessory building may be placed on a lot.~~
 - (2) Accessory building size and construction limits. Detached garages and other detached accessory buildings shall be ~~less than 18-24~~ feet or less in height. Accessory buildings shall not occupy more than 30% of a required area for a rear yard or a side yard or 3,000 square feet, whichever is less. Any accessory building shall not be located within three feet of any other accessory building. Any accessory building shall not be nearer than 10 feet to the principal structure unless the applicable building code regulations in regard to one-hour fire-resistive construction are complied with. In no event can the accessory uses or structures be forward of the front line of the principal structure.
 - (3) Attached buildings. All structures that are attached to the primary building, including attached garages and screen porches, are not accessory buildings subject to this section, but they shall comply with all yard and setback requirements of the principal building.
- D. Use restrictions in residential district. Accessory uses or structures in residential districts shall not involve the conduct of any business, trade or industry except for home occupations as defined herein and shall not be occupied as a dwelling unit.
- E. Landscaping and decorative uses. Accessory structures and vegetation used for landscaping and decorating may be placed in any required yard area. Permitted structures and vegetation

include flag poles, ornamental light standards, lawn furniture, sun dials, bird baths, trees, shrubs and flowers and gardens.

- F. Temporary uses. Temporary accessory uses such as real estate sales field offices or shelters for materials and equipment being used in the construction of the permanent structure may be permitted by the Zoning Administrator.
- G. Outdoor lighting. Outdoor lighting installations shall not be permitted closer than three feet to an abutting property line and, where not specifically otherwise regulated, shall not exceed 15 feet in height and shall be adequately shielded or hooded so that no excessive glare or illumination is cast upon the adjoining properties.
- H. Lawn accessories. Walks, drives, paved terraces and purely decorative garden accessories such as pools, fountains, statuary, flag poles, etc., shall be permitted in setback areas but not closer than three feet to an abutting property line other than a street line.
- I. Retaining walls. Retaining walls may be permitted anywhere on the lot; provided, however, that no individual wall shall exceed six feet in height, and a terrace of at least three feet in width shall be provided between any series of such walls and provided further that along a street frontage no such wall shall be closer than three feet to the property line.
- J. Accessory Structures Restricted. An accessory building, use, or structure in any zoning district, other than C-1 Commercial District, shall not be established prior to the principal use or structure being present or under construction. Any accessory building, use, or structure shall conform to the applicable regulations of the district in which it is located, except as specifically otherwise provided.

**CITY OF PARK FALLS
COUNTY OF PRICE, WISCONSIN**

ORDINANCE NO. 25-015

SECTION 480-70: ACCESSORY USES OR STRUCTURES

The Common Council of the City of Park Falls ordains the amendment of Section 12-16 of the Municipal Code as follows:

Section 1: Section 480-70, Accessory Uses or Structures, as follows:

- A. Definition. As used in this section, the following terms shall have the meanings indicated:

ACCESSORY BUILDING — A subordinate building, customarily found in connection with the principal structure and the use of which is purely incidental to the main building, that has a closed roof, that being a structure forming the upper covering of the subordinate building, shall include all permanent, portable, and temporary structures, excluding the primary structure (main building). This definition does not include campers or other motorized vehicles, nor does it include pergolas or other structures with an open roof of which at least 50% of the surface of the roof is open to the sky. Accessory buildings include, but are not limited to, detached garages, sheds, barns, gazebos, roofed patios, roofed decks, roofed swimming pools, and roofed hot tubs.

ACCESSORY STRUCTURE — A subordinate structure, the use of which is incidental to, and customarily found in connection with, the principal structure or use of the property, but which does not fit within the definition of an accessory building above and which does not contain a roof. Accessory structures include, but are not limited to, patios, decks (both detached and attached), pergolas, swimming pools, hot tubs, retaining walls, driveways, parking lots, sidewalks, detached stairways and lifts.

- B. Compliance. Any accessory, building, use or structure shall conform to the applicable regulations of the district in which it is located, except as specifically otherwise provided.
- C. Placement restrictions in residential district. An accessory use or structure in a residential district may be established subject to the following regulations:
- (1) Accessory building size and construction limits. Detached garages and other detached accessory buildings shall be 24 feet or less in height. Accessory buildings shall not occupy more than 30% of the required area for a rear yard or a side yard or 3,000 square feet, whichever is less. Any accessory building shall not be located within three feet of any other accessory building. Any accessory building shall not be nearer than 10 feet to the principal structure unless the applicable building code regulations in regard to one-hour fire-resistive construction are complied with. In no event can the accessory uses or structures be forward of the front line of the principal structure.
 - (2) Attached buildings. All structures that are attached to the primary building, including attached garages and screen porches, are not accessory buildings subject to this section, but they shall comply with all yard and setback requirements of the principal building.
- D. Use restrictions in residential district. Accessory uses or structures in residential districts shall not involve the conduct of any business, trade or industry except for home occupations as defined herein and shall not be occupied as a dwelling unit.
- E. Landscaping and decorative uses. Accessory structures and vegetation used for landscaping and decorating may be placed in any required yard area. Permitted structures and vegetation include flag poles, ornamental light standards, lawn furniture, sun dials, bird baths, trees, shrubs and flowers and gardens.

- F. Temporary uses. Temporary accessory uses such as real estate sales field offices or shelters for materials and equipment being used in the construction of the permanent structure may be permitted by the Zoning Administrator.
- G. Outdoor lighting. Outdoor lighting installations shall not be permitted closer than three feet to an abutting property line and, where not specifically otherwise regulated, shall not exceed 15 feet in height and shall be adequately shielded or hooded so that no excessive glare or illumination is cast upon the adjoining properties.
- H. Lawn accessories. Walks, drives, paved terraces and purely decorative garden accessories such as pools, fountains, statuary, flag poles, etc., shall be permitted in setback areas but not closer than three feet to an abutting property line other than a street line.
- I. Retaining walls. Retaining walls may be permitted anywhere on the lot; provided, however, that no individual wall shall exceed six feet in height, and a terrace of at least three feet in width shall be provided between any series of such walls and provided further that along a street frontage no such wall shall be closer than three feet to the property line.
- J. Accessory Structures Restricted. An accessory building, use, or structure in any zoning district, other than C-1 Commercial District, shall not be established prior to the principal use or structure being present or under construction. Any accessory building, use, or structure shall conform to the applicable regulations of the district in which it is located, except as specifically otherwise provided.

Section 2: If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a Court of competent jurisdiction or by any agency or of any kind by anyone else, the remainder of this Ordinance shall not be affected.

Section 3: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 4: This Ordinance shall take effect and be in effect after passage and publication according to law.

APPROVED:

Tara Tervort, Mayor

ATTEST:

Shannon Greenwood, Clerk

Adopted:
Published:
Attest:

CITY OF PARK FALLS
COUNTY OF PRICE, WISCONSIN

ORDINANCE NO. 25-016

SECTION 480-11(I): SITE REGULATIONS – ACCESSORY STRUCTURES RESTRICTED

Section 1: The Common Council of the City of Park Falls ordains the creation of Section 480-11(I), Accessory Structures Restricted, as follows:

- (1) Accessory Structures Restricted. An accessory use or structure in any zoning district, other than C-1 Commercial District, shall not be established prior to the principal use or structure being present or under construction. Any accessory use or structure shall conform to the applicable regulations of the district in which it is located, except as specifically otherwise provided.

Section 2: If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a Court of competent jurisdiction or by any agency or of any kind by anyone else, the remainder of this Ordinance shall not be affected.

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APPROVED:

Tara Tervort, Mayor

ATTEST:

Shannon Greenwood, Clerk

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Published:
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**CITY OF PARK FALLS
COUNTY OF PRICE, WISCONSIN**

ORDINANCE NO. 25-017

SECTION 468-23(B): SHORELAND-WETLAND ZONING - DEFINITIONS

Section 1: The Common Council of the City of Park Falls ordains the amendment of Section 468-23(B), Shoreland-Wetland Zoning – Definitions – Accessory Structure or Use, as follows:

Accessory Building or Structure.

ACCESSORY BUILDING — A subordinate building, customarily found in connection with the principal structure and the use of which is purely incidental to the main building, that has a closed roof, that being a structure forming the upper covering of the subordinate building, shall include all permanent, portable, and temporary structures, excluding the primary structure (main building). This definition does not include campers or other motorized vehicles, nor does it include pergolas or other structures with an open roof of which at least 50% of the surface of the roof is open to the sky. Accessory buildings include, but are not limited to, detached garages, sheds, barns, gazebos, roofed patios, roofed decks, roofed swimming pools, and roofed hot tubs.

ACCESSORY STRUCTURE – A subordinate structure, the use of which is incidental to, and customarily found in connection with, the principal structure or use of the property, but which does not fit within the definition of an accessory building above and which does not contain a roof. Accessory structures include, but are not limited to, patios, decks (both detached and attached), pergolas, swimming pools, hot tubs, retaining walls, driveways, parking lots, sidewalks, detached stairways and lifts.

Section 2: If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a Court of competent jurisdiction or by any agency or of any kind by anyone else, the remainder of this Ordinance shall not be affected.

Section 3: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 4: This Ordinance shall take effect and be in effect after passage and publication according to law.

APPROVED:

Tara Tervort, Mayor

ATTEST:

Shannon Greenwood, Clerk

Adopted:
Published:
Attest:

**CITY OF PARK FALLS
COUNTY OF PRICE, WISCONSIN**

ORDINANCE NO. 25-018

SECTION 445-40: FLOODPLAIN ZONING - DEFINITIONS

Section 1: The Common Council of the City of Park Falls ordains the amendment of Section 445-40, Floodplain Zoning – Definitions – Accessory Structure or Use, as follows:

- (I) Accessory Structure or Use. A subordinate building or structure, the use of which is purely incidental to the main building, customarily found in connection with the principal structure, and shall include all permanent, portable, and temporary structures, excluding the primary structure (main building). This definition does not include campers, other motorized vehicles, or fences. Accessory structures include, but not are not limited to, detached garages, sheds, barns, gazebos, patios, decks, swimming pools, hot tubs, retaining walls, driveways, parking lots, sidewalks, detached stairways and lifts.

Section 2: If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a Court of competent jurisdiction or by any agency or of any kind by anyone else, the remainder of this Ordinance shall not be affected.

Section 3: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 4: This Ordinance shall take effect and be in effect after passage and publication according to law.

APPROVED:

Tara Tervort, Mayor

ATTEST:

Shannon Greenwood, Clerk

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CITY OF PARK FALLS
COUNTY OF PRICE, WISCONSIN

ORDINANCE NO. 25-019

SECTION 480-23(C)(8): C-2 COMMERCIAL DISTRICT; AREA REQUIREMENTS;
WATERFRONT SETBACK

Section 1: The Common Council of the City of Park Falls ordains the amendment of Section 480-23(C)(8), C-2 Commercial District; Area Requirements; Waterfront Setback, as follows:

- (8) Waterfront setback: 50 feet. No structure larger than 100 square feet may be placed within 50 feet of the ordinary high-water mark (OHWM) of any lake, river, stream, impoundment, or flowage.

Section 2: If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a Court of competent jurisdiction or by any agency or of any kind by anyone else, the remainder of this Ordinance shall not be affected.

Section 3: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

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APPROVED:

Tara Tervort, Mayor

ATTEST:

Shannon Greenwood, Clerk

Adopted:
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CITY OF PARK FALLS
COUNTY OF PRICE, WISCONSIN

ORDINANCE NO. 25-020

SECTION 480-22(C)(10): C-1-A COMMERCIAL DISTRICT; AREA REQUIREMENTS;
WATERFRONT SETBACK

Section 1: The Common Council of the City of Park Falls ordains the amendment of Section 480-22(C)(10), C-1-A Commercial District; Area Requirements; Waterfront Setback, as follows:

- (10) Waterfront setback: 50 feet. No structure larger than 100 square feet may be placed within 50 feet of the ordinary high water mark (OHWM) of any lake, river, stream, impoundment, or flowage.

Section 2: If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a Court of competent jurisdiction or by any agency or of any kind by anyone else, the remainder of this Ordinance shall not be affected.

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Tara Tervort, Mayor

ATTEST:

Shannon Greenwood, Clerk

Adopted:
Published:
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CITY OF PARK FALLS
COUNTY OF PRICE, WISCONSIN

ORDINANCE NO. 25-021

SECTION 480-25(C)(8): A-1 AGRICULTURAL DISTRICT; AREA REQUIREMENTS;
WATERFRONT SETBACK

Section 1: The Common Council of the City of Park Falls ordains the amendment of Section 480-25(C)(8), A-1 Agricultural District; Area Requirements; Waterfront Setback, as follows:

- (8) Waterfront setback: 50 feet. No structure larger than 100 square feet may be placed within 50 feet of the ordinary high-water mark (OHWM) of any lake, river, stream, impoundment, or flowage.

Section 2: If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a Court of competent jurisdiction or by any agency or of any kind by anyone else, the remainder of this Ordinance shall not be affected.

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Tara Tervort, Mayor

ATTEST:

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CITY OF PARK FALLS
COUNTY OF PRICE, WISCONSIN

ORDINANCE NO. 25-022

SECTION 480-21(C)(10): R-2 TWO FAMILY AND MULTIFAMILY RESIDENTIAL DISTRICT;
AREA REQUIREMENTS; WATERFRONT SETBACK

Section 1: The Common Council of the City of Park Falls ordains the amendment of Section 480-21(C)(10), R-2 Two Family and Multifamily Residential District; Area Requirements; Waterfront Setback, as follows:

- (10) Waterfront setback: 50 feet. No structure larger than 100 square feet may be placed within 50 feet of the ordinary high water mark (OHWM) of any lake, river, stream, impoundment, or flowage.

Section 2: If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a Court of competent jurisdiction or by any agency or of any kind by anyone else, the remainder of this Ordinance shall not be affected.

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Tara Tervort, Mayor

ATTEST:

Shannon Greenwood, Clerk

Adopted:
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CITY OF PARK FALLS
COUNTY OF PRICE, WISCONSIN

ORDINANCE NO. 25-023

SECTION 480-20(C)(10): R-1 SINGLE FAMILY RESIDENTIAL DISTRICT; AREA
REQUIREMENTS; WATERFRONT SETBACK

Section 1: The Common Council of the City of Park Falls ordains the amendment of Section 480-20(C)(10), R-1 Single Family Residential District; Area Requirements; Waterfront Setback, as follows:

- (10) Waterfront setback: 50 feet. No structure larger than 100 square feet may be placed within 50 feet of the ordinary high water mark (OHWM) of any lake, river, stream, impoundment, or flowage.

Section 2: If any section, clause, provision, or portion of this Ordinance is adjudged unconstitutional or invalid by a Court of competent jurisdiction or by any agency or of any kind by anyone else, the remainder of this Ordinance shall not be affected.

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APPROVED:

Tara Tervort, Mayor

ATTEST:

Shannon Greenwood, Clerk

Adopted:
Published:
Attest:



410 Division Street
P.O. Box 146
Park Falls, WI 54552
Phone (715)762-2436 Fax (715) 762-2437
www.cityofparkfalls.com

To: Honorable Mayor and Alders

From: ^{sk} Scott J. Kluver, Administrator

Re: Athletic Facility RFP

Date: August 14, 2025

Enclosed you will find a draft of the Athletic Complex RFP as recommended by the Athletic Facility Ad-hoc Committee. The intention of this RFP is to solicit for services to put together detailed and phased project plans, provide estimated costs, assist with the preparation of renderings for fundraising purposes, and possibly assist with grant writing. In order to move forward with this project, this information will be needed.

If both the Council and the School Board approve of releasing this document, it will be sent out in September with a review date likely in October. The Committee will review the proposals, and come back to both respective bodies with a recommendation as to who to contract with and how the services would be paid for.

Please let me know if you have any questions regarding this matter. I have included a draft of the last minutes for your reference.

JOINT AD-HOC COMMITTEE ON ATHLETIC FACILITY MEETING MINUTES – 8/13/2025

Government Unit Conducting Meeting:

Joint Ad-Hoc Committee (School & City)

Date:

August 13, 2025

Time:

3:00 P.M.

Place:

City Hall, 2nd Floor Conference Room, 410 Division Street, Park Falls, WI 54552

Members Present – Victor Ambrose, Ryan Kovarik, David Schmidt, Kyle Cronan, Tara Tervort, Dixie Weidman, Dennis Wartgow, Scott Kluver

Members Absent – None

Public: None

The meeting was called to order by Kluver and Cronan at 3:00 pm. All members present.

Selection of Chair/Co-Chairs: Tervort nominated and Weidman agreed Cronan and Kluver to be co-chairs. Wartgow/Schmidt moved to close nominations and cast a unanimous ballot. Motion carried. Cronan and Kluver begrudgingly accepted the honor.

Approval of Meeting Minutes of July 16th – Weidman/Ambrose moved to approve the minutes of the previous meeting. Cronan noted that the cover over the electrical box on the softball dugout is just a regular electric box. Motion carried.

Discussion of Facility Ownership – The City owns the facility, and the School is the primary user. Should this arrangement continue in the future? What are the advantages/disadvantages? Neither has the capacity to contribute significant dollars to the project at this time. It was noted that with City ownership of the facility, alcohol can be served, the City has a better capacity to seek grant funding for public parks, the School has a better fundraising capacity. Consensus was that a collaborative partnership continues for this project and into the future.

Review and Recommendation on Draft RFP – Discussion on the RFP. Is it necessary? Previous concept plan passed out and discussed. Still need current construction costs and overall detailed plans for improvements for entire facility. Weidman/Tervort moved to recommend the draft RFP to the School Board and Council for approval. Motion carried unanimously.

Discussion on Fundraising Efforts – Kluver relayed that the Stewardship Grant is still a possibility with the application deadline of May 1, but there is cost to the application. Further discussion on this needs to occur when a consultant is selected. Cronan stated that some fundraising efforts have taken place to raise small amounts at this time, which help raise awareness. Schmidt stated that he is seeking to re-energize the Chequamegon Education Foundation that assisted with previous efforts and can be a vehicle for donations. Discussion occurred on engaging various media to assist with the effort.

Set Next Meeting – The next meeting will be scheduled to review RFPs. Anticipate that to be a Wednesday afternoon in October, and members will be notified of the proposed date.

Cronan adjourned the meeting at 4:20 p.m.

Prepared by: Scott J. Kluver, City Administrator

City of Park Falls
And
Chequamegon School District

RFP for Engineering and Design Services



July 28, 2025

Introduction

The City of Park Falls and the Chequamegon School District are soliciting qualified civil engineering firms to create a plan for the improvement of Park Falls' Athletic Complex.

The plan should contain suggestions about how to improve the Complex as a whole, with specific emphasis on the Complex's track, including potential improvements to track events, as well as considerations for the restrooms, concessions, lighting, and electrical systems.

The City of Park Falls Athletic Complex provides a number of recreational activities, including a football field, running track, and a baseball and soft ball field. It is open to the public and it hosts the Chequamegon Screaming Eagles Highschool sports. It is located on 5th Street North.

Project Scope

Phase 1

City's Consensus

The Firm must meet with City and School Board officials for brainstorming workshops in order to understand the objectives and desired direction of both parties. The results of these workshops should be evident in the preliminary plan.

Surveys

It is expected of the Firm to conduct surveys that will provide an essential understanding of the area and its features.

Utilities Survey

The Firm should gather the necessary information regarding the utility structure of the land from their own observations and the City's Water and Sewer Department. This information should include the location and size of the water mains serving the complex; the location of power and communication systems; and the location, size, and material of the sanitary sewers, storm sewers, and culverts serving the property.

Property Survey

The Firm must carry out a sufficient amount of research to understand the details of the property. This survey should encompass property lines, identification of adjacent roads and land parcels, and the size, dimensions, and the building material of the Athletic Complex.

The survey should also confirm that the soil is suitable to support the planned reconstruction work and meet the requirements of the incoming construction team.

Feature Survey

Describe all of the following:

- Man-made structures within the project limits, such as buildings, foundations, wells, fences, and utility-related systems.
- Natural blockades: trees, bushes, natural water sources, and ditches.
- Location of roads, sidewalks, curbs, and other paved areas.

The locations of these features in relation to the project should also be documented.

Grants

The Firm should seek any potential grants related to the project, and, if one is found, it should create its plan in accordance with the rules and regulations of the grant. The City will use the design as an application for the funding.

There will be no need for the Firm to submit the application themselves.

Preliminary Plan

The Firm, with the information given from the surveys and the workshops, should generate a preliminary plan for the project. The plan should be developed with the understanding that implementation may not begin until at least two to three years after the design's completion. It should contain a timeline and cost estimates.

Once the draft is developed, the Firm will need approval from the City Council and the Chequamegon School Board. The City and School District expects the Firm to answer any questions or concerns the members of each board will voice. Additionally, the Firm must revise the plan according to any collective issues from either board.

Construction Documents

The Firm should identify any required demolition, grading, utility modifications, and landscaping.

Stormwater Management

Create a stormwater management plan in accordance with the City's storm water ordinance and the Wisconsin Department of Natural Resources NR 151 and NR 216 regulations.

Phase 2

Finalized Plan

Once the City has the sufficient funds to conduct the construction, the Firm should perform a review of the initial design to determine if the plan needs to be updated - such as its cost or the necessary material.

Permit and Bid Preparation

Prepare a Notice of Intent (NOI) to the Wisconsin Department of Natural Resources, a General Plumbing Application for the Wisconsin Department of Safety and Professional Services, and any other permits required for the proposed project.

The Firm should also prepare a draft bid package to be distributed to potential contractors. While doing so, the Firm is expected to collaborate with City and School officials ("Owners") to understand their requirements and expectations for the contractor.

Phase 3

Construction Administration and Inspection

Have a pre-construction meeting with the Owners and the Contractor to review the construction schedule, procedures, invoicing, and other necessary characteristics of the project.

Conduct walk-throughs to ensure that construction is in compliance with the design specifications and that the contractor is adhering to all applicable local and state regulations. These walk-throughs must be conducted not only at the desire of the Firm,

but also the Owners. A report of the findings should be prepared and submitted to the City Administrator, Scott Kluver, at admin@cityofparkfalls.com.

Host regular onsite meetings with the Contractor and the Owners.

Testing Verification

Provide verification of the following required Contractor material tests:

- Earthwork Testing
 - Gradations - Verify dense graded base and fill materials meet specifications
 - Proctors - Provided backfill, dense graded base, and fill materials max densities
 - Fill - Provide nuclear density testing and reports
 - Base - Provide nuclear density testing and reports
 - Footings - Provide soil bearing reports through dynamic cone penetrometer testing
 - Asphalt - Provide nuclear density testing and reports
 - Concrete Testing - Provide air, temperature, strength and slump test for every set of cylinders.
- Staking Verification
 - Horizontal and Vertical Control
 - Hard Surfaces
 - Underground Utilities
 - Green Area
 - Fence

Submission

The City, the School Board, and AD-HOC are not required to reimburse fees acquired from the application process.

Proposal Requirements

The following is what the applicant should include in their proposal:

1. A description of the Firm, including its history and staff size.
2. A layout of how the Firm plans to organize and conduct the surveys.
3. What grants the Firm was able to find, if any, and what requirements are attached to that grant.
4. The schedule and cost of generating the design plan.

5. Proof of competency, which must include a description of prior related work and references from those projects; the City will also need resumes of all those who will be involved with the process.

Submission Instructions

Firms should either mail or email their proposal.

If the applicant wishes to mail the proposal, it should be addressed to P.O. Box 146 Park Falls, WI 54552. The City and School District will need a total of 8 copies.

If the proposal is sent via email, please do so to the City Administrator, Scott Kluver, at admin@cityofparkfalls.com. Please make the subject line "Civil Engineering Proposal [date]".

All proposals will be evaluated by the AD-HOC committee, which is a group made up of school and City officials.

The following will be considered during the evaluation:

1. Adherence to submission requirements.
2. The cost.
3. The timeline.
4. The Firm's credibility.
5. If the Firm was able to find a grant.
6. The proposed conduct of the surveys.

The timeline for the process will be:

RFP Publication.....()

Submission Deadline.....()

Evaluation Deadline.....()

AD-HOC has the right to reject any and all proposals.

Questions

If there is any confusion with this RFP, or any difficulties with submission, please contact Scott Kluver either through email, admin@cityofparkfalls.com, or by phone, (715) 744-0142.



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To: Honorable Mayor and Alders

From: ^{SSK} Scott J. Kluver, Administrator

Re: Airport Hangar Lease

Date: August 11, 2025

With construction of the new city-owned airport hangar started, we wanted to be prepared with a lease document and rental rate so that we would be able to solicit and have the hangar occupied as soon as possible. With that, Mike Durmeyer and I took a draft lease document from the Wisconsin Department of Aeronautics and revised it to our purposes. Attorney Schoenborn has reviewed and added his suggested changes. It is ready for your review and approval.

In addition, we would like to set the rate and make this part of the fee schedule in the future. You will see the email from Mr. Durmeyer on the topic. I agree, and suggest setting the initial rate at \$175/mo. Know that the new hangar can hold up to three separate aircraft.

Please let us know if you have any questions on this request.

Draft

CITY OF PARK FALLS AIRPORT HANGAR LEASE

This agreement, made and entered into on the date indicated below by and between _____, hereinafter called the Lessor, and _____, hereinafter called the Lessee.

WHEREAS, the Lessor owns and operates an airport known as _____ (the Airport") and Lessee is desirous of leasing from the Lessor a hangar on the airport, hereinafter more fully described; and

WHEREAS, the Lessee shall conduct only such aircraft maintenance on its own aircraft as performed by the Lessee or by regular employees of the Lessee, and

NOW, THEREFORE, for and in consideration of the rental charges, covenants, and agreements herein contained, the Lessee does hereby lease from the Lessor the following premises, rights, and easements on and to the airport upon the following terms and conditions.

1. **Hangar Description:** Lessor shall hereby lease to Lessee Hangar # _____.
2. **Term:** The term of this lease shall be for a period of _____ years commencing on _____ and terminating on December 31, _____.
3. **Renewal:** At the termination of the aforesaid term, this Lease shall automatically continue on a year-to-year basis, until either party gives written notice of the intent to terminate the Lease, to the other party, at least 60 days prior to the termination date or any anniversary thereof. All terms and conditions of this Lease shall remain in full force and effect during the continuation of this Lease, except that the Lessor may increase the rent as provided below.
4. **Rent:** The Lessee agrees to pay to the Lessor for the use of the premises, rights, and easements herein described, a yearly rental of \$_____, payable in advance on January 1, and on each anniversary thereof until this lease terminates. Payments shall be due annually on January 1, without further notice from the Lessor.

Annual Lease payments shall be made payable to _____ and shall be sent to _____. Finally, the rental rate specified herein shall be subject to reexamination and readjustment as provided below.

5. **Rent Adjustments:** In the event the Lessee desire to renew this lease, Lessee shall give Lessor written notice thereof at least six (6) months prior to the expiration of the term of this lease. In the event of renewal, the Rent described in Paragraph 4 above shall increase each year by a percentage equal to the United States Consumer Price Index for the last twelve (12) months as published by the Bureau of Labor Statistics.
6. **Utilities:** The Lessor shall be responsible for payment of all of its own utility expenses (gas, electric, telephone, heat, etc.) for any shared spaces and at no time shall the Lessee use the utilities of the Lessor without the Lessor's prior written consent, nor shall the Lessee have its utility bills placed into the name of the Lessor. Lessee shall be responsible for any utilities for the Hangar and shall have said utilities placed in the name of the Lessee.
7. **Other Fees:** Nothing herein shall limit the Lessor's right to impose, and the Lessee's obligation to pay,

any and all other fees which the Lessor may establish from time-to-time for Airport services and privileges.

8. Hangar Use: Hangar shall be used for an aeronautical purpose such as:

- a. Storage of airworthy aircraft;
- b. Shelter for maintenance, repair, or refurbishment of aircraft, but not the indefinite storage of non-operational aircraft;
- c. Non-commercial construction of amateur-built or kit-built aircraft;
- d. Storage of aircraft handling equipment, (e.g. tow bar, glider tow equipment, work benches, tools and materials used to service aircraft); and
- e. Storage of materials related to an aeronautical activity (e.g. balloon and skydiving equipment, office equipment, teaching tools).

Provided the hangar is used primarily for an aeronautical purpose, Lessee may store non-aeronautical items in the hangar provided they do not:

- a. Impede the movement of the aircraft in and out of the hangar;
- b. Displace the aeronautical contents of the hangar. A vehicle parked at the hangar while the vehicle owner is using the aircraft will not be considered to displace the aircraft;
- c. Impede access to other aeronautical contents of the hangar; and
- d. Violate building codes or local ordinances.

Lessee shall not conduct non-aeronautical business activities out of the hangar nor store items in support of a non-aeronautical business.

At no time shall the Lessee store any flammable material (except for fuel in the aircraft) nor shall the Lessee store explosives or other dangerous or hazardous materials, in or around the hangar, without the Lessor's prior written consent.

Lessee shall not hereafter make use of the premises in any manner which might create electrical or electronic interference with navigational signals or radio communications, impair the ability of pilots to visually distinguish the airfield, or otherwise endanger the landing, taking off, or maneuvering of aircraft. Lessor reserves the right to enter upon the premises hereby and abate any such hazard at the expense of Lessee.

9. Nonexclusive Rights: Lessee shall have the nonexclusive right, in common with others so authorized:

- a. To use the common areas of the airport, including runways, taxiways, aprons, roadways, floodlights, landing lights, signals and other conveniences for the take-off, flying and landing of aircraft.
- b. To use the airport parking areas, appurtenances and improvements thereon, but this shall not restrict the right of the Lessor to charge fees for the use of such areas.

- c. To use all access ways to and from the premises, limited to streets, driveways or sidewalks designated for such purposes by the Lessor, and which right shall extend to Lessee's employees, passengers, guests, invitees, and patrons.
10. **Signs:** No signs or advertising matter may be erected on the leased premises without the prior written consent of the Lessor.
11. **Rules and Regulations:** The Lessee agrees to observe and obey all current and future laws, ordinances, rules and regulations promulgated and enforced by the Lessor and by other proper authority having jurisdiction over the conduct of operations at the airport, provided the same are consistent with the procedures proscribed or approved from time-to-time by the Federal Aviation Agency for landing and taking off of Lessee's aircraft.
12. **Security:** Lessee shall comply at all times with all federal and state security and safety regulations and mandates. A hangar shall be locked at all times when an aircraft is stored with the hangar and Lessee, or Lessee's agent, is not present at the hangar. Keys shall not be left in any unattended aircraft whether or not the aircraft is located within a hangar.
13. **Occupants:** No person or entity may occupy the hangar of the Lessee except the Lessee, without the prior written consent of the Lessor. However, nothing herein shall prohibit the Lessee from temporarily permitting another person or entity to temporarily store aircraft in the Lessee's hangar. For purposes of this Paragraph 13, occupancy is presumed to be temporary if it is for a period of time thirty (30) days or less. It is understood that any long-term storage requires the permission of the Lessor and any entity which permits temporary storage for profit must obtain an FBO permit from the Lessor.
14. **Commercial Operations:** Nothing herein shall authorize the Lessee to conduct any business operations or to act as a Fixed Base Operator (FBO) on the premises leased herein. All such activities are prohibited without the prior written approval of the Lessor. However, nothing herein shall be construed to prohibit the Lessee from performing any services on its own aircraft with its own regular employees (including, but not limited to, maintenance and repair) that it may choose to perform.
15. **Hangar Maintenance:** The Lessor will maintain and repair the hangar, associated appurtenances, and the surrounding land in a safe, useful, painted, and orderly condition. In the event of fire or any other damage or casualty to structures owned by the Lessor, the Lessor shall repair or replace the damaged structure.
16. **Airport Maintenance:** Lessor reserves the right, but shall not be obligated to Lessee, to maintain and keep in repair the landing and taxi areas of the airport and all publicly owned facilities of the airport, together with the right to direct and control all activities of Lessee in this regard.
17. **Improvements to the Property.** The Lessee during the term of the lease and any renewals thereto may, with the consent of the Lessor, which shall not be unreasonably withheld, make such improvements to the Hangar as are necessary for the Lessee's use. The Lessee shall give the Lessor written notice of the proposed improvement to the Hangar at least thirty (30) days prior to commencement of work on such improvement. The notice shall reasonably describe the nature of the improvement. Upon termination of the lease, the Lessee shall have the right to remove such improvements as can be removed without damage to the Hangar, with the exception of any heating units or propane tanks, which shall remain. When removing any improvements, the Lessee shall repair damage and restore the Hangar to a condition acceptable to the Lessor. The Lessee's right to remove any improvements is subject to the lease not being in default with respect to any of the covenants and conditions under this lease.

- 18. Insurance.** Lessee is to provide and secure at Lessee's expense such insurance for the maximum insurable replacement value for the contents of the Hangar (i.e. Lessee's property and equipment) to protect against any loss, damage, or destruction. Lessor shall carry its own insurance for the replacement value of the buildings and improvements to protect against any loss, damage, or destruction. Either party may require the other to provide proof of insurance upon written demand, which shall then be provided by the party subject to the request within ten (10) days.
- 19. Personal Property.** Lessor will not store Lessee's personal property left behind at the Hangar after Lessee removes from or is evicted from the Hangar. However, Lessor shall hold any medical items for seven (7) days from the date on which Lessor discovers such medical items. Lessor's power to dispose of the personal property left behind by Lessee extends to property owned by third parties but left behind by Lessee. The Lessee or any third party who owns the personal property left behind has the right to claim the property before Lessor disposes of it if Lessee pays any expenses Lessor has incurred with respect to disposition of the property. If said property is not claimed within seven (7) days, Lessor may dispose of the property in a commercially reasonable manner, in Lessor's sole discretion.
- 20. Airport Development:** The Lessor reserves the right to further develop and improve the airport as Lessor sees fit, regardless of the desires or views of the Lessee, and without interference or hindrance from the Lessee. If the development of the airport requires the removal and/or relocation of the Lessee's hangar building, the Lessor and Lessee agree that such removal and/or relocation shall occur pursuant to the following terms and conditions:
- a. The Lessor will provide the Lessee with written notice at least 180 days prior to said removal and/or relocation, and
 - b. The Lessor shall, at Lessor's sole discretion, relocate the Lessee's building to a new location on the airport.
- 21. Snow Removal:** The Lessor agrees to plow and remove the snow, at no extra charge, from the taxiways in front of the hangars, except within three (3) feet of hangar doors. The manner, speed and timeliness of snow removal shall be in the sole discretion of the Lessor, and may vary from year-to-year and from snowfall-to-snowfall. Snow removal from the taxiways in front of Lessor's hangar shall be accomplished only after all runways, aprons, and primary taxiways have been first cleared. Lessee hereby releases and holds the Lessor harmless from any liability for any and all damages, incurred by the Lessee, caused by or arising from the manner, speed or timeliness of the Lessor's snow removal.
- 22. Right to Inspect:** Lessor reserves the right to enter upon the premises at any reasonable time for the purpose of making any inspection it may deem expedient to the proper enforcement of any of the covenants or conditions of this agreement, or to the operation of the airport.
- 23. Hold Harmless:** The Lessor shall not be liable to the Lessee for, and Lessee shall hold the Lessor harmless from, any and all claims, damages or losses caused by the acts or omissions of the Lessee, its family, guests, invitees, employees, agents, representatives or servants, relating to or arising out of Lessee's use and enjoyment of the Airport or the rights and privileges granted by this Lease. The Lessor shall not be liable for any loss or damage, not caused by negligent acts or omissions of the Lessor, which Lessee may sustain from:
- a. Theft or burglary in or about the premises;
 - b. Delay or interruption in any utility service from any cause whatsoever;

- c. Fire, water, rain, frost, snow, gas, odors or fumes from any source whatsoever;
- d. Any injury to any person or damage to any property; or
- e. Failure to keep the Airport premises, appurtenances, fixtures and/or equipment in repair.

24. Abandonment: If the Lessee fails to use the hangar, for the purpose of storing aircraft owned by the Lessee, for a continuous period of eight (8) months, then the Lessor may, in Lessor's sole discretion, terminate this lease.

25. Liens and Encumbrances: The Lessee shall neither create, nor cause or permit to be created, any lien, encumbrance, security interest or other charge, including liens for work, labor or materials furnished, or alleged to have been furnished, on the leased premises.

26. Default and Termination:

- a. **Default Defined:** Lessee shall be deemed in default upon
 - i. Failure to pay rent or any other properly-imposed fee within ten (10) days after due date.
 - ii. The filing of any petition under the Federal Bankruptcy Act or any amendment thereto, including a petition for reorganization.
 - iii. The commencement of any proceeding for dissolution or for the appointment of a receiver.
 - iv. The making of an assignment for the benefit of creditors.
 - v. Violation of any of the other terms or conditions of this lease after written notice to cease and/or correct such violation has been served upon the Lessee by the Lessor, and after the Lessee has failed to correct such violation within thirty (30) days of service of such notice (or such later deadline as may be established in the Notice by the Lessee). Mailing notice by U.S. Mail, Certified Mail, shall constitute "service" of notice. In the case of a violation which cannot with due diligence be cured within a period established, the Lessee may apply to the Lessor for an extension of time within which to cure said violation.
- b. **Effect of Default:** Default by the Lessee shall authorize the Lessor, at its sole option, to declare this lease void, to cancel the same, and to re-enter and take possession of the premises.
- c. **Remedies:** Except otherwise provided herein, no right or remedy herein conferred shall be considered exclusive of any other right or remedy and each and every right and remedy shall be cumulative and in addition to any other right and remedy given hereunder, or now or hereafter existing at law or in equity or by statute.
- d. **Restoration of Property:** Upon termination of this lease, the Lessee shall remove all of its buildings, equipment, and property, and restore the leased premises to its original vacant condition, unless the Lessor agrees, in writing, to accept all or any part of the property which the Lessee wishes to abandon.
- e. **Non-waiver:** Any intentional or unintentional waiver by the Lessor of any violation of this Contract by the Lessee shall not be construed or interpreted to be a waiver of any other prior, subsequent or contemporaneous violation.

- 27. Lease Transfer:** The Lessee may not assign or transfer this agreement or any interest contained herein, without the consent of the Lessor, which consent shall not be unreasonably withheld.
- 28. Subordination Clause:** This lease shall be subordinate to the provisions of any existing or future agreement between the Lessor and the United States or the State of Wisconsin relative to the operation or maintenance of the airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal or state funds for the development of the airport. Furthermore, this lease may be amended to include provisions required by those agreements with the United States or the State of Wisconsin.
- 29. National Emergency:** During time of War or other State or National emergency, the Lessor shall have the right to suspend this Contract, and to turn over operation and control of the Airport to the State of Wisconsin and/or the United States Government During any period when the airport shall be closed by any lawful authority, thereby restricting the use of the airport in such a manner as to interfere with the use of same by Lessee, the rent shall abate, and the period of such closure shall be added to the term of this lease so as to extend and postpone the expiration thereof.
- 30. Nondiscrimination:** The Lessee, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that:
- a. No person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of the Subject Property or Lessee's Improvements.
 - b. In the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, color, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination,
 - c. The Lessee shall use the Subject Property and Lessee's Improvements in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination, in Federally-assisted programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.
- 31. Severability:** This lease shall be construed under the laws of the State of Wisconsin. Any covenant, condition, or provisions herein contained that is held to be invalid by any court of competent jurisdiction shall be considered deleted from this lease, but such deletion shall in no way affect any other covenant, condition, or provision herein contained so long as such deletion does not materially prejudice Lessor or Lessee in their respective rights and obligations contained in the valid remaining covenants, conditions and provisions of the lease, and when such occurs, only such other covenants, conditions or provisions shall be deleted as are incapable of enforcement.
- 32. Personal Guaranty.** For value received and to induce the LESSOR to enter into this lease with the LESSEE, the undersigned Guarantors, _____, hereby jointly and severally guaranty payment of and promise to pay or cause to be paid to the LESSOR or the LESSOR'S assignee all sums arising out of the foregoing lease at such time that such sums are due, including at the time that the above LESSEE becomes the subject of bankruptcy or other insolvency proceedings (to the extent not prohibited by law). The amounts guaranteed herein shall include all interest and charges due under the terms of the foregoing lease as well as the amount of any payments made to the LESSOR or another by or on behalf of the LESSEE which are recovered from the LESSOR or another by a trustee, receiver, creditor or other party pursuant to applicable federal or state law and, to the extent not

prohibited by law, all costs, expenses and actual attorney fees at any time paid or incurred in the course of collection under the foregoing lease and/or this personal guaranty. This guaranty benefits the LESSOR, and the LESSOR's successors and assigns, and binds the undersigned Guarantors, and their respective heirs, personal representatives, successors and assigns.

Lessor: City of Park Falls

Lessee: _____

By: _____
Title: _____
Date: _____

By: _____
Title: _____
Date: _____

Guarantor: _____

Guarantor: _____

By: _____
Title: _____
Date: _____

By: _____
Title: _____
Date: _____



City Of Park Falls Admin Email <admin@cityofparkfalls.com>

WI 2024 Airport Stats summary

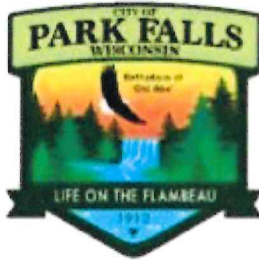
Michael Durmeyer <airport@cityofparkfalls.com>
To: Scott Kluver <admin@cityofparkfalls.com>

Fri, Aug 8, 2025 at 1:09 PM

Scott,

I have a more recent copy of the annual survey the State puts together. The info on page 24 Fig 13 would fall in line with our current hangar project. As that page illustrates, if we charge \$200/mo that would be at the top of the range based on what other larger sized airports near us charge. The other factor to keep in mind, we don't offer any real services at the airport due to our smaller size. So maybe \$175 might be the sweet spot based on the survey data. We can always increase that number on the next go around.

Mike



Mike Durmeyer
Airport Manager
Park Falls Municipal Airport
7250 Airport Rd
Park Falls, WI 54552
715-661-3217



WI_2024_Aviation_Report.pdf
4502K

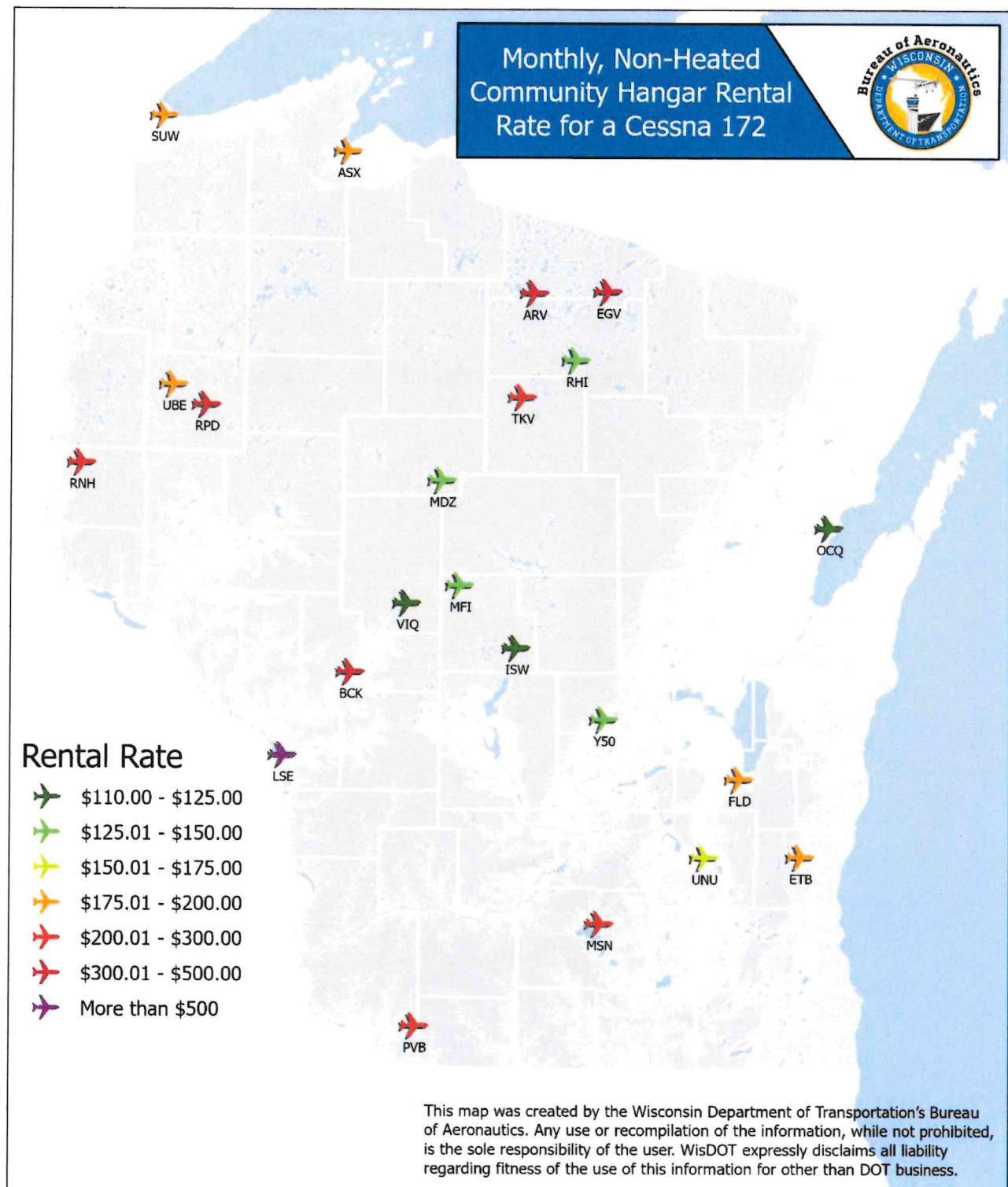
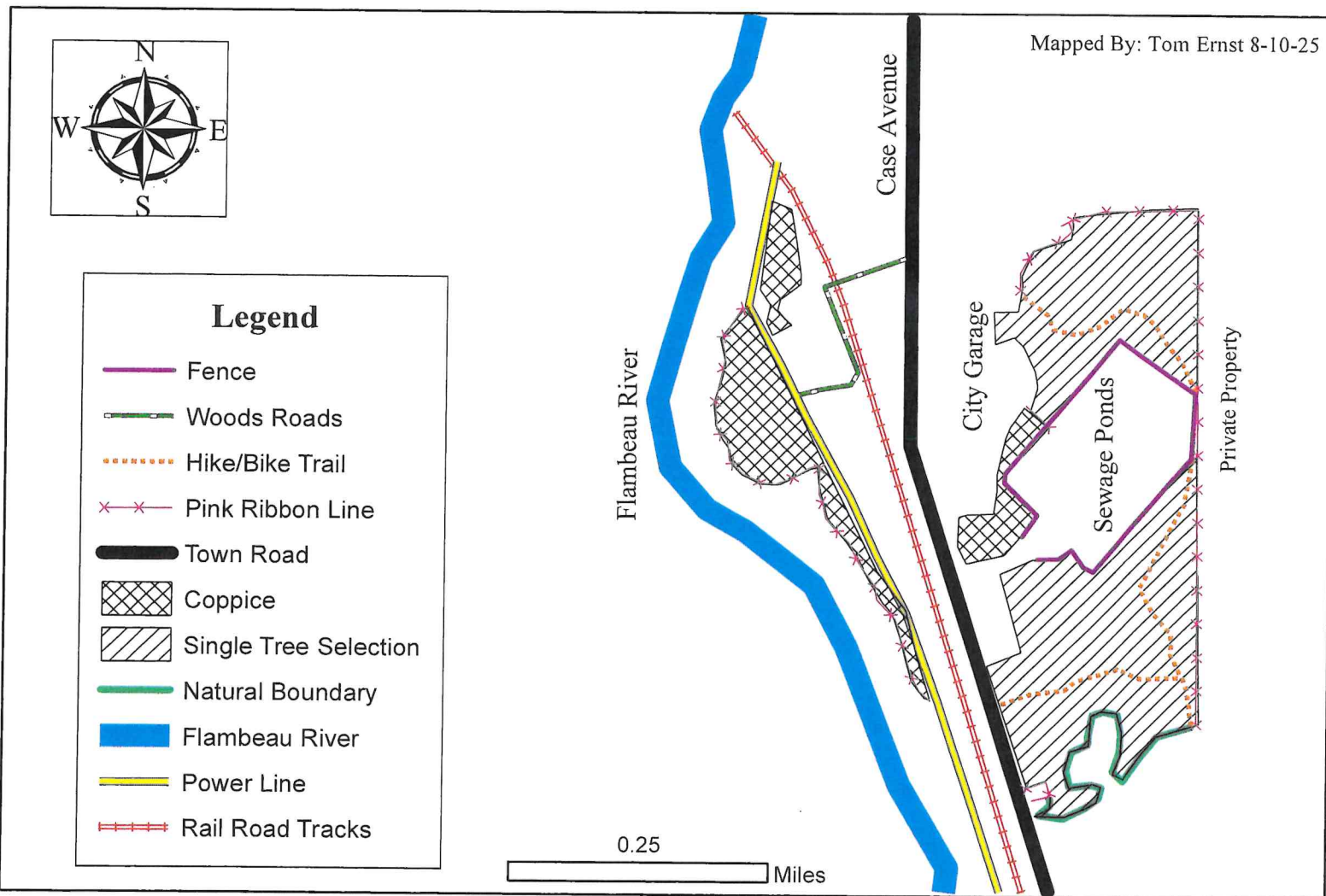


Figure 13

City of Park Falls
P.O. Box 146
Park Falls, WI 54552
Bill Hoffman
715-661-3778

25-30 K
City of Park Falls
Case Avenue
City Garage
Winter harvest only

Timber Sale Map
Tract #1-25
54 Acres
T40N R01W
Sec. 24 SW 1/4
Town Of Eisenstein



Cutting Restrictions:

- Frozen ground conditions only
- Excessive rutting or excessive damage to residual trees shall result in the suspension of logging.
- The sale must be cut progressively.
- No new woods roads shall be constructed without prior approval.
- Care must be taken to preserve survey monuments.
- Care must be taken to not excessively damage existing saplings.
- Utilize all felled trees to a 4" minimum top diameter for pulpwood and 10" for sawlogs.
- Hiking/Biking trail must be kept free and clear of all debris and damage free.

Species	Estimated Volume	Min. Acceptable Bid
Mixed Pulp	400 Cords	\$15.00/Cord
Spruce Pulp	12 Cords	\$15.00/Cord
Balsam Fir	12 Cords	\$5.00/Cord
Aspen Pulp	225 Cords	\$45.00/Cord
Sugar Maple Log	5 MBF	\$120.00/MBF
Mixed Log	5 MBF	\$100.00/MBF

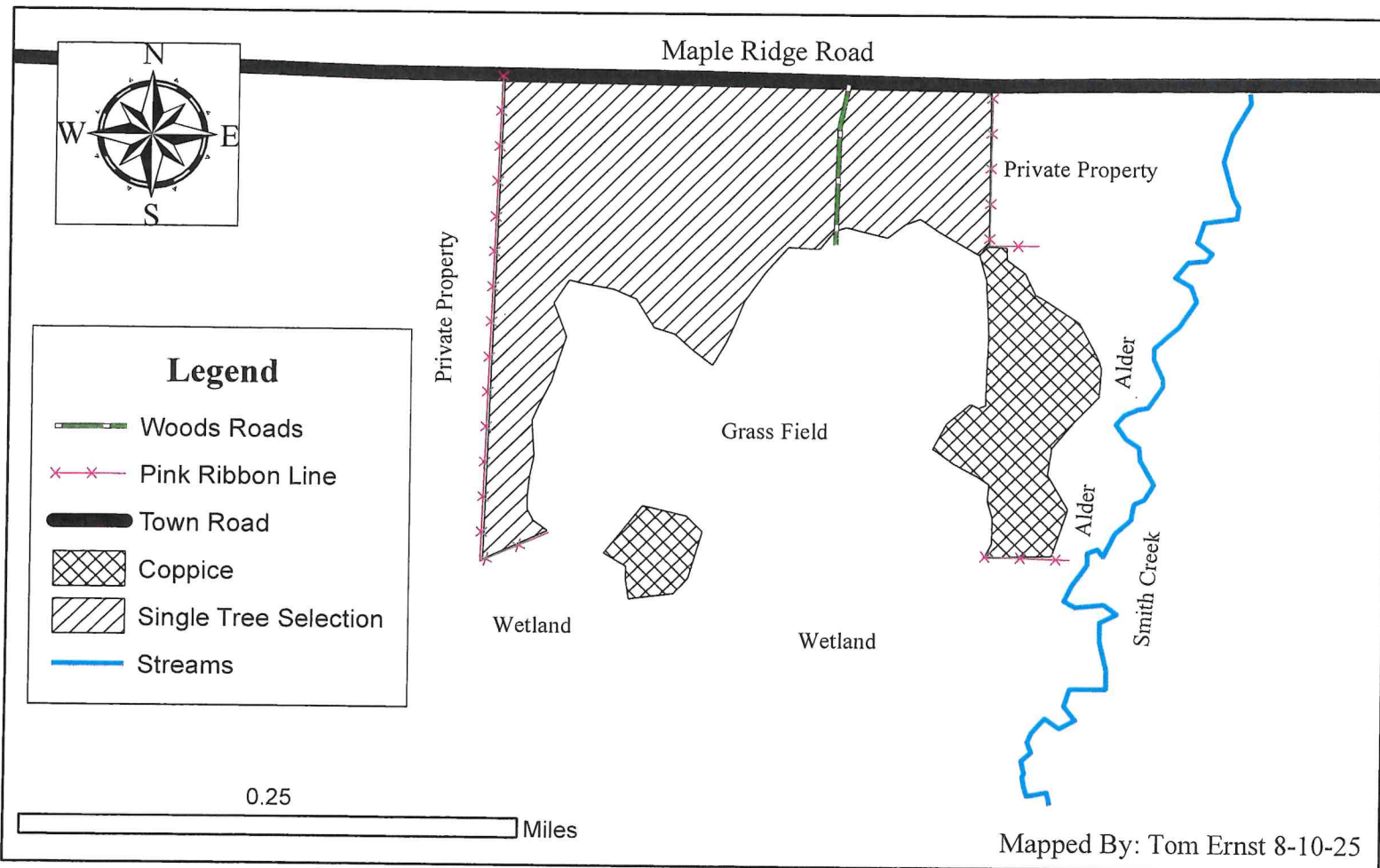
Single Tree Selection: Cut all trees marked with orange paint. Cut all merchantable ash, aspen, balsam and spruce.

Coppice Harvest: Cut all merchantable aspen, red maple, ash, spruce and balsam.

City of Park Falls
P.O. Box 146
Park Falls, WI 54552
Bill Hoffman
715-661-3778

City of Park Falls Maple Ridge Road Old Dump

Timber Sale Map
Tract #1-25
23 Acres
T40N R01W
Sec. 22 NE 1/4 of NW 1/4



Single Tree Selection: Cut all trees marked with orange paint. Cut all merchantable ash, aspen, balsam and spruce.

Coppice Harvest: Cut all merchantable aspen, ash, spruce and balsam.

Species	Estimated Volume	Min. Acceptable Bid
Pine Pulp	10 Cords	\$5.00/Cord
Mixed Pulp	140 Cords	\$15.00/Cord
Spruce Pulp	12 Cords	\$15.00/Cord
Balsam Fir	12 Cords	\$5.00/Cord
Aspen Pulp	40 Cords	\$45.00/Cord
Sugar Maple Log	3MBF	\$120.00/MBF
Mixed Log	3 MBF	\$100.00/MBF

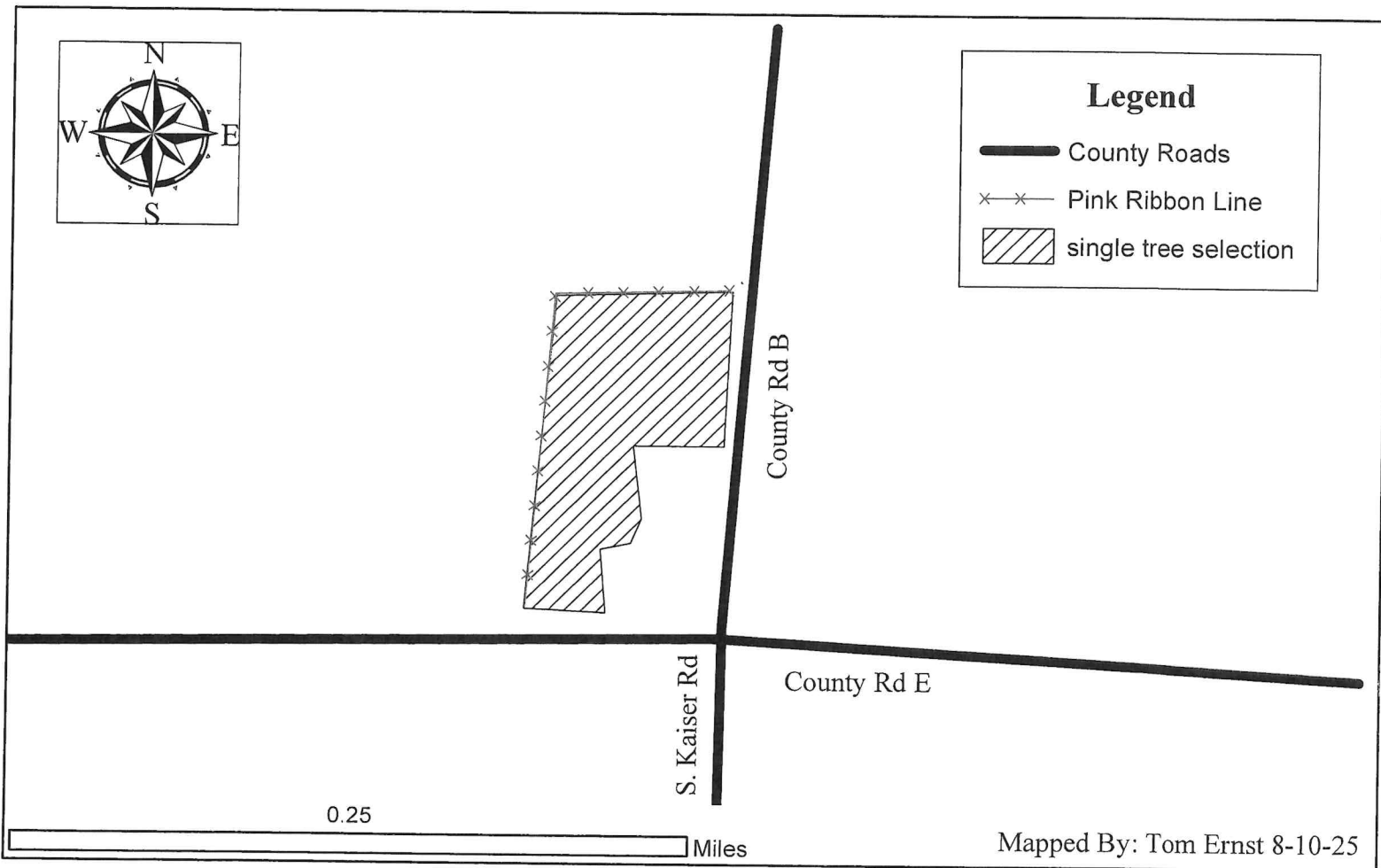
Cutting Restrictions:

- Dry or frozen ground conditions only
- Excessive rutting or excessive damage to residual trees shall result in the suspension of logging.
- The sale must be cut progressively.
- No new woods roads shall be constructed without prior approval.
- Care must be taken to preserve survey monuments.
- Care must be taken to not excessively damage existing saplings.
- Utilize all felled trees to a 4'' minimum top diameter for pulpwood and 10'' for sawlogs.
- Driveway and yard must be free and clear of debris after harvest.

City of Park Falls
P.O. Box 146
Park Falls, WI 54552
Bill Hoffman
715-661-3778

City of Park Falls County B-E Intersection

Timber Sale Map
Tract #1-25
4 Acres
T40N R01W
Sec. 19 SE 1/4 of SE 1/4



- Cut all trees marked with orange paint.
- Cut merchantable ash, aspen and balsam.
- Leave den and snag trees unless deemed hazardous.
- No excessive rutting or damage to residual trees.
- Take care not to damage existing saplings.
- Care must be taken to preserve survey monuments.
- Do not damage power line.
- Do not damage buildings or driveway.

Species	Estimated Volume	Min. Acceptable Bid
Pine Pulp	10 Cords	\$5.00/Cord
Mixed Pulp	20 Cords	\$15.00/Cord
Pine Logs	20 Cords	\$45.00/Cord
Sugar Maple Log	1 MBF	\$120.00/MBF
Mixed Log	1 MBF	\$100.00/MBF

Cutting Restrictions:

- Dry or frozen ground conditions only
- Excessive rutting or excessive damage to residual trees shall result in the suspension of logging.
- The sale must be cut progressively.
- No new woods roads shall be constructed without prior approval.
- Care must be taken to preserve survey monuments.
- Care must be taken to not excessively damage existing saplings.
- Utilize all felled trees to a 4'' minimum top diameter for pulpwood and 10'' for sawlogs.
- Driveway and yard must be free and clear of debris after harvest.

Tom Ernst

Street Address: P.O Box 443

P: 715-661-2972

Email: tomernst1@hotmail.com

City, State ZIP Code: Butternut, WI 54514

Bill To: City of Park Falls

Phone:

Invoice #:1000

Address: P.O. Box 146 Park Falls, WI

Fax:

Invoice Date:

Email:

Invoice For: Timber sale set up

Item #	Description	Qty	Unit Price	Discount	Price
	Property boundary	5	\$ 25.00		\$ 125.00
	Acres set up	81	\$ 30.00		\$ 2,430.00
	Map work	3	\$ 25.00		\$ 75.00
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
					\$ -
Invoice Subtotal					\$ 2,630.00
Tax Rate					
Sales Tax					\$ -
Other					
Deposit Received					
TOTAL					\$ 2,630.00

Make all checks payable to Tom Ernst.

Report Criteria:

Detail report.

Paid and unpaid invoices included.

Invoice.Batch = "CH AUG25/25"

Vendor Name	Invoice Date	Invoice Number	GL Account	Description	Net Invoice Amount	Date Paid
AMERITAS						
AMERITAS	08/01/2025	AUG2025	0152100150	POLICE	490.53	08/19/2025
AMERITAS	08/01/2025	AUG2025	0152250150	POLICE & FIRE HALL	7.88	08/19/2025
AMERITAS	08/01/2025	AUG2025	0151411150	ADMIN	289.06	08/19/2025
AMERITAS	08/01/2025	AUG2025	0357926150	SEWER	70.08	08/19/2025
AMERITAS	08/01/2025	AUG2025	0257926150	WATER	111.24	08/19/2025
AMERITAS	08/01/2025	AUG2025	0153240150	MACHINE OPERATIONS	188.33	08/19/2025
AMERITAS	08/01/2025	AUG2025	0155100150	LIBRARY	262.78	08/19/2025
AMERITAS	08/01/2025	AUG2025	0154910150	CEMETERY	8.76	08/19/2025
AMERITAS	08/01/2025	AUG2025	0155101150	LIBRARY BLDG	7.88	08/19/2025
AMERITAS	08/01/2025	AUG2025	0153311150	STREETS	315.34	08/19/2025
Total AMERITAS:					1,751.88	
BAUERNFEIND BUSINESS TECH INC						
BAUERNFEIND BUSINESS TEC	08/06/2025	189786	1153635340	RECYCLING S & E	45.59	
BAUERNFEIND BUSINESS TEC	08/06/2025	189786	0357840340	SEWER S & E	45.59	
BAUERNFEIND BUSINESS TEC	08/06/2025	189786	0257902340	WATER S & E	45.59	
BAUERNFEIND BUSINESS TEC	08/06/2025	189786	0151100340	COUNCIL S & E	45.59	
BAUERNFEIND BUSINESS TEC	08/06/2025	189786	0151600340	CITY HALL	121.55	
Total BAUERNFEIND BUSINESS TECH INC:					303.91	
COMMERCIAL TESTING LABORATORY						
COMMERCIAL TESTING LABOR	07/31/2025	76201	0357820290	SEWER OPERATIONS	856.90	
Total COMMERCIAL TESTING LABORATORY:					856.90	
DOMAIN LISTINGS						
DOMAIN LISTINGS	08/05/2025	DL-5201-4646	0151600290	WEBSITE DOMAIN - OP SUPPLIES	288.00	
Total DOMAIN LISTINGS:					288.00	
ETF						
ETF	08/01/2025	AUG2025	0152100150	POLICE	15,660.71	08/19/2025
ETF	08/01/2025	AUG2025	0153311150	STREETS	10,515.05	08/19/2025
ETF	08/01/2025	AUG2025	0153240150	MACHINERY	3,579.59	08/19/2025
ETF	08/01/2025	AUG2025	0257600150	WATER	2,237.24	08/19/2025
ETF	08/01/2025	AUG2025	0357820150	SEWER	1,566.07	08/19/2025
ETF	08/01/2025	AUG2025	0151411150	ADMIN	5,369.39	08/19/2025
ETF	08/01/2025	AUG2025	0155100150	LIBRARY	5,816.83	08/19/2025
Total ETF:					44,744.88	
FORWARD INSURANCE						
FORWARD INSURANCE	08/07/2025	423279816	0153510290	AIRPORT	1,540.00	08/12/2025
Total FORWARD INSURANCE:					1,540.00	
GREENWOOD, SHANNON						
GREENWOOD, SHANNON	07/30/2025	POOL7/30/25	0155420340	POOL	51.72	08/12/2025
GREENWOOD, SHANNON	08/06/2025	POOL8/6/25	0155420340	POOL	176.81	08/12/2025

Vendor Name	Invoice Date	Invoice Number	GL Account	Description	Net Invoice Amount	Date Paid
Total GREENWOOD, SHANNON:					228.53	
HALL, SAM						
HALL, SAM	08/14/2025	1282043	0153430290	LAWN MOWING	330.00	
Total HALL, SAM:					330.00	
HALLMAN LINDSAY						
HALLMAN LINDSAY	07/21/2025	R0292618	0153311340	TRAFFIC PAINT	599.75	
Total HALLMAN LINDSAY:					599.75	
HAWKINS INC.						
HAWKINS INC.	08/06/2025	7161918	0357826340	WWTP CHEMICALS	867.14	
Total HAWKINS INC.:					867.14	
HYDROCORP						
HYDROCORP	07/31/2025	CI-07809	0257652290	MAINTENANCE OF SERVICES	1,283.00	
Total HYDROCORP:					1,283.00	
JFTCO INC						
JFTCO INC	07/31/2025	PISU0078332	0153311340	STREETS	159.86	
Total JFTCO INC:					159.86	
KWIK TRIP INC.						
KWIK TRIP INC.	08/01/2025	CH AUG25	0151410340	MAYOR S & E	40.18	08/19/2025
KWIK TRIP INC.	08/01/2025	FIRE AUG25	0152200340	FIRE S & E	206.23	08/19/2025
KWIK TRIP INC.	08/01/2025	PD AUG25	0152100340	POLICE S & E	782.97	08/19/2025
Total KWIK TRIP INC.:					1,029.38	
LAWSON PRODUCTS						
LAWSON PRODUCTS	08/05/2025	9312702280	0153311340	STREET MAINT	271.53	
LAWSON PRODUCTS	08/11/2025	9312717322	0153311340	STREET MAINT	584.52	
Total LAWSON PRODUCTS:					856.05	
LINCOLN CONTRACTORS SUPPLY INC						
LINCOLN CONTRACTORS SUP	08/11/2025	J61095	0153311340	STREET MAINT - S & E	179.84	
Total LINCOLN CONTRACTORS SUPPLY INC:					179.84	
MARSHFIELD CLINIC						
MARSHFIELD CLINIC	07/30/2025	3764-41906	0257600290	WATER TEST & SCREEN	69.00	08/12/2025
MARSHFIELD CLINIC	07/30/2025	3764-41906	0153311290	DPW - TEST & SCREEN	69.00	08/12/2025
Total MARSHFIELD CLINIC:					138.00	
MEDFORD COOPERATIVE INC.						
MEDFORD COOPERATIVE INC.	08/11/2025	3254	0153240340	BULK FUEL PREMIUM	275.93	
Total MEDFORD COOPERATIVE INC.:					275.93	

Vendor Name	Invoice Date	Invoice Number	GL Account	Description	Net Invoice Amount	Date Paid
MICHELS, BECKY						
MICHELS, BECKY	08/01/2025	Q2 CELL	0151520340	CELL PHONE REIMBURSEMENT	150.00	08/12/2025
Total MICHELS, BECKY:					150.00	
MSA PROFESSIONAL SERVICES INC						
MSA PROFESSIONAL SERVICE	07/31/2025	19113	2056300210	CWF APPLICATION & ADMINISTRATIO	1,800.00	
Total MSA PROFESSIONAL SERVICES INC:					1,800.00	
NORTHERN LAKE SERVICE INC.						
NORTHERN LAKE SERVICE INC	08/18/2025	2510168	1153630290	LANDFILL TESTING	1,224.66	
NORTHERN LAKE SERVICE INC	08/18/2025	2510169	1153630290	LANDFILL TESTING	6,470.85	
Total NORTHERN LAKE SERVICE INC.:					7,695.51	
NORTHWAY COMMUNICATIONS INC.						
NORTHWAY COMMUNICATIONS	08/13/2025	185661	0152200340	FIRE DEPT. - S & E	994.00	
Total NORTHWAY COMMUNICATIONS INC.:					994.00	
NORVADO						
NORVADO	08/01/2025	AUG2025	0152100220	POLICE PHONE/INTERNET	363.42	08/19/2025
NORVADO	08/01/2025	AUG2025	0152200220	FIRE PHONE/INTERNET	149.64	08/19/2025
NORVADO	08/01/2025	AUG2025	0357820220	WWTP PHONE/INTERNET	171.02	08/19/2025
NORVADO	08/01/2025	AUG2025	0153270220	GARAGE PHONE/INTERNET	277.91	08/19/2025
NORVADO	08/01/2025	AUG2025	0257600220	UTILITY BLDG PHONE/INTERNET	171.02	08/19/2025
NORVADO	08/01/2025	AUG2025	0151600220	CITY HALL PHONE/INTERNET	470.31	08/19/2025
NORVADO	08/01/2025	AUG2025	0257902220	WATER COLLECT PHONE/INT	213.78	08/19/2025
NORVADO	08/01/2025	AUG2025	0357840220	SEWER COLLECT PHONE/INT	106.89	08/19/2025
NORVADO	08/01/2025	AUG2025	0155100220	LIBRARY PHONE/INTERNET	213.78	08/19/2025
Total NORVADO:					2,137.77	
OTIS ELEVATOR COMPANY						
OTIS ELEVATOR COMPANY	06/11/2025	F10000223125	0155101290	MAINT. CONTRACT	125.00	08/19/2025
Total OTIS ELEVATOR COMPANY:					125.00	
PARK FALLS AREA CDC						
PARK FALLS AREA CDC	08/05/2025	Q2 RMTAX	0155300720	ROOM TAX PROCEEDS	2,474.35	08/06/2025
Total PARK FALLS AREA CDC:					2,474.35	
PARK FALLS AREA CHAM. OF COMM.						
PARK FALLS AREA CHAM. OF C	08/05/2025	Q2 RMTAX	0155300720	ROOM TAX	8,660.23	08/06/2025
Total PARK FALLS AREA CHAM. OF COMM.:					8,660.23	
PARK FALLS BUILDING & HARDWARE						
PARK FALLS BUILDING & HARD	07/01/2025	2507-062076	1355200820	STUEBER PAVILION	128.70	
PARK FALLS BUILDING & HARD	07/01/2025	2507-062083	1355200820	STUEBER PAVILION	25.64	
PARK FALLS BUILDING & HARD	07/01/2025	2507-062119	1355200820	STUEBER PAVILION	94.21	
PARK FALLS BUILDING & HARD	07/02/2025	2507-062201	1355200820	STUEBER PAVILION	598.69	
PARK FALLS BUILDING & HARD	07/02/2025	2507-062209	1355200820	STUEBER PAVILION	64.83	
PARK FALLS BUILDING & HARD	07/08/2025	2507-062641	0257652340	MAINT OF MAINS	438.90	
PARK FALLS BUILDING & HARD	07/09/2025	2507-062846	1355200820	OLD ABE PARK	118.63	

Vendor Name	Invoice Date	Invoice Number	GL Account	Description	Net Invoice Amount	Date Paid
PARK FALLS BUILDING & HARD	07/09/2025	2507-062917	0155400340	ATHLETIC FIELD - S & E	19.94	
PARK FALLS BUILDING & HARD	07/10/2025	2507-063019	1355200820	STUEBER PAVILION	11.89-	
PARK FALLS BUILDING & HARD	07/14/2025	2507-063194	0155400340	ATHLETIC FIELD - S & E	51.24	
PARK FALLS BUILDING & HARD	07/14/2025	2507-0632235	0155400340	ATHLETIC FIELD - S & E	51.24	
PARK FALLS BUILDING & HARD	07/17/2025	2507-063490	1355200820	OLD ABE PARK	44.39	
PARK FALLS BUILDING & HARD	07/17/2025	2507-063491	1355200820	OLD ABE PARK	56.98	
PARK FALLS BUILDING & HARD	07/17/2025	2507-063497	1355200820	OLD ABE PARK	17.81	
PARK FALLS BUILDING & HARD	07/17/2025	2507-063514	1355200820	OLD ABE PARK	17.81	
PARK FALLS BUILDING & HARD	07/17/2025	2507-063542	1355200820	STUEBER PAVILION	152.33-	
PARK FALLS BUILDING & HARD	07/18/2025	2507-063662	1355200820	OLD ABE PARK	119.76	
PARK FALLS BUILDING & HARD	07/21/2025	2507-063781	0153311340	STREET MAINTENANCE	19.47	
PARK FALLS BUILDING & HARD	07/22/2025	2507-063866	1355200820	OLD ABE PARK	10.73	
PARK FALLS BUILDING & HARD	07/24/2025	2507-064094	0257654340	MAIN OF HYDRANTS	35.09	
PARK FALLS BUILDING & HARD	07/28/2025	2507-064355	0153311340	STREET MAINTENANCE	43.69	
PARK FALLS BUILDING & HARD	07/30/2025	2507-064606	0155400340	ATHLETIC FIELD - S & E	8.54	
PARK FALLS BUILDING & HARD	07/30/2025	2507-064625	0155400340	ATHLETIC FIELD - S & E	79.76	
Total PARK FALLS BUILDING & HARDWARE:					1,881.83	
PHILLIPS AREA CHAMBER OF COMMERCE						
PHILLIPS AREA CHAMBER OF C	08/19/2025	GUIDE 2025	0155200340	VISITORS GUIDE AD	570.00	
Total PHILLIPS AREA CHAMBER OF COMMERCE:					570.00	
PRICE COUNTY TREASURER						
PRICE COUNTY TREASURER	07/31/2025	JULY2025	0153510340	AIRPORT AV GAS	1,059.80	
Total PRICE COUNTY TREASURER:					1,059.80	
PRICE ELECTRIC COOPERATIVE						
PRICE ELECTRIC COOPERATIV	08/01/2025	AUG2025	0257600220	WELLS 02-57600-220	927.36	08/19/2025
PRICE ELECTRIC COOPERATIV	08/01/2025	AUG2025	0257620220	WELLS 02-57620-220	927.36	08/19/2025
PRICE ELECTRIC COOPERATIV	08/01/2025	AUG2025	0257630220	WELLS 02-57630-220	927.36	08/19/2025
PRICE ELECTRIC COOPERATIV	08/01/2025	AUG2025	0154910220	POWER - CEMETERY	67.46	08/19/2025
PRICE ELECTRIC COOPERATIV	08/01/2025	AUG2025	0152100220	POWER - POLICE RANGE	51.33	08/19/2025
Total PRICE ELECTRIC COOPERATIVE:					2,900.87	
QUILL CORPORATION						
QUILL CORPORATION	08/05/2025	45171636	0151600340	CITY HALL	21.24	
Total QUILL CORPORATION:					21.24	
SPEE-DEE						
SPEE-DEE	08/02/2025	1297987	0357820290	SHIPPING - WWTP SAMPLES	134.58	
Total SPEE-DEE:					134.58	
SUPERIOR CHEMICAL CORP.						
SUPERIOR CHEMICAL CORP.	08/14/2025	422752	0357832340	LIFT STATION OP EXPENSES	964.32	
SUPERIOR CHEMICAL CORP.	08/14/2025	422752	0153270340	CITY GARAGE SUPPLIES	534.40	
SUPERIOR CHEMICAL CORP.	08/14/2025	422752	0155200340	PARKS OPERATING SUPPLIES	520.94	
SUPERIOR CHEMICAL CORP.	08/14/2025	422757	0155200340	PARKS OPERATING SUPPLIES	285.66	
Total SUPERIOR CHEMICAL CORP.:					2,305.32	

Vendor Name	Invoice Date	Invoice Number	GL Account	Description	Net Invoice Amount	Date Paid
USA BLUE BOOK						
USA BLUE BOOK	08/08/2025	792486	0357820340	WWTP CHEMICALS	224.20	
USA BLUE BOOK	08/08/2025	792621	0357820340	WWTP CHEMICALS	1,210.39	
Total USA BLUE BOOK:					1,434.59	
VERIZON WIRELESS						
VERIZON WIRELESS	08/01/2025	AUG25	0151410340	MAYOR	41.19	08/19/2025
VERIZON WIRELESS	08/01/2025	AUG25	0357820220	WWTP - CELL PHONE	24.09	08/19/2025
VERIZON WIRELESS	08/01/2025	AUG25	0152200220	FIRE-PHIL	41.19	08/19/2025
VERIZON WIRELESS	08/01/2025	AUG25	0357820220	SEWER TABLET	38.01	08/19/2025
VERIZON WIRELESS	08/01/2025	AUG25	0257600220	WATER IPAD X 2	76.02	08/19/2025
VERIZON WIRELESS	08/01/2025	AUG25	0257600220	ASSIT. WATER SUP CELL PHONE	41.19	08/19/2025
VERIZON WIRELESS	08/01/2025	AUG25	0153510220	AIRPORT CELL	41.19	08/19/2025
VERIZON WIRELESS	08/01/2025	AUG25	0151411340	ADMIN CELL PHONE	41.19	08/19/2025
VERIZON WIRELESS	08/01/2025	AUG25	0152100340	PD CHIEF CELL PHONE	41.19	08/19/2025
VERIZON WIRELESS	08/01/2025	PD AUG25	0152100340	POLICE MIFI & PHONE	84.20	08/19/2025
Total VERIZON WIRELESS:					469.46	
VISA						
VISA	08/01/2025	PD AUG25	0152100340	POLICE S&E	442.25	08/19/2025
Total VISA:					442.25	
WI CHIEFS OF POLICE ASSOC INC.						
WI CHIEFS OF POLICE ASSOC I	05/19/2025	13652	0152100340	CONFERENCE/ TRAINING	650.00	08/19/2025
Total WI CHIEFS OF POLICE ASSOC INC.:					650.00	
WI DNR						
WI DNR	04/29/2025	WU114743	0257600340	WATER USE FEE	125.00	08/19/2025
Total WI DNR:					125.00	
WI STATE LAB OF HYGIENE						
WI STATE LAB OF HYGIENE	07/31/2025	816275	0257600290	FLUORIDE TESTING	31.00	
Total WI STATE LAB OF HYGIENE:					31.00	
XCEL ENERGY						
XCEL ENERGY	08/01/2025	AUG2025	0152250220	POLICE & FIRE	1,063.97	08/19/2025
XCEL ENERGY	08/01/2025	AUG2025	0155420220	POOL	2,366.15	08/19/2025
XCEL ENERGY	08/01/2025	AUG2025	0155200220	PARKS	555.71	08/19/2025
XCEL ENERGY	08/01/2025	AUG2025	0153510220	AIRPORT	355.92	08/19/2025
XCEL ENERGY	08/01/2025	AUG2025	0155101220	LIBRARY BUILDING	2,092.00	08/19/2025
XCEL ENERGY	08/01/2025	AUG2025	0155400220	ATHLETIC FIELD	143.56	08/19/2025
XCEL ENERGY	08/01/2025	AUG2025	0153421220	STREET LIGHTS	3,936.86	08/19/2025
XCEL ENERGY	08/01/2025	AUG2025	0357821220	WWTP	6,148.86	08/19/2025
XCEL ENERGY	08/01/2025	AUG2025	0257620220	PUMPING WATER	1,739.65	08/19/2025
Total XCEL ENERGY:					18,402.68	
Grand Totals:					109,898.53	