

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

The Plan Commission met in City Hall on Monday, March 11, 2013 at 7:30 P.M. Present were Commissioners Dave Cihasky, Peter Pohl, Jeff Labs, Mike Tzanakis, Dan Varga, Curt Stepanek, Jerry Smith, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent was Alderperson Brian Flynn. Also attending were City Planner Jayson Smith, City Inspector Paul Lasiewicz, Alderperson Jane Lardahl and those listed on the attached attendance sheet.

1. **Motion** by Hubbard, seconded by Varga to approve the minutes of the February 11, 2013 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Director Rubenzer displayed a map showing the location of a request to remove 17 acres from Conditional Use Permit Resolution #2005-02. Developers Bryan Renton and Paul Canfield presented a plan to construct 15 eight-unit multi-family complexes on the 17 acres. Their goal for the project was to enhance the Lake Wissota area with quality homes with fireplaces, solid core doors, tile floors and two car garages. They estimated \$900 - \$1100 monthly rents. The three owner partners are local and would use a property management company to manage the buildings. They said they had planned the project for a number of years and estimated Phase I (five units and infrastructure) value at 5.9 million dollars. Phase II would be unit numbers 11, 12, 13, 14 and 15 and Phase III units 6, 7, 8, 9 and 10. They estimated a 3-5 year build out phase and total value at 18.4 million dollars. They have a high confidence level in renting out the units based on local trends that would serve a wide variety of demographics. Their goal for Wissota Shores is to construct "gems" of the city in a south to north flow for Wissota Green of single family to multi-family to commercial. Paul Canfield stated that the original idea for Wissota Green was for second "summer" homes with traffic calming built into the street design. He continued that he found in recent trends that people did not want to own homes if they would be in an area less than five years. Mayor Hoffman gave some procedural rules and opened the public hearing.
Jim Ottevaere of 8115 160th Street, Chippewa Falls, asked if a "rezoning" was necessary. Rubenzer responded that no rezoning was necessary and that the Traditional Neighborhood Development zoning district allowed multi-family zoning and that the request was for a less dense zoning than the original C.U.P. Resolution #05-02 allowed. Jim Butler of 8196 162nd Street, Chippewa Falls, asked for zoning clarification about the manor lots and Inspector Lasiewicz went over allowed uses for the different zones. Tonya Prince of 7943 160th Street, Chippewa Falls, asked if access to the existing docks would be allowed and was concerned about traffic safety in the subdivision.
Jim Butler launched a personal attack towards Mr. Renton and Mr. Canfield stating they didn't have their act together. He listed his own personal credentials and then complained about snow removal, a broken light pole and traffic congestion and design in the Wissota Green subdivision. He asked the Plan Commission to listen to what people would be saying and asking during the public hearing.
Roger Liddell of 2083 90th Street, Eau Claire and part owner of a family cabin near the proposed development asked how Wissota Shores would enhance the beauty of Lake

Wissota. He said he thought people would take advantage of existing property and alleged that renters don't care about existing property owners.

Fred Holtz of 9990 161st Street, #1, Chippewa Falls stated that the existing transportation system didn't work and proposed connecting Wissota Shores to the existing access stub to STH #178 at Lakeview Drive.

Martin Tauger, listing broker for Wissota Green, stated that very little action for home sales had occurred on Wissota Green and agreed that there were traffic problems and that the original Traditional Neighborhood concept wasn't a very good one.

Mayor Hoffman closed the public hearing.

Motion by Hubbard, seconded by Varga to approve Conditional Use Permit Resolution #13-01, amending Conditional Use Permit Resolution #05-02 by removing an approximately 17 acre parcel from the original 133 acres. A roll call vote was taken.

Voting aye were Hubbard, Varga, Chasky, Pohl, Smith, Rubenzer and Hoffman. Voting nay were Labs, Tzanakis and Stepanek. Motion carried on a 7 aye, 3 nay vote.

3. Mayor Hoffman opened a public hearing to consider C.U.P. Resolution #1302 allowing fifteen eight-unit multi-family complexes to be built on the 17 acre parcel removed from Wissota Green and proposed as Wissota Shores.

Melissa Rasmus of 15734 County Highway S, Chippewa Falls, asked the Plan Commission to think about whether Wissota Shores would be improving the community. She stated that the Wissota Shores developers could leave the city in a similar fashion to Sienna Corporation (Developer of Wissota Green), and said there was a difference in single family home renters and multi-family unit renters.

Bill Albright, builder for Wissota Shores compared the proposal to Prairie Park in southern Eau Claire and emphasized the quality and features that each unit would have. Susan Hebert-Flanagan of 3010 Cottage Lane, Chippewa Falls, stated she had lived in Wissota Green for years, loved Wissota Green and wanted neighbors.

John Liddell of 802 Hilary Street, Chippewa Falls, and former Police Captain for the Chippewa Falls Police Department, stated that as a police officer, he observed that when the Pumphouse Addition was under good management there were fewer police visits and when under poor management the police "lived" there. He stated the Police Department had received complaints about the street configuration in Wissota Green.

Bill Sprague of 16126 81st Avenue, Chippewa Falls, voiced concerns about emergency access. Rubenzer replied that Chippewa Falls Fire Chief Thomas Larson had reviewed and approved the Wissota Shores proposal.

Janice Nyhus of 16096 80th Avenue, Chippewa Falls, stated she and her husband were former landlords and had looked at other multi-family units in Eau Claire and Menomonie and found exposed dumpsters and visible garbage along with abandoned cars and unplowed parking lots. She continued that crime rises in direct proportion to the number of units rented. She listed concerns of property values falling and that the small roads weren't safe. She suggested:

- 1) four-unit complexes instead of eight-unit complexes
- 2) a pine tree buffer
- 3) no piling of garbage
- 4) no visible dumpsters

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

Motion by Hubbard, seconded by Smith to approve Conditional Use Permit Resolution #13-02 allowing fifteen eight-unit multi-family complexes to be built on the 17 acre parcel removed from Wissota Green and proposed as Wissota Shores. A roll call vote was taken. **Voting aye were Hubbard, Smith Varga, Rubenzer and Hoffman. Voting nay were Chasky, Pohl, Labs, Tzanakis and Stepanek. Motion failed by a vote of 5 ayes and 5 nays.**

4. Robert Rosendahl presented the attached preliminary plat of Natures View for a recently annexed 14.82 acre parcel of land zoned R-3A Multi-family. He stated his intention is to develop the parcel with duplexes. The Plan Commission briefly discussed the submittal. Motion by Tzanakis, seconded by Varga to recommend the Common Council approve Natures View Plat contingent on
- 1) submission and approval of a storm water management plan
 - 2) receipt of the \$100 plat fee plus \$10 lot review fee
- All present voting aye. Motion carried.**

5. Motion by Hubbard, seconded by Tzanakis to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 10:05 P.M.

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

PLAN COMMISSION ATTENDANCE SHEET

DATE: March 11, 2013

NAME	ADDRESS	COMPANY REPRESENTING	PHONE #	EMAIL
Mary Jo Bowe	948 Wisconsin Green	Bernax	715 456-2014	maryjobowe@live.com
Pr. Bill Sprague	16126 81st AV		7157269510	
James D. Buehler	8196 162nd St	Self	715-726-1218	
David Effertz	9990 161st ST	Self	715-404-2070	
SEAN P. ROHAN	1105 ELM AVE W	AEC	715-308-1673	
Jane Sandahl	1103 Wheatley Ridge		715-723-0841	
John Liddell	802 Halary St CF		715-723-0830	
Roger Liddell	2083 90 th St EC CF <small>property on 161st</small>		715-835-1321	r.liddell@charter.net
Cross Brundten	903 Wisconsin Green	Self		
David Prince	7943 160 street	Self	715-291-9946	
Tonya Prince	7943 160 th St	Self	715 456-9156	
Paul Centfield	3838 London Pl EC 59701	Self	715-828-0819	Paul Centfield@Bernax.net

PLAN COMMISSION ATTENDANCE SHEET

DATE: March 11, 2013

NAME	ADDRESS	COMPANY REPRESENTING	PHONE #	EMAIL
Melissa Rasmus	15734 Gythway S	Rasmus Farms	715-723-4172	rasmusmp@
Patrick Rasmus	15734 Gythway S	Rasmus Farm	715-723-4172	Charter.net
GERARD NIBLET	11736 28 th CF	CHIPPewa VALLEY CONT	715-723-2857	
CARL NIBLET	630 W GARDNER ST ^{CR}	CHIPPewa VALLEY CONT	715-723-1154	
Sue Bohle	9008 State Hwy 124	Chippewa Falls, WI	715-723-5996	
Bill EYSTAD	8743 142nd ST		715-723-0563	
Angie Kenney	1215 Technology Way	Chippewa Falls, WI	715-559-6587	
Robert C. Rosendahl	17583 500 th ST	Menomonie, WI	715-215-1649	
Janice Nyhus	16096 50 th Ave		715-723-8489	Janice2116@charter.net
Jim Otterbein	2115 160 th ST	C	715-261-3369	jotterbein@charter.net
Fred HOLTZ	9990 161 st ST #1	Holtz Construction	715-464-7070	
MARTIN TAUGER	1335 CUMMINGS AVE EC	RE/MAX	715-931-1488	

PLAN COMMISSION ATTENDANCE SHEET

DATE: March 11, 2013

NAME	ADDRESS	COMPANY REPRESENTING	PHONE #	EMAIL
Suz HEBBING-FLORNOY	3010 Cottage Ln	FLR	(715) 410-8040	suzjohn26@charter.net
Jayson Smith				
Paul LaSantiz				

**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 Landahl, City Planner Jayson Smith, City Inspector Paul Lasiewicz, Robert Rosendahl, Steve Frazer, Sean Bohan, Bill Albright, Paul Canfield, Bryan Renton 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:

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

- 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

Feb 11, 2013
New Commission Attendance Sheet

<u>Name</u>	<u>Address</u>	<u>Phone</u>	<u>Emergency Contact</u>
Robert C. Cascardi	1215 Technology Way	715-215-1219	404-123-1234
Steve Frazer	4833 160th St	715-828-9969	
Sam Politan	1105 Elm Ave W	715-582-0330	shelbourn@comcast.net
Bill Abright	117307 52nd St	715-834-8000	billabright.com
Paul Casfield	3838 Lombard Rd	ELC 59721 715-829-0819	Paul.Casfield@Renova.net
Bryon Keaton	1311 White Pine Dr N Eau Claire, WI	54701 715-877-0712	bryonkeaton@comcast.net
Sharon Young			904001000

**CITY OF CHIPPEWA FALLS PLAN COMMISSION
RESOLUTION AMENDING CONDITIONAL USE PERMIT #05-02
FOR THE WISSOTA GREEN SUBDIVISION**

WHEREAS, at the February 11, 2013 meeting, the City of Chippewa Falls Plan Commission received and discussed a petition from Commerce Bank to Amend existing CUP Resolution #05-02 (attached) to remove approximately 17 acres from the original 133 acre parcel and develop the said 17 acres into fifteen eight-unit multi-family complexes; and

WHEREAS, the requested removal is an approximately seventeen acre parcel of land zoned PD-TND, Planned Development Traditional Neighborhood Development District; and

WHEREAS, the Plan Commission evaluated the request in accordance with Municipal Code Section 17.26(7)(a) which directs such evaluation as a conditional use permit under section 17.47; and

WHEREAS, on March 11, 2013, the Plan Commission conducted a public hearing to consider CUP Resolution #13-01 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 and 17.47 of the code of Ordinances of the City of Chippewa Falls, that Conditional Use Permit Resolution #13-01 for the Wissota Shores Development is hereby approved under the following conditions:

- a) Submission and approval of any revisions to the existing approved Storm Water Management Plan for CUP #05-02
- b) Submission and approval of any revisions to the preliminary plat and boundary description for Wissota Green and CUP #05-02.
- c) Submission and City Council approval of any revisions necessary to the Developers Agreement for Wissota Green and CUP #05-02.
- d) The Declaration of Covenants for Wissota Green do not apply to the Wissota Shores Development.
- e) 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 (2) year period.
- f) 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.

C.U.P. Resolution # 13-01

MOTION: _____

SECONDED: _____

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on March 11, 2013, by a vote of _____ ayes, _____ nays, and _____ abstentions.

Richard J. Rubenzer, PE
Secretary, Plan Commission

C.U.P. Resol. #05-02

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 Wisconsin 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 Wisconsin 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: Travackis

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

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 681.00 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;

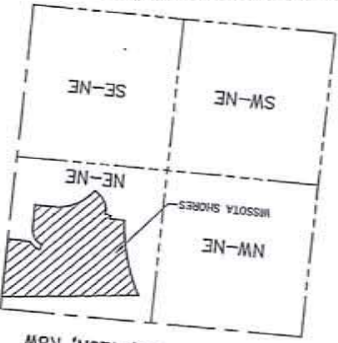
THENCE NORTHWESTERLY, ALONG THE WEST LINE OF SAID OUTLOT AND ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, THE LONG CHORD WHICH BEARS N.15°54'19"W, 663.24 FEET AND HAVING A RADIUS OF 1617.39 FEET, TO THE NORTHWEST CORNER OF SAID OUTLOT 13;

THENCE N.84°09'59"E, 1180.54 FEET TO THE POINT OF BEGINNING.

IN THE NE¼ OF THE NE¼,
SECTION 33, T29N, R8W,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
BEING ALL OF LOT 86 AND OUTLOTS 12 & 13, WISSOTA GREEN
AND PART OF VACATED COVENTRY LANE AS PLATTED BY WISSOTA GREEN

WISSOTA SHORES

PRELIMINARY PLAT OF



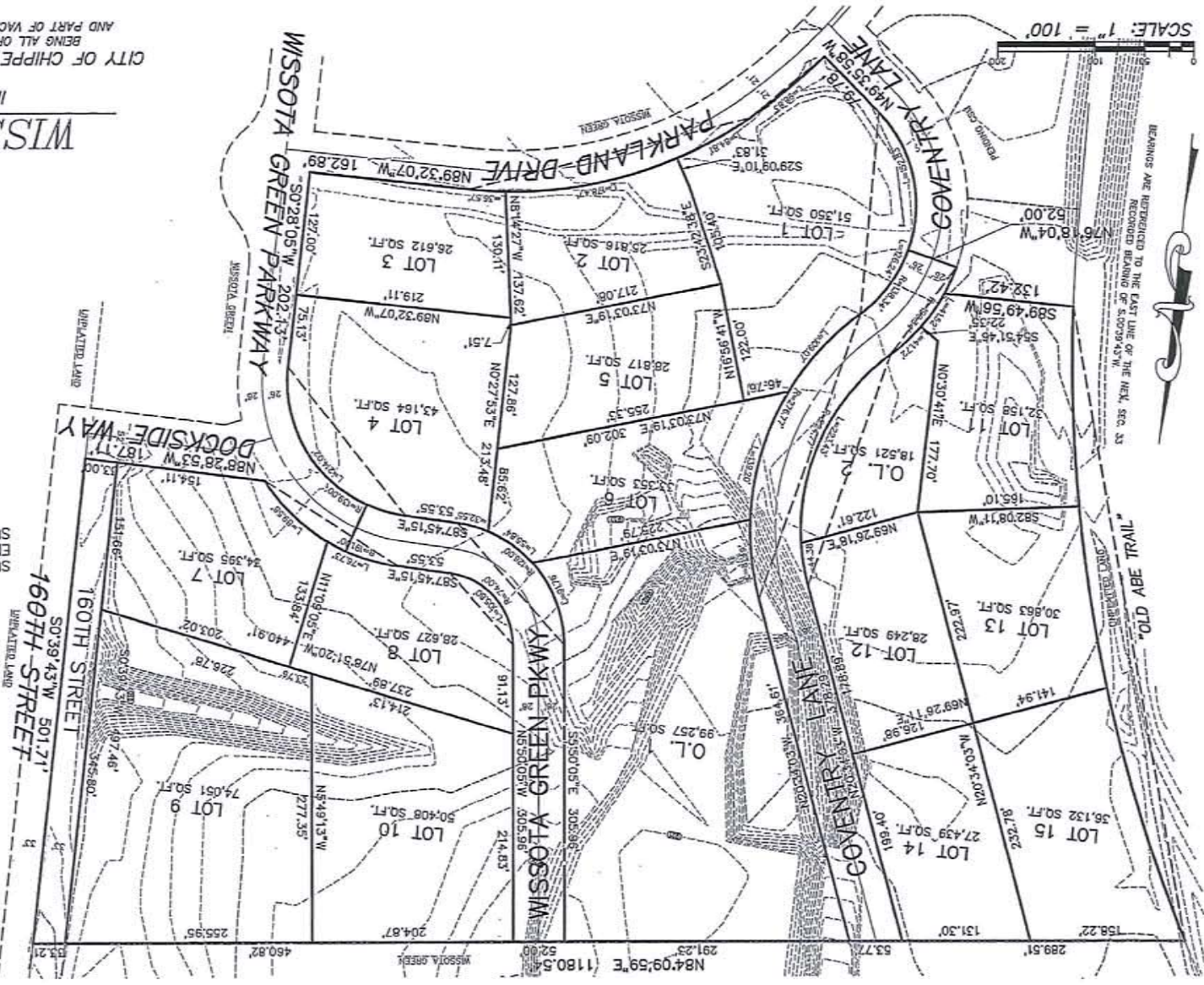
LOCATION SKETCH
NE1/4, SEC. 33, T29N, R8W

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

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

AREAS:
TOTAL AREA - 754,260 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 1319 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 PLAT



SCALE: 1" = 100'



4/10

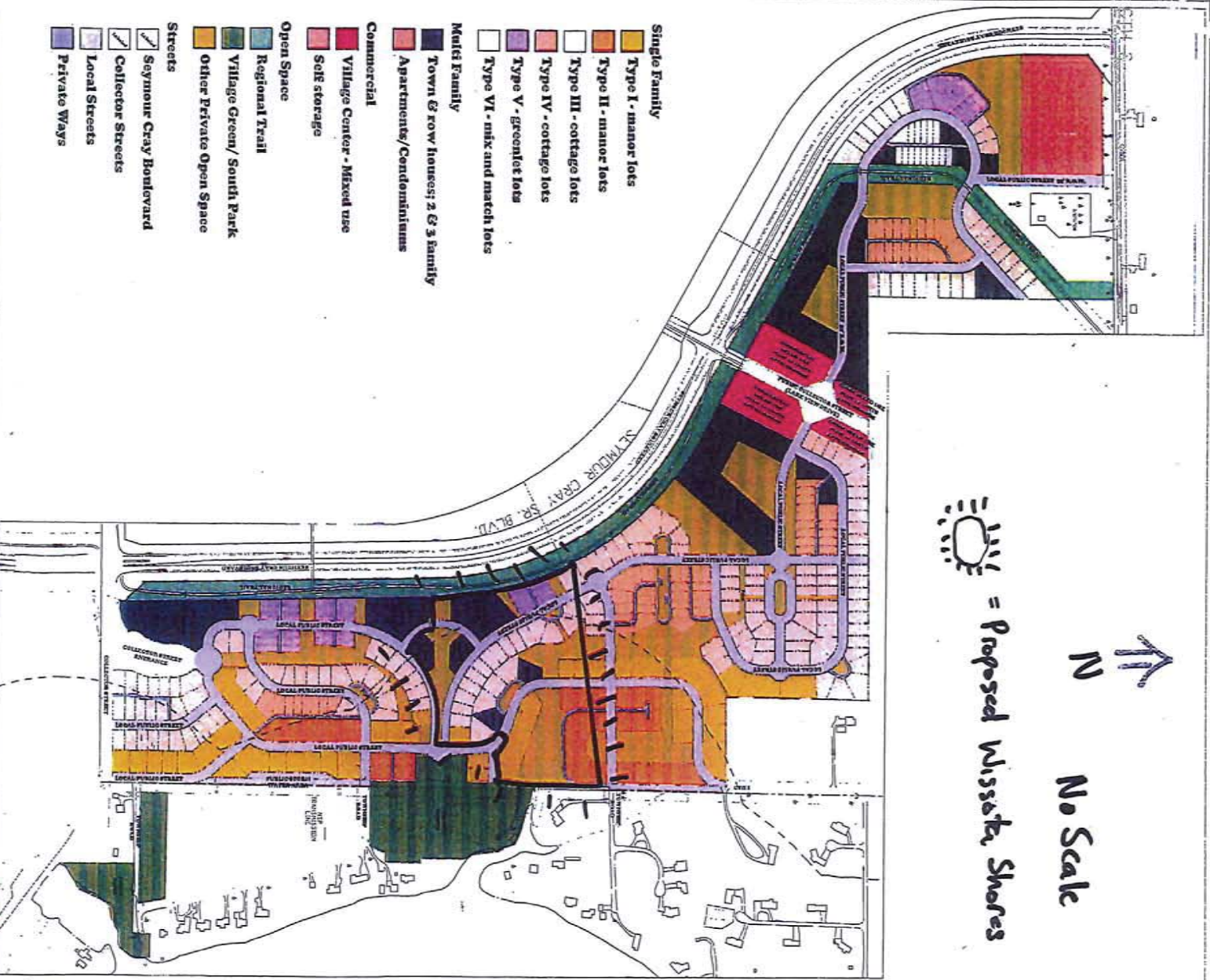
pc 311113

Plan Commission March 11, 2013
Public Hearing



No Scale

 = Proposed Wissetta Shores



- Single Family**
 - Type I - manor lots
 - Type II - manor lots
 - Type III - cottage lots
 - Type IV - cottage lots
 - Type V - greenlot lots
 - Type VI - mix and match lots
- Multi Family**
 - 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 Gray Boulevard
 - Collector Streets
 - Local Streets
 - Private Ways

LAND USE PLAN

(Conditional Use Permit)
Approved by the City of Chippewa Falls Planning Commission
February __, 2005

DISCREET TO LOCAL





PC 3/11/13

DOCUMENT# 776398

Recorded
Dec. 29, 2009 AT 08:29AM

First Amendment to
Declaration of Covenants to
Wissota Green

Worse L. Eissler

WARSE L. EISSLER
REGISTER OF DEEDS
CHIPPEWA COUNTY, WI
Fee Amount: \$253.00
Total Pages 122



Document Number

Document Title

Recording Area

Name and Return Address

Moss & Barnett (EHK)
A Professional Association
90 South Seventh Street
Suite 4800
Minneapolis, MN 55402-4129

1522690M

6/10

DOCUMENT# 77639A

~~C. Green~~ 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 Aways" and is depicted on Exhibit C attached hereto and incorporated herein.
- C7** The first sentence of Article 1, Section 1 g. is deleted in its entirety and replaced with the following:
- B.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.

1499407v1

DOCUMENT# 776398

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, Wisconsin Green, City of Chippewa Falls, Chippewa County, Wisconsin

EXCEPT:

A parcel of land located in Lot 72, Wisconsin 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 S01°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 110.11 feet to the point of the beginning.

ALSO EXCEPT

Part of Lot 72, Wisconsin 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, Wisconsin Green; thence S01°03'13"E 112.04 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°31'30"E 68.81 feet; thence S34°37'41"W 53.41 feet; thence S88°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.

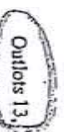
Tax Parcel No. 22908-3311-67110001; 22908-3311-67110002; 22908-3311-67110003; 22908-3311-67110004; 22908-3311-67110005; 22908-3311-67110006; 22908-3314-67110007; 22908-3314-67110008; 22908-3314-67110009; 22908-3314-67110010; 22908-3314-67110011; 22908-3314-67110012; 22908-3314-67110013; 22908-3314-67110014; 22908-3314-67110015; 22908-3314-6711-0016; 22908-3314-67110017; 22908-3314-67110018; 22908-3314-67110019; 22908-3314-67110020; 22908-3314-67110021; 22908-3314-67110022; 22980-3314-67110023; 22908-3314-67110034; 22908-3314-67110035; 22908-3314-67110036; 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; 22908-3314-67110086; 22908-3314-67110069; 22908-3314-67110070; 22908-3314-67110071; 22908-3314-67110072; 22908-3311-67110085; 22908-3311-67110086; 22908-3314-671100102; 22908-3311-671100103; 22908-3311-671100104; 22908-3311-671100105; 22908-3311-671100106; 22908-3311-671100107; 22908-3311-671100108; 22908-3311-671100109; 22908-2831-671100119; 22908-3311-67110101; 22908-3311-67110102; 22908-3311-67110103; 22908-3311-67110104; 22908-3311-67110105; 22908-3311-67110106; 22908-3311-67110107; 22908-3311-67110108; 22908-3311-67110109; 22908-3311-67110110; 22908-3311-67110111; 22908-3311-67110112; 22908-3311-67110113; 22908-3311-67110114; 22908-3311-67110115; 22908-3311-67110116; 22908-3311-67110117; 22908-3311-67110118; 22908-3311-67110119;

14084974

DOCUMENT# 776398

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; 22908-3311-6711OL20;
22908-3311-6711OL21

140847X1

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.

**CITY OF CHIPPEWA FALLS PLAN COMMISSION
RESIDENTIAL PLANNED DEVELOPMENT CONDITIONAL USE PERMIT
RESOLUTION #13-02
FOR THE WISSOTA SHORES DEVELOPMENT**

WHEREAS, at the February 11, 2013 meeting, the City of Chippewa Falls Plan Commission received and discussed a petition from Commerce Bank to remove approximately 17 acres from the original 133 acre parcel and develop the said 17 acres into fifteen eight-unit multi-family complexes; and

WHEREAS, the proposed development is located on an approximately seventeen acre parcel of land zoned PD-TND, Planned Development Traditional Neighborhood Development District; and

WHEREAS, the zoning density of the 17 acre parcel in the approved CUP #05-02 is 7.6 units per acre and would be reduced to 7.1 units per acre for the proposed Wissota Shores Development; and

WHEREAS, Approved Land Uses and Details for the proposed 17 acre Wissota Shores in existing CUP Resolution #05-02 are Type I Manor Lots, Type II Manor Lots, Type IV Cottage Lots, Type V Greenlet Lots and Town and Rowhouses, 2 and 3 Family; and

WHEREAS, The proposed Wissota Shores General Development Plan, Preliminary Utility Layout, Site Layout, Typical Unit Rendering, building elevations, floor plans including details A-2 through A-9, and Declaration of Covenants for Wissota Green were presented and reviewed at the February 11, 2013 Plan Commission meeting; and

WHEREAS, the Plan Commission evaluated the development proposal in accordance with Municipal Code Section 17.26(7)(a) which directs such evaluation as a conditional use permit under section 17.47 and 17.26(13) for Traditional Neighborhood Developments; and

WHEREAS, on March 11, 2013, the Plan Commission conducted a public hearing to consider PD CUP Resolution #13-02 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 and 17.47 of the code of Ordinances of the City of Chippewa Falls, that residential Planned Development Conditional Use Permit Resolution #13-02 for the Wissota Shores Development is hereby approved under the following conditions:

C.U.P. Resolution # 13-02

- a) Completion, submission and approval of a Storm Water Management Plan for Wissota Shores.
- b) Submittal of a Wissota Shores preliminary plat and final plat to the Plan Commission for review using procedures set forth in State Statute 236 and Municipal Code Chapter 18 and approval by the City of Chippewa Falls Common Council.
- c) Completion and City Council approval of a Developers Agreement for Wissota Shores.
- d) Approval of the City of Chippewa Falls Fire Department of Fire Department (FD) connections, sprinkler and the fire suppression system including any private water mains and hydrants necessary.
- e) The attached general development plan in combination with changes made by the Plan Commission becomes the Final Development Plan and is available for inspection in the offices of the City Engineer and the City Inspector.
- f) The General Development Plan, Preliminary Utility Layout, Site Layout, Typical Unit Rendering, building elevations, floor plans including details A-2 through A-9, become part and Parcel of CUP #13-02 and are available for inspection in the City of Chippewa Falls Engineering and Inspection offices.
- g) The Declaration of Covenants for Wissota Green do not apply to the Wissota Shores Development.
- h) 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 (2) year period.
- i) 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.
- j) *That all ~~the~~ ~~proposed~~ ~~changes~~ be given ~~at~~ ~~the~~ ~~next~~ ~~meeting~~ ~~of~~ ~~the~~ ~~city~~ ~~council~~ ~~and~~ ~~the~~ ~~city~~ ~~engineer~~ ~~and~~ ~~the~~ ~~city~~ ~~inspector~~ ~~be~~ ~~in~~ ~~charge~~*

MOTION: _____

SECONDED: _____

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on March 11, 2013, by a vote of ___ ayes, ___ nays, and ___ abstentions.

Richard J. Rubenzer, PE
Secretary, Plan Commission

PC 3/11/13


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 city 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.



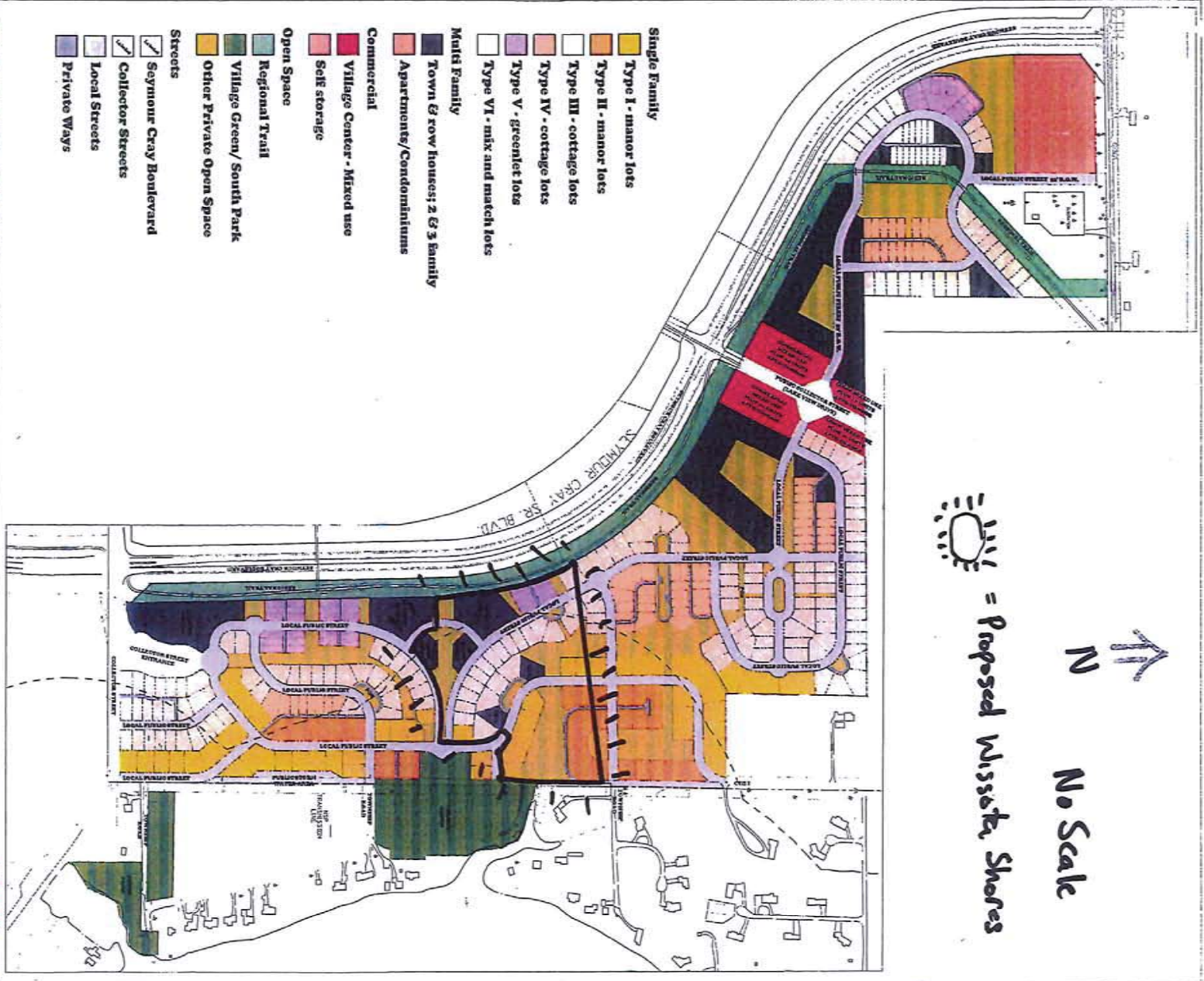
Bryan Ronton

Plan Commission March 11, 2013
Public Hearing



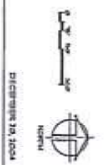
No Scale

 = Proposed Wisconsin Shores



- Single Family**
 - Type I - manor lots
 - Type II - manor lots
 - Type III - cottage lots
 - Type IV - cottage lots
 - Type V - greenbelt lots
 - Type VI - mix and match lots
- Multi Family**
 - 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



2/25

January 28, 2013

Legal description of project area in Wisconsin 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.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, 29.57 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, 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.

pc 3/11/13

4/85

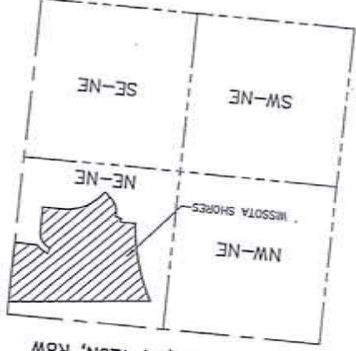
BUILDING SETBACKS:
25' FROM PUBLIC STREET
30' ON GARAGE SIDE OF BUILDING
10' ON ALL OTHER SIDES

AREAS:
TOTAL AREA - 754,260 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 1319 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 PLAT

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

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

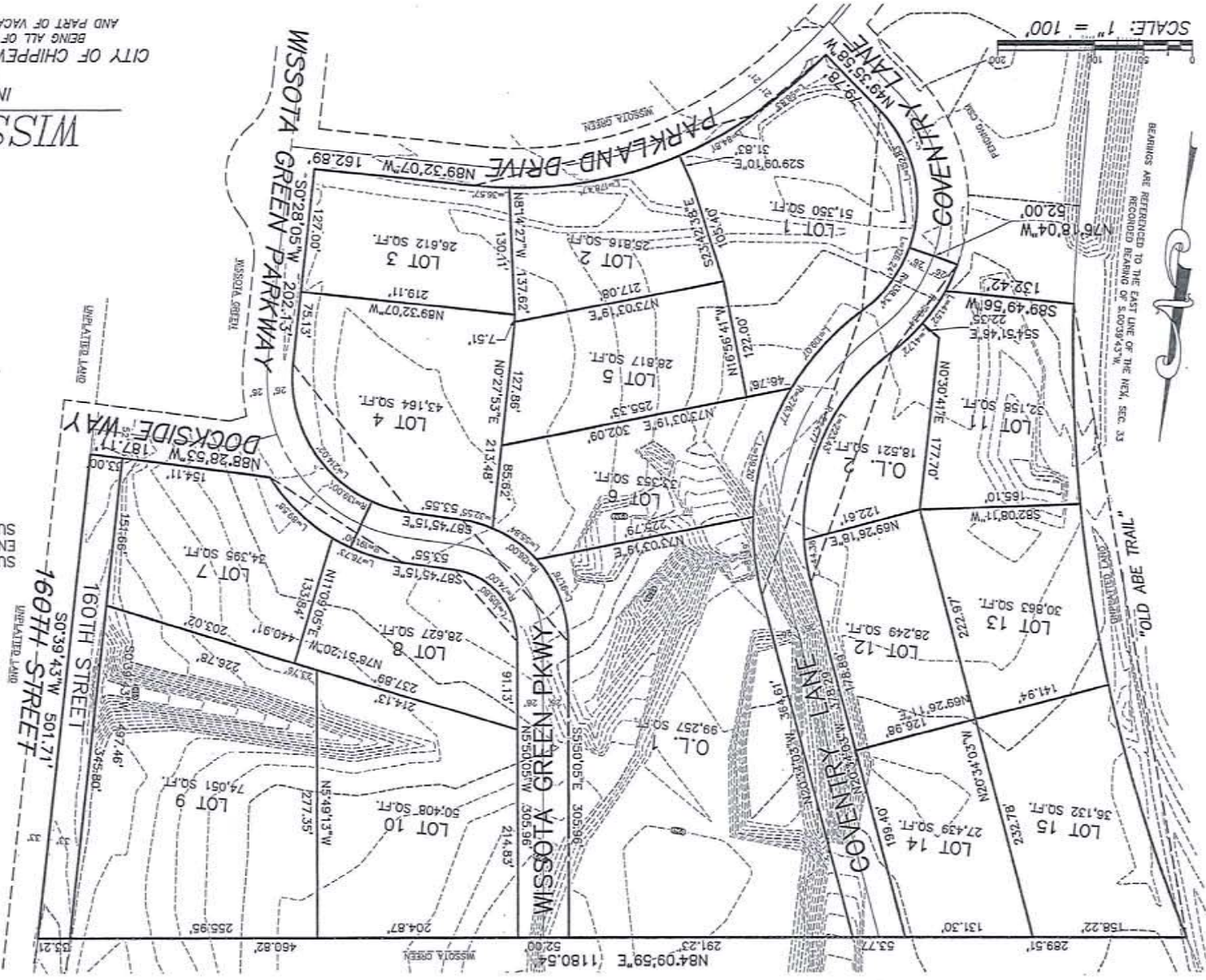


WISSOTA SHORES

PRELIMINARY PLAT OF

IN THE NE1/4 OF THE NE1/4

SECTION 33, T29N, R8W,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN
BEING ALL OF LOT 88 AND OUTLOTS 12 & 13, WISSOTA GREEN
AND PART OF VACATED COVENTRY LANE AS PLATTED BY WISSOTA GREEN



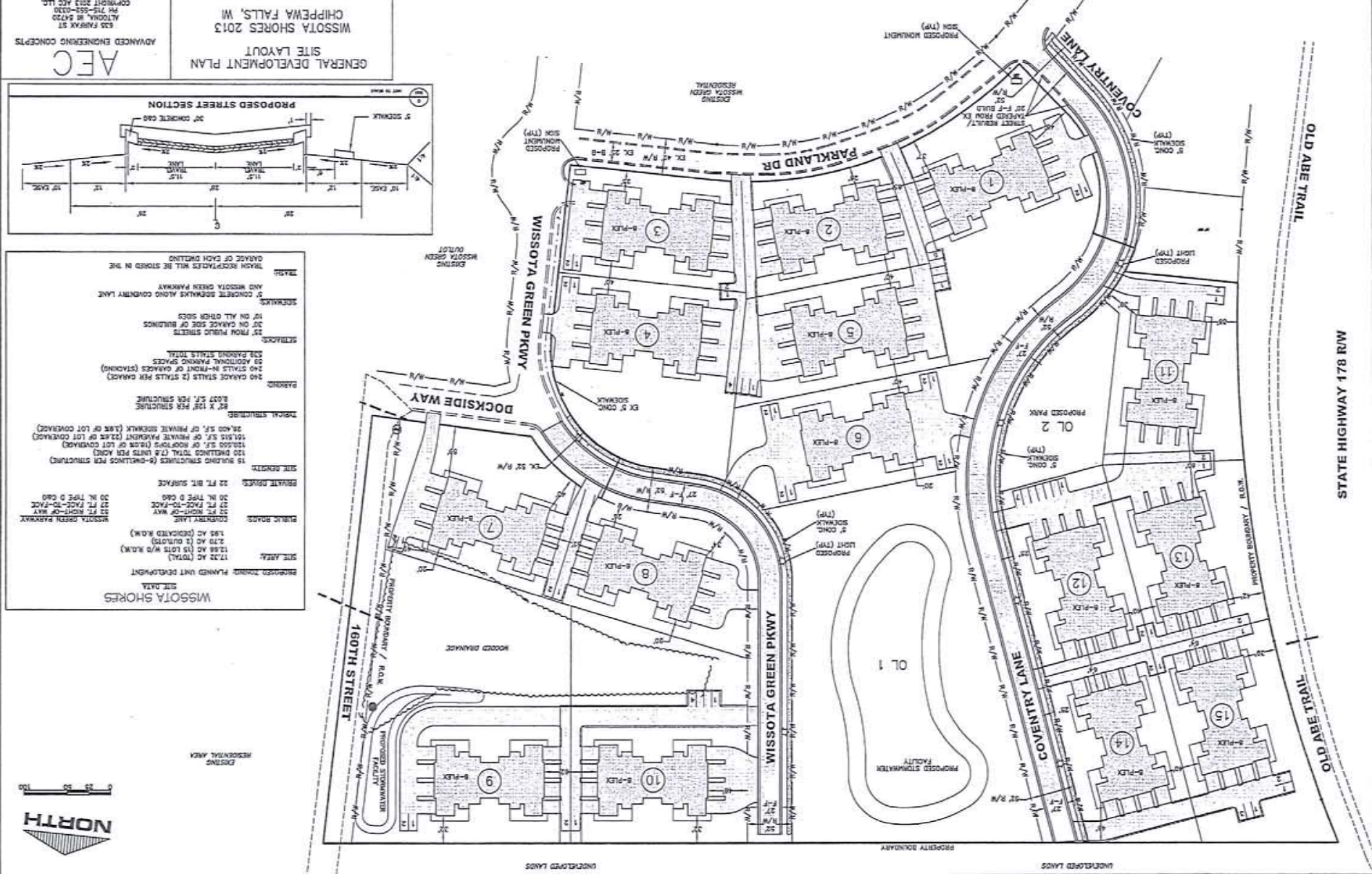
BEARINGS ARE REFERENCED TO THE EAST LINE OF THE NE1/4, SEC. 33
RECORDED BEARING OF S.0039°43'37"

SCALE: 1" = 100'

PC 3/16/13

STATE HIGHWAY 178 R/W

OLD ABE TRAIL



MISSOTA SHORES

DEVELOPER: PLANNED UNIT DEVELOPMENT

SITE AREA: 17.32 AC (TOTAL)

12.88 AC (15 LOTS W/O R.O.M.)

2.70 AC (2 OUTLOTS)

1.74 AC (DEDICATED R.O.M.)

CONVENTRY LANE

MISSOTA GREEN PARKWAY

22 FT. RIGHT-OF-WAY

27 FT. FACE-TO-FACE

20 IN. TYPE D CURB

22 FT. BIT. SURFACE

SITE HEIGHT:

150 BUILDING TOTAL (7.5 UNITS PER ACRE)

15 BUILDING STRUCTURES (6-CHANGELINS PER STRUCTURE)

101,510 S.F. OF ROOFING (1.8 IN. OF LOT COVERAGE)

24,400 S.F. OF PRIVATE SIDEWALK (3.8% OF LOT COVERAGE)

88 X 108 PER STRUCTURE

PARKING:

240 GARAGE STALLS (2 STALLS PER GARAGE)

238 PARKING STALLS TOTAL

27 FROM PUBLIC STREETS

STREETCARS:

20' ON CANVAS SIDE OF BUILDINGS

5' CONCRETE SIDEWALKS ALONG CONVENTRY LANE

AND MISSOTA GREEN PARKWAY

10' ON ALL OTHER SIDES

TABLE:

TRUCK RECEIVERS WILL BE STORED IN THE

DRAINAGE OF EACH DWELLING

PROPOSED STREET SECTION

GENERAL DEVELOPMENT PLAN

MISSOTA SHORES 2013

CHIPPEWA FALLS, WI

ADVANCED ENGINEERING CONCEPTS



525 PARKWAY ST

MILWAUKEE, WI 53210

PHONE 778-2523

COPYRIGHT 2013 AEC LLC

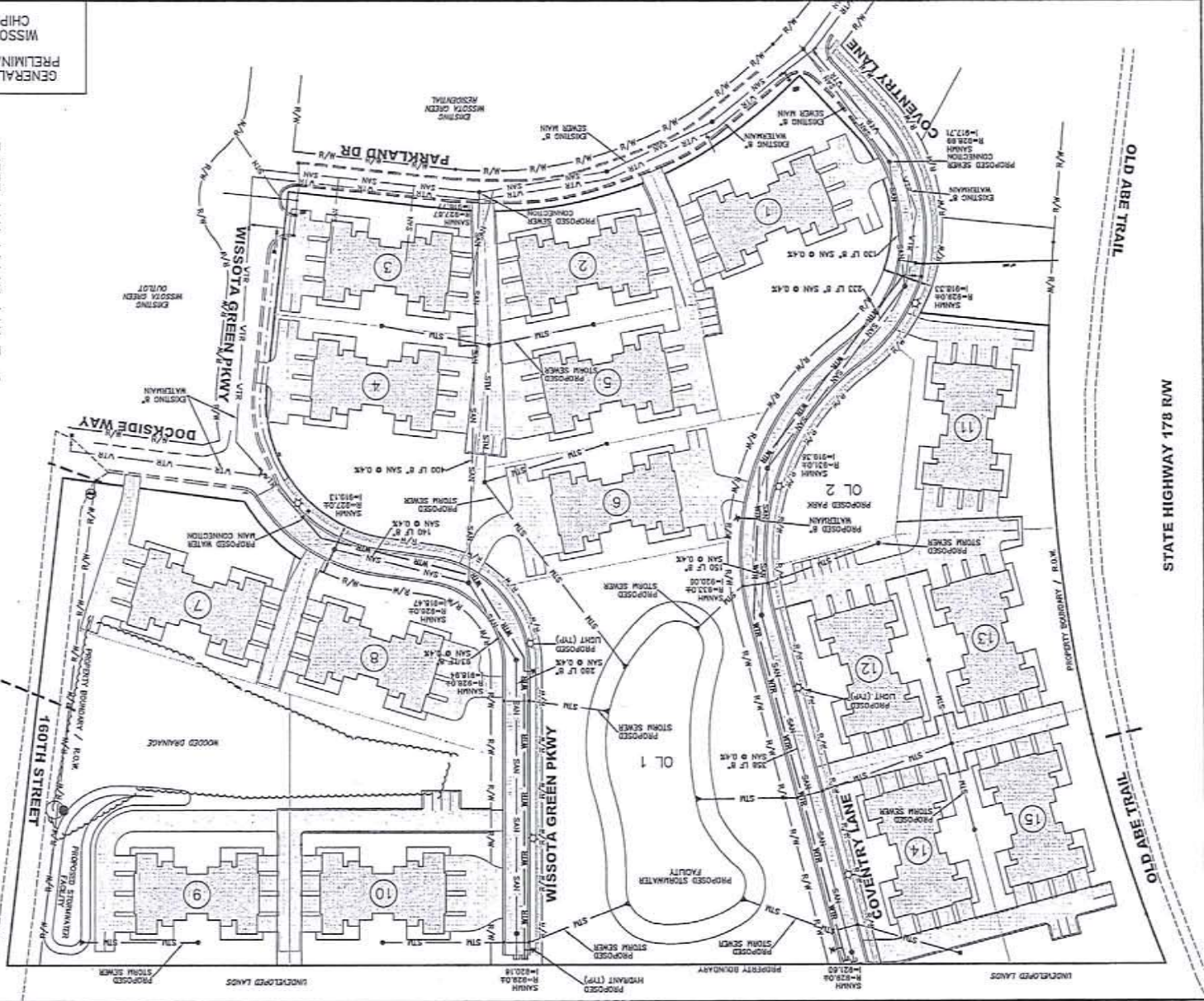
5/25

PC 3/11/13

STATE HIGHWAY 178 RW

OLD ABE TRAIL

TVA TRAIL BEV D TO



**GENERAL DEVELOPMENT PLAN
PRELIMINARY UTILITY LAYOUT**

WISSOTA SHORES 2013
CHIPPEWA FALLS, WI



ADVANCED ENGINEERING CONCEPTS

435 PARKWAY ST
ALTONA, WI 54720
PH 715-455-2333
COPYRIGHT 2013 AEC LLC

- UTILITY LAYOUT
WISSOTA SHORES
- INDIVIDUAL UNITS WILL BE SERVED BY 4" PVC
 - PVC @ 0.4% THROUGHOUT SITE
 - TYPICAL SANITARY SEWER
 - TYPICAL WATERMAIN
 - 8" C-900 PIPE
 - MINIMUM 8' BURIED
 - SEPARATION FROM SANITARY SEWER
 - INDIVIDUAL UNITS WILL BE SERVED BY 2" POLY. SERVICES
 - TYPICAL STORM SEWER
 - MINIMUM 12" POLYPROPYLENE @ 0.5%
 - CATCH BASIN INLETS @ 1.5 FEET FROM ROW TO INVERT
 - DEBRIS UTILITIES
 - EXISTING PRIVATE UTILITIES ARE INSTALLED ALONG PARKLAND DRIVE R/W. ALL LOTS WILL BE SERVED BY ELECTRIC, GAS, AND TELEPHONE. THE UTILITIES WILL BE INSTALLED WITHIN THE 10 FOOT UTILITY EASEMENT ALONG THE R/W.



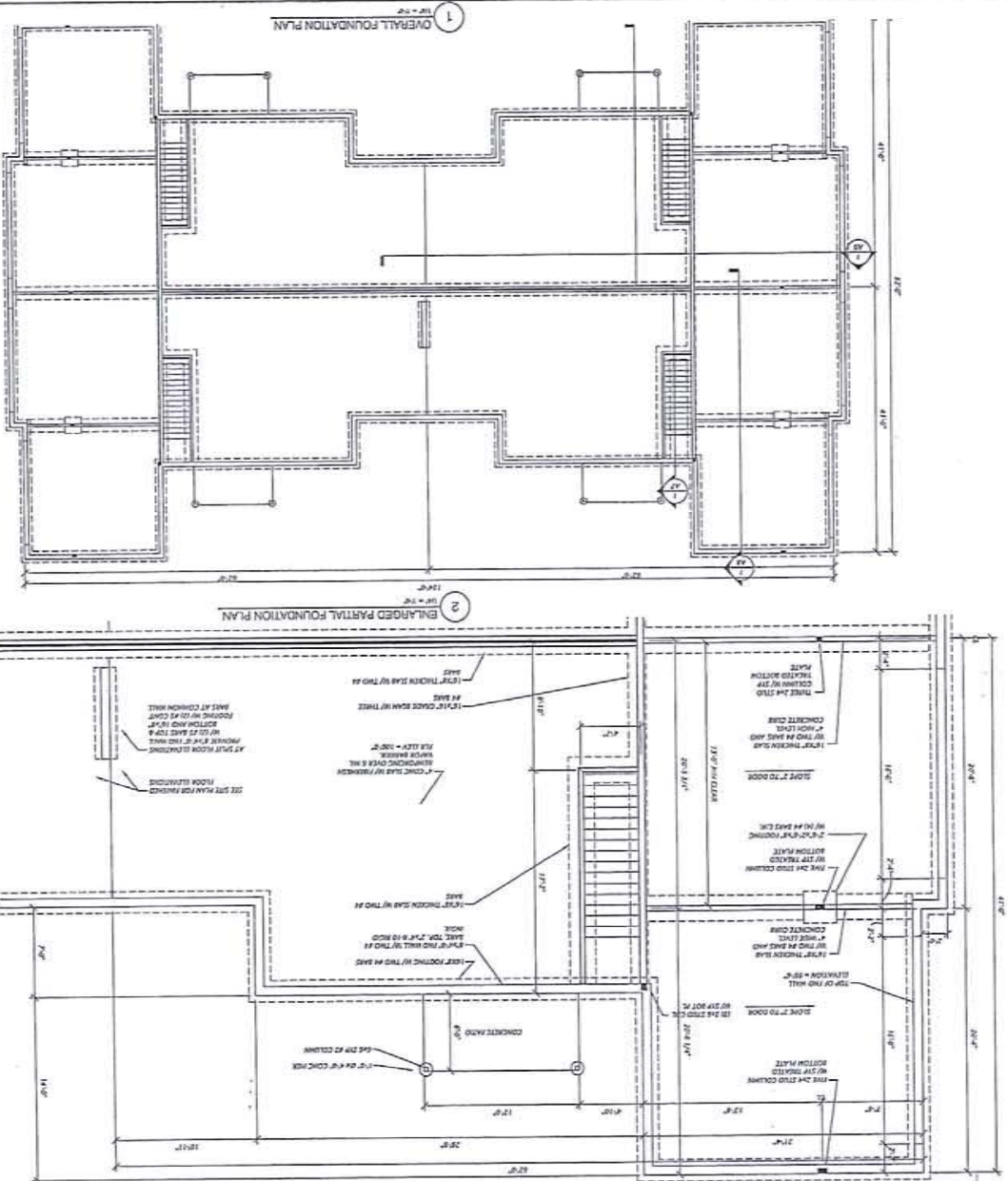
6/25



7/25

pc 3/11/13

CONCRETE FLOOR TO OUTSIDE OF THIS WALL OR EXTERIOR OF INTERIOR BEARING WALL
 3,000 PSI CONCRETE
 INTERIOR BEARING WALL W/ THICKER SLAB
 FOOT WALL



9-17-12
A2
SHEET 2 OF 9

FOUNDATION PLAN

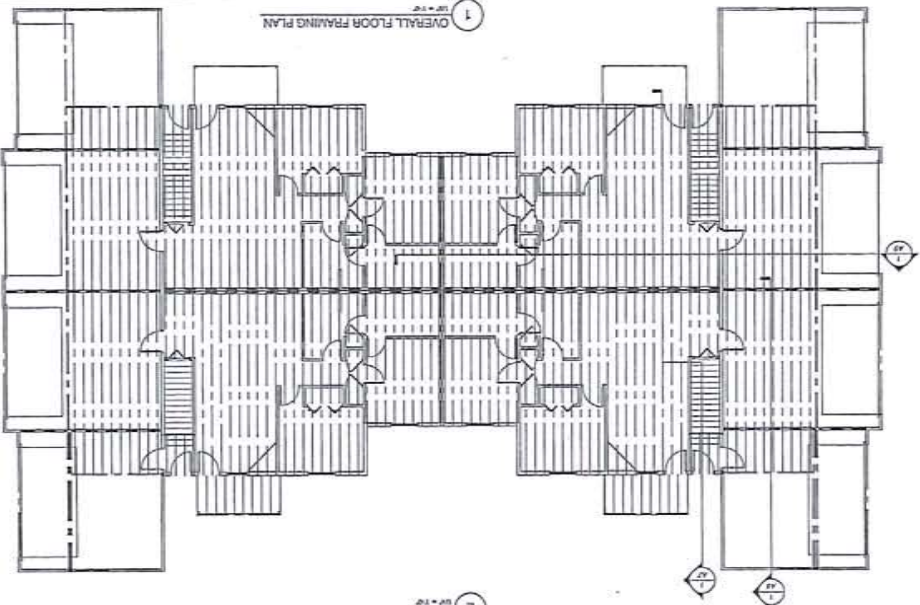
WISSOTA GREEN 8-PLEXES
CHIPPewa FALLS, WI

PHIL KASPER, IAS, General Manager
 Hardscrub Homes & Development
 13167 County OO, Chippewa Falls, WI 54729
 Cell 715.831.0000, Fax 715.830.7667
 Office 715.830.7570

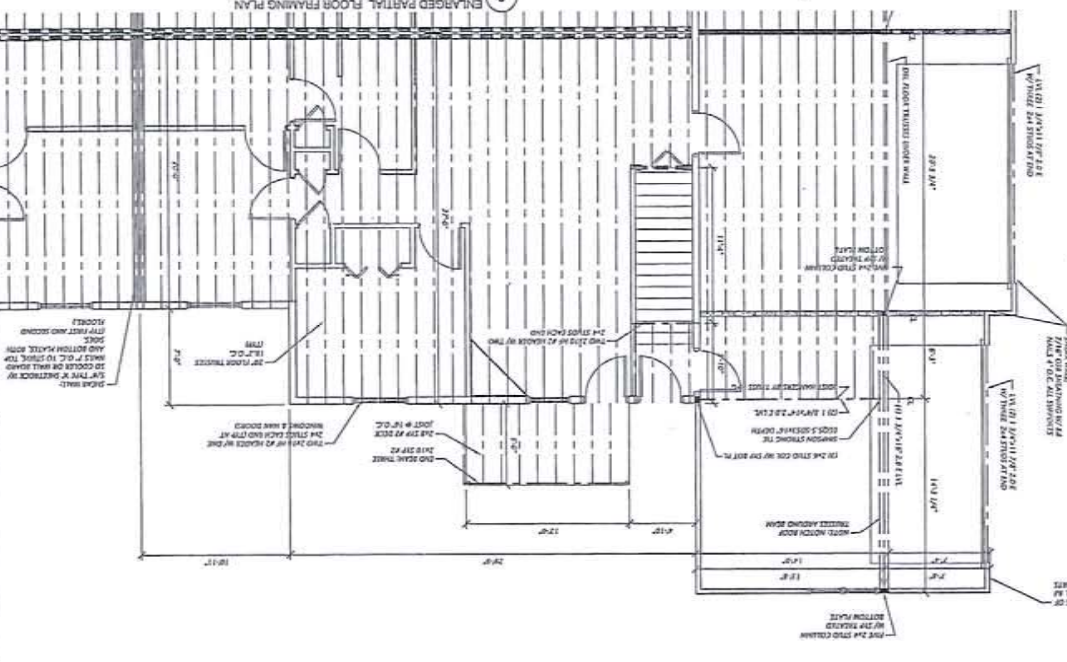
ROBERT D. JOHNSON, ARCHITECT
 3201 STONEMOOD DRIVE
 EAU CLAIRE, WISCONSIN 54601
 715.828.8380
 RDJOHNS@ELECT.COM

8/25

PC 3/11/13



1 OVERALL FLOOR FRAMING PLAN



2 ENLARGED PARTIAL FLOOR FRAMING PLAN

- NOTES
- 1. BRACING WALLS TO HAVE TYPICAL BOTTOM PLATE
- 2. ALL BRACING WALLS TO HAVE TYPICAL BOTTOM PLATE
- 3. BRACING WALLS TO HAVE TYPICAL BOTTOM PLATE
- 4. BRACING WALLS TO HAVE TYPICAL BOTTOM PLATE
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- 18. BRACING WALLS TO HAVE TYPICAL BOTTOM PLATE
- 19. BRACING WALLS TO HAVE TYPICAL BOTTOM PLATE
- 20. BRACING WALLS TO HAVE TYPICAL BOTTOM PLATE

9-17-12

FLOOR FRAMING PLAN

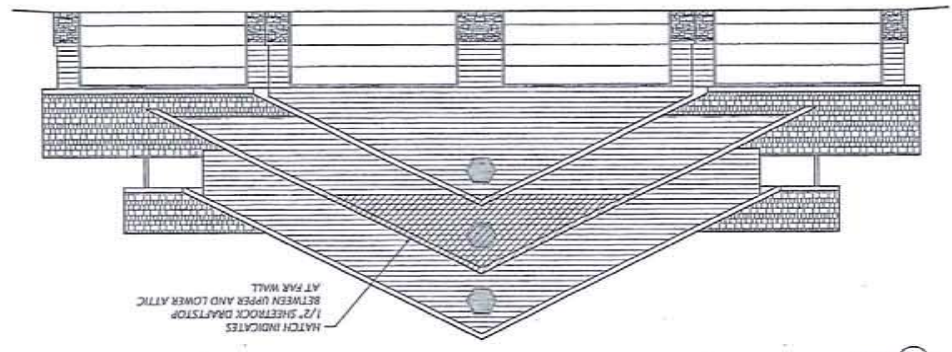
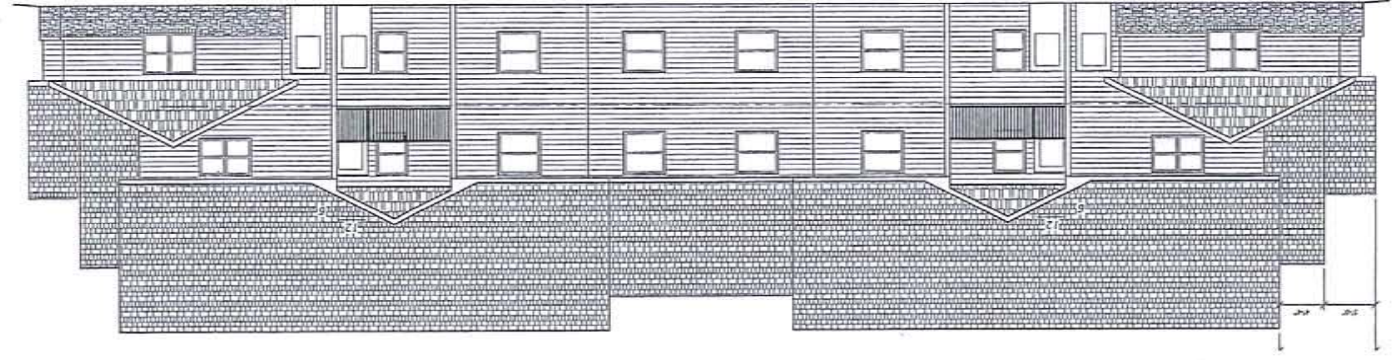
MISSOTA GREEN 8-PLEXES
CHIPPewa FALLS, WI

THOMAS A. HARRIS, P.E.
13101 County Road, WI 54729
Chippewa Falls, WI 54729
Cell: 715-831-8000, Fax: 715-830-7867
Office: 715-830-7830

ROBERT D. JOHNSON ARCHITECT
1201 STATE STREET
EAU CLAIRE, WISCONSIN 54603
715.828.8330
RD@ARCHITECTSOFMILWAUKEE.COM

10/25

PC 3/11/13



9-17-12
A6
SHEET 5 OF 9

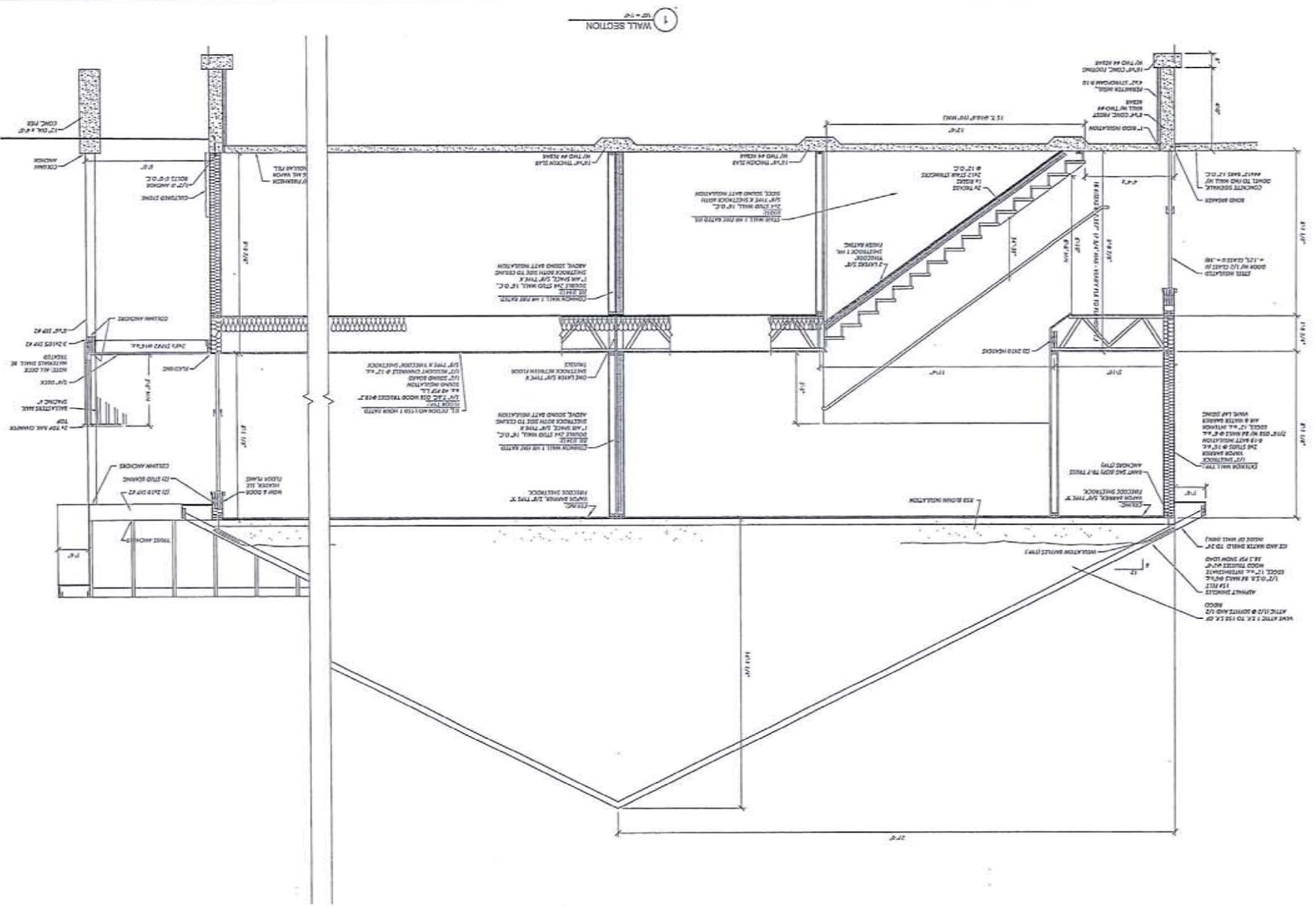
ELEVATIONS

MISSOTA GREEN & PLEXS
CHIPPewa FALLS, WI

Bill Adelman, K&B General Manager
Residential Homes & Development
13107 County Oo,
Chippewa Falls, WI 54729
Cell 715-831-8000 Fax 715-830-7867
CADRCH@K&B.COM

ROBERT D. JOHNSON ARCHITECT
501 STONERWOOD DRIVE
EAU CLAIRE, WISCONSIN 54703
715.828.8330
RDJARCH@TECHNOMAIL.COM

12/25



1 WALL SECTION

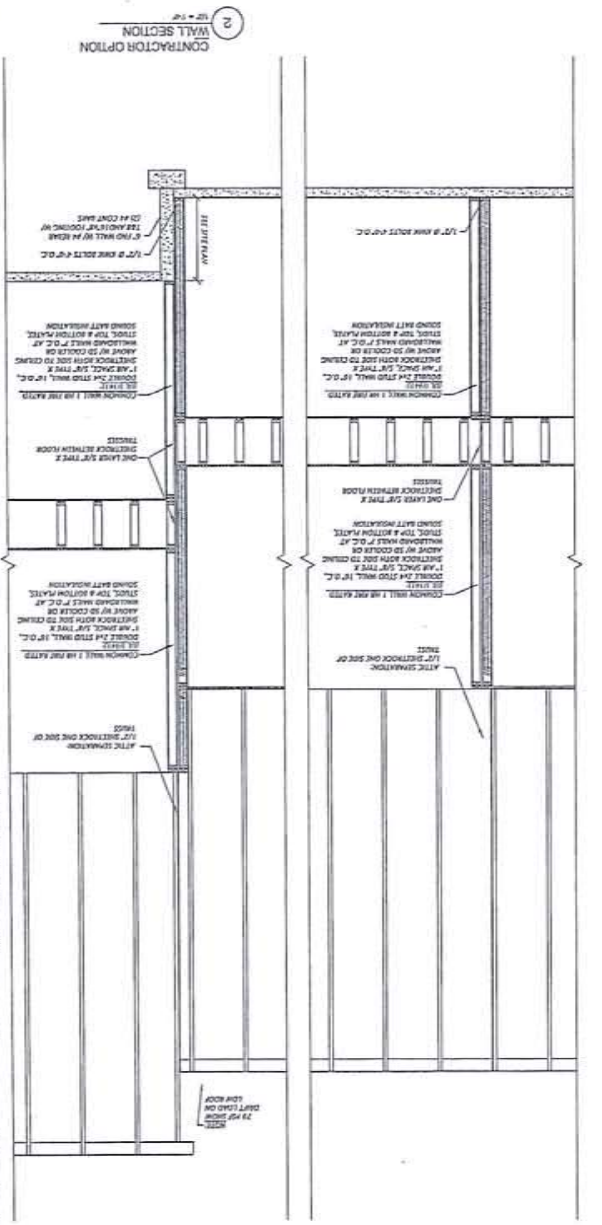
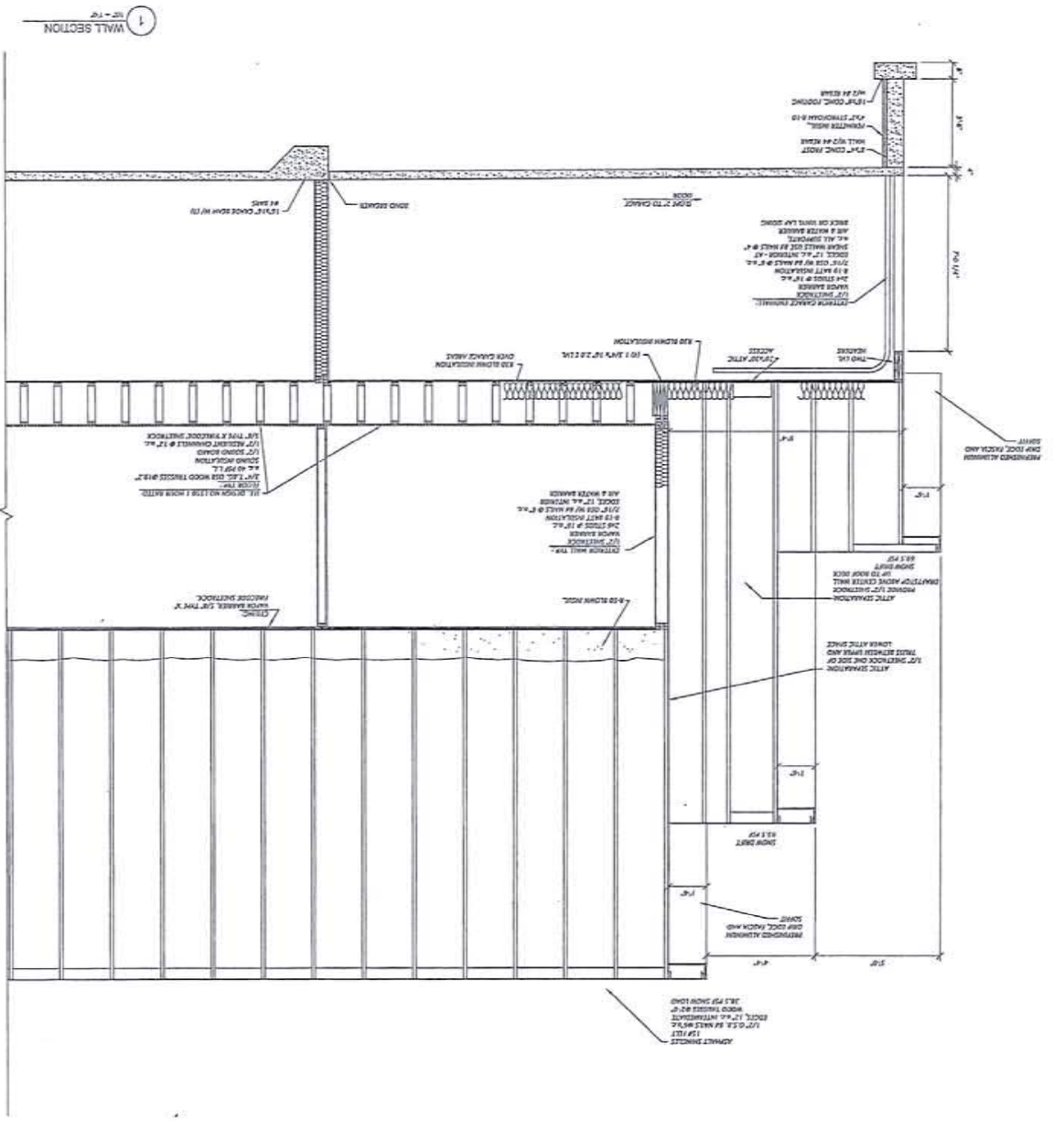
9-17-12
A7

WALL SECTIONS

MISSOTA GREEN 8-PLEXES
CHIPPewa FALLS, WI

Bill Albrecht, P.E., General Manager
Heartland Homes & Development
13107 Century OO,
Chippewa Falls, WI 54729
Cell 715-831-8000, Fax 715-830-7687
Office 715-830-7670

ROBERT D. JOHNSON ARCHITECT
5201 STONEMOOD DRIVE
EAU CLAIRE, WISCONSIN 54903
715.828.8330
RDJ@ARCHITECTUREMALL.COM



1 WALL SECTION
1/2\"/>

2 WALL SECTION
1/2\"/>

3-17-12
A9
WALL SECTIONS
MISSOTA GREEN 8-PLEXS
CHIPPEWA FALLS, WI

Bill Attridge, Job General Manager
Hendrick Hoyer & Development
13107 County OO,
Chippewa Falls, WI 54929
Cell 715-531-8000, Fax 715-800-7897
Office 715-800-7830

ROBERT T. JOHNSON ARCHITECT
5201 STONEMOOD DRIVE
EAU CLAIRE WISCONSIN 54703
715.829.8330
RDJARCHITECT@GMAIL.COM

DECLARATION OF COVENANTS FOR
MISSOTA GREEN

DOCUMENT TITLE

DOCUMENT# 709805

Recorded
SEP. 01, 2005 AT 03:43PM

Margie & Heidler

MARGE L. BEISSLER
REGISTER DE DEEDS
CHIPPewa COUNTY, WI
Fee Amount: \$ 175.00



Recording Area

Name and Return Address

MARGIE PIERCE
SIENNA CORPORATION
4940 VIKING DRIVE-SUITE 600
MINNEAPOLIS, MN. 55435

Barred 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 EIN (if required). Other information such as the grading status, legal description, etc. may be placed on the 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, §9.43 (2m) BRDA 2099

PC 3/11/13

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pc 3/11/13

DOCUMENT# 709065

DECLARATION OF COVENANTS
FOR
WISSOTA GREEN

City of Chippewa Falls
County of Chippewa
State of Wisconsin

JULY 19, 2005

Revised July 27, 2005

17/25

PC 3/11/13

DOCUMENT # 709905

DECLARATION OF COVENANTS
FOR
WISSOTA GREEN

THIS DECLARATION OF COVENANTS is made this 4th day of August, 2005 by Siema 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 1, 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 1, Section 1 b*, 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 1, 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 1*. 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

18/05

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 thereo, 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

PC 3/11/13

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.

E. "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 I 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.

20/25

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DOCUMENT# 776398

Recorded
Dec. 28, 2009 01:08:29AM

Wagner & Hinrichs

WAGNE L. BEISSLER
REGISTER OF DEEDS
CHIPPEWA COUNTY, WI
Fee Amount: \$253.00
Total Pages: 122



Document Number

Document Title

First Amendment to
Declaration of Covenants to
Wisota Green

Recording Area

Name and Return Address

Moss & Barnett (EHK)
A Professional Association
90 South Seventh Street
Suite 4800
Minneapolis, MN 55402-4129

152268001

2/1/25

PC 3/11/13

DOCUMENT# 776390

C. G. 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.

24/25

pc 3/11/13

DOCUMENT# 776398

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, Wisconsin Green,
City of Chippewa Falls, Chippewa County, Wisconsin

EXCEPT:

A parcel of land located in Lot 72, Wisconsin 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 S01°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 110.11 feet to the point of the beginning.

ALSO EXCEPT

Part of Lot 72, Wisconsin 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, Wisconsin Green; thence S01°03'13"E 112.04 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°31'30"E 68.81 feet; thence S34°37'41"W 53.41 feet; thence S88°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; 22908-3314-6711-0016; 22908-3314-67110017; 22908-3314-67110018; 22908-3314-67110019; 22908-3314-67110020; 22908-3314-67110021; 22908-3314-67110022; 22980-3314-67110023; 22908-3314-67110034; 22908-3314-67110035; 22908-3314-67110036; 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; 22908-3314-67110068; 22908-3314-67110069; 22908-3314-67110070; 22908-3314-67110071; 22908-3314-67110072; 22908-3311-67110085; 22908-3311-67110086; 22908-3314-671100102; 22908-3311-671100103; 22908-3311-671100104; 22908-3311-671100105; 22908-3311-671100106; 22908-3311-671100107; 22908-3311-671100108; 22908-3311-671100109; 22908-2831-671100119; 22908-3311-67110101; 22908-3311-67110102; 22908-3311-67110103; 22908-3311-67110104; 22908-3311-67110105; 22908-3311-67110106; 22908-3311-67110107; 22908-3311-67110108; 22908-3311-67110109; 22908-3311-67110110; 22908-3311-67110111; 22908-3311-67110112; 22908-3311-67110113; 22908-3311-67110114; 22908-3311-67110115; 22908-3311-67110116; 22908-3311-67110117; 22908-3311-67110118; 22908-3311-67110119;

149K97N1

23/25

PC 3/11/13

DECUMENT# 776398

EXHIBIT D

FUTURE DEVELOPMENT AREA



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

Tax Parcel No. : 22908-3311-6711OL13; 22908-3311-6711OL14; 22908-3311-6711OL15; 22908-3311-6711OL20;
22908-3311-6711OL21

149847N1

2/1/25

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.

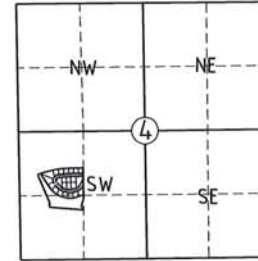
No trust is created by this Declaration or by the conveyance of Common Areas from time to time existing in the Community to the Association. No charitable purpose is served by this Declaration. This Declaration is for the private use and benefit of the Owners and not for any public use, benefit or purpose.

NATURES VIEW PLAT

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 4, TOWNSHIP 28 NORTH, RANGE 8 WEST,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

LOCATION MAP

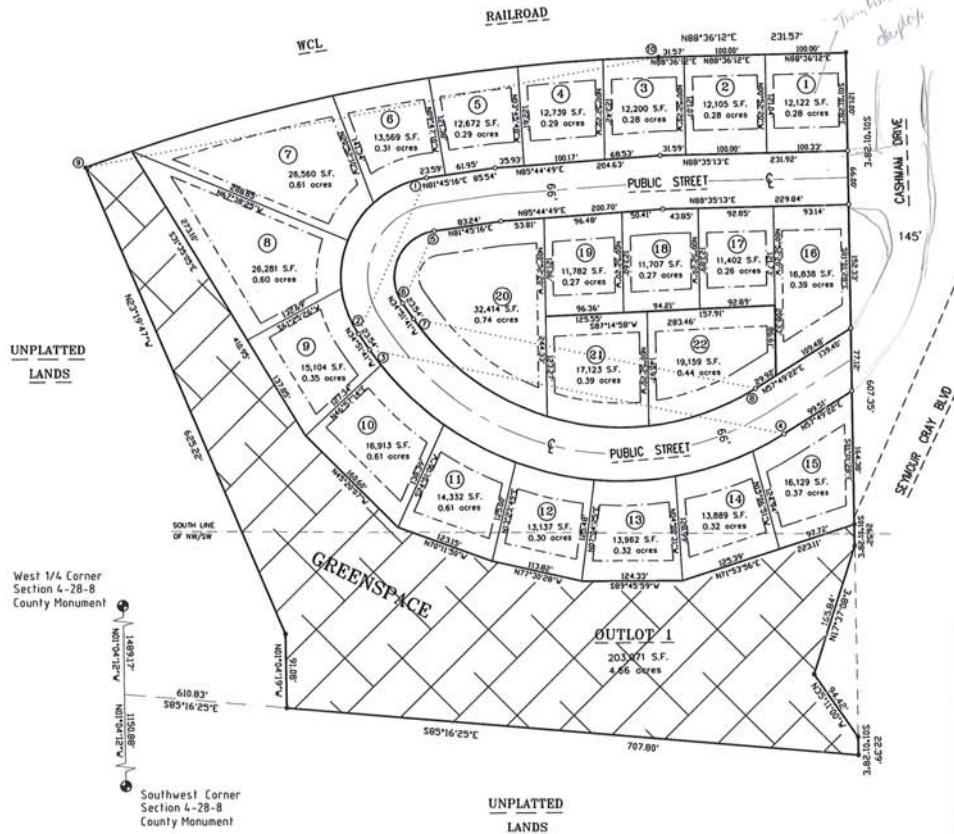
SECTION 4, T28N, R8W
CITY OF CHIPPEWA FALLS
CHIPPEWA COUNTY, WISCONSIN



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

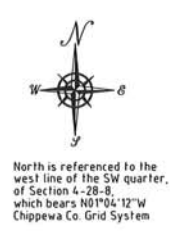
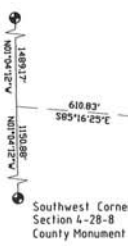
Certified _____, 2013

Department of Administration



UNPLATTED
LANDS

West 1/4 Corner
Section 4-28-8
County Monument



- LEGEND**
- GOVERNMENT CORNER (AS NOTED)
 - SET 1.25" x 18" IRON BAR WEIGHING 4.30 LBS./LINEAL FOOT
 - ┆ SET 3/4" x 18" IRON BAR WEIGHING 1.502 LBS./LINEAL FOOT AT ALL OTHER LOT CORNERS
 - FOUND 1.25" IRON PIPE
 - FOUND 3/4" IRON REBAR

CURVE DATA

CURVE NUMBER	LOT NUMBER	RADIUS LENGTH	ARC LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	BACK TANGENT	FORE TANGENT
1 - 2	LOT 6	123.00'	250.35'	116°36'58"	S23°25'48"W	209.32'	S81°45'16"W	S34°51'51"E
	LOT 7	123.00'	73.26'	34°07'30"	S64°41'31"W	72.18'	S81°45'16"W	S47°37'47"W
	LOT 8	123.00'	56.46'	26°17'52"	S34°28'50"W	55.96'	S47°37'47"W	S21°19'54"W
	LOT 9	123.00'	60.37'	28°07'25"	S07°16'12"W	59.77'	S21°19'54"W	S06°47'31"E
3 - 4	LOT 9	378.00'	576.05'	87°18'56"	S78°31'10"E	521.90'	S34°51'41"E	N57°49'22"W
	LOT 10	378.00'	23.57'	3°34'19"	S36°38'51"E	23.56'	S34°51'41"E	S38°26'00"E
	LOT 11	378.00'	107.10'	16°14'03"	S46°33'02"E	106.74'	S38°26'00"E	S54°40'03"E
	LOT 12	378.00'	100.29'	15°12'08"	S77°28'09"E	100.00'	S69°52'05"E	S85°04'14"E
	LOT 13	378.00'	100.26'	15°11'52"	N87°19'51"E	99.97'	S85°04'14"E	N79°43'55"E
5 - 6	LOT 15	378.00'	100.79'	15°16'31"	N72°05'34"E	100.50'	N79°43'55"E	N64°27'14"E
	LOT 20	57.00'	116.01'	6°57'31"	N81°08'18"E	43.74'	N64°27'14"E	N57°49'22"E
	LOT 20	312.00'	478.47'	87°18'56"	S23°26'48"W	57.00'	S81°45'16"W	S34°51'41"E
7 - 8	LOT 20	312.00'	478.47'	87°18'56"	S78°31'10"E	430.78'	S34°51'41"E	N57°49'22"E
	LOT 21	312.00'	207.80'	38°09'40"	S53°56'31"E	203.98'	S34°51'41"E	S73°01'21"E
	LOT 21	312.00'	127.10'	23°20'25"	S84°41'34"E	126.22'	S73°01'21"E	N83°38'14"E
	LOT 22	312.00'	140.57'	25°48'51"	N70°43'48"E	139.38'	N83°38'14"E	N57°49'22"E
9 - 10	LOT 3	2192.00'	723.91'	18°55'19"	N79°08'34"E	720.62'	N69°40'54"E	N88°36'13"E
	LOT 4	2192.00'	68.45'	1°47'21"	N87°42'32"E	68.45'	N88°48'52"E	N88°36'13"E
	LOT 5	2192.00'	106.42'	2°46'54"	N85°25'25"E	106.41'	N88°48'52"E	N88°48'52"E
	LOT 5	2192.00'	110.66'	2°53'33"	N82°35'11"E	110.65'	N81°08'25"E	N88°48'52"E
	LOT 6	2192.00'	120.33'	3°08'43"	N79°34'04"E	120.31'	N77°59'42"E	N81°08'25"E
	LOT 7	2192.00'	257.83'	6°44'21"	N74°37'32"E	257.68'	N71°15'21"E	N77°59'42"E
OUTLOT 1	2192.00'	60.22'	1°34'27"	N70°28'07"E	60.22'	N69°40'54"E	N71°15'21"E	

NATURES VIEW PLAT

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, AND
PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 4, TOWNSHIP 28 NORTH, RANGE 8 WEST,
CITY OF CHIPPEWA FALLS, CHIPPEWA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Daniel J. Fedderly, Registered Land Surveyor, hereby certify that I have surveyed, divided, and mapped part of the Northwest quarter of the Southwest quarter, and part of the Southwest quarter of the Southwest quarter, all located in Section 4, T28N, R8W, City of Chippewa Falls, Chippewa County, Wisconsin, more particularly described as follows:
Commencing at the Southwest Corner said Section 4, thence N01°04'12"W, a distance of 1150.88 feet, thence S85°16'25"E, a distance of 610.83 feet, to the point of beginning;

thence N01°04'19"W, a distance of 91.08 feet;
thence N23°19'47"E, a distance of 625.22 feet, thence along a curve, concave to the Southeast, having a radius of 2192.00 feet, a chord bearing of N79°08'34"E, a central angle of 18°55'19", a chord distance of 720.62 feet, on an arc distance of 723.91 feet;
thence N88°36'12"E, a distance of 231.58 feet;
thence S01°01'28"E, a distance of 865.01 feet;
thence N85°16'25"W, a distance of 707.80, to the point of beginning.

Sold above described parcel contains 646,620 square feet (14.82 acres), more or less. Parcel is also subject to all easements, implied or recorded.

That I have made such survey, subdivision, and Plat at the direction of Robert Johnson, owner; That I such map is a correct representation of the exterior boundaries of the land surveyed, and the subdivision thereof made. That I fully complied with Chapter 236 of the Wisconsin Statutes, and the Subdivision Regulations of the City of Chippewa Falls, in surveying, dividing, and mapping the same.

Dated this _____ day of _____, 2013

Daniel J. Fedderly, RLS 2306

CERTIFICATE OF CITY TREASURER

STATE OF WISCONSIN)
COUNTY OF CHIPPEWA) SS

I, LYNNE BAUER, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE CITY OF CHIPPEWA FALLS, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE, THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS _____ DAY OF _____, 2013 ON ANY OF THE LAND INCLUDED IN THE PLAT OF NATURES VIEW.

DATE: _____
LYNNE BAUER, CITY TREASURER

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
COUNTY OF DUNN) SS

I, PATRICIA SCHMEL, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF CHIPPEWA, STATE OF WISCONSIN, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF THIS _____ DAY OF _____, 2013, AFFECTING THE LANDS INCLUDED IN THE PLAT OF NATURES VIEW.

DATE: _____
PATRICIA SCHMEL, COUNTY TREASURER

COMMON COUNCIL RESOLUTION

RESOLVED: THAT THE PLAT OF NATURES VIEW, BY ROBERT JOHNSON, OWNER, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS, WISCONSIN.

DATE: _____ APPROVED: _____
C.W. KING, MAYOR
DATE: _____ SIGNED: _____
C.W. KING, MAYOR

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

BRIDGET GIVENS, CITY CLERK

OWNER'S CERTIFICATE OF DEDICATION

ROBERT JOHNSON, OWNER, DOES HEREBY CERTIFY THAT I HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT OF NATURES VIEW, TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON SAID PLAT, AND DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY s.236.10 OR s.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

- 1) CITY OF CHIPPEWA FALLS
- 2) WISCONSIN DEPARTMENT OF ADMINISTRATION

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 2013.

IN PRESENCE OF:

ROBERT JOHNSON, OWNER

STATE OF _____)
COUNTY OF _____) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2013, THE ABOVE NAMED ROBERT JOHNSON, OWNER, TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL) _____ NOTARY PUBLIC, _____ COUNTY, WISCONSIN

MY COMMISSION EXPIRES: _____

*Robert Johnson
Natures View LLC*

*Greg Holbourn
Greg Holbourn*

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.
Certified _____, 2013
Department of Administration 