

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, FEBRUARY 11, 2013**

The Plan Commission met in City Hall on Monday, February 11, 2013 at 7:30 P.M. Present were Commissioners Peter Pohl, Jeff Labs, Mike Tzanakis, Dan Varga, Curt Stepanek, Alderperson Brian Flynn, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioners Dave Cihasky and Jerry Smith. Also attending were Alderperson Jane Lardahl, City Planner Jayson Smith, City Inspector Paul Lasiewicz, Robert Rosendahl, Steve Frazer, Sean Bohan, Bill Albright, Paul Canfield, Bryan Keaton and James Kenney.

1. **Motion** by Flynn, seconded by Hubbard to approve the minutes of the December 10, 2012 Plan Commission meeting. **All present voting aye. Motion carried.**

Motion by Hubbard, seconded by Tzanakis to move original agenda item #6 to item #2. **All present voting aye. Motion carried.**

2. (was item # 6 on agenda) The Plan Commission considered the attached Certified Survey Map for a recently annexed 14.82 acre parcel of land from the Town of Lafayette. The parcel was annexed with an R-3A Multi-family Residential zoning and a Planned Unit Development is expected to be submitted in the next few months. **Motion** by Hubbard, seconded by Tzanakis to recommend the Common Council approve the attached Certified Survey Map contingent upon submittal and approval of a Storm Water Management Plan and receipt of the \$100 certified survey review fee. **All present voting aye. Motion carried.**

Motion by Hubbard, seconded by Tzanakis to move original agenda item #5 to item #3. **All present voting aye. Motion carried.**

3. (was item #5 on agenda) The Plan Commission considered the attached Preliminary Plat of the Marilyn Addition. Secretary Rubenzer noted that lot #4 was a "flag" lot and didn't have required frontage (66') along Wisconsin Street. Sean Bohan of Advanced Engineering Concepts, representing developer Steve Frazer, responded that there was proper frontage on both Chippewa Crossing Boulevard and Business Hwy #29 and that an access easement could be included across the East side of lot #1 instead of the "flag" lot design. Rubenzer stated that he preferred the "flag" lot layout to an access easement across lot #1. Commissioner Stepanek was unhappy with the "flag" lot layout and was concerned about setting a precedence. City Inspector Lasiewicz pointed out another flag lot had been allowed in a similar situation on Wheaton Street.

After more discussion,

Motion by Tzanakis, seconded by Hubbard that the Common Council approve the Preliminary Plat of Marilyn Addition contingent upon:

- 1) Submission and approval of a Storm Water Management plan including any lot reconfiguration due to storm water quantity or quality regulations.
- 2) Receipt of the \$190 plat review fee.

All present voting aye. Motion carried.

4. Bryan Renton appeared on behalf of the Commerce Bank, owner of Wissota Green subdivision to support the attached petition to remove an approximately 22 acre parcel as described on the January 28, 2013 legal description (attached), from the original Conditional Use Permit Resolution #05-02 (attached). He stated that the approved density of the 22 acre parcel was 129 units (5.9 units/acre), and would be reduced to 120 units (5.5 units/acre), for the new proposal for Wissota Shores. He presented the attached housing/lot standard details from C.U.P. Resolution #05-02.

He then stated that the Homeowners Association and Covenants (attached), that applied to C.U.P. Resolution #05-02 would not apply to the withdrawn parcel.

Motion by Hubbard, seconded by Tzanakis that the Plan Commission conduct a public hearing to consider amending C.U.P. Resolution #05-02 to remove an approximately 22 acre parcel as described on the attached January 28, 2013 legal description. Said removal contingent on all conditions of C.U.P. Resolution #05-02 remaining in place for the remaining acreage, and the developer and owner submitting any revisions to descriptions, boundaries, the Storm Water Management plan, the developers agreement or any conditions on C.U.P. Resolution #05-02 that are necessary. The said public hearing to be scheduled upon receipt of the \$300 legal advertising fee and proper notification of adjacent property owners. **All present voting aye. Motion carried.**

5. Mr. Renton then presented the attached petition for a residential Planned Development Conditional Use Permit to develop approximately 22 acres in the Wissota Green subdivision, (proposed as Wissota Shores). He also presented the attached narrative project description, legal description of the project boundaries, preliminary plat of Wissota Shores, General Development Plan and preliminary utility layout and site plan, typical unit rendering, foundation plans, house floor plans and typical elevation plans. The Plan Commission reviewed the application using City municipal code chapters 17.26 Planned Development and 17.26.5 Planned Development District: Traditional Neighborhood Development. The zoning for this parcel is Traditional Neighborhood Development. **Motion** by Hubbard, seconded by Varga to recommend the Plan Commission conduct a public hearing to consider granting a Planned Development Conditional Use Permit to Commerce Bank to develop an approximately 22 acre parcel adjacent to the Wissota Green subdivision (proposed as Wissota Shores), into fifteen eight-unit apartments. The conditions addressed in the P.D. C.U.P. to be all the conditions of C.U.P. #05-02 plus any conditions set forth in City of Chippewa Falls Municipal Code Chapter 17.26 Planned Development. Said public hearing to be scheduled upon receipt of the \$300 legal advertising fee and proper notification of adjacent property owners. **All present voting aye. Motion carried.**

6. The Plan Commission considered the attached preliminary plat of Wissota Shores as presented by Bryan Renton. Rubenzer noted that the plat approval was a Common Council action and respecting that authority, the plat be recommended for approval when and if the proposed Wissota Shores P.D. C.U.P. has been granted by the Chippewa Falls Plan Commission. He also noted that a plat is entitled to approval if it meets standard in Wisconsin State Statute 236.

Motion by Tzanakis, seconded by Flynn that the Common Council approve the preliminary plat for Wissota Shores contingent on:

- 1) The Plan Commission approving the Planned Development Conditional Use Permit for Wissota Shores.
- 2) Submission, review and approval of a Storm Water Management plan for Wissota Shores including any lot reconfiguration necessitated by the storm water review process.
- 3) Receipt of the \$270 (\$100 per plat plus \$10 per lot), plat review fee.

All present voting aye. Motion carried.

7. **Motion** by Hubbard, seconded by Varga to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 8:28 P.M.

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

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, DECEMBER 10, 2012**

The Plan Commission met in City Hall on Monday, December 10, 2012 at 7:30 P.M. Present were Commissioners Dave Cihasky, Jeff Labs, Mike Tzanakis, Dan Varga, Curt Stepanek, Jerry Smith, Alderperson Brian Flynn, Secretary Rick Rubenzer and Vice-Chairperson Tom Hubbard. Absent were Mayor Greg Hoffiman and Commissioner Peter Pohl. Also attending were Pat Popple and Dave Sanders.

1. **Motion** by Varga, seconded by Labs to approve the minutes of the November 12, 2012 Plan Commission meeting. **All present voting aye. Motion carried.**

2. The Plan Commission considered attached proposed Commercial Planned Development Conditional Use Permit #12-08 for redevelopment allowing zero setback lot lines at the Northridge Center LLC located at #475 Chippewa Mall Drive. Rubenzer noted that all previous conditions of Special Use Permit Ordinance #05-04 were included on C.U.P. #12-08 except a condition requiring a fence along Pine Ridge Avenue and a condition requiring a ten-year time constraint for completion had been removed. The Plan Commission discussed these two omitted conditions and agreed that they were not necessary. Plan Commission Vice-Chairman Hubbard opened a public hearing to consider aforementioned C.U.P. Resolution #12-08. Dave Sanders, agent for Northridge Center LLC, spoke in favor and asked if there were questions. There were none and Vice-Chairman Hubbard closed the public hearing.
Motion by Tzanakis, seconded by Stepanek to approve Commercial Planned Development Conditional Use Permit Resolution #12-08 permitting redevelopment and zero setback lot lines at the Northridge Center LLC located at #475 Chippewa Mall Drive.
All present voting aye. Motion carried on an 8-0 vote.
Commissioner Jerry Smith arrived to the meeting at this point.

3. **Motion** by Varga, seconded by Flynn to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 7:41 P.M.

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

CHIPPEWA CO. CERTIFIED SURVEY

MAP NO. _____

RECORDED IN VOL. _____ OF THE
CTR. FILED SURVEY MAPS PAGE _____

REGISTER

I, John D. Mickesh, Registered Land Surveyor, Hereby certify:

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivisions Regulations of the City of Chippewa Falls and under the direction of James R. Kenney, I have surveyed, divided, and mapped said parcel of land, that such survey correctly represents all exterior boundaries and the subdivision of the land surveyed and that this land is part of the NW 1/4 of the SW 1/4 and the SW 1/4 of the SW 1/4 of Section 4, Township 28 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin.

Commencing at the W 1/4 corner of Section 4, thence S 1° 43' 48" E along the west line of the SW 1/4, 1320.00 feet, thence N 89° 34' 39" E along the south line of the NW-SW, 1312.29 feet to the point of beginning, thence N 1° 40' 58" W 592.44 feet, thence S 87° 56' 42" W 231.58 feet, thence along the arc of a curve to the left with a radius of 2192.00 feet and whose chord bears S 78° 29' 02" W 720.62 feet, thence S 23° 59' 17" E 623.22 feet, thence S 1° 43' 48" E 91.08 feet, thence S 85° 55' 55" E 707.80 feet, thence N 1° 40' 58" W 22.39 feet, thence N 35° 50' 30" W 94.42 feet, thence N 16° 57' 33" E 165.84 feet, thence N 1° 40' 58" W 14.91 feet to the point of beginning.

Said parcel is subject to easements and restrictions of record.

STONED _____
Mayor _____ Date _____

APPROVED _____

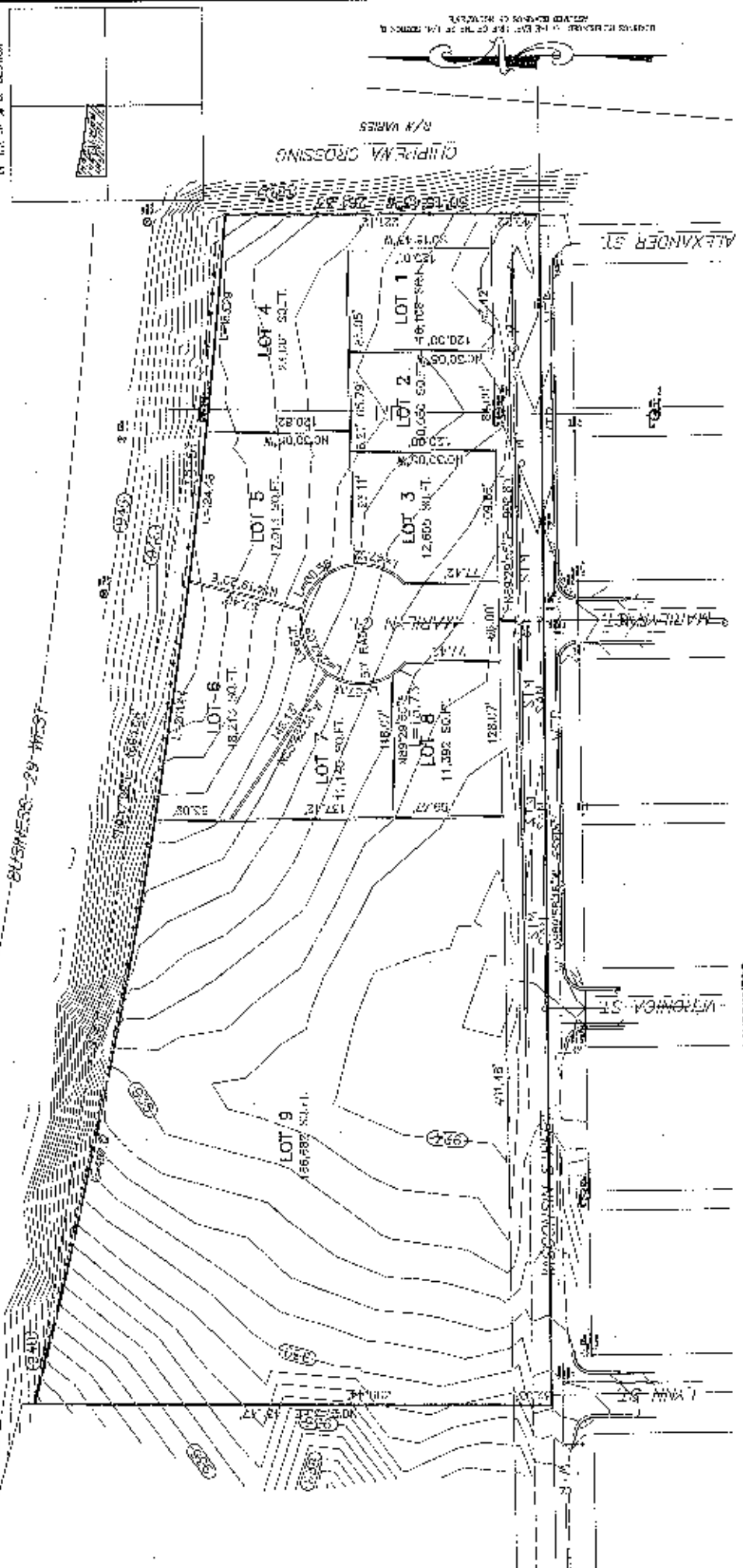
Sheet 2 of 2



DATE APPROVED _____
CHIPPEWA COUNTY ZONING AGENCY
BY _____

PAGE _____

LOCATION SKETCH
AT THE SW CORNER OF SECTION 8



PRELIMINARY PLAT OF
MARILYN ADD.
IN THE NW 1/4 OF THE SE 1/4,
SECTION 8, T28N, R8W,

SCALE: 1" = 80'

BUILDING SETBACKS:
FRONT 10' SIDE 5' REAR 5'
20' REAR 5'
5' SIDE

AREAS:
TOTAL AREA - 279,415 SQ. FT. (6.35 ACRES)
TOTAL AREA OF 9 LOTS - 279,415 SQ. FT. (6.35 ACRES)
TOTAL AREA OF THE AREA 7' OF STRUT - 11,401 SQ. FT. (0.26 ACRES)

ACCESS TO MAIN HIGHWAY STREET FRONTAGE

- LANDOWNERS:**
- ELLIS SMITH
 - STEPHEN W. HILL
 - ELLIS SMITH
- APPROVING AUTHORITIES:**
- CITY OF CLATSOP COUNTY
- OBJECTING AUTHORITIES:**
- DEPARTMENT OF CONSERVATION
 - DEPARTMENT OF TRANSPORTATION
- SURVEYOR:**
- PETER J. EASTMAN, P.L.S., No. 2272
 - REAL LAND SURVEYING
 - 655 FAIRFAX ST.
 - ALTOONA, WASHINGTON 99501

REAL LAND SURVEYING

655 FAIRFAX STREET
ALTOONA, WA 99501
(715) 514-4119

REGISTERED PROFESSIONAL SURVEYOR
STATE OF WASHINGTON

C-200 No. 19/28 PRE. A



CHIPPewa CROSSING RW

BRISTOL SQUARE / 230A

ALEXANDER STREET

BUSINESS 29 WEST RW

E. WISCONSIN ST.

DANLYN STREET

DANLYN ACQUISITION

DATE: 10/1/2009
 DRAWN BY: J. J. WILSON
 CHECKED BY: J. J. WILSON
 SCALE: AS SHOWN
 PROJECT: DANLYN ACQUISITION
 SHEET NO. 1 OF 1
 TOTAL SHEETS: 1

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
 4. ALL DIMENSIONS ARE TO EXTERIOR UNLESS NOTED OTHERWISE.
 5. ALL DIMENSIONS ARE TO INTERIOR UNLESS NOTED OTHERWISE.
 6. ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
 7. ALL DIMENSIONS ARE TO EXTERIOR UNLESS NOTED OTHERWISE.
 8. ALL DIMENSIONS ARE TO INTERIOR UNLESS NOTED OTHERWISE.

LOT 3

DATE: 10/1/2009	SCALE: AS SHOWN	PROJECT: DANLYN ACQUISITION	SHEET NO. 1 OF 1	TOTAL SHEETS: 1
DRAWN BY: J. J. WILSON	CHECKED BY: J. J. WILSON	DESIGNED BY: J. J. WILSON	APPROVED BY: J. J. WILSON	DATE: 10/1/2009
AFC				
ADVANCED ENGINEERING CONSULTANTS, INC.				
1000 W. WISCONSIN STREET CHIPPewa FALLS, WI 54926				
TEL: 920.735.1234 FAX: 920.735.1235				
WWW.AFC-ENGINEERS.COM				
PROJECT: DANLYN ACQUISITION				
SITE AND FUTURE IMPROVEMENT PLAN				
E. WISCONSIN STREET				
CHIPPewa FALLS, WI				

Date Filed: 2-4-13

Fee Paid: \$25.00 Date: 2-4-13 TR# 38757

Fee Paid: _____ Date: _____ TR# _____

PETITION FOR A CONDITIONAL USE PERMIT

REMOVAL FROM WISCONSIN GREEN CUP

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Plan Commission of the City of Chippewa Falls, Wisconsin, for a Conditional Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.47, for the following described property:

Address of Property: OUTLOTS 11, 12, + 13 OF WISCONSIN GREEN

Lot: 11, 12, 13 Block _____ Subdivision WISCONSIN GREEN

Or Legal Description: SEE ATTACHED LEGAL DESCRIPTION

Property is zoned: PLANNED DEVELOPMENT w/ CUP

Home/Business Address: 1311 WHITE PINE DRIVE N., EARL CURIE, WI 54701

Phone Number: (715) 577-0712

Purpose for which this Permit is being requested:

ASKING TO REMOVE THESE PARCELS FROM THE CUP OF WISCONSIN GREEN.

CONDITIONAL USE PERMIT APPLICATION (Continued)

Existing use of property within 300' of subject property:(List or attach map)

North: UNDEVELOPED
South: RESIDENTIAL (WISCONSIN GREEN)
East: RESIDENTIAL (TOWN)
West: SRH 178

Indicate any facts that indicate the proposed use will not be detrimental to the general public interest, the purposes of this Chapter and the general area in which it is located:

ASKING TO REMOVE THESE LOTS FROM THE WISCONSIN GREEN C.U.P AND PLACE IT IN A PLANNED DEVELOPMENT W/ A C.U.P FOR WISCONSIN SHORES
SEE PETITION FOR A C.U.P (WISCONSIN SHORES)

Operational plans of the proposed use:

Hours of Operation: _____
Days of Operation: N/A
Number of Employees: _____

Part-Time Full-Time

Capacity:

Number of Units: N/A
Size: _____
Number of Children/Residents: _____
Age: N/A
Other: _____

Building plans:

Existing buildings: N/A

CONDITIONAL USE PERMIT APPLICATION (Continued)

Proposed buildings:

N/A

Use of part of building:

N/A

Proposed Additions:

N/A

Future Additions:

N/A

Change in Use:

N/A

Outside Appearance:

N/A

Number of Buildings:

N/A

Planting & Landscaping:

Type:

N/A

Timetable:

N/A

CONDITIONAL USE PERMIT APPLICATION (Continued)

Screening:

Type: _____

Fences: _____

Type: _____

Height: _____

Location: _____

Earth Bank:

Planting: _____

Maintenance: _____

Other: _____

Lights:

Number of
Lights: _____

Location: _____

Hours: _____

Type: _____

Signs:

Type: _____

Lighted: _____

Size: _____

Location: _____

Setbacks: _____

CONDITIONAL USE PERMIT APPLICATION (Continued)

Drives:

Number of: N/A
Location: _____
Width: _____

Parking:

Number of Stalls: N/A
Location of Stalls: _____
Setbacks: _____
Surfacing: _____
Screening: _____

Drainage:

Storm Sewer: N/A
Rock Beds: _____
Detention Pond: _____
Retention Pond: _____

Submit Site Plan Showing Property Line, Buildings and Other Structures: _____

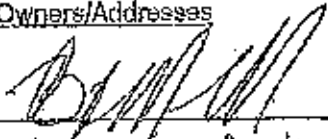
N/A

List any additional information being submitted with this permit application:

- ① LEGAL DESCRIPTION
- ② MAP

IN ORDER FOR THIS PETITION TO BE CONSIDERED, THE OWNER(S) OF THE PROPERTY MUST SIGN BELOW:

Owners/Addresses



Commerce Bank

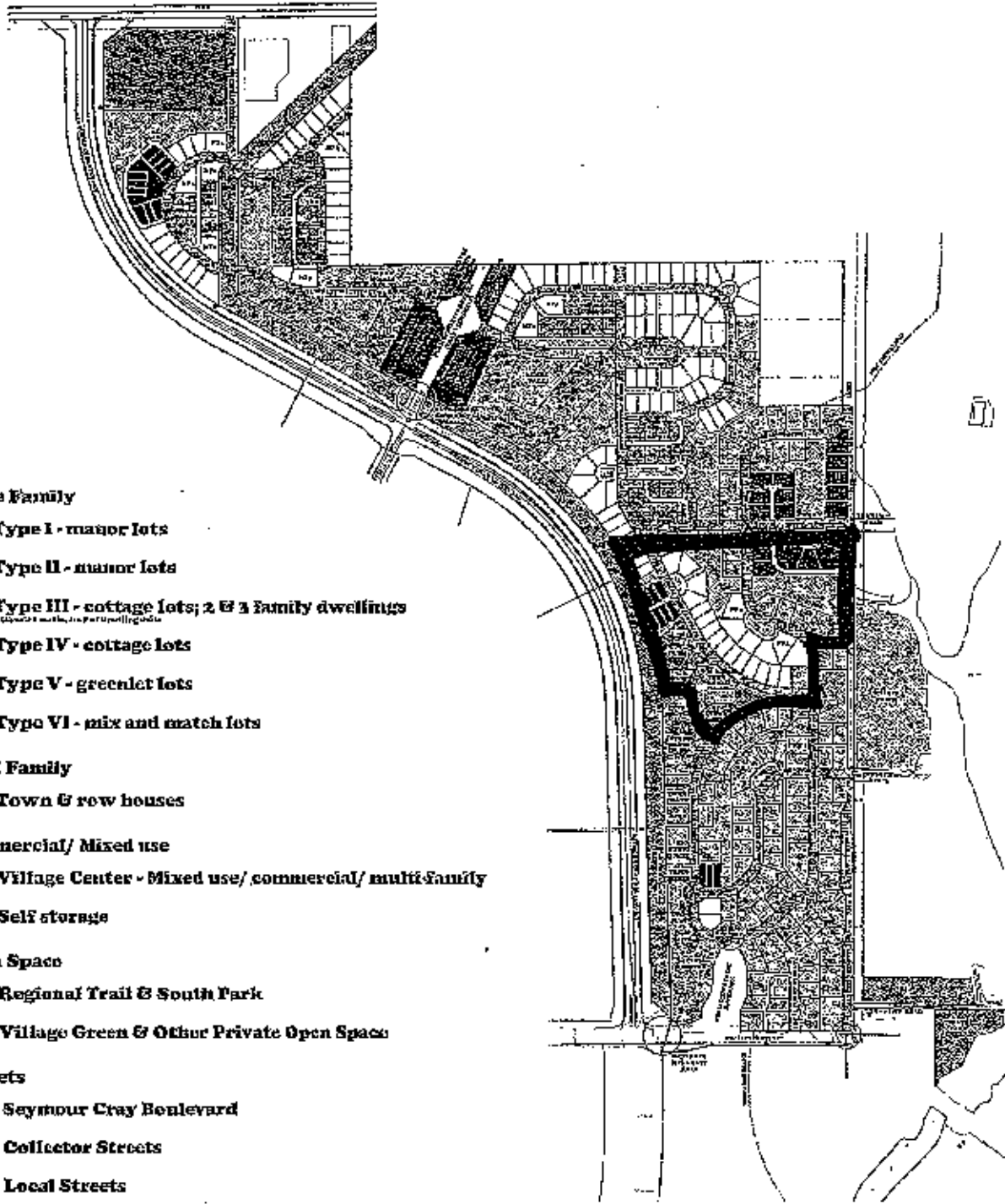
7650 Edinborough way
Edina, MN
55435

Petitioners/Addresses

January 28, 2013

Legal description of project area in Wissota Green:

A PARCEL OF LAND LOCATED IN THE NE¼ OF THE NE¼, SECTION 33, T29N, R8W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN AND BEING ALL OF LOT 86 AND OUTLOTS 12 AND 13 AND PART OF THE PLATTED COVENTRY LANE, WISSOTA GREEN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 13;
THENCE S.00°39'43"W., ALONG THE EAST LINE OF SAID OUTLOT, 501.71 FEET TO THE NORTH LINE OF DOCKSIDE WAY;
THENCE N.88°28'53"W., ALONG SAID NORTH LINE, 187.11 FEET TO THE NORTHEASTERLY LINE OF WISSOTA GREEN PARKWAY;
THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE AND ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, THE LONG CHORD WHICH BEARS N.54°25'37"W. 108.89 FEET AND HAVING A RADIUS OF 191.00 FEET;
THENCE S.19°00'26"W. 52.00 FEET TO A SOUTHWEST CORNER OF WISSOTA GREEN PARKWAY;
THENCE SOUTHEASTERLY, ALONG THE WESTERLY LINE OF WISSOTA GREEN PARKWAY AND ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, THE LONG CHORD WHICH BEARS S.35°15'43"E. 162.33 FEET AND HAVING A RADIUS OF 139.00 FEET;
THENCE S.00°28'05"W., ALONG SAID WESTERLY LINE, 202.13 FEET TO THE NORTH LINE OF PARKLAND DRIVE;
THENCE N.89°32'07"W., ALONG SAID NORTH LINE, 162.89 FEET;
THENCE SOUTHWESTERLY, ALONG SAID NORTH LINE AND ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, THE LONG CHORD WHICH BEARS S.69°48'56"W. 293.40 FEET AND HAVING A RADIUS OF 416.00 FEET;
THENCE SOUTHWESTERLY, ALONG SAID NORTH LINE AND ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, THE LONG CHORD WHICH BEARS S.44°17'36"W. 98.71 FEET AND HAVING A RADIUS OF 581.00 FEET;
THENCE N.49°35'58"W. 79.78 FEET;
THENCE NORTHERLY, ALONG THE ARC OF A CURVE CONCAVE EASTERLY, THE LONG CHORD WHICH BEARS N.17°57'01"W. 145.18 FEET AND HAVING A RADIUS OF 138.34 FEET;
THENCE N.75°18'04"W. 52.00 FEET;
THENCE NORTHERLY, ALONG THE ARC OF A CURVE CONCAVE EASTERLY, THE LONG CHORD WHICH BEARS N.18°10'08"E. 29.57 FEET AND HAVING A RADIUS OF 190.34 FEET;
THENCE S.89°49'58"W. 132.42 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 13;
THENCE NORTHWESTERLY, ALONG THE WEST LINE OF SAID OUTLOT AND ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, THE LONG CHORD WHICH BEARS N.15°54'18"W. 663.24 FEET AND HAVING A RADIUS OF 1617.39 FEET, TO THE NORTHWEST CORNER OF SAID OUTLOT 13;
THENCE N.84°09'59"E. 1180.54 FEET TO THE POINT OF BEGINNING.



Single Family

- Type I - manor lots
- Type II - manor lots
- Type III - cottage lots; 2 & 3 family dwellings
- Type IV - cottage lots
- Type V - greenbelt lots
- Type VI - mix and match lots

Multi Family

- Town & row houses

Commercial/ Mixed use

- Village Center - Mixed use/ commercial/ multi-family
- Self storage

Open Space

- Regional Trail & South Park
- Village Green & Other Private Open Space

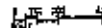
Streets

- Seymour Cray Boulevard
- Collector Streets
- Local Streets
- Private Ways

FILE

LAND USE PLAN
(Conditional Use Permit)

Approved by the City of Chippewa Falls Planning Commission
February 2005 / REVISED _____, 2009



2004 CONCEPT
AND VISION PLAN FOR
CHIPPWEA FALLS
PLANNING COMMISSION

155 SOUTH 4TH
CHIPPWEA FALLS, WI 54622
(715) 837-4444

**RESOLUTION FOR A CONDITIONAL USE PERMIT
FOR THE WISSOTA GREEN TRADITIONAL NEIGHBORHOOD DEVELOPMENT**

WHEREAS, on February 7, 2005 the Plan Commission received a Conditional Use Permit application dated January 31, 2005 from Sienna Corporation and Chippewa County for a Traditional Neighborhood Development; and

WHEREAS, the proposed development is located on a parcel of land zoned Traditional Neighborhood Development; and

WHEREAS, the Plan Commission received and reviewed Conditional Use Permit Standards, an Illustrative Development Plan, a Land Use Plan, a Lot Frontage, Sidewalk, and Trails Plan, a Preliminary Plat; and

WHEREAS, the Plan Commission reviewed the request using the Wisconsin model code for traditional neighborhood development; and

WHEREAS, the Plan Commission evaluated the development proposal in accordance with Municipal Code Section 17.26(16)(d)1 which directs such evaluation as a conditional use permit under section 17.47; and

WHEREAS, the Plan Commission conducted a public hearing on March 7, 2005 after publication and mailing of all required notices;

NOW, THEREFORE, BE IT RESOLVED BY THE PLAN COMMISSION OF THE CITY OF CHIPPEWA FALLS, WISCONSIN pursuant to Chapters 17.26.5 and 17.47 of the Code of Ordinances of the City of Chippewa Falls, that the Conditional Use Permit for Wissota Green Traditional Neighborhood be granted under the following conditions:

- a) Completion and approval of a storm water management plan for the entire subdivision.
- b) Completion, approval and recording of Home Owners Association covenants detailing maintenance of the storm water management system, all private amenities, and certain private amenities located on public property.
- c) All public streets and infrastructure in Wissota Green shall be developed using the standard City plans and specifications for street and utility construction after approval by the Public Works Department.
 - 1) Topsoil and common excavation from public streets in Wissota Green become property of the City of Chippewa Falls after final plat acceptance

- and dedication.
- 2) Sienna Corporation shall fund a technician representing the city to inspect all infrastructure and street construction.
 - 3) Private Fire hydrants in Wissota Green shall be flushed, exercised, lubricated and otherwise maintained per a written maintenance plan approved by the Chippewa Falls Water Utility .
- d) Completion and approval of a development phasing plan
 - 1) A written plan guaranteeing all existing accesses and detailing all access issues for each development phase.
 - e) Completion and City Council approval of a developers agreement for each phase of development.
 - f) Adopting the Conditional Use Standards and Illustrative Development Plan as regulating the development.
 - g) Completion and approval by the Director of Public works of a Utility Plan and a Grading and Driveway Plan.
 - h) The Conditional Use Standards shall apply to the entire Wissota Green Development(See the attached legal description).
 - i) Chapter 17.47 (13) shall apply and this permit shall terminate if the use for which this permit is issued shall cease for a continuous two year period.
 - j) Modifications or changes to this permit may be made only by the Plan Commission after an application for an amendment has been duly filed and notices and hearing requirements have been complied with.
 - k) resolution of the attached items found in the special developers rights on pages 8 and 14 of the conditional use permit standards.

MOTION: Hubbard

SECONDED: Tzanakis

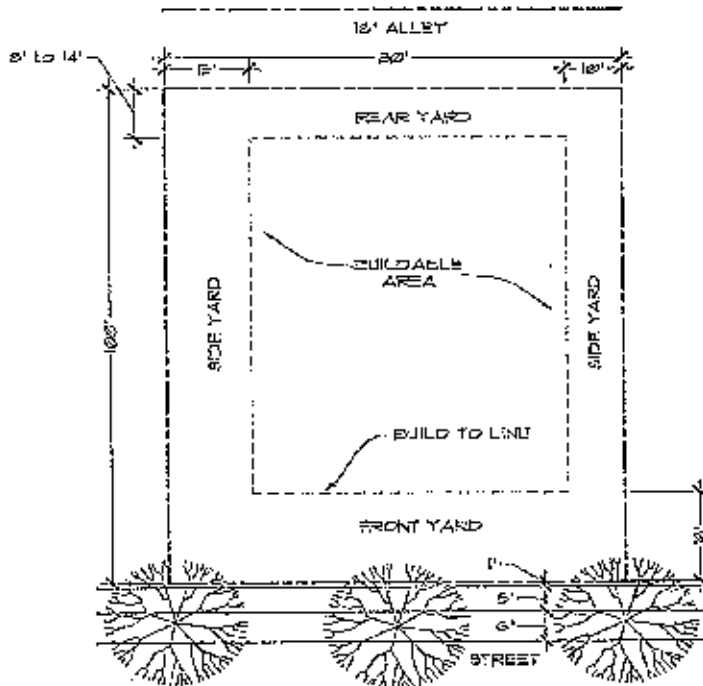
I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on March 7, 2005, by a vote of 11 ayes, 0 nays, and 0 abstentions.


Rick Rubenzer, Secretary
Plan Commission

TYPE 1 - MANOR LOTS

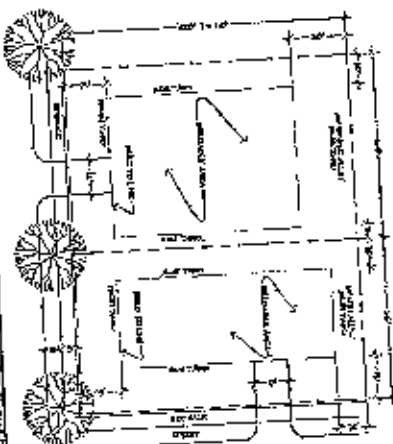
Lot Standards	Primary Use	Accessory Use	Conditions to Use
Land Use	Single Family dwellings on designated lots in the land use plan; including one attached or one detached garage.	Studio or one bedroom living unit or one work unit attached or detached from the primary use above a garage; storage unit swimming pools, sidewalks patios, fences, recreational equipment and signs.	Fences and one storage unit behind the primary land use; fences a maximum height of 6 feet. Satellite TV dishes attached to the primary land use roof. Swimming pools as per Section 17.08. Garages 300 SF maximum size.
Required Yards: Front (build to line) Side Rear Rear with Alley Side Street Side Yard	18 feet 8 feet 20 feet 10 feet 18 feet	As per Chapter 17.08 of City Municipal Code	
Parking	Single Family 2 per dwelling Unit	One parking space per accessory unit	
Maximum Building Height	Three Stories	Two stories if detached from the primary use	
Allowed Yard Encroachments	Stairs, stoops, bay windows, eave overhangs, patios, chimneys, fireplaces, driveways, sidewalks and landscaping	Stairs, stoops, bay windows, eave overhangs, patios, chimneys, fireplaces, driveways, sidewalks and landscaping	All encroachments except combined driveways must be at least 3 feet from the side and rear lot line. All encroachments except driveways, landscaping, stairs and sidewalks must not extend more than 4 feet into the required yard.

Type II Lot Manor with Alley



Lot Standards	Primary Use	Accessory Use	Conditions to Use
Land Use	Single Family dwellings, two and three family dwelling units on designated lots in the land use plan; including one attached or one detached garage.	Studio or one bedroom living unit or one work unit attached or detached from the primary use above a garage; storage unit, swimming pools, sidewalks, patios, fences, recreational equipment and signs.	Fences and one storage unit behind the primary land use; fences a maximum height of 6 feet. Satellite TV dishes attached to the primary land use roof. Swimming pools as per Section 17.08. Garages 900 SF maximum size.
Required Yards: Front (Build to line) Side Rear Side Street Side Yard	10 feet 10 feet 10 feet 18 feet	10 feet 10 feet 10 feet 18 feet	
Parking	Single Family 2 per dwelling Unit Two and Three Family 2 per dwelling unit	One parking space per accessory unit	Parking is not allowed in the required front yard or side street side yard.
Maximum Building Height	Three stories	Two stories	
Allowed Yard Encroachments	Stairs, stoops, bay windows, eave overhangs, patios, chimneys, fireplaces, driveways, sidewalks and landscaping.	Stairs, stoops, bay windows, eave overhangs, patios, chimneys, fireplaces, driveways, sidewalks and landscaping.	All encroachments except combined driveways must be at least 3 feet from the side and rear lot line. All encroachments except driveways, landscaping, stairs and sidewalks can not extend more than 4 feet into the required yard.

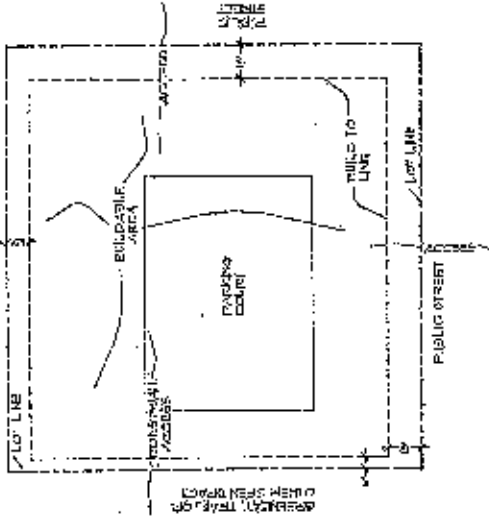
discussed Revised @ the 12/12/05 Plan Commission Meeting
 Received from Dick Kraton 11/17/06
 addressing 20' rear yard setback via entry to rear porch
 Type III Lot Cottage



Land Use	Single Family Detached, Two and Three Family Dwelling with an Attached Garage or Detached Garage	Single Family Detached, Two and Three Family Dwelling with an Attached Garage or Detached Garage	Single Family Detached, Two and Three Family Dwelling with an Attached Garage or Detached Garage	Single Family Detached, Two and Three Family Dwelling with an Attached Garage or Detached Garage
Setback	Front: 10'-0" (15'-0" for 1st floor), Side: 5'-0", Rear: 10'-0"	Front: 10'-0" (15'-0" for 1st floor), Side: 5'-0", Rear: 10'-0"	Front: 10'-0" (15'-0" for 1st floor), Side: 5'-0", Rear: 10'-0"	Front: 10'-0" (15'-0" for 1st floor), Side: 5'-0", Rear: 10'-0"
Minimum Yard Setback	10'-0" (15'-0" for 1st floor)	10'-0" (15'-0" for 1st floor)	10'-0" (15'-0" for 1st floor)	10'-0" (15'-0" for 1st floor)
Minimum Front Setback	10'-0" (15'-0" for 1st floor)	10'-0" (15'-0" for 1st floor)	10'-0" (15'-0" for 1st floor)	10'-0" (15'-0" for 1st floor)
Minimum Side Setback	5'-0"	5'-0"	5'-0"	5'-0"
Minimum Rear Setback	10'-0"	10'-0"	10'-0"	10'-0"
Minimum Front Setback	10'-0" (15'-0" for 1st floor)	10'-0" (15'-0" for 1st floor)	10'-0" (15'-0" for 1st floor)	10'-0" (15'-0" for 1st floor)
Minimum Side Setback	5'-0"	5'-0"	5'-0"	5'-0"
Minimum Rear Setback	10'-0"	10'-0"	10'-0"	10'-0"
Minimum Front Setback	10'-0" (15'-0" for 1st floor)	10'-0" (15'-0" for 1st floor)	10'-0" (15'-0" for 1st floor)	10'-0" (15'-0" for 1st floor)
Minimum Side Setback	5'-0"	5'-0"	5'-0"	5'-0"
Minimum Rear Setback	10'-0"	10'-0"	10'-0"	10'-0"

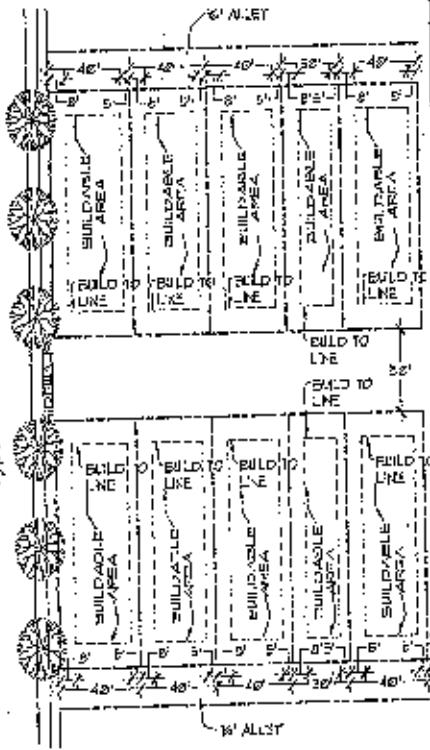
Multi Family Town Homes, Row Homes and Town Homes

RESIDENTIAL USES

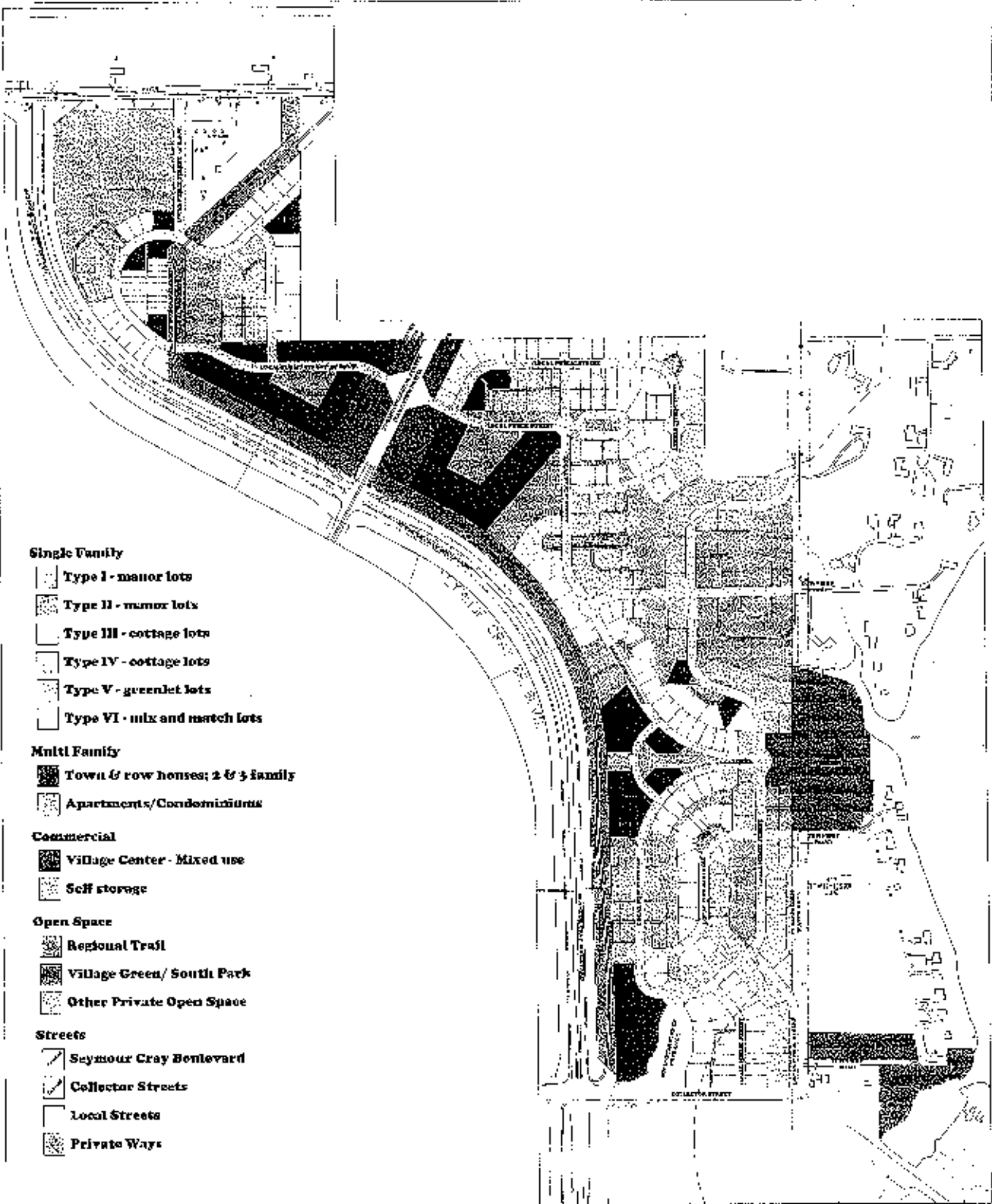


<p>Lead Use</p>	<p>Multi Family (4 to 12 units) with 3 or more units, attached or detached, town, row, or townhomes, and townhomes with 4 or more units. All townhomes and townhomes with 4 or more units shall be subject to the same lead use regulations as multi-family dwellings.</p>	<p>Maximum number of units is per lot, based on plot. 4 per plot, 100 sq ft minimum.</p>
<p>Parking</p>	<p>1.125 per dwelling unit.</p>	<p>Lead use for parking shall not be allowed in the residential zone.</p>
<p>Allowed Yard Furnishings</p>	<p>Block, utility, lawn, garden, tree, and shrub, pergola, deck, patio, and other structures, and other structures with and without.</p>	<p>All townhomes and townhomes shall be subject to the same lead use regulations as multi-family dwellings. All townhomes and townhomes shall be subject to the same lead use regulations as multi-family dwellings. All townhomes and townhomes shall be subject to the same lead use regulations as multi-family dwellings.</p>

Type V Lots Green Lefts



<p>Lead Dirt</p>	<p>Single family dwellings including residential or the finished garage.</p>	<p>One work unit, utilized or identical. Each 20' by 10' area shall be a green space, additional requirements apply.</p>	<p>One parking space per 400 sq ft.</p>	<p>One parking space per 400 sq ft.</p>	<p>One parking space per 400 sq ft.</p>
<p>Trailing</p>	<p>One parking space per 400 sq ft.</p>	<p>One parking space per 400 sq ft.</p>	<p>One parking space per 400 sq ft.</p>	<p>One parking space per 400 sq ft.</p>	<p>One parking space per 400 sq ft.</p>
<p>Adjacent Yard Requirements</p>	<p>Grass, shrubs, trees, vines, etc. existing, unless otherwise specified, otherwise shall be maintained.</p>	<p>Grass, shrubs, trees, vines, etc. existing, unless otherwise specified, otherwise shall be maintained.</p>	<p>Grass, shrubs, trees, vines, etc. existing, unless otherwise specified, otherwise shall be maintained.</p>	<p>Grass, shrubs, trees, vines, etc. existing, unless otherwise specified, otherwise shall be maintained.</p>	<p>Grass, shrubs, trees, vines, etc. existing, unless otherwise specified, otherwise shall be maintained.</p>
<p>Adjacent Yard Requirements</p>	<p>Grass, shrubs, trees, vines, etc. existing, unless otherwise specified, otherwise shall be maintained.</p>	<p>Grass, shrubs, trees, vines, etc. existing, unless otherwise specified, otherwise shall be maintained.</p>	<p>Grass, shrubs, trees, vines, etc. existing, unless otherwise specified, otherwise shall be maintained.</p>	<p>Grass, shrubs, trees, vines, etc. existing, unless otherwise specified, otherwise shall be maintained.</p>	<p>Grass, shrubs, trees, vines, etc. existing, unless otherwise specified, otherwise shall be maintained.</p>



Single Family

- Type I - manor lots
- Type II - manor lots
- Type III - cottage lots
- Type IV - cottage lots
- Type V - greenlet lots
- Type VI - mix and match lots

Multifamily

- Town & row houses; 2 & 3 family
- Apartments/Condominiums

Commercial

- Village Center - Mixed use
- Self storage

Open Space

- Regional Trail
- Village Green/ South Park
- Other Private Open Space

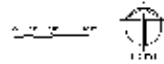
Streets

- Seymour Cray Boulevard
- Collector Streets
- Local Streets
- Private Ways

LAND USE PLAN

(Conditional Use Permit)

Approved by the City of Chippewa Falls Planning Commission
February, 2005



City of Chippewa Falls
1000 1st Street
Chippewa Falls, WI 54601
715.837.2000
www.chippewafalls.com

DECLARATION OF COVENANTS FOR
WISBOTA GREEN

DOCUMENT TITLE

DOCUMENT# 709805

Recorded
SEP. 01, 2005 AT 02:43PM

Marge L. Heisler

MARK L. BEISSLER
REGISTER OF DEEDS
CRITCHFIELD COUNTY, WI
Fee Amount: \$75.00



Recording Area

Name and Return Address

MAGGIE FIERCE
SIENNA CORPORATION
4940 VIKING DRIVE-SUITE 600
MINNEAPOLIS, MN. 55435

Parcel Identification Number (PIN)

THIS PAGE IS PART OF THIS LEGAL DOCUMENT - DO NOT REMOVE

This information must be completed by submitter: document title, name & return address, and fee (if required). Other information such as the granting clause, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note: Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, 59.43 (2m) BRDA 2/99

DOCUMENT# 709805

**DECLARATION OF COVENANTS
FOR
WISSOTA GREEN**

**City of Chippewa Falls
County of Chippewa
State of Wisconsin**

JULY 19, 2005

Revised July 27, 2005

**DECLARATION OF COVENANTS
FOR
WISSOTA GREEN**

THIS DECLARATION OF COVENANTS is made this 4th day of August, 2005 by Sierra Corporation, a Minnesota Corporation ("Developer").

RECITALS

A. Developer is the owner of the real property located in Chippewa County, Wisconsin that presently comprises the Community, as that term is defined in *Article I, Section 1 d*, of this Declaration.

B. Developer desires to subject the Community, including such portions of the Future Development Area, as that term is defined in *Article I, Section 1 g*, of this Declaration, that may become a part of the Community in the future, to a plan for a permanent community, portions of which are designated for commercial purposes, and portions of which are designated for residential purposes, to be owned, occupied and operated for the use, health, safety and welfare of its Owners and Occupants as those terms are defined in *Article I, Section 2 h* and *g* of this Declaration, and for the purpose of preserving the value, quality, viability, architectural and aesthetic character of the Community, and the functionality of the Common Areas existing from time to time within the Community.

C. The Community and the Future Development Area are subject to the Conditional Use Permit described in *Section 3 c* of *Article I*. The Community, as from time to time constituted, will be developed in a manner that conforms to the Conditional Use Permit, and shall be occupied and used only in a manner that conforms to the requirements of the Conditional Use Permit.

D. When a conflict exists between these covenants and the City of Chippewa Falls Code of Ordinances, the more stringent of the two shall prevail. City has no obligation to enforce said covenants.

DECLARATION

By this Declaration, Developer submits the Community to the provisions of this Declaration. The covenants, conditions, restrictions, reservations and easements contained in this Declaration shall run with the land comprising the Community, and bind all parties having any right, title or interest in any portion of the Community, as well as

their heirs, successors and assigns. The provisions of this Declaration shall not apply to any portion of the Future Development Area unless and until Developer elects to make all or any portion of the Future Development Area subject to this Declaration.

ARTICLE I

DEFINITIONS

Section 1. Definitions Applicable to Land Within the Community and/or the Future Development Area.

- a. "Active Development Area" means the real property in Chippewa County, Wisconsin, legally described on attached *Exhibit A*. The Community initially consists of the Active Development Area.
- b. "Assessable Lots" means any Lot(s) owned by a party (or parties) other than the Developer.
- c. "Common Areas" means the parcels of real estate within the Community, and the improvements thereon or thereon, owned by the Association and designated for the common use and enjoyment of the Owners of Lots in the Community. Initially, the portions of the Community designated as Common Areas consist of the land legally described on attached *Exhibit B* and includes, among other things, the NURP Ponds and the Trails, Entrance Easement Areas, and Entrance Improvements, as defined below, as may from time to time exist. Developer has reserved the right to: (i) grant easements for the benefit of the general public to use the Trails existing from time to time; and (ii) create additional Common Areas within the Community in connection with adding portions of the Future Development Area to the Association pursuant to *Article III, Section 5* of this Declaration, and/or by from time to time converting portions of the Lots and Outlots within the Community owned by Developer pursuant to *Article III, Section 9*.
- d. "Community" initially means the Active Development Area, but shall include those portions, if any, of the Future Development Area as may from time to time be made subject to this Declaration at the election of Developer, pursuant to *Article III, Section 5* of this Declaration.
- e. "Entrance Improvements" means monuments, signs, walls, fences, vegetation, landscaping structures, lighting, sprinkler systems, utility lines and related improvements within the Entrance Easement Areas.
- f. "Entrance Easement Areas" initially means that part of the Community legally described on attached *Exhibit C*, but shall include any additional Entrance

Easement Areas designated by Developer at the major entrances to the Community at such times as Developer elects to add any portions of the Future Development Area to the Community.

§ 3.03 "Future Development Area" means any parcel of land contiguous to Wisconsin Green, Chippewa County, Wisconsin which the developer may acquire in the future. Developer has reserved the right to add all or part of the Future Development Area to the Community pursuant to *Article III, Section 5* of this Declaration. Developer has also reserved the right to subject portions of the Active Development Area to access and utility easements for the benefit of the Future Development Area pursuant to *Article III, Sections 3 and 4*.

h. "Lots" initially means the platted lots in Active Development Area, but shall include any platted lots in the Future Development Area to the extent Developer elects to add those lots to the Community by subjecting those lots to the provisions of this Declaration.

i. "Storm Water Management Ponds" means those portions of the Active Development Area, Future Development Area and/or areas adjacent to either, shown on the Storm Water Manage System Plan and labeled thereon as Storm Water Management Ponds.

j. "Trails" initially means the pathways shown on attached Exhibit B that Developer may construct, but also includes any extensions of or additions to Trails that may from time to time exist within the Community. Pursuant to *Section 1 of Article V* of this Declaration, the general public has a right to use the Trails that may from time to time exist within the Community in the same manner as Owners and Occupants of the Lots and their guests.

Section 2. Definitions Applicable to Persons and Entities.

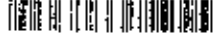
a. "Design Review Committee" means the committee of the Board that is charged with responsibility to administer the design and architectural controls contained in this Declaration, the Design Guidelines, and the Conditional Use Permit.

b. "Association" means Wisconsin Green Homeowners Association, Inc., a Wisconsin nonprofit corporation, its successors and assigns. The Association has the power and authority to manage the Property for the purposes of: (i) administering and enforcing the covenants, restrictions, easements, charges and liens set forth in this Declaration and the other Community Documents; (ii) maintaining, repairing and replacing those portions of the Property for which the Association is responsible; and (iii) preserving the value, aesthetics, and character of the Property.

DOCUMENT# 776398

Recorded

Dec. 28, 2009 AT 08:29AM

Document Number	Document Title	
	First Amendment to Declaration of Covenants to Wissota Green	<p data-bbox="1031 321 1274 367"><i>Marge L. Heister</i></p> <p data-bbox="1015 394 1226 514">MARGE L. BEYSSLER REGISTER OF DEEDS OLMSTED COUNTY, WI Fee Amount: \$253.00 Total Pages 122</p>  <p data-bbox="966 724 1112 751">Recording Area</p> <p data-bbox="966 777 1209 804">Name and Return Address</p> <p data-bbox="966 829 1242 966">Moss & Barnett (EHK) A Professional Association 90 South Seventh Street Suite 4800 Minneapolis, MN 55402-4129</p>

Pursuant to Section 4 of Article X of the Declaration, Declaration may be amended because the Developer has cast more than sixty seven percent (67%) of the votes of the Members in the Wisconsin Green Homeowners Association, Inc in favor of amending the Declaration.

NOW THEREFORE, the undersigned hereby amend the Declaration as follows:

1. **Recitals.** The Recitals above are incorporated into and made a part of this Amendment.
2. **Definitions.** Capitalized terms used but not defined in this Amendment shall be defined as provided in the Declaration.
3. The legal description on the last page of the Declaration is deleted in its entirety and replaced with the attached **Exhibit A**.
4. Exhibit B in Article I, Section 1 c. defines the Common Areas, however Exhibit B was not attached to the Declaration.
5. **Exhibit B** attached hereto is now added to and incorporated into the Declaration.
6. The defined term "Entrance Easement Areas" in Article I, Section 1 f. is now replaced with "Entrance Areas" and is depicted on **Exhibit C** attached hereto and incorporated herein.
7. The first sentence of Article I, Section 1 g. is deleted in its entirety and replaced with the following:
 - g. "Future Development Area" means any parcel of land contiguous to Wisconsin Green Chippewa County, Wisconsin which the developer may acquire in the future, including but not limited to the lots described on the attached **Exhibit D**.
8. **Exhibit D** attached hereto is now added to and incorporated into the Declaration.
9. The first sentence of Article I, Section 1 j. is deleted in its entirety and replaced with the following:
 - j. "Trails" initially means the pathways shown on the attached **Exhibit E** that Developer may construct, but also includes any extensions or additions to Trails that may from time to time exist within the Community.
10. A new subsection k. of Article I, Section 1 is added as follows:
 - k. "Storm Water Management System Plan" means the plan described on the attached **Exhibit F**.
11. **Exhibit F** attached hereto is now added to and incorporated into the Declaration.

EXHIBIT A

ACTIVE DEVELOPMENT AREA

The Active Development Area is legally described as:

Lots 1-23, 34-36, 48-57, 68-72, 85, 86, 102-109, 119 and Outlots 1-12, 16-19, Wissota Green, City of Chippewa Falls, Chippewa County, Wisconsin

EXCEPT:

A parcel of land located in Lot 72, Wissota Green, being a part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4), Section 33, Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin, being further described as follows: Beginning at the Northwest corner of said Lot 72; thence S61°03'13"E 106.00 feet; thence S89°32'07"E 115.80 feet; thence along the arc of a 126.00 foot radius curve, concave Easterly, whose chord bears N10°07'18"W 46.30 feet; thence N00°27'53"E 60.46 feet, thence N89°32'07"W 116.11 feet to the point of the beginning.

ALSO EXCEPT

Part of Lot 72, Wissota Green, located in part of the Southeast Quarter of the Northeast Quarter, Section 33, Township 29 North, Range 8 West, City of Chippewa Falls, Chippewa County, Wisconsin, more particularly described as follows: Commencing at the northwest corner of said Lot 72, Wissota Green; thence S01°03'13"E 112.34 feet along the west side said Lot 72 to the point of beginning; thence S89°32'24"E 118.16 feet to the westerly right of way line of Parkland Drive and the arc of a 126.00 foot radius curve, concave to the northeast; thence 69.70 feet along the arc of said curve, the chord of which bears S39°31'50"E 68.81 feet; thence S54°37'41"W 53.41 feet, thence S68°56'47"W 129.77 feet to the west line of said Lot 72; thence N01°03'13"W 100.38 feet along said west line to the point of beginning.

Tax Parcel No. 22908-3311-67110001; 22908-3311-67110002; 22908-3311-67110003; 22908-3311-67110004; 22908-3311-67110005; 22908-3311-67110006; 22908-3314-67110007; 22908-3314-67110008; 22908-3314-67110009; 22908-3314-67110010; 22908-3314-67110011; 22908-3314-67110012; 22908-3314-67110013; 22908-3314-67110014; 22908-3314-67110015; 22908-3314-67110016; 22908-3314-67110017; 22908-3314-67110018; 22908-3314-67110019; 22908-3314-67110020; 22908-3314-67110021; 22908-3314-67110022; 22908-3314-67110023; 22908-3314-67110024; 22908-3314-67110025; 22908-3314-67110026; 22908-3314-67110027; 22908-3314-67110028; 22908-3314-67110029; 22908-3314-67110030; 22908-3314-67110031; 22908-3314-67110032; 22908-3314-67110033; 22908-3314-67110034; 22908-3314-67110035; 22908-3314-67110036; 22908-3314-67110037; 22908-3314-67110038; 22908-3314-67110039; 22908-3314-67110040; 22908-3314-67110041; 22908-3314-67110042; 22908-3314-67110043; 22908-3314-67110044; 22908-3314-67110045; 22908-3314-67110046; 22908-3314-67110047; 22908-3314-67110048; 22908-3314-67110049; 22908-3314-67110050; 22908-3314-67110051; 22908-3314-67110052; 22908-3314-67110053; 22908-3314-67110054; 22908-3314-67110055; 22908-3314-67110056; 22908-3314-67110057; 22908-3314-67110058; 22908-3314-67110059; 22908-3314-67110060; 22908-3314-67110061; 22908-3314-67110062; 22908-3314-67110063; 22908-3314-67110064; 22908-3314-67110065; 22908-3314-67110066; 22908-3314-67110067; 22908-3314-67110068; 22908-3314-67110069; 22908-3314-67110070; 22908-3314-67110071; 22908-3314-67110072; 22908-3314-67110073; 22908-3314-67110074; 22908-3314-67110075; 22908-3314-67110076; 22908-3314-67110077; 22908-3314-67110078; 22908-3314-67110079; 22908-3314-67110080; 22908-3314-67110081; 22908-3314-67110082; 22908-3314-67110083; 22908-3314-67110084; 22908-3314-67110085; 22908-3314-67110086; 22908-3314-67110087; 22908-3314-67110088; 22908-3314-67110089; 22908-3314-67110090; 22908-3314-67110091; 22908-3314-67110092; 22908-3314-67110093; 22908-3314-67110094; 22908-3314-67110095; 22908-3314-67110096; 22908-3314-67110097; 22908-3314-67110098; 22908-3314-67110099; 22908-3314-67110100; 22908-3314-67110101; 22908-3314-67110102; 22908-3314-67110103; 22908-3314-67110104; 22908-3314-67110105; 22908-3314-67110106; 22908-3314-67110107; 22908-3314-67110108; 22908-3314-67110109; 22908-3314-67110110; 22908-3314-67110111; 22908-3314-67110112; 22908-3314-67110113; 22908-3314-67110114; 22908-3314-67110115; 22908-3314-67110116; 22908-3314-67110117; 22908-3314-67110118; 22908-3314-67110119;

DOCUMENT# 776399

EXHIBIT D
FUTURE DEVELOPMENT AREA

Outlots 13, 14, 15, 20 and 21, Wisconsin Green, Chippewa County

Tax Parcel No.: 22908-3311-6711OL13, 22908-3311-6711OL14, 22908-3311-6711OL15, 22908-3311-6711OL16,
22908-3311-6711OL17

Section 3. Duration

This Declaration shall run with and bind the Lots and the Common Areas for a term of thirty (30) years from the date this Declaration is recorded, after which time this Declaration shall be automatically renewed for successive periods of ten (10) years each.

Section 4. Amendment.

During the Development and Sale Period, Developer's consent shall be required in order to amend this Declaration. Subject to the foregoing, this Declaration may be amended with the consent of Owners of Lots to which are allocated at least fifty one percent (51%) of the votes of the Membership in the Association; provided, however, that if any amendment would impose additional obligations on Owners or Occupants, or deprive any Owner of a material right created hereunder, the amendment shall require the consent of Owners of Lots to which are allocated at least sixty seven percent (67%) of the votes of the Membership in the Association. Required consents of Owners may be obtained in writing or at a meeting of the Association duly held in accordance with the Bylaws. An amendment shall become effective when recorded. An affidavit by the Secretary of the Association as to the outcome of the vote, or the execution of the foregoing agreements or consents, shall be adequate evidence thereof for all purposes, including without limitation, the recording of an amendment.

Notwithstanding the foregoing, any amendment to *Section 9 of Article VIII* shall also require written consent of the City of Chippewa Falls.

Section 5. Notices.

Any notice required to be sent to any Owner under the provision of this Declaration shall be deemed to have been properly sent when mailed postage prepaid to the last known address of the person who appears as Owner in the records of the Association at the time of such mailing and to the occupant of the address of the Owner's Lot, if it is a different address.

Section 6. Captions.

The title of this instrument and the captions of the articles, sections and subsections hereof are for convenience of reference only.

Section 7. No Trust Created.

No trust is created by this Declaration or by the conveyance of Common Areas from time to time existing in the Community to the Association. No charitable purpose is served by this Declaration. This Declaration is for the private use and benefit of the Owners and not for any public use, benefit or purpose.

Date Filed: _____

Fee Paid: _____ Date: _____ TR# _____

Fee Paid: _____ Date: _____ TR# _____

PETITION FOR A CONDITIONAL USE PERMIT

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

(We, the undersigned, hereby petition the Plan Commission of the City of Chippewa Falls, Wisconsin, for a Conditional Use Permit as authorized by the Chippewa Falls Zoning Code, Section 17.47, for the following described property:

Address of Property: OUTLOTS 11, 12, 13 OF WISCONSIA GREEN

Lot: _____ Block: _____ Subdivision: _____

Or Legal Description: SEE ATTACHED LEGAL

Property is zoned: PLANNED DEVELOPMENT w/ CUP

Home Business Address: 1311 WHITE PINE DR. N., EAU CLAIRE, WI 54701

Phone Number: (715) 577-0712

Purpose for which this Permit is being requested:

SEE ATTACHED LETTER

CONDITIONAL USE PERMIT APPLICATION (Continued)

Proposed buildings: 15 9-UNIT BUILDINGS

Use of part of building: RESIDENTIAL

Proposed Additions: N/A

Future Additions: N/A

Change in Use: NONE - RESIDENTIAL

Outside Appearance: STONE w/ VINYL SIDING: SEE PLANS

Number of Buildings: 15

Planting & Landscaping:

Type: TREES + SHRUBS TO MEET AND/OR EXCEED CITY REQ.

Timetable: DONE IN 3 PHASES w/ PHASE 1 CONSISTING OF 5 BUILDINGS w/ CONSTRUCTION THIS SPRING

CONDITIONAL USE PERMIT APPLICATION (Continued)

Screening:

Type: SCREENING TO BE DONE W/ SHRUBS
GARAGE TO BE KEPT IN GARAGES

Fences: NONE

Type: _____
Height: _____
Location: N/A

Earth Bank:

Planting: _____

Maintenance: N/A

Other: _____

Lights:

Number of
Lights: STREET LIGHTS TO BE INSTALLED AT SPACING REQ.
PER CITY ORDINANCE

Location: SEE PLAN

Hours: _____

Type: _____

Signs:

Type: (2) MONUMENT SIGNS

Lighted: NO

Size: 4' x 12'

Location: SEE GENERAL SITE PLAN

Setbacks: PER CITY REQUIREMENTS

CONDITIONAL USE PERMIT APPLICATION (Continued)

Drives:

Number of: 16
Location: SEE GENERAL SITE PLAN
Width: 24' TO 40'

Parking:

Number of Stalls: 539
Location of Stalls: 240 GARAGE , 240 STACKING IN FRONT OF GARAGES
59 STALLS THROUGHOUT DEVELOPMENT
Setbacks:
Surfacing: BITUMINOUS PAVEMENT
Screening: SHRUBS (IF NECESSARY)

Drainage:

Storm Sewer: YES (PUBLIC + PRIVATE)
Rock Beds: NONE
Detention Pond: PROPOSED 2 STORMWATER FACILITIES
Retention Pond: NONE


Submit Site Plan Showing Property Line, Buildings and Other Structures: SEE PLANS

List any additional information being submitted with this permit application:

PROJECT NARRATIVE , BUILDING RENDERING , BUILDING ELEVATION ,
LEGAL DESCRIPTION , GENERAL SITE PLAN , PRELIMINARY UTILITY
PLAN

IN ORDER FOR THIS PETITION TO BE CONSIDERED, THE OWNER(S) OF THE PROPERTY MUST SIGN BELOW:

Owners/Addresses



Commerce Bank

7650 Edinborough way
Edina, MN
55435

Petitioners/Addresses

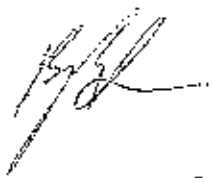
The plan to bring new life and a positive public image to Wissota Green.

Since created in 1915, Lake Wissota has provided a beautiful image of Chippewa County and its closest town, Chippewa Falls. Many developments that followed have helped maintain a better lifestyle for local residents and businesses. We too are looking to add to the quality of life for prospective residents who wish to relocate to our beautiful area or those that want to stay in the area but have limited options for newer quality rentals.

2 Rivers Real Estate is applying for a conditional use permit which will create, over 3 phases, 15, 8-unit buildings on the land defined as outlots 11, 12 and 13. The original concept for this land was cottage lots (2-3 family dwelling), row houses, town houses, and greenlet lots.

We found it important to carry the beauty of Lake Wissota into our development by keeping our density low so as not to feel like it was just rows and rows of buildings. That is held true by the fact that our unit density is less than the original concept of Wissota Green for these three lots. The original plan had a unit density of 129 and our unit density is 120. Also, our development design does not stack buildings more than two deep off each road. Lastly, but equally important, we've reserved a central location for a park and created open space that exceeds CCNY minimums.

As much time as we put into creating a development that is in line with the local beauty, it was also important to match that beauty with a product that will not take away from the landscape externally and internally. As you can see from the plans, we are building units that are both spacious and functional with quality interiors. We took into account the businesses in the area when choosing plans and believe this development will provide quality new housing in which we feel is currently needed in the Lake Wissota area.



Bryan Renton

January 28, 2013

Legal description of project area in Wissota Green:

A PARCEL OF LAND LOCATED IN THE NE¼ OF THE NE¼, SECTION 33, T29N, R8W, CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN AND BEING ALL OF LOT 85 AND OUTLOTS 12 AND 13 AND PART OF THE PLATTED COVENTRY LANE, WISSOTA GREEN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 13;
THENCE S.00°39'43"W., ALONG THE EAST LINE OF SAID OUTLOT, 501.71 FEET TO THE NORTH LINE OF DOCKSIDE WAY;
THENCE N.88°28'53"W., ALONG SAID NORTH LINE, 187.11 FEET TO THE NORTHEASTERLY LINE OF WISSOTA GREEN PARKWAY;
THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY LINE AND ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, THE LONG CHORD WHICH BEARS N.54°25'37"W. 108.89 FEET AND HAVING A RADIUS OF 191.00 FEET;
THENCE S.19°00'28"W. 52.00 FEET TO A SOUTHWEST CORNER OF WISSOTA GREEN PARKWAY;
THENCE SOUTHEASTERLY, ALONG THE WESTERLY LINE OF WISSOTA GREEN PARKWAY AND ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, THE LONG CHORD WHICH BEARS S.35°16'43"E. 182.33 FEET AND HAVING A RADIUS OF 139.00 FEET;
THENCE S.00°28'05"W., ALONG SAID WESTERLY LINE, 202.13 FEET TO THE NORTH LINE OF PARKLAND DRIVE;
THENCE N.89°32'07"W., ALONG SAID NORTH LINE, 182.89 FEET;
THENCE SOUTHWESTERLY, ALONG SAID NORTH LINE AND ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, THE LONG CHORD WHICH BEARS S.65°48'56"W. 293.40 FEET AND HAVING A RADIUS OF 418.00 FEET;
THENCE SOUTHWESTERLY, ALONG SAID NORTH LINE AND ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, THE LONG CHORD WHICH BEARS S.44°17'36"W. 98.71 FEET AND HAVING A RADIUS OF 581.00 FEET;
THENCE N.49°35'58"W. 79.78 FEET;
THENCE NORTHERLY, ALONG THE ARC OF A CURVE CONCAVE EASTERLY, THE LONG CHORD WHICH BEARS N.17°57'01"W. 145.18 FEET AND HAVING A RADIUS OF 138.34 FEET;
THENCE N.76°18'04"W. 52.00 FEET;
THENCE NORTHERLY, ALONG THE ARC OF A CURVE CONCAVE EASTERLY, THE LONG CHORD WHICH BEARS N.18°10'06"E. 29.67 FEET AND HAVING A RADIUS OF 190.34 FEET;
THENCE S.89°49'56"W. 132.42 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 13;
THENCE NORTHWESTERLY, ALONG THE WEST LINE OF SAID OUTLOT AND ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, THE LONG CHORD WHICH BEARS N.15°54'19"W. 683.24 FEET AND HAVING A RADIUS OF 1617.39 FEET, TO THE NORTHWEST CORNER OF SAID OUTLOT 13;
THENCE N.84°09'59"E. 1180.54 FEET TO THE POINT OF BEGINNING.

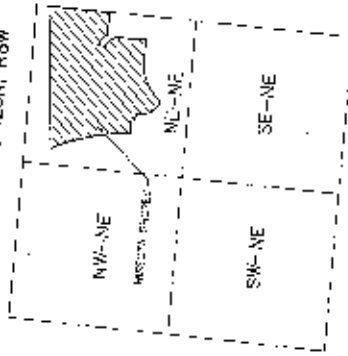
BUILDING SETBACKS:
 25' FROM PUBLIC STREET
 30' ON SARACEL SIDE OF BUILDING
 10' ON ALL OTHER SIDES

AREAS:
 TOTAL AREA - 754,250 SQ.FT. (17.32 ACRES)
 TOTAL AREA OF 15 LOTS - 551,433 SQ.FT. (12.66 ACRES)
 TOTAL AREA OF 2 OUTLOTS - 117,778 SQ.FT. (2.70 ACRES)
 TOTAL AREA OF 1310 LINEAR FT OF STREET - 85,049 SQ.FT. (1.95 ACRES)

ACCESS TO LOTS WITHOUT STREET FRONTAGE WILL BE BY INGRESS/EGRESS EASEMENTS THROUGH ADJACENT LOTS AND WILL BE SHOWN ON THE FINAL PLAN

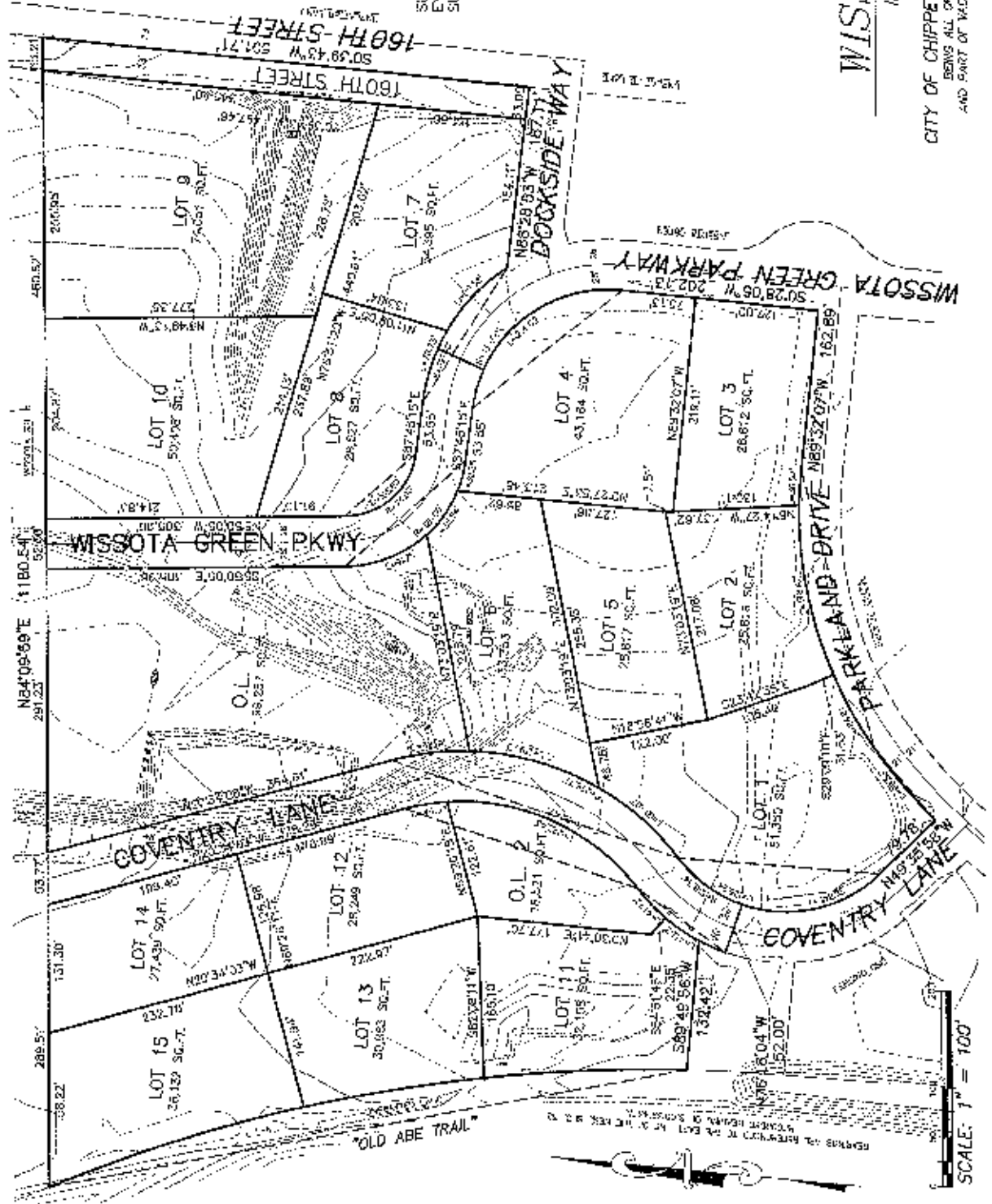
SURVEYOR: REAL LAND SURVEYING
 ENGINEER: ADVANCED ENGINEERING CONCEPTS
 SUBSIDER: BRYAN RENTON

LOCATION SKETCH
 NE1/4, SEC. 33, T29N, R8W



PRELIMINARY PLAT OF WISSOTA SHORES

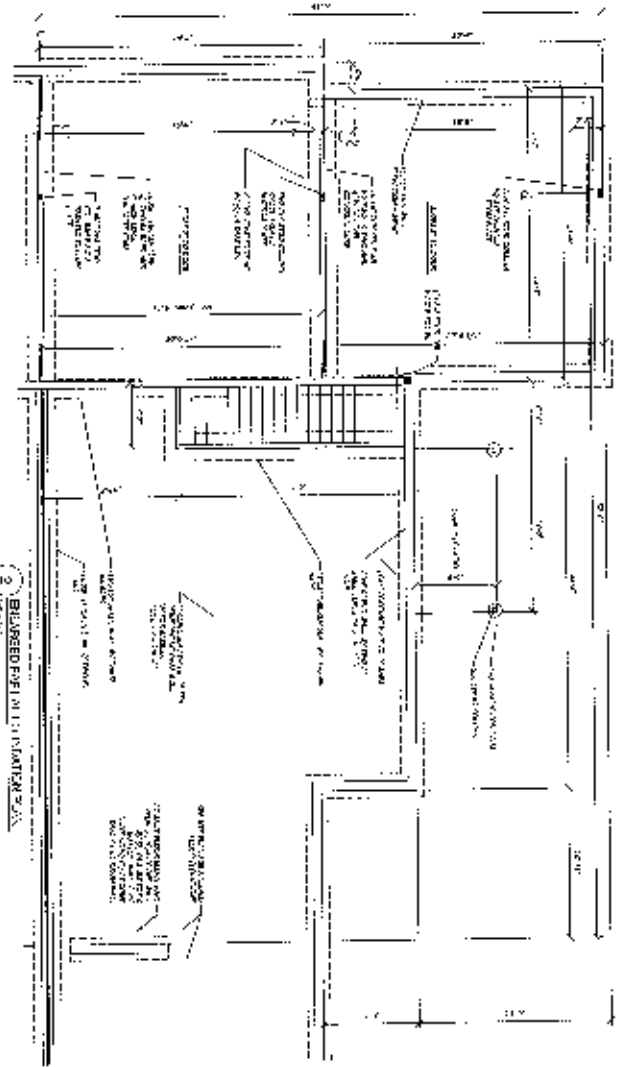
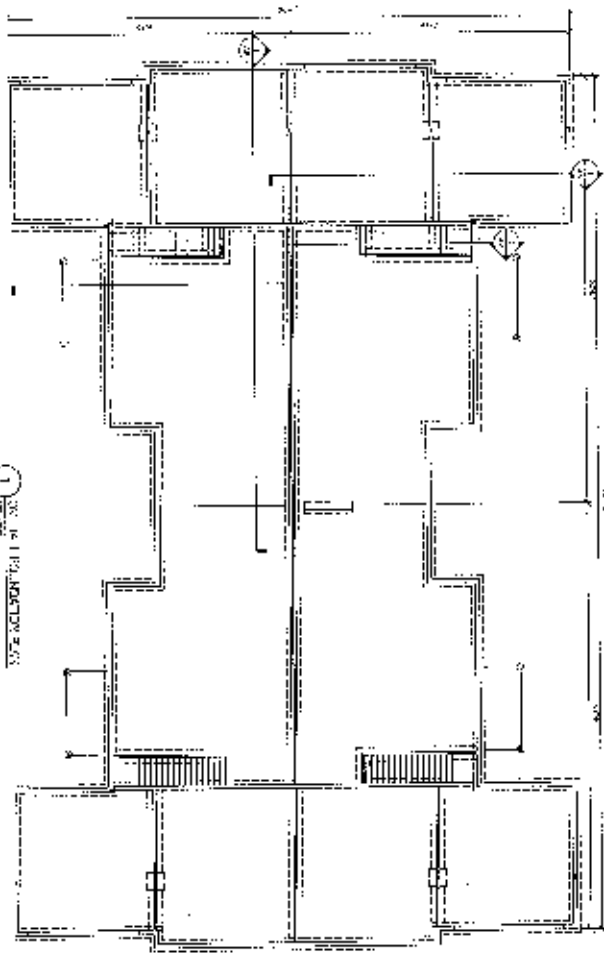
IN THE NE1/4 OF THE NE1/4,
 SECTION 33, T29N, R8W,
 CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
 BEING ALL OF LOT 58 AND OUTLOTS 12 & 13, WISSOTA GREEN
 AND PART OF LOCATED COVENTRY LANE AS PLATTED BY WISSOTA GREEN



SCALE: 1" = 100'



1. 1/2" = 1'-0" (FOUNDATION PLAN)
 2. 1/4" = 1'-0" (BLURRED PLAN WITH DIMENSIONS)



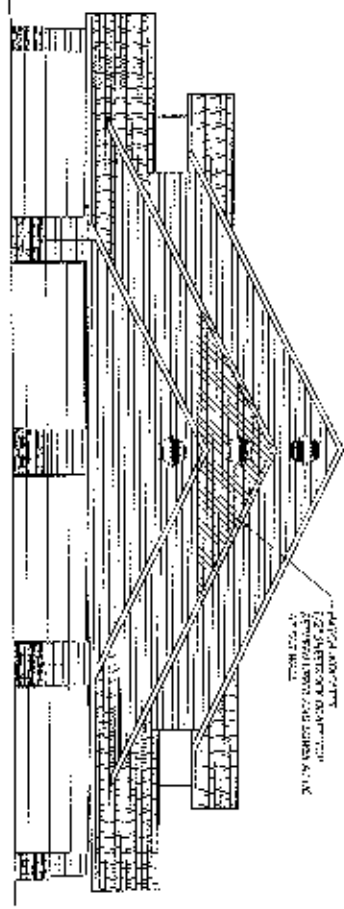
FOUNDATION PLAN
 1/2" = 1'-0"

WISCONSIN GREEN & MILLS
 ARCHITECTS
 1000 W. WISCONSIN ST.
 MILWAUKEE, WI 53233

PROJECT NO. 1000
 DATE: 10/15/10
 DRAWN BY: J. J. J.

PROJECT NO. 1000
 DATE: 10/15/10
 DRAWN BY: J. J. J.

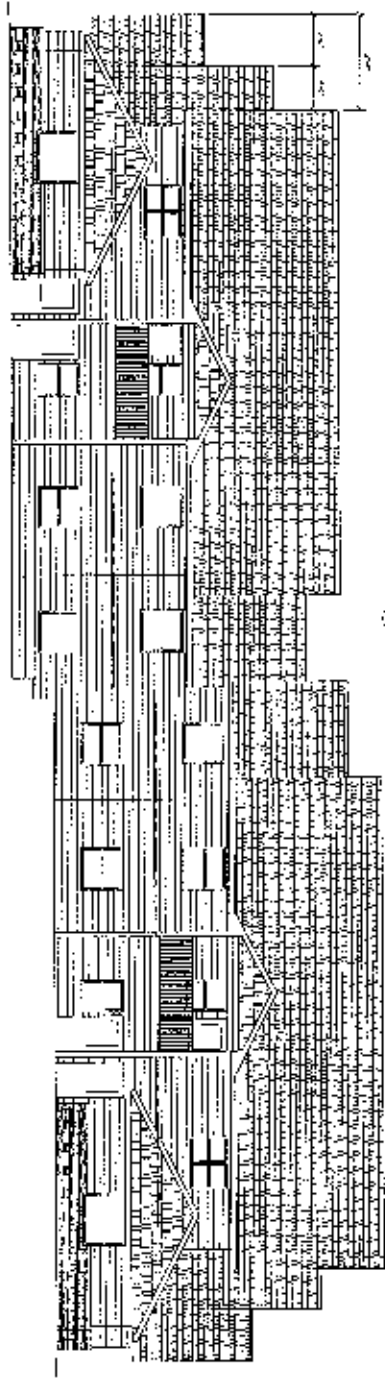
3
ELEVATION



3
ELEVATION

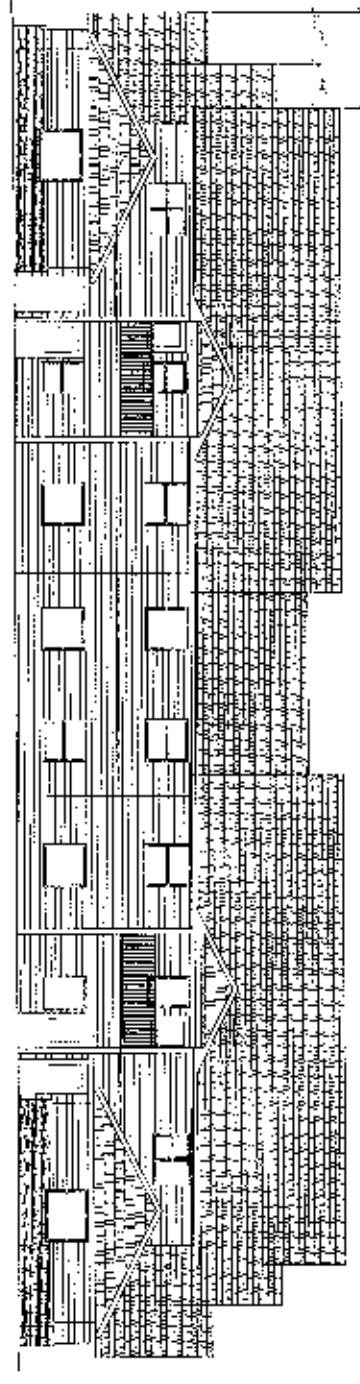
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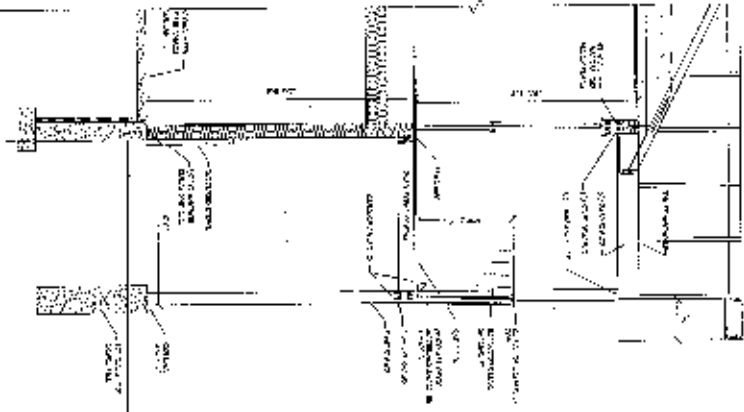
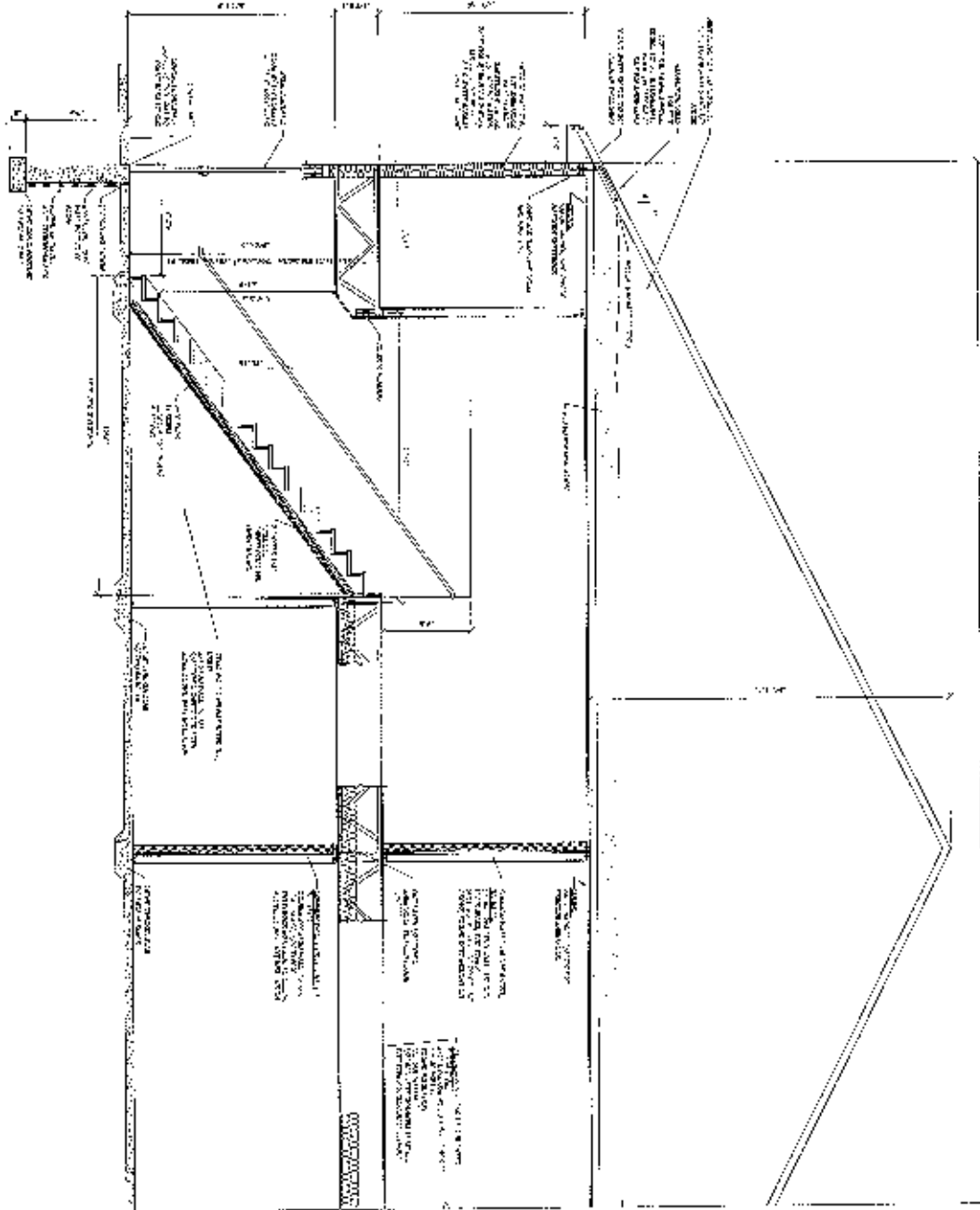
WISCONSIN GREEN 8-FLEX

SHIPPERS TA 3, WI

ROBERT D. YOUNG ARCHITECT
1121 COLONY RD.
SHELTON, WI 53190
TEL: 262-411-8000 FAX: 262-411-8001
WWW: RBYA.COM

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SHELTON, WI 53190
TEL: 262-411-8000 FAX: 262-411-8001
WWW: RBYA.COM

1 WALL SECTION



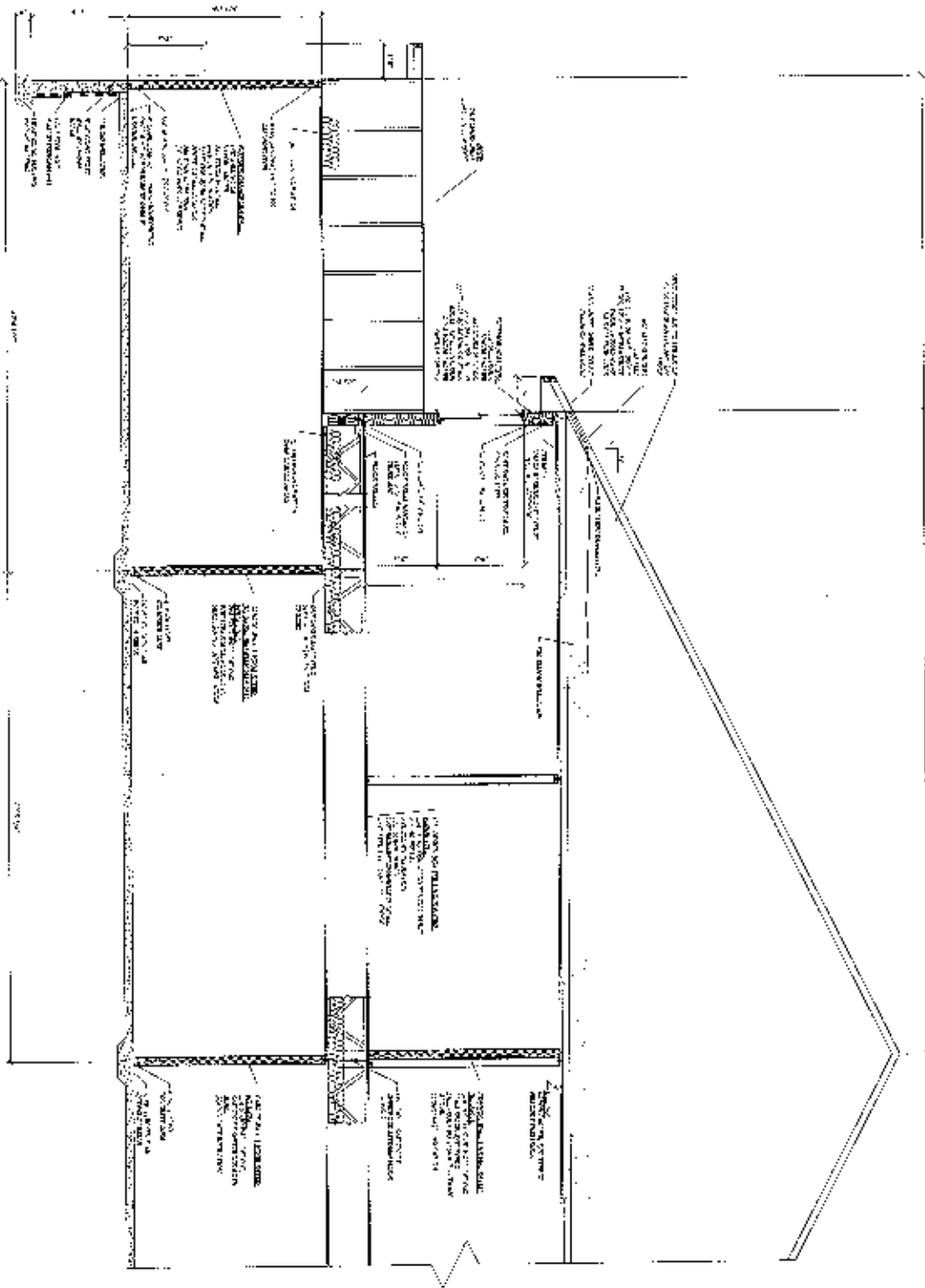
WALL SECTIONS


WISCONSIN GREEN 8-PLEX
CHIPPWA FALLS, WI

PHIL ALLEN, INC. ARCHITECTS
Interior Design & Development
1100 Lincoln St.
Chippewa Falls, WI 54926
Cell: 715-851-8000 Fax: 715-851-8000
Office: 715-851-8000

ROBERTA CORBETT ARCHITECT
8715 ROSINA DRIVE
EAU CLAIRE, WISCONSIN 54601
715.828.8820
QUARCHITECTURE@AIA.COM

17/12/2014

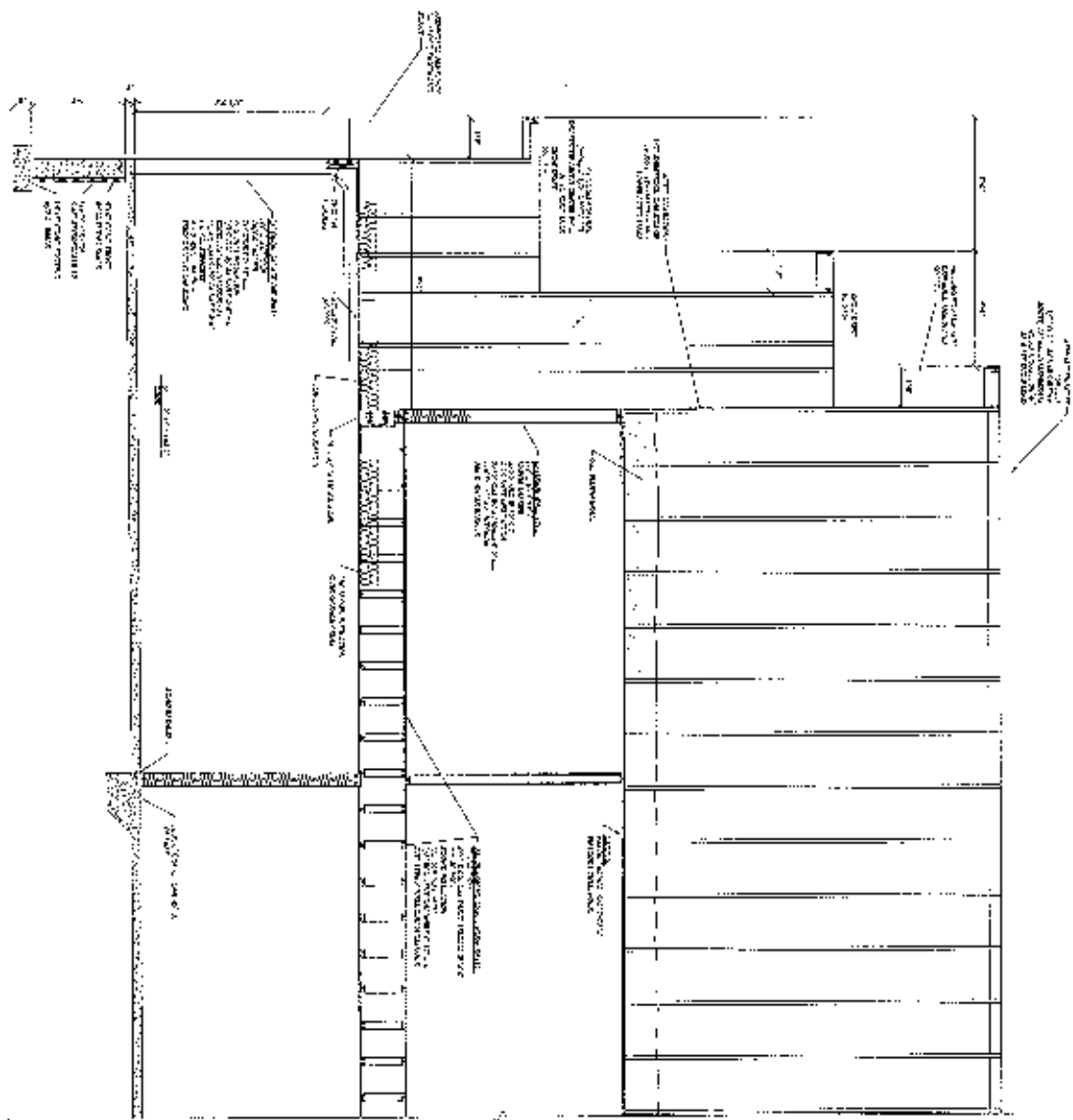



AV SOLUTIONS
 10000 W. 100TH AVENUE
 SUITE 100
 BROOMFIELD, CO 80020

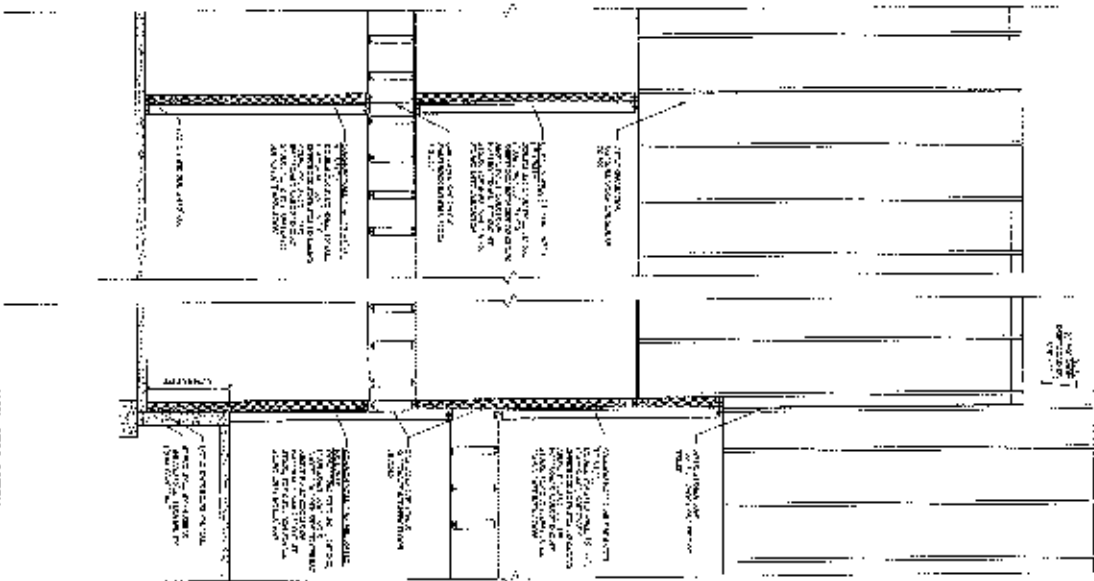
MIDSWOTA GREEN & PLEXS
 10000 W. 100TH AVENUE
 SUITE 100
 BROOMFIELD, CO 80020

10000 W. 100TH AVENUE
 SUITE 100
 BROOMFIELD, CO 80020
 303.438.1111

10000 W. 100TH AVENUE
 SUITE 100
 BROOMFIELD, CO 80020
 303.438.1111



1 WALL SECTION



2 WALL SECTION

<p>PROJECT</p> <p>A9</p>	<p>WALL SECTION 2</p>
	<p>WALL SECTION 1</p>

WISSOTA GREEN & PLEXIS
CHICAGO, ILL. 60601

1110 S. LA SALLE ST. CHICAGO, ILL. 60607
 312.527.1000
 312.527.1001
 312.527.1002

ROBERT D. JOHNSON ARCHITECT
 5011 HICKORY DRIVE
 CHICAGO, ILL. 60630
 312.527.1000
 R. JOHNSON ARCHITECTS