

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, MAY 13, 2013**

The Plan Commission met in City Hall on Monday, May 13, 2013 at 7:30 P.M. Present were Commissioners Dave Cihasky, Peter Pohl, Jeff Labs, Mike Tzanakis, Dan Varga, Curt Stepanek, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Absent were Commissioner Jerry Smith and Alderperson Brian Flynn. Also attending were Alderperson Jane Lardahl, City Planner Jayson Smith, City Inspector Paul Lasiewicz and those listed on the attached attendance sheet.

1. **Motion** by Hubbard, seconded by Tzanakis to approve the minutes of the April 8, 2013 Plan Commission meeting. **All present voting aye. Motion carried.**

2. Public Works Director Rubenzer presented background information for the Wissota Shores proposal. He stated a traffic study was in progress but not yet completed. Paul Canfield and Bryan Renton presented the Wissota Shores Planned Development Conditional Use Permit request. Mr. Canfield anticipated raised property values when Wissota Shores is completed. He stated the owner and developers would support any solution for traffic congestion that was reached by the Town of Eagle Point and the City of Chippewa Falls. He spoke to the high quality of the proposed buildings. He also restated that Wissota Shores would result in a reduced density from the original Wissota Green subdivision. Bryan Renton spoke of a positive neighborhood feeling that would be developed. Rubenzer detailed that the attached phase plan from existing C.U.P. 2005-02 addressed that Eagle Point and County Highway "I" traffic would be allowed to utilize original Wissota Green subdivision streets until the completion of STH #178 in 2006 at which time CTH "I" through traffic would be routed onto STH #178. Bill Albright of Heartland Contractors Inc. spoke to the high quality of construction. Mayor Hoffman opened the public hearing.
Town of Eagle Point Chairman Dennis Ferstenou listed concerns with closing a connection to 160th Street (formerly CTH "I"). A closing would increase town plow route mileage and times and would isolate a couple of town roads. He said the Town would be opposed to closing a connection to 160th Street but would discuss and consider reducing speed limits if warranted. Rubenzer responded that the traffic study would be made available to the Town at completion. Rubenzer continued that City Attorney Ferg had opined that the City Council could close a city street using the official map process (public hearing) if the street was wholly contained in the city. Rubenzer confirmed that a street closure was only a "consideration" at this time, was not necessarily being promoted and that all traffic solutions were on the table.
Carl Guggenberger of Minneapolis recently closed on a lot or lots along 161st Street in the Town of Eagle Point east of Wissota Shores. He spoke in favor saying he had toured Prairie Park in Eau Claire, witnessed high quality construction and supported Wissota Shores as it would have buildings that were pleasing to the eye and quality tenants. Lisa Haley of CTH "S" spoke against the project. She stated buildings would not be quality buildings and compared the proposal to buildings on Weatherridge Road.

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

Jan Nyhus of 16096 80th Avenue, Chippewa Falls, spoke against the project. She said she didn't think anyone would build single family houses next to Wissota Shores in the future. She was concerned about Wissota Shores neighbors trespassing on private property to access Lake Wissota. She said she paid high property taxes for that privilege. She hoped the development would be managed well and kept up well if approved. She proposed adding trees along the east property line.

Susan Hebert-Flanagan of 3010 Cottage Lane, Wissota Green, supported the project and stressed the importance of local ownership in creating a feel of safety and comfort in the neighborhood. She anticipated that it would be a good positive development.

Roger Liddell of 2803 90th Street, Eau Claire, was concerned with maintaining a 160th Street access. He opposed the project also because taxes would increase to build a new school if necessary for the subdivision children.

Attorney Brian Nodolf speaking on behalf of the three developers stated he valued and respected comments from land owners. He stated that this was not a rezoning; however, it was a Planned Development Conditional Use Permit. Capacity concerns were previously addressed in approved, existing C.U.P. Resolution #2005-02. He did not like the demonization of renters that was occurring. He spoke to the safety and security of the Wissota Shores development and surrounding neighborhood. He concluded by reaffirming the development team would support any joint traffic solution arrived at by the City of Chippewa Falls and the Town of Eagle Point.

The Plan Commission discussed the proposal. The recent park facilities were a positive addition. The demand for high quality rental units was restated. Commissioner Cihasky pointed out that an existing access to STH #178 via Lakeview Drive was still not scheduled to be constructed as part of the Wissota Shores Development proposal. The need for a tree "buffer" along the east property line was questioned. Commissioner Hubbard suggested rewording item "H" of P.D. C.U.P. Resolution #2013-03 to say developer and owner support a City of Chippewa Falls and Town of Eagle Point traffic solution, not necessarily just a closing the connection to 160th Street solution". Mayor Hoffman closed the public hearing.

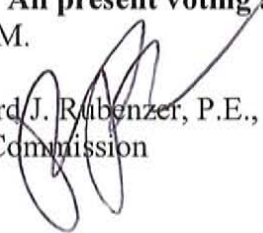
3. **Motion** by Varga, seconded by Hubbard to approve Planned Development Conditional Use Permit Resolution #2013-03 with the appropriate changes to item "H". **A roll call vote was taken. Voting aye were Varga, Hubbard, Pohl, Tzanakis, Rubenzer and Hoffman. Opposed were Cihasky, Labs and Stepanek. Resolution passed with a 6-3 vote.**

4. The Plan Commission considered the preliminary plat for Wissota Shores. Since slight street changes had been made, a new plat would be necessary. Rubenzer stated that the Common Council was the approving agency for plats and that disapproval or approval depended on the plats compliance with state statute chapter 236.
Motion by Hubbard, seconded by Tzanakis to recommend the Common Council approve the revised preliminary plat of Wissota Shores contingent on:
 - 1) receipt of appropriated plat review fees, and
 - 2) submission and approval of a storm water management plan for Wissota Shores.**All present voting aye. Motion carried.**

5. Bill Albright appeared to support the petition to rezone lot #63, parcel #4006.0076 at 836 Bridgewater Avenue, from R-1B Single Family Residential to R-3-4 Multi-Family, 4-Plex Residential. He stated the owner had initially anticipated remodeling the existing farm house but that it was found to not be cost effective and a four-plex would fit the lot better. Commissioner Stepanek questioned why not a duplex. Rubenzer stated that Lot #63 was not part of the original Willow Creek Subdivision Conditional Use Permit Resolution #2007-03 and therefore the Common Council would consider the rezoning request.

Motion by Hubbard, seconded by Varga that the Common Council conduct a public hearing to consider the request to rezone lot #63, parcel #4006.0076 at 836 Bridgewater Avenue from R-1B Single Family Residential to R-3-4 Multi-Family, 4-Plex Residential. Said public hearing to be scheduled upon receipt of the \$300 legal advertising fee and conducted after the proper notification of adjacent property owners. **All present voting aye. Motion carried.**

6. The Marilyn Addition preliminary plat had been previously considered and so no action was taken on that item.
7. **Motion** by Varga, seconded by Tzanakis to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 8:49 P.M.


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

PLAN COMMISSION ATTENDANCE SHEET

DATE: May 13 2013

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Dr Bill ← Peggy Sprague		16126 81st AV C.F.	726-9570	
Bryan Kinton	2 Rivers Real Estate		577-0712	
DENNIS FERSTENOV	TOWN OF FAIRFAX PLANT	9177136th ST. CF	720-1220	
Yvonne Custer		7717 161st St. C.F.	726-9289	
Ruby Young Martin Lisa Dean		7773 162nd St CF.	723-2245	
Paul Centifid	2 Rivers Real Estate	1726 Brickyard 3828 London Rd EC WI 54101	723-7140 715-828-0214	
Carl Guggenberger	Self - Heartland Cont.	6832 Humboldt Ave S Minneapolis MN	612-518-3536	
Brian Nadoff	2 Rivers	4410 Oak Terrace Suite 120 EC	715-830-9777	
Sean P Bohan	AEC	635 FAIRFAX Arlington VA	715-552-0330	
MARY BRUNSTAD	Self	8155 163rd St Chippewa Falls,	715-726-0101	
Sue Dahl		9008 State Hwy 124 C.F.	715-723-5996	

PLAN COMMISSION ATTENDANCE SHEET

DATE: May 13, 2013

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Ellen Deerin		711 Northview Ln	723-7374	
Joe Wanders		711 Northview Ln	723-7374	
Jane Randall		1103 Weather Ridge	723-0841	
Kevin & Cheryl Flynn	Home Owner	1602 Willow Creek Pkwy	726-0919	
Raye Liddell		2003 9th St 1791 167th	835-1301	
M. K. ...		89th 163rd St		
Louisa ...		7943 160th St	456-9152	
Daniel ...	Home Owner	7943 160th St	271-9946	
Jan Nyhus		16096 80th Ave	715-723-8489	
Ron Nyhus		16096 80th Ave	715-723-8489	
Bill Albright		17389 84th, Menomoni	715-831-8000	
John ...	Home owner	15592 93rd Ave	715-723-9273	

PLAN COMMISSION ATTENDANCE SHEET

DATE: May 13, 2013

NAME	COMPANY REPRESENTING	ADDRESS	PHONE #	EMAIL
Lisa Husley	Home owner	15942 Gey Hays CA	715-726-1609	lisa.husley@comcast.net
Sheryl Shipman	Home owner	8438 163rd St CF	715-726-1601	
Jan Brown	Home owner	802 North Main	715-452-5131	
MARTY TAVERA	BANK - OWNER	4252 Southtowne Dr	715-570-9151	
Joy LaCourche		405 Southwood Ct EC	715-555-3904	

**MINUTES OF THE PLAN COMMISSION MEETING
CITY OF CHIPPEWA FALLS
MONDAY, APRIL 8, 2013**

The Plan Commission met in City Hall on Monday, April 8, 2013 at 7:30 P.M. Present were Commissioners Dave Cihasky, Peter Pohl, Jeff Labs, Mike Tzanakis, Dan Varga, Curt Stepanek, Jerry Smith, Alderperson Brian Flynn, Secretary Rick Rubenzer, Vice-Chairperson Tom Hubbard and Mayor Greg Hoffman. Also attending were Eagle Point Town Chairman Dennis Ferstenou, Alderperson Jane Lardahl and City Planner Jayson Smith. Also see attached Attendance Sheet.

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

2. Wayne Germain appeared to support his petition for a Special Use Permit to construct 164 self-storage units on lots 1-7 of Bailey's Addition (surrounded by Marrs Street, Unity Road and Dutchman Drive). Commissioner Hubbard asked if there was a "green space" requirement in the R-3-8 Multi-family Eight-plex Zoning District. Planner Smith responded there was not and Rubenzer added that the Storm Water Management Plan would account for the green space. Commissioner Stepanek inquired about building type. Mr. Germain responded that they would be metal buildings. There was a question about the "paved" area of the plan and then **Motion** by Tzanakis, seconded by Hubbard that the Common Council schedule a public hearing to consider a Special Use Permit petition from Wayne Germain to construct 164 self-storage units in three metal buildings on lots 1-7 of Bailey's Addition. Said location is surrounded by Marrs Street, Unity Road and Dutchman Drive. Conditions of the permit are:
 - 1) submission and approval of a storm-water management plan
 - 2) the driveway access and parking areas are paved
 - 3) submission of building plans and details for the self-storage unitsThe public hearing will be scheduled upon receipt of the \$300 legal advertising fee and proper notification of adjacent property owners. **All present voting aye. Motion carried.**

3. Bryan Renton and Paul Canfield presented a revised application and plan to develop approximately 17 acres of the Wissota Green Development into fifteen eight-unit apartments and named Wissota Shores. The Plan Commission discussed traffic concerns and concluded that the main traffic problems are caused by thru or transient traffic using the narrow Wissota Green streets designed for neighborhood traffic as a thoroughfare. Rubenzer stated that he would investigate ways to "close" the Wissota Green neighborhood to through traffic. Mayor Hoffman proposed that the Board of Public Works address the issue and make a recommendation to the Common Council. Rubenzer added that a traffic speed and volume study would be done when weather permitted. Commissioner Cihasky was concerned that the developers had not investigated the

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existing Lakeview Drive access to STH #178 since the March 11, 2013 Plan Commission meeting. Paul Canfield stated that owner, Commerce Bank didn't want to pursue the Lakeview Drive connection until a future phase was petitioned for as it was estimated at 1.5 million dollars to construct, would be rarely used and would then limit the way the future phase could be developed. Commissioner Stepanek was concerned about traffic from future phases of Wissota Green from the north traveling through the existing narrow streets. It was pointed out that the original approved P.D. C.U.P. planned for traffic through the existing streets. Commissioner Varga proposed closing off access to 160th Street to prevent "through" traffic. Mr. Renton stated that the access to 160th Street was a temporary access and never meant to be a permanent connection. Rubenzer said he would investigate that concept.

Motion by Hubbard, seconded by Varga that the Plan Commission conduct a public hearing to consider the petition (attached) from Commerce Bank to develop seventeen acres of Wissota Green subdivision into fifteen eight-unit multi-family complexes named Wissota Shores. Said public hearing to be scheduled upon receipt of the \$300 legal advertising fee and proper notification of adjacent property owners. Also, the proposed Planned Development Conditional Use Permit to include conditions:

- 1) submission and approval of a storm water management plan
- 2) submission and approval of a plat for Wissota Shores
- 3) submission and approval by the City of Chippewa Falls Common Council of a Developers Agreement for Wissota Shores

The Plan Commission discussed adding closure of a connection to 160th Street and the Lakeview Drive connection again. Commissioner Hubbard stated his motion was to consider the application as is and not include a 160th Street closure of Lakeview Drive connection condition. **Mayor Hoffman requested a roll call vote. Voting aye were Hubbard, Varga, Cihasky, Pohl, Labs, Tzankis, Stepanek, Smith, Alderperson Flynn, Rubenzer and Mayor Hoffman. No one voted nay or abstained. Motion carried on an 11-0 vote.**

4. **Motion** by Cihasky, seconded by Smith to adjourn. **All present voting aye. Motion carried.** The Plan Commission adjourned at 8:20 P.M.

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



**CITY OF CHIPPEWA FALLS PLAN COMMISSION
RESIDENTIAL PLANNED DEVELOPMENT CONDITIONAL USE PERMIT
RESOLUTION #13-03
FOR THE WISSOTA SHORES DEVELOPMENT**

WHEREAS, at the March 11, 2013 meeting, the City of Chippewa Falls Plan Commission conducted a public hearing and approved Conditional Use Permit Resolution #13-01 permitting Commerce Bank to remove approximately 17 acres from the original approximately 133 acre parcel of Wissota Green Subdivision; and

WHEREAS, at the March 11, 2013 meeting, the City of Chippewa Falls Plan Commission conducted a public hearing and then did not approve Conditional Use Permit Resolution #13-02. Conditional Use Permit Resolution #13-02 was a request from Commerce Bank to develop approximately 17 acres of the original Wissota Green 133 acre parcel into fifteen eight-unit multi-family complexes proposed as Wissota Shores; and

WHEREAS, at the April 8, 2013 meeting the City of Chippewa Falls Plan Commission received and discussed a new and revised petition and general development plan from Commerce Bank to develop 17 acres into fifteen eight-unit multi-family complexes proposed as the Wissota Shores Development; and

WHEREAS, at the April 8, 2013 meeting the City of Chippewa Falls Plan Commission discussed and recommended ways to prevent through traffic from County Highway "S" from entering and exiting the existing streets of the Wissota Green Development; and

WHEREAS, in the original attached CUP #05-02 Phase Plan, it stated that County Highway "I" through traffic from County Highway "S" was intended to be routed onto State Highway #178 (Seymour Cray Sr. Boulevard) upon its completion in 2006; 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 April 8, 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 May 13, 2013, the Plan Commission conducted a public hearing to consider PD CUP Resolution #13-03 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 #13-03 for the Wissota Shores Development is hereby approved under the following conditions:

- 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 #13-03 and are available for inspection in the City of Chippewa Falls Engineering and Inspection offices.
- g) The Declaration of Covenants for Wissota Green does not apply to the Wissota Shores Development.
- h) The Wissota Shores Developer and owner are on record in support of the solution arrived at from the Town of Eagle Point and the City of

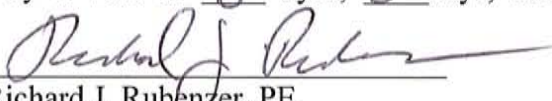
Chippewa Falls to address County Highway "I" (160th Street) through traffic from County Highway "S" north of the city.

- 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 (2) 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.

MOTION: Varva

SECONDED: Hubbard

I hereby certify that the Plan Commission of the City of Chippewa Falls, Wisconsin, adopted the above Resolution on May 13, 2013, by a vote of 6 ayes, 3 nays, and 0 abstentions.


Richard J. Rubenzer, PE
Secretary, Plan Commission

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.

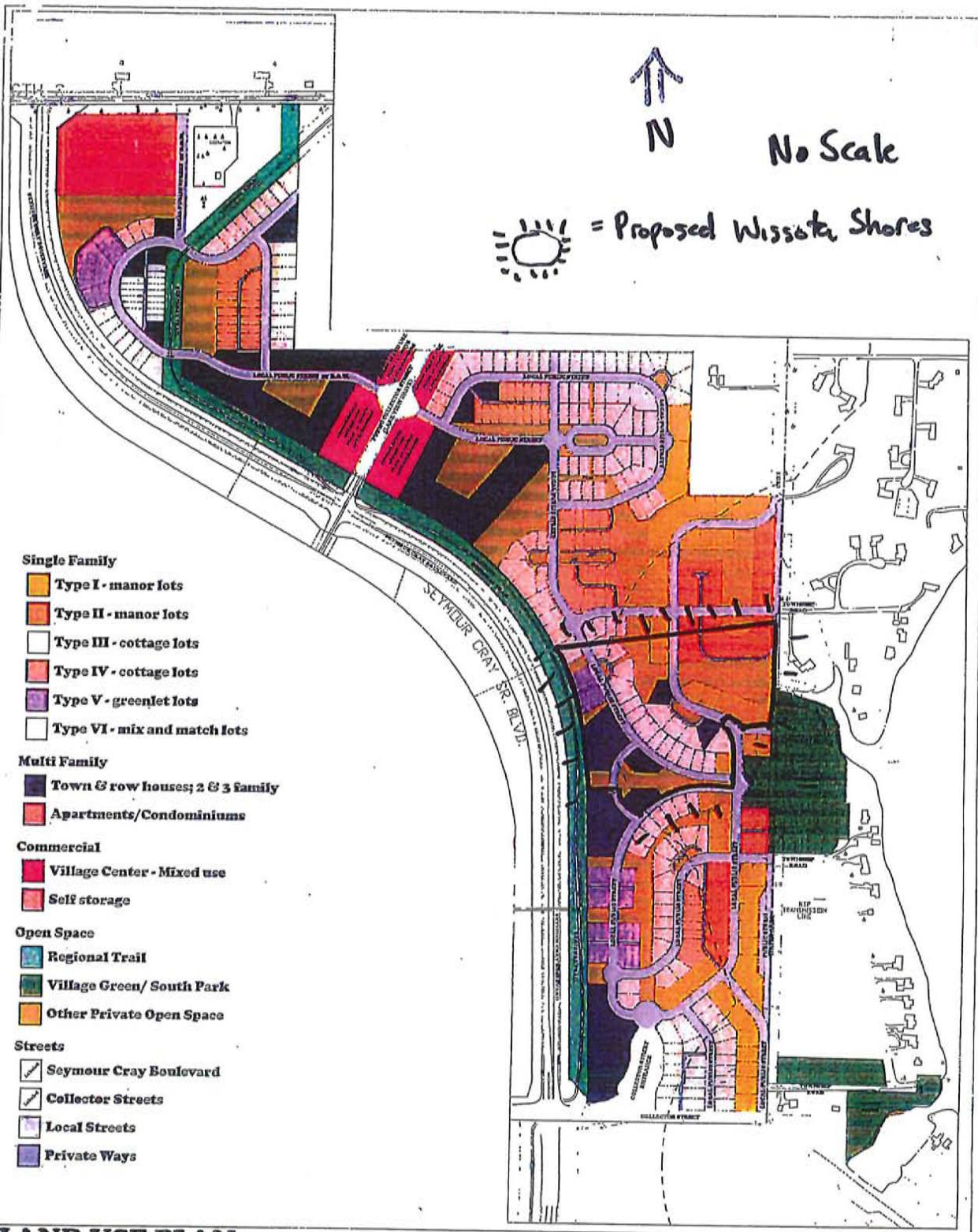
We found it important to carry the beauty of Lake Wissota into our development by keeping our density low so as not to feel like it was just rows and rows of buildings. That is held true by the fact that our unit density is less than the original concept of Wissota Green for these three lots. The original 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.

March 2013 update

After our last public planning commission meeting we revisited our concept to have more of a neighborhood feeling. With this new submission you'll see two main changes. The first change is that we removed the stacking of buildings within phase two so that the road now has buildings fronting both sides. The second change was the rearrangement of the buildings to increase the park size, making room for a kiddie park, a basketball court, and a field for general recreational use of which all will be connected by a walking path. We feel that this addition addresses the comments about inadequate space/parks for residents in the area.

There was discussion about traffic within and through the existing Wissota Green Development; after researching the approval process and having discussions with the original developer and real estate agent, we found out that the connection of Wissota Green Parkway to 160th Street was supposed to be temporary only. We would support vacating this connection point, keeping access only to the common open space/park area. The current owner of the property, Commerce Bank, also supports the removal of the through street in order to reduce the traffic in the development to its original intentions. We understand this might not be acceptable to everyone but after speaking with city residents that live within Wissota Green, they were happy with the idea of our development and pleased that we were working on a way to reduce traffic.



- 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
- 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


 NORTH




1540 Young Street Suite 200
 Chippewa Falls, WI 54426
 715-735-1100
 seena.com

MUI BARRINGTON DRIVE
 BAYVIEW, WI 53219
 PH: 414-233-1100
 FAX: 414-233-1100
 www.mui.com
PLANNING &
 DESIGN LLC

© OCTOBER 20, 2004

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:

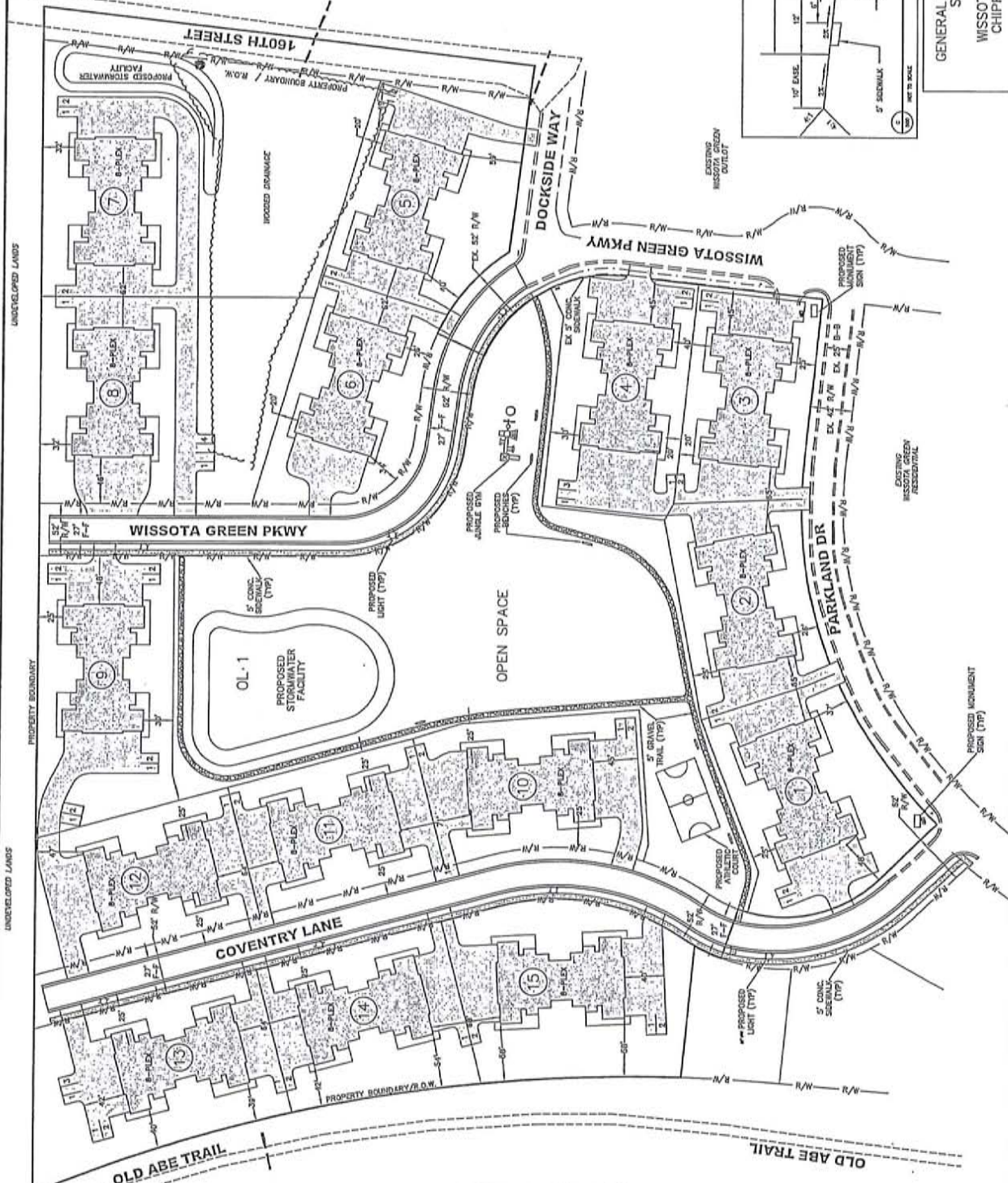
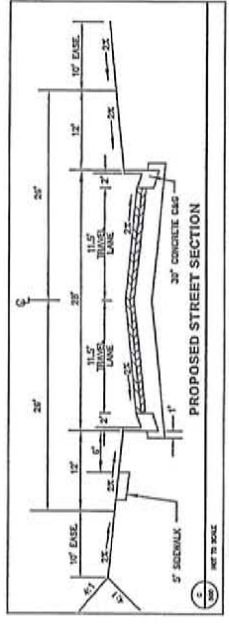
BEGINNING AT THE NORTHEAST CORNER OF SAID OUTLOT 13;
THENCE S.00°39'43"W., ALONG THE EAST LINE OF SAID OUTLOT, 501.71 FEET TO THE NORTH LINE OF DOCKSIDE WAY;
THENCE N.88°28'53"W., ALONG SAID NORTH LINE, 187.11 FEET TO THE NORTHEASTERLY LINE OF WISSOTA GREEN PARKWAY;
THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY 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.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.

2/30



WISSOTA SHORES
SITE DATA

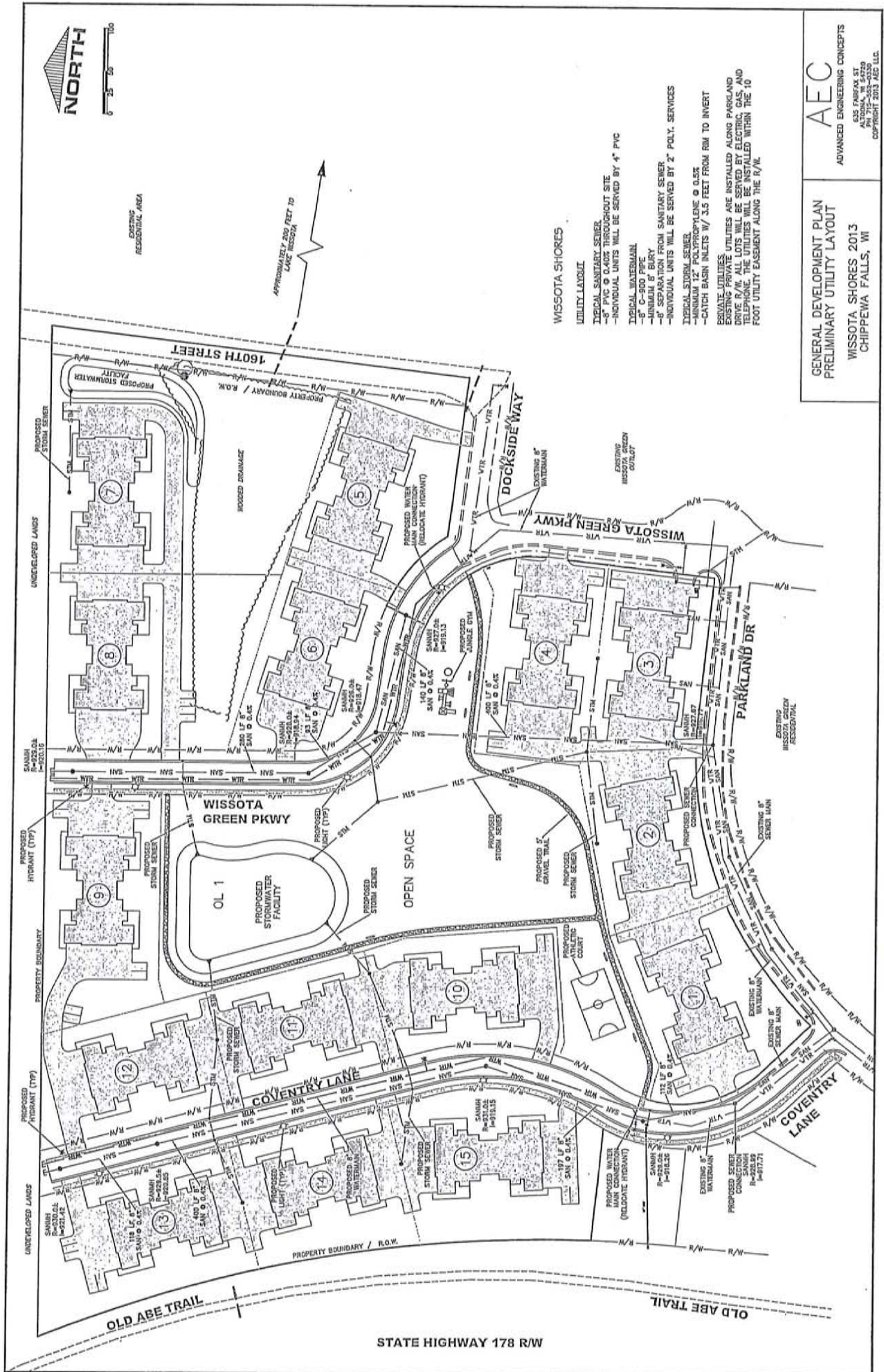
EROSION ZONING:	PLANNED UNIT DEVELOPMENT
SITE AREA:	13.28 AC (TOTAL) 12.20 AC (13 LOTS W/O R.O.W.) 1.08 AC (1 OUTLOT) 1.57 AC (DEDICATED R.O.W.)
PUBLIC ROADS:	COVENTRY LANE, HWY 27 FT. FACE-TO-FACE 30 IN. TYPE D C&G
EROSION DAMAGES:	22 FT. BIT. SURFACE
SITE DEMONSTRATED:	15 BUILDING STRUCTURES (6-DWELLINGS PER STRUCTURE) 130 DWELLINGS TOTAL (7.0 UNITS PER ACRE)
IMPERVIOUS AREAS:	120,000 S.F. OF ROOFTOPS (10.0% OF SITE) 42,500 S.F. OF PUBLIC PARKS & 5.5% (5.8% OF SITE) 2,500 S.F. OF DRIVEWAY TRAIL (2.0% OF SITE) 254,000 S.F. TOTAL IMPERVIOUS (20.8% OF SITE)
INDICAL STRUCTURES:	8'0" x 13'0" PER STRUCTURE 8'0" x 5'7" PER STRUCTURE
PARKING:	240 GARAGE STALLS (2 STALLS PER GARAGE) 240 STALLS IN-FRONT OF GARAGES (STOCKING) 500 PARKING SPACES 500 PARKING STALLS TOTAL
SETBACKS:	25' FROM PUBLIC STREETS 15' FROM REAR YARD 15' FROM SIDE YARD
SCENARIOS:	CONCRETE CURBS/ALONG COVENTRY LANE AND WISSOTA GREEN PARKWAY 5' GRAVEL TRAIL ALONG PARK AND ATHLETIC FIELDS
REMARKS:	TRASH RECEPTACLES WILL BE STORED IN THE GARAGE OF EACH DWELLING



AEC
ADVANCED ENGINEERING CONCEPTS
GENERAL DEVELOPMENT PLAN
SITE LAYOUT
WISSOTA SHORES, 2013
CHIPPEWA FALLS, WI
AEC ENGINEERS, INC.
1505 N. HWY. 52
ALCOA, WI 53420
PH: 715-255-1330
COPYRIGHT 2013 AEC, LLC

STATE HIGHWAY 178 R/W

2/20



- WISSOTA SHORES**
- UTILITY LAYOUT**
- TYPICAL SANITARY SEWER
 - 8" PVC @ 0.40% THROUGHOUT SITE
 - INDIVIDUAL UNITS WILL BE SERVED BY 4" PVC
 - TYPICAL WATER MAIN
 - 12" POLYETHYLENE GLASS REINFORCED (RELIEFIVE HYDRANT)
 - 8" SEPARATION FROM SANITARY SEWER
 - INDIVIDUAL UNITS WILL BE SERVED BY 2" POLY. SERVICES
 - TYPICAL STORM SEWER
 - 12" POLYETHYLENE @ 0.5%
 - CATCH BASIN INLETS W/ 3.5 FEET FROM R/W TO INVERT
- ESPAVILE UTILITIES**
- 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.

AEC
 ADVANCED ENGINEERING CONCEPTS
 635 FRANK ST.
 CHIPPewa FALLS, WI 53015
 PH: 715-325-3330
 FAX: 715-325-3330
 COPYRIGHT 2013 AEC LLC

**GENERAL DEVELOPMENT PLAN
 PRELIMINARY UTILITY LAYOUT**

WISSOTA SHORES 2013
 CHIPPewa FALLS, WI

4/30

BUILDING SETBACKS:
 25' FROM PUBLIC STREET
 25' REAR YARD
 15' SIDE YARD

AREAS:
 TOTAL AREA - 754,260 SQ.FT. (17.32 ACRES)
 TOTAL AREA OF 15 LOTS - 531,661 SQ.FT. (12.20 ACRES)
 TOTAL AREA OF 1282 LINEAR FT OF STREET - 83,145 SQ.FT. (1.91 ACRES)

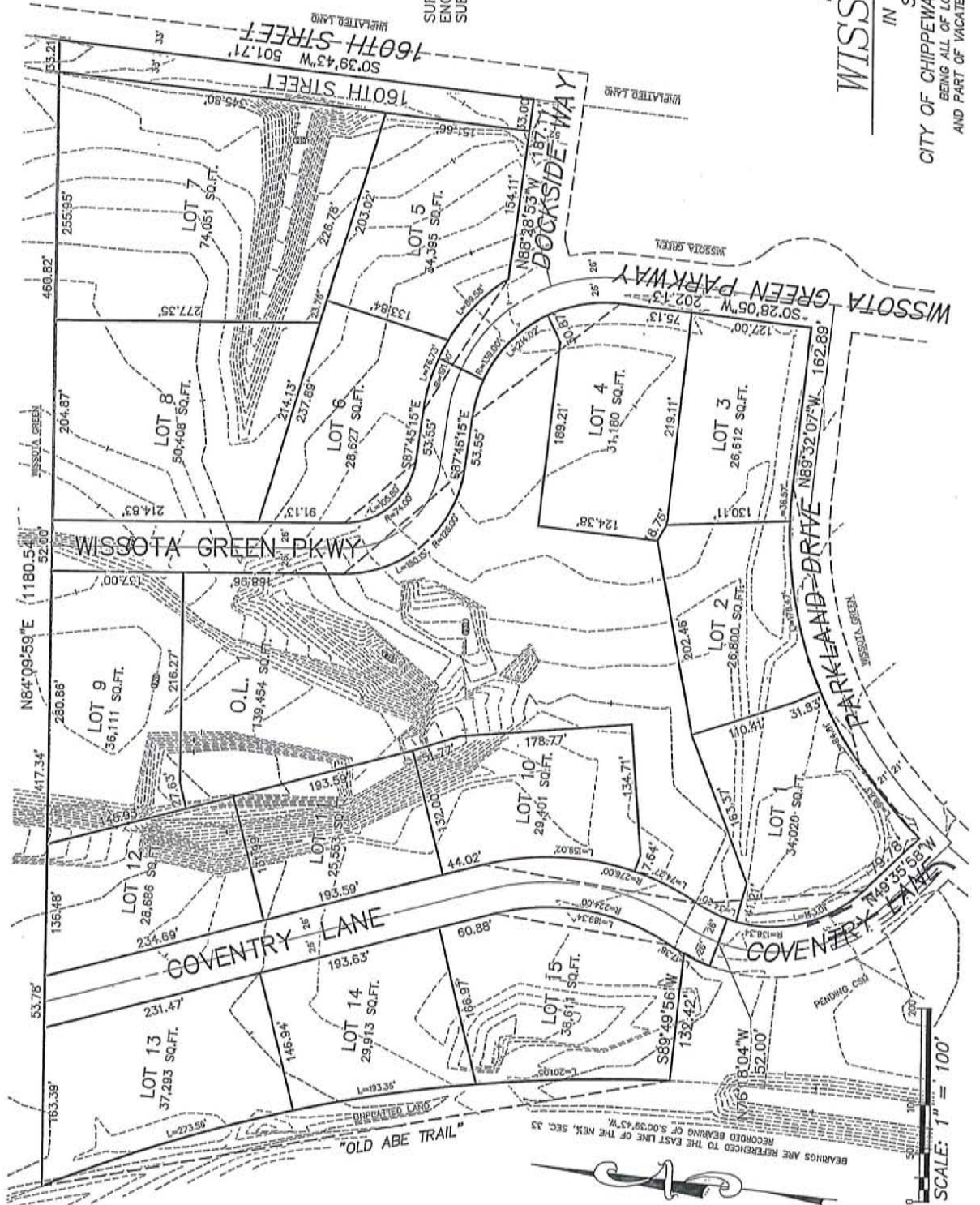
SURVEYOR: REAL LAND SURVEYING
ENGINEER: ADVANCED ENGINEERING CONCEPTS
SUBDIVIDER: BRYAN RENTON

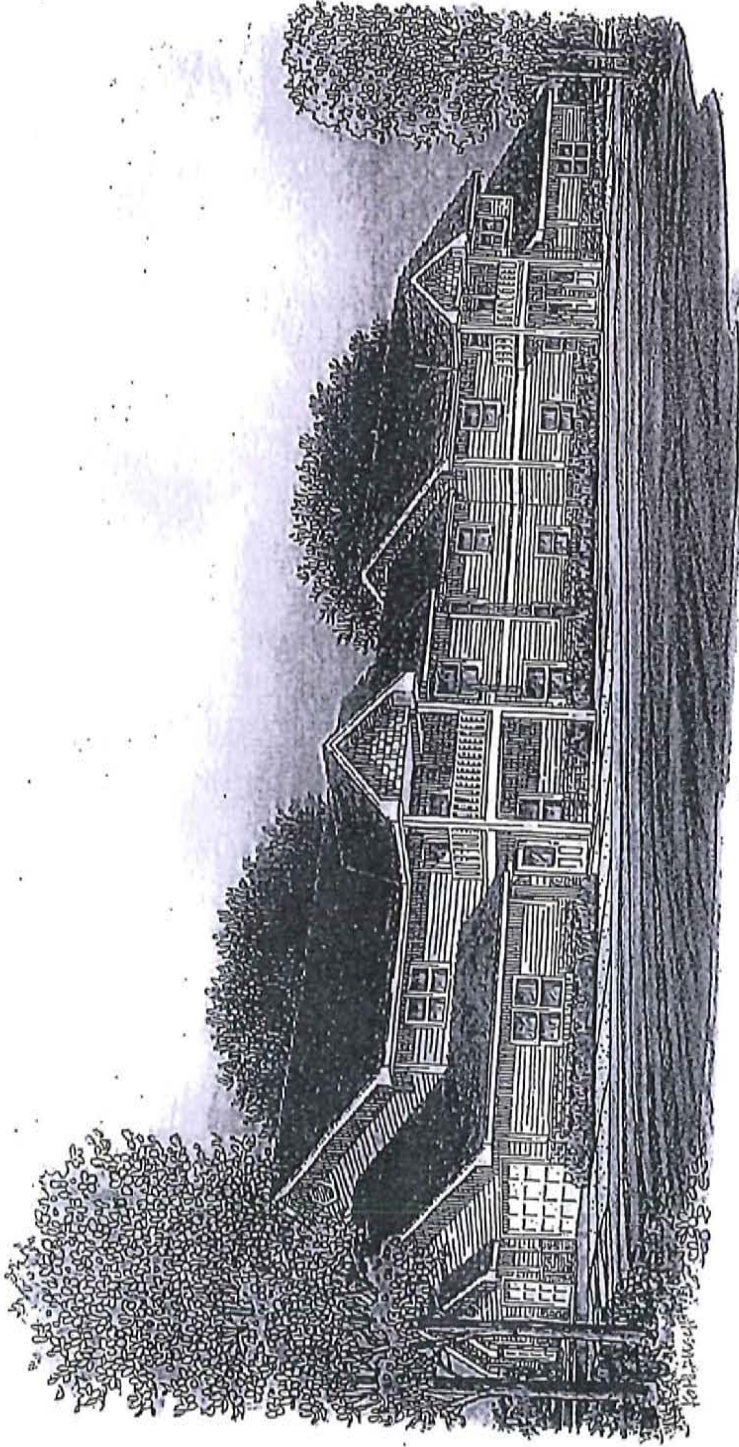
LOCATION SKETCH
 NE1/4, SEC. 33, T29N, R8W



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 86 AND OUTLOTS 12 & 13, MISSISSIPPI GREEN
 AND PART OF VACATED COVENTRY LANE AS PLATTED BY MISSISSIPPI GREEN



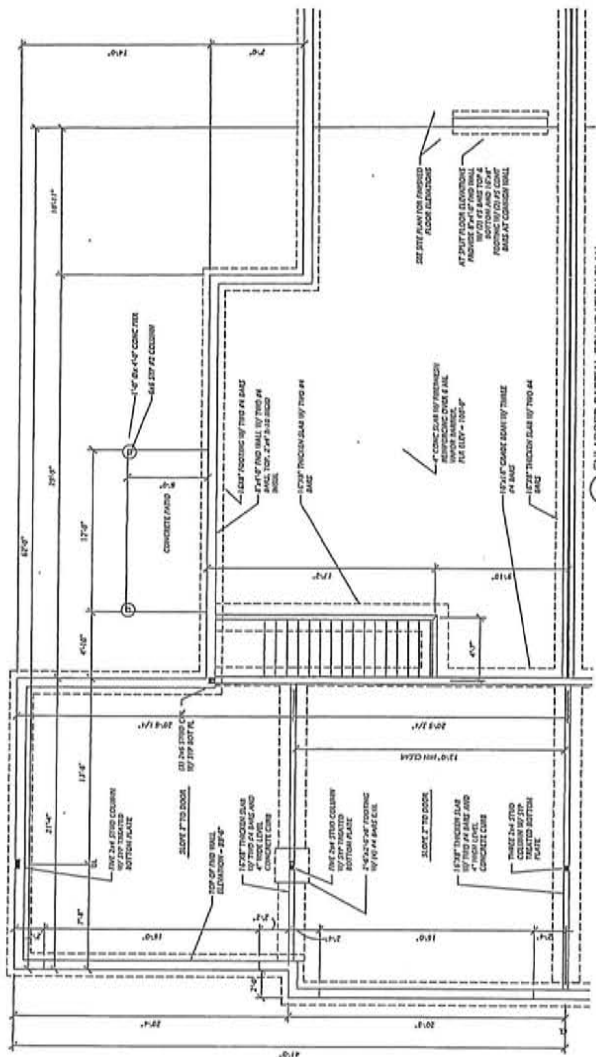
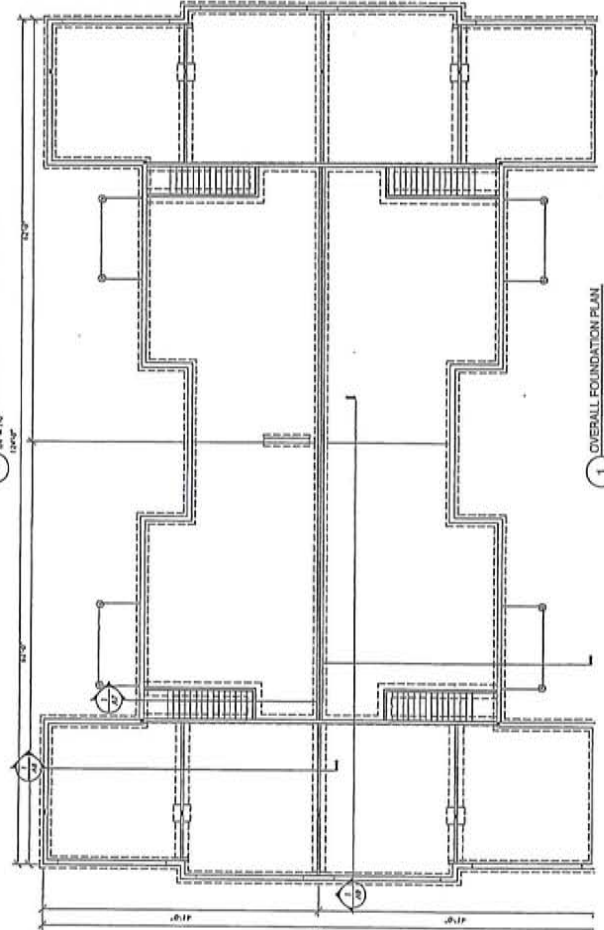




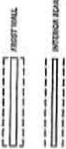




1/1/19



- INTERIOR BEARING WALL BY THICKER SLAB
- EXTERIOR WALL TO OUTSIDE OF WALL OR CENTERLINE OF INTERIOR BEARING WALL.
- 1.00" OF CONC. MACHINE LAYER TO EXPOSURE



10/30

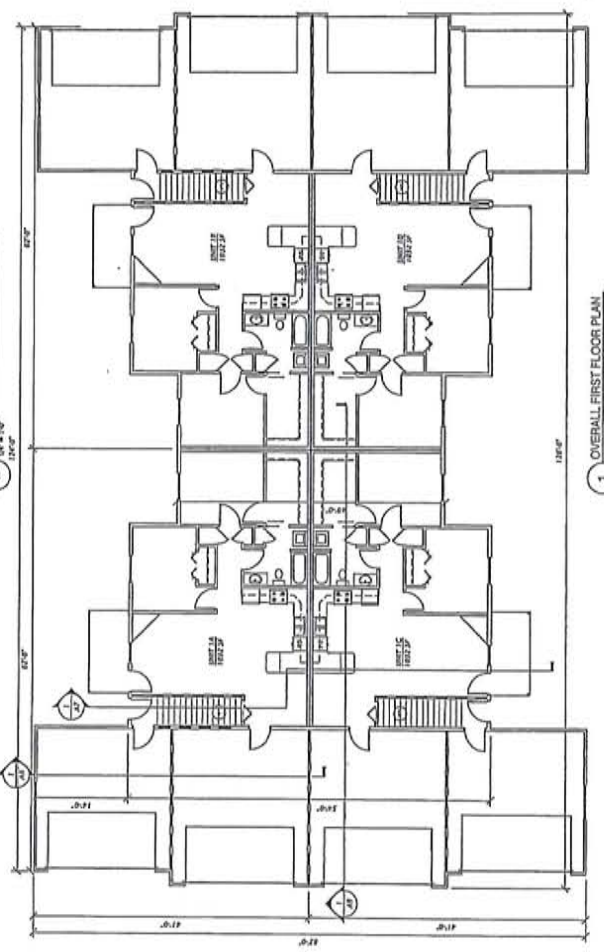
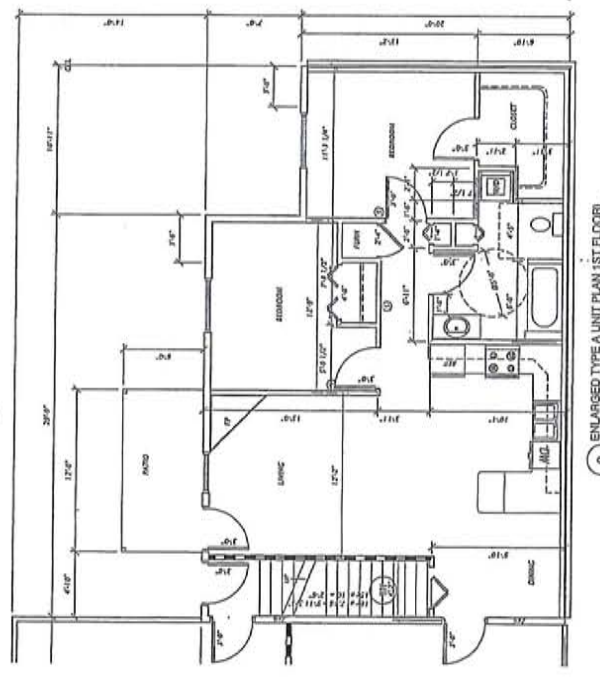
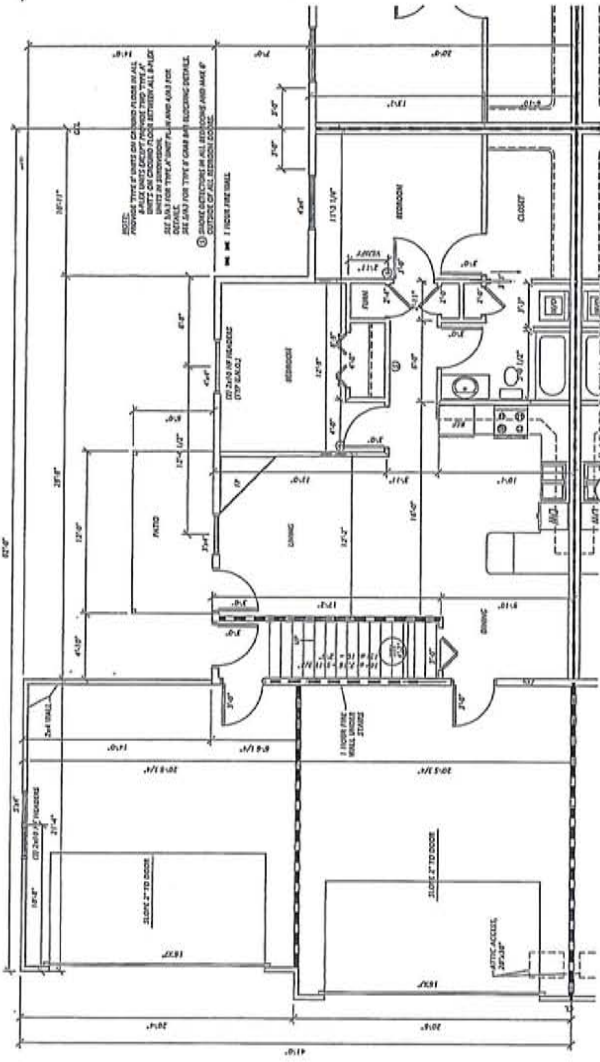
ROBERT D. JOHNSON ARCHITECT
 5201 STONEYCROFT DRIVE
 EAU CLAIRE, WISCONSIN 54603
 715.828.8530
 RD/ARCHITECT@GMAIL.COM

Hill Architects, Inc. (General Manager)
 Hill Architects, Inc. (General Manager)
 13167 County CO.,
 Chippewa Falls, WI 54920
 Call 715-831-8000, Fax 715-830-7867
 Office 715-831-2330

MISSOTA GREEN 8-PLEXES
 CHIPPEWA FALLS, WI

FIRST FLOOR PLANS

9-17-12
 SHEET 3 of 8
A3



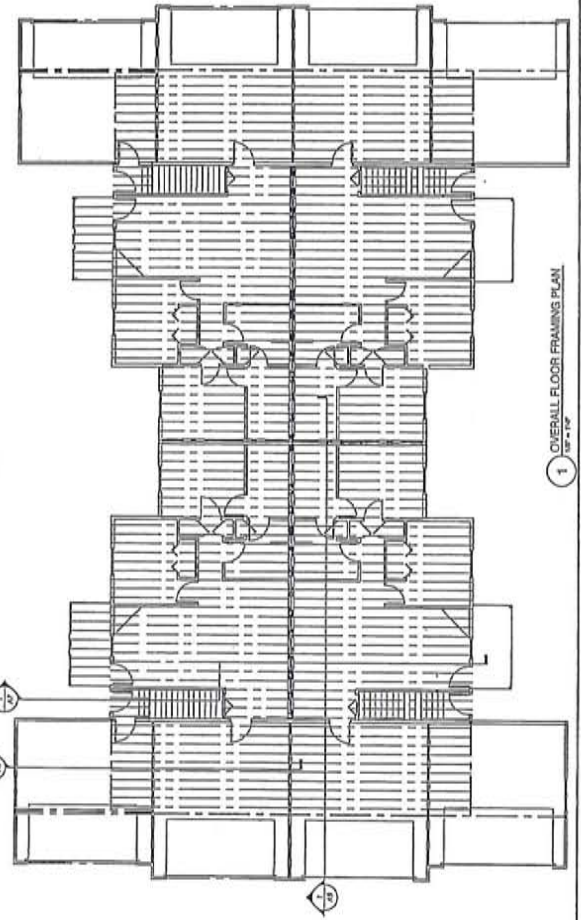
TYPE A UNIT:
 PROVIDE THE CABINET WITH FINISH FROM UNITS, LINE
 WITH FINISH FROM UNITS, LINE
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 PROVIDE THE CABINET WITH FINISH FROM UNITS, LINE
 WITH FINISH FROM UNITS, LINE



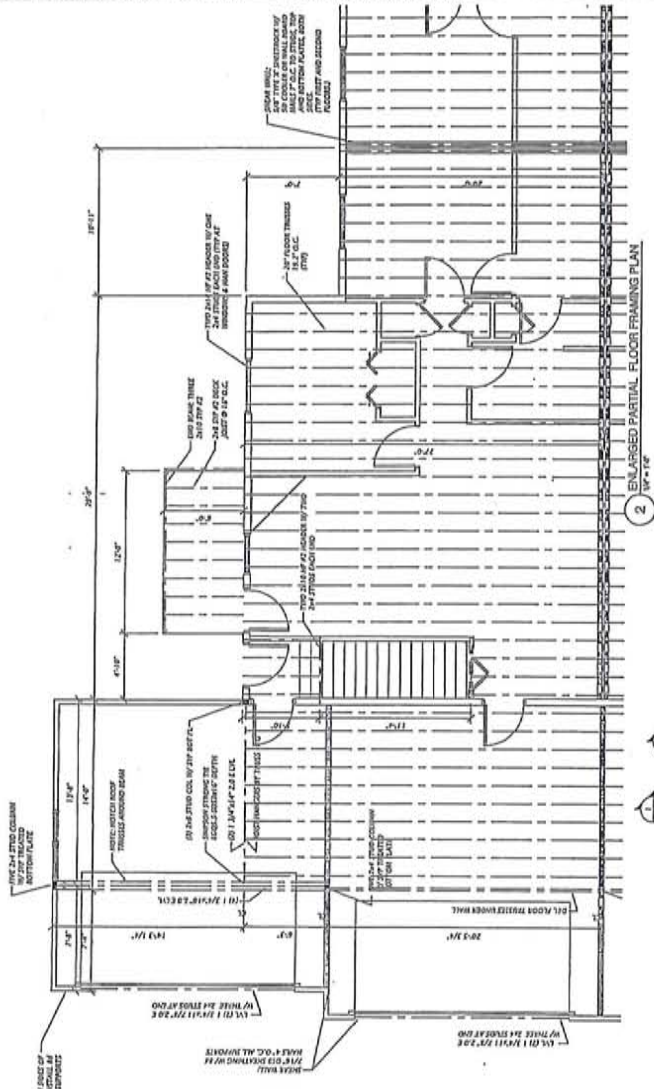
2x8 BLOCKING (SILLS LOAD)
 (RANGE/CAP BATH ONLY)

NOTES:
 PROVIDE THE CABINET WITH FINISH FROM UNITS, LINE
 WITH FINISH FROM UNITS, LINE
 PROVIDE THE CABINET WITH FINISH FROM UNITS, LINE
 WITH FINISH FROM UNITS, LINE
 PROVIDE THE CABINET WITH FINISH FROM UNITS, LINE
 WITH FINISH FROM UNITS, LINE

Handwritten initials or signature.



1 OVERALL FLOOR FRAMING PLAN
1/8" = 1'-0"



2 ENLARGED PARTIAL FLOOR FRAMING PLAN
1/4" = 1'-0"

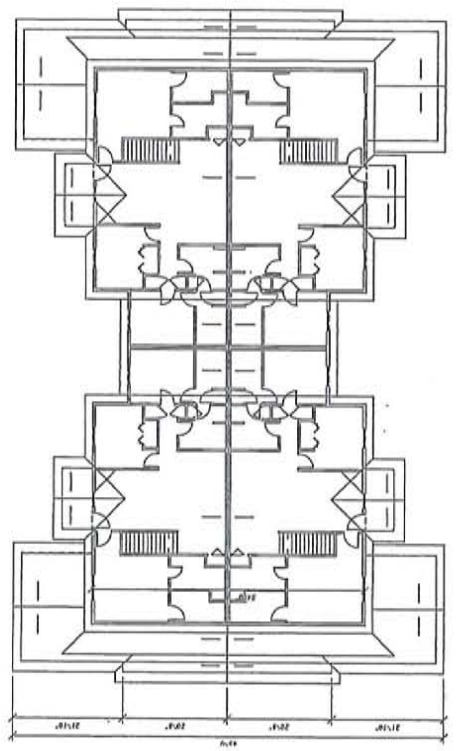
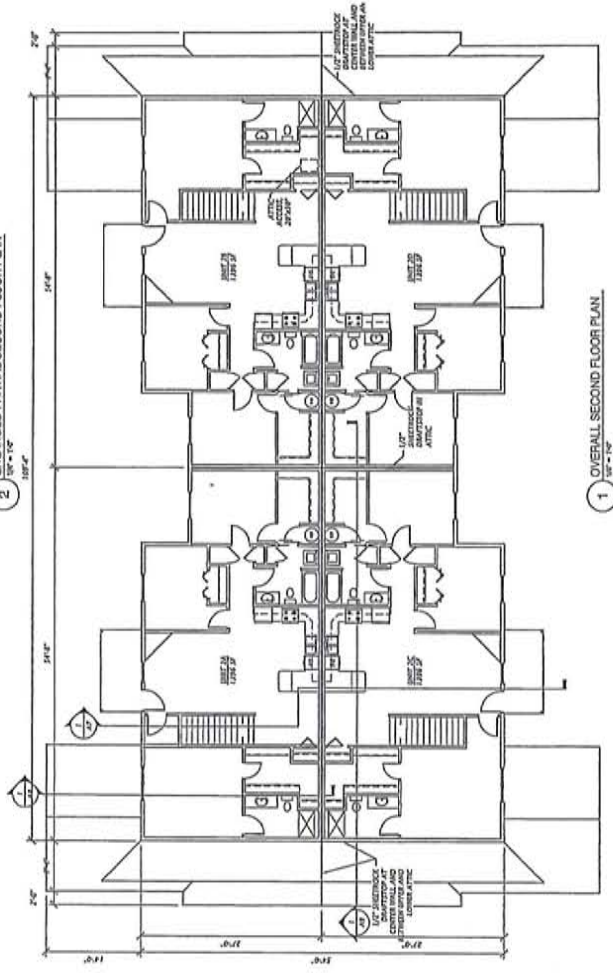
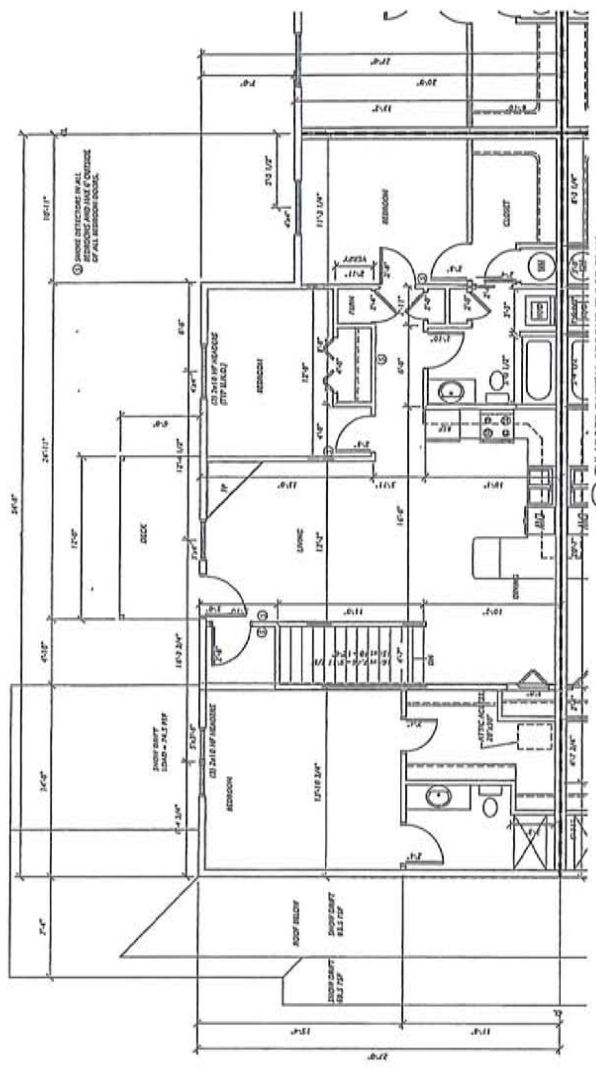
NOTES:
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS SPECIFIED OTHERWISE.
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS SPECIFIED OTHERWISE.
3. STAIR CASES SHALL BE TO FACE UNLESS SPECIFIED OTHERWISE.
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10. STAIR CASES SHALL BE TO FACE UNLESS SPECIFIED OTHERWISE.

**SECOND FLOOR PLANS AND
 ROOF PLAN**

WISCONSIN GREEN & PLEXS
 CHIPPEWA FALLS, WI

ROBERT D. JOHNSON ARCHITECT
 5201 CLAIRE, WISCONSIN 54703
 715.528.8500
 RDJARCHITECT@GMAIL.COM

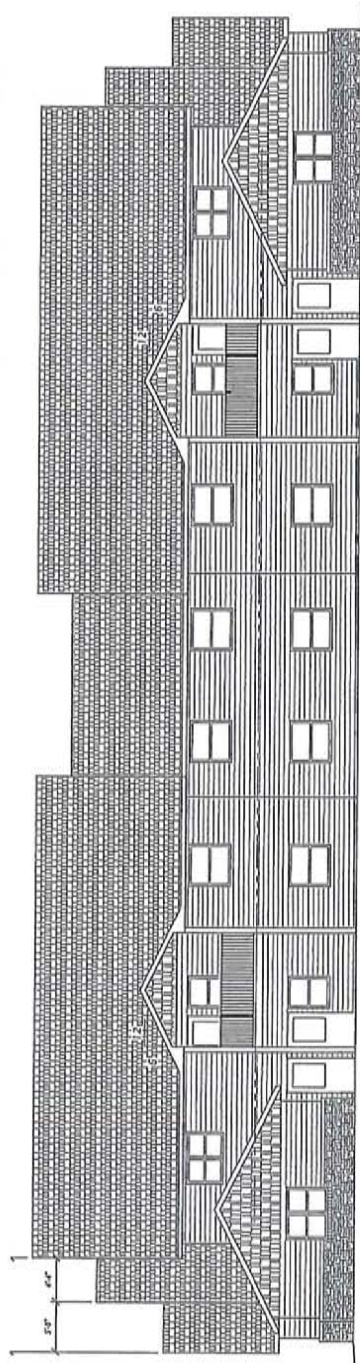
Bill Albrecht, M.S., General Manager
 Heartland Music & Development
 13167 County CO,
 Chippewa Falls, WI 54729
 Cell: 715-831-8800, Fax: 715-830-7887
 Office: 715-870-2430



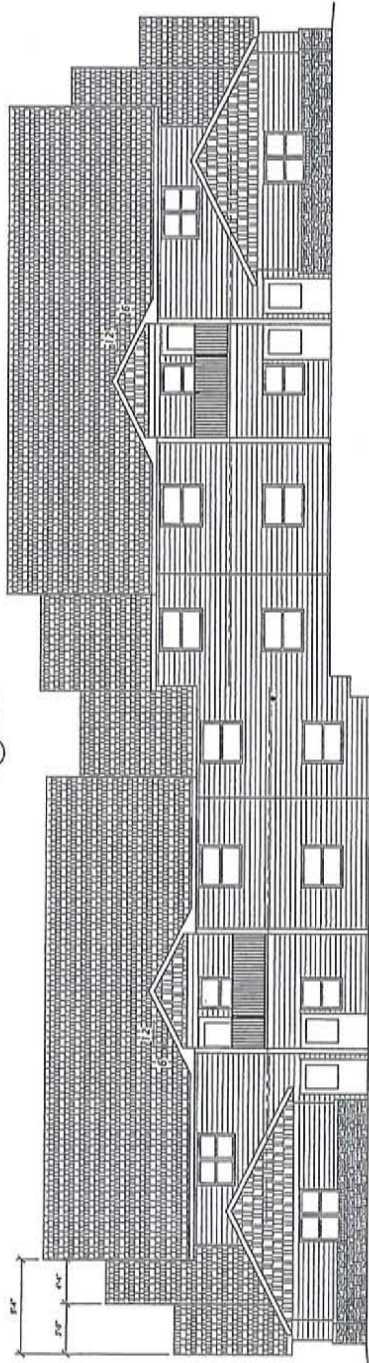
12/20

WISCONSIN GREEN & PLEXS
CHIPPewa FALLS, WI

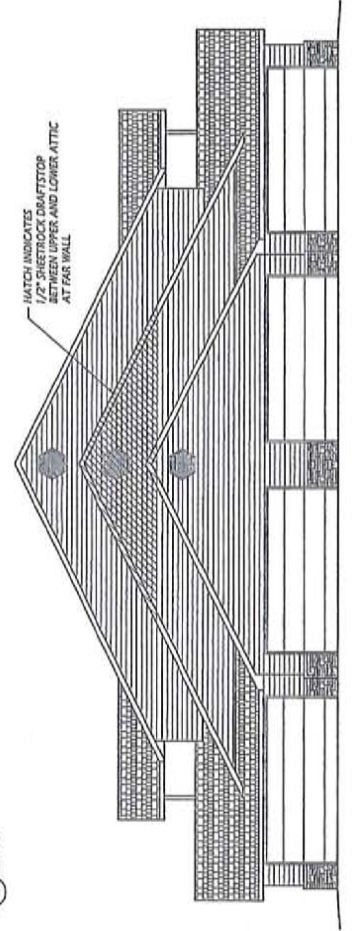
Bill Alving, AIA, General Manager
Headland Homes & Development
13167 County CO,
Chippewa Falls, WI 54729
Call 715-811-8000, Fax 715-810-7867
Office 715-810-2710
ROBERT D. JOHNSON ARCHITECT
5201 STONINGWOOD DRIVE
BAU CLAIRE, WISCONSIN 54903
RD/ARCHITECT@CMAIL.COM



WINDOW & GLASS DOOR MAX U-VALUE = .32
1A FRONT AND BACK ELEVATION
SHEET 5 OF 9



WINDOW & GLASS DOOR MAX U-VALUE = .32
1B CONTRACTOR OPTION
FRONT AND BACK ELEVATION W/ STEP DOWN
SHEET 5 OF 9



2 SIDE ELEVATION
SHEET 5 OF 9

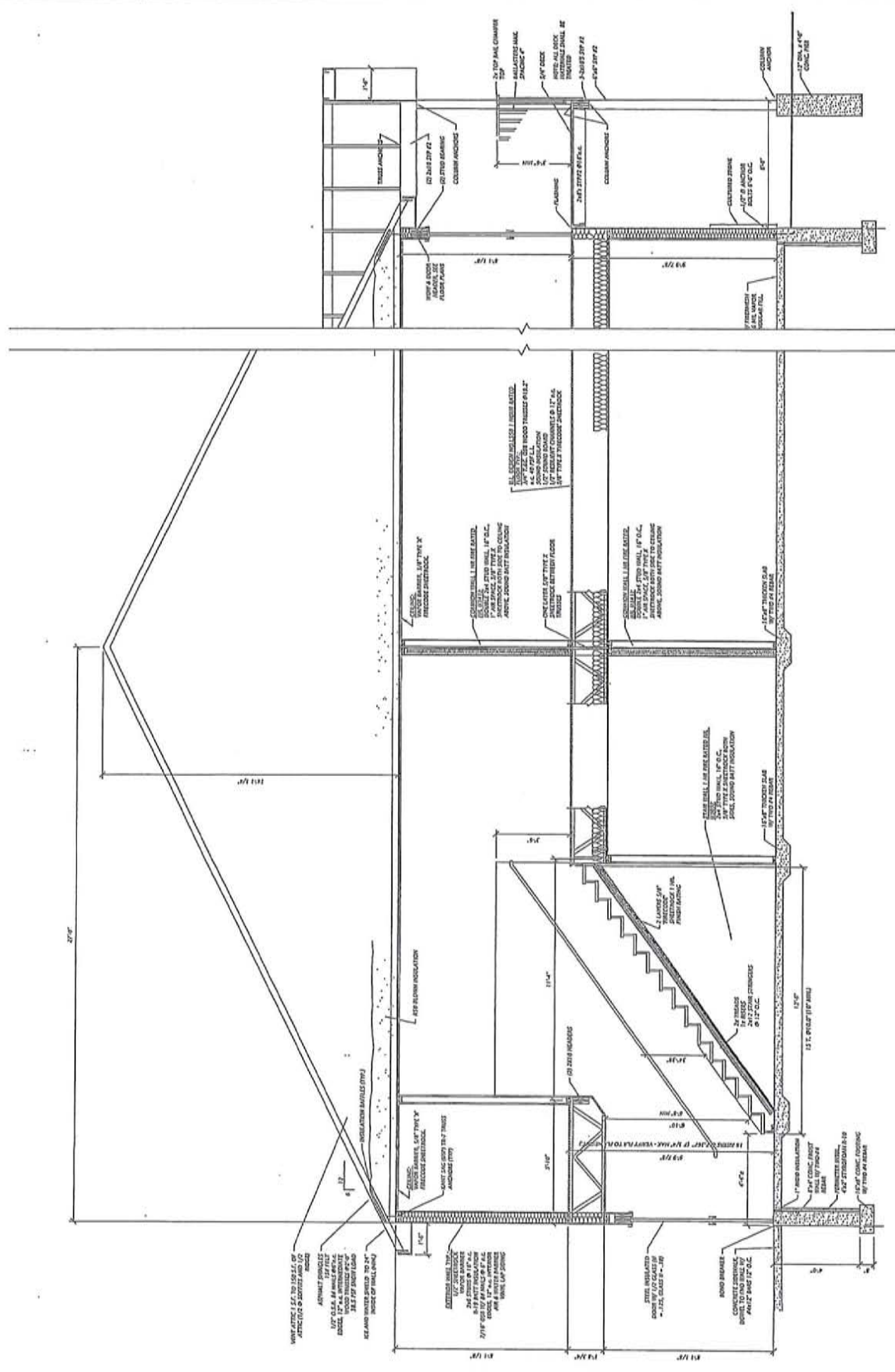
12/10

ROBERT D. JOHNSON ARCHITECT
 5201 STONWOOD DRIVE
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 715.828.8330
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 1167 County CO
 Chippewa Falls, WI 54729
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 Office 715-810-7410

MISSOTA GREEN & PLEXS
 CHIPPEWA FALLS, WI

WALL SECTIONS
 S-17-12
 A7
 SHEET 7 OF 9



1 WALL SECTION
 1/8" = 1'-0"

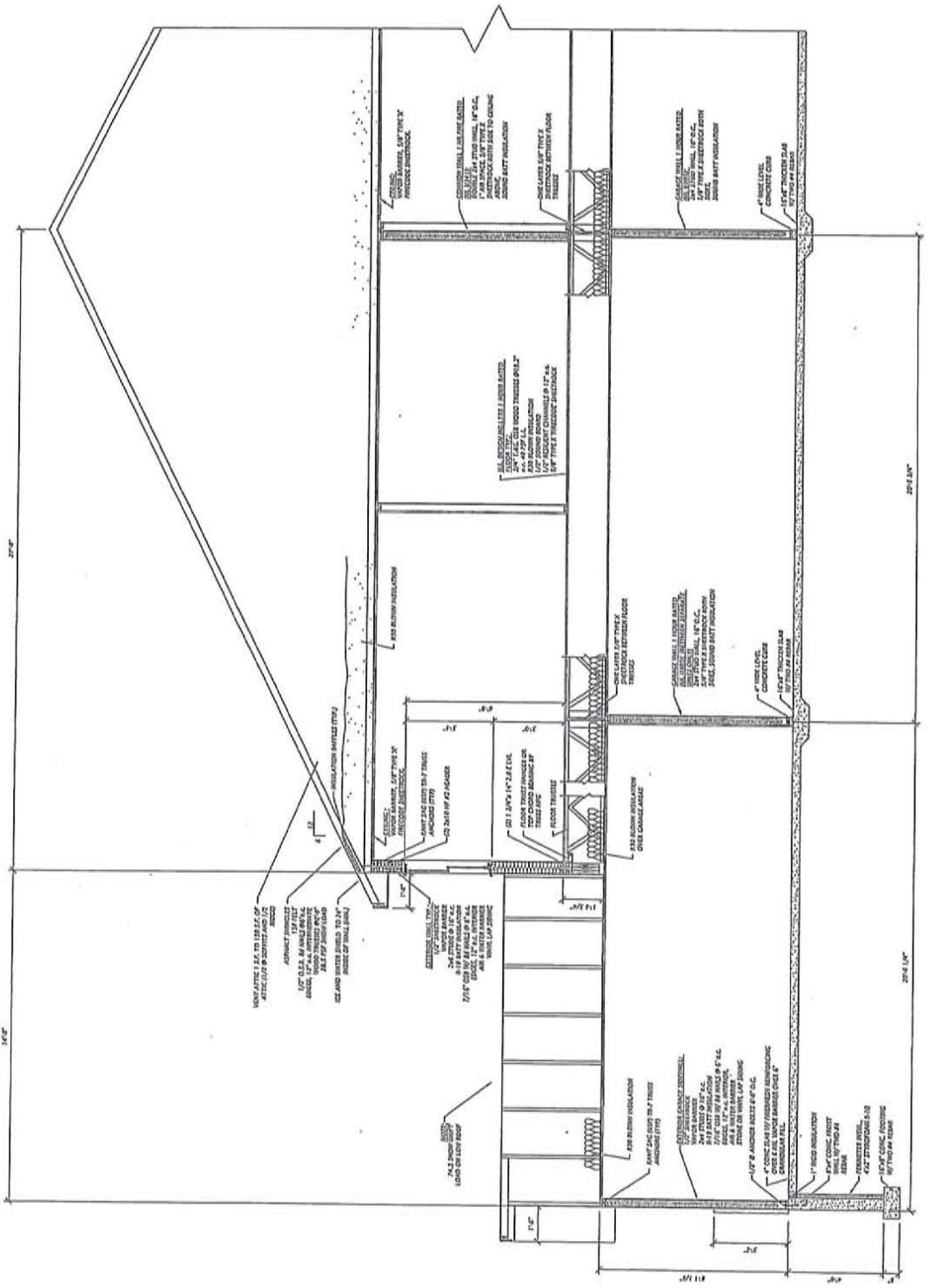
B/S

WALL SECTIONS

WISCONSINA GREEN 8-PLEXS

CHIPPewa FALLS, WI
1167 County CO,
Chippewa Falls, WI 54729
Call 715-831-8000, Fax 715-830-7867
Office 715-830-7830

ROBERT D. JOHNSON ARCHITECT
8301 STONEMOOD DRIVE
EAU CLAIRE, WISCONSIN 54703
715.838.8300
RD/ARCHITECT@CMAT.COM



1 WALL SECTION
1/2" = 1'-0"

11/13

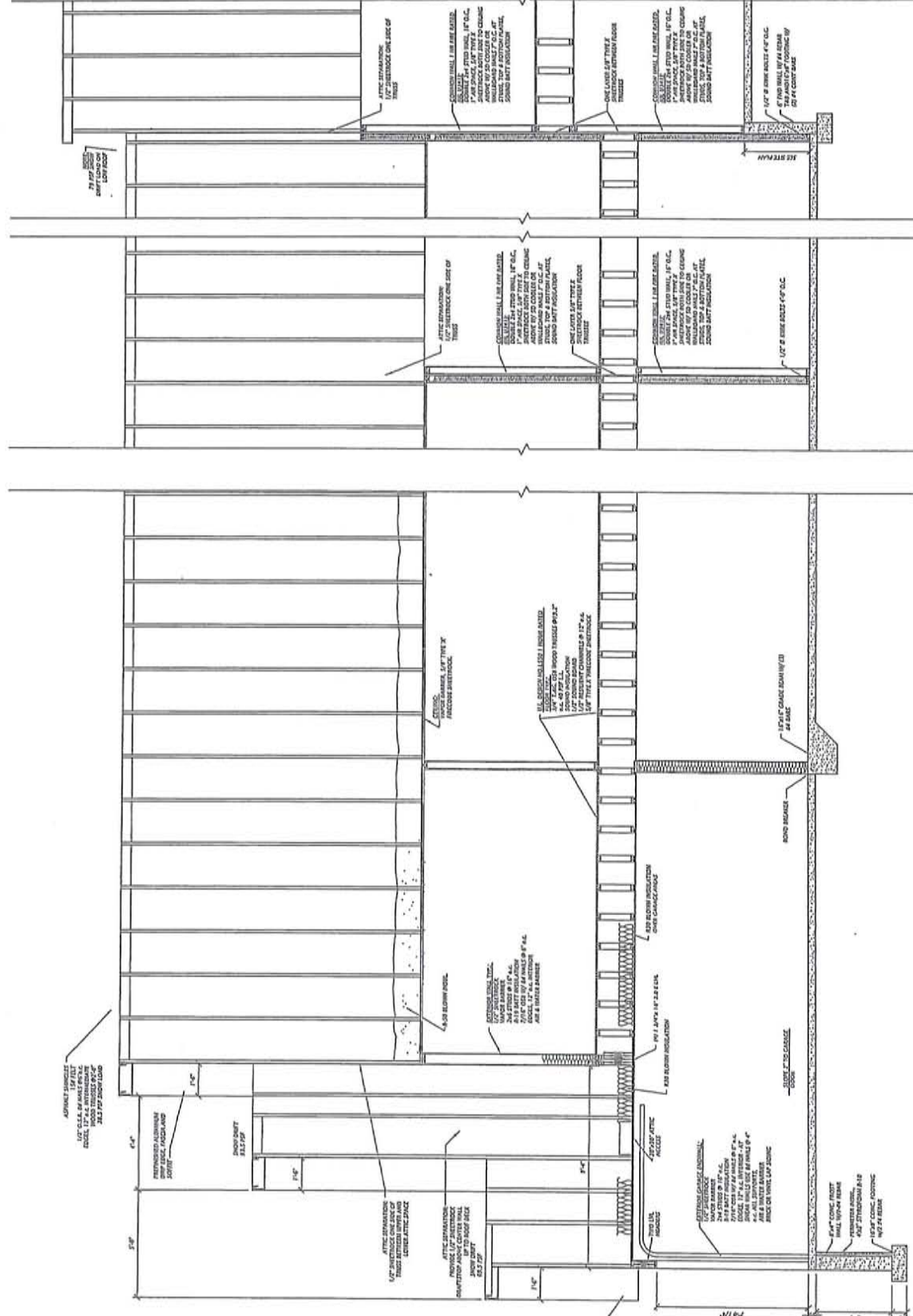
ROBERT D. JOHNSON ARCHITECT
 5201 STONWOOD DRIVE
 WAUWAATAMUN, WISCONSIN 54983
 715.826.8330
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Bill Arntzen, M.S., General Manager
 Healthcare Finance & Development
 13167 County CO.
 Chippewa Falls, WI 54920
 Cell 715-831-8000, Fax 715-830-7887
 Office 715-830-7830

WISCONSIN GREEN & PLEXS CHIPPEWA FALLS, WI

WALL SECTIONS

9-17-12
 AS
 SHEET 2 OF 5



CONTRACTOR OPTION
 2 WALL SECTION
 1/2" = 1'-0"

1 WALL SECTION
 1/2" = 1'-0"

17/202

DECLARATION OF COVENANTS FOR
WISSOTA GREEN

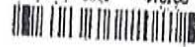
DOCUMENT TITLE

DOCUMENT# 709805

Recorded
SEP. 01, 2005 AT 03:43PM

Marge L. Heisler

MARGE L. BEISSLER
REGISTER OF DEEDS
CHIPPEWA COUNTY, WI
Fee Amounts - \$75.00



Recording Area

Name and Return Address

MAGGIE PIERCE
SIENNA CORPORATION
4740 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 PIN (if required). Other information such as the granting clauses, 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 recorder fee. Wisconsin Statutes, 59.43 (2m) WRDA 2000

DOCUMENT# 709885

**DECLARATION OF COVENANTS
FOR
WISSOTA GREEN**

City of Chippewa Falls
County of Chippewa
State of Wisconsin

JULY 19, 2005

Revised July 27, 2005

19/20

DECLARATION OF COVENANTS
FOR
WISSOTA GREEN

THIS DECLARATION OF COVENANTS is made this 4th day of August, 2005 by Sienna 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 thereto, 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.

~~REPEATED~~ "Future Development Area" means any parcel of land contiguous to Wissota 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 Wissota 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

First Amendment to
Declaration of Covenants to
Wissota Green

Marge L. Geissler

Document Number

Document Title

MARGE L. GEISSLER
REGISTER OF DEEDS
CHIPPewa COUNTY, WI
Fee Amount: 1253.00
Total Pages 122



Recording Area

Name and Return Address

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

1522690v1

23/29

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.

~~6.7~~ 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.

~~6.8~~ 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 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, 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 112.04 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; 22908-3314-67110016; 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; 22908-3311-67110073; 22908-3311-67110074; 22908-3311-67110075; 22908-3311-67110076; 22908-3311-67110077; 22908-3311-67110078; 22908-3311-67110079; 22908-3311-67110080; 22908-3311-67110081; 22908-3311-67110082; 22908-3311-67110083; 22908-3311-67110084; 22908-3311-67110085; 22908-3311-67110086; 22908-3311-67110087; 22908-3311-67110088; 22908-3311-67110089; 22908-3311-67110090; 22908-3311-67110091; 22908-3311-67110092; 22908-3311-67110093; 22908-3311-67110094; 22908-3311-67110095; 22908-3311-67110096; 22908-3311-67110097; 22908-3311-67110098; 22908-3311-67110099; 22908-2831-67110100; 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; 22908-2831-67110110; 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;

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

1498407v1

2/6/20

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.

Wissota Green Phasing

Phase I and IA

CTH I will be closed east of Seymour Cray Sr. Boulevard and south of 161st Street at the beginning of construction. CTH I through traffic is detoured as follows:

- Along CTH I between Seymour Cray Sr. Boulevard and STH 178,
- Along STH 178 between CTH I and CTH S, and
- Along CTH S between STH 178 and the CTH I and CTH S intersection.

Local traffic to the residences along 75th Avenue and 161st Street and to the Rod and Gun Club and the boat landing will be detoured as follows: Initially traffic will follow the CTH I detour described above then:

- Proceed south on CTH I from CTH S to 161st Street,
- East on 161st Street, and depending on the destination, and
- West on 75th Avenue and southeast on 74th Avenue.

After the crushed aggregate is constructed on Beach Drive, access to properties along 161st Street, 74th Avenue and 75th Avenue will be opened from the south along Beach Drive to 74th Avenue and 75th Avenue.

Access from the north to the properties along 161st Street, 75th Avenue and 74th Avenue will remain open until construction of the north end of Phase I closes CTH I between 161st Street and Dockside Way. Traffic to these properties will be open from the south along Beach Drive and the section of Manor Drive between Beach Drive and 75th Avenue.

Upon completion of Phase I and IA, CTH I and local traffic can utilize the subdivision streets. Access to local properties can be as follows:

- 74th Avenue and 75th Avenue can be accessed off of Wissota Green Boulevard to Beach Drive to Manor Drive.
- 161st Street can be accessed via Wissota Green Boulevard, Wissota Green Parkway and Cottage Lane.
- 80th Avenue can be accessed from the south via Wissota Green Boulevard, Wissota Green Parkway, Dockside Way and existing CTH I north of Dockside Way.
- Access to 80th Avenue from the north will remain along existing CTH I between CTH S and 80th Avenue until Phase III construction.

Seymour Cray Sr. Boulevard

Seymour Cray Sr. Boulevard is scheduled to be completed between CTH I and CTH S by the fall of 2006. CTH I through traffic will be routed onto this new roadway at that time.

FILE

28/30

Phase IB

Phase IB construction will not impact existing traffic patterns.

Phase II

Phase II construction will not impact existing traffic patterns.

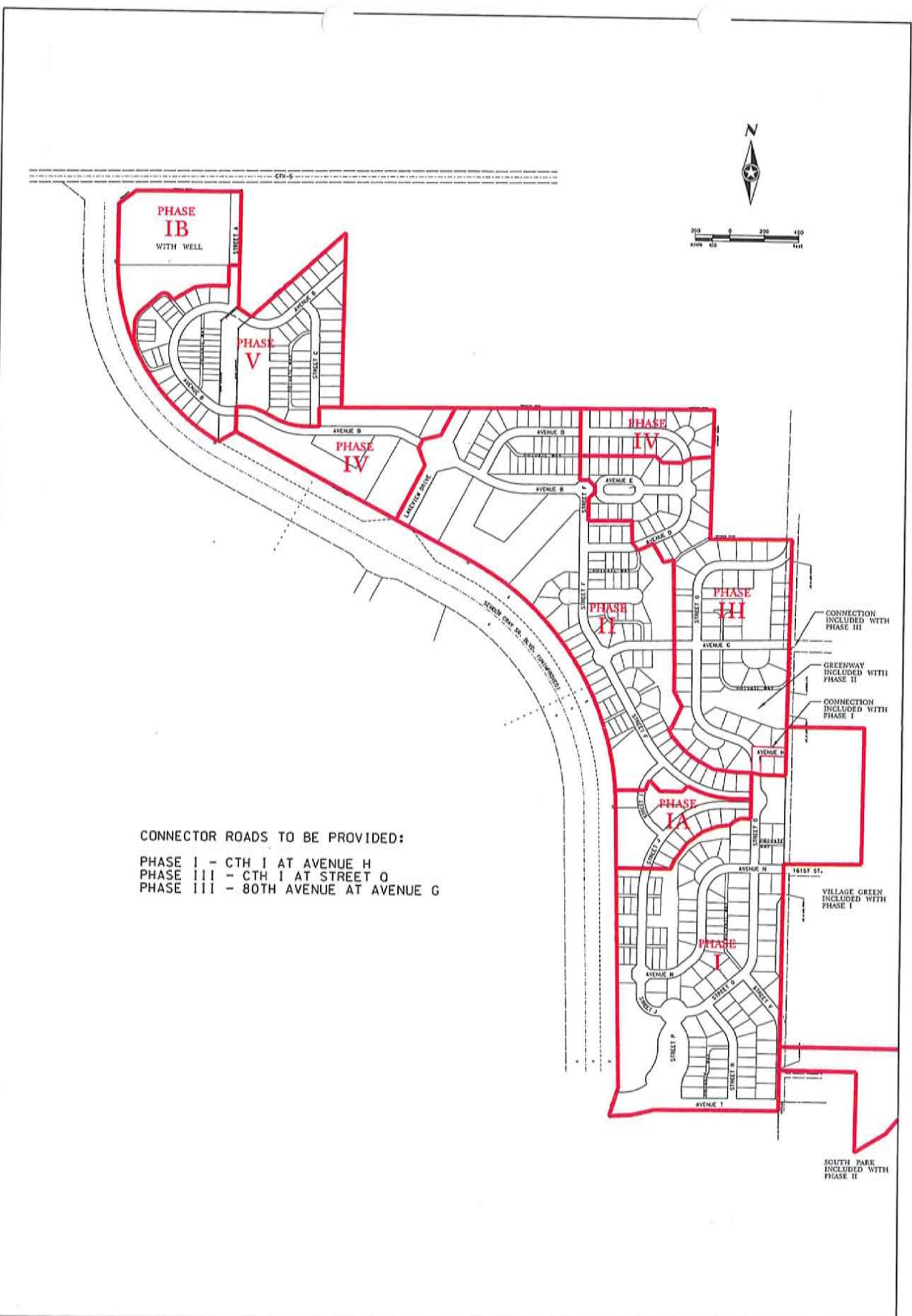
Phase III

The existing CTH I roadway will be closed north of Dockside Way to the new Wissota Green Parkway intersection with the CTH I roadway in Phase III. Access to 80th Avenue will be through the Wissota Green subdivision along Wissota Green Parkway and Anchor Drive.

Phase IV and V

Phase IV and V construction will not impact existing traffic patterns.

FILE



CONNECTOR ROADS TO BE PROVIDED:
 PHASE I - CTH 1 AT AVENUE H
 PHASE III - CTH 1 AT STREET O
 PHASE III - 80TH AVENUE AT AVENUE G



BUILDING SETBACKS:
 25' FROM PUBLIC STREET
 25' REAR YARD
 15' SIDE YARD

AREAS:
 TOTAL AREA - 754,260 SQ.FT. (17.32 ACRES)
 TOTAL AREA OF 15 LOTS - 531,661 SQ.FT. (12.20 ACRES)
 TOTAL AREA OF 1282 LINEAR FT OF STREET - 83,145 SQ.FT. (1.91 ACRES)

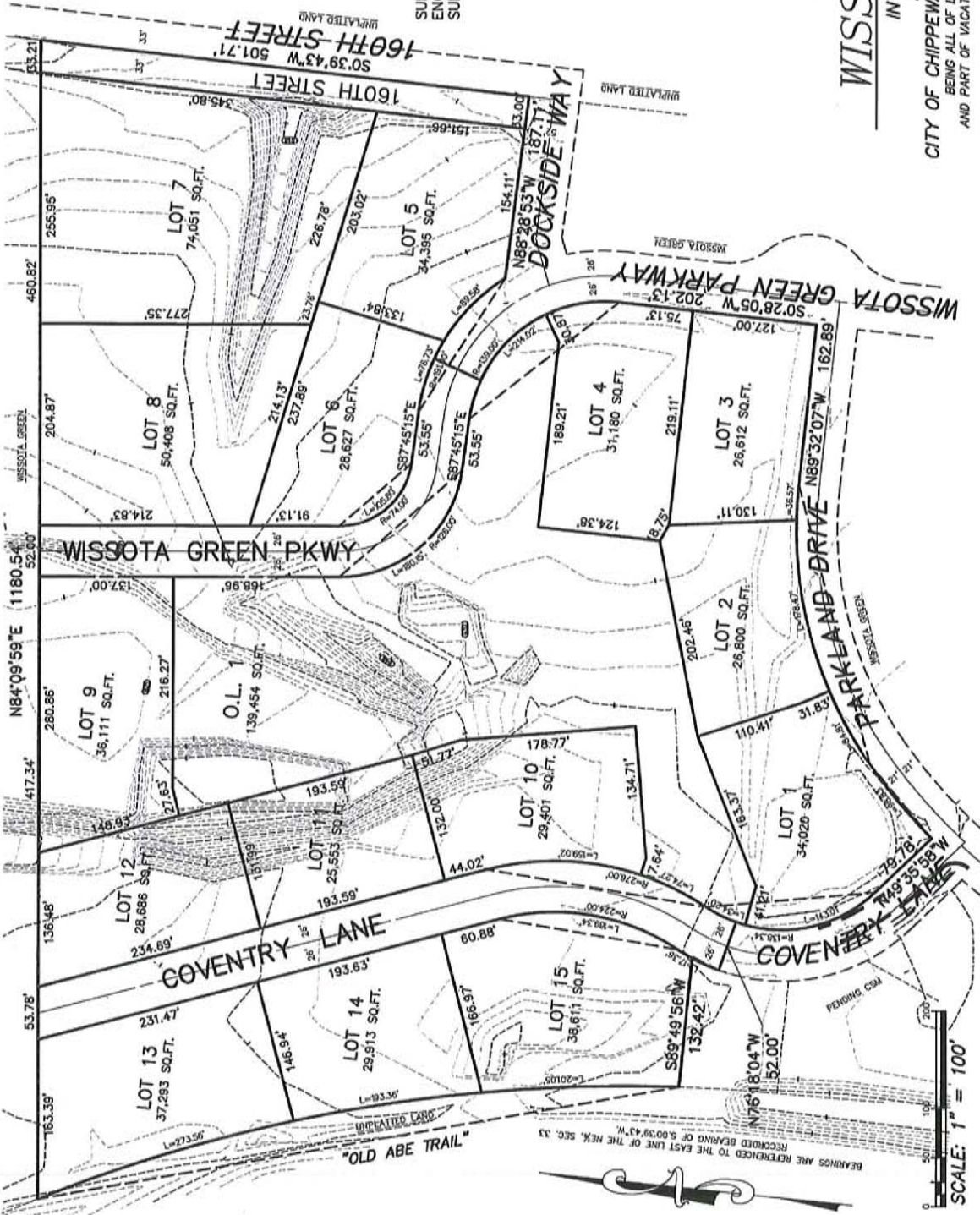
SURVEYOR: REAL LAND SURVEYING
ENGINEER: ADVANCED ENGINEERING CONCEPTS
SUBDIVIDER: BRYAN RENTON

LOCATION SKETCH
 NE 1/4, SEC. 33, T29N, R8W



**PRELIMINARY PLAT OF
 WISSOTA SHORES**

IN THE NE 1/4 OF THE NE 1/4,
 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



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

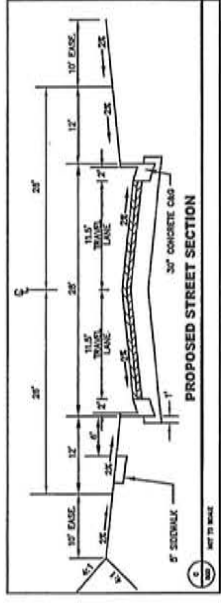
SCALE: 1" = 100'



EXISTING
RESIDENTIAL AREA

**WISCONSINA SHORES
DETAIL**

PROPOSED ZONING	PLANNED UNIT DEVELOPMENT
SITE AREA:	17.22 AC (TOTAL) 12.88 AC (15 LOTS W/O R.O.W.) 4.34 AC (15 LOTS WITH R.O.W.) 1.00 AC (DESIGNATED PARK)
PUBLIC UTILITIES:	CONCRETE LANE 22 FT. RIGHT-OF-WAY 22 FT. FACE OF CURB 22 FT. FACE OF CURB 22 FT. FACE OF CURB
PRIVATE UTILITIES:	22 FT. BIT. SURFACE
UTILITIES:	16 BUILDING SERVICES (6-POLE/UNIT FOR STRUCTURE) 120 INCHES TOTAL (7.14 UNITS PER AC) 120,000 S.F. OF ROOFTOPS (1.00 AC OF LOT COVERAGE) 10,000 S.F. OF PRIVATE PAVEMENT (22.84 AC OF LOT COVERAGE) 24,000 S.F. OF PRIVATE PAVEMENT (2.14 AC OF LOT COVERAGE)
TYPICAL STRUCTURES:	62' X 126' PER STRUCTURE 8,007 S.F.
PARKING:	240 GARAGE STALLS (2 STALLS PER GARAGE) 240 TOTAL (240 STALLS PER GARAGE) 240 ADDITIONAL PARKING SPACES (STATIONING) 240 ADDITIONAL PARKING SPACES (STATIONING) 240 PARKING SPACES TOTAL
STREETWORK:	25' FROM PUBLIC STREETS 10' ON ALL OTHER SIDES
SEWERAGE:	5' CONCRETE SIDEWALKS ALONG COUNTRY LANE AND WISCONSINA GREEN PARKWAY
TRASH:	TRASH RECYCLABLES WILL BE STORED IN THE URNAGE OF EACH BUILDING



**GENERAL DEVELOPMENT PLAN
SITE LAYOUT**

AEC
ADVANCED ENGINEERING CONCEPTS
855 PARKWAY ST.
ARLINGTON, VA 22204
PH: 703-555-4030
COPYRIGHT 2013 AEC LLC.



STATE HIGHWAY 178 R/W



EXISTING RESIDENTIAL AREA

APPROXIMATELY 200 FEET TO LAKE WISCONSIN

WISSOTA SHORES

UTILITY LAYOUT

- TYPICAL SANITARY SEWER
- 12" PVC @ 4% SLOPE THROUGHOUT SITE
- INDIVIDUAL UNITS WILL BE SERVED BY 4" PVC

TYPICAL WATERMAIN

- 12" POLYETHYLENE GLYCOL (PE) @ 4% SLOPE
- 8" SEPARATION FROM SANITARY SEWER
- INDIVIDUAL UNITS WILL BE SERVED BY 2" POLY. SERVICES
- TYPICAL STORM SEWER
- 18" POLYETHYLENE GLYCOL (PE) @ 0.3%
- CATCH BASIN INLETS W/ 3.5 FEET FROM B.M. TO INVERT

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.

GENERAL DEVELOPMENT PLAN
PRELIMINARY UTILITY LAYOUT

WISSOTA SHORES 2013
CHIPPEWA FALLS, WI



ADVANCED ENGINEERING CONCEPTS
454 PARKWAY, SUITE 200
ALTONA, WISCONSIN 54720
PH 715-555-0320
COPYRIGHT 2013 AEC, LLC



STATE HIGHWAY 178 R/W

Date Filed: 4/18/13

Fee Paid: \$25.00 Date: 4-18-13 TR # 301204

Fee Paid: _____ Date: _____ TR# _____

PETITION FOR REZONING

TO THE CITY OF CHIPPEWA FALLS, WISCONSIN:

I/We, the undersigned, hereby petition the Common Council of the City of Chippewa Falls, WI., for a rezoning authorized by the Chippewa Falls Zoning Code, Section 17.46, for the following described property:

Address of Property: 836 Bridgewater Ave

Lot: 63 Block _____ Subdivision Willow Creek II Parcel # 4006004

or Legal Description: _____

Present zoning classification of property: R-1B residential

Zoning classification requested: R-3-4 Multiple-Family, Four-Plex Residential District

Name & Address of Petitioner:

Jim Rooney

13167 Cnty 00

Chippewa Falls, WI 54729

Home/Business Address:

Phone Number: (715) 830-7830

Lot number of any real estate owned by the petitioner adjacent to the area proposed to be changed: Willow Creek Development, Outlot 7, Lot 58-(8-plex)

Existing use of all buildings on such land: Multi-family Residential

Principal use of all properties within 300 feet of such land: Multi-family Residential, Commercial, Single family

Purpose for which such property is to be used: New 4-plex Multi-family Building

Recite any facts indicating that the proposed change will not be detrimental to the general public's interest and the purposes of this Chapter:

This site is adjacent to our multi-family area at Willow Creek and will tie in nicely with our development. The area has many existing multi-family buildings that are larger than the one proposed. The front of this building is very attractive.

Attach a plot plan or survey plat, drawn to scale, showing the property to be rezoned, location of structures, and property lines within 300 feet of the property to be altered. Attached _____.

See Attached

Add any further information requested on the petition or which may be required by the Common Council to facilitate the making of a comprehensive report to the Council:

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

Owners/Addresses

Jim Rooney
10795 34th Ave
Chippewa Falls WI 54709

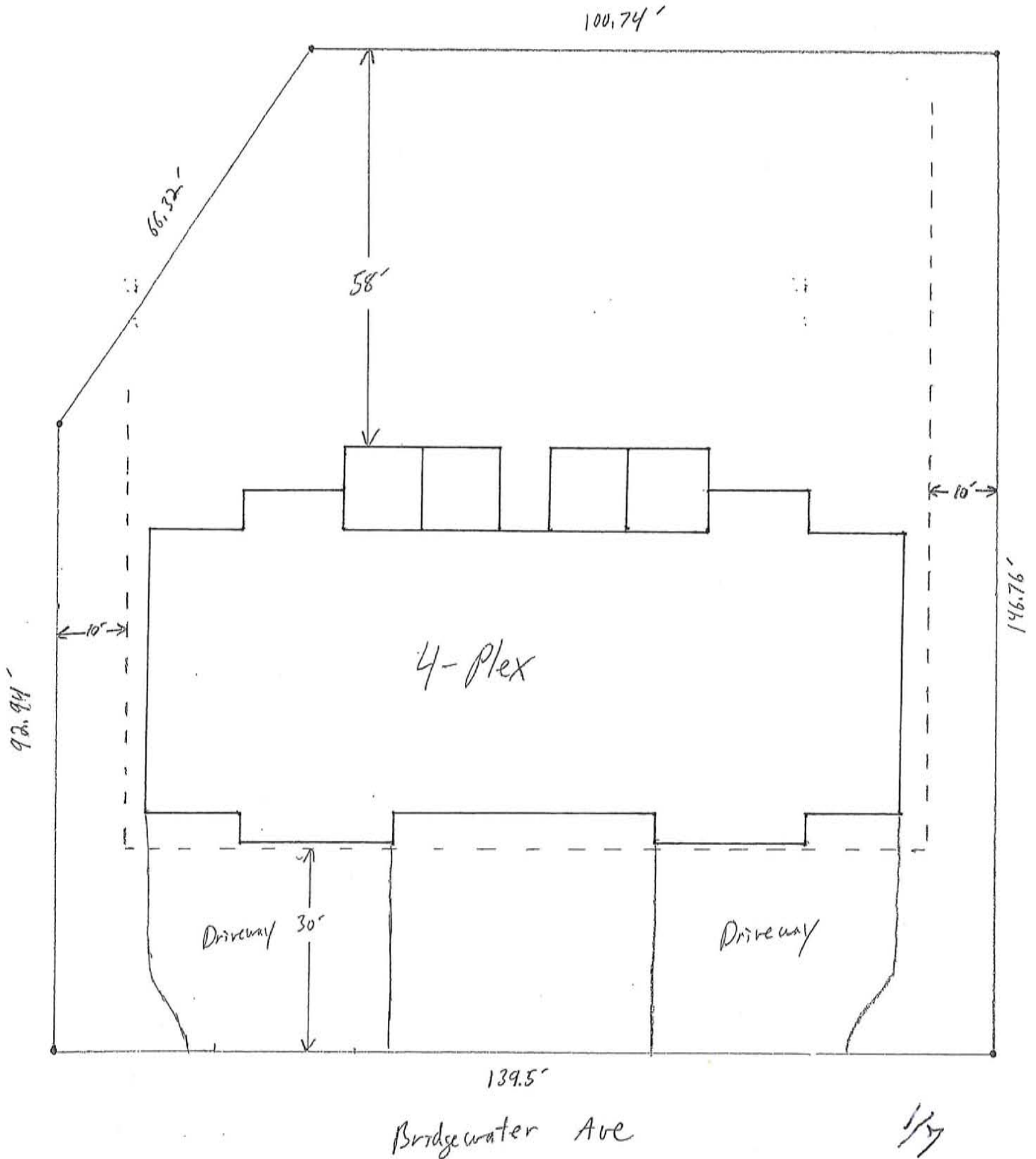
 4-17-13

Petitioners/Addresses

Same

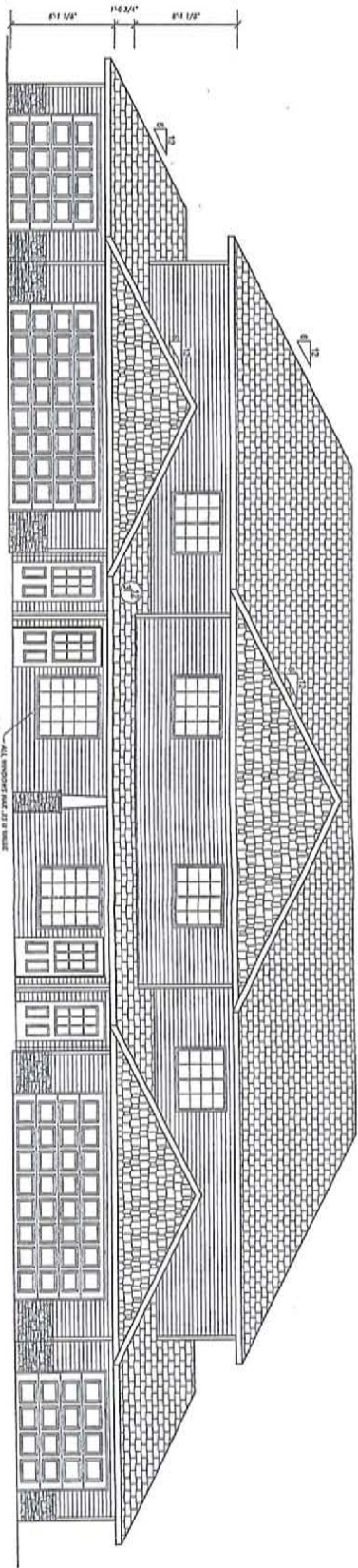
Lot 63
Willow Creek II

$$\frac{1}{2}'' = 10'$$

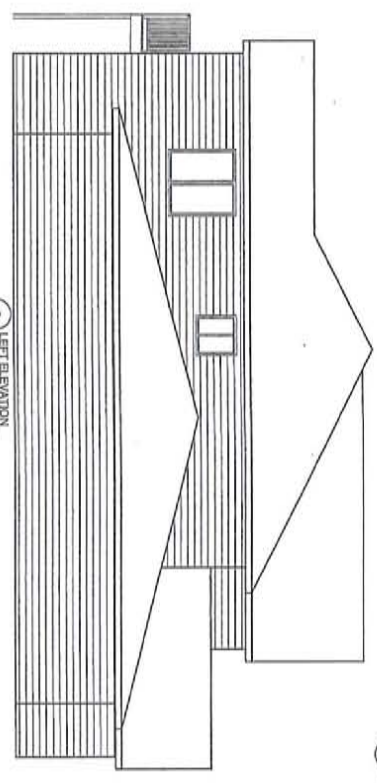




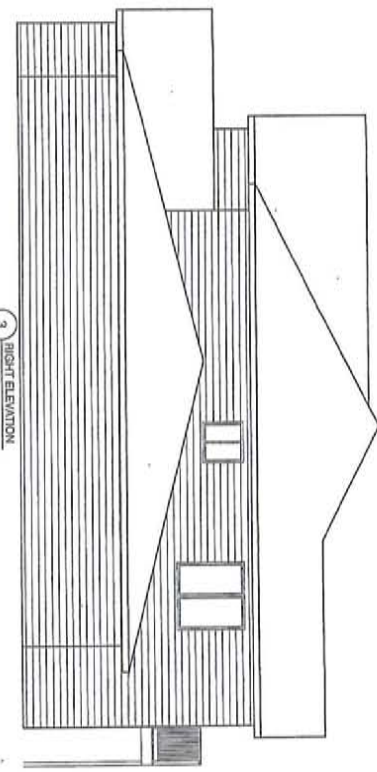
2/7



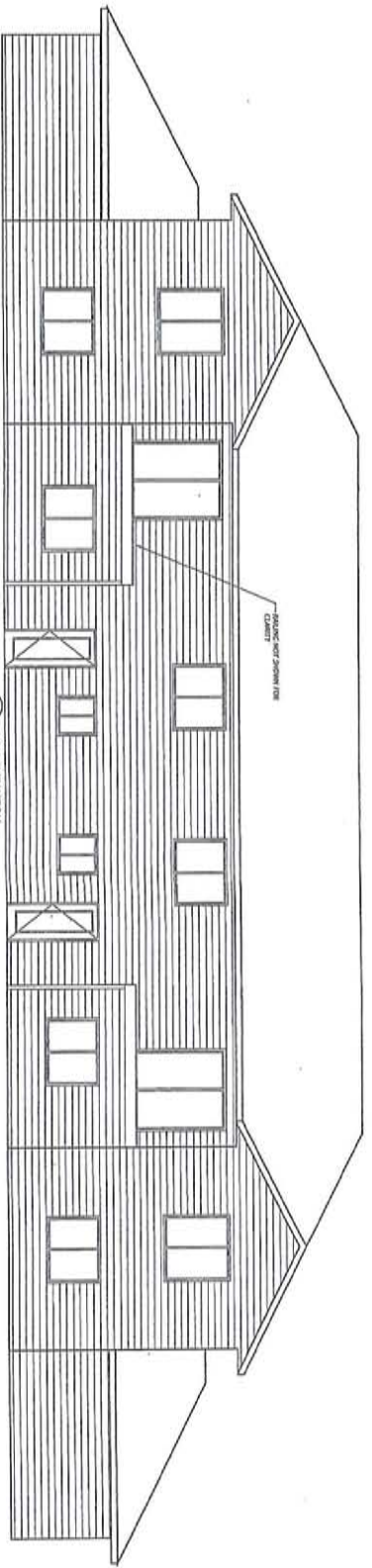
1 FRONT ELEVATION
1/4\"/>



2 LEFT ELEVATION
1/4\"/>



3 RIGHT ELEVATION
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4 BACK ELEVATION
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10-15-10
A7
SHEET 6 OF 9
ELEVATIONS

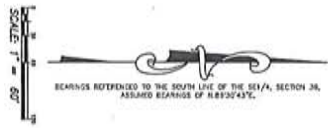
Lot 63, Willow Creek II
4 - PLEX
EAU CLAIRE, WI

ROBERT D. JOHNSON ARCHITECT
3003 WOODHAVEN ROAD
EAU CLAIRE, WISCONSIN 54703
715.833.2226 FAX 715.833.2209

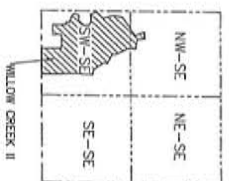
3/7



- LEGEND
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 - NO. 99 1/2" x 4.00 PER PER
 - NO. 100 1/2" x 4.00 PER PER



LOT NO.	AREA (SQ FT)
49	20,800
50	42,200
51	15,200
52	17,200
53	17,200
54	14,200
55	18,200
56	22,200
57	24,200
58	26,200
59	28,200
60	30,200
61	32,200
62	34,200
63	36,200
64	38,200
65	40,200
66	42,200
67	44,200
68	46,200
69	48,200
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74	58,200
75	60,200
76	62,200
77	64,200
78	66,200
79	68,200
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90	90,200
91	92,200
92	94,200
93	96,200
94	98,200
95	100,200



SECTION SKETCH
SE1/4, SECTION 36, T29N, R18W



NOTE: UTILITY EASEMENTS SHOWN ON THIS MAP ARE SUBJECT TO THE UTILITY EASEMENT PROVISIONS AS SHOWN ON SHEET A, THE EASEMENTS OF THE EASEMENTS ARE SHOWN PROVISIONS IN SHEET A.

Sheet 1
WILLOW CREEK II
CITY OF CHIPPEN FALLS, WISCONSIN
PLAT NO. 1820437

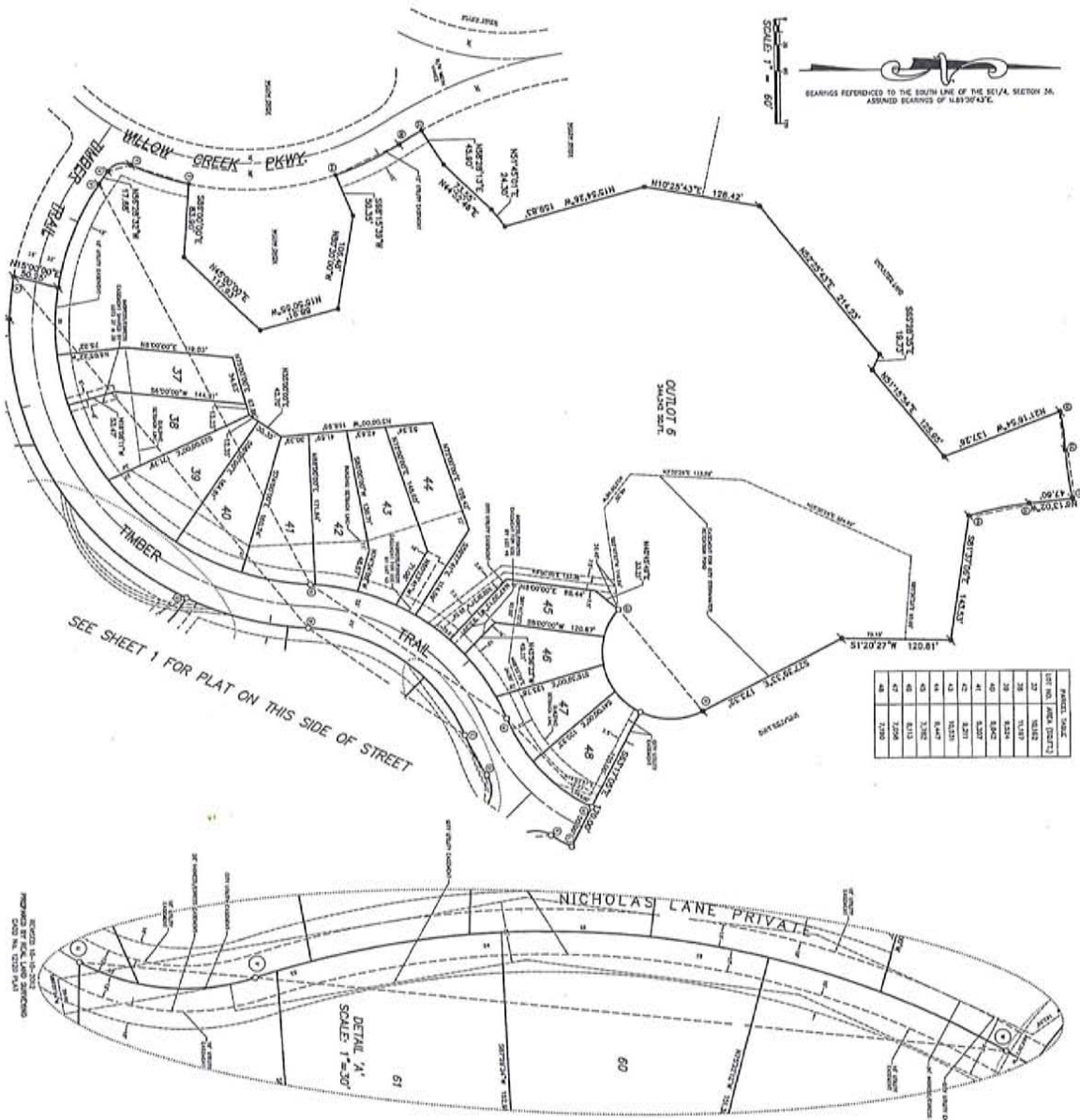
RECORD 18-18-2011
PROVIDED BY REAL LANS DRAWING
BOOK NO. 1820437

WILLOW CREEK II
IN THE NW 1/4 OF THE SE 1/4 AND THE SW 1/4 OF THE SE 1/4
SECTION 36, T29N, R18W
CITY OF CHIPPEN FALLS, CHIPPEN COUNTY, WISCONSIN
PLAT NO. 1820437

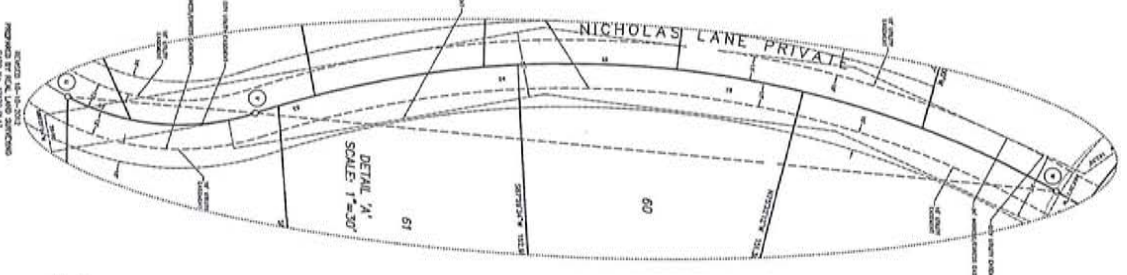
SHEET 1 OF 4

VOL 8 OF PLATS PAGE 204

1/2



SEE SHEET 1 FOR PLAT ON THIS SIDE OF STREET



There are no objections to the plat which purports to show the subdivision of the land described in the plat and to show the same as divided into lots as shown on this plat, the same being for the purposes of the plat and the same being as shown on this plat. The plat is correct and is approved for recording.

Recorded *[Signature]*
Deputy Clerk
Administration

- LEGEND
- THE 1" TO 60' SCALE
 - THE 1" TO 30' SCALE
 - THE 1" TO 15' SCALE
 - △ THE 1" TO 7.5' SCALE
 - ▽ THE 1" TO 3.75' SCALE
 - ◇ THE 1" TO 1.875' SCALE
 - ◇ THE 1" TO 0.9375' SCALE
 - ◇ THE 1" TO 0.46875' SCALE

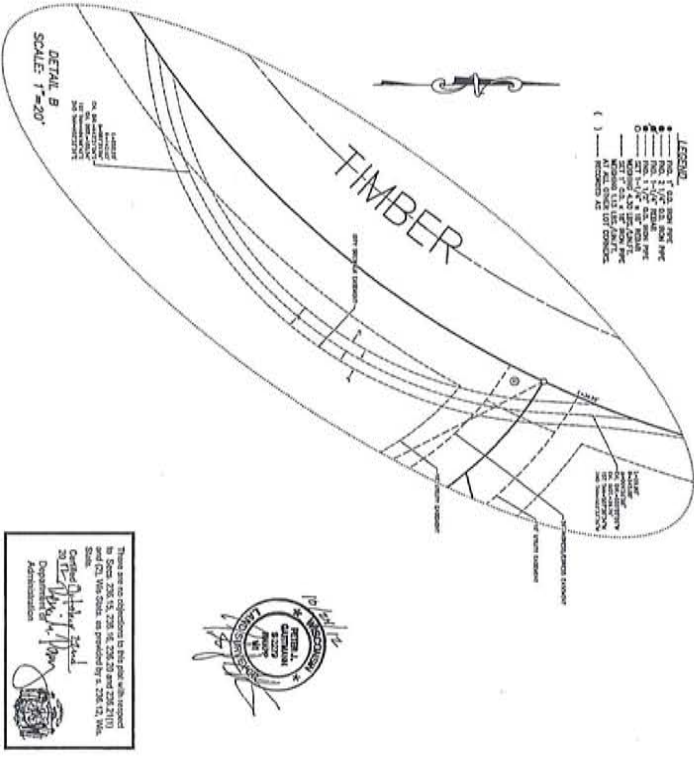


NOTE: THE ENTIRE EASEMENTS SHOWN ON THIS PLAT ARE SHOWN ON SHEET 1. THE EASEMENTS OF THE EASEMENTS ARE GIVEN LIMITED PROTECTION TO THE EASEMENT PROVISIONS ON SHEET 1.

WILLOW CREEK II
IN THE NW1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4
OF THE NW1/4 OF SECTION 24, T34N, R10W, S10E
COUNTY OF OSHTOWN, WISCONSIN

CREEK TABLE			
CHUNK	LEFT TO RIGHT	NUMBER	DATA
1-1	1000	1000	1000
1-2	1000	1000	1000
1-3	1000	1000	1000
1-4	1000	1000	1000
1-5	1000	1000	1000
1-6	1000	1000	1000
1-7	1000	1000	1000
1-8	1000	1000	1000
1-9	1000	1000	1000
1-10	1000	1000	1000
1-11	1000	1000	1000
1-12	1000	1000	1000
1-13	1000	1000	1000
1-14	1000	1000	1000
1-15	1000	1000	1000
1-16	1000	1000	1000
1-17	1000	1000	1000
1-18	1000	1000	1000
1-19	1000	1000	1000
1-20	1000	1000	1000
1-21	1000	1000	1000
1-22	1000	1000	1000
1-23	1000	1000	1000
1-24	1000	1000	1000
1-25	1000	1000	1000
1-26	1000	1000	1000
1-27	1000	1000	1000
1-28	1000	1000	1000
1-29	1000	1000	1000
1-30	1000	1000	1000
1-31	1000	1000	1000
1-32	1000	1000	1000
1-33	1000	1000	1000
1-34	1000	1000	1000
1-35	1000	1000	1000
1-36	1000	1000	1000
1-37	1000	1000	1000
1-38	1000	1000	1000
1-39	1000	1000	1000
1-40	1000	1000	1000
1-41	1000	1000	1000
1-42	1000	1000	1000
1-43	1000	1000	1000
1-44	1000	1000	1000
1-45	1000	1000	1000
1-46	1000	1000	1000
1-47	1000	1000	1000
1-48	1000	1000	1000
1-49	1000	1000	1000
1-50	1000	1000	1000

CREEK TABLE			
CHUNK	LEFT TO RIGHT	NUMBER	DATA
1-51	1000	1000	1000
1-52	1000	1000	1000
1-53	1000	1000	1000
1-54	1000	1000	1000
1-55	1000	1000	1000
1-56	1000	1000	1000
1-57	1000	1000	1000
1-58	1000	1000	1000
1-59	1000	1000	1000
1-60	1000	1000	1000
1-61	1000	1000	1000
1-62	1000	1000	1000
1-63	1000	1000	1000
1-64	1000	1000	1000
1-65	1000	1000	1000
1-66	1000	1000	1000
1-67	1000	1000	1000
1-68	1000	1000	1000
1-69	1000	1000	1000
1-70	1000	1000	1000
1-71	1000	1000	1000
1-72	1000	1000	1000
1-73	1000	1000	1000
1-74	1000	1000	1000
1-75	1000	1000	1000
1-76	1000	1000	1000
1-77	1000	1000	1000
1-78	1000	1000	1000
1-79	1000	1000	1000
1-80	1000	1000	1000



This plan was submitted to the Surveyor of the State of Wisconsin and approved on 11/11/2011 at 2:00 PM. The Surveyor's Office is located at 1200 W. Wisconsin Avenue, Madison, WI 53706. The Surveyor's Office is open from 8:30 AM to 4:30 PM, Monday through Friday. The Surveyor's Office is closed on Saturdays and Sundays. The Surveyor's Office is closed on public holidays.

Signature: [Handwritten Signature]
 State Surveyor
 Department of Transportation
 Administration

APPROVED BY THE SURVEYOR OF THE STATE OF WISCONSIN
 DATE: 11/11/2011

WILLOW CREEK II.
 IN THE NORTH OF THE SECT AND THE SOUTH OF THE SECT
 SECTION 35, T41N, R91W,
 CITY OF CHESTER FALLS, CHESTER COUNTY, WISCONSIN
 AS SHOWN ON SHEET 1 OF SHEET 2, WILLOW CREEK II.

SHEET 3 OF 4

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RESOLUTIONS

RESOLUTION NO. 2012-01-01

RESOLUTION NO. 2012-01-02

RESOLUTION NO. 2012-01-03

RESOLUTION NO. 2012-01-04

RESOLUTION NO. 2012-01-05

RESOLUTION NO. 2012-01-06

RESOLUTION NO. 2012-01-07

RESOLUTION NO. 2012-01-08

RESOLUTION NO. 2012-01-09

RESOLUTION NO. 2012-01-10

RESOLUTION NO. 2012-01-11

RESOLUTION NO. 2012-01-12

RESOLUTION NO. 2012-01-13

RESOLUTION NO. 2012-01-14

RESOLUTION NO. 2012-01-15

RESOLUTION NO. 2012-01-16

RESOLUTION NO. 2012-01-17

RESOLUTION NO. 2012-01-18

RESOLUTION NO. 2012-01-19

RESOLUTION NO. 2012-01-20

RESOLUTION NO. 2012-01-21

RESOLUTION NO. 2012-01-22

RESOLUTION NO. 2012-01-23

RESOLUTION NO. 2012-01-24

RESOLUTION NO. 2012-01-25

RESOLUTION NO. 2012-01-26

RESOLUTION NO. 2012-01-27

RESOLUTION NO. 2012-01-28

RESOLUTION NO. 2012-01-29

RESOLUTION NO. 2012-01-30

RESOLUTION NO. 2012-01-31

RESOLUTION NO. 2012-02-01

RESOLUTION NO. 2012-02-02

RESOLUTION NO. 2012-02-03

RESOLUTION NO. 2012-02-04

RESOLUTION NO. 2012-02-05

RESOLUTION NO. 2012-02-06

RESOLUTION NO. 2012-02-07

RESOLUTIONS

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RESOLUTION NO. 2012-02-09

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RESOLUTION NO. 2012-02-26

RESOLUTION NO. 2012-02-27

RESOLUTION NO. 2012-02-28

RESOLUTION NO. 2012-02-29

RESOLUTION NO. 2012-03-01

RESOLUTION NO. 2012-03-02

RESOLUTION NO. 2012-03-03

RESOLUTION NO. 2012-03-04

RESOLUTION NO. 2012-03-05

RESOLUTION NO. 2012-03-06

RESOLUTION NO. 2012-03-07

RESOLUTION NO. 2012-03-08

RESOLUTION NO. 2012-03-09

RESOLUTION NO. 2012-03-10

RESOLUTION NO. 2012-03-11

RESOLUTION NO. 2012-03-12

RESOLUTION NO. 2012-03-13

RESOLUTION NO. 2012-03-14

RESOLUTION NO. 2012-03-15

RESOLUTION NO. 2012-03-16

WILLOW CREEK II
SECTION 36, T28N, R9W, COUNTY, WISCONSIN
CITY OF OBERLIN, WISCONSIN
RESOLUTION NO. 2012-03-17

Handwritten initials or mark.