

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, NOVEMBER 7, 2016 – 6:30 PM**

The Plan Commission met in City Hall on Monday, November 7, 2016 at 6:30 P.M. Present were Commissioners Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Dan Varga, Beth Arneberg, , Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dave Cihasky and Jerry Smith. Also attending were Attorney Heather Hunt and Rob Majeski.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the October 17, 2016 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered the attached right-of-way plat for the Rushman Drive/High Street, STH #124 resurfacing project. Secretary Rubenzer noted that the right-of-way would be acquired by Assistant City Engineer Krejci, who is certified for such acquisitions. He continued that the project was tentatively scheduled for 2018. **Motion** by Tzanakis, seconded by Hubbard to recommend the Common Council approve the attached right-of-way plat for the Rushman Drive/High Street, STH #124 resurfacing project. **All present voting aye. Motion carried.**

3. Secretary Rubenzer gave background information for the attached Commercial Planned Development Conditional Use Permit Resolution No. 2016-04. The permit would grant zero setback lines between parcel #4430, located at #303 East Prairie View Road and parcel #4428, located at #409 East Prairie View Road, which is the existing condition. He also noted that Attorney Hunt had handed out an updated site plan which would be included with the final Commercial PD CUP. Mayor Hoffman opened a public hearing to consider attached Commercial Planned Development Conditional Use Permit Resolution No. 2016-04. No one spoke for or against the permit. Mayor Hoffman closed the public hearing. **Motion** by Hubbard, seconded by Varga to approve Commercial Planned Development Conditional Use Permit Resolution No. 2016-04 to allow zero setback lot lines for owner, Wisconsin Real Property Investments, LLC on parcel #4430, located at #303 East Prairie View Road. **All present voting aye on a 9-0 vote. Motion carried.**

4. Secretary Rubenzer gave background information for the attached Commercial Planned Development Conditional Use Permit Resolution No. 2016-05. The permit would grant zero set back lines between parcel #4428, located at #409 East Prairie View Road and parcel #4430, located at #303 East Prairie View Road, which is the existing condition. He noted that both parcels were included in both Conditional Use Permit Resolutions to state that the declarations applied to both parcels. Mayor Hoffman opened a public hearing to consider attached Commercial Planned Development Conditional Use Permit Resolution No. 2016-05. No one spoke for or against the permit. Mayor Hoffman closed the public hearing. **Motion** by Hubbard, seconded by Varga to approve Commercial Planned Development Conditional Use Permit Resolution No. 2016-05 to allow zero setback lot lines for owner, Wisconsin Real Property Investments, LLC on parcel #4428, located at #409 East Prairie View Road. **All present voting aye on a 9-0 vote. Motion carried.**

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

5. The Plan Commission considered the attached plat of Three by Three Townhomes in the Town of Lafayette. Secretary Rubenzer noted that it was located on 190th Street within the city's three mile extraterritorial plat review limit.

Motion by Tzanakis, seconded by Varga to recommend the Common Council approve the attached plat of Three by Three Townhomes in the Town of Lafayette contingent upon:

- 1) Receipt of the proper plat review fees.
- 2) Compliance with stormwater management ordinance.
- 3) Recording of the plat once approved and providing the Engineering Department with a recorded copy.

All present voting aye. Motion carried.

6. **Motion** by Varga, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:41 P.M.


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

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, OCTOBER 17, 2016 – 6:30 PM**

The Plan Commission met in City Hall on Monday, October 17, 2016 at 6:30 P.M. Present were Commissioners Dave Cihasky, Greg Misfeldt, Dennis Doughty, Mike Tzanakis, Beth Arneberg, Jerry Smith, Alderperson Chuck Hull, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent was Commissioner Dan Varga. Also attending was Katy Macek of the Chippewa Herald, Chris Vetter of the Eau Claire Leader Telegram, Dave Schafer, Heather Hunt, Robb Majeski and Alderperson Paul Nadreau.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the October 10, 2016 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered the attached petition for a Commercial Planned Development Conditional Use Permit from Wisconsin Real Property Investments, LLC for parcel #4430 located at 303 E. Prairie View Road. Secretary Rubenzer gave background information stating owners of the Chippewa Commons would like to sell parcel #4428, which would create basically a zero setback lot line between existing buildings along the North property line of parcel #4430 and the South property line of parcel #4428. The two parcels are zoned C-2 General Commercial and the existing Declarations would apply for storm water, sanitary, water, parking and other common area needs between the two parcels. He stated that the Planned Developments would apply to the two parcels and run with the land for future owners as long as general commercial uses remained the same. Dave Schafer of Gordy's Market stated their goal had been to redevelop the grocery store and had accomplished that but weren't in the strip mall management business. He stated Wisconsin Real Property Investments, LLC wanted to sell parcel #4430 to a corporation in the business of managing a strip mall. He continued that the K-Mart building would continue to be used for storage of bottled water on a temporary basis.
Motion by Hubbard, seconded by Rubenzer to recommend the Plan Commission conduct a public hearing to consider a Commercial Planned Development Conditional Use Permit to allow for separate ownership of parcel #4430 and adjacent parcel #4428 with a zero setback between the North property line of parcel #4430 and the South property line of parcel #4428. Said public hearing to be scheduled upon receipt of the \$300 advertising fee and proper notification of the adjacent property owners. **All present voting aye. Motion carried.**

3. The Plan Commission considered the attached petition for a Commercial Planned Development Conditional Use Permit from Wisconsin Real Property Investments, LLC for parcel #4428 located at 409 E. Prairie View Road.
Motion by Hubbard, seconded by Tzanakis to recommend the Plan Commission conduct a public hearing to consider a Commercial Planned Development Conditional Use Permit to allow for separate ownership of parcel #4428 and adjacent parcel #4430 with a zero setback between the South property line of parcel #4428 and the North property line of parcel #4430. Said public hearing to be scheduled upon receipt of the \$300 advertising fee and proper notification of the adjacent property owners. **All present voting aye. Motion carried.**

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

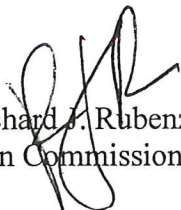
4. The Plan Commission considered the attached Certified Survey Map from Hiess-Loken and Associates for combining Lot #1, discontinued alley right-of-way and discontinued Grove Street right-of-way all in Block #36, Chippewa Falls Plat. Secretary Rubenzer noted that Grove Street had been discontinued in 2014 and Chippewa County required a survey in order to create a new parcel number.

Motion by Tzanakis, seconded by Hubbard to recommend the Common Council approve the attached Certified Survey Map for Tim and Lori Lorentz, (A Cut Above Beauty Shop), combining parcels in Block #36, Chippewa Falls Plat, prepared by Hiess-Loken Associates. Said Certified Survey Map be approved upon:

- 1) Receipt of the \$100 Certified Survey Map review fee.
- 2) Receipt of an original Certified Survey Map for signing.
- 3) Receipt of a copy of the recorded Certified Survey Map.

All present voting aye. Motion carried.

5. **Motion** by Smith, seconded by Hubbard to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 6:45 P.M.


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

R/W PROJECT NUMBER
8610-01-25

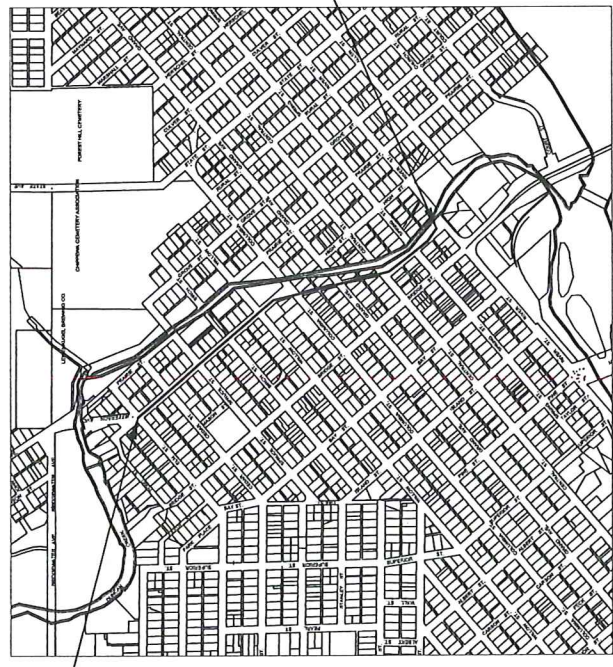
SHEET NUMBER
4-01

TOTAL SHEETS
8

R/W PROJECT NUMBER
8610-01-75

PLAT OF RIGHT OF WAY REQUIRED FOR
HIGH ST & RUSHMAN DR
BRIDGE STREET TO ELM STREET
CHIPPEWA
STH 124

CAUTION
THIS PLAT IS FOR INFORMATIONAL PURPOSES
ONLY. DEEDS MUST BE CHECKED TO DETERMINE
PROPERTY BOUNDARIES.



SCALE 0 3000 FEET

TOTAL NET LENGTH OF CENTERLINE = 0.569 MILES

REVISION DATE

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED FOR THE DEPARTMENT

DATE: _____

Signature: _____

PLOT NAME : _____ PLOT BY : NDKX ENH PLOT DATE : 1.7.2016 10:03 AM WISDOT/CADD SHEET 50

CONVENTIONAL SYMBOLS

- SECTION CORNER
- QUARTER LINE
- SIXTEENTH LINE
- NEW REFERENCE LINE
- NEW R/W LINE
- EXISTING R/W LINE
- PROPERTY LINE
- LOT, LIE & OTHER CORPORATE LIMITS
- UNDERGROUND UTILITY (ELECTRIC, ETC)
- COMMUNICATIONS (TELEPHONE POLE)
- FEE ACQUISITION AREA (WATCHING VANS BY OWNER)
- TEMPORARY LIMITED EASEMENT AREA
- EASEMENT AREA (HIGHWAY, PERMANENT LIMITED, OR RESTRICTED DEVELOPMENT)
- TRANSMISSION STRUCTURES
- BUILDING
- NATIONAL GEODETIC SURVEY MONUMENT
- SIXTEENTH CORNER MONUMENT

CONVENTIONAL ABBREVIATIONS

- AR ACCESS RIGHTS
- AC ACRES
- AH ALIEN
- ALM ALIEN
- AL ALIEN
- ET AL AND OTHERS
- BACK BACK
- BLK BLOCK
- C-L CENTERLINE
- CSM CERTIFIED SURVEY MAP
- CONC CONCRETE
- CO COUNTY
- CTH COUNTY TRUNK HIGHWAY
- CD DIST
- DC DISTRICT
- DOC DOCUMENT NUMBER
- EASE EASEMENT
- EX EXISTING
- GV GAS VALVE
- GN GRID NORTH
- HE HIGHWAY EASEMENT
- ID IDENTIFICATION
- LC LAND CONTRACT
- LT LEFT
- LN LINE
- LN NATIONAL GEODETIC SURVEY NUMBER
- NS NO
- OL OUTLOT
- P PAGE
- PT POINT OF TANGENCY
- PLE PERMANENT LIMITED EASEMENT
- POB POINT OF BEGINNING
- PC POINT OF CURVATURE

CONVENTIONAL UTILITY SYMBOLS

- WATER
- GAS
- TELEPHONE
- OVERHEAD
- TRANSMISSION LINES
- ELECTRIC
- CABLE TELEVISION
- FIBER OPTIC
- SANITARY SEWER
- STORM SEWER

CURVE DATA

- LC LONG CHORD
- LB LONG CHORD BEARING
- R RADIUS
- D DEGREE OF CURVE
- L LENGTH OF CURVE
- T TANGENT
- DA DIRECTION AHEAD
- DB DIRECTION BACK

NOTES:

COORDINATES AND BEARINGS ON THIS PLAT ARE ORIENTED TO THE WISCONSIN COUNTY PLAT MAP. ALL DISTANCES ARE IN FEET UNLESS SHOWN OTHERWISE. GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

RIGHT OF WAY MONUMENTS ARE TYPE 2 (TYPICALLY 3"x24" REBAR) AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

RIGHT OF WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY OR OTHER SURVEYS OF PUBLIC RECORD. FOR CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION REGION OFFICE IN LA CROSSE, WI.

FILE NAME : P:\V\W\WIT\W\128988\CVL 3D\W\040101-PP.DWG LAYOUT NAME : ****

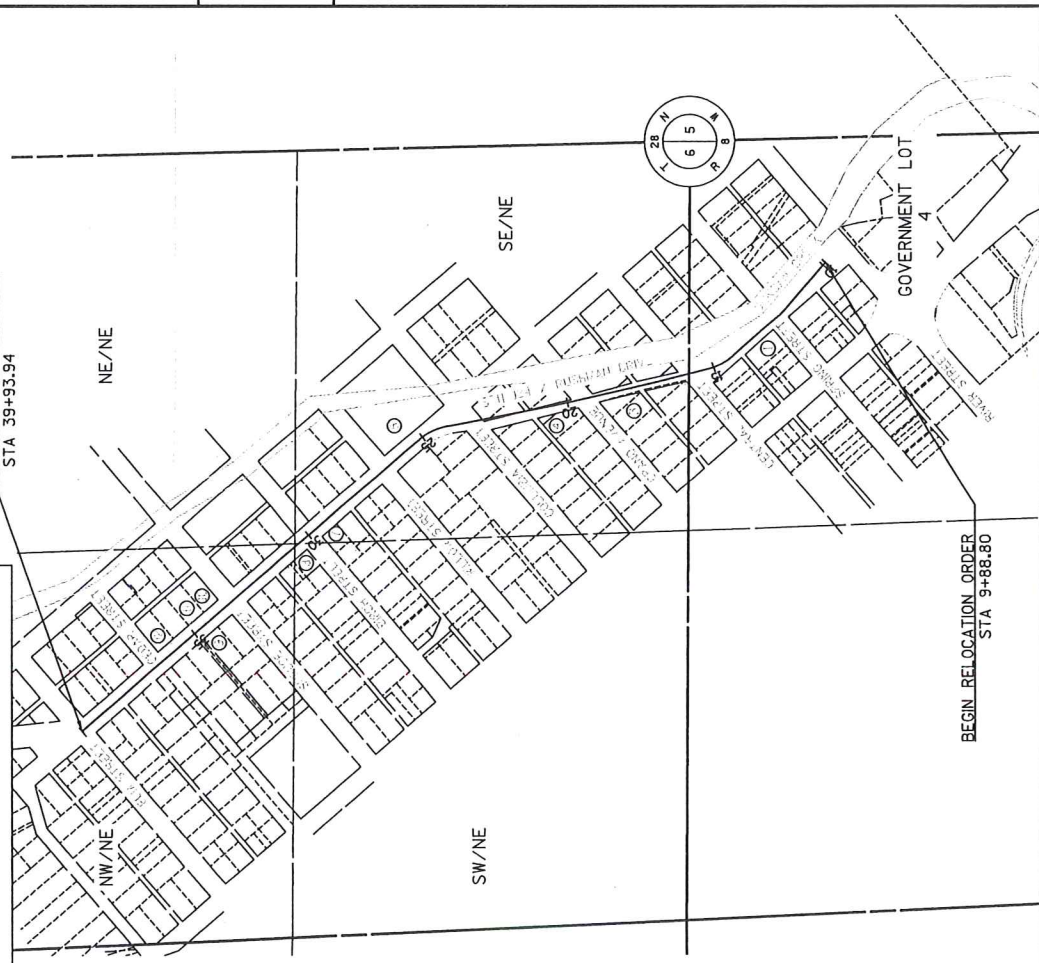
SCHEDULE OF LANDS & INTERESTS REQUIRED

AREAS SHOWN IN TOTAL ACRES COLUMN MAY BE APPROXIMATE AND ARE DERIVED FROM TAX ROLLS OR OTHER AVAILABLE SOURCES AND MAY NOT INCLUDE LANDS OF THE OWNER WHICH ARE NOT CONTIGUOUS TO THE AREA TO BE ACQUIRED.

COMMENTS: MAKES THE ZONING FOR REFERENCING PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO TRANSFER OF LAND TO THE CITY.

TRACT NUMBER	OWNER	ACRES	REMARKS	REASON FOR ACQUISITION
1
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100

END RELOCATION ORDER
STA 39+93.94



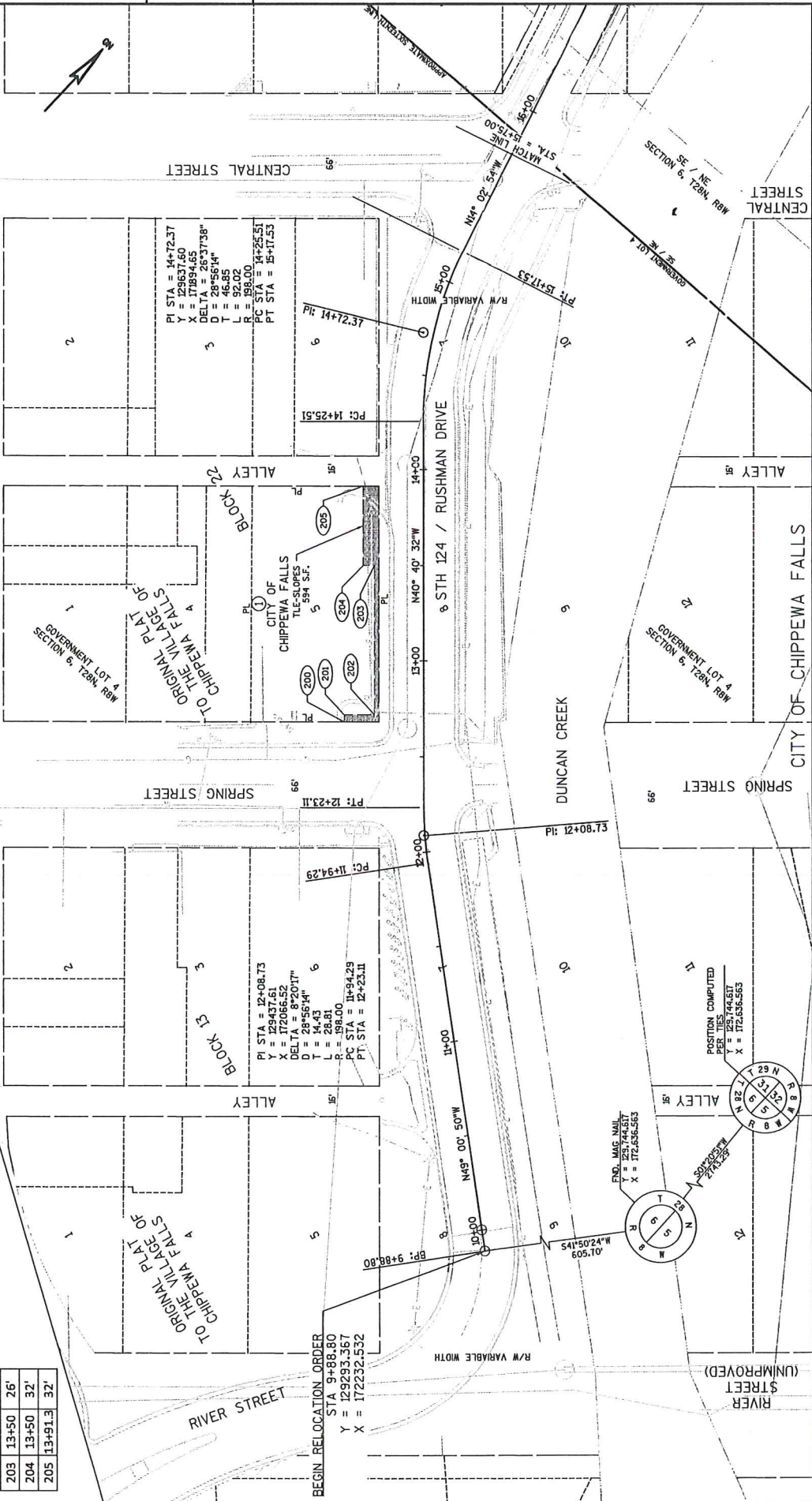
REVISION DATE	DATE	GRID FACTOR N/A	SCALE, FEET 0 200 400	HWY: 124	STATE R/W PROJECT NUMBER 8610-01-25	PLAT SHEET 4.02
FILE NAME : SCHEDULE OF LANDS.DWG LAYOUT NAME - 4.08 - 4.08	GRID FACTOR N/A	DATE	SCALE, FEET 0 200 400	COUNTY: CHIPPEWA	CONSTRUCTION PROJECT NUMBER *****	PS&E SHEET E
PLOT DATE : 11/7/2016 9:57 AM			PLOT BY : NICK ENGH		PLOT SCALE : 1 IN=400 FT	
PLOT NAME :			WISDOT/CADDIS SHEET 75			

4

4

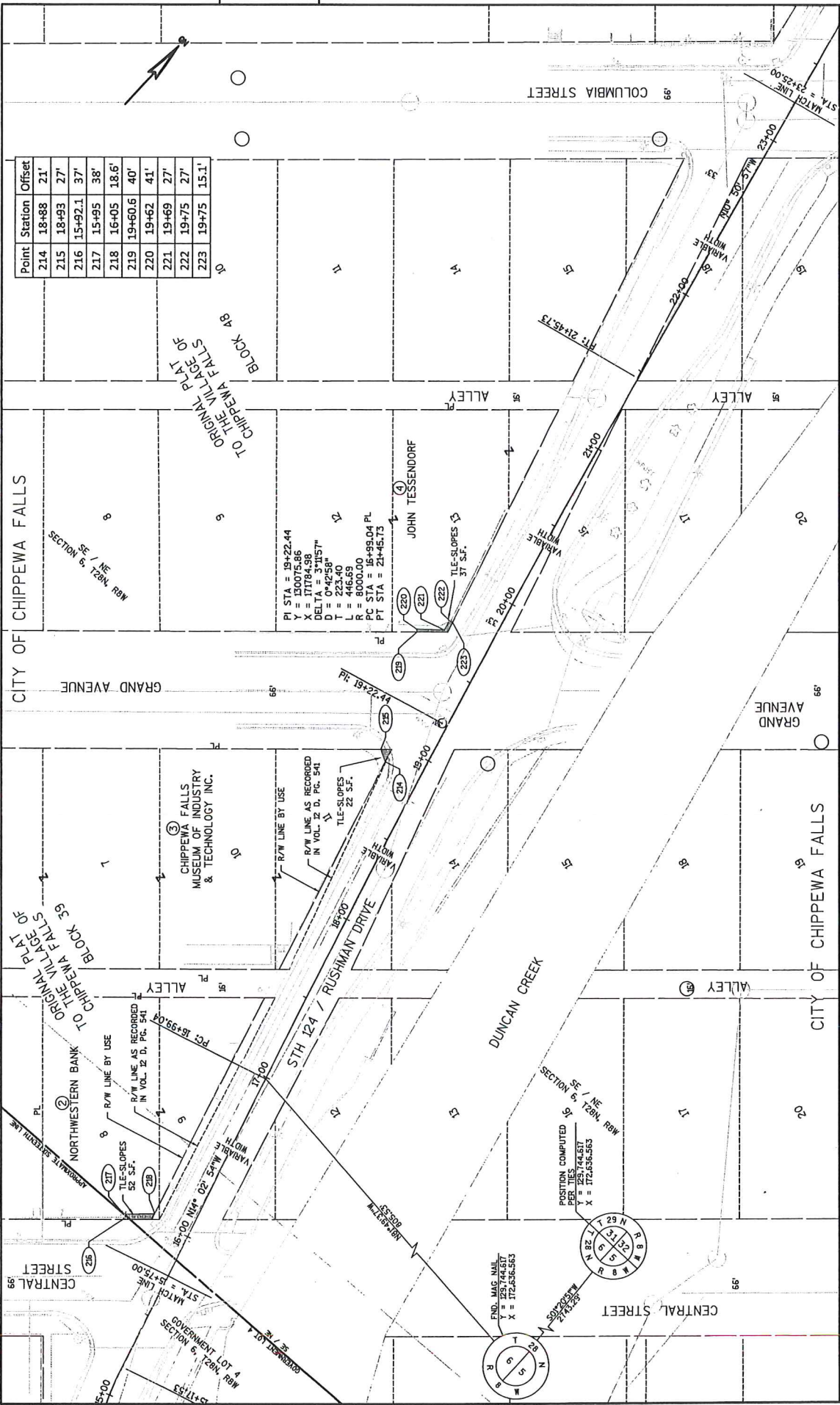
CITY OF CHIPPEWA FALLS

Point Station	Offset
200 12+68.3	42'
201 12+72	42'
202 12+72	26'
203 13+50	26'
204 13+50	32'
205 13+91.3	32'



REVISION DATE	DATE	GRID FACTOR N/A	SCALE, FEET	0 25 50	HWY: 124	STATE R/W PROJECT NUMBER 8610-01-25	PLAT SHEET 4.03
					COUNTY: CHIPPEWA	CONSTRUCTION PROJECT NUMBER *****	PS&E SHEET
							E

FILE NAME : 4.04.DWG LAYOUT NAME - 4.04 - 4.04
 PLOT DATE : 1/7/2016 9:58 AM PLOT BY : NICK ENH PLOT SCALE : 1 IN=50 FT WISDOT/CADD SHEET 75



Point	Station	Offset
214	18+88	21'
215	18+93	27'
216	15+92.1	37'
217	15+95	38'
218	16+05	18.6'
219	19+60.6	40'
220	19+62	41'
221	19+69	27'
222	19+75	27'
223	19+75	15.1'

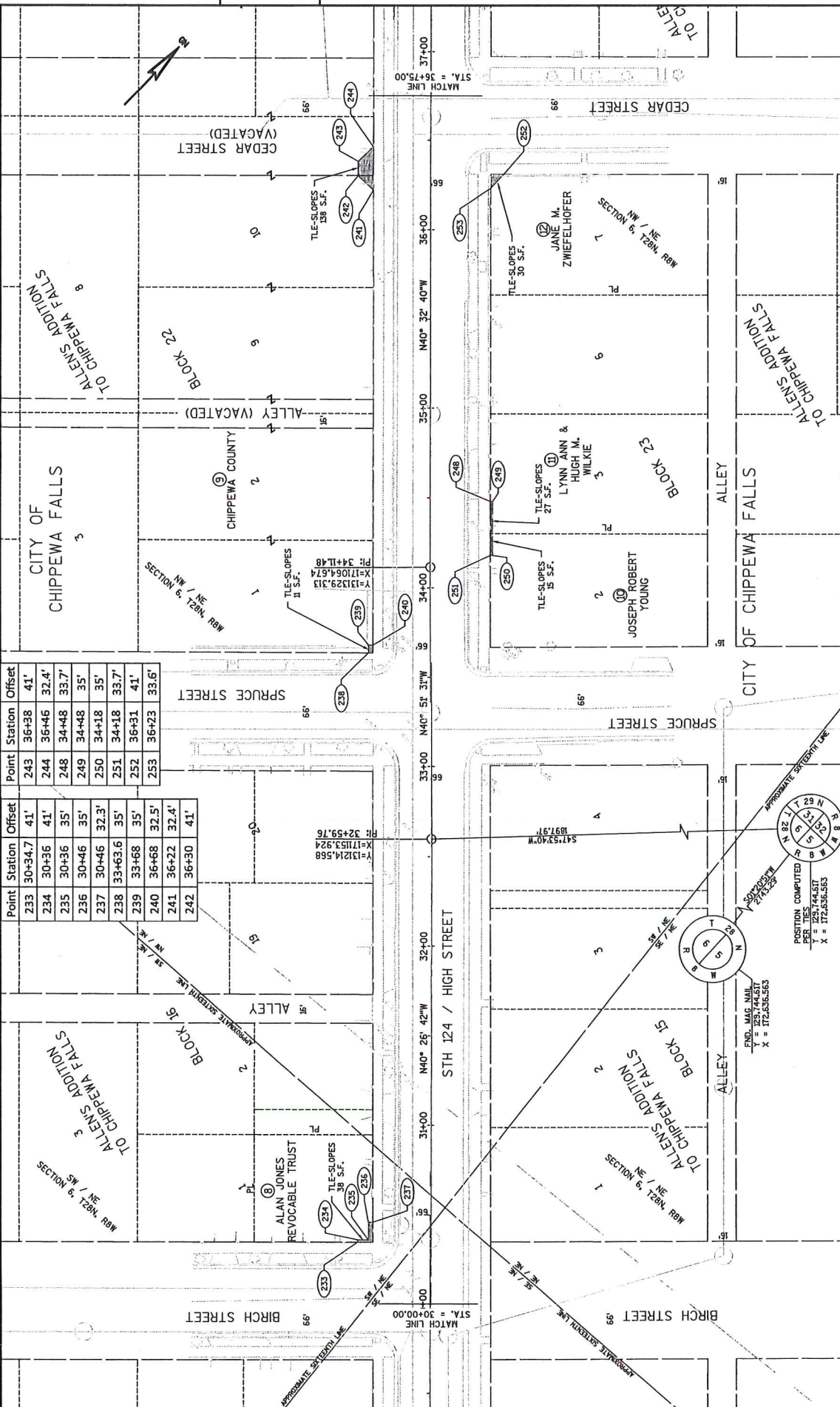
PI STA = 19+22.44
 Y = 130075.86
 X = 171784.98
 DELTA = 3°11'57"
 D = 0°42'58"
 T = 223.40
 L = 446.69
 R = 8000.00
 S = 49.04 PL
 PT STA = 21+65.73

POSITION COMPUTED
 PER USE 1724.517
 X = 1724536.563
 Y = 1724536.563

FIND MAG NAIL
 Y = 225744.617
 X = 1724536.563

REVISION DATE	DATE	GRID FACTOR N/A	SCALE, FEET 0 25 50	HWY: 124	STATE R/W PROJECT NUMBER 8610-01-25	PLAT SHEET 4.04
				COUNTY: CHIPPEWA	CONSTRUCTION PROJECT NUMBER *****	PS&E SHEET E

FILE NAME : 4.05.DWG LAYOUT NAME - 4.05 - 4.05
 PLOT DATE : 1/7/2016 9:58 AM PLOT BY : NECK ENR PLOT NAME : WISDOT/CADDIS SHEET 75
 PLOT SCALE : 1 IN=50 FT

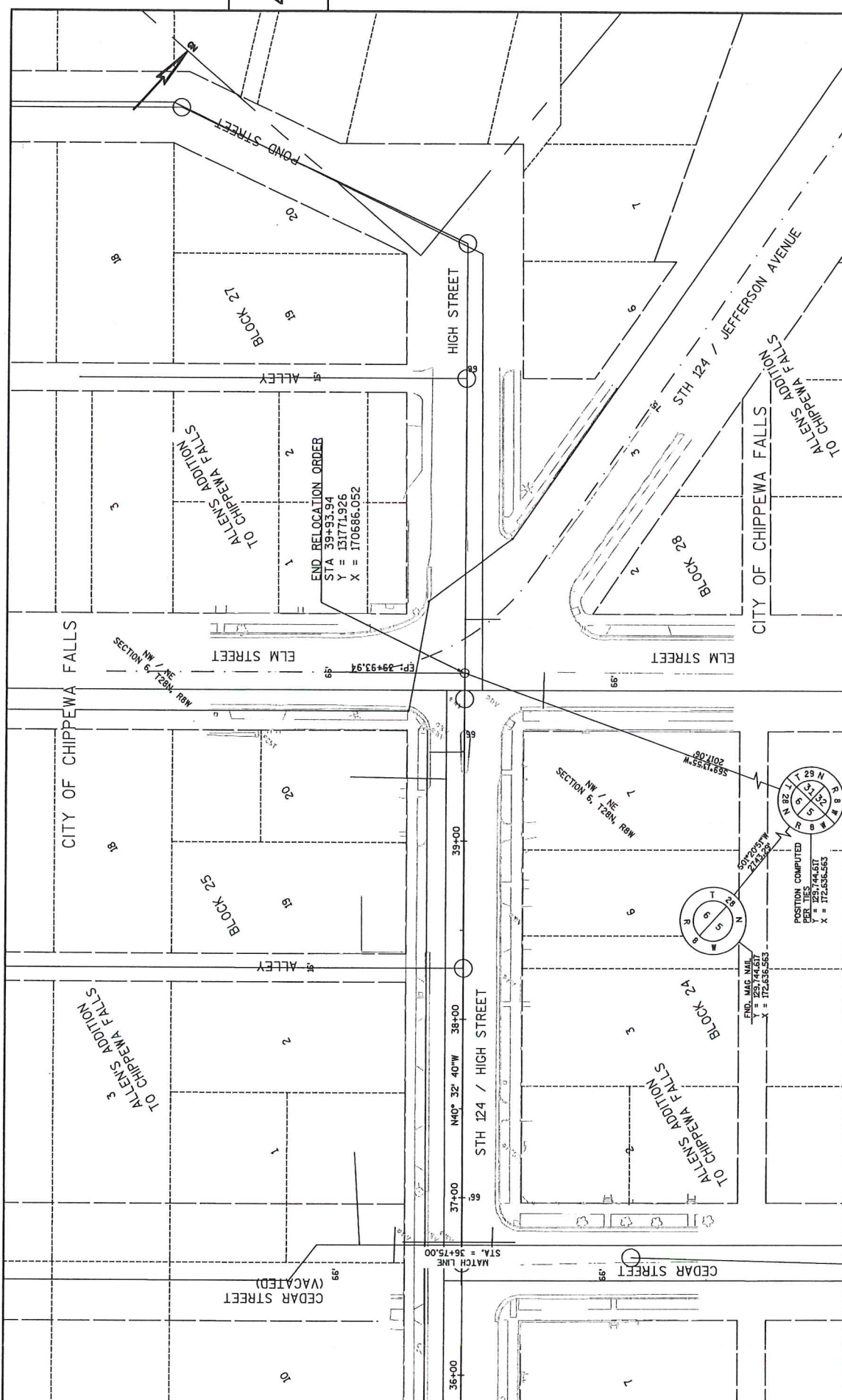


Point	Station	Offset
233	30+34.7	41'
234	30+36	32.4'
235	30+36	35'
236	30+46	35'
237	30+46	32.3'
238	33+63.6	35'
239	33+68	35'
240	36+68	32.5'
241	36+22	32.4'
242	36+30	41'

Point	Station	Offset
243	36+38	41'
244	36+46	32.4'
248	34+48	33.7'
249	34+48	35'
250	34+18	35'
251	34+18	33.7'
252	36+31	41'
253	36+23	33.6'

STATE R/W PROJECT NUMBER 8610-01-25
 COUNTY: CHIPPEWA
 HWY: 124
 DATE: 1/7/2016 9:59 AM
 PLOT BY: NECK ENR
 PLOT NAME: WISDOT/CADD'S SHEET 75
 PLAT SHEET 4.06
 PS&E SHEET E

REVISION DATE: _____
 GRID FACTOR N/A
 SCALE, FEET: 0 25 50
 POSITION COMPUTED PER TIES:
 Y = 122,744.617
 X = 172,636.563
 END, MAG NAIL:
 Y = 122,744.617
 X = 172,636.563



REVISION DATE	DATE	GRID FACTOR N/A	SCALE, FEET	HWY: 124	STATE R/W PROJECT NUMBER 8610-01-25	PLAT SHEET 4-07
			0 25 50	COUNTY: CHIPPEWA	CONSTRUCTION PROJECT NUMBER #####	PS&E SHEET
						E

FILE NAME = 4_08.DWG LAYOUT NAME = 4_08 - 4_08
 PLOT DATE : 1/7/2016 10:02 AM PLOT BY : NECK ENR
 PLOT SCALE : 1"=150 FT WISDOT/CADDIS SHEET 75

END RELOCATION ORDER
 STA 39+93.94
 Y = 151771.926
 X = 170686.052

END. MAG. MAIL
 Y = 125744.617
 X = 112656.583

POSITION COMPUTED
 PER TIES
 Y = 125744.617
 X = 112656.583

CITY OF CHIPPEWA FALLS

CITY OF CHIPPEWA FALLS

ALLEN'S ADDITION
TO CHIPPEWA FALLS

ALLEN'S ADDITION
TO CHIPPEWA FALLS

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TO CHIPPEWA FALLS

ALLEN'S ADDITION
TO CHIPPEWA FALLS

CEDAR STREET
(VACATED)

SECTION NW / NE / SE / SW / 128th, R/W

SECTION NW / NE / SE / SW / 128th, R/W

ALLEY

ALLEY

ALLEY

ALLEY

ALLEY

ALLEY

ALLEY

**CITY OF CHIPPEWA FALLS PLAN COMMISSION COMMERCIAL
PLANNED DEVELOPMENT CONDITIONAL USE PERMIT
RESOLUTION #2016-04 TO ALLOW ZERO SETBACK LOT LINES ON
PARCEL #4430 LOCATED AT #303 EAST PRAIRIE VIEW ROAD**

WHEREAS, On October 17, 2016, the City of Chippewa Falls Plan Commission heard a request from Wisconsin Real Property Investments, LLC to allow for separate ownership of parcel #4430 and adjacent parcel #4428 with a zero setback between the North property line of parcel #4430, located at #303 East Prairie View Road and the South property line of parcel #4428 located at #409 East Prairie View Road; and

WHEREAS, the Plan Commission evaluated the development proposal in accordance with Municipal Code Section 17.26 which directs such evaluation as a conditional use permit under section 17.47; and

WHEREAS, the Plan Commission conducted a public hearing on Monday, November 7, 2016 at 6:30 P.M. to hear all concerns about Commercial Planned Development Conditional Use Permit Resolution No. 2016-04 to allow zero setback lot lines on parcel #4430, located at #303 East Prairie View Road after proper notification of all adjacent property owners within 150 feet of the parcel and the publishing of a Class II notice for the said public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN, pursuant to Chapters 17.26 and 17.47 of the code of Ordinances of the City of Chippewa Falls, that Commercial Planned Development Conditional Use Permit Resolution No. 2016-04 to allow zero setback lot lines on parcel #4430, located at #303 East Prairie View Road is granted under the following conditions:

- a) That this permit shall apply to parcel #4430 as described on the attached property description and as shown on the attached site plan.
- b) That the attached stated declarations apply to parcel #4430 and adjacent parcel #4428 as long as this permit remains valid.
- c) That a zero setback is required along the North property line of parcel #4430.
- d) That this permit shall run with the land and apply for all present and future owners as long as permitted uses in the C-2 General Commercial District are employed.
- e) That all attached site plans, declarations and property descriptions become part and parcel of this permit.
- f) This permit will be available in the offices of the City Engineer and City Inspector.
- g) That this permit shall become null and void by non-compliance with the conditions of this permit or related Codes, or by application to the Board of Appeals for any Code variance at these premises.

**CITY OF CHIPPEWA FALLS PLAN COMMISSION COMMERCIAL
PLANNED DEVELOPMENT CONDITIONAL USE PERMIT
RESOLUTION #2016-04 TO ALLOW ZERO SETBACK LOT LINES ON
PARCEL #4430 LOCATED AT #303 EAST PRAIRIE VIEW ROAD**

- h) That all changes or modifications to this permit shall be made only after review and approval by the Plan Commission and after public notice and hearing as required for a Commercial Planned Development Conditional Use Permit.
- i) That except as specifically provided herein, all regulations of City Codes shall apply.

MOTION: Hubbard

SECONDED: Varga

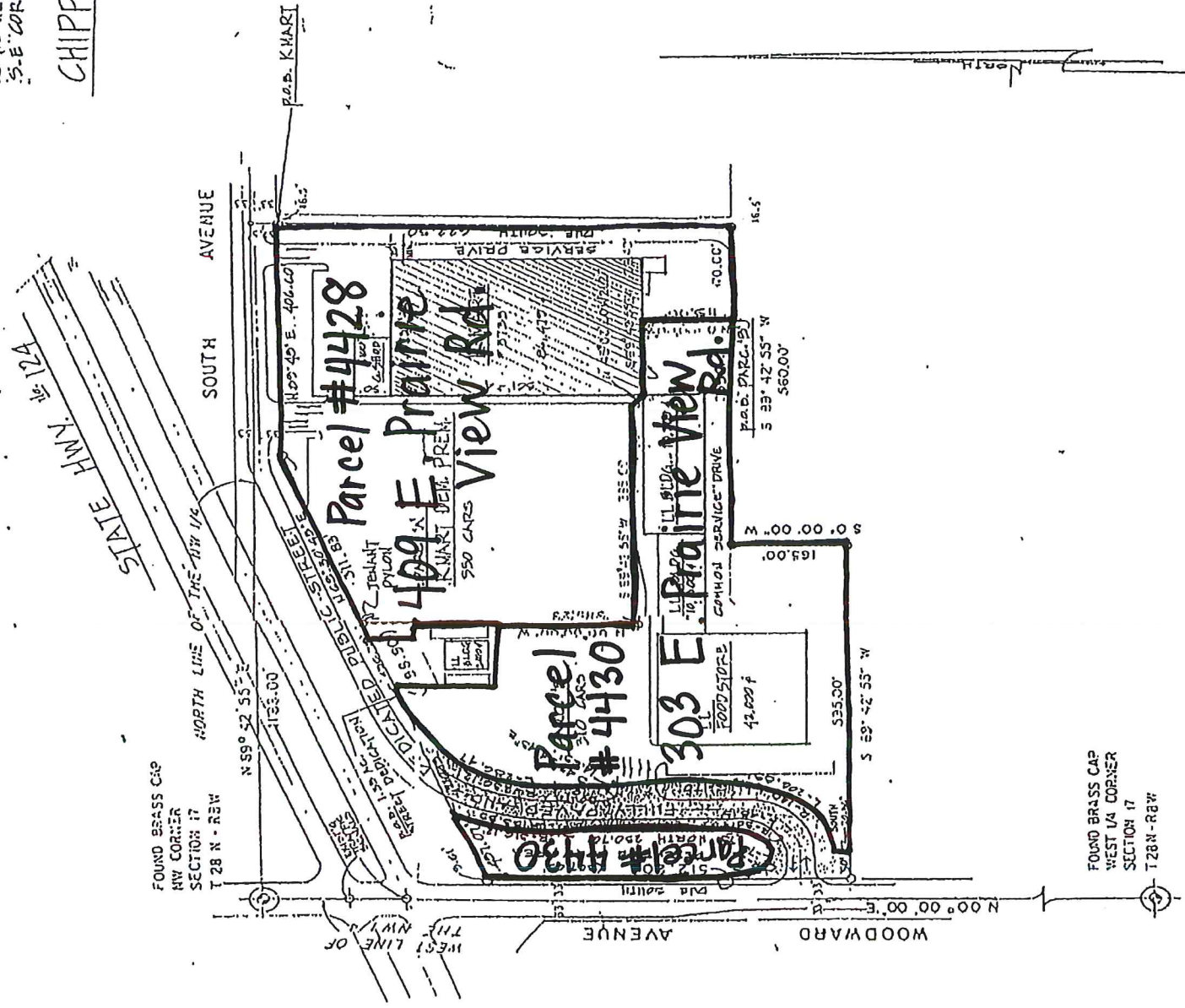
I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on November 7, 2016 by a vote of 9 ayes, 0 nays and 0 abstentions.

ATTEST: Richard J. Rubenzer
Richard J. Rubenzer, PE
Secretary, Plan Commission

STORE # 3735
 S-E CORNER STATE HIGHWAY # 124 AND
 WOODWARD AVENUE
 CHIPPEWA FALLS, WI.

EXHIBIT 'B'
 DATE: AUG. 1, 1988

SCALE:
 100 FT. TO 1 INCH
 0 50 100 200'



FOUND BRASS CAP
 NW CORNER
 SECTION 17
 T 28 N - R 8 W

FOUND BRASS CAP
 WEST 1/4 CORNER
 SECTION 17
 T 28 N - R 8 W

INDEXED _____

486705

DECLARATION OF RESTRICTIONS AND EASEMENTS

THIS DECLARATION OF EASEMENT made as of the *23rd* day of *August*, 1989, by CHIPPEWA COMMONS a Michigan Partnership, (sometimes hereinafter referred to as "DECLARANT").

W I T N E S S E T H :

WHEREAS, DECLARANT is the owner of certain parcels of real estate located in the County of Chippewa and in the State of Wisconsin, said parcels being sometimes hereinafter referred to as "K mart Demised Premises" and "Balance of Shopping Center" and more particularly described in Parcel A of Exhibit "A" and Parcel B of Exhibit "A" respectively, attached hereto; the K MART DEMISED PREMISES and BALANCE OF SHOPPING CENTER are sometimes collectively hereinafter referred to as "SHOPPING CENTER."

WHEREAS, DECLARANT intends to improve said SHOPPING CENTER with retail stores and/or other buildings and site improvements in conformance to the Exhibit "B" attached hereto and DECLARANT desires for the benefit of said SHOPPING CENTER to provide, create, reserve and grant certain mutual, non-exclusive easement rights for access, ingress, egress, in, on, over, under and through said property, to provide, create, reserve and grant certain mutual non-exclusive rights to use the parking areas of the SHOPPING CENTER and to provide for the common mutual use, maintenance and repair of certain common facilities on and about said property.

NOW, THEREFORE, in consideration of the foregoing, DECLARANT, for itself, its successors and assigns, does hereby declare as follows:

1.(a) Declarant hereby grants to each and every person, partnership, corporation or other entity now or hereinafter owning or having any interest in all or any portion of the K MART DEMISED PREMISES and the BALANCE OF SHOPPING CENTER, a mutual reciprocal and non-exclusive easement, license, right and privilege, for the installation, maintenance, and connection to all underground utilities including all utility lines, wires, pipes, conduits, sewer and drainage lines, and the rights and privileges of passage and use both pedestrian and vehicular including but not limited to, the parking of vehicles, and for ingress and egress to and from the roadways adjoining the SHOPPING CENTER, in, to, upon, through and over the Common Areas from time-to-time located on the SHOPPING CENTER. Common Areas shall include, but not be limited to the parking areas, service drives, driveways, entrances and exits, pedestrians walks and all other areas within the SHOPPING CENTER intended to be used in common as shown on the plot plan which is Exhibit "B" attached hereto. DECLARANT agrees that any future connections to the existing "underground utility lines", the term "underground utility lines" as used herein shall include by way of reference but not limitation, all wires, pipes, conduits, sewer lines, etc., and located on the K MART DEMISED PREMISES shall be subject to the advanced written approval of the Construction Department of K mart Corporation while K mart Corporation is the Tenant thereof, said consent not to be unreasonably withheld. If any future connections are located on the BALANCE OF SHOPPING CENTER, they shall be subject to the prior written approval of the owner thereof, said consent not to be unreasonably withheld.

Notwithstanding any of the foregoing, however, it is specifically understood and agreed that the easement referred to herein shall not affect nor shall it be over, through or under any building or structure located on any Site. No building may be affected, damaged or destroyed in connection with work on utility easements.

(b) DECLARANT agrees that any costs or expenses incurred by the owner or Tenant of the K MART DEMISED PREMISES or the BALANCE OF SHOPPING CENTER in repairing or maintaining the underground sanitary sewer line (or other underground Lines) shall be paid by the owner or Tenant (if obligated pursuant to a valid existing lease).

(c) The easements, rights, and privileges granted hereby shall be for the benefit of and be restricted solely to the owner or owners and/or Tenants from time-to-time of all or any portion of the property described in Parcel A of Exhibit "A" and Parcel B of Exhibit "A" and such owner or owners shall grant the benefit of such easement, rights, privileges to its tenants now or hereafter occupying a building or portions thereof on the SHOPPING CENTER for the period of such tenancy, and to the customers, employees, and business invitees of said tenants, but the same is not intended and shall not be constructed as creating any rights in and for the benefit of the general public.

(d) The easements, rights, and privileges hereinbefore granted shall be used and enjoyed in such a manner as to cause the least possible interference with the conduct and operations of the business at any time existing on the SHOPPING CENTER.

2. The owner or owners and/or tenants (if obligated to do so pursuant to any lease) of the respective parcels of property comprising the SHOPPING CENTER shall be responsible at their own expense for all costs and expenses of the maintenance of the Common Area located on their respective parcels which shall include but not be limited to all utilities, cleaning, snow removal, repairs and replacements, including resurfacing and restriping, maintenance of lights and light standards, landscaping, and all other functions necessary for the property maintenance, upkeep and operation of such Common Areas.

3. DECLARANT hereby agrees that the Shopping Center will not be used for a purpose other than primarily for retail sales and services, and further, will not be used for skating rinks, bowling alleys, health clubs, movie theatres, theatres, dancing ballrooms or establishments, night clubs, entertainment facilities, family centers (such as, without limitation, video arcades or game centers and pool rooms).

4. The terms, covenants and agreements contained herein shall be binding upon and inure to the benefit of DECLARANT, its successors, assigns, and mortgagees and the owners from time-to-time of the SHOPPING CENTER and shall run with and against the SHOPPING CENTER. Anything to the contrary notwithstanding, DECLARANT, its successors, assigns and mortgagees shall not be personally liable for the performance of the covenants contained in this Agreement, but instead said covenants are made solely for the purpose of binding the fee or leasehold interest owned by DECLARANT in said property.

5. Notwithstanding anything to the contrary herein, this Declaration shall in no way limit K mart Corporation's rights under Article 16, "Alterations and Additional Construction", of the lease between K mart Corporation, as Tenant, and Chippewa Commons, as Landlord, covering Parcel A of Exhibit "A", the K mart Demised Premises.

IN WITNESS WHEREOF, DECLARANT has hereunto set its hand the day and year first above written.

WITNESSES:

Audrea Hayes
Gladys P. Costa
Gladys P. Costa

CHIPPEWA COMMONS
BY: *[Signature]*
Richard Agree

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me, a Notary Public,
on this 16 day of AUGUST, 1989, by RICHARD AGREE

My commission expires:

Claudia Jane Kayfes
CLAUDIA JANE KAYFES
Notary Public, Oakland County, Michigan
My Commission Expires May 8, 1990

CONSENT OF LESSEE

The undersigned Lessee hereby acknowledges the terms, covenants and
conditions contained in the foregoing Declaration of Easement and agrees to be
bound thereby.

K MART CORPORATION
a Michigan Corporation

WITNESSES:

C.S. [Signature]
Marilyn Thomas
MARILYN THOMAS

By: M.L. Skiles
M. L. SKILES

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before my this 23rd day
of August, 1989, by M. L. SKILES of K MART CORPORATION, a
Michigan Corporation on behalf of the said Corporation.

My commission expires:

Patricia A. Hewelt
PATRICIA A. HEWELT
Notary Public, Macomb County, Mich.
My Commission Expires July, 26 1992
Acting in Office of Macomb County

Register's Office } ss.
Chippewa County, WI }
Received for Record
the 16 day of Feb
A.D. 1990 at 9:30 o'clock a. m.
and recorded in vol. 662
of Records Page 265-271
Beatrice M. Koycraft
Register

0777q

Loken Abstract & Title Co
106 W. Grand Ave
East Lansing, MI 48801
16.00 fee.

Legal Description
(Property being sold by WRPI)

Outlot 1 and Lot 1 of Certified Survey Map #801 as recorded in Volume 2 of Certified Survey Maps on Page 280 as Document #479180; being a part of the NW ¼ of the NW ¼ of Section 17, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin,

EXCEPT:

Lot 1 of Certified Survey Map #896 as recorded in Volume 3 of Certified Survey Maps on Page 154 as Document No. 493371, and

EXCEPT:

A parcel of land being part of the NW ¼ of the NW ¼ of Section 17, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin.

Commencing at the Northwest corner of said Section 17; thence N 89°42'55" E. along the North line of the NW ¼ - NW ¼ of said Section 17 a distance of 1188.00 feet; thence S 00°00'00" W. 37.50 feet to the point of beginning; continuing thence S 00°00'00" W 622.50 feet; thence S 89°42'55" W. 170.00 feet; thence N 0°00'00" W. 115.00 feet; thence S 89°42'55" W. 129.40 feet; thence N 45°00'00" W 21.21 feet; thence S 89°42'55" W. 385.00 feet; thence N 0°00'00" E. approximately 213.37 feet to the Southeast corner of Lot 1 of Chippewa County Certified Survey Map No. 896, thence N 0°00'00" E. 130 feet, thence N 90°00'00" W. 8 feet, thence N 0°00'00" E. 38.98 feet , thence N 69°30'45" E. 320.38 feet; thence N 89°48'00" E. 406.60 feet to the point of beginning, and

EXCEPT:

That part of the Northwest Quarter of the Northwest Quarter of Section 17, Township 28 North, Range 8 West, Chippewa County, Wisconsin, more fully described as follows:

Commencing at the Northwest corner of said Section 17; thence N 89°42'55" E along the North line of said Northwest Quarter, 1188.00 feet; thence S 00°00'00" W, 37.50 feet; thence S 89°48'00" W, 406.60 feet; thence S 69°30'45" W, 456.78 feet to the point of beginning; thence 286.47 feet along the arc of a curve to the left having a radius of 236.12 feet, the long chord of which bears S 34°45'22" W, 269.22 feet; thence S 00°00'00" W, 70.00 feet; thence S 42°54'45" E, 14.69 feet; thence S 00°00'00" W, 170.00 feet; thence 206.89 feet along the arc of a curve to the right having a radius of 140.00 feet, the long chord of which bears S 42°20'10" W, 188.57 feet; thence S 00°00'00" W, 20.36 feet; thence S 89°42'55" W, 50.00 feet; thence N 00°00'00" E, 512.20 feet; thence N 69°30'45" E, 9.61 feet; thence S 00°00'00 W, 367.05 feet; thence 78.45 feet along the arc of a curve to the left having a radius of 36.00 feet, the long chord of which bears S 62°25'30" E, 63.82 feet to a point of compound curve; thence 48.13 feet along the arc of a curve to the left having a radius of 50.00 feet, the long chord of which bears N 27°34'30" E, 46.29 feet; thence N 00°00'00" E, 250.76 feet; thence 153.59 feet along the arc of a curve to the right having a radius of 316.12 feet, the long chord of which bears N 13°55'09" E, 152.09 feet; thence N 69°30'45" E, 210.19 feet to the point of beginning of this description.

Parcel Identification Number: 22808-1722-70801001B
303 East Prairie View Road, Chippewa Falls, Wisconsin

Legal Description
(Property retained by WRPI)

A parcel of land being part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 17, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin.

Commencing at the Northwest corner of said Section 17; thence N 89°42'55" E. along the North line of the NW $\frac{1}{4}$ - NW $\frac{1}{4}$ of said Section 17 a distance of 1188.00 feet; thence S 00°00'00" W. 37.50 feet to the point of beginning; continuing thence S 00°00'00" W 622.50 feet; thence S 89°42'55" W. 170.00 feet; thence N 0°00'00" W. 115.00 feet; thence S 89°42'55" W. 129.40 feet; thence N 45°00'00" W 21.21 feet; thence S 89°42'55" W. 385.00 feet; thence N 0°00'00" E. approximately 213.37 feet to the Southeast corner of Lot 1 of Chippewa County Certified Survey Map No. 896, thence N 0°00'00" E. 130 feet, thence N 90°00'00" W. 8 feet, thence N 0°00'00" E. 38.98 feet , thence N 69°30'45" E. 320.38 feet; thence N 89°48'00" E. 406.60 feet to the point of beginning.

Parcel Identification Number: 22808-1722-70801001A
409 East Prairie View Road, Chippewa Falls, Wisconsin

ATTACHMENT B.

STREET DEDICATION

That part of the Northwest Quarter of the Northwest Quarter of Section 17, Township 28 North, Range 8 West, Chippewa County, Wisconsin, more fully described as follows:

Commencing at the northwest corner of said Section 17; thence N 89°42'55" E along the north line of said Northwest Quarter, 1188.00 feet; thence S 00°00'00" W, 37.50 feet; thence S 89°48'00" W, 406.60 feet; thence S 69°30'45" W, 456.78 feet to the point of beginning; thence 286.47 feet along the arc of a curve to the left having a radius of 236.12 feet, the long chord of which bears S 34°45'22" W, 269.22 feet; thence S 00°00'00" W, 70.00 feet; thence S 42°54'45" E, 14.69 feet; thence S 00°00'00" W, 170.00 feet; thence 206.89 feet along the arc of a curve to the right having a radius of 140.00 feet, the long chord of which bears S 42°20'10" W, 188.57 feet; thence S 00°00'00" W, 20.36 feet; thence S 89°42'55" W, 50.00 feet; thence N 00°00'00" E, 512.20 feet; thence N 69°30'45" E, 9.61 feet; thence S 00°00'00" W, 367.05 feet; thence 78.45 feet along the arc of a curve to the left having a radius of 36.00 feet, the long chord of which bears S 62°25'30" E, 63.82 feet to a point of compound curve; thence 48.13 feet along the arc of a curve to the left having a radius of 50.00 feet, the long chord of which bears N 27°34'30" E, 46.29 feet; thence N 00°00'00" E, 250.76 feet; thence 153.59 feet along the arc of a curve to the right having a radius of 316.12 feet, the long chord of which bears N 13°55'09" E, 152.09 feet; thence N 69°30'45" E, 210.19 feet to the point of beginning of this description.

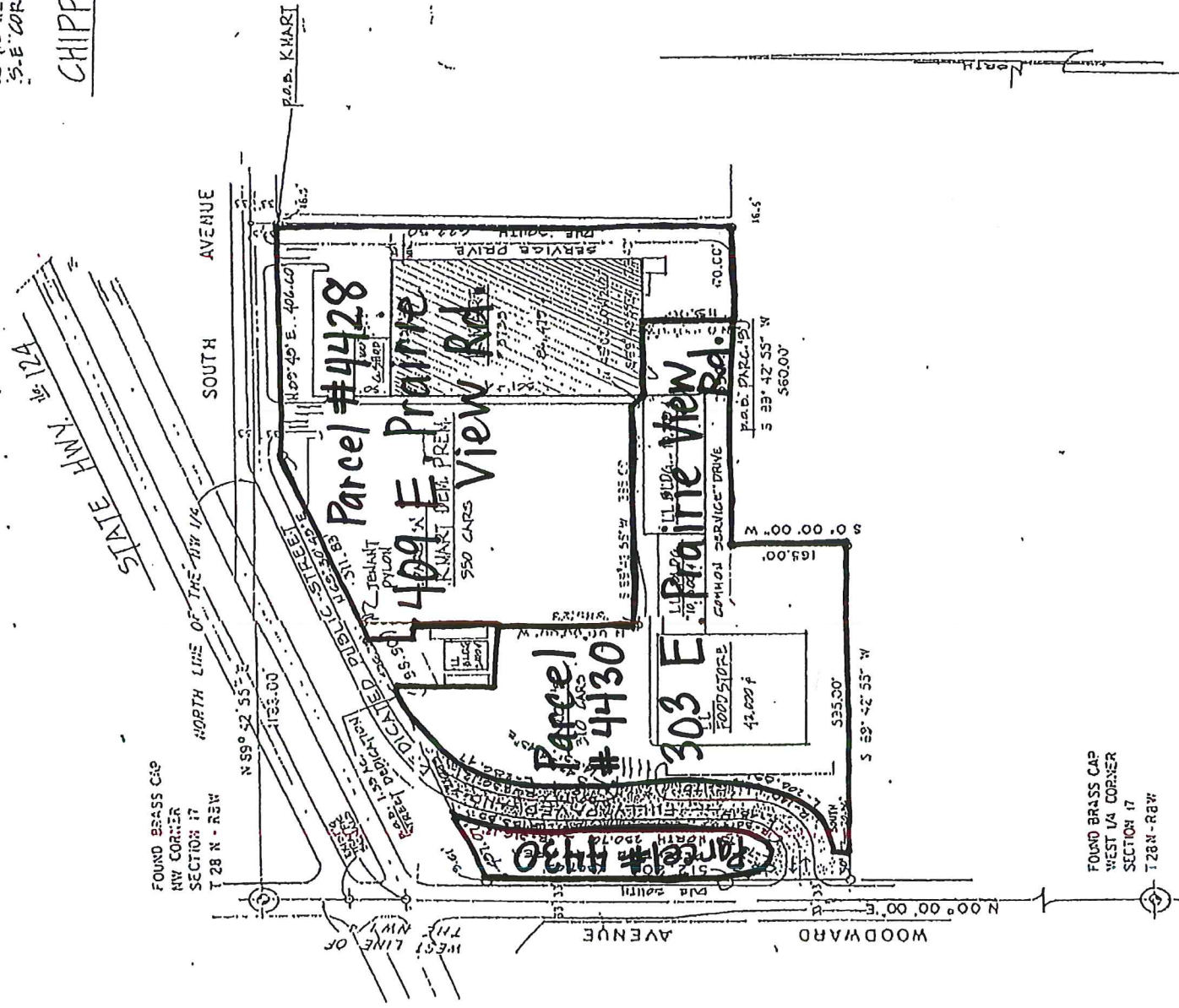
Said parcel contains 1.35 acres more or less.

EXHIBIT A

STORE # 3735
 S-E CORNER STATE HIGHWAY # 124 AND
 WOODWARD AVENUE
 CHIPPEWA FALLS, WI.

EXHIBIT 'B'
 DATE: AUG. 1, 1988

SCALE:
 100 FT. TO 1 INCH
 0 50 100 200'



**CITY OF CHIPPEWA FALLS PLAN COMMISSION COMMERCIAL
PLANNED DEVELOPMENT CONDITIONAL USE PERMIT
RESOLUTION #2016-05 TO ALLOW ZERO SETBACK LOT LINES ON
PARCEL #4428 LOCATED AT #409 EAST PRAIRIE VIEW ROAD**

WHEREAS, the City of Chippewa Falls Common Council conducted a public hearing on January 5, 2016 and then granted a Special Use Permit Ordinance No. 2015-06 allowing Wisconsin Real Property Investments, LLC and Chippewa Commons to use the existing building, (for K-Mart), to store pallets of bottled water; and

WHEREAS, Said former K-Mart, parcel number 4428 is zoned C-2 General Commercial District; and

WHEREAS, On October 17, 2016, the City of Chippewa Falls Plan Commission heard a request from Wisconsin Real Property Investments, LLC to allow for separate ownership of parcel #4428 and adjacent parcel #4430 with a zero setback between the South property line of parcel #4428, located at #409 East Prairie View Road and the North property line of parcel #4430 located at #303 East Prairie View Road; and

WHEREAS, the Plan Commission evaluated the development proposal in accordance with Municipal Code Section 17.26 which directs such evaluation as a conditional use permit under section 17.47; and

WHEREAS, the Plan Commission conducted a public hearing on Monday, November 7, 2016 at 6:30 P.M. to hear all concerns about Commercial Planned Development Conditional Use Permit Resolution No. 2016-05 to allow zero setback lot lines on parcel #4428, located at #409 East Prairie View Road after proper notification of all adjacent property owners within 150 feet of the parcel and the publishing of a Class II notice for the said public hearing.

NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN, pursuant to Chapters 17.26 and 17.47 of the code of Ordinances of the City of Chippewa Falls, that Commercial Planned Development Conditional Use Permit Resolution No. 2016-05 to allow zero setback lot lines on parcel #4428, located at #409 East Prairie View Road is granted under the following conditions:

- a) That this permit shall apply to parcel #4428 as described on the attached property description and as shown on the attached site plan.
- b) That the attached stated declarations apply to parcel #4428 and adjacent parcel #4430 as long as this permit remains valid.
- c) That a zero setback is required along the South property line of parcel #4428.
- d) That this permit shall run with the land and apply for all present and future owners as long as permitted uses in the C-2 General Commercial District are employed.
- e) That all the attached site plans, declarations and property descriptions become part and parcel of this permit.

**CITY OF CHIPPEWA FALLS PLAN COMMISSION COMMERCIAL
PLANNED DEVELOPMENT CONDITIONAL USE PERMIT
RESOLUTION #2016-05 TO ALLOW ZERO SETBACK LOT LINES ON
PARCEL #4428 LOCATED AT #409 EAST PRAIRIE VIEW ROAD**

- f) This permit will be available in the offices of the City Engineer and City Inspector.
- g) That this permit shall become null and void by non-compliance with the conditions of this permit or related Codes, or by application to the Board of Appeals for any Code variance at these premises.
- h) That all changes or modifications to this permit shall be made only after review and approval by the Plan Commission and after public notice and hearing as required for a Commercial Planned Development Conditional Use Permit.
- i) That except as specifically provided herein, all regulations of City Codes shall apply.

MOTION: Hubbard

SECONDED: Varga

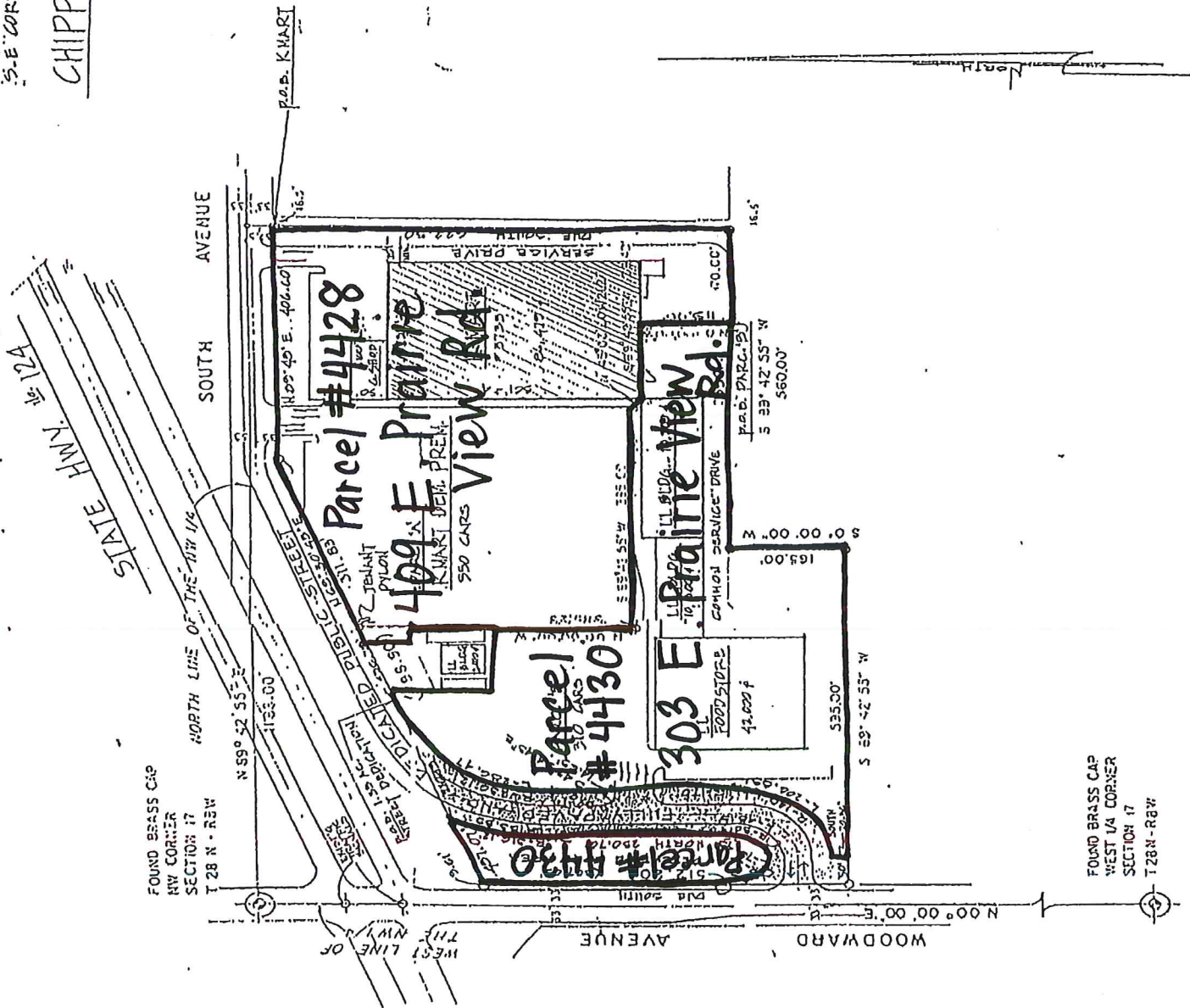
I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on November 7, 2016 by a vote of 9 ayes, 0 nays and 0 abstentions.

ATTEST: Richard J. Rubenzer
Richard J. Rubenzer, PE
Secretary, Plan Commission

STORE # 3735
 S-E CORNER STATE HIGHWAY # 124 AND
 WOODWARD AVENUE
 CHIPPEWA FALLS, WI.

EXHIBIT 'B'
 DATE: AUG. 1, 1959

SCALE:
 100 FT. TO 1 INCH
 0 50 100 200'



INDEXED

486705

DECLARATION OF RESTRICTIONS AND EASEMENTS

THIS DECLARATION OF EASEMENT made as of the 23rd day of August 1989, by CHIPPEWA COMMONS a Michigan Partnership, (sometimes hereinafter referred to as "DECLARANT").

WITNESSETH:

WHEREAS, DECLARANT is the owner of certain parcels of real estate located in the County of Chippewa and in the State of Wisconsin, said parcels being sometimes hereinafter referred to as "K mart Demised Premises" and "Balance of Shopping Center" and more particularly described in Parcel A of Exhibit "A" and Parcel B of Exhibit "A" respectively, attached hereto; the K MART DEMISED PREMISES and BALANCE OF SHOPPING CENTER are sometimes collectively hereinafter referred to as "SHOPPING CENTER."

WHEREAS, DECLARANT intends to improve said SHOPPING CENTER with retail stores and/or other buildings and site improvements in conformance to the Exhibit "B" attached hereto and DECLARANT desires for the benefit of said SHOPPING CENTER to provide, create, reserve and grant certain mutual, non-exclusive easement rights for access, ingress, egress, in, on, over, under and through said property, to provide, create, reserve and grant certain mutual non-exclusive rights to use the parking areas of the SHOPPING CENTER and to provide for the common mutual use, maintenance and repair of certain common facilities on and about said property.

NOW, THEREFORE, in consideration of the foregoing, DECLARANT, for itself, its successors and assigns, does hereby declare as follows:

1.(a) Declarant hereby grants to each and every person, partnership, corporation or other entity now or hereinafter owning or having any interest in all or any portion of the K MART DEMISED PREMISES and the BALANCE OF SHOPPING CENTER, a mutual reciprocal and non-exclusive easement, license, right and privilege, for the installation, maintenance, and connection to all underground utilities including all utility lines, wires, pipes, conduits, sewer and drainage lines, and the rights and privileges of passage and use both pedestrian and vehicular including but not limited to, the parking of vehicles, and for ingress and egress to and from the roadways adjoining the SHOPPING CENTER, in, to, upon, through and over the Common Areas from time-to-time located on the SHOPPING CENTER. Common Areas shall include, but not be limited to the parking areas, service drives, driveways, entrances and exits, pedestrians walks and all other areas within the SHOPPING CENTER intended to be used in common as shown on the plot plan which is Exhibit "B" attached hereto. DECLARANT agrees that any future connections to the existing "underground utility lines", the term "underground utility lines" as used herein shall include by way of reference but not limitation, all wires, pipes, conduits, sewer lines, etc., and located on the K MART DEMISED PREMISES shall be subject to the advanced written approval of the Construction Department of K mart Corporation while K mart Corporation is the Tenant thereof, said consent not to be unreasonably withheld. If any future connections are located on the BALANCE OF SHOPPING CENTER, they shall be subject to the prior written approval of the owner thereof, said consent not to be unreasonably withheld.

Notwithstanding any of the foregoing, however, it is specifically understood and agreed that the easement referred to herein shall not affect nor shall it be over, through or under any building or structure located on any Site. No building may be affected, damaged or destroyed in connection with work on utility easements.

(b) DECLARANT agrees that any costs or expenses incurred by the owner or Tenant of the K MART DEMISED PREMISES or the BALANCE OF SHOPPING CENTER in repairing or maintaining the underground sanitary sewer line (or other underground Lines) shall be paid by the owner or Tenant (if obligated pursuant to a valid existing lease).

(c) The easements, rights, and privileges granted hereby shall be for the benefit of and be restricted solely to the owner or owners and/or Tenants from time-to-time of all or any portion of the property described in Parcel A of Exhibit "A" and Parcel B of Exhibit "A" and such owner or owners shall grant the benefit of such easement, rights, privileges to its tenants now or hereafter occupying a building or portions thereof on the SHOPPING CENTER for the period of such tenancy, and to the customers, employees, and business invitees of said tenants, but the same is not intended and shall not be constructed as creating any rights in and for the benefit of the general public.

(d) The easements, rights, and privileges hereinbefore granted shall be used and enjoyed in such a manner as to cause the least possible interference with the conduct and operations of the business at any time existing on the SHOPPING CENTER.

2. The owner or owners and/or tenants (if obligated to do so pursuant to any lease) of the respective parcels of property comprising the SHOPPING CENTER shall be responsible at their own expense for all costs and expenses of the maintenance of the Common Area located on their respective parcels which shall include but not be limited to all utilities, cleaning, snow removal, repairs and replacements, including resurfacing and restriping, maintenance of lights and light standards, landscaping, and all other functions necessary for the property maintenance, upkeep and operation of such Common Areas.

3. DECLARANT hereby agrees that the Shopping Center will not be used for a purpose other than primarily for retail sales and services, and further, will not be used for skating rinks, bowling alleys, health clubs, movie theatres, theatres, dancing ballrooms or establishments, night clubs, entertainment facilities, family centers (such as, without limitation, video arcades or game centers and pool rooms).

4. The terms, covenants and agreements contained herein shall be binding upon and inure to the benefit of DECLARANT, its successors, assigns, and mortgagees and the owners from time-to-time of the SHOPPING CENTER and shall run with and against the SHOPPING CENTER. Anything to the contrary notwithstanding, DECLARANT, its successors, assigns and mortgagees shall not be personally liable for the performance of the covenants contained in this Agreement, but instead said covenants are made solely for the purpose of binding the fee or leasehold interest owned by DECLARANT in said property.

5. Notwithstanding anything to the contrary herein, this Declaration shall in no way limit K mart Corporation's rights under Article 16, "Alterations and Additional Construction", of the lease between K mart Corporation, as Tenant, and Chippewa Commons, as Landlord, covering Parcel A of Exhibit "A", the K mart Demised Premises.

IN WITNESS WHEREOF, DECLARANT has hereunto set its hand the day and year first above written.

WITNESSES:

Claudia Hayes
Claudia Hayes
Gladys P. Costa
Gladys P. Costa

CHIPPEWA COMMONS

BY: [Signature]
Richard Agree

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me, a Notary Public,
on this 16 day of AUGUST, 1989, by RICHARD AGREE
My commission expires:

Claudia Jane Kayfes
CLAUDIA JANE KAYFES
Notary Public, Oakland County, Michigan
My Commission Expires May 8, 1990

CONSENT OF LESSEE

The undersigned Lessee hereby acknowledges the terms, covenants and
conditions contained in the foregoing Declaration of Easement and agrees to be
bound thereby.

K MART CORPORATION
a Michigan Corporation

WITNESSES:

C. S. [Signature]
Marilyn Thomas
MARILYN THOMAS

By: M. L. Skiles
M. L. SKILES

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before my this 23rd day
of August, 1989, by M. L. Skiles of K MART CORPORATION, a
Michigan Corporation on behalf of the said Corporation.

My commission expires:

Patricia A. Hewelt
PATRICIA A. HEWELT
Notary Public, Macomb County, Mich.
My Commission Expires July, 26 1992
Acting In Office: 1-1 County

Register Office } ss.
Chippewa County, WI

Received for Record
the 16 day of Feb
A.D. 1990 at 9:30 o'clock a. m.
and recorded in vol. 662
of Records Page 265-271
Christine M. Kopsch
Register

0777q

Loken Abstract & Title Co
106 W. Grand Ave
Eau Claire, WI 54601
16.00 pd.

Legal Description
(Property retained by WRPI)

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Parcel Identification Number: 22808-1722-70801001A
409 East Prairie View Road, Chippewa Falls, Wisconsin

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303 East Prairie View Road, Chippewa Falls, Wisconsin

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STREET DEDICATION

That part of the Northwest Quarter of the Northwest Quarter of Section 17, Township 28 North, Range 8 West, Chippewa County, Wisconsin, more fully described as follows:

Commencing at the northwest corner of said Section 17; thence N 89°42'55" E along the north line of said Northwest Quarter, 1188.00 feet; thence S 00°00'00" W, 37.50 feet; thence S 89°48'00" W, 406.60 feet; thence S 69°30'45" W, 456.78 feet to the point of beginning; thence 286.47 feet along the arc of a curve to the left having a radius of 236.12 feet, the long chord of which bears S 34°45'22" W, 269.22 feet; thence S 00°00'00" W, 70.00 feet; thence S 42°54'45" E, 14.69 feet; thence S 00°00'00" W, 170.00 feet; thence 206.89 feet along the arc of a curve to the right having a radius of 140.00 feet, the long chord of which bears S 42°20'10" W, 188.57 feet; thence S 00°00'00" W, 20.36 feet; thence S 89°42'55" W, 50.00 feet; thence N 00°00'00" E, 512.20 feet; thence N 69°30'45" E, 9.61 feet; thence S 00°00'00" W, 367.05 feet; thence 78.45 feet along the arc of a curve to the left having a radius of 36.00 feet, the long chord of which bears S 62°25'30" E, 63.82 feet to a point of compound curve; thence 48.13 feet along the arc of a curve to the left having a radius of 50.00 feet, the long chord of which bears N 27°34'30" E, 46.29 feet; thence N 00°00'00" E, 250.76 feet; thence 153.59 feet along the arc of a curve to the right having a radius of 316.12 feet, the long chord of which bears N 13°55'09" E, 152.09 feet; thence N 69°30'45" E, 210.19 feet to the point of beginning of this description.

Said parcel contains 1.35 acres more or less.

EXHIBIT A

STORE # 3735

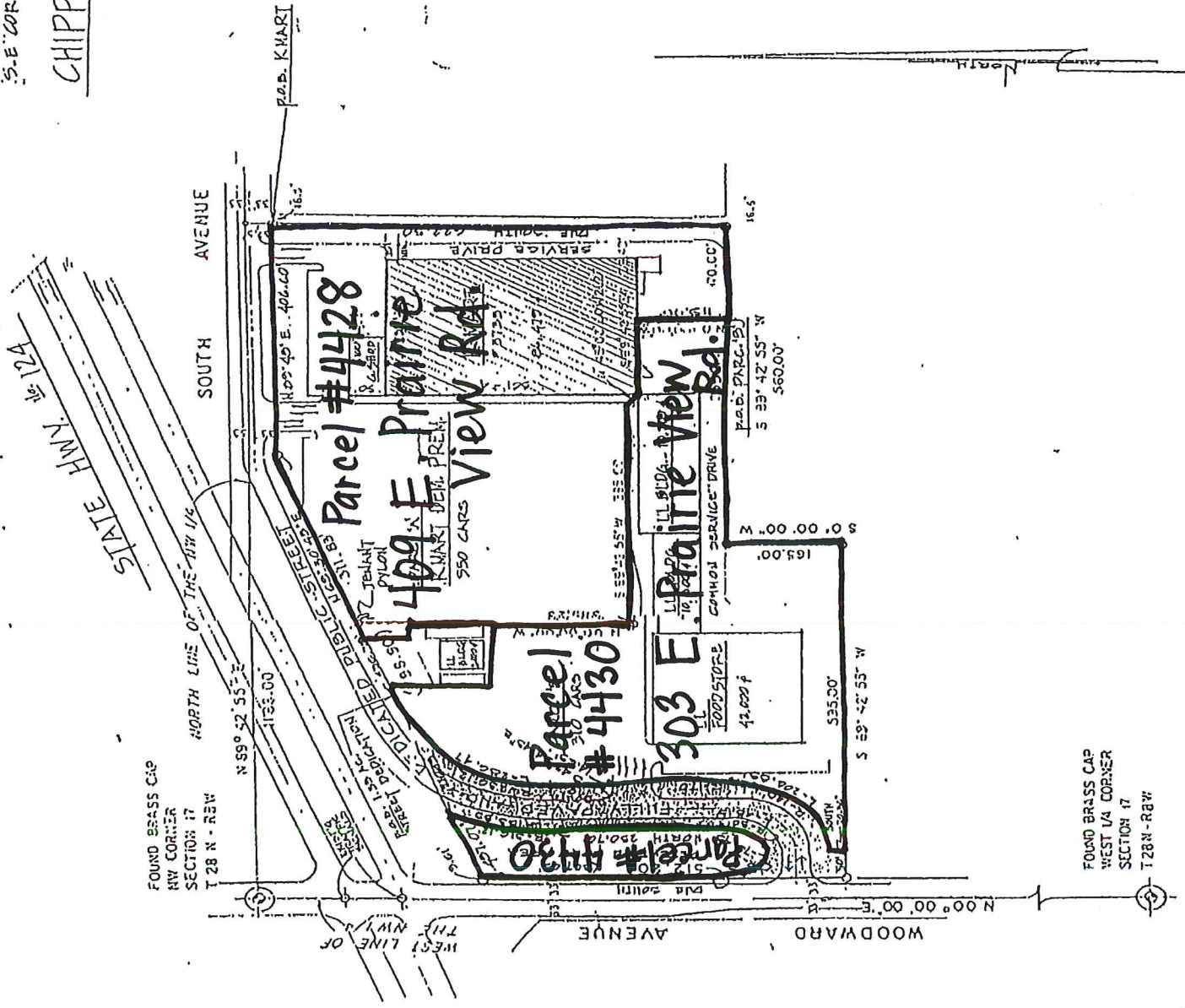
S.E. CORNER STATE HIGHWAY # 124 AHP
WOODWARD AVENUE

CHIPPEWA FALLS, WI.

EXHIBIT B

DATE: AUG. 1, 1988

SCALE:
100 FT. TO 1 INCH
0 50 100 200'



Plat Review Comments

Department of Administration

Plat Review – DOA

Shipping Address: 101 E Wilson St FL 9, Madison WI 53703

Mailing Address: PO Box 1645, Madison WI 53701

Phone: 608-266-3200 Fax: 608-264-6104

Email: plat.review@wi.gov

Web: <http://doa.wi.gov/platreview>

DATE: October 11, 2016

FROM: Don Sime

TO: Peter Gartmann, REAL LAND SURVEYING, LLC,
Phone: 715/514-4116, Fax: 715/552-0330, pgartmann@rls-aec.com

SUBJECT: THREE BY THREE TOWNHOMES, File No 27559-0113

We have reviewed your plat and the changes listed below must be made. If you have questions please contact us at the number listed above. Please refer to file number 27559. Thank you!

Please confirm that you have received our review comments and let us know how you'd like to proceed:

I will submit a revised drawing, and request a review time extension of ___ days upon receipt by DOA.

I am withdrawing the plat from the review process and may resubmit the plat after state and local review comments are resolved. (*When resubmitting plat include review form, \$120 review fee and \$40/sheet for postage & reprographics plus \$30 for each parcel you reconfigure.*)
Form: http://doa.wi.gov/Documents/DIR/Plat_Review/WI_Plat_Review_Form.doc

COMMENTS:

s. 236.20 (2) (c) The easement created with Lot 10 of Wissota Woods East Lake Addition must be shown on this plat or released in writing per s. 236.293 prior to recording this plat.

The 326.72' block length from the NE corner of Lot 8 to the SE corner of Lot 10 must be shown along the east subdivision boundary.

s. 236.20 (2) (i) The bearing reference notation is incomplete; please revise as needed.

s. 236.21 (2) (a) This subdivision is located within the extraterritorial plat approval jurisdiction of the City of Chippewa falls. If the City has adopted a subdivision control ordinance or an official map, it is an approving authority for this plat unless the City waives this right by a resolution of the governing body filed with the register of deeds.

If the City exercises its authority with this plat, then the City must be included in the list of review authorities in the Owner's certificate, and a City approval certificate must be included on the plat.

If the City waives its authority for this plat, then a note to that effect should be included on the plat.

