

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MARCH 11, 2019– 6:30 PM**

The Plan Commission met in City Hall on Monday, March 11, 2019 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Mike Tzanakis, Dan Varga, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, P.E., Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dennis Doughty and Beth Arneberg. Assistant City Engineer Bill McElroy, P.E. and those on the attached attendance sheet also attended the meeting.

1. **Motion** by Hubbard, seconded by Varga to approve the minutes of the January 7, 2019 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered a petition from Houston Havenor, owner of lots 332, 333, 334 and 335, 2nd replat of Wissota Green Subdivision to replat the said lots for twin home construction. Secretary Rubenzer stated that either a replat or a Certified Survey Map of the proposed 332-335 lot subdivision would be acceptable but that a revision of Planned Development Conditional Use Permit Resolution No. 2013-05 would be necessary to allow the twin home construction. He continued that since neither a replat or certified survey map had been presented, no action could be considered by the Plan Commission at this time. **No action taken.**

3. The Plan Commission considered a petition to amend and revise Planned Development Conditional Use Permit Resolution No. 2013-05 from Houston Havenor, owner and Brian Munderloh of Commerce Bank to allow twin home construction on Lots 332-335. Secretary Rubenzer stated that the petition adequately addressed project density and other conditions of Planned Development Conditional Use Permit Resolution No. 2013-05 so no new public hearing notice and procedure process would be required. The Plan Commission agreed and rendered a consensus to not require a new public hearing process. Discussion followed about requiring home owner covenants and twin home owner maintenance agreements to be recorded. The Plan Commission also agreed to add the phrase prior to occupancy at the end of letter “D” on the City of Chippewa Falls Twin Home Construction Requirements and Standards.
Motion by Hubbard, seconded by Cihasky to allow Planned Development Conditional Use Permit Resolution No. 2013-05 to be amended and revised to allow twin home construction on lots 332, 333, 334 and 335, 2nd replat Wissota Green Subdivision contingent on submission and Plan Commission and Common Council approval of a revised Wissota Green Plat or Certified Survey Map of lots 332, 333, 334 and 335 and inclusion of the following documents into amended Planned Development Conditional Use Permit Resolution No. 2013-05:
 - a) Said replat or certified survey map
 - b) City of Chippewa Falls Twin Home Construction Requirements and Standards document.
 - c) Application to replat existing Planned Development Conditional Use Permit Resolution No. 2013-05, Wissota Green Subdivision Phase I, lots 332-335.
 - d) Houston Havenor Wissota Green Twin Home Detail Documents A1-A-3, S-1.**All present voting aye. Motion carried**

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


4. The Plan Commission considered the attached plat for Wissota Shores Phase III. Secretary Rubenzer suggested that Emergency Services review and comment on the plat. Secretary Rubenzer stated that the 17 acre Wissota Shores Subdivision was removed from the Wissota Green Subdivision via Conditional Use Permit Resolution No. 2013-01 and created with Conditional Use Permit Resolution No. 2013-03. He noted that Wissota Shores Phase III was part of the Conditional Use Permit Resolution No. 2013-03 original plan.

Motion by Hubbard, seconded by Varga to recommend the Common Council approve the attached plat of Wissota Shores Phase III contingent on:

- 1) Review and approval of Chippewa Falls Emergency Services.
- 2) Submission and approval of a storm water management plan.
- 3) Submission and approval of a developer's agreement for Wissota Shores Phase III.
- 4) Receipt of plat review fees.

All present voting aye. Motion carried.

5. **Motion** by Varga, seconded by Misfeldt to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:05 P.M.


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

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 **Monday, February 11, 2019 at 6:30 P.M.** in the City Hall **Council Chambers**, 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.

NOTE:

THE PLAN COMMISSION MEETING

FOR

MONDAY, FEBRUARY 11, 2019

IS

CANCELLED

DUE TO A LACK OF AGENDA ITEMS.

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, 1st Floor, City Hall and also posted on the City Hall Bulletin Board on Wednesday, February 6, 2019 at 11:00 A.M. by Mary Bowe.

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, JANUARY 7, 2019– 6:30 PM**

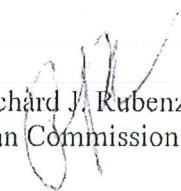
The Plan Commission met in City Hall on Monday, January 7, 2019 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Mike Tzanakis, Dan Varga, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent was Commissioner Dennis Doughty. Also attending were Mark Mueller and Jeremy Skaw representing Real Land Surveying.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the November 12, 2018 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered the attached Certified Survey Map submitted on behalf of Mark Mueller by Real Land Surveying re-subdividing three lots located along the west side of Chippewa Crossing Boulevard and south of Garden Street. Director of Public Works Rubenzer noted that the lots were the right size for the R-2 Two Family Residential zoning designation.
Motion by Hubbard, seconded by Varga to recommend the Common Council approve the attached Certified Survey Map submitted on behalf of Mark Mueller by Real Land Surveying re-subdividing three lots located along the west side of Chippewa Crossing Boulevard and south of Garden Street. The approved contingent on receipt of the \$100 Certified Survey Map review fee and submittal and approval of any required stormwater management plan. **All present voting aye. Motion carried.**

3. The Plan Commission considered the attached Planned Development Conditional Use Permit Resolution No. 2018-05. Director of Public Works Rubenzer stated that owner Craig Wurzer, CE Lighthouse Properties would be selling the development and that the name would be changing from Palisades Condominiums to Dutchmarr Condominiums. City Attorney Ferg had recommended reassigning Planned Development Conditional Use Permit Resolution No. 2018-05 to reflect the name change.
Motion by Tzanakis, seconded by Smith to change the name of Planned Development Conditional Use Permit Resolution No. 2018-05 from Palisades Condominiums to Dutchmarr Condominiums. **All present voting aye. Motion carried**

4. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:37 P.M.


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

CITY OF CHIPPEWA FALLS TWIN HOME CONSTRUCTION REQUIREMENTS AND STANDARDS

The Twin Home is intended to provide for development of zero lot line twin home development. Ownership of each unit will be on separate deeds. Compliance with State of Wisconsin one {1} and two {2} family Uniform Dwelling Code for attached units is required.

- A. The plans specification and construction shall require the installation and construction of separate sewer, water and other utility services to each twin home dwelling.
- B. Both lots containing attached twin home dwellings shall be held under the same ownership until the completion of construction of the twin home dwellings.
- C. A maintenance agreement (party wall agreement), approved by the City Zoning Administrator, shall be entered into by the owners of the attached twin home dwelling in order to ensure that equal and reasonable maintenance and repairs are performed on the attached twin home dwellings. Alternatively, provisions for maintenance of common walls may be incorporated into applicable covenants to be reviewed and approved by the City.
- D. Easements necessary for water, sewer and utility services and the maintenance agreement shall be recorded with the Chippewa County Register of Deeds prior to occupancy.
- E. The exterior (such as siding), and roof materials on each attached twin home dwelling shall be the same color, quality and consistency.

APPLICATION TO REPLAT EXISTING PD C.U.P #13-05 WISSOTA GREEN SUBDIVISION PHASE 1 (LOTS 332-335)

The application before you is being submitted to change the existing PD C.U.P #13-05 of Wissota Green from single family detached to single family attached on Lots 332-335.

Commerce Bank aka "Developer" and Houston Havenor "Owner" are requesting this change in order to provide:

- 1) The increase in material costs have created a niche market of Twin Homes which offer more affordable options for home buyers and better margins for builders.
- 2) There are currently Twin Homes to the west of Lots 332-335 and the backyards will adjoin.
- 3) The density remains consistent with the original C.U.P
- 4) The attached floor plan has already been approved by the Developer and adjoining Builder on Parkland Drive.
- 5) Approximately 8% of the residential sales in this market in 2018 were twin homes.
- 6) Single Family Attached offers better land use and allows the possibility for owners to have more upgrades given the difference in price points.

Wissota Green has seen some good growth over the past few years and new construction breeds new interest in the remaining unsold lots. Amending the C.U.P to additional Single Family Attached will provide better use of space, more affordable housing options, and future increased tax base. Hopefully, the increased activity in new construction will push the development in Phase II through Phase V.

Respectfully Submitted,

Houston Havenor
Owner Lots 332-335

DocuSigned by:
Brian Munderloh - Commerce Bank
43974A4775B34BC...

Brian Munderloh
Representative Commerce Bank

FIBERGLASS SHINGLES
OR STEEL ROOFING
ICE & WATER GUARD
1/2" FELT
1/2" ROOF SHEATHING
ENG. ROOF TRUSSES
R-19 BLOWN INSULATION
POLY VAPOR BARRIER
5/8" DRYWALL

ALUMINUM
SOFFIT & FASCIA
VINYL SIDING
TYVEK HOUSEWRAP
1/2" OSB SHEATHING
2x6 STUDS @ 16" O.C.
R-19 BATT INSULATION
POLY VAPOR BARRIER
1/2" DRYWALL

3/4" T&G OSB
FLOOR TRUSSES PER TRG.

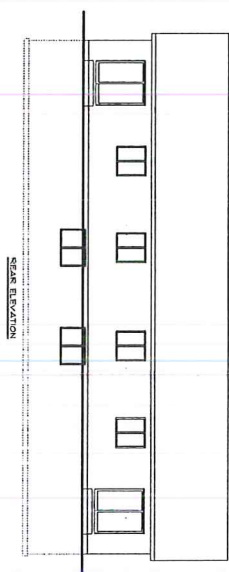
GRADE

8'-0" X 8" POURED CONC. WALL
2x4 STUDS @ 16" O.C.
R-11 BATT INSULATION

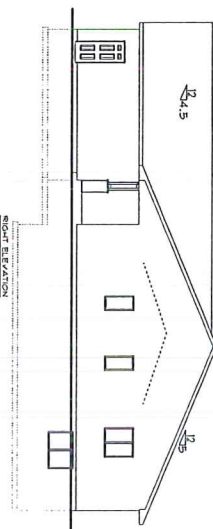
VERIFY FOOTING SIZE WITH
CONCRETE CONTRACTOR
AND SOIL TYPE.
4" PERF. DRAIN TILE
6" CRUSHED STONE

CONCRETE FLOOR
4" PERF. DRAIN TILE
6" CRUSHED STONE

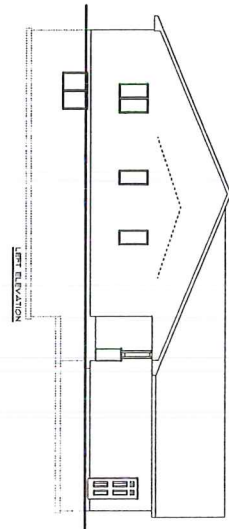
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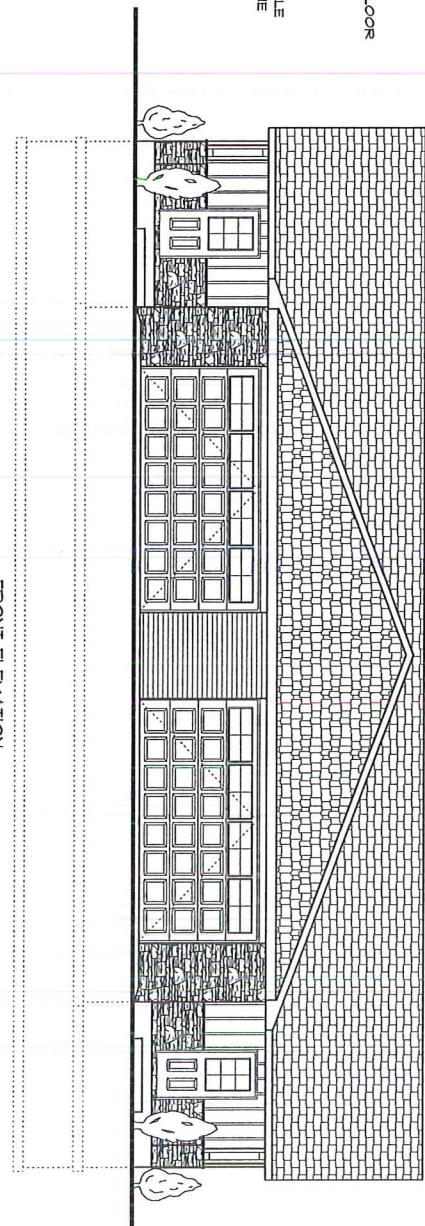
SIDE ELEVATION



SIDE ELEVATION



FRONT ELEVATION



FRONT ELEVATION



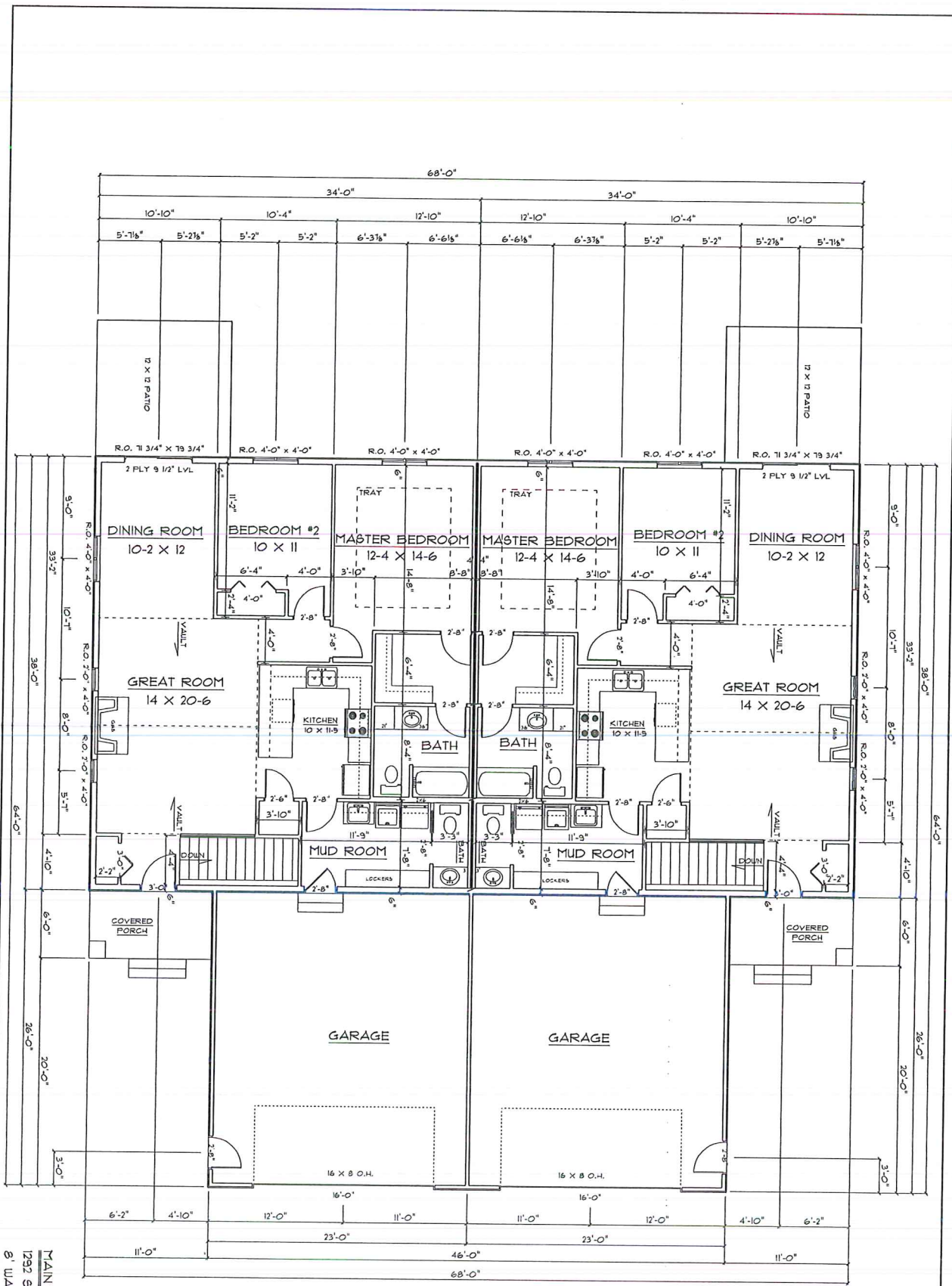
500 E PINE AVENUE
COLUMBIA, MISSOURI 65203
www.abcarrow.com

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HOUSTON HAVENOR
WISSOTA GREEN TWIN HOMES

X

DATE:	3-29-16
DATE:	4-10-16
DATE:	4-11-16
DRAWN BY:	RANDY VOETMANN
FILE NAME:	16-045
SCALE:	1/8" = 1'-0" IF PRINTED ON 36" X 48" PAPER
SCALE:	1/8" = 1'-0" IF PRINTED ON 11" X 17" PAPER
SHEET NUMBER:	A1
SHEET NUMBER:	4



MAIN FLOOR PLAN
 1297 SF PER UNIT
 8 WALLS THIS FLOOR

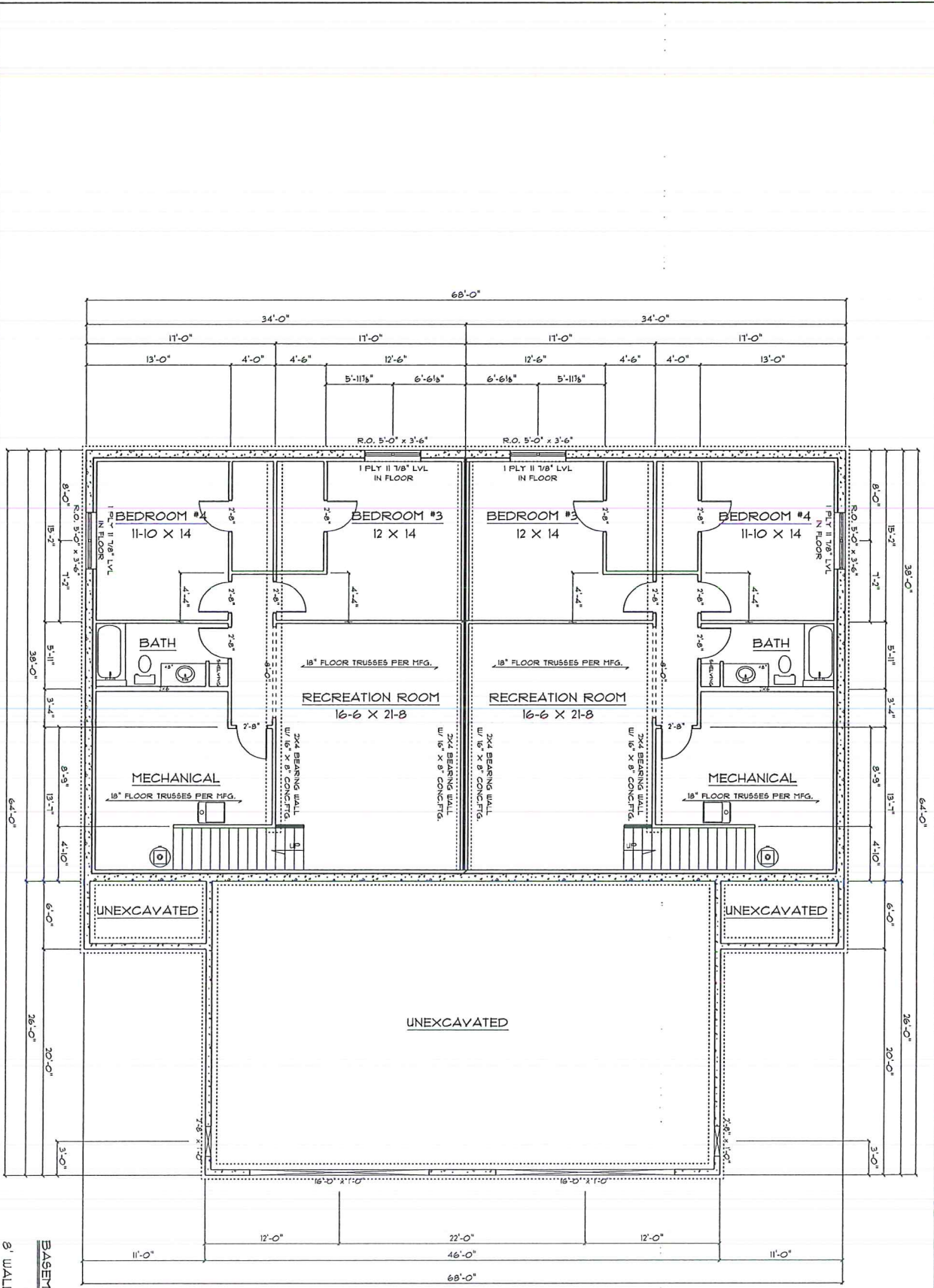
UNLESS NOTED ALL
 BEARING HEADERS
 TO BE 2 FLY 2X10

DATE:	3-23-18
SCALE:	1/4" = 1'-0" F PRINTED ON 36"x24" PAPER ON 11"x17" PAPER
DESIGN BY:	RANDY CESTYMAN
TITLE NAME:	IBOIDS
SCALE:	1/4" = 1'-0" F PRINTED ON 36"x24" PAPER ON 11"x17" PAPER
DATE:	3-23-18
	4:00B
	4:10B

HOUSTON HAVENOR
 WISSOTA GREEN TWIN HOMES

ABC Arrow
 505 E PARK AVENUE
 HOUSTON, TX 77010
 281-410-4400
 www.abcarrow.com

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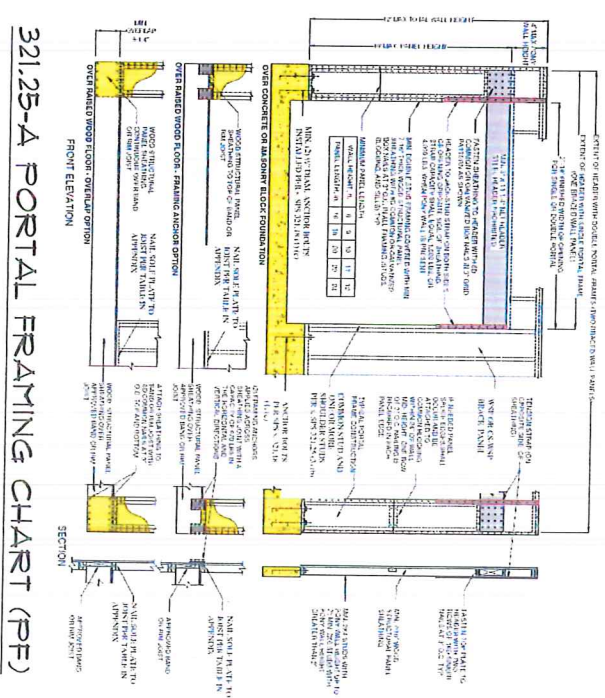
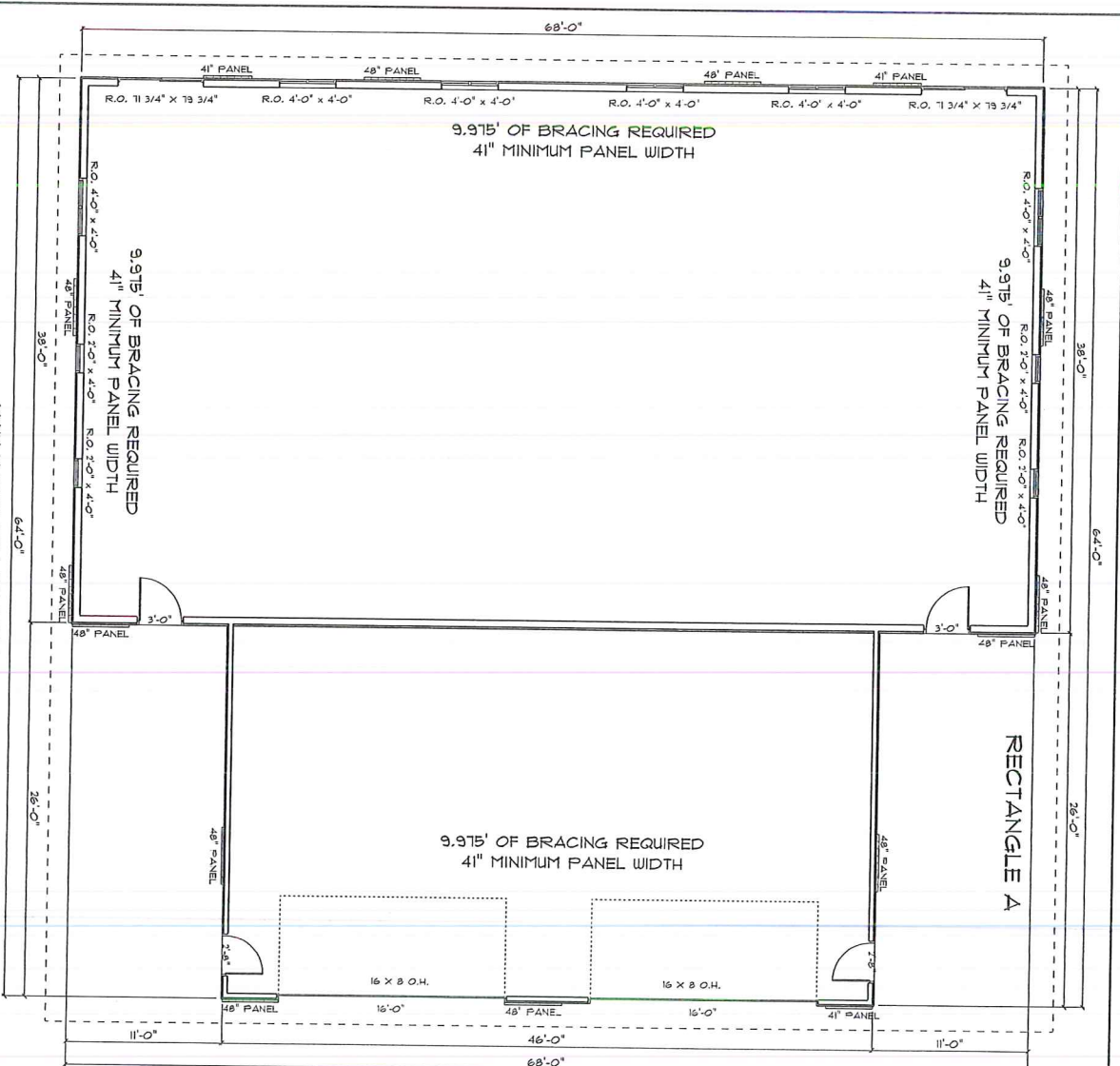
BASEMENT PLAN 3
 8' WALLS THIS FLOOR

DATE:	3-29-18
SCALE:	1/8" = 1'-0"
FILE NAME:	18-045
DRAWN BY:	RAJENDR VOLTANN
CHECKED BY:	RAJENDR VOLTANN
DATE:	4-11-18
SCALE:	1/8" = 1'-0"
FILE NAME:	18-045
DRAWN BY:	RAJENDR VOLTANN
CHECKED BY:	RAJENDR VOLTANN
DATE:	4-11-18

HOUSTON HAVENOR
 WISSOTA GREEN TWIN HOMES
 X

ABC Arrow
 1000 E. PARK AVENUE
 SUITE 100
 HOUSTON, TEXAS 77058
 281.460.0000
 www.abcarrow.com

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WALL BRACING

- A. WOOD STRUCTURAL PANEL SHEATHING TO BE 1/8" O.S.B. OR EQUIVALENT.
- B. REFER TO FLOOR PLANS FOR MINIMUM EXTERIOR STRUCTURAL PANEL LOCATIONS.
- C. WOOD STRUCTURAL PANEL SHEATHING TO BE NAILED WITH 8d NAILS AT 17" O.C. AT INTERMEDIATE SUPPORTS (STUDS) AND WITH 6d NAILS AT 8" O.C. AT ALL PANEL EDGES INCLUDING PANEL SIDES, TOP AND BOTTOM.

WALL/STRUCTURAL SYMBOLS



HOUSTON HAYENOR
WISSOTA GREEN TWIN HOMES

DESIGNED BY:
 RANDY GERTHMAN

SCALE:
 1/4"=1'-0" IF PRINTED ON 36"x48" PAPER
 1/8"=1'-0" IF PRINTED ON 18"x24" PAPER

DATE:
 3-29-08
 4:00P

SHEET NUMBER:
51

DATE:
 4 of 4

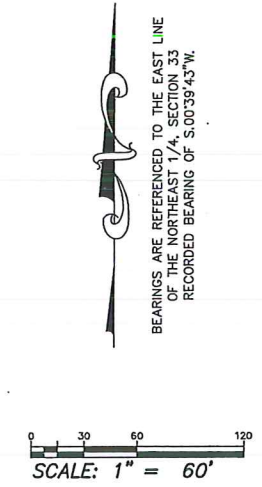
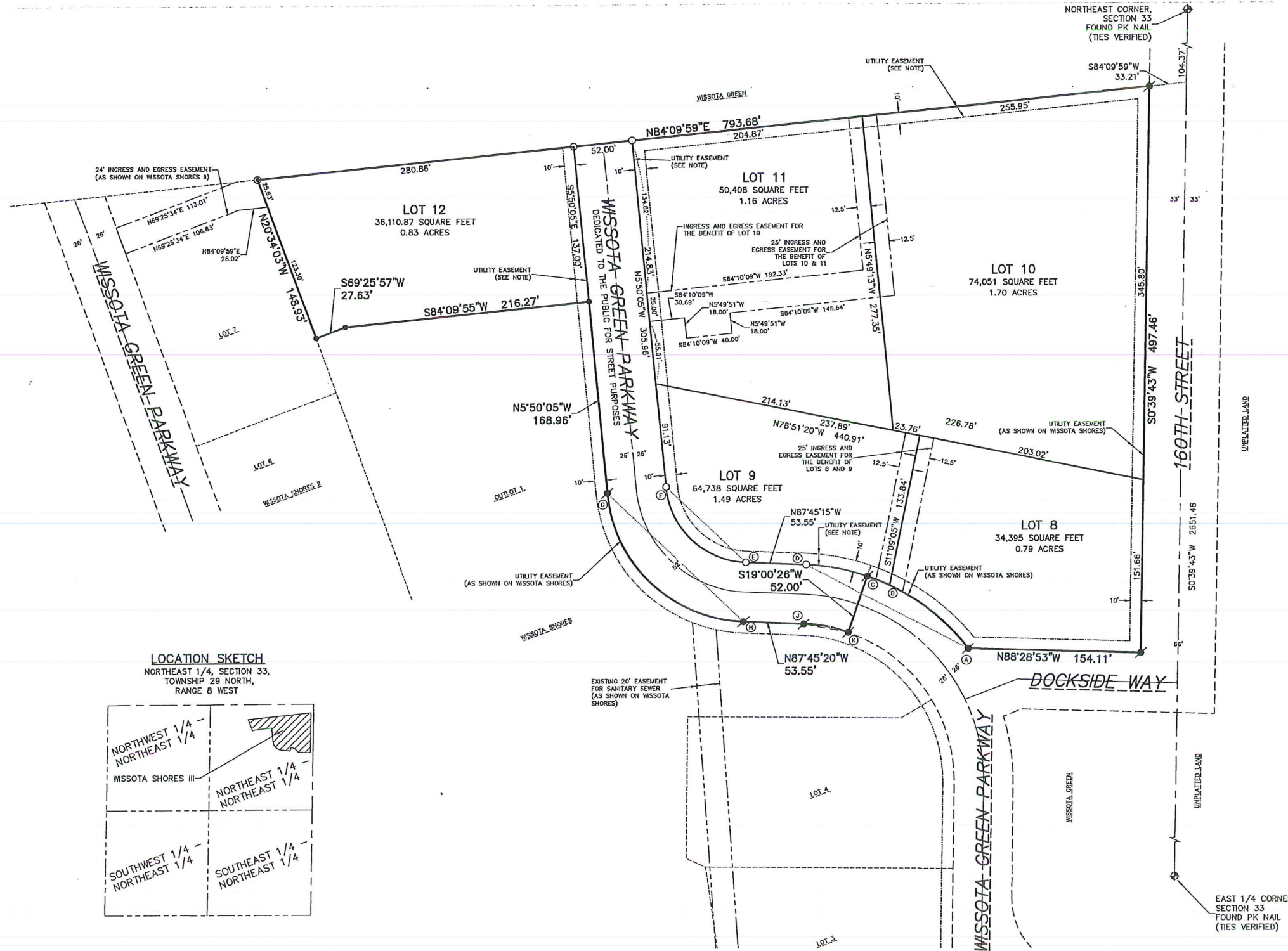
ABC Arrow
 CONSTRUCTION SERVICES, INC.
 10000 W. 10th Street, Suite 100
 Overland Park, KS 66212
 Phone: 913.241.2200
 Website: www.abcarrow.com

SITE PLAN TO CONVERT 4 LOTS TO TWIN HOME LOTS

LOTS 332-335 SECOND REPLAT OF WISSOTA GREEN



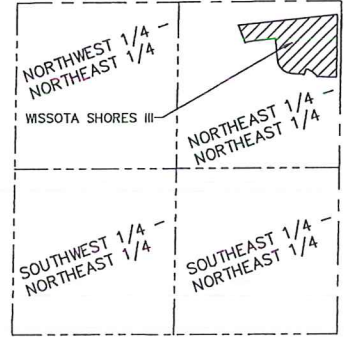
THE UTILITY EASEMENTS SHOWN ON THIS PLAT ARE SUBJECT TO THE UTILITY EASEMENT PROVISIONS AS SHOWN ON SHEET 2. THE BENEFACTORS OF THE EASEMENTS ARE EITHER LABELED ADJACENT TO THE EASEMENTS OR ARE LISTED IN THE UTILITY EASEMENT PROVISIONS ON SHEET 2.



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4, SECTION 33 RECORDED BEARING OF S.00°39'43"W.

- LEGEND**
- - FOUND 1-1/4" IRON ROD
 - - FOUND 1" OUTSIDE DIAMETER IRON PIPE
 - - SET 1-1/4" X 18" REBAR WEIGHING 3.65 POUNDS PER LINEAR FOOT
 - SET 1" OUTSIDE DIAMETER X 18" IRON PIPE WEIGHING 1.13 POUNDS PER LINEAR FOOT AT ALL OTHER LOT CORNERS

LOCATION SKETCH
NORTHEAST 1/4, SECTION 33,
TOWNSHIP 29 NORTH,
RANGE 8 WEST



CURVE TABLE								
CURVE	LOT NUMBER	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	FIRST TANGENT	SECOND TANGENT
A-D		166.31'	190.99'	049°53'29"	161.11'	N62°48'38"W	N37°51'53"W	N87°45'15"W
A-B	LOT 5	89.58'	190.99'	026°52'24"	88.76'	N51°18'05"W		
B-C	LOT 6	20.84'	190.99'	006°15'08"	20.83'	N67°51'51"W		
	LOT 6	55.89'	190.99'	016°45'57"	55.69'	N79°22'24"W		
		105.80'	74.00'	081°55'10"	97.02'	N46°47'40"W	N05°50'05"W	N87°45'15"W
		180.15'	126.00'	081°55'15"	165.20'	N46°47'43"W	N05°50'05"W	N87°45'20"W
K-J		40.68'	139.00'	016°46'02"	40.53'	S79°22'19"E	S70°59'18"E	S87°45'20"E

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis Stats.

Certified _____
20____

Department of Administration

WISSOTA SHORES III
IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4,
SECTION 33, TOWNSHIP 29 NORTH, RANGE 8 WEST,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
BEING ALL OF OUTLOT 3, WISSOTA SHORES II

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:
THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF WISSOTA SHORES III, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 33, TOWNSHIP 29 NORTH, RANGE 8 WEST, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN BEING ALL OF OUTLOT 3, WISSOTA SHORES II.
THAT I HAVE SURVEYED, DIVIDED AND MAPPED SAID PLAT BY THE DIRECTION OF BRYAN RENTON.
THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.
THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF CHIPPEWA FALLS IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS _____ DAY OF _____, 2019
PETER J. GARTMANN, P.L.S. 2279

OWNER'S CERTIFICATE OF DEDICATION:

2 RIVERS REAL ESTATE LLC, A LLC DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.
2 RIVERS REAL ESTATE LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.

-----CITY OF CHIPPEWA FALLS
-----DEPARTMENT OF ADMINISTRATION

IN WITNESS HEREOF, THE SAID 2 RIVERS REAL ESTATE LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRYAN RENTON, MEMBER, AT CHIPPEWA FALLS, WISCONSIN

THIS _____ DAY OF _____, 2019.

BRYAN RENTON, MEMBER

STATE OF WISCONSIN
COUNTY OF _____ SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019, THE ABOVE NAMED BRYAN RENTON, ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CHIPPEWA COUNTY RESOLUTION:

RESOLVED THAT THIS PLAT OF WISSOTA SHORES III, 2 RIVERS REAL ESTATE LLC., OWNER, IS HEREBY APPROVED BY THE CHIPPEWA COUNTY PLANNING AND ZONING COMMITTEE.

DATE APPROVED: _____ (PRINT NAME): _____

(SIGNATURE): _____ DATE: _____

(TITLE): _____

CONSENT OF CORPORATE MORTGAGEE:

CITIZENS COMMUNITY FEDERAL BANK N.A., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS THE PLAT OF WISSOTA SHORES III AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF 2 RIVERS REAL ESTATE LLC, OWNER OF SAID LAND.

IN WITNESS THEREOF, THE SAID CITIZENS COMMUNITY FEDERAL BANK N.A. HAS CAUSED THESE PRESENTS TO BE SIGNED BY,

(PRINT NAME) _____ (TITLE) _____
AND

(PRINT NAME) _____ (TITLE) _____

AT (CITY) _____, WISCONSIN AND ITS CORPORATE SEAL TO BE HEREIN AFFIXED

THIS _____ DAY OF _____ 2019.

(SIGNATURE) _____

(PRINT NAME) _____ (TITLE) _____

(SIGNATURE) _____

(PRINT NAME) _____ (TITLE) _____

STATE OF _____

COUNTY OF _____ SS

PERSONALLY APPEARED BEFORE ME THIS _____ DAY OF _____ 2019, THE ABOVE NAMED _____ AND _____ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COMMON COUNCIL RESOLUTION:

RESOLVED, THAT THE PLAT OF WISSOTA SHORES III IN THE CITY OF CHIPPEWA FALLS, IS HEREBY APPROVED BY THE COMMON COUNCIL.

APPROVED: (DATE) _____ AND SIGNED: _____

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

LYNNE BAUER, CITY TREASURER

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN
COUNTY OF CHIPPEWA SS

I, PATRICIA SCHIMMEL, BEING THE DULY ELECTED, ACTING AND QUALIFIED TREASURER OF THE COUNTY OF CHIPPEWA, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ ON ANY OF THE LANDS INCLUDED IN THE PLAT OF WISSOTA SHORES III IN THE CITY OF CHIPPEWA FALLS.

DATE: _____ SIGNED: _____
PATRICIA SCHIMMEL, COUNTY TREASURER

CERTIFICATE OF CITY TREASURER:

STATE OF WISCONSIN
COUNTY OF CHIPPEWA SS

I, LYNNE BAUER, BEING THE DULY APPOINTED, ACTING AND QUALIFIED TREASURER OF THE CITY OF CHIPPEWA FALLS, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF _____ ON ANY OF THE LANDS INCLUDED IN THE PLAT OF WISSOTA SHORES III IN THE CITY OF CHIPPEWA FALLS.

DATE: _____ SIGNED: _____
LYNNE BAUER, CITY TREASURER

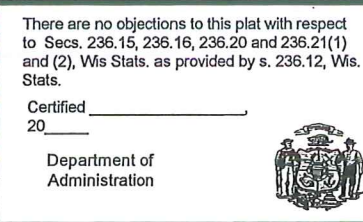
UTILITY EASEMENT PROVISIONS:

AN EASEMENT FOR ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

2 RIVERS REAL ESTATE LLC, GRANTORS TO
XCEL ENERGY COMPANY, GRANTEE
AT&T, A WISCONSIN CORPORATION, GRANTEE
CHARTER COMMUNICATIONS, GRANTEE

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO CONSTRUCT, INSTALL, OPERATE, REPAIR, MAINTAIN AND REPLACE FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND ELECTRIC ENERGY, GAS, TELEPHONE AND CABLE TV AND INTERNET FACILITIES FOR SUCH PURPOSES AS THE SAME IS NOW OR MAY HEREAFTER BE USED, ALL IN, OVER, UNDER, ACROSS, ALONG AND UPON THE PROPERTY SHOWN WITHIN THOSE AREAS ON THE PLAT DESIGNATED AS "UTILITY EASEMENT" TOGETHER WITH THE RIGHT TO INSTALL SERVICE CONNECTIONS UPON, ACROSS WITHIN AND BENEATH THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS, THEREON; ALSO THE RIGHT TO TRIM OR CUT DOWN TREES, BRUSH AND ROOTS AS MAY BE REASONABLE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY OF ALL SUCH PURPOSES. NO FACILITY, PEDESTAL, CABLE OR ANY TYPE OF STRUCTURE SHALL BE INSTALLED CLOSER THAN THREE FEET FROM ANY LOT CORNER. THE GRANTEE'S AGREE TO RESTORE OR CAUSE TO HAVE RESTORED, THE PROPERTY, AS NEARLY AS IS REASONABLE POSSIBLE, TO THE CONDITION EXISTING PRIOR TO SUCH ENTRY BY THE GRANTEE'S OR THEIR AGENTS; THIS RESTORATION, HOWEVER, DOES NOT APPLY TO THE INITIAL INSTALLATION OF SAID UNDERGROUND ELECTRIC FACILITIES OR COMMUNICATION FACILITIES OR TO ANY TREES, BRUSH OR ROOTS WHICH MAY BE REMOVED AT ANY TIME PURSUANT TO THE RIGHTS HEREIN GRANTED. BUILDINGS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED BY MORE THAN FOUR INCHES WITHOUT THE WRITTEN CONSENT OF GRANTEE'S.

THE GRANT OF EASEMENT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HEIRS, SUCCESSORS AND ASSIGNS OF ALL PARTIES HERETO.



WISSOTA SHORES III
IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4,
SECTION 33, TOWNSHIP 29 NORTH, RANGE 8 WEST,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
BEING ALL OF OUTLOT 3, WISSOTA SHORES II