#### NOTICE OF PUBLIC MEETING

#### CITY OF CHIPPEWA FALLS, WISCONSIN

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

Plan Commission XXX

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

Will be held on <u>Monday</u>, <u>November 12</u>, <u>2018</u> at <u>6:30 P.M.</u> in the City Hall <u>Council Chambers</u>, Chippewa Falls, Wisconsin. Items of business to be discussed or acted upon at this meeting are shown on the attached Agenda or listed below:

#### NOTE: If unable to attend the meeting, please notify the Engineering Dept. by calling 726-2736.

- 1. Approve the minutes of the October 8, 2018 Plan Commission Meeting. (Attachment)
- 2. Consider Rezoning petition from Lorne and Debbie Patzoldt to rezone Parcel 4501.3000, Lot 3, located at the Southeast corner of Eagle Street and Rutledge Street from R-1B Single Family Residential District to R-2 Two Family Residential District. Make recommendation to the Common Council. (Attachment)
- 3. Consider Rezoning petition from Michael Tanner to rezone Parcel4758.8700, Lot 6, Outlot 3, Gehler Estates, located on Nelson Road from A-1 Agriculture District to R-2 Two Family Residential District. Make recommendation to the Common Council. (Attachment)
- 4. Consider Rezoning petition from Michael Tanner to rezone Parcel4758.8800, Lot 7, Outlot 3, Gehler Estates, located on Nelson Road from A-1 Agriculture District to R-2 Two Family Residential District. Make recommendation to the Common Council. (Attachment)
- 5. Consider Rezoning petition from Michael Tanner to rezone Parcel4758.8900, Lot 8, Outlot 3, Gehler Estates, located on Nelson Road from A-1 Agriculture District to R-2 Two Family Residential District. Make recommendation to the Common Council. (Attachment)
- 6. Adjournment

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

Please note that attachments to this agenda may not be final and are subject to change.

This agenda may be amended as it is reviewed.

#### **CERTIFICATION**

I hereby certify that a copy of this agenda was placed in the Chippewa Herald mail box, 1<sup>st</sup> Floor, City Hall and also posted on the City Hall Bulletin Board on Wednesday, November 7, 2018 at 10:00 A.M. by Mary Bowe.

#### MINUTES OF THE PLAN COMMISSION MEETING CITY OF CHIPPEWA FALLS MONDAY, OCTOBER 8, 2018 – 6:30 PM

The Plan Commission met in City Hall on Monday, October 8, 2018 at 6:30 P.M. Present were Commissioners Dave Cihasky, Dennis Doughty, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Greg Misfeldt and Mike Tzanakis. Also attending were Assistant City Engineer Bill McElroy and those on the attached attendance sheet.

- 1. <u>Motion</u> by Hubbard, seconded by Doughty to approve the minutes of the September 24, 2018 Plan Commission meeting. All present voting aye. Motion carried.
- 2. Lorne Patzoldt appeared to support the attached Certified Survey Map subdividing Lot 3 of Certified Survey Map 2693 into four lots, located along the south side of Rutledge Street at the southeast corner of Rutledge and Eagle Streets. Secretary Rubenzer noted that the proposed four lots are all located in an R-1B Single Family Residential District and that all four lots would meet legal lot requirements for minimum lot frontage (80°) and minimum lot square footage, (8400 sf.) for the R-1B Single Family Residential District. Mr. Patzoldt indicated that he may propose rezoning the lots to R-2 Two Family Residential District in the near future. The Plan Commission briefly discussed the item. Motion by Varga, seconded by Hubbard to recommend the Common Council approve the attached Certified Survey Map subdividing Lot 3 of Certified Survey Map 2693 into four lots, located along the south side of Rutledge Street at the southeast corner of Rutledge and Eagle Streets. Said approval contingent on:
  - 1) Receipt of the \$100 certified survey map review fee.
  - 2) Submission and approval of any necessary stormwater management plans.

All present voting aye. Motion carried.

- 3. Jamey Bowe, River Valley Architects and Darla Bowe representing Oakleaf Clinics appeared to support the petition to rezone parcels 2025.5007 and 2025.5008, Lots 1 and 2, Block 2 of Lake Wissota Business Park located at the southeast corner of County Hwy I and Lakeland Drive from C-2 General Commercial to O-2 Office and Institutional district. The Plan Commission noted that a great majority of the surrounding property was zoned O-2 Office and Institutional and that the requested zoning would be consistent and compatible with the Lake Wissota Business Park at that location.

  Motion by Cihasky, seconded by Hubbard to recommend the Common Council conduct a public hearing to consider rezoning parcels 2025.5007 and 2025.5008, Lots 1 and 2, Block 2 of Lake Wissota Business Park located at the southeast corner of County Hwy I and Lakeland Drive from C-2 General Commercial to O-2 Office and Institutional district. Said public hearing to be scheduled upon receipt of the \$300 legal advertising and administrative fee and proper notification of adjacent property owners. All present voting aye. Motion carried.
- 4. <u>Motion</u> by Varga, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:43 P.M.

ichard Rubenzer, P.E., Secretary

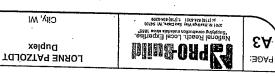
Plan Commission

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

	10-9-18 25,90 Date: 10	-9-18	TR#: 5680	05	
•	Date:	• .	TR#:		
÷		PETITION FO	R REZONING		
ГО ТНЕ СІТҮ	OF CHIPPEWA F	FALLS, WISCO	NSIN:		
Falls, WI, for i	rezoning authorize cribed property:	d by the Chippo	ewa Falls Zoning	ncil of the City of Chippewa Code, Section 17.46, for th	ie ,
Address of Pr Lot:_3I	operty: <i>Rv+1a</i> Block:Si	edge 5 ubdivision:	treet	(Farcel # 4501 Parcel# 224	3) 108 169
Legal Descrip †4c 5W Range	tion: Lot 3 4 of Se 8 west,	CSM # clion 31 City 6	2693 in Townsh: F Chippend	the SW 14 of p 29 North Fulls, Chippeny	Cou
Present zonin	g classification of	property: <u>R</u> –	1B Single	Family Resider	1Ce
Zoning classi Duple)	fication requested:	R-2	Two Fo	ymily Residence	<u></u>
	f any real estate o			to the area proposed to be	

	Principal use of all properties within 300 feet of such land: Retirement Home and Single Family
n95 * * .	Purpose for which such property is to be used: From Home or Two Family  Residence DupleX
	Recite any facts indicating that the proposed change will not be detrimental to the general public's interest and the purposes of this Chapter: <u>Catenias</u> to other retired people live in the heighborhood.
	Attach a plot plan or survey plat, drawn to scale, showing the property to be rezoned, location of structures and property lines within 300 feet of the property to be altered.
	Add any further information requested on the petition or which may be required by the Common Council to facilitate the making of a comprehensive report to the Council:
	Providing attornable housing to retired profile and others as needed.  Planning on some fancy two family housing with- stone accents and cedar shakes in garage Deaks
	The boilding will have an estimated value of \$350,000 each

Owner(s)/Address(es):	Petitioner(s)/Address(es):
Lorne & Debbie Patzoldt 9781 152nd st Chippena Fulls WI 54729 Phone #: 715523 08/0	Phone #:
Email: Pat zolr @ Charter, Net Signature: Low Putylds	
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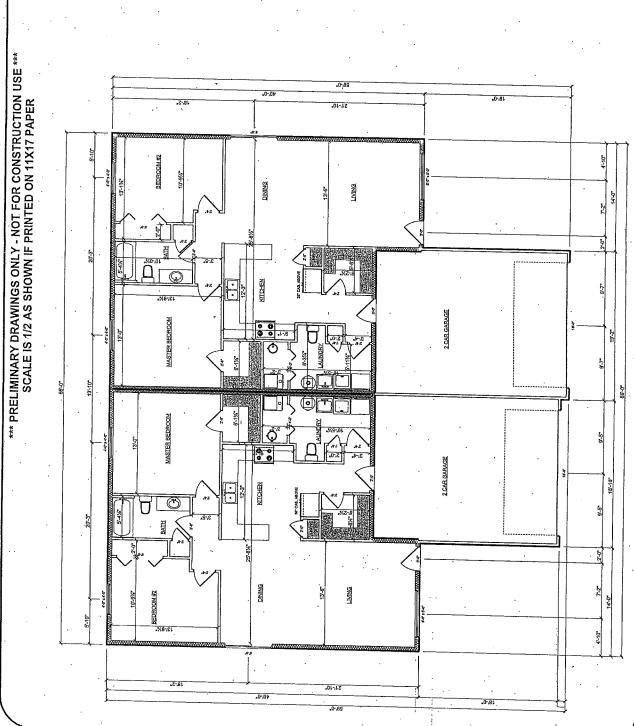


Sales Rep: Dave Barnum Design By: Caryn Carr Builder: Lome Patzoldt Phone # (715) 861-3822

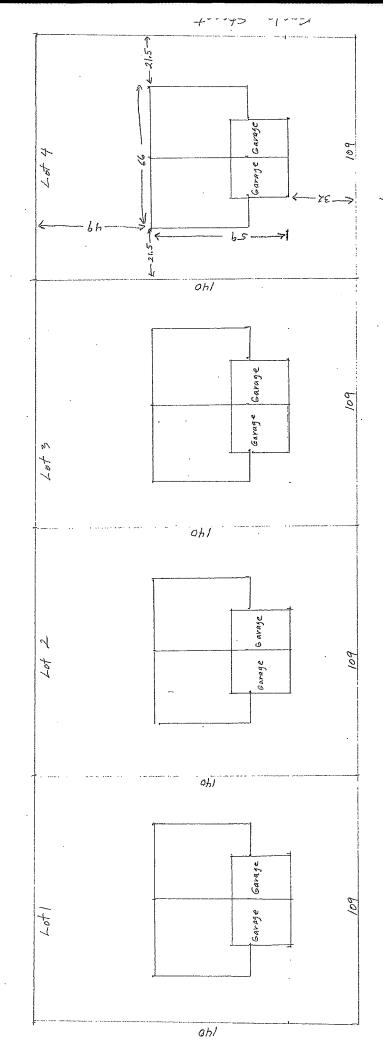
TMATAO9MI

Project # B09-008

FIRST FLOOR PLAN SCALE: 1/4" = 1'-0" SQ.FT. = 1209 EACH



Lot 3 to be divided into 4 equal Lots



Rutledge Street

Front 32' side 21.5' Back 49'

Date Filed: 11-5-2018	
Fee Paid: <u>\$25.9</u> Date: <u>//=5-20/8</u> TR#: <u>56976</u>	
Fee Paid: Date: TR#:	
PETITION FOR REZONING	
TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:	
I/We, the undersigned, hereby petition the Common Council of the City of Chippewa Falls, WI, for rezoning authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:  Address of Property:    NUSA   LOAD   Comp* 4758, 8700	148 12006 NG ZZ HG in
Zoning classification requested: (R2) Lesia what 2 Detrict	
Lot number of any real estate owned by the petitioner adjacent to the area proposed to be changed:  Existing use of all buildings on such land:	
Existing use of all buildings on such land: Y\0\V\C	

Principal use of all properties within 300 feet of such land: Vacant and N&W  It purposes, N M VII MM It Halle, South at 10+,  2 Vasidential himes & one multi-family Dupux
Purpose for which such property is to be used: MUHi-AMIJ
Recite any facts indicating that the proposed change will not be detrimental to the general public's interest and the purposes of this Chapter: TW YNYII (MMM WITH HE WITH ALL
Attach a plot plan or survey plat, drawn to scale, showing the property to be rezoned, location of structures and property lines within 300 feet of the property to be altered.
Add any further information requested on the petition or which may be required by the Common Council to facilitate the making of a comprehensive report to the Council:  W. N. YEMLEHNI TO HIND TO PUT UP UP JCALL  MULTINITY WARM NOVEMBER 1998

Owner(s)/Address(es):	Petitioner(s)/Address(es):
MUMMI TUNNIX TUNNIX WATER  WI) BY 29U  Phone #: 115-879-0150  Email: TUNNIA TUNNIX CANNON CANN  Signature: Signature:	Phone #: Email:
Phone #:	Phone #:
Email:	Email:
Signature:	Signature:
Phone #:	Phone #:
Email:	Email:
Signature:	Signature:

#### **Exhibit A**

#### Legal Description

The following description and reduced copy map identifies the land parcel(s) affected by this Agreement. For a larger scale view of the referenced document, contact the Chippewa County Register of Deeds office.

Project Identifier: Nelson Road Extension Acres: 20.89

Date of Recording: 05/17/2018

Map Produced By: Pete Gartmann of Real Land Surveying

Legal Description: Being part of Lot 8 of Certified Survey Map No.4872, recorded in Volume 22 of certified survey maps pages 321 through 322, being part of the SE ¼-SE 1/4, SW ¼-SE ½, Section 12, T28N, R9W, City of Chippewa Falls, Chippewa County,

Wisconsin.

Survey map of property showing legal boundaries:

### CHIPPEWA COUNTY CERTIFIED SURVEY MAP NUMBER\_4872\_\_\_\_

RECORDED IN VOLUME 22 OF CERTIFIED SURVEY MAPS PAGE 321-322

Maye 1 Heiseler

OREGISTER

LOCATED IN THE SOUTHEAST % OF THE SOUTHEAST % SECTION 12, TOWNSHIP 28 NORTH, RANGE 9 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN BEING PART OF OUTLOT 3 OF GEHLER ESTATE

878176 RECORDED ON 05/17/2018 2:33 PM

MARGE L. GEISSLER REGISTER OF DEEDS REC FEE: 30,00 FEE EXEMPT: CHIPPEWA COUNTY, WI PAGES: 2

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REAL LAND SURVEYING 1300 INTERNATIONAL DRIVE EAU CLAIRE, WI 54701 (713) 514-4110 CAOD # 18150

SHEET 1 OF 2 SHEETS

PAGE 321

#### State Bar of Wisconsin Form 1 - 2003

WARRANTY DEED Document Number Document Name THIS DEED, made between Max O. Gehler, Jr. \_\_\_("Grantor," whether one or more). and Tanner Excavating Inc. \_\_ ("Grantee," whether one or more). Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in Chippewa \_\_\_\_\_ County, State of Wisconsin ("Property") (if more space is needed, please attach addendum): Lots 6, 7 and 8 of Certified Survey Map #4872 recorded in Volume 22 of Certified Survey Maps, Recording Area Pages 321-322 as Document #878176; located in the SE Name and Return Address 1/4 of the SE 1/4 of Section 12, Township 28 North, Tanner Excavating Inc. Range 9 West, City of Chippewa Falls, Chippewa P.O. Box 296 County, Wisconsin; being a part of Outlot 3 of Altoona, WI 54720 Gehler Estate. Tax parcel numbers: 22809-1244-74872006 22809-1244-74872007 Parcel Identification Number (PIN) 22809-1244-74872008 This <u>is not</u> homestead property. (is not) Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except: municipal and zoning ordinances and agreements entered into under them, recorded easements for distribution of utility and municipal services, recorded building and use restrictions and covenants, and general taxes levied in 2018. Dated September 24, 2018 Max O. Gehler, Jr. **AUTHENTICATION** ACKNOWLEDGMENT Signature(s) STATE OF WISCONSIN authenticated on Eau Claire \_\_ COUNTY) Personally came before me on \_September 24, 2018 the above-named Max O. Gehler, Jr.

TITLE: MEMBER STATE BAR OF WISCONS authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Michael J. Vinopal

Attorney at Law

Notary Public, State of Wisconsin My Commission (is permanent) (expires: 5-150021

to me known to be the person(s) who executed the

foregoing instrument and acknowledged the same.

(Signatures may be authenticated or acknowledged. Both are not necessary.) NOTE: THIS IS A STANDARD FORM. ANY MODIFICATIONS TO THIS FORM SHOULD BE CLEARLY IDENTIFIED. WARRANTY DEED STATE BAR OF WISCONSIN FORM No. 1-2003

\*Type name below signatures.

Principal use of all properties within 300 feet of such land: VACANT AND NEW WARDS ON THE SOUTH OF OF THE PRINCIPAL NUMBER OF THE MULTI-FUMILY DUPUX.
Purpose for which such property is to be used: MMH=AMI
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Attach a plot plan or survey plat, drawn to scale, showing the property to be rezoned, location of structures and property lines within 300 feet of the property to be altered.
Add any further information requested on the petition or which may be required by the Common Council to facilitate the making of a comprehensive report to the Council:  White the making of a comprehensive report to the Council:  White the making of a comprehensive report to the Council:  My M

Owner(s)/Address(es):	<u>Petitioner(s)/Address(es):</u>
MICHAEL TANNER TANNER AND TANNER	Phone #:Email:Signature:
Phone #:	Phone #:
Email:	Email:
Signature:	Signature:
Phone #:	Phone #:
Email:	Email:
Signature:	Signature:

#### **Exhibit A**

#### Legal Description

The following description and reduced copy map identifies the land parcel(s) affected by this Agreement. For a larger scale view of the referenced document, contact the Chippewa County Register of Deeds office.

Project Identifier: Nelson Road Extension Acres: 20.89

Date of Recording: 05/17/2018

Map Produced By: Pete Gartmann of Real Land Surveying

Legal Description: Being part of Lot 8 of Certified Survey Map No.4872, recorded in Volume 22 of certified survey maps pages 321 through 322, being part of the SE ¼-SE 1/4, SW ¼-SE ½, Section 12, T28N, R9W, City of Chippewa Falls, Chippewa County,

Wisconsin.

Survey map of property showing legal boundaries:

### CHIPPEWA COUNTY CERTIFIED SURVEY

RECORDED IN VOLUME 22 OF CERTIFIED SURVEY MAPS PAGE 321-322

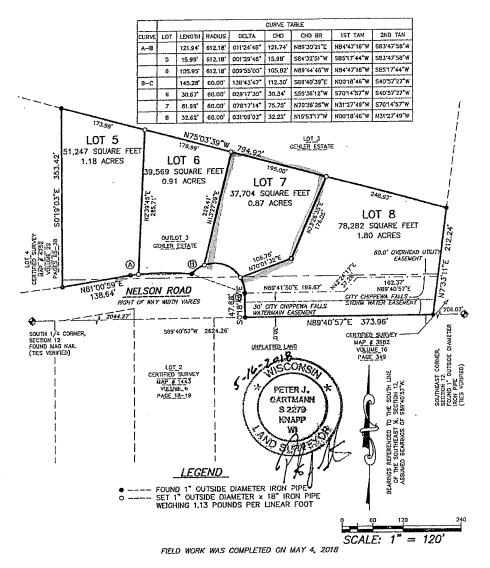
May 1 Survey Maps PAGE 321-322

OREGISTER

LOCATED IN THE SOUTHEAST % OF THE SOUTHEAST % SECTION 12, TOWNSHIP 28 NORTH, RANGE 9 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN BEING PART OF OUTLOT 3 OF GEHLER ESTATE

878176 RECORDED ON 05/17/2018 2:33 PM MARGE L, GEISSLER REGISTER OF DEEDS

REGISTER OF DEEDS REC FEE: 30,00 FEE EXEMPT: CHIPPEWA COUNTY, WI PAGES: 2



REAL LAND SURVEYING 1360 INTERNATIONAL DRIVI EAU CLARE, W 54701 (713) 514-4116 CADD # 18156

SHEET 1 OF 2 SHEETS

PAGE 321

#### State Bar of Wisconsin Form 1 - 2003

#### WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Max O. Gehler, Jr.		C
("Grantor " whe	ther one or more),	
and Tanner Excavating Inc.		
("Grantee," whe	ther one or more).	
	,	
Grantor, for a valuable consideration, conveys to Grant described real estate, together with the rents, profits, fi appurtenant interests, in Chippewa Wisconsin ("Property") (if more space is needed, please attacted to 5, 7 and 8 of Certified Survey Map recorded in Volume 22 of Certified Survey	ixtures and other _ County, State of ch addendum): #4872 y Maps,	
Pages 321-322 as Document #878176; locate 1/4 of the SE 1/4 of Section 12, Township		Name and Return Address
Range 9 West, City of Chippewa Falls, Ch.	-	Tanner Excavating Inc.
County, Wisconsin; being a part of Outlo		P.O. Box 296 Altoona, WI 54720
Gehler Estate.		THEOGRAP WE SEPZO
Tax parcel numbers: 22809-1244-74872006 22809-1244-74872007		
22809-1244-74872008		Parcel Identification Number (PIN)  This <u>is not</u> homestead property.  (is) (is not)
municipal and zoning ordinances and agree easements for distribution of utility and restrictions and covenants, and general Dated September 24, 2018	d municipal s	services, recorded building and use in 2018.
*Max O. Gehler, Jr.	(SEAL)	(SEAL)
*	(SEAL)	(SEAL)
AUTHENTICATION		ACKNOWLEDGMENT
AUTHENTICATION  Signature(s)	MANANA STATE (	OF WISCONSIN )
	· 0 2	) SS. Lau Claire COUNTY)
authenticated on	Personal	y came before me on September 24, 2018
* DELIC	$\vec{x} = \vec{\xi}$ the above	e-named Max O. Gehler, Jr.
TITLE: MEMBER STATE BAR OF WISCONSIN	Winner to me I	known to be the person(s) who executed the g instrument and acknowledged the same.
authorized by Wis. Stat. § 706.06)	On d	m & Dadans
THIS INSTRUMENT DRAFTED BY:	YJUW * June	In K. redexion
Michael J. Vinopal	— Notary P	wolic, State of Wisconsin
Attorney at Law (Signatures may be authenticate	My Com	mission (is permanent) (expires: 3/5/0000)
NOTE: THIS IS A STANDARD FORM. ANY MODIFI	ICATIONS TO THIS BAR OF WISCONSIN	FORM SHOULD BE CLEARLY IDENTIFIED.

\*Type name below signatures.

Date Filed: 11=5-2018
Fee Paid: \$25-\$\(\frac{11-5-2018}{}\) TR#: \(\frac{56776}{}\)
Fee Paid: Date: TR#:
PETITION FOR REZONING
TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:
I/We, the undersigned, hereby petition the Common Council of the City of Chippewa Falls, WI, for rezoning authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:  Address of Property:  Legal Description:  Legal Description:
Zoning classification requested: (R2) Lesidential 2 Detrict
Lot number of any real estate owned by the petitioner adjacent to the area proposed to be changed:  Existing use of all buildings on such land:

Principal use of all properties within 300 feet of such land: Vacant and N&W  A PMPLYM, MANUAL VILLAM IT HALLE, SOUTH OF 107.  2 VASIALITIES NIMES & MULTI-FAMILY DUPLY.
Purpose for which such property is to be used: MUHI-MUU
Recite any facts indicating that the proposed change will not be detrimental to the general public's interest and the purposes of this Chapter: The VNVIII (MMM WI) WI THE THE MENT THE THE AMELIAN MALLE MANAGED AND THE NEW MANAGED AND MALLE MANAGED AND MANAGED AND MANAGED AND MALLE MANAGED AND MANAGE
Attach a plot plan or survey plat, drawn to scale, showing the property to be rezoned, location of structures and property lines within 300 feet of the property to be altered.  Add any further information requested on the petition or which may be required by the
Common Council to facilitate the making of a comprehensive report to the Council:    M

Owner(s)/Address(es):	Petitioner(s)/Address(es):
MIMMI TIMMIN TANNON WAANAMED AND TOWN AND SUIZO  Phone #: 115-879-0150  Email: TIMMA TANNON CANNON CANNON Signature:	Phone #: Email: Signature:
Phone #:	Phone #:
Email:	Email:
Signature:	Signature:
Dhana #:	Phone #:
Phone #:	Email:
Signature:	Signature:
OIGHAGHO:	

#### **Exhibit A**

#### Legal Description

The following description and reduced copy map identifies the land parcel(s) affected by this Agreement. For a larger scale view of the referenced document, contact the Chippewa County Register of Deeds office.

Project Identifier: Nelson Road Extension Acres: 20.89

Date of Recording: 05/17/2018

Map Produced By: Pete Gartmann of Real Land Surveying

Legal Description: Being part of Lot 8 of Certified Survey Map No.4872, recorded in Volume 22 of certified survey maps pages 321

through 322, being part of the SE 1/4-SE 1/4, SW 1/4-SE 1/4, Section 12, T28N, R9W, City of Chippewa Falls, Chippewa County,

Wisconsin.

Survey map of property showing legal boundaries:

#### CHIPPEWA COUNTY CERTIFIED SURVEY MAP NUMBER\_ 4872

RECORDED IN VOLUME 22 OF CERTIFIED SURVEY MAPS PAGE 321-322

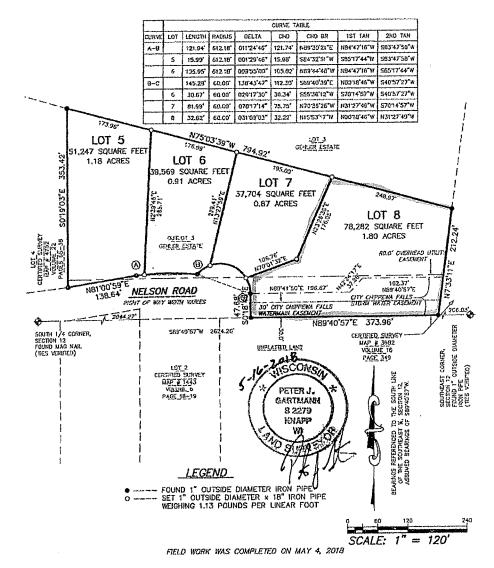
Maye 1 Suislan

OREGISTER

LOCATED IN THE SOUTHEAST % OF THE SOUTHEAST % SECTION 12, TOWNSHIP 28 NORTH, RANGE 9 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN BEING PART OF OUTLOT 3 OF GEHLER ESTATE

878176

RECORDED ON 05/17/2018 2:33 PM MARGE L. GEISSLER REGISTER OF DEEDS REC FEE: 30,00 FEE EXEMPT: CHIPPEWA COUNTY, WI PAGES: 2



SHEET 1 OF 2 SHEETS

PAGE 321

### State Bar of Wisconsin Form 1 - 2003

#### WARRANTY DEED

Document Number

Document Name

THIS DEED, made between Max O. Gehler, Jr.		COY
and Tanner Excavating Inc. ("Grantor," when	ther one or more),	
and ranner excavating inc.		
("Grantee," whet	ther one or more).	
Grantor, for a valuable consideration, conveys to Grantee the following described real estate, together with the rents, profits, fixtures and other appurtenant interests, in		Recording Area  Name and Return Address  Tanner Excavating Inc.  P.O. Box 296  Altoona, WI 54720
Tax parcel numbers: 22809-1244-74872006		
22809-1244-74872006 22809-1244-74872007		
22809-1244-74872007 22809-1244-74872008	•	Parcel Identification Number (PIN)
22009-1244-74072000		This <u>is not</u> homestead property.
		(is) (is not)
municipal and zoning ordinances and agree easements for distribution of utility and restrictions and covenants, and general to Dated September 24, 2018	l municipal s	ervices, recorded building and use in 2018.
*Max O. Gehler, Jr.	*	(SEAL)
	-	
;k	_ (SEAL)	(SEAL)
	- *	
AUTHENTICATION		ACKNOWLEDGMENT
Signature(s) Signature(s)	STATE C	OF WISCONSIN ) ss.
authenticated on		au Claire COUNTY) y came before me on September 24, 2018
* CALIC	the above	named Max O. Gehler, Jr.
TITLE: MEMBER STATE BAR OF WISCONSIN	to me k foregoing	nown to be the person(s) who executed the instrument and acknowledged the same.
authorized by Wis. Stat. § 706.06)	On al	and Dadaa
THIS INSTRUMENT DRAFTED BY:	Y)UU	The stranger of the stranger o
Michael J. Vinopal	Notary Di	blic, State of Wisconsin
Attorney at Law	. My Comn	nission (is permanent) (expires: 2-15000)
(Signatures may be authenticated NOTE: THIS IS A STANDARD FORM, ANY MODIFIC WARRANTY DEED STATE BA	d or acknowledged R	oth are not pagegony \

\*Type name below signatures.