CHIPPEWA COUNTY

PLANNING & ZONING COMMITTEE

REGULAR MEETING

MARCH 18, 2021

WEBEX CONFERENCE CALL

4:30 PM

THIS MEETING WILL BE HELD VIA TELEPHONE CONFERENCE CALL DUE TO THE COVID-19 PANDEMIC. MEMBERS OF THE PUBLIC THAT WISH TO SPEAK TO THE COMMITTEE ON AN AGENDA ITEM SHOULD CONTACT GREG GRUNA AT 715-726-7943 OR AT GGRUNA@CO.CHIPPEWA.WI.US PRIOR TO THE MEETING TO PRE-REGISTER. ALL INDIVIDUALS, WHETHER PRE-REGISTERED OR NOT, WILL BE GIVEN AN OPPORTUNITY TO SPEAK DURING THE MEETING. THE COMMITTEE CHAIR WILL ACKNOWLEDGE YOU AT THE APPROPRIATE TIME ON THE AGENDA.

IF YOU NEED TO EITHER MUTE OR UNMUTE YOURSELF DURING THE MEETING PRESS *6.

MEETING PHONE NUMBER: 1-415-655-0001

MEETING ACCESS CODE: 187 976 9152

MEETING PASSWORD: 69783335

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Chuck Hull	Chippewa County	District 14 (Chair)	Present	
Don Hauser	Chippewa County	District 6 (Vice-Chair)	Excused	
Ronald McGill	Chippewa County	District 15	Present	
David Eisenhuth	Chippewa County	District 11	Remote	5:05 PM
Dean Gullickson	Chippewa County	District 7	Present	

Note 1: The meeting started late due to technical difficulties.
Note 2: Supervisor Eisenhuth called into the meeting, but the connection was bad. At 5:05 PM, Supervisor Eisenhuth was in-person.

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

Dean White and Mike Erickson addressed the committee on spot zoning and lot size on the agenda item "BNP Holdings LLC-Rezone", which has been withdrawn.

4. CONSENT AGENDA

Motion by Gullickson to remove agenda item 5.4 - BNP Holdings LLC-Rezone and 6.1 RiverBelle Plat-Preliminary and Final from the agenda as the rezone has been withdrawn by the property owner. Seconded by McGill. All in favor.

Motion to approve the consent agenda as amended.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dean Gullickson, District 7
SECONDER:	Ronald McGill, District 15
AYES:	Hull, McGill, Eisenhuth, Gullickson
EXCUSED:	Hauser

1. Approve the Agenda

2. Approve the Minutes

   Planning & Zoning Committee - Regular Meeting - Feb 18, 2021 4:30 PM

3. Schedule next meeting date - April 22, 2021 @ 4:30 pm

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

1. 2021-0006 - KS Energy Services - Conditional Use Request - Town of Eagle Point - Doug Clary
   Clary handed out a draft of the recommended conditions on this particular CUP. Discussion on condition 9 "Days and Hours of Operation" occurred. PZC settled on the addition of the following to condition 9 stating "Occasional use of the property outside of these days and hours would be allowed for unforeseen circumstances, unless complaints are precipitated, which would cause the Planning & Zoning Committee to review this provision.

   Motion to approve the CUP with the conditions as presented by staff and with addition to condition number 9 as stated above.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dean Gullickson, District 7
SECONDER:	David Eisenhuth, District 11
AYES:	Hull, McGill, Eisenhuth, Gullickson
EXCUSED:	Hauser

2. 2021-0004 - Trevor Zank - Rezone - Town of Lafayette - Doug Clary
   Motion to Approve rezone and that a certified survey map be submitted showing the boundaries on the newly created lot to be rezoned.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dean Gullickson, District 7
SECONDER:	Ronald McGill, District 15
AYES:	Hull, McGill, Eisenhuth, Gullickson
EXCUSED:	Hauser

3. 2021-0006 - Joseph & Cammie Somero - Rezone - Town of Lafayette - Doug Clary
   Discussion occurred on the requested rezone which would have included restrictive covenants. If approved the property would be zoned Agricultural, but deed restricted to the Residential 1 district uses,

except for the allowance of two horses per property. General discussion occurred on how the Town and the County would review future requests as without any type of guidance this request would possibly set an unknown precedent.

Motion by Gullickson to refer the petition back to the Town of Lafayette. After clarification, Gullickson withdrew the motion.

Motion to **DENY** the rezone.

RESULT:	**DEFEATED [UNANIMOUS]**
MOVER:	Ronald McGill, District 15
SECONDER:	Dean Gullickson, District 7
AYES:	Hull, McGill, Eisenhuth, Gullickson
EXCUSED:	Hauser

4. 2021-0005 - BNP Holdings LLC - Rezone - Town of Lafayette - Doug Clary
   Note: The applicant submitted a request to withdraw the rezone. Therefore no committee action was taken.

RESULT:	**WITHDRAWN**

6. BUSINESS ITEMS

1. Discussion on RiverBelle State Plat - Preliminary & Final Plat Review
   Note: The applicant submitted a request to withdraw the rezone for this plat. Therefore no committee action was taken on the plat.

RESULT:	**WITHDRAWN**

2. Review and Action on Offers to Purchase Received on Type A Tax Deed Property - Doug Clary
   No bids were received.

RESULT:	**REVIEWED**

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

None discussed.

8. ADJOURN

Motion to adjourn.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dean Gullickson, District 7
SECONDER:	David Eisenhuth, District 11
AYES:	Hull, McGill, Eisenhuth, Gullickson
EXCUSED:	Hauser

CHIPPEWA COUNTY

PLANNING & ZONING COMMITTEE

REGULAR MEETING

FEBRUARY 18, 2021

WEBEX CONFERENCE CALL

4:30 PM

DUE TO THE HIGH NUMBER OF COVID-19 CASES, THIS MEETING WILL BE HELD VIA CONFERENCE CALL TO ENSURE EVERYONE'S SAFETY. IF YOU ARE A MEMBER OF THE PUBLIC AND WISH TO SPEAK, PLEASE CALL THE MEETING PHONE NUMBER BELOW AND ENTER THE ACCESS CODE AND PASSWORD. THE COMMITTEE CHAIR WILL ACKNOWLEDGE YOU AT THE APPROPRIATE TIME ON THE AGENDA.

IF YOU NEED TO EITHER MUTE OR UNMUTE YOURSELF DURING THE MEETING PRESS *6.

MEETING PHONE NUMBER: 1-415-655-0001

MEETING ACCESS CODE: 182 026 4376

MEETING PASSWORD: 72772672

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Chuck Hull	Chippewa County	District 14 (Chair)	Present	
Don Hauser	Chippewa County	District 6 (Vice-Chair)	Present	
Ronald McGill	Chippewa County	District 15	Present	
David Eisenhuth	Chippewa County	District 11	Present	4:45 PM
Dean Gullickson	Chippewa County	District 7	Present	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Motion to approve of the agenda with the movement of 5.g. to be heard right after 5.b. and the movement of 5.d. to be heard right after 5.h.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dean Gullickson, District 7
SECONDER:	Don Hauser, District 6 (Vice-Chair)
AYES:	Hull, Hauser, McGill, Gullickson
ABSENT:	Eisenhuth

a. Approve the Agenda

Minutes Acceptance: Minutes of Feb 18, 2021 4:30 PM (Consent Agenda)

b. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - Jan 21, 2021 4:30 PM

c. Schedule Next Meeting Date - March 18, 2021 @ 4:30pm

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

a. 2021-0004 - Dean & Betty White - Conditional Use Permit - Town of Lafayette - Doug Clary
Motion to approve a change as follows: (A) "b" on CUP 2007-0011 and "1" on CUP 2005-0007 shall read "Only one sign shall be located onsite and shall not exceed 6 square feet", (B) "c" on CUP 2007-0011 and "3" on 2005-0007 shall read "Up to 3 FTE employees shall be allowed" and (C) all other conditions shall remain the same.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Don Hauser, District 6 (Vice-Chair)
SECONDER:	Dean Gullickson, District 7
AYES:	Hull, Hauser, McGill, Gullickson
ABSENT:	Eisenhuth

b. 1992-0029 Michels Materials (HWY 64/124 Pit) - Conditional Use Permit - Town of Woodmohr - Doug Clary
Motion to approve of the CUP with the existing conditions as listed in the previous CUP approval, an update to the parcel information and the permit would be for an initial 2 years. This NMM will have two operators working within designated parcel boundaries as shown on the submitted plans for this meeting.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dean Gullickson, District 7
SECONDER:	Don Hauser, District 6 (Vice-Chair)
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

c. 1992-0066 Michael Dresel (Dresel Pit) Conditional Use Permit - Town of Eagle Point - Doug Clary
Motion to approve of the CUP with the existing conditions as listed in the previous CUP approval, an update on the parcel information and the permit would be for an initial 2 years.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Don Hauser, District 6 (Vice-Chair)
SECONDER:	Dean Gullickson, District 7
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

d. 2004-0010 Stelter Inc (Morning East Pit) Conditional Use Permit - Town of Eagle Point - Doug Clary
Motion to approve of the CUP with the existing conditions as listed in the previous CUP approval, an update on the parcel information and the permit would be for an initial 2 years.

Minutes Acceptance: Minutes of Feb 18, 2021 4:30 PM (Consent Agenda)

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Don Hauser, District 6 (Vice-Chair)
SECONDER:	Dean Gullickson, District 7
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

e. 2005-0009 Olynick Inc (Schick Pit) Conditional Use Permit - Town of Eagle Point - Doug Clary
Motion to approve of the CUP with the existing conditions as listed in the previous CUP approval, an update on the parcel information and the permit would be for an initial 2 years.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Ronald McGill, District 15
SECONDER:	Don Hauser, District 6 (Vice-Chair)
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

f. 2011-0014 A & B Materials LLC (Frazer Pit) Conditional Use Permit - Town of Eagle Point - Doug Clary
Motion to approve of the CUP with the existing conditions as listed in the previous CUP approval, an update on the parcel information and the permit would be for an initial 2 years.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Ronald McGill, District 15
SECONDER:	Don Hauser, District 6 (Vice-Chair)
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

g. 2012-0003 - Michels Sand & Gravel (HWY 124 Pit) Conditional Use Permit - Town of Woodmohr - Doug Clary
Motion to approve of the CUP with the existing conditions as listed in the previous CUP approval, an update on the parcel information and the permit would be for an initial 2 years.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dean Gullickson, District 7
SECONDER:	Don Hauser, District 6 (Vice-Chair)
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

h. 2012-0006 Stelter Inc (Morning West Pit) Conditional Use Permit - Town of Woodmohr - Doug Clary
Motion to approve of the CUP with the existing conditions as listed in the previous CUP approval, an update on the parcel information and the permit would be for an initial 2 years. The plans were modified to show an expansion of the previous pit. The expansion will occur to the south of the existing buildings.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Dean Gullickson, District 7
SECONDER:	Don Hauser, District 6 (Vice-Chair)
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

Minutes Acceptance: Minutes of Feb 18, 2021 4:30 PM (Consent Agenda)

6. BUSINESS ITEMS

a. Review and Action on Offers to Purchase Received on Type A Tax Deed Property - Doug Clary
No bids were received.

RESULT:	**REPORT GIVEN**

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

None discussed.

8. ADJOURN

Motion to Adjourn.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Don Hauser, District 6 (Vice-Chair)
SECONDER:	Ronald McGill, District 15
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

Minutes Acceptance: Minutes of Feb 18, 2021 4:30 PM (Consent Agenda)

STATEMENT OF EXPLANATION
2021-0006 - KS ENERGY SERVICES - CONDITIONAL USE REQUEST - TOWN OF EAGLE POINT - DOUG CLARY

To allow a contractor storage yard in the Agricultural District in accordance with sections 70-71(b)(5) and 70-108 of the Chippewa County Zoning Ordinance on Lot 1, Certified Survey Map 2395 located in the NE 1/4 of the NW 1/4, Section 17, Township 29 North, Range 08 West. Town of Eagle Point. Physical Address: 14248 109th Ave.

WELD RILEY SC

EAU CLAIRE
BLACK RIVER FALLS
MENOMONIE

February 18, 2021

Chippewa County Planning and Zoning
Attn: Doug Clary, Director
711 N Bridge Street
Chippewa Falls, WI 54729

RE: Conditional Use Permit Application

Dear Mr. Clary:

Our office is assisting KS Energy Services, LLC ("KS") in its application for a conditional use permit for the property at 14248 109th Avenue, Chippewa Falls, WI 54729 located in the Town of Eagle Point (the "Property") owned by AEN Properties, LLC ("AEN"). We have enclosed a Letter of Intent to Lease executed by KS and AEN where KS intends to lease the Property from AEN for a period of three years beginning March 2021.

The Property is currently zoned as Agricultural District (see Exhibit A) and KS is requesting to use the Property as a contractor's outdoor storage yard which is a conditional use of property within the Agricultural District pursuant to Chippewa County Ordinance 70-71(b)(5). We have enclosed KS' business plan as Exhibit B. As indicated in the business plan, KS was awarded a 3-year contract with Xcel Energy to install natural gas mains, services, and exchange gas meters for Xcel Energy customers.

KS plans to work 5-days a week from 6:00 am – 6:00 pm at the Property. On the Property, there will be approximately four people in the office, one mechanic and field crews of approximately 35 people. KS' field crews generally do not report to the office, but instead report directly to the job site. Therefore, they are not coming into the office each morning or evening. Customer traffic will also be nominal, as generally, Xcel Energy customers will not be visiting the office on the Property and instead will contact Xcel Energy directly for any requested service which KS would then provide. Further, while KS intends to grow their operation throughout Wisconsin, KS does not foresee the operation intended for the Property to grow past what is documented in the business plan. Exhibit C depicts a map of the Property and the approximate locations where KS' equipment will be stored if the CUP is granted.

We would be happy to provide any further documentation as you or the Chippewa County Planning & Zoning Committee deem necessary. If you have any questions or concerns regarding this application, please do not hesitate to contact us at (715) 839-7786.

Attachment: 2021-0006 KS Energy Services LLC - Application (6252 : 2021-0006 - KS Energy Services - CUP)

Very truly yours,

WELD RILEY, S.C.

John Robert Behling
jbehling@weldriley.com

Benjamin D. Ludeman
bludeman@weldriley.com

JRB/BDL/tln

Enclosures

\\wrprlacy\PMDocs\51091.0000\Cover Letter Conditional Use Permit Application_20210217.docx

Attachment: 2021-0006 KS Energy Services LLC - Application (6252 : 2021-0006 - KS Energy Services - CUP)

ECR Eau Claire REALTY

3420 Mall Drive, Suite 4
Eau Claire, WI 54701
Phone: 715-552-1818
Fax: 715-552-1919
EauClaireRealty.com

LETTER OF INTENT TO LEASE

Date: February 2, 2021

This correspondence shall serve as a Non-binding Letter of Intent to lease the property located at 14248 109th Ave. Chippewa Falls, WI 54729. The parties involved are AEN Properties (Landlord) and KS Energy Services (Tenant).

Proposed Terms and Conditions:

Property: 14248 109th Ave. Chippewa Falls, WI 54729

Intended Use: Office/Retail/Distribution/Service

Lease space: Approximately 15,510SF buildings and 5 acres land

Lease Term: Primary term of lease to be Three (3) years. Renewal options of Three (3) year options to be granted for leases in good standing.

Occupancy: Occupancy and commencement of lease pending all county and town approvals. Occupancy date to be specified in final lease agreement. Expected Occupancy date of March 2021.

Renewal: If tenant is in good standing a renewal option for an additional 3 year term shall be available.

Signage: Tenant shall be responsible for costs associated with signage. All signage used shall meet city zoning requirements.

Permits/Licenses: Tenant shall be responsible for obtaining any permits and approval for business use. Lease contingent upon Tenant being granted approvals and use permits per county.

Lease Agreement: Lease Agreement shall be provided by the Landlord and approved by all parties involved.

Non-Binding: This letter of terms is not intended, and should not be construed as, a binding contract. No party shall have any legal rights or obligations with respect to any other party because of the existence

Attachment: 2021-0006 KS Energy Services LLC - Application (6252 : 2021-0006 - KS Energy Services - CUP)

of this letter. No party shall fail to take any action in detrimental reliance of this letter. The parties agree that unless and until a definitive lease agreement has been prepared, signed and delivered to all parties involved, neither party shall have any obligation to the other. Only a duly executed lease between the Landlord and Tenant shall constitute a binding agreement.

Each party shall keep confidential all the provisions of this Letter of Intent and all information each party obtains regarding the other party. Landlord shall not offer subject property to any other prospective tenant during the term of this Letter of Intent. This Letter of Intent supersedes any and all previous negotiations between Landlord and Tenant, whether written of verbal.

14248 109th Ave. Chippewa Falls, WI 54729

*building and land to be specified in lease

Tenant: KS Energy

Signed _____

Title Area Manager

Date 2-15-21

Landlord: AEN Properties

Signed Ashley M Nyhus

Title owner

Date 2-15-2021

Attachment: 2021-0006 KS Energy Services LLC - Application (6252 : 2021-0006 - KS Energy Services - CUP)

Attachment: 2021-0006 KS Energy Services LLC - Application (6252 : 2021-0006 - KS Energy Services - CUP)

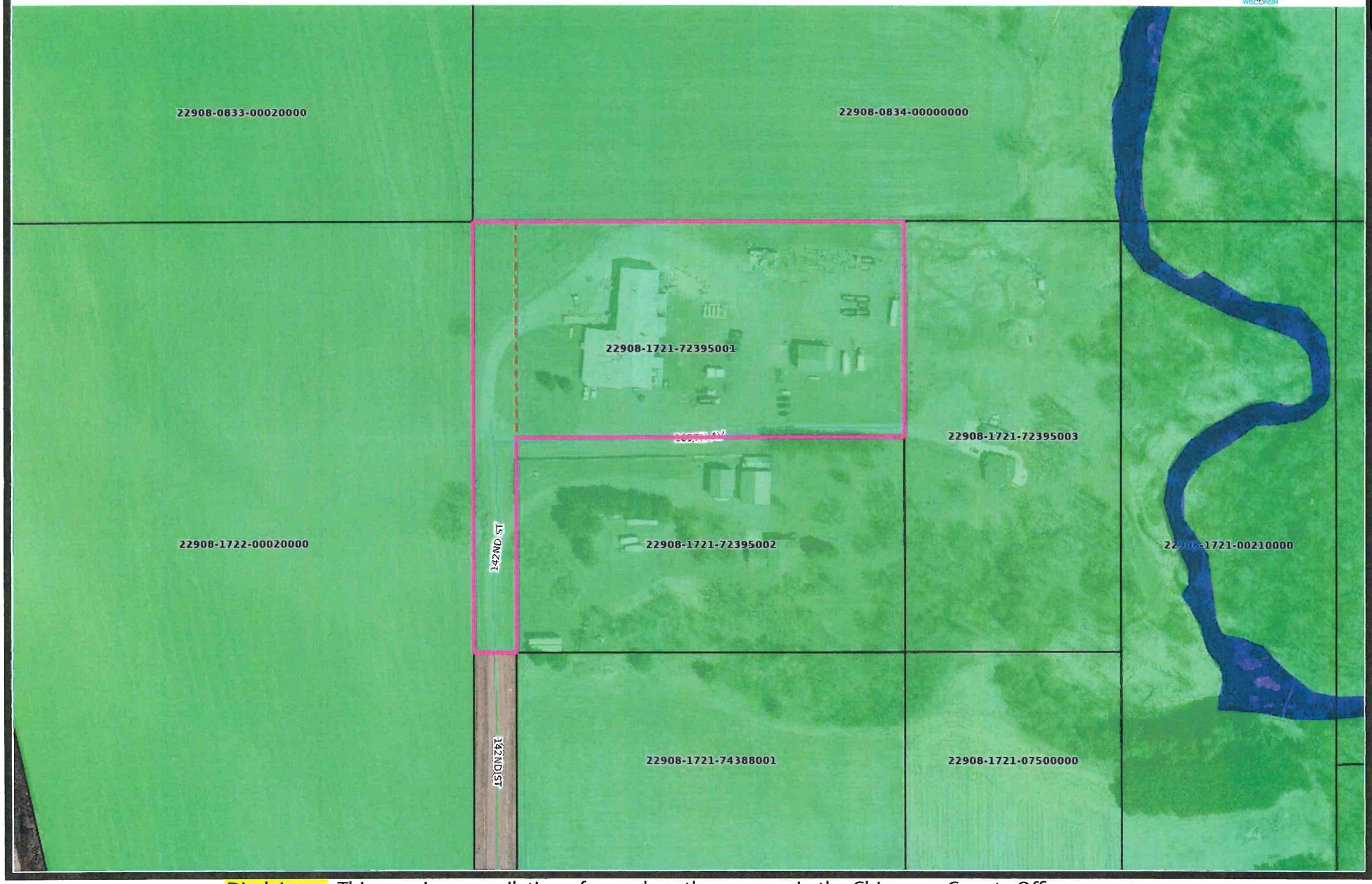
Map

EXHIBIT A-1

CHIPPEWA COUNTY WISCONSIN

N

Printed 02/13/2021 Scale = 1:195'



Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

Attachment: 2021-0006 KS Energy Services LLC - Application (6252 : 2021-0006 - KS Energy Services - CUP)

ENERGY SERVICES

AN ARTERA COMPANY

KS Energy Services Business Plan

KS Energy Services is a leading provider of maintenance and construction services to the natural gas, electric and telecommunication industries throughout the Midwest. Our corporate offices are located in New Berlin, WI and we have satellite offices in Green Bay, Appleton, Madison, Chicago, Cincinnati, Dubuque, IA, St. Paul, MN and St. Charles, IL. Combined we have over 1200 employees.

We are planning to rent the property at 14248 109th Avenue, Eagle Point, as our office and shop to service a 3-year natural gas contract that Xcel Energy awarded us. This contract is expected to start on or about April 1, 2021. Our crews will be installing natural gas main and services and exchanging gas meters for Xcel Energy customers in their Wisconsin service territory.

At this location, we plan to work 5-days a week from 6:00 am – 6:00 pm. The office will have approximately four people in the office, one mechanic and field crews of approximately 35 people. Our field crews generally do not report to the office but job site report. Therefore, they are **not** coming into the office each morning or evening.

In addition, we would plan to park some equipment (backhoes, mini-excavators, excavators, and compressors), trailers and vehicles outside at this location. In addition, we may need to store customer materials outside (Natural Gas pipe) in the future. At this time, Xcel Energy does not require us to warehouse their gas pipe.

KS CARES

SAFETY IS ALL ABOUT FAMILY

Attachment: 2021-0006 KS Energy Services LLC - Application (6252 : 2021-0006 - KS Energy Services - CUP)

Attachment: 2021-0006 KS Energy Services LLC - Application (6252 : 2021-0006 - KS Energy Services - CUP)

(Publish – Chippewa Herald – March 4, & March 11, 2021)

CHIPPEWA COUNTY PLANNING & ZONING COMMITTEE
NOTICE OF PUBLIC HEARINGS
STATE OF WISCONSIN

PUBLIC NOTICE is hereby given to all persons in the County of Chippewa, Wisconsin, that public hearings will be held on **March 18, 2021** beginning at **4:30 PM** at the Chippewa County Courthouse, Room 302, 711 N Bridge Street, Chippewa Falls, Wisconsin relative to the following requests. Please see the Planning & Zoning Committee agenda for this meeting to verify whether the meeting will occur in person or via teleconference.

Rezone Petition: 2021-0004
Petitioner: Trevor Zank
A portion of parcel number 22808-1433-73623001 which is Lot 1, Certified Survey Map 3623, located in the SW ¼ of the SW ¼, Section 14, Township 28 North, Range 08 West. Town of Lafayette.
From: Agricultural **To:** Local Commercial

Rezone Petition: 2021-0005
Petitioner: BNP Holdings LLC **Agent: Pete Gartmann/Real Land Surveying**
Parcel number 22808-2533-00020002 which is located in the SW ¼ of the SW ¼, Section 25, Township 28 North, Range 08 West. Town of Lafayette.
From: Agricultural **To:** Residential 1

Rezone Petition: 2021-0006
Petitioner: Joseph & Cammie Somero
Parcel numbers 22908-3643-73813001 & 22908-3643-73813002 which are Lots 1 & 2, Certified Survey Map 3816, located in the SW ¼ of the SE ¼, Section 36, Township 29 North, Range 08 West. Town of Lafayette. Physical Addresses: 18660 70th Avenue and 18742 70th Avenue.
From: Residential 1 **To:** Agricultural

Conditional Use Permit: 2021-0006
Petitioner: KS Energy Services, LLC **Agents: John Behling & Benjamin Ludeman/Weld Riley S.C.**
Property Owner: AEN Properties LLC
To allow a contractor storage yard in the Agricultural District in accordance with sections 70-71(b)(5) and 70-108 of the Chippewa County Zoning Ordinance on Lot 1, Certified Survey Map 2395 which is located in the NE ¼ of the NW ¼, Section 17, Township 29 North, Range 08 West. Town of Eagle Point. Physical Address: 14248 109th Avenue.

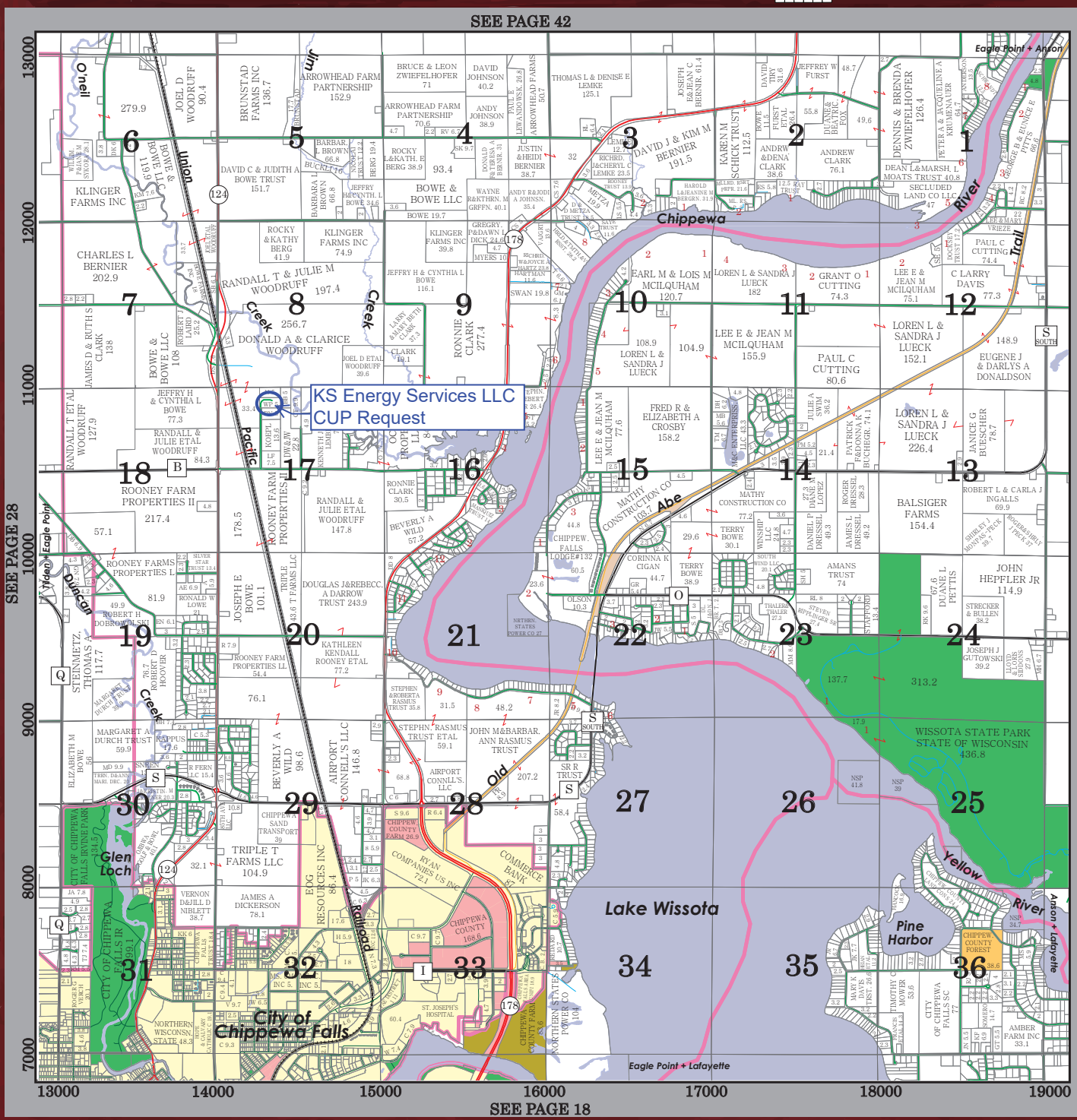
Specific information regarding these public hearings can be obtained at the Chippewa County Department of Planning & Zoning. All persons interested are invited to attend these hearings.

Dated this **26th** day of **February**, 2021.

Douglas Clary, Director
Department of Planning & Zoning
Chippewa County

Attachment: 2021-0006 KS Energy Services LLC - Public Hearing Notices & Maps (6252 : 2021-0006 - KS Energy Services - CUP)

ANSON(W),EAGLE POINT(S),LAFAYETTE(NW),TILDEN(E),CHIPPEWA FALLS(N) T29N R08W



© 2017 Chippewa County, WI
All acreages are computed & rounded to the closest tenth acre, roadways are excluded from totals. All mapping is for reference only and is not intended, or to be used for any legal purpose.

Land Records Division / County Surveyor

- Coordinates land records modernization in Chippewa County
- Files and records land record information pertaining to land corners, maps of survey and information relating to land parcels
- Prepares parcel maps for Chippewa County lands
- Maintains the Public Land Survey System
- Creates and maintains the County Geographic Information System (GIS)
- Determines the geodetic positions of locations for survey and mapping projects
- Publishes the plat book for Chippewa County

Chippewa County Land Records
711 North Bridge Street
Chippewa Falls, WI 54729
www.co.chippewa.wi.us/government/land-records-county-surveyor

Attachment: 2021-0006 KS Energy Services LLC - Public Hearing Notices & Maps (6252 : 2021-0006 - KS Energy Services - CUP)

CHIPPEWA COUNTY
DEPARTMENT OF PLANNING & ZONING

• 711 North Bridge Street, Chippewa Falls, WI 54729 • Phone:715.726.7940 • Fax:715.726.4596 • www.co.chippewa.wi.us •

Land Management | Land Planning | Land Records & G.I.S. | POWTS & Wells

Date: February 24, 2021

To: Property Owner(s)

From: Gregory Gruna, Zoning Inspector

Re: Public Meetings & Hearing

Dear Property Owner(s):

The Chippewa County Department of Planning & Zoning has received a conditional use petition on a parcel of land that is located either adjacent to or in the vicinity of property owned by you. You are receiving this notice because your property has been determined to be within the legal public hearing notification distance per county and state requirements. I have enclosed a map identifying the location of the parcel associated with this conditional use petition. If you have any questions regarding this conditional use petition, please contact me at (715) 726-7943.

CONDITIONAL USE PETITION #2021-0006
Petitioner: KS Energy Services LLC **Agents:** John Behling & Benjamin Ludeman/Weld Riley S.C.
Property Owner: AEN Properties LLC
To allow a contractor storage yard in the Agricultural District in accordance with sections 70-71(b)(5) and 70-108 of the Chippewa County Zoning Ordinance on Lot 1, Certified Survey Map 2395 located in the NE ¼ of the NW ¼, Section 17, Township 29 North, Range 08 West. Town of Eagle Point.

Eagle Point Plan Commission
The Eagle Point Plan Commission will **REVIEW** this request on **March 8, 2021** at **7:00 PM**, at the Eagle Point Town Hall, 14802 State Highway 124, Chippewa Falls, Wisconsin 54729. The Plan Commission will forward an **ADVISORY** recommendation to the Eagle Point Town Board to approve or disapprove.

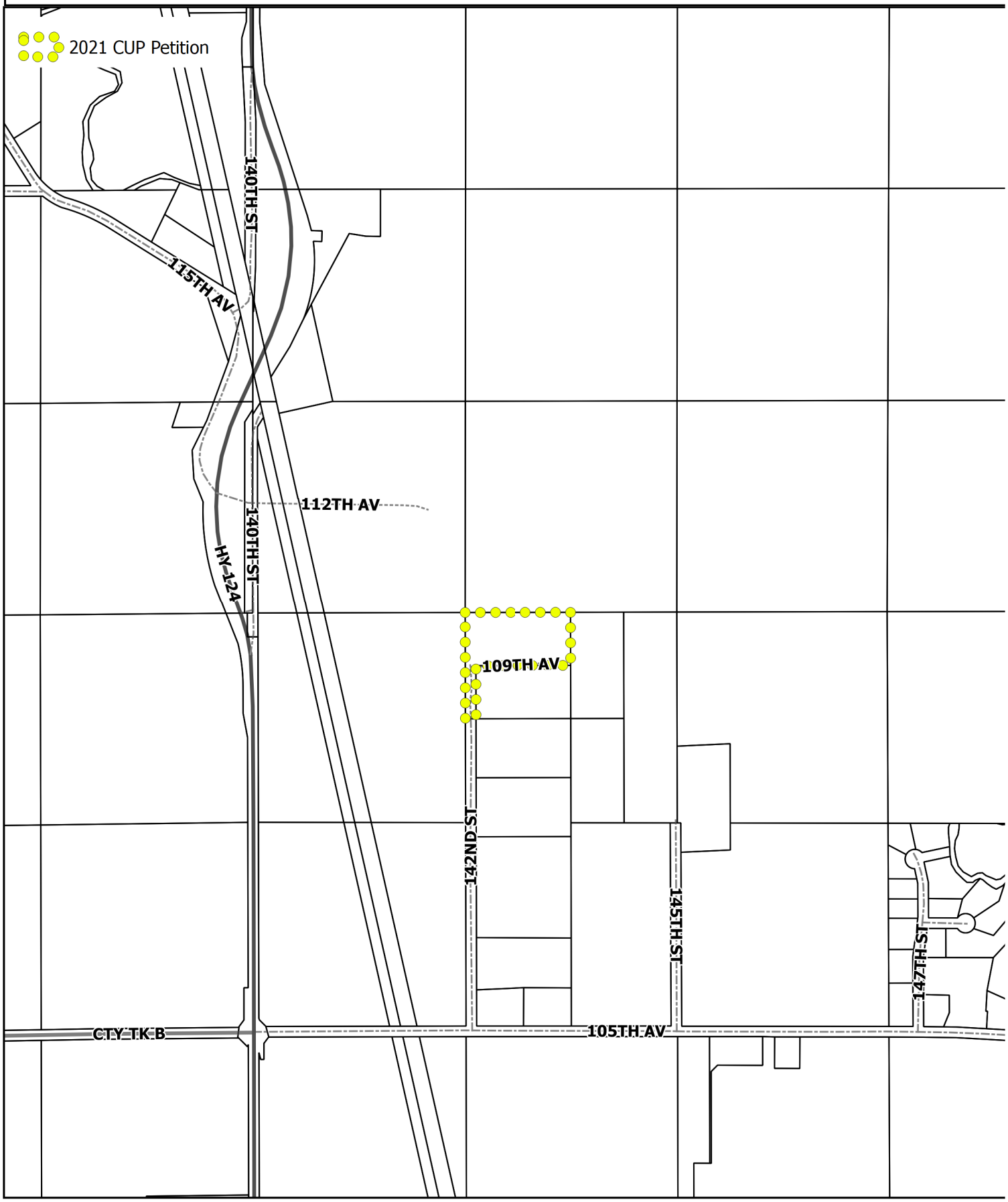
Eagle Point Town Board
The Eagle Point Town Board will **REVIEW** this request on **March 15, 2021** at **7:00 PM,** at the Eagle Point Town Hall, 14802 State Highway 124, Chippewa Falls, Wisconsin 54729. The Town Board will forward an **ADVISORY** recommendation to the Chippewa County Planning & Zoning Committee to approve, disapprove or approve with modification(s) and/or condition(s).

Chippewa County Planning & Zoning Committee
The Chippewa County Planning & Zoning Committee will hold a **PUBLIC HEARING** on **March 18, 2021** at **4:30 PM**. The Committee will make a final determination to approve or disapprove of the conditional use petition.

NOTE: Please consult the individual agendas for each of the meetings in regards to how you can attend the meeting. The agendas will have the procedures for calling into the meeting via a telephone or for personal protection equipment requirements, such as the wearing of face masks, limitations on the maximum number of individuals allowed in the meeting room, etc.

Attachment: 2021-0006 KS Energy Services LLC - Public Hearing Notices & Maps (6252 : 2021-0006 - KS Energy Services - CUP)

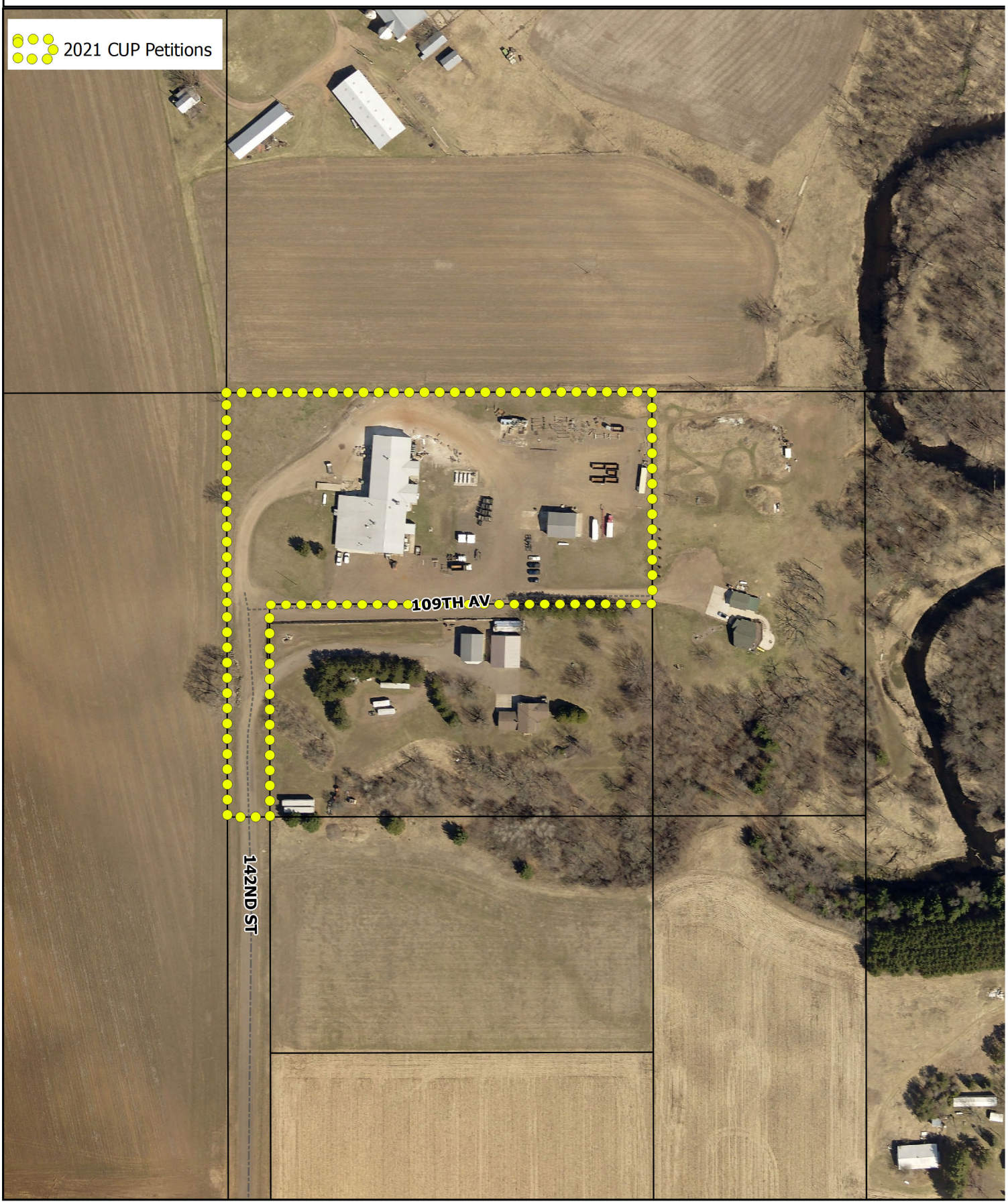
2021-0006 - KS Energy Services LLC- CUP - Location Map



Attachment: 2021-0006 KS Energy Services LLC - Public Hearing Notices & Maps (6252 : 2021-0006 - KS Energy Services - CUP)

Produced on February 23, 2021 by the Chippewa County Department of Planning & Zoning and is for reference purposes only.

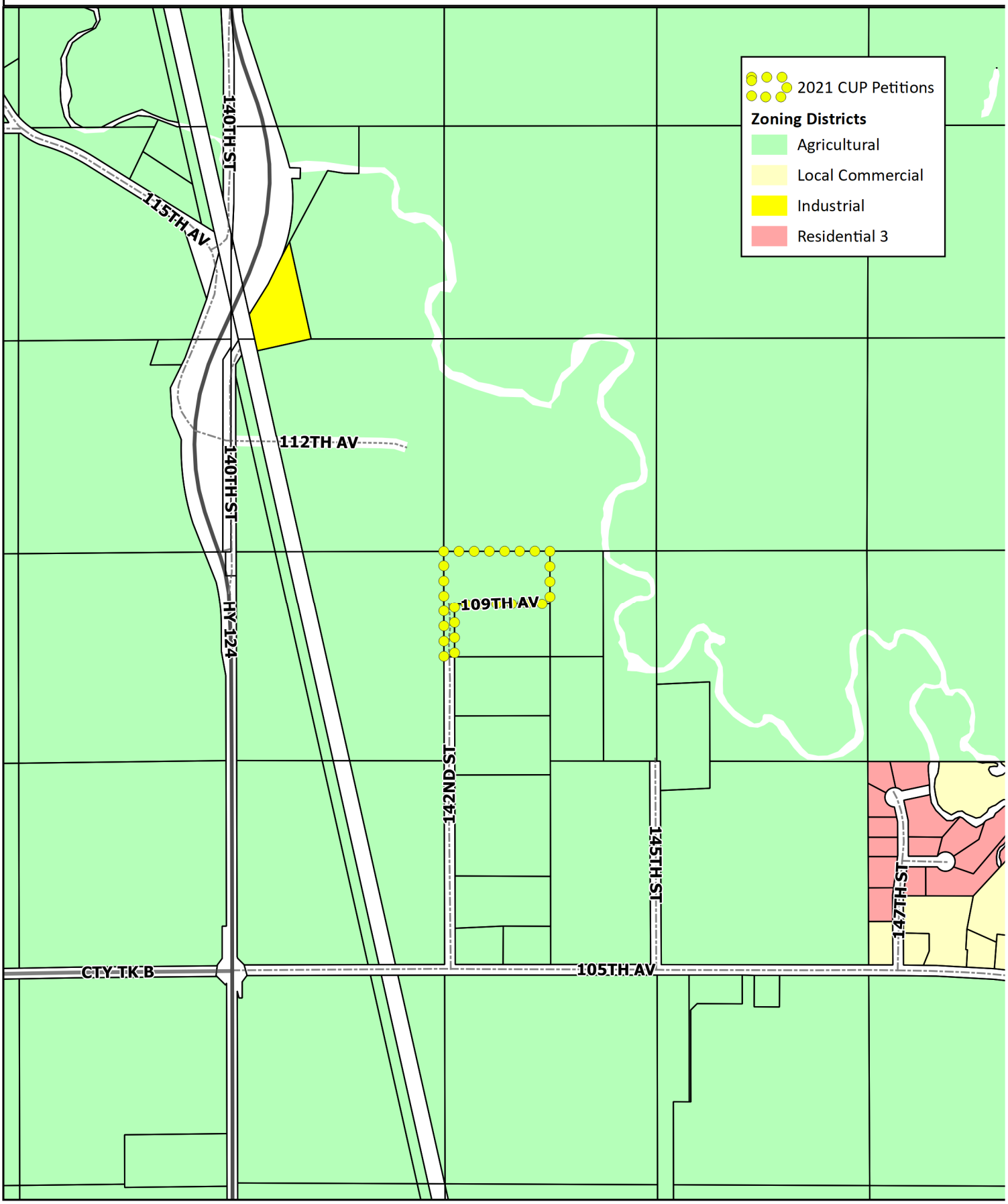
2021-0006 - KS Energy Services LLC - CUP - Aerial (2020)



Produced on February 23, 2021 by the Chippewa County Department of Planning & Zoning and is for reference purposes only.

Attachment: 2021-0006 KS Energy Services LLC - Public Hearing Notices & Maps (6252 : 2021-0006 - KS Energy Services - CUP)

2021-0006 - KS Energy Services LLC - CUP - Zoning Districts



Attachment: 2021-0006 KS Energy Services LLC - Public Hearing Notices & Maps (6252 : 2021-0006 - KS Energy Services - CUP)

Produced on February 23, 2021 by the Chippewa County Department of Planning & Zoning and is for reference purposes only

STATEMENT OF EXPLANATION
2021-0004 - TREVOR ZANK - REZONE - TOWN OF LAFAYETTE - DOUG CLARY

A portion of parcel number 22808-1433-73623001 which is Lot 1, Certified Survey Map 3623, located in the SW 1/4 of the SW 1/4, Section 14, Township 28 North, Range 08 West. Town of Lafayette.

From: Agricultural **To:** Local Commercial

CHIPPEWA COUNTY

DEPARTMENT OF PLANNING & ZONING

• 711 North Bridge Street, Chippewa Falls, WI 54729 • Phone:715.726.7940 • Fax:715.726.4596 • www.co.chippewa.wi.us •

2021 Rezone Application

Comprehensive zoning consists of written text (commonly referred to as the zoning ordinance) and an official zoning map. The zoning ordinance is a guideline for permitted and conditional uses, which are separated into zoning classifications or districts. The zoning map shows how a town board has designated the particular zoning classifications or districts to parcels of land within their particular jurisdiction. A **REZONE** is where a property owner or other authorized entity seeks to amend the official zoning map, which would allow a use that is currently not permitted on the parcels of land based on the existing zoning classification or district. This is referred to as a zoning map amendment or "rezoning". The requested rezoning change may not be granted if it does not fit with the comprehensive plan and community goals for the respective town and county.

SECTION I: Parcel Owner Information			**SECTION II: Agent Information**		
Name: Trevor Zank			**Name:**		
Mailing Address: 17130 40th Ave.			**Mailing Address:**		
City: Chippewa Falls	**State:** WI	**Zip:** 54729	**City:**	**State:**	**Zip:**
Telephone: 715-379-6289			**Telephone:**		
Email Address (Required): Zankelectric@gmail.com			**Email Address** (Required):		
SECTION III: Parcel Information					
Town of: Lafayette			**Property Address:**		
Parcel Number(s): 22808-1433-736 23001			**City:** Chippewa Falls	**State:** WI	**Zip:** 54729
Existing Zoning District(s): Agricultural			**Proposed Zoning District(s):** Local Commercial		

GENERAL DIRECTIONS:

1. **Complete** this Application form and the required four (4) parts:
   - ☐ Part 1: General Questions related to the request
   - ☐ Part 2: Planning & Zoning Committee Schedule - 2021
   - ☐ Part 3: General Rezoning Process
   - ☐ Part 4: Applicant Acknowledgement/Signature
2. **Submit** the completed application, all required information and a **$350.00** public hearing fee (Make check payable to: Chippewa County Treasurer) by the deadline (as listed in Part 2) to the Chippewa County Department of Planning & Zoning, Room 009, 711 N. Bridge Street, Chippewa Falls, Wisconsin 54729.
3. **Make arrangements** to attend or have a representative attend any local town plan commission or town board meetings, and the required Planning & Zoning public hearing. This presence is needed so that questions can be answered and concerns addressed.

FOR DEPARTMENT OF PLANNING & ZONING STAFF USE:		
Receipt Number: 17046	**Appeal Number:** 2021-0004	**Public Hearing Date:** 3-18-21

Attachment: 2021-0004 Zank - Rezone - Application (6249 : 2021-0004 - Trevor Zank - Rezone)

Chippewa County – 2021 Rezone Application

Once the completed application is received, the Department will prepare a public hearing notice and publish it within the Chippewa Herald. The public hearing notice will include the location and time of the required public hearing before the Chippewa County Planning & Zoning Committee. In addition, your neighbors, the Town Board and any appropriate county or state agencies will be notified. At the public hearing, any party may appear in person or may be represented by an agent or attorney to present information to the Planning & Zoning Committee in support or opposition of the rezone request.

Part 1: General Questions. Please use a separate 8.5" x 11" sheet to answer these questions.

1. As the applicant, do you have legal title to the parcel(s)? If you **do not** have legal title to the property, please have the property owner sign this application.
2. Identify the parcel(s) that are or will be part of this rezone request. If needed, an additional sheet listing those parcels can be attached.
3. Describe the present and, if known, any proposed improvements on each parcel of land.
4. Explain why you are requesting to rezone of each parcel. Please identify the proposed use of each parcel.
5. Explain the compatibility of your proposed use(s) with the existing use(s) on adjacent parcels and those in the vicinity of this parcel(s).
6. Discuss any additional issues you feel that supports the consistency of your proposed use with County ordinances and plans as well as any Town ordinances or plans.

Be prepared to give a detailed presentation when called upon at the public hearing before the Planning and Zoning Committee. Prepare an outline of your proposal, something similar to a "business plan", detailing for the Planning & Zoning Committee your proposal. Include any documentation you feel is necessary as part of your presentation in defining your proposal for the Committee and possibly the County Board. It is vital to your application to consult with professionals you feel may be able to assist with your application (i.e. surveyor, attorney, engineer, etc.)

Part 2: Planning & Zoning Committee Schedule - 2021

Applications will not be placed on the appropriate agenda unless they are properly completed and include **ALL** required supporting information or documents **and** payment of the public hearing fee. Applicants are encouraged to consult with staff of the Department of Planning & Zoning prior to the filing of the application. This is an important step to insure that all pertinent issues are identified and to determine what information in addition to the application forms might be necessary in order for the department to accept and process your application. Please CIRCLE or HIGHLIGHT the meeting you intend on attending:

Application Deadline	Public Hearing
December 21, 2020	January 21, 2021
January 21, 2021	February 18, 2021
February 18, 2021	March 18, 2021
~~March 25, 2021~~	~~April 22, 2021~~
April 22, 2021	May 20, 2021
May 27, 2021	June 24, 2021
June 24, 2021	July 22, 2021
July 22, 2021	August 19, 2021
August 26, 2021	September 23, 2021
September 23, 2021	October 21, 2021
October 21, 2021	November 18, 2021
November 18, 2021	December 16, 2021

*Note: Applications and all supporting information are due at **12:00 Noon** on the designated date.*
Note: Typically, the Planning & Zoning Committee meetings start at 4:30 PM on the designated dates above.

Part 3: General Rezoning Process:

(A) The rezone application is filed with the Department of Planning & Zoning. This includes the legal description of the parcels to be rezoned, a written statement addressing the questions as listed in Part 1 and any other information your feel will aid in a decision on this request.

Attachment: 2021-0004 Zank - Rezone - Application (6249 : 2021-0004 - Trevor Zank - Rezone)

(B) The Town Board will be notified of the rezone application. The Town Board can recommend approval or denial of a rezoning request. If the Town Board denies a rezone request, the Planning & Zoning Committee can only recommend an approval with modification to the rezone request or deny the rezone request.

(C) A Class 2 Public Hearing Notice will be published in the Chippewa Herald detailing the request and the date and time of the Public Hearing.

(D) Property owners of the land and those property owners within 400' (or maybe a greater distance) of the requested rezone change are notified directly by mail as well as the Town Board Chair and Town Clerk. The notice to the property owners will generally contain a portion of the public hearing notice and information pertaining to meetings to be held at the Town level (plan commission, town board, etc) as well as the Public Hearing in front of the Planning & Zoning Committee.

(E) General maps (location map, aerial view and existing zoning districts map) will be prepared for the request by the Department.

(F) A department staff report is prepared and sent to the Planning & Zoning Committee, while comments from the general public are solicited.

(G) Following the Public Hearing, the Planning & Zoning Committee will make a motion to either approve, approve with modification or deny the rezoning request. If the rezone request receives an approval or approval with modification an ordinance amendment will be prepared and placed on the next County Board meeting agenda for their approval.

(H) If the County Board approves the rezone and the town board files an objection to the approval, the town board will then have 45 days to veto the rezone request following the applicable state statutes.

(I) If the rezone request receives County Board approval, the final step is the publication of the amendment in the Chippewa Herald. Once published, the zoning district amendment takes effect. The entire process from application deadline to final publication can take two months or more to complete depending upon the scheduling of hearing dates.

Part 4: Applicant Acknowledgement/Signature

This application must be signed by the property owner or in case of an agreement to purchase the property, a letter from the property owner acknowledging the potential buyer is seeking the rezone.

- I certify that the information I have provided in this application is true, accurate and complete.
- I or a representative will have an opportunity to present to the Planning & Zoning Committee information in favor of this request.
- I have the authority to allow the staff of the Department of Planning & Zoning and Planning & Zoning Committee member's access to the property to conduct necessary inspections related to this request.
- I understand that I cannot speak to any member of the Planning & Zoning Committee about this application, except at the public hearing.
- I understand that I cannot direct any written communication about this application to a member of the Planning & Zoning Committee, unless I also file a copy with the Department of Planning & Zoning and direct additional copies to each person who has registered an interest in this application.
- I also understand that if I or my representative fail to appear in front of the Planning & Zoning Committee during the designated public hearing or my failure to observe the above mentioned rules, my request may be **DENIED**.

Signed: _____ Date: 2-12-2021

Owner/Agent

Part 5: Planning & Zoning Department Mailing List

Applicant
Property Owner Owners within 400'
Planning & Zoning Committee Members
Town Board Chair & Clerk
County Board Supervisor
News Media
Others
Wisconsin DNR
US Army Corp of Engineers
Wisconsin DOT

Attachment: 2021-0004 Zank - Rezone - Application (6249 : 2021-0004 - Trevor Zank - Rezone)

General Questions

1. Yes
2. 22808-1433-73623001
3. Want to build a shop, just a field right now
4. I am looking to rezone 22808-1433-73623001 section. I only want to rezone a 300' by roughly 200' section on ro frontage for an electrical storage shop. Need a shop for my vans, electrical supplies, office, storage for Job materials. Shop would be used to park in at night and store materials.
5. I think this would work well with Brad's affordable being right next door. We won't be working out of shop though during the daytime. Once in awhile we would be inside working. This should make a great fit to the growing area.
6. I feel like the proposed area is growing with new school + new developments that are going in. This would be a great fit for the growing community and its future.

Attachment: 2021-0004 Zank - Rezone - Application (6249 : 2021-0004 - Trevor Zank - Rezone)

Map

Printed 02/12/2021

Scale = 1:289'

Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

Attachment: 2021-0004 Zank - Rezone - Application (6249 : 2021-0004 - Trevor Zank - Rezone)

(Publish – Chippewa Herald – March 4, & March 11, 2021)

CHIPPEWA COUNTY PLANNING & ZONING COMMITTEE
NOTICE OF PUBLIC HEARINGS
STATE OF WISCONSIN

PUBLIC NOTICE is hereby given to all persons in the County of Chippewa, Wisconsin, that public hearings will be held on **March 18, 2021** beginning at **4:30 PM** at the Chippewa County Courthouse, Room 302, 711 N Bridge Street, Chippewa Falls, Wisconsin relative to the following requests. Please see the Planning & Zoning Committee agenda for this meeting to verify whether the meeting will occur in person or via teleconference.

Rezone Petition: 2021-0004
Petitioner: Trevor Zank
A portion of parcel number 22808-1433-73623001 which is Lot 1, Certified Survey Map 3623, located in the SW ¼ of the SW ¼, Section 14, Township 28 North, Range 08 West. Town of Lafayette.
From: Agricultural **To:** Local Commercial

Rezone Petition: 2021-0005
Petitioner: BNP Holdings LLC **Agent: Pete Gartmann/Real Land Surveying**
Parcel number 22808-2533-00020002 which is located in the SW ¼ of the SW ¼, Section 25, Township 28 North, Range 08 West. Town of Lafayette.
From: Agricultural **To:** Residential 1

Rezone Petition: 2021-0006
Petitioner: Joseph & Cammie Somero
Parcel numbers 22908-3643-73813001 & 22908-3643-73813002 which are Lots 1 & 2, Certified Survey Map 3816, located in the SW ¼ of the SE ¼, Section 36, Township 29 North, Range 08 West. Town of Lafayette. Physical Addresses: 18660 70th Avenue and 18742 70th Avenue.
From: Residential 1 **To:** Agricultural

Conditional Use Permit: 2021-0006
Petitioner: KS Energy Services, LLC **Agents: John Behling & Benjamin Ludeman/Weld Riley S.C.**
Property Owner: AEN Properties LLC
To allow a contractor storage yard in the Agricultural District in accordance with sections 70-71(b)(5) and 70-108 of the Chippewa County Zoning Ordinance on Lot 1, Certified Survey Map 2395 which is located in the NE ¼ of the NW ¼, Section 17, Township 29 North, Range 08 West. Town of Eagle Point. Physical Address: 14248 109th Avenue.

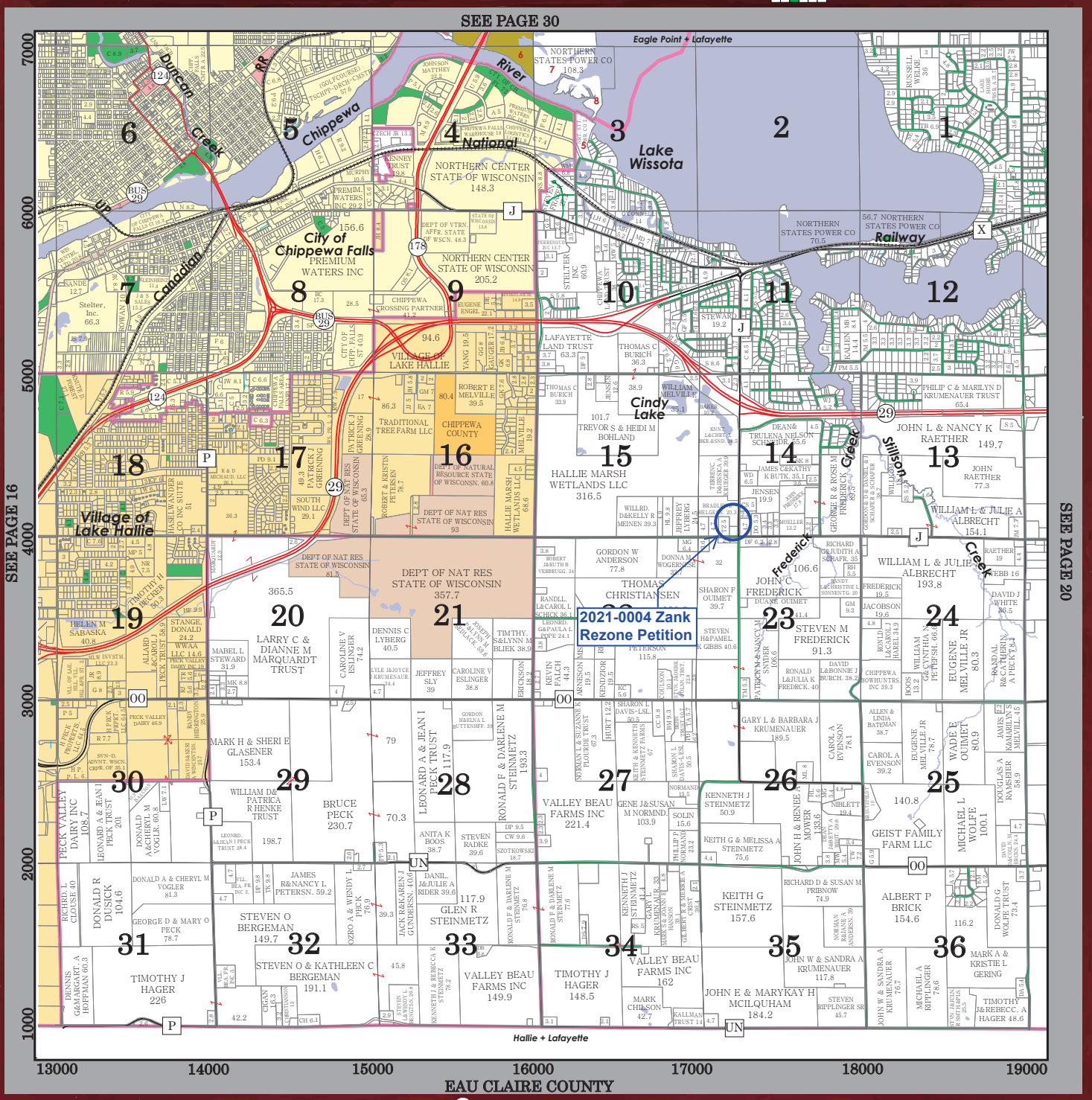
Specific information regarding these public hearings can be obtained at the Chippewa County Department of Planning & Zoning. All persons interested are invited to attend these hearings.

Dated this **26th** day of **February**, 2021.

Douglas Clary, Director
Department of Planning & Zoning
Chippewa County

Attachment: 2021-0004 Zank - Rezone - Public Hearing Notices & Maps (6249 : 2021-0004 - Trevor Zank - Rezone)

HALLIE,LAFAYETTE(W),EAGLE POINT(S),LAKE HALLIE(E),CHIPPEWA FALLS(SE) T28N R08W



© 2017 Chippewa County, WI
All acreages are computed & rounded to the closest tenth acre, roadways are excluded from totals. All mapping is for reference only and is not intended, or to be used for any legal purpose.

Cedar corporation

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- Professional Engineers
- GIS Mapping Technicians
- Professional Geologists
- Certified Site Assessors
- Environmental Specialists
- Architects
- Certified Planners
- Landscape Architects

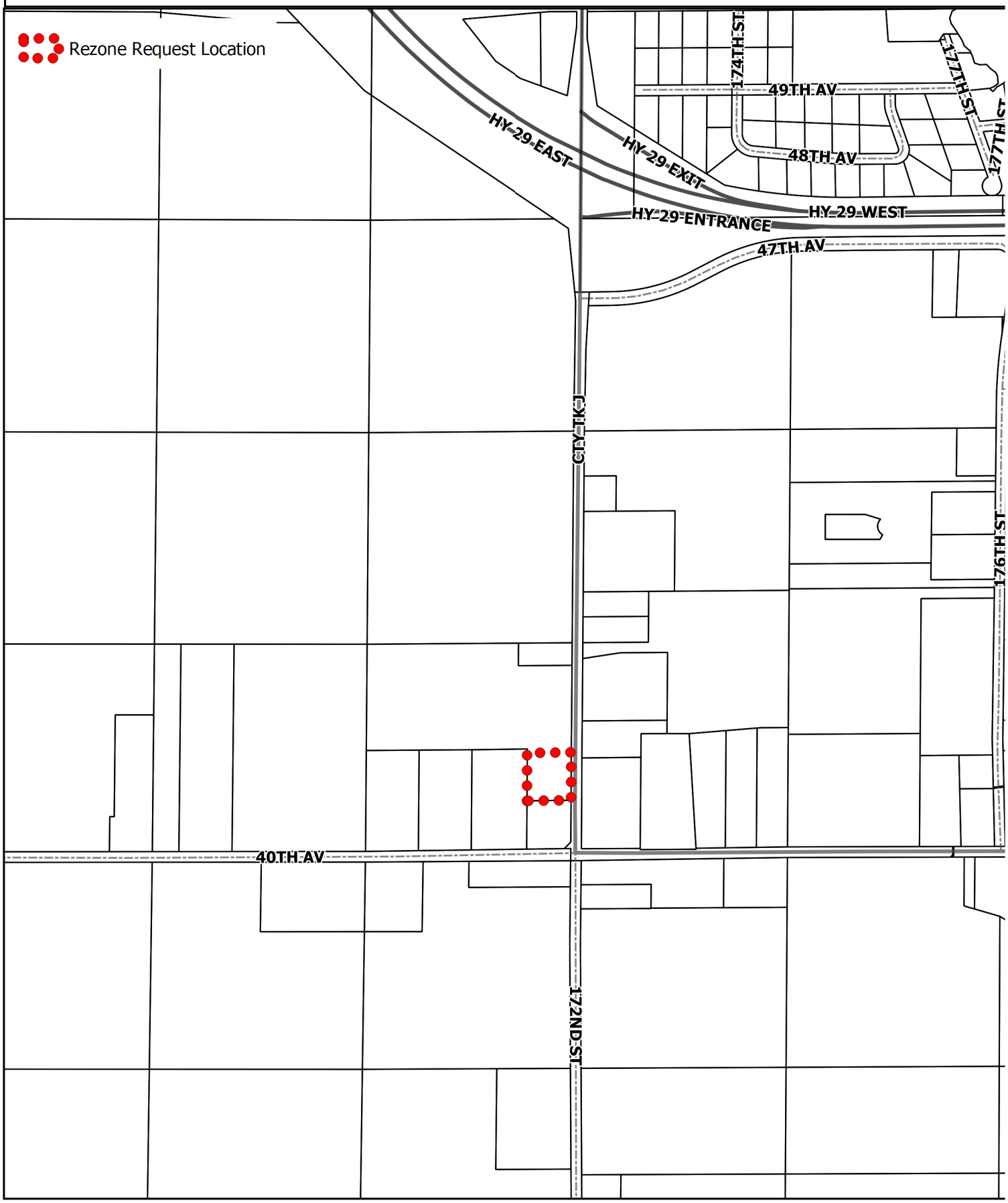
ROBERT A THORSON
ATTORNEY AT LAW

220 W. Willow Street
P.O. Box 636
Chippewa Falls, WI 54729

Telephone: (715) 723-0375
Facsimile: (715) 723-7222
Email: bobthorson@sbcglobal.net

Website: www.Thorsonlawoffice.com

2021-0004 Zank - Rezone - Location Map



Produced on February 22, 2021 by the Chippewa County Department of Planning & Zoning and is for reference purposes only.

Attachment: 2021-0004 Zank - Rezone - Public Hearing Notices & Maps (6249 : 2021-0004 - Trevor Zank - Rezone)

CHIPPEWA COUNTY
DEPARTMENT OF PLANNING & ZONING

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Land Management | Land Planning | Land Records & G.I.S. | POWTS & Wells

Date: February 24, 2021

To: Property Owner(s)

From: Gregory Gruna, Zoning Inspector

Re: Public Meetings & Public Hearing

Dear Property Owner(s):

The Chippewa County Department of Planning & Zoning has received a rezone petition for a parcel of land that is located either adjacent to or in the vicinity of property owned by you. You are receiving this notice because your property has been determined to be within the legal public hearing notification distance per county and state requirements. I have enclosed a map identifying the location of the parcel associated with the rezone petition. If you have any questions regarding this rezone petition, please contact me at (715) 726-7943.

REZONE PETITION: #2021-0004
Petitioner: Trevor Zank
A portion of parcel number 22808-1433-73623001 which is Lot 1, Certified Survey Map 3623, located in the SW ¼ of the SW ¼, Section 14, Township 28 North, Range 08 West. Town of Lafayette.

From: Agricultural **To:** Local Commercial

Lafayette Town Park, Recreation & Land Use Planning Commission (PRLPC):
The PRLPC will **REVIEW** this request on **March 8, 2021** at approximately **7:00 PM**. This meeting will be held in person. The PRLPC will make an **ADVISORY** recommendation to the Lafayette Town Board to approve or disapprove. This meeting will be held at the Lafayette Town Hall, 5765 197th Street, Chippewa Falls, Wisconsin 54729.

Lafayette Town Board:
The Town Board will **REVIEW** this request on **March 15, 2021** at approximately **7:00 PM**. The Town Board will forward an **ADVISORY** recommendation to the Chippewa County Planning & Zoning Committee to approve, disapprove or approve with modification(s) and/or condition(s). This meeting may be held at the Lafayette Town Hall, 5765 197th Street, Chippewa Falls, Wisconsin 54729 or via telephone.

Chippewa County Planning & Zoning Committee:
The Chippewa County Planning & Zoning Committee will hold a **PUBLIC HEARING** for this petition on **March 18, 2021** at **4:30 PM**, in room 302, of the Chippewa County Courthouse located at 711 N. Bridge Street, Chippewa Falls, Wisconsin. The Committee will make a determination on the petition to approve, disapprove or approve with modification(s) and/or conditions. If the Planning & Zoning Committee approves or approves with modification, the petition will be forwarded to the County Board meeting on April 20, 2021 for their consideration. If the Planning & Zoning Committee disapproves, the petition will fail.

NOTE: Please consult the individual agenda for all of the meetings in regards to how you can attend the meeting. The agendas will have the procedures for calling into the meeting via a telephone or for personal protection equipment requirements, such as the wearing of face masks, limitations on the maximum number of individuals allowed in the meeting room, etc.

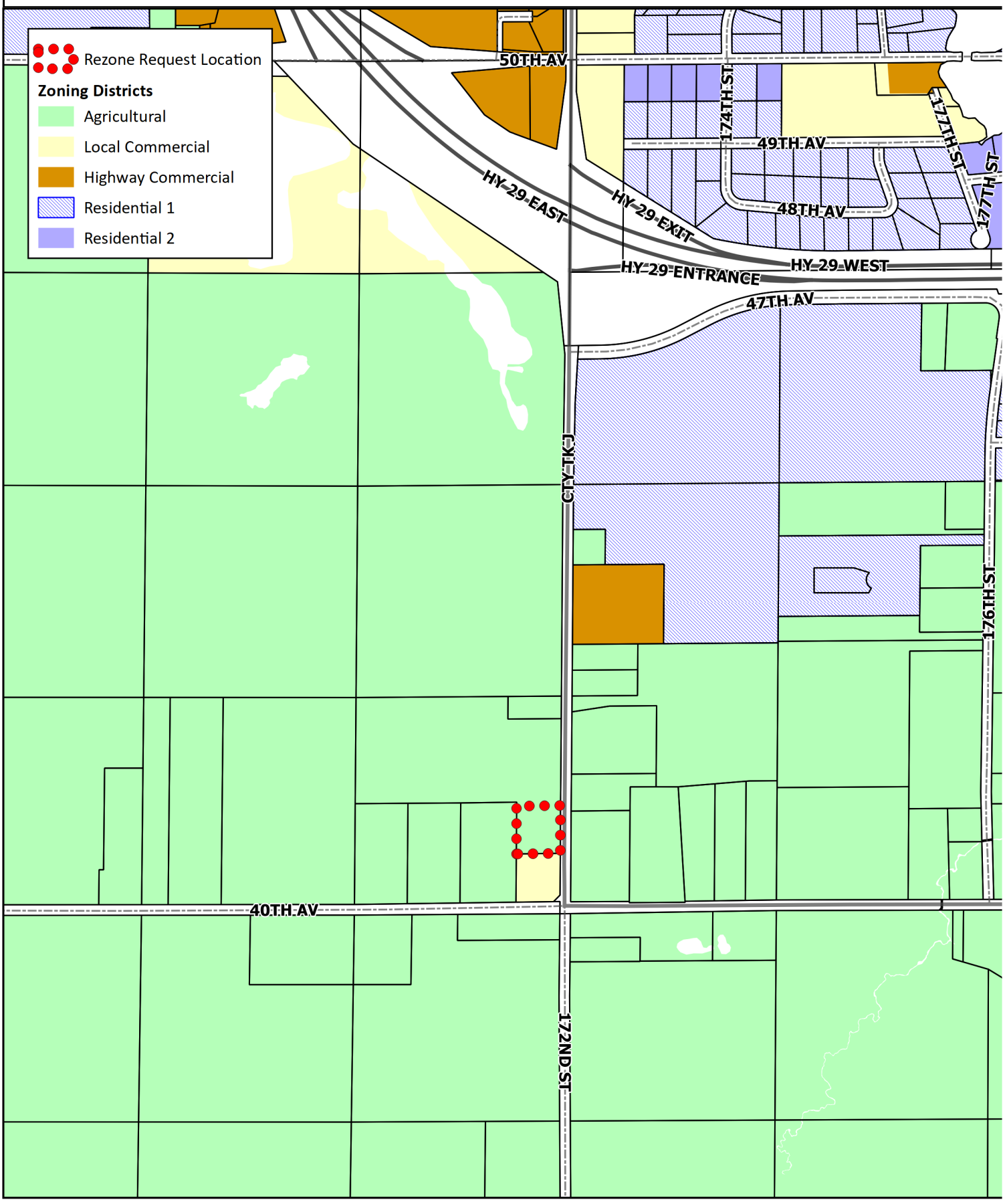
Attachment: 2021-0004 Zank - Rezone - Public Hearing Notices & Maps (6249 : 2021-0004 - Trevor Zank - Rezone)

2021-0004 Zank - Rezone - Aerial (2020)

Attachment: 2021-0004 Zank - Rezone - Public Hearing Notices & Maps (6249 : 2021-0004 - Trevor Zank - Rezone)

Produced on February 22, 2021 by the Chippewa County Department of Planning & Zoning and is for reference purposes only.

2021-0004 Zank - Rezone - Zoning Districts



Attachment: 2021-0004 Zank - Rezone - Public Hearing Notices & Maps (6249 : 2021-0004 - Trevor Zank - Rezone)

Produced on February 22, 2021 by the Chippewa County Department of Planning & Zoning and is for reference purposes only

STATEMENT OF EXPLANATION
2021-0006 - JOSEPH & CAMMIE SOMERO - REZONE - TOWN OF LAFAYETTE - DOUG CLARY

Lots 1 & 2, Certified Survey Map 3813, parcel numbers 22908-3643-73813001 & 22908-3643-73813002 which are located in the SW 1/4 of the SE 1/4, Section 36, Township 29 North, Range 08 West. Town of Lafayette. Physical Addresses: 18660 70th Avenue and 18742 70th Avenue.

From: Residential 1 **To:** Agricultural

CHIPPEWA COUNTY
DEPARTMENT OF PLANNING & ZONING
• 711 North Bridge Street, Chippewa Falls, WI 54729 • Phone:715.726.7940 • Fax:715.726.4596 • www.co.chippewa.wi.us •

2021 Rezone Application

Comprehensive zoning consists of written text (commonly referred to as the zoning ordinance) and an official zoning map. The zoning ordinance is a guideline for permitted and conditional uses, which are separated into zoning classifications or districts. The zoning map shows how a town board has designated the particular zoning classifications or districts to parcels of land within their particular jurisdiction. A **REZONE** is where a property owner or other authorized entity seeks to amend the official zoning map, which would allow a use that is currently not permitted on the parcels of land based on the existing zoning classification or district. This is referred to as a zoning map amendment or "rezoning". The requested rezoning change may not be granted if it does not fit with the comprehensive plan and community goals for the respective town and county.

SECTION I: Parcel Owner Information			**SECTION II: Agent Information**		
Name: Joe & Cammie Somero			**Name:**		
Mailing Address: 18660 70th Ave			**Mailing Address:**		
City: Chippewa Falls	**State:** WI	**Zip:** 54729	**City:**	**State:**	**Zip:**
Telephone: 715-944-4927			**Telephone:**		
Email Address (Required): joesomero@gmail.com			**Email Address** (Required):		
SECTION III: Parcel Information					
Town of: Lafayette			**Property Address:** 18742 70th Ave		
Parcel Number(s): 22908-3643-73813001 + 22908-3643-73813002			**City:** Chippewa Falls	**State:** WI	**Zip:** 54729
Existing Zoning District(s): R1			**Proposed Zoning District(s):** AG (with Restrictions)		

GENERAL DIRECTIONS:

1. **Complete** this Application form and the required four (4) parts:
   - ☐ Part 1: General Questions related to the request
   - ☐ Part 2: Planning & Zoning Committee Schedule - 2021
   - ☐ Part 3: General Rezoning Process
   - ☐ Part 4: Applicant Acknowledgement/Signature
2. **Submit** the completed application, all required information and a **$350.00** public hearing fee (Make check payable to: Chippewa County Treasurer) by the deadline (as listed in Part 2) to the Chippewa County Department of Planning & Zoning, Room 009, 711 N. Bridge Street, Chippewa Falls, Wisconsin 54729.
3. **Make arrangements** to attend or have a representative attend any local town plan commission or town board meetings, and the required Planning & Zoning public hearing. This presence is needed so that questions can be answered and concerns addressed.

FOR DEPARTMENT OF PLANNING & ZONING STAFF USE:		
Receipt Number: 17072	**Appeal Number:** 2021-0006	**Public Hearing Date:** 3/18/21

Attachment: 2021-0006 Somero - Rezone - Application (6251 : 2021-0006 - Joseph & Cammie Somero - Rezone)

Once the completed application is received, the Department will prepare a public hearing notice and publish it within the Chippewa Herald. The public hearing notice will include the location and time of the required public hearing before the Chippewa County Planning & Zoning Committee. In addition, your neighbors, the Town Board and any appropriate county or state agencies will be notified. At the public hearing, any party may appear in person or may be represented by an agent or attorney to present information to the Planning & Zoning Committee in support or opposition of the rezone request.

Part 1: General Questions. Please use a separate 8.5" x 11" sheet to answer these questions.

1. As the applicant, do you have legal title to the parcel(s)? If you **do not** have legal title to the property, please have the property owner sign this application.
2. Identify the parcel(s) that are or will be part of this rezone request. If needed, an additional sheet listing those parcels can be attached.
3. Describe the present and, if known, any proposed improvements on each parcel of land.
4. Explain why you are requesting to rezone of each parcel. Please identify the proposed use of each parcel.
5. Explain the compatibility of your proposed use(s) with the existing use(s) on adjacent parcels and those in the vicinity of this parcel(s).
6. Discuss any additional issues you feel that supports the consistency of your proposed use with County ordinances and plans as well as any Town ordinances or plans.

Be prepared to give a detailed presentation when called upon at the public hearing before the Planning and Zoning Committee. Prepare an outline of your proposal, something similar to a "business plan", detailing for the Planning & Zoning Committee your proposal. Include any documentation you feel is necessary as part of your presentation in defining your proposal for the Committee and possibly the County Board. It is vital to your application to consult with professionals you feel may be able to assist with your application (i.e. surveyor, attorney, engineer, etc.)

Part 2: Planning & Zoning Committee Schedule - 2021

Applications will not be placed on the appropriate agenda unless they are properly completed and include **ALL** required supporting information or documents **and** payment of the public hearing fee. Applicants are encouraged to consult with staff of the Department of Planning & Zoning prior to the filing of the application. This is an important step to insure that all pertinent issues are identified and to determine what information in addition to the application forms might be necessary in order for the department to accept and process your application. Please CIRCLE or HIGHLIGHT the meeting you intend on attending:

Application Deadline	Public Hearing
December 21, 2020	January 21, 2021
January 21, 2021	February 18, 2021
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August 26, 2021	September 23, 2021
September 23, 2021	October 21, 2021
October 21, 2021	November 18, 2021
November 18, 2021	December 16, 2021

*Note: Applications and all supporting information are due at **12:00 Noon** on the designated date.*
Note: Typically, the Planning & Zoning Committee meetings start at 4:30 PM on the designated dates above.

Part 3: General Rezoning Process:

(A) The rezone application is filed with the Department of Planning & Zoning. This includes the legal description of the parcels to be rezoned, a written statement addressing the questions as listed in Part 1 and any other information your feel will aid in a decision on this request.

Attachment: 2021-0006 Somero - Rezone - Application (6251 : 2021-0006 - Joseph & Cammie Somero - Rezone)

(B) The Town Board will be notified of the rezone application. The Town Board can recommend approval or denial of a rezoning request. If the Town Board denies a rezone request, the Planning & Zoning Committee can only recommend an approval with modification to the rezone request or deny the rezone request.

(C) A Class 2 Public Hearing Notice will be published in the Chippewa Herald detailing the request and the date and time of the Public Hearing.

(D) Property owners of the land and those property owners within 400' (or maybe a greater distance) of the requested rezone change are notified directly by mail as well as the Town Board Chair and Town Clerk. The notice to the property owners will generally contain a portion of the public hearing notice and information pertaining to meetings to be held at the Town level (plan commission, town board, etc) as well as the Public Hearing in front of the Planning & Zoning Committee.

(E) General maps (location map, aerial view and existing zoning districts map) will be prepared for the request by the Department.

(F) A department staff report is prepared and sent to the Planning & Zoning Committee, while comments from the general public are solicited.

(G) Following the Public Hearing, the Planning & Zoning Committee will make a motion to either approve, approve with modification or deny the rezoning request. If the rezone request receives an approval or approval with modification an ordinance amendment will be prepared and placed on the next County Board meeting agenda for their approval.

(H) If the County Board approves the rezone and the town board files an objection to the approval, the town board will then have 45 days to veto the rezone request following the applicable state statutes.

(I) If the rezone request receives County Board approval, the final step is the publication of the amendment in the Chippewa Herald. Once published, the zoning district amendment takes effect. The entire process from application deadline to final publication can take two months or more to complete depending upon the scheduling of hearing dates.

Part 4: Applicant Acknowledgement/Signature

This application must be signed by the property owner or in case of an agreement to purchase the property, a letter from the property owner acknowledging the potential buyer is seeking the rezone.

- I certify that the information I have provided in this application is true, accurate and complete.
- I or a representative will have an opportunity to present to the Planning & Zoning Committee information in favor of this request.
- I have the authority to allow the staff of the Department of Planning & Zoning and Planning & Zoning Committee member's access to the property to conduct necessary inspections related to this request.
- I understand that I cannot speak to any member of the Planning & Zoning Committee about this application, except at the public hearing.
- I understand that I cannot direct any written communication about this application to a member of the Planning & Zoning Committee, unless I also file a copy with the Department of Planning & Zoning and direct additional copies to each person who has registered an interest in this application.
- I also understand that if I or my representative fail to appear in front of the Planning & Zoning Committee during the designated public hearing or my failure to observe the above mentioned rules, my request may be **DENIED**.

Signed: _____ Date: 2/17/21
Owner/Agent

Part 5: Planning & Zoning Department Mailing List

Applicant
Property Owner Owners within 400'
Planning & Zoning Committee Members
Town Board Chair & Clerk
County Board Supervisor
News Media
Others
Wisconsin DNR
US Army Corp of Engineers
Wisconsin DOT

Attachment: 2021-0006 Somero - Rezone - Application (6251 : 2021-0006 - Joseph & Cammie Somero - Rezone)

February 17, 2021

To: Chippewa County Planning and Zoning

711 North Bridge Street, Chippewa Falls, WI 54729

Applicant: Joe & Cammie Somero

18742 70th Ave, Chippewa Falls, WI 54729

Answers to General Questions:

1. Yes, we have the legal right to the parcel identified in the application.
2. Parcel Number 22908-3643-73813001
3. none known at this time. There is an existing horse barn on the property.
4. I am requesting to rezone this parcel with deed restrictions to accommodate up to 2 horses. The proposed use would accommodate up to 2 horses for pleasure riding and care.
5. The compatibility of my proposed use goes along with an existing horse barn to our east and our 15-acre property to the north. The west side is the driveway. We are surrounded by evergreen trees and tucked back off the road over in a country setting. This property was the existing horse farm that was a farm for many years.
6. Right now, the land (5.72 Acres) is zoned R1 which occurred when we bought the property. The use of the land is simply limited when the R1 zone is applied. We are not asking to start a farm or have the AG uses but to simply have horses under the proposed deed restrictions like owning dogs.

Attachment: 2021-0006 Somero - Rezone - Application (6251 : 2021-0006 - Joseph & Cammie Somero - Rezone)

February 17, 2021

To: Chippewa County Planning and Zoning

711 North Bridge Street, Chippewa Falls, WI 54729

Applicant: Joe & Cammie Somero

18660 70th Ave, Chippewa Falls, WI 54729

Answers to General Questions:

1. Yes, we have the legal right to the parcel identified in the application.
2. Parcel Number 22908-3643-73813002
3. None known at this time.
4. I am requesting to rezone this parcel with deed restrictions to accommodate up to 3 horses. The proposed use would accommodate up to 3 horses which my children are learning to take care of and ride along with the 4 H Club.
5. The compatibility of my proposed use goes along with an existing horse barn to our east and a commercial campground to our west. We are surrounded by evergreen trees and tucked back off the road over 1000 ft in a country setting. Our huge 15 acres gives us a lot of space and this land was an existing horse farm for many years.
6. Right now, the land (15 Acres) is zoned R1 which occurred when we bought the property. Had the land been sub divided when the owners sold, I can see the need for the R1 zoning. We chose to build in the middle and never wanted to subdivide leaving us property that is very large and secluded. The use of the land is simply limited when the R1 zone is applied. We are not asking to start a farm or have the AG uses but to simply have horses under the proposed deed restrictions like owning dogs.

Attachment: 2021-0006 Somero - Rezone - Application (6251 : 2021-0006 - Joseph & Cammie Somero - Rezone)

February 17, 2021

To: Chippewa County Planning and Zoning

711 North Bridge Street, Chippewa Falls, WI 54729

Applicant: Joe & Cammie Somero

18742 70th Ave and 18660 70th ave, Chippewa Falls, WI 54729

Manure Management for horses:

In the care of our horses, we clean the stalls daily. We transfer the manure by shovel and put into a wheelbarrow to be deposited onto a composting pile for use in our garden, flowerbeds, landscape bushes and to spread on the pasture. In just 6 months' time of collecting manure the pile is relatively small. This pile is mostly dry and decomposes very quickly. Unlike other livestock, horse manure does not have a strong smell and is easy to manage. Our acres of land stocking rate are well below the industry standards of 1 horse per acre, this helps in the management of the manure so it will never end up being an issue.

Attachment: 2021-0006 Somero - Rezone - Application (6251 : 2021-0006 - Joseph & Cammie Somero - Rezone)

(Publish – Chippewa Herald – March 4, & March 11, 2021)

CHIPPEWA COUNTY PLANNING & ZONING COMMITTEE
NOTICE OF PUBLIC HEARINGS
STATE OF WISCONSIN

PUBLIC NOTICE is hereby given to all persons in the County of Chippewa, Wisconsin, that public hearings will be held on **March 18, 2021** beginning at **4:30 PM** at the Chippewa County Courthouse, Room 302, 711 N Bridge Street, Chippewa Falls, Wisconsin relative to the following requests. Please see the Planning & Zoning Committee agenda for this meeting to verify whether the meeting will occur in person or via teleconference.

Rezone Petition: 2021-0004
Petitioner: Trevor Zank
A portion of parcel number 22808-1433-73623001 which is Lot 1, Certified Survey Map 3623, located in the SW ¼ of the SW ¼, Section 14, Township 28 North, Range 08 West. Town of Lafayette.
From: Agricultural **To:** Local Commercial

Rezone Petition: 2021-0005
Petitioner: BNP Holdings LLC **Agent: Pete Gartmann/Real Land Surveying**
Parcel number 22808-2533-00020002 which is located in the SW ¼ of the SW ¼, Section 25, Township 28 North, Range 08 West. Town of Lafayette.
From: Agricultural **To:** Residential 1

Rezone Petition: 2021-0006
Petitioner: Joseph & Cammie Somero
Parcel numbers 22908-3643-73813001 & 22908-3643-73813002 which are Lots 1 & 2, Certified Survey Map 3816, located in the SW ¼ of the SE ¼, Section 36, Township 29 North, Range 08 West. Town of Lafayette. Physical Addresses: 18660 70th Avenue and 18742 70th Avenue.
From: Residential 1 **To:** Agricultural

Conditional Use Permit: 2021-0006
Petitioner: KS Energy Services, LLC **Agents: John Behling & Benjamin Ludeman/Weld Riley S.C.**
Property Owner: AEN Properties LLC
To allow a contractor storage yard in the Agricultural District in accordance with sections 70-71(b)(5) and 70-108 of the Chippewa County Zoning Ordinance on Lot 1, Certified Survey Map 2395 which is located in the NE ¼ of the NW ¼, Section 17, Township 29 North, Range 08 West. Town of Eagle Point. Physical Address: 14248 109th Avenue.

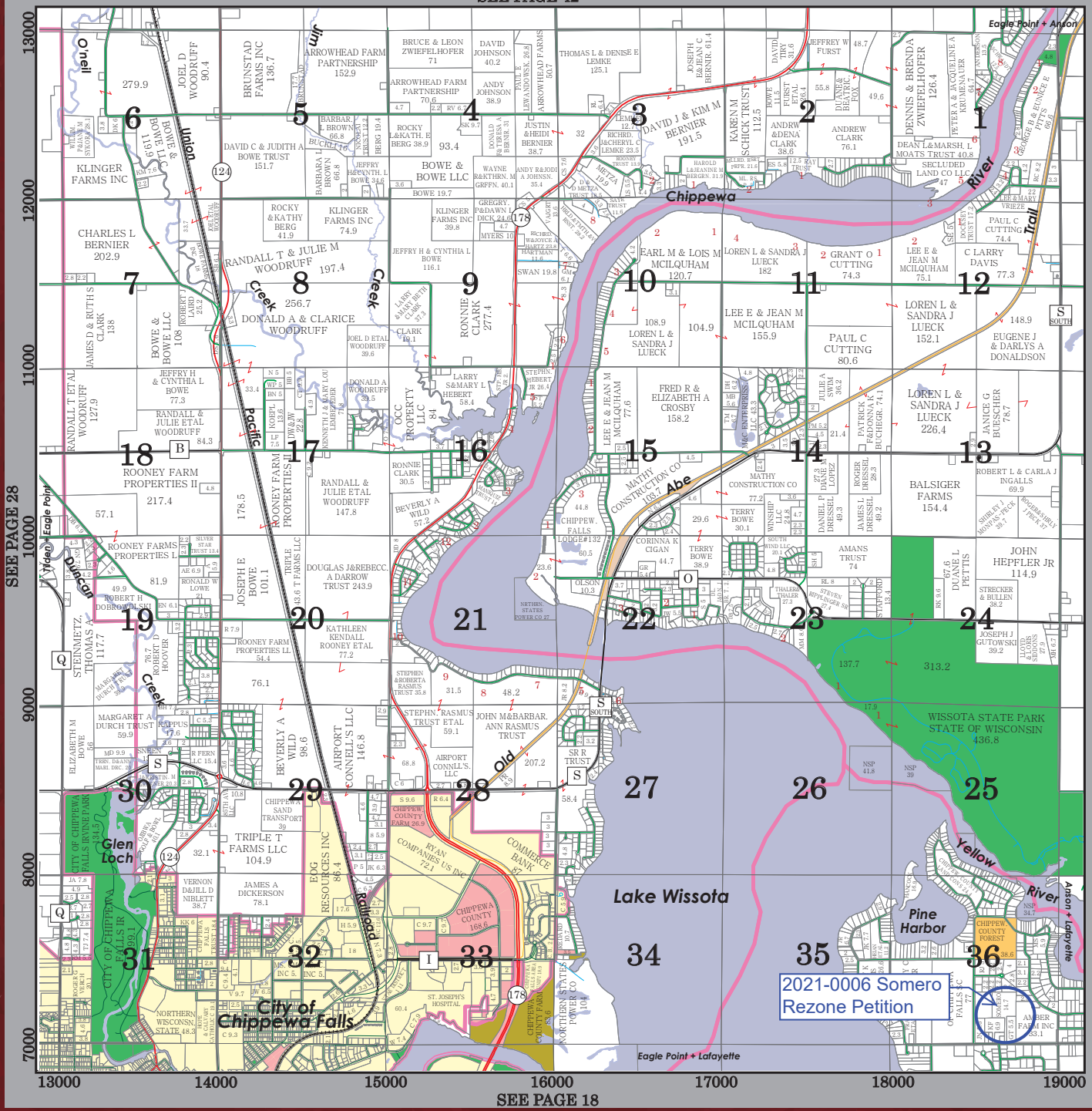
Specific information regarding these public hearings can be obtained at the Chippewa County Department of Planning & Zoning. All persons interested are invited to attend these hearings.

Dated this **26th** day of **February**, 2021.

Douglas Clary, Director
Department of Planning & Zoning
Chippewa County

Attachment: 2021-0006 Somero - Rezone - Public Hearing Notices & Maps (6251 : 2021-0006 - Joseph & Cammie Somero - Rezone)

ANSON(W),EAGLE POINT(S),LAFAYETTE(NW),TILDEN(E),CHIPPEWA FALLS(N) T29N R08W



© 2017 Chippewa County, WI
All acreages are computed & rounded to the closest tenth acre, roadways are excluded from totals. All mapping is for reference only and is not intended, or to be used for any legal purpose.

Land Records Division / County Surveyor

- Coordinates land records modernization in Chippewa County
- Files and records land record information pertaining to land corners, maps of survey and information relating to land parcels
- Prepares parcel maps for Chippewa County lands
- Maintains the Public Land Survey System
- Creates and maintains the County Geographic Information System (GIS)
- Determines the geodetic positions of locations for survey and mapping projects
- Publishes the plat book for Chippewa County

Chippewa County Land Records
711 North Bridge Street
Chippewa Falls, WI 54729
www.co.chippewa.wi.us/government/land-records-county-surveyor

Attachment: 2021-0006 Somero - Rezone - Public Hearing Notices & Maps (6251 : 2021-0006 - Joseph & Cammie Somero - Rezone)

CHIPPEWA COUNTY
DEPARTMENT OF PLANNING & ZONING

• 711 North Bridge Street, Chippewa Falls, WI 54729 • Phone:715.726.7940 • Fax:715.726.4596 • www.co.chippewa.wi.us •

Land Management | Land Planning | Land Records & G.I.S. | POWTS & Wells

Date: February 24, 2021

To: Property Owner(s)

From: Gregory Gruna, Zoning Inspector

Re: Public Meetings & Public Hearing

Dear Property Owner(s):

The Chippewa County Department of Planning & Zoning has received a rezone petition for a parcel of land that is located either adjacent to or in the vicinity of property owned by you. You are receiving this notice because your property has been determined to be within the legal public hearing notification distance per county and state requirements. I have enclosed a map identifying the location of the parcel associated with the rezone petition. If you have any questions regarding this rezone petition, please contact me at (715) 726-7943.

REZONE PETITION: #2021-0006
Petitioner: Joseph & Cammie Somero
Lots 1 & 2, Certified Survey Map 3813, parcel numbers 22908-3643-73813001 & 22908-3643-73813002 which are located in the SW ¼ of the SE ¼, Section 36, Township 29 North, Range 08 West. Town of Lafayette.

From: Residential 1 **To:** Agricultural

Lafayette Town Park, Recreation & Land Use Planning Commission (PRLPC):
The PRLPC will REVIEW this request on **March 8, 2021** at approximately **7:00 PM**. This meeting will be held in person. The PRLPC will make an **ADVISORY** recommendation to the Lafayette Town Board to approve or disapprove. This meeting will be held at the Lafayette Town Hall, 5765 197th Street, Chippewa Falls, Wisconsin 54729.

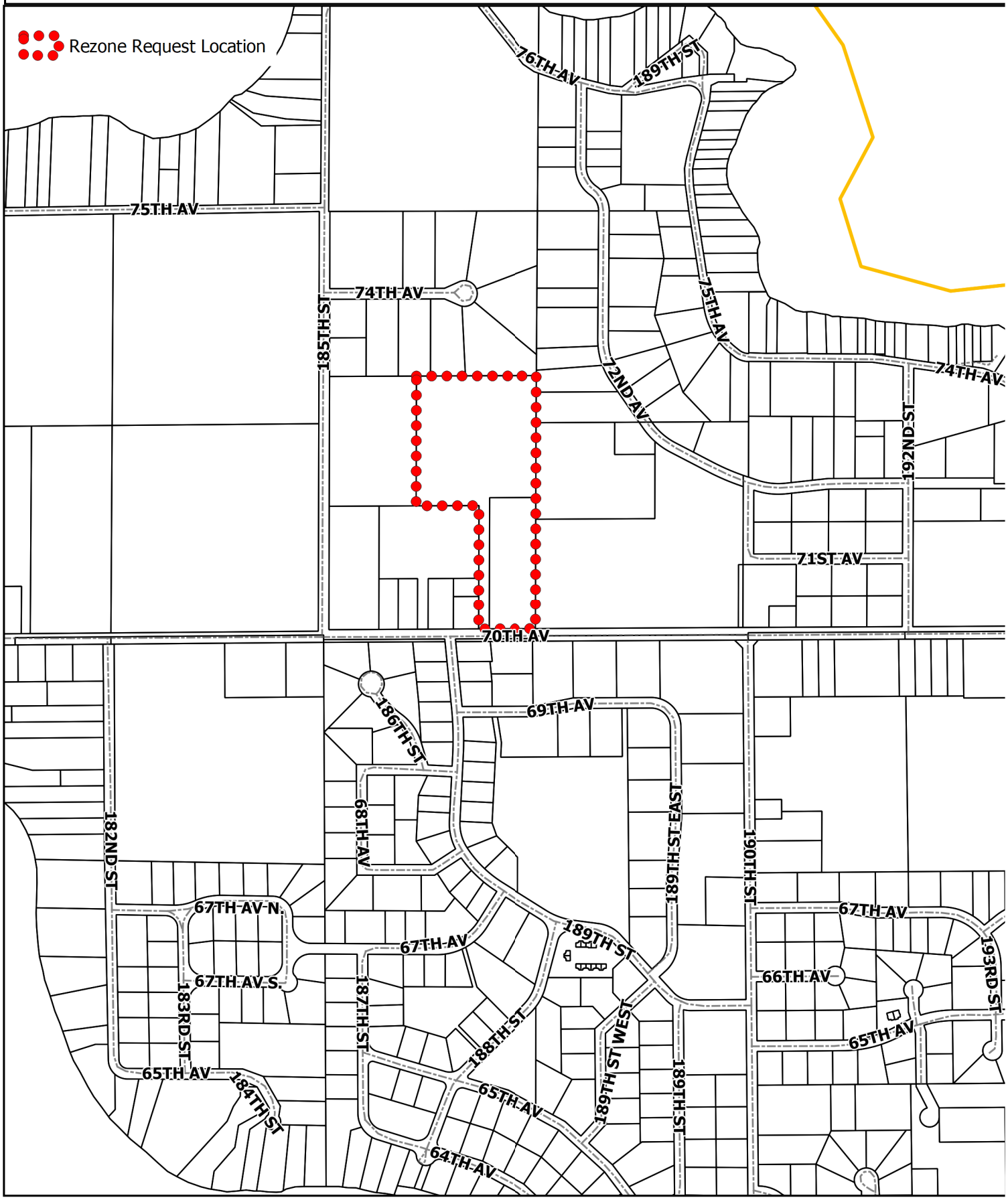
Lafayette Town Board:
The Town Board will **REVIEW** this request on **March 15, 2021** at approximately **7:00 PM**. The Town Board will forward an **ADVISORY** recommendation to the Chippewa County Planning & Zoning Committee to approve, disapprove or approve with modification(s) and/or condition(s). This meeting may be held at the Lafayette Town Hall, 5765 197th Street, Chippewa Falls, Wisconsin 54729 or via telephone.

Chippewa County Planning & Zoning Committee:
The Chippewa County Planning & Zoning Committee will hold a **PUBLIC HEARING** for this petition on **March 18, 2021** at **4:30 PM**, in room 302, of the Chippewa County Courthouse located at 711 N. Bridge Street, Chippewa Falls, Wisconsin. The Committee will make a determination on the petition to approve, disapprove or approve with modification(s) and/or conditions. If the Planning & Zoning Committee approves or approves with modification, the petition will be forwarded to the County Board meeting on April 20, 2021 for their consideration. If the Planning & Zoning Committee disapproves, the petition will fail.

NOTE: Please consult the individual agenda for all of the meetings in regards to how you can attend the meeting. The agendas will have the procedures for calling into the meeting via a telephone or for personal protection equipment requirements, such as the wearing of face masks, limitations on the maximum number of individuals allowed in the meeting room, etc.

Attachment: 2021-0006 Somero - Rezone - Public Hearing Notices & Maps (6251 : 2021-0006 - Joseph & Cammie Somero - Rezone)

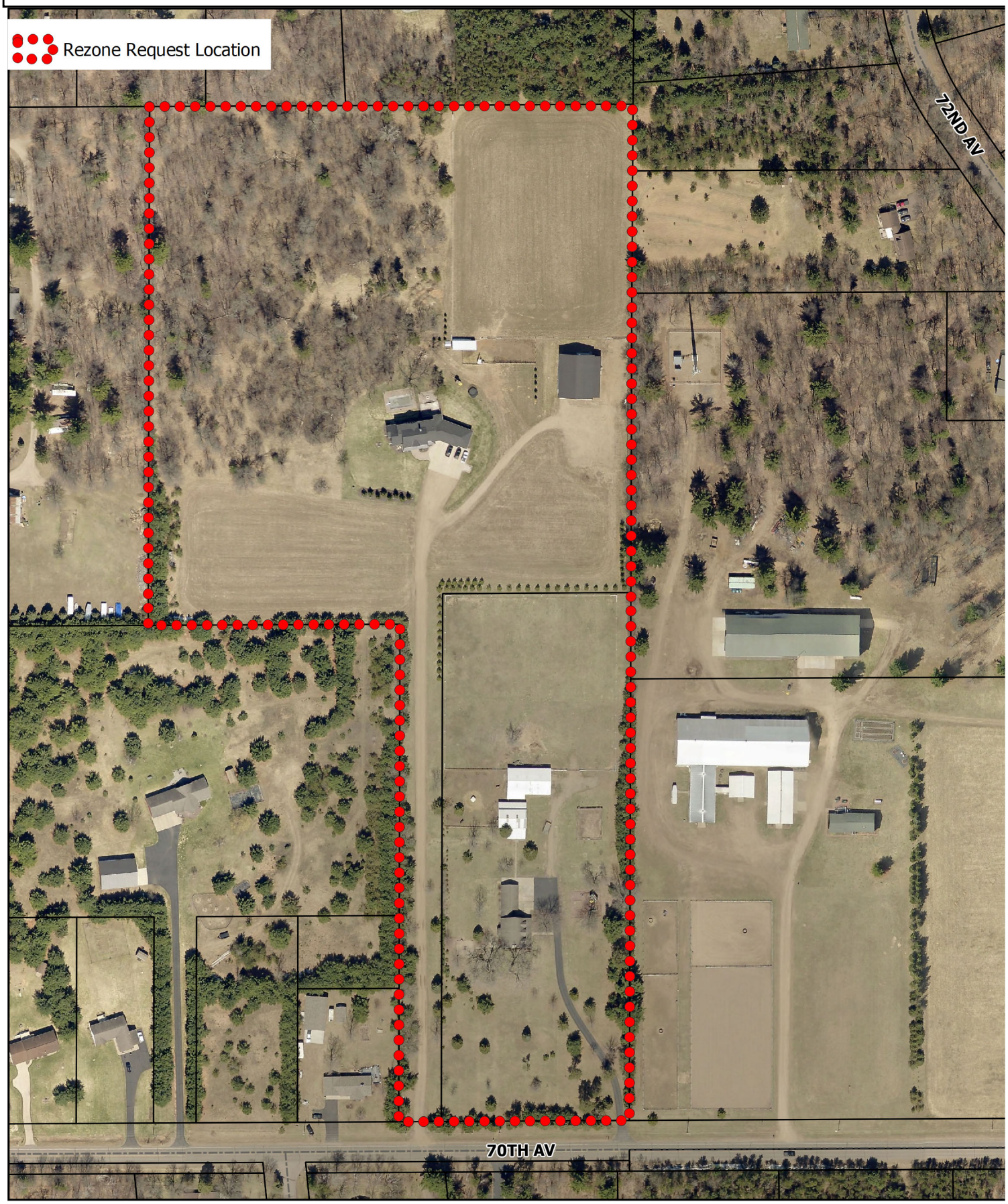
2021-0006 - Somero- Rezone - Location Map



Produced on February 23, 2021 by the Chippewa County Department of Planning & Zoning and is for reference purposes only.

Attachment: 2021-0006 Somero - Rezone - Public Hearing Notices & Maps (6251 : 2021-0006 - Joseph & Cammie Somero - Rezone)

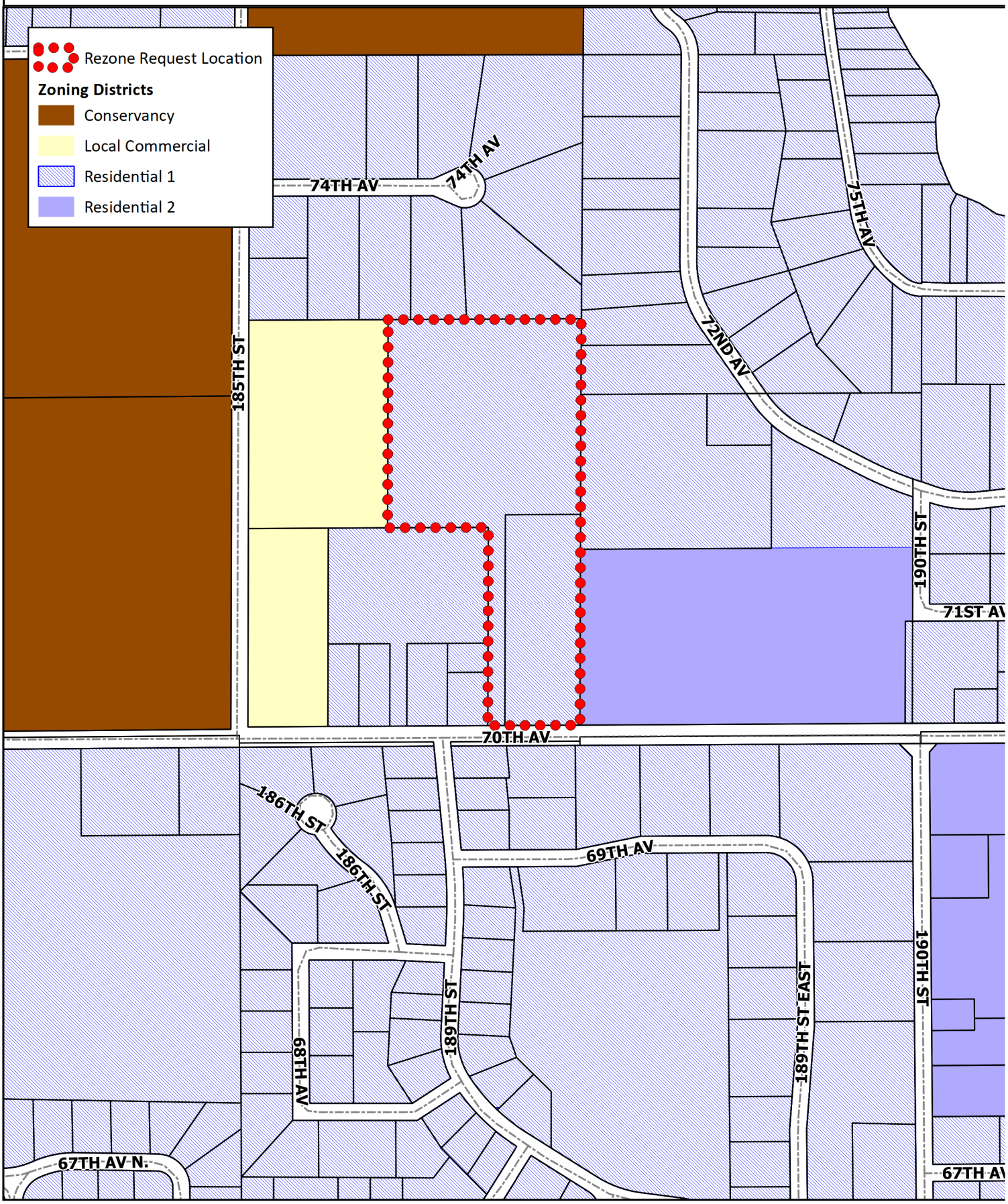
2021-0006 - Somero- Rezone - Aerial (2020)



Produced on February 23, 2021 by the Chippewa County Department of Planning & Zoning and is for reference purposes only.

Attachment: 2021-0006 Somero - Rezone - Public Hearing Notices & Maps (6251 : 2021-0006 - Joseph & Cammie Somero - Rezone)

2021-0006 - Somero- Rezone - Zoning Districts



Attachment: 2021-0006 Somero - Rezone - Public Hearing Notices & Maps (6251 : 2021-0006 - Joseph & Cammie Somero - Rezone)

Produced on February 23, 2021 by the Chippewa County Department of Planning & Zoning and is for reference purposes only

STATEMENT OF EXPLANATION
2021-0005 - BNP HOLDINGS LLC - REZONE - TOWN OF LAFAYETTE - DOUG CLARY

Parcel number 22808-2533-0002002 which is located in the SW 1/4 of the SW 1/4, Section 25, Township 28 North, Range 08 West. Town of Lafayette.

From: Agricultural

To: Residential 1

CHIPPEWA COUNTY

DEPARTMENT OF PLANNING & ZONING

• 711 North Bridge Street, Chippewa Falls, WI 54729 • Phone:715.726.7940 • Fax:715.726.4596 • www.co.chippewa.wi.us •

2021 Rezone Application

Comprehensive zoning consists of written text (commonly referred to as the zoning ordinance) and an official zoning map. The zoning ordinance is a guideline for permitted and conditional uses, which are separated into zoning classifications or districts. The zoning map shows how a town board has designated the particular zoning classifications or districts to parcels of land within their particular jurisdiction. A **REZONE** is where a property owner or other authorized entity seeks to amend the official zoning map, which would allow a use that is currently not permitted on the parcels of land based on the existing zoning classification or district. This is referred to as a zoning map amendment or "rezoning". The requested rezoning change may not be granted if it does not fit with the comprehensive plan and community goals for the respective town and county.

SECTION I: Parcel Owner Information			SECTION II: Agent Information		
Name: BNP Holdings LLC			Name: Pete Gaertmann / RLS		
Mailing Address: 6176 Sandstone Road			Mailing Address: 1360 International Dr.		
City: Eau Claire	State: WI	Zip: 54701	City: Eau Claire	State: WI	Zip: 54701
Telephone: 715-271-6504			Telephone: 715-514-4116		
Email Address (Required): adam@eashleyconstruction.com			Email Address (Required): pgartmann@rlswi.com		
SECTION III: Parcel Information					
Town of: Lafayette			Property Address: CTH "OO"		
Parcel Number(s): 22808-2533-00020002			City: Chippewa Falls	State: WI	Zip:
Existing Zoning District(s): AG			Proposed Zoning District(s): R1		

GENERAL DIRECTIONS:

1. **Complete** this Application form and the required four (4) parts:
   - ☐ Part 1: General Questions related to the request
   - ☐ Part 2: Planning & Zoning Committee Schedule - 2021
   - ☐ Part 3: General Rezoning Process
   - ☐ Part 4: Applicant Acknowledgement/Signature
2. **Submit** the completed application, all required information and a **$350.00** public hearing fee (Make check payable to: Chippewa County Treasurer) by the deadline (as listed in Part 2) to the Chippewa County Department of Planning & Zoning, Room 009, 711 N. Bridge Street, Chippewa Falls, Wisconsin 54729.
3. **Make arrangements** to attend or have a representative attend any local town plan commission or town board meetings, and the required Planning & Zoning public hearing. This presence is needed so that questions can be answered and concerns addressed.

FOR DEPARTMENT OF PLANNING & ZONING STAFF USE:		
Receipt Number:	Appeal Number:	Public Hearing Date:

Attachment: 2021-0005 BNP Holdings LLC - Rezone - Application (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

(B) The Town Board will be notified of the rezone application. The Town Board can recommend approval or denial of a rezoning request. If the Town Board denies a rezone request, the Planning & Zoning Committee can only recommend an approval with modification to the rezone request or deny the rezone request.

(C) A Class 2 Public Hearing Notice will be published in the Chippewa Herald detailing the request and the date and time of the Public Hearing.

(D) Property owners of the land and those property owners within 400' (or maybe a greater distance) of the requested rezone change are notified directly by mail as well as the Town Board Chair and Town Clerk. The notice to the property owners will generally contain a portion of the public hearing notice and information pertaining to meetings to be held at the Town level (plan commission, town board, etc) as well as the Public Hearing in front of the Planning & Zoning Committee.

(E) General maps (location map, aerial view and existing zoning districts map) will be prepared for the request by the Department.

(F) A department staff report is prepared and sent to the Planning & Zoning Committee, while comments from the general public are solicited.

(G) Following the Public Hearing, the Planning & Zoning Committee will make a motion to either approve, approve with modification or deny the rezoning request. If the rezone request receives an approval or approval with modification an ordinance amendment will be prepared and placed on the next County Board meeting agenda for their approval.

(H) If the County Board approves the rezone and the town board files an objection to the approval, the town board will then have 45 days to veto the rezone request following the applicable state statutes.

(I) If the rezone request receives County Board approval, the final step is the publication of the amendment in the Chippewa Herald. Once published, the zoning district amendment takes effect. The entire process from application deadline to final publication can take two months or more to complete depending upon the scheduling of hearing dates.

Part 4: Applicant Acknowledgement/Signature

This application must be signed by the property owner or in case of an agreement to purchase the property, a letter from the property owner acknowledging the potential buyer is seeking the rezone.

- I certify that the information I have provided in this application is true, accurate and complete.
- I or a representative will have an opportunity to present to the Planning & Zoning Committee information in favor of this request.
- I have the authority to allow the staff of the Department of Planning & Zoning and Planning & Zoning Committee member's access to the property to conduct necessary inspections related to this request.
- I understand that I cannot speak to any member of the Planning & Zoning Committee about this application, except at the public hearing.
- I understand that I cannot direct any written communication about this application to a member of the Planning & Zoning Committee, unless I also file a copy with the Department of Planning & Zoning and direct additional copies to each person who has registered an interest in this application.
- I also understand that if I or my representative fail to appear in front of the Planning & Zoning Committee during the designated public hearing or my failure to observe the above mentioned rules, my request may be **DENIED**.

Signed: _____ Date: 2-17-2021

Owner/Agent

Part 5: Planning & Zoning Department Mailing List

Applicant
Property Owner Owners within 400'
Planning & Zoning Committee Members
Town Board Chair & Clerk
County Board Supervisor
News Media
Others
Wisconsin DNR
US Army Corp of Engineers
Wisconsin DOT

Attachment: 2021-0005 BNP Holdings LLC - Rezone - Application (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

Chippewa County – 2021 Rezone Application

Once the completed application is received, the Department will prepare a public hearing notice and publish it within the Chippewa Herald. The public hearing notice will include the location and time of the required public hearing before the Chippewa County Planning & Zoning Committee. In addition, your neighbors, the Town Board and any appropriate county or state agencies will be notified. At the public hearing, any party may appear in person or may be represented by an agent or attorney to present information to the Planning & Zoning Committee in support or opposition of the rezone request.

Part 1: General Questions. Please use a separate 8.5" x 11" sheet to answer these questions.

1. As the applicant, do you have legal title to the parcel(s)? If you **do not** have legal title to the property, please have the property owner sign this application.
2. Identify the parcel(s) that are or will be part of this rezone request. If needed, an additional sheet listing those parcels can be attached.
3. Describe the present and, if known, any proposed improvements on each parcel of land.
4. Explain why you are requesting to rezone of each parcel. Please identify the proposed use of each parcel.
5. Explain the compatibility of your proposed use(s) with the existing use(s) on adjacent parcels and those in the vicinity of this parcel(s).
6. Discuss any additional issues you feel that supports the consistency of your proposed use with County ordinances and plans as well as any Town ordinances or plans.

Be prepared to give a detailed presentation when called upon at the public hearing before the Planning and Zoning Committee. Prepare an outline of your proposal, something similar to a "business plan", detailing for the Planning & Zoning Committee your proposal. Include any documentation you feel is necessary as part of your presentation in defining your proposal for the Committee and possibly the County Board. It is vital to your application to consult with professionals you feel may be able to assist with your application (i.e. surveyor, attorney, engineer, etc.)

Part 2: Planning & Zoning Committee Schedule - 2021

Applications will not be placed on the appropriate agenda unless they are properly completed and include **ALL** required supporting information or documents **and** payment of the public hearing fee. Applicants are encouraged to consult with staff of the Department of Planning & Zoning prior to the filing of the application. This is an important step to insure that all pertinent issues are identified and to determine what information in addition to the application forms might be necessary in order for the department to accept and process your application. Please CIRCLE or HIGHLIGHT the meeting you intend on attending:

Application Deadline	Public Hearing
December 21, 2020	January 21, 2021
January 21, 2021	February 18, 2021
February 18, 2021	March 18, 2021
March 25, 2021	April 22, 2021
April 22, 2021	May 20, 2021
May 27, 2021	June 24, 2021
June 24, 2021	July 22, 2021
July 22, 2021	August 19, 2021
August 26, 2021	September 23, 2021
September 23, 2021	October 21, 2021
October 21, 2021	November 18, 2021
November 18, 2021	December 16, 2021

*Note: Applications and all supporting information are due at **12:00 Noon** on the designated date.*
Note: Typically, the Planning & Zoning Committee meetings start at 4:30 PM on the designated dates above.

Part 3: General Rezoning Process:

(A) The rezone application is filed with the Department of Planning & Zoning. This includes the legal description of the parcels to be rezoned, a written statement addressing the questions as listed in Part 1 and any other information your feel will aid in a decision on this request.

Attachment: 2021-0005 BNP Holdings LLC - Rezone - Application (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

February 17, 2021

RiverBelle Re-zone

We ask the County Board to re-zone this property from AG zoning to R1 zoning. The existing land use is non cropped farm lands / wetlands in the lower portion, wooded areas in the steeper slopes and a small apple orchard in the southwestern portion of the property. The lands are not classified as prime ag and is more suited for residential purposes. The apple trees will be relocated to a different area of the existing farm.

The intent of the re-zone is to allow for a 70 Lot residential development within the Town of Lafayette. The Town has supported the conceptual draft of the preliminary plat. The Town reviewed the neighboring land use and found it to be acceptable and in conformance with the Town's Land Use Plan.

The Plat was also given to the Chippewa County Highway Department and we have been conditionally permitted for access onto Highway OO.

Attachment: 2021-0005 BNP Holdings LLC - Rezone - Application (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

Re-zone description:

LOCATED IN THE SOUTHWEST ¼, SECTION 25, TOWNSHIP 28 NORTH, RANGE 8 WEST, TOWN OF LAFAYETTE, CHIPPEWA COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ¼ CORNER OF SECTION 25;
THENCE S.89°26'09"E., ALONG THE NORTH LINE OF THE SOUTHWEST ¼, A DISTANCE OF 259.33 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING S.89°26'09"E., ALONG SAID NORTH LINE, A DISTANCE OF 2390.18 FEET TO THE MONUMENTED NORTHEAST CORNER OF THE SOUTHWEST ¼ OF SECTION 25;
THENCE S.01°01'24"E., ALONG THE EAST LINE OF SAID SOUTHWEST ¼, A DISTANCE OF 940.73 FEET;
THENCE S.87°06'46"W., A DISTANCE OF 476.43 FEET;
THENCE N.26°32'01"W., A DISTANCE OF 94.41 FEET;
THENCE S.52°17'24"W., A DISTANCE OF 379.06 FEET;
THENCE S.52°14'29"W., A DISTANCE OF 219.64 FEET;
THENCE N.44°08'16"W., A DISTANCE OF 107.12 FEET;
THENCE S.61°46'55"W., A DISTANCE OF 144.31 FEET;
THENCE S.04°33'41"W., A DISTANCE OF 333.23 FEET;
THENCE S.39°17'05"W., A DISTANCE OF 740.65 FEET;
THENCE S.00°16'04"E., A DISTANCE OF 507.92 FEET TO THE SOUTH LINE OF SAID SOUTHWEST ¼ OF SECTION 25;
THENCE N.89°54'33"W., ALONG SAID SOUTH LINE, A DISTANCE OF 427.03 FEET;
THENCE N.00°26'31"W., A DISTANCE OF 560.00 FEET;
THENCE N.89°54'31"W., A DISTANCE OF 513.05 FEET TO THE WEST LINE OF SAID SOUTHWEST ¼ OF SECTION 25;
THENCE N.00°57'30"W., ALONG SAID WEST LINE, A DISTANCE OF 913.09 FEET TO THE EXTERIOR BOUNDARY OF CERTIFIED SURVEY MAP #1288, VOLUME 5 OF CERTIFIED SURVEY MAPS, PAGE 122;
THENCE N.84°34'11"E., ALONG SAID EXTERIOR BOUNDARY OF CERTIFIED SURVEY MAP #1288, A DISTANCE OF 354.51 FEET;
THENCE N.37°28'43"E., ALONG SAID EXTERIOR BOUNDARY OF CERTIFIED SURVEY MAP #1288, A DISTANCE OF 389.65 FEET;
THENCE N.28°53'09"W., ALONG SAID EXTERIOR BOUNDARY OF CERTIFIED SURVEY MAP #1288, A DISTANCE OF 310.07 FEET;
THENCE N.18°56'01"W., ALONG SAID EXTERIOR BOUNDARY OF CERTIFIED SURVEY MAP #1288, A DISTANCE OF 619.55 FEET TO THE POINT OF BEGINNING.

SUBJECT PARCEL CONTAINING 3,915,754 SQUARE FEET (89.89 ACRES), MORE OR LESS.

Attachment: 2021-0005 BNP Holdings LLC - Rezone - Application (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

3,915,753 SQUARE FEET
89.89 ACRES
NORTH
SCALE: 1" = 300'

(Publish – Chippewa Herald – March 4, & March 11, 2021)

CHIPPEWA COUNTY PLANNING & ZONING COMMITTEE
NOTICE OF PUBLIC HEARINGS
STATE OF WISCONSIN

PUBLIC NOTICE is hereby given to all persons in the County of Chippewa, Wisconsin, that public hearings will be held on **March 18, 2021** beginning at **4:30 PM** at the Chippewa County Courthouse, Room 302, 711 N Bridge Street, Chippewa Falls, Wisconsin relative to the following requests. Please see the Planning & Zoning Committee agenda for this meeting to verify whether the meeting will occur in person or via teleconference.

Rezone Petition: 2021-0004
Petitioner: Trevor Zank
A portion of parcel number 22808-1433-73623001 which is Lot 1, Certified Survey Map 3623, located in the SW ¼ of the SW ¼, Section 14, Township 28 North, Range 08 West. Town of Lafayette.
From: Agricultural **To:** Local Commercial

Rezone Petition: 2021-0005
Petitioner: BNP Holdings LLC **Agent: Pete Gartmann/Real Land Surveying**
Parcel number 22808-2533-00020002 which is located in the SW ¼ of the SW ¼, Section 25, Township 28 North, Range 08 West. Town of Lafayette.
From: Agricultural **To:** Residential 1

Rezone Petition: 2021-0006
Petitioner: Joseph & Cammie Somero
Parcel numbers 22908-3643-73813001 & 22908-3643-73813002 which are Lots 1 & 2, Certified Survey Map 3816, located in the SW ¼ of the SE ¼, Section 36, Township 29 North, Range 08 West. Town of Lafayette. Physical Addresses: 18660 70th Avenue and 18742 70th Avenue.
From: Residential 1 **To:** Agricultural

Conditional Use Permit: 2021-0006
Petitioner: KS Energy Services, LLC **Agents: John Behling & Benjamin Ludeman/Weld Riley S.C.**
Property Owner: AEN Properties LLC
To allow a contractor storage yard in the Agricultural District in accordance with sections 70-71(b)(5) and 70-108 of the Chippewa County Zoning Ordinance on Lot 1, Certified Survey Map 2395 which is located in the NE ¼ of the NW ¼, Section 17, Township 29 North, Range 08 West. Town of Eagle Point. Physical Address: 14248 109th Avenue.

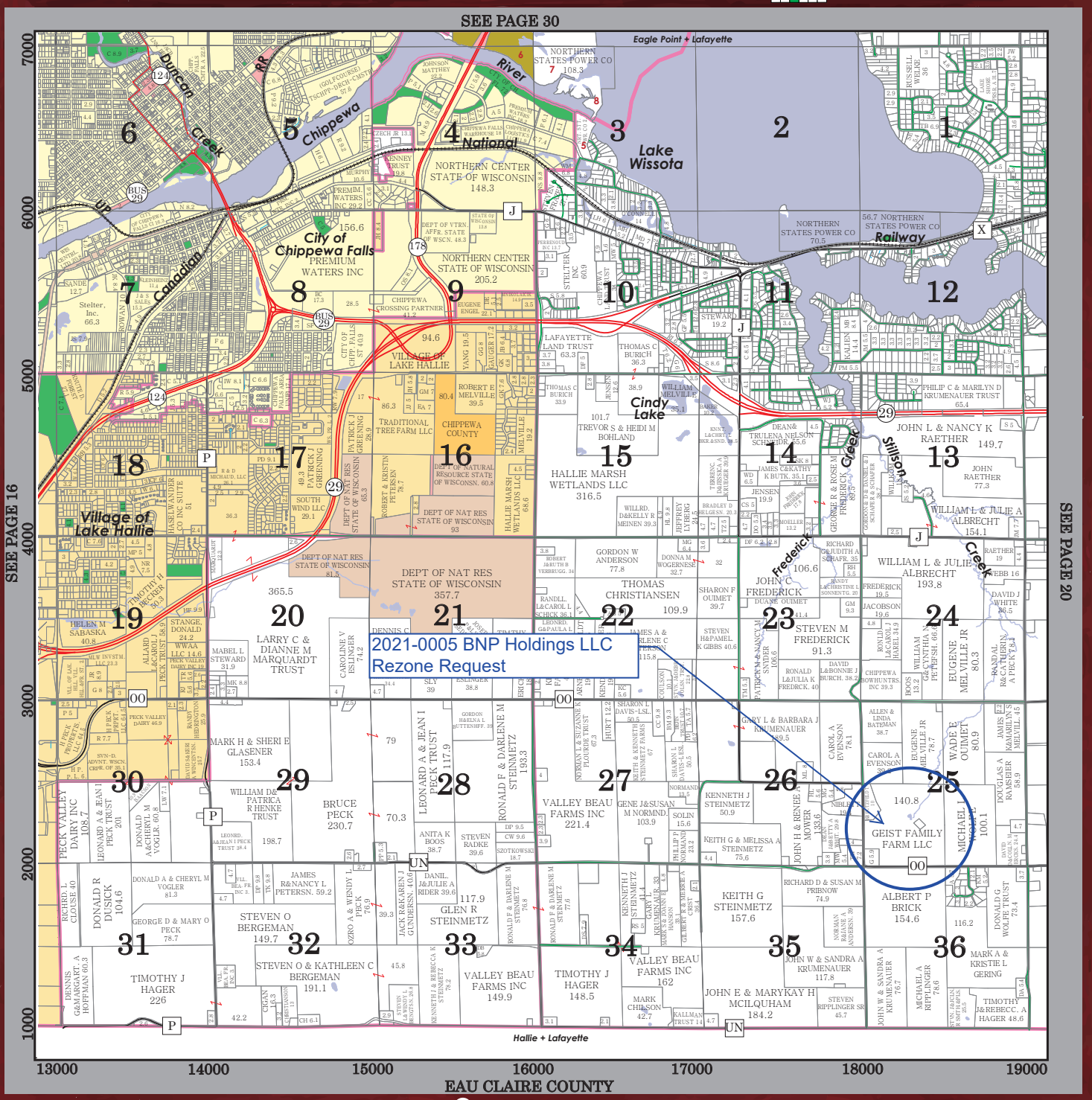
Specific information regarding these public hearings can be obtained at the Chippewa County Department of Planning & Zoning. All persons interested are invited to attend these hearings.

Dated this **26th** day of **February**, 2021.

Douglas Clary, Director
Department of Planning & Zoning
Chippewa County

Attachment: 2021-0005 BNP Holdings LLC - Rezone - Public Hearing Notices & Maps (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

HALLIE,LAFAYETTE(W),EAGLE POINT(S),LAKE HALLIE(E),CHIPPEWA FALLS(SE) T28N R08W



© 2017 Chippewa County, WI
All acreages are computed & rounded to the closest tenth acre, roadways are excluded from totals. All mapping is for reference only and is not intended, or to be used for any legal purpose.

Cedar corporation

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State of Wisconsin since 1975
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- Environmental Specialists
- Architects
- Certified Planners
- Landscape Architects

ROBERT A THORSON
ATTORNEY AT LAW

220 W. Willow Street
P.O. Box 636
Chippewa Falls, WI 54729

Telephone: (715) 723-0375
Facsimile: (715) 723-7222
Email: bobthorson@sbcglobal.net

Website: www.Thorsonlawoffice.com

Attachment: 2021-0005 BNP Holdings LLC - Rezone - Public Hearing Notices & Maps (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

CHIPPEWA COUNTY
DEPARTMENT OF PLANNING & ZONING

• 711 North Bridge Street, Chippewa Falls, WI 54729 • Phone:715.726.7940 • Fax:715.726.4596 • www.co.chippewa.wi.us •

Land Management | Land Planning | Land Records & G.I.S. | POWTS & Wells

Date: February 25, 2021

To: Property Owner(s)

From: Tony Roder, Zoning Inspector

Re: Public Meetings & Public Hearing

Dear Property Owner(s):

The Chippewa County Department of Planning & Zoning has received a rezone petition for a parcel of land that is located either adjacent to or in the vicinity of property owned by you. You are receiving this notice because your property has been determined to be within the legal public hearing notification distance per county and state requirements. I have enclosed a map identifying the location of the parcel associated with the rezone petition. If you have any questions regarding this rezone petition, please contact me at (715) 738-2603.

REZONE PETITION: #2021-0005
Petitioner: BNP Holdings LLC **Agent:** Pete Gartmann/Real Land Surveying
Parcel number 22808-2533-00020002 which is located in the SW ¼ of the SW ¼, Section 25, Township 28 North, Range 08 West. Town of Lafayette.

From: Agricultural **To:** Residential 1

Lafayette Town Park, Recreation & Land Use Planning Commission (PRLPC):
The PRLPC will **REVIEW** this request on **March 8th, 2021** at approximately **7:00 PM**. This meeting will be held in person. The PRLPC will make an **ADVISORY** recommendation to the Lafayette Town Board to approve, disapprove or approve with conditions. This meeting will be held at the Lafayette Town Hall, 5765 197th Street, Chippewa Falls, Wisconsin 54729.

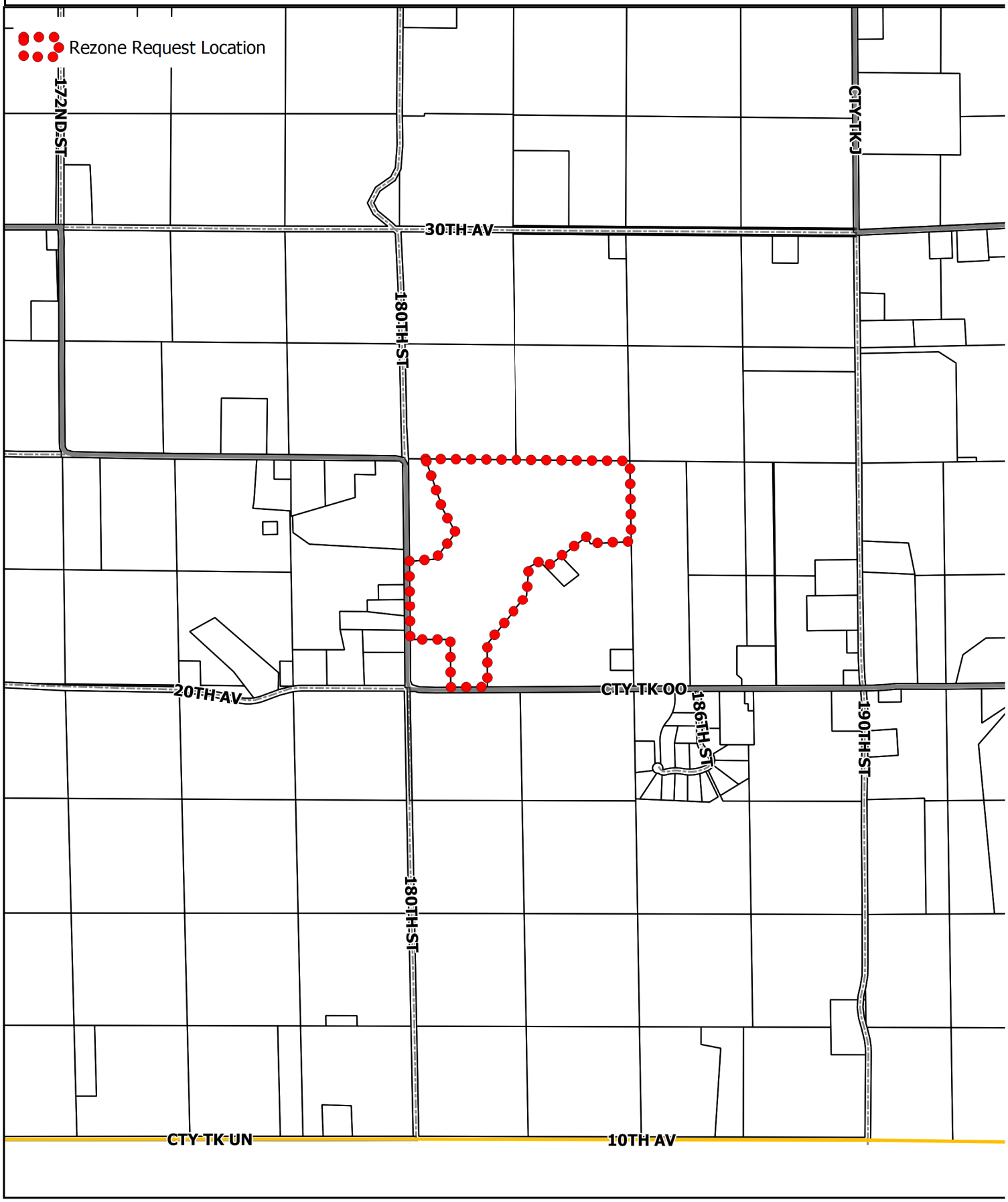
Lafayette Town Board:
The Town Board will **REVIEW** this request on **March 15th, 2021** at approximately **7:00 PM**. The Town Board will forward an **ADVISORY** recommendation to the Chippewa County Planning & Zoning Committee to approve, disapprove or approve with modification(s) and/or condition(s). This meeting may be held at the Lafayette Town Hall, 5765 197th Street, Chippewa Falls, Wisconsin 54729 or via telephone.

Chippewa County Planning & Zoning Committee:
The Chippewa County Planning & Zoning Committee will hold a **PUBLIC HEARING** on **March 18, 2021** at **4:30 PM** in room 302, of the Chippewa County Courthouse located at 711 N. Bridge Street, Chippewa Falls, Wisconsin. The Committee will make a determination on the petition to approve, disapprove or approve with modification(s) and/or conditions. If the Planning & Zoning Committee approves or approves with modification, the petition will be forwarded to the County Board meeting on April 20, 2021 for their consideration. If the Planning & Zoning Committee disapproves, the petition will fail.

NOTE: Please consult the individual agenda for all of the meetings in regards to how you can attend the meeting. The agendas will have the procedures for calling into the meeting via a telephone or for personal protection equipment requirements, such as the wearing of face masks, limitations on the maximum number of individuals allowed in the meeting room, etc.

Attachment: 2021-0005 BNP Holdings LLC - Rezone - Public Hearing Notices & Maps (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

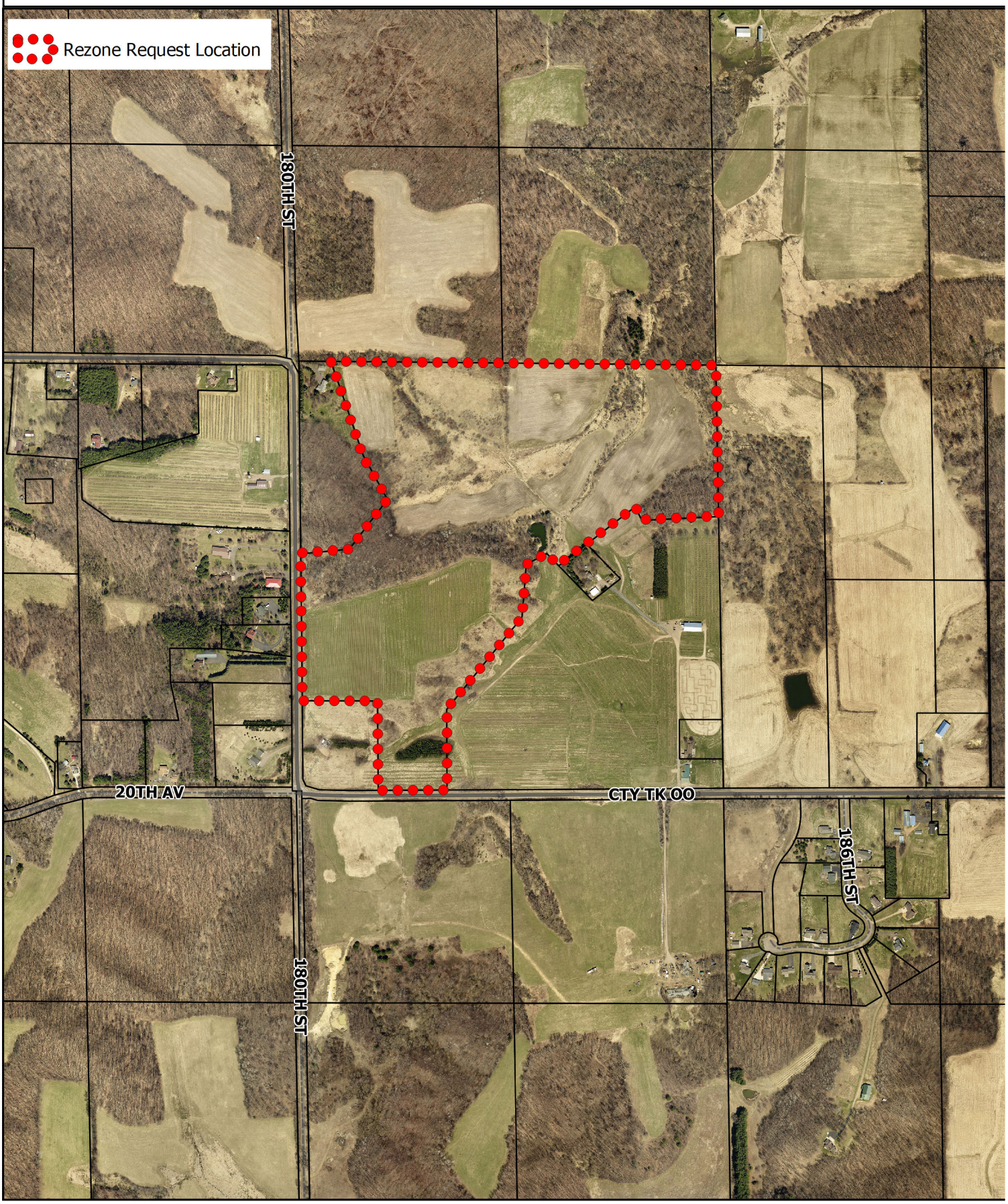
2021-0005 BNP Holdings LLC - Rezone - Location Map



Attachment: 2021-0005 BNP Holdings LLC - Rezone - Public Hearing Notices & Maps (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

Produced on February 22, 2021 by the Chippewa County Department of Planning & Zoning and is for reference purposes only.

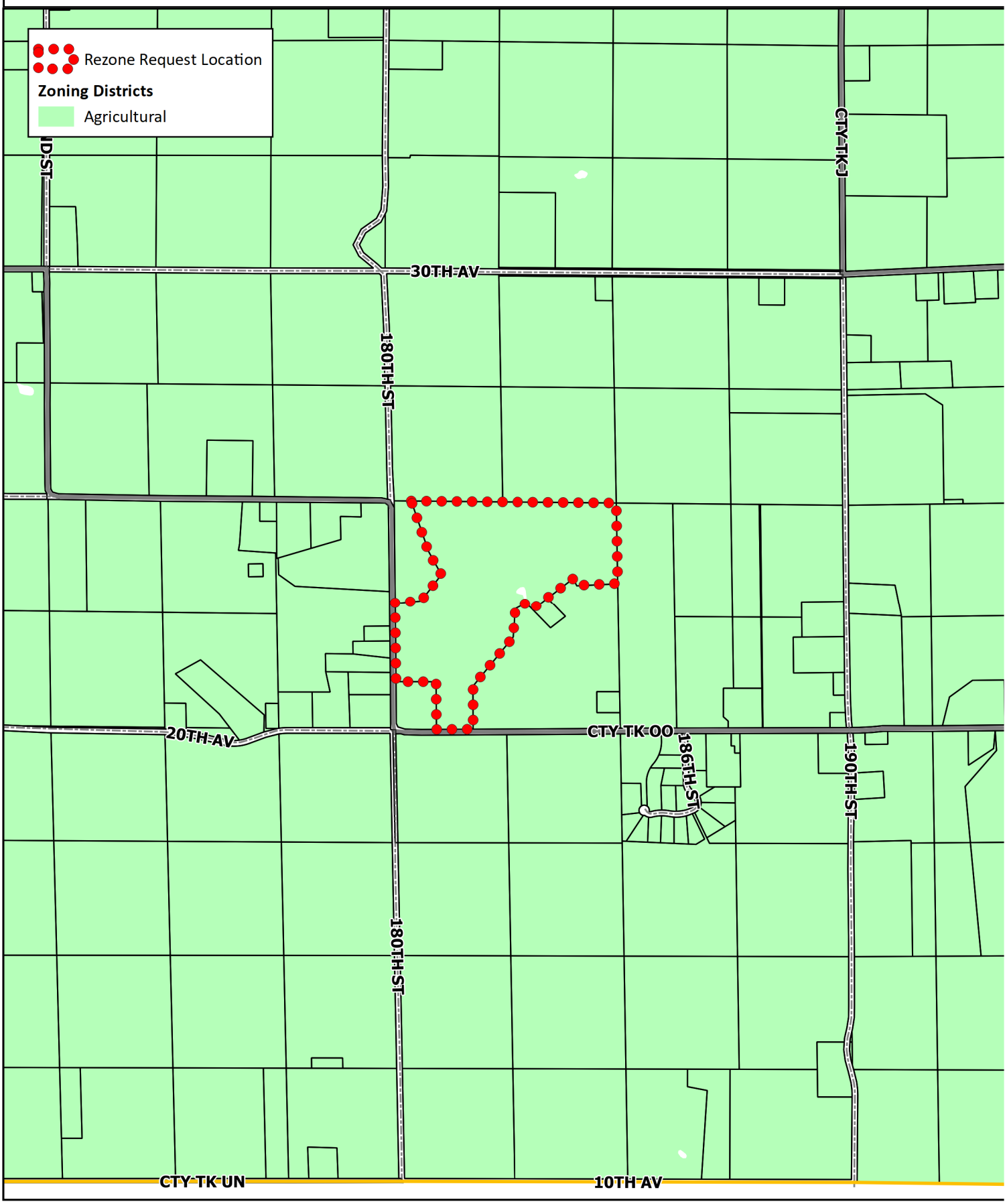
2021-0005 BNP Holdings LLC- Rezone - Aerial (2020)



Attachment: 2021-0005 BNP Holdings LLC - Rezone - Public Hearing Notices & Maps (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

Produced on February 22, 2021 by the Chippewa County Department of Planning & Zoning and is for reference purposes only.

2021-0005 BNP Holdings LLC - Rezone - Zoning Districts



Attachment: 2021-0005 BNP Holdings LLC - Rezone - Public Hearing Notices & Maps (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

Produced on February 22, 2021 by the Chippewa County Department of Planning & Zoning and is for reference purposes only

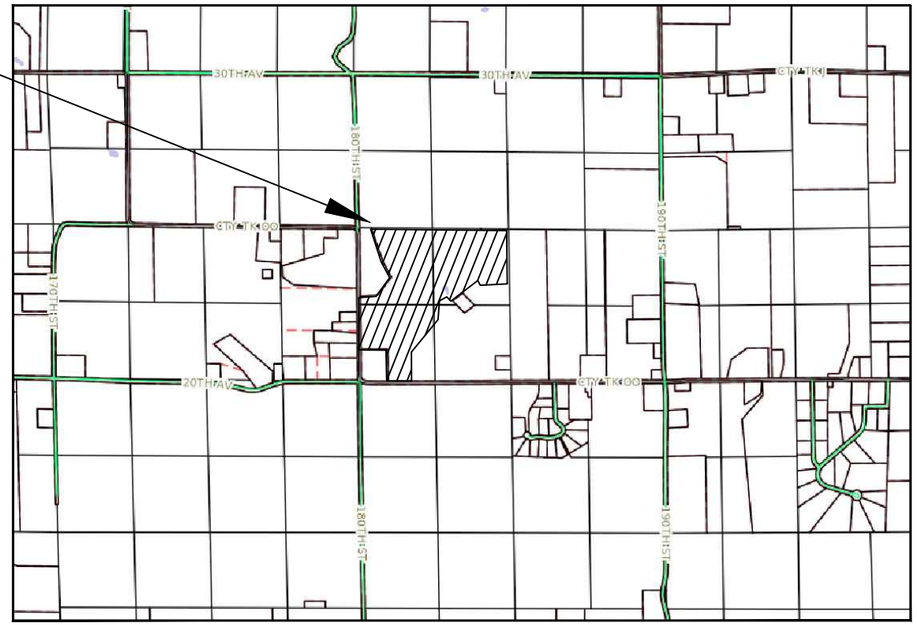
RIVERBELLE
BnP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

CHIPPEWA COUNTY

VICINITY MAP

811 Know what's below. Call before you dig.

PROJECT LOCATION



LOCATION MAP

CONTACTS	
CHIPPEWA COUNTY	CHIPPEWA COUNTY PLANNING & ZONING OFFICE DOUG CLEARY (715) 726-7940
ELECTRIC	XCEL ENERGY: DESIGN SECTION ATTN: JOHN KELSER (715) 737-1431
GAS	XCEL ENERGY: DESIGN SECTION ATTN: BRADY GARDOW (715) 737-1450
TELEPHONE	AT&T ATTN: KEN SCHICK (715) 839-5820
CABLE	CHARTER COMMUNICATIONS ATTN: CURT MOORE (715) 831-8940 ext. 51148
CHIPPEWA COUNTY	LAND & WATER CONSERVATION DAVID NASHOLD (715) 726-7920
TOWN OF LAFAYETTE	TOWN CHAIR DAVE STABER (715) 215-0461

PROJECT OWNER/ CLIENT:
BnP HOLDINGS, LLC
ATTN: ADAM ASHLEY
6176 SANDSTONE RD
EAU CLAIRE, WI 54701
PHONE: 715.271.6504
EMAIL: adam@ashleyconstruction.co

PROJECT ENGINEER:
ADVANCED ENGINEERING CONCEPTS
ATTN: MATT APPEL, P.E.
1360 INTERNATIONAL DRIVE, SUITE #1
EAU CLAIRE, WI 54701
PHONE: 715.552.0330
EMAIL: mappel@aec.engineering

SCHEDULE OF REQUIRED PERMITS		
APPROVALS NEEDED	DATE SUBMITTED	APPROVAL
WDNR WRAPP PERMIT		
WDNR WETLAND FILL GENERAL PERMIT		
CHIPPEWA COUNTY DRIVEWAY PERMIT		
CHIPPEWA COUNTY STORMWATER PERMIT		
CHIPPEWA COUNTY WORK IN R/W PERMIT		

LEGEND

ABBREVIATIONS:
BC=BACK OF CURB
BLK=BLOCK NUMBER
BOT=BOTTOM (ELEV)
CL=CENTERLINE
CS=CURB STOP
ELEV=ELEVATION
EOP=EDGE OF PAVEMENT
EX=EXISTING
FES=FLARED END SECTION
FF=FINISHED FLOOR (ELEV)
FL=FLOWLINE
GF=GARAGE FLOOR (ELEV)
GLG=GROUND LINE GROOVE
HWL=HIGH WATER LEVEL
INV=INVERT
LF=LINEAR FEET
LO=LOOKOUT STYLE HOME
LT=LEFT
MIN=MINIMUM
NWL=NORMAL WATER LEVEL
PC=POINT OF CURVE
PRC=CURVE REVERSAL POINT
PT=POINT OF TANGENCY
RAD=RADIUS
RT=RIGHT
R/W=RIGHT OF WAY
SAN=SANITARY SEWER
SP=SPOT ELEVATION
STA=STATION
STM=STORM SEWER
TC=TOP OF CURB
TYP=TYPICAL
W=WATER FITTINGS
WAT=WATER
WM=WATERMAIN
WO=WALKOUT STYLE HOME

EXISTING	PROPOSED
	BENCHMARK
	CONTROL POINT
	SIGN
	CURB STOP
	WELL
	HYDRANT
	GATE VALVE
	CURB INLET
	AREA DRAIN
	SAN MH
	STORM MH
	SAN CLEANOUT
	GAS MANHOLE
	LIGHT POLE
	UTILITY POLE
	GUY WIRE
	GUY POLE
	PULL BOX
E	ELEC PED
C	CABLE PED
M	MAILBOX
T	TELE PED
	IRON PIPE
	ROW POST
	REBAR
W	WATER MAIN
SAN	SANITARY SEWER
STM	STORM SEWER
OH	OVERHEAD UTILITY
T	TELEPHONE LINE
G	GAS LINE
E	ELECTRIC LINE
TV	CABLE TV LINE
	TREELINE
	EXISTING TREES
	MARSH
X	FENCE LINE
O	WOVEN WIRE FENCE
	SILT FENCE
	RETAINING WALL
870	910 CONTOURS MAJOR / CONTOURS MINOR

SHEET SCHEDULE	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-3	SHEET INDEX AND ALIGNMENT REPORT
4-5	EXISTING SITE AND DEMOLITION PLAN
6-10	GRADING PLAN
11-15	EROSION CONTROL PLAN
16-21	ALIGNMENT 1 - ROAD A - PLAN & PROFILE
22-24	ALIGNMENT 2 - ROAD B - PLAN & PROFILE
25-29	ALIGNMENT 3 - ROAD C - PLAN & PROFILE
30-42	CROSS SECTIONS
43	COUNTY ROAD OO TURN LANES & CROSS SECTIONS
44-52	STORMWATER FACILITY GRADING PLANS & CROSS-SECTIONS
53-55	DETAILS
56	SDD 15D29 Traffic Control, Vehicle Entrance/Exit or Haul Road
57	SDD 15C4 Traffic Control, Advanced Warning Signs 45 MPH or Greater

AEC PROJECT #: 20276 PLANS DATED: MARCH 2021

AEC
ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR. SUITE #1
EAU CLAIRE, WI 54701
PH 715-552-0330
INFO@AEC.ENGINEERING
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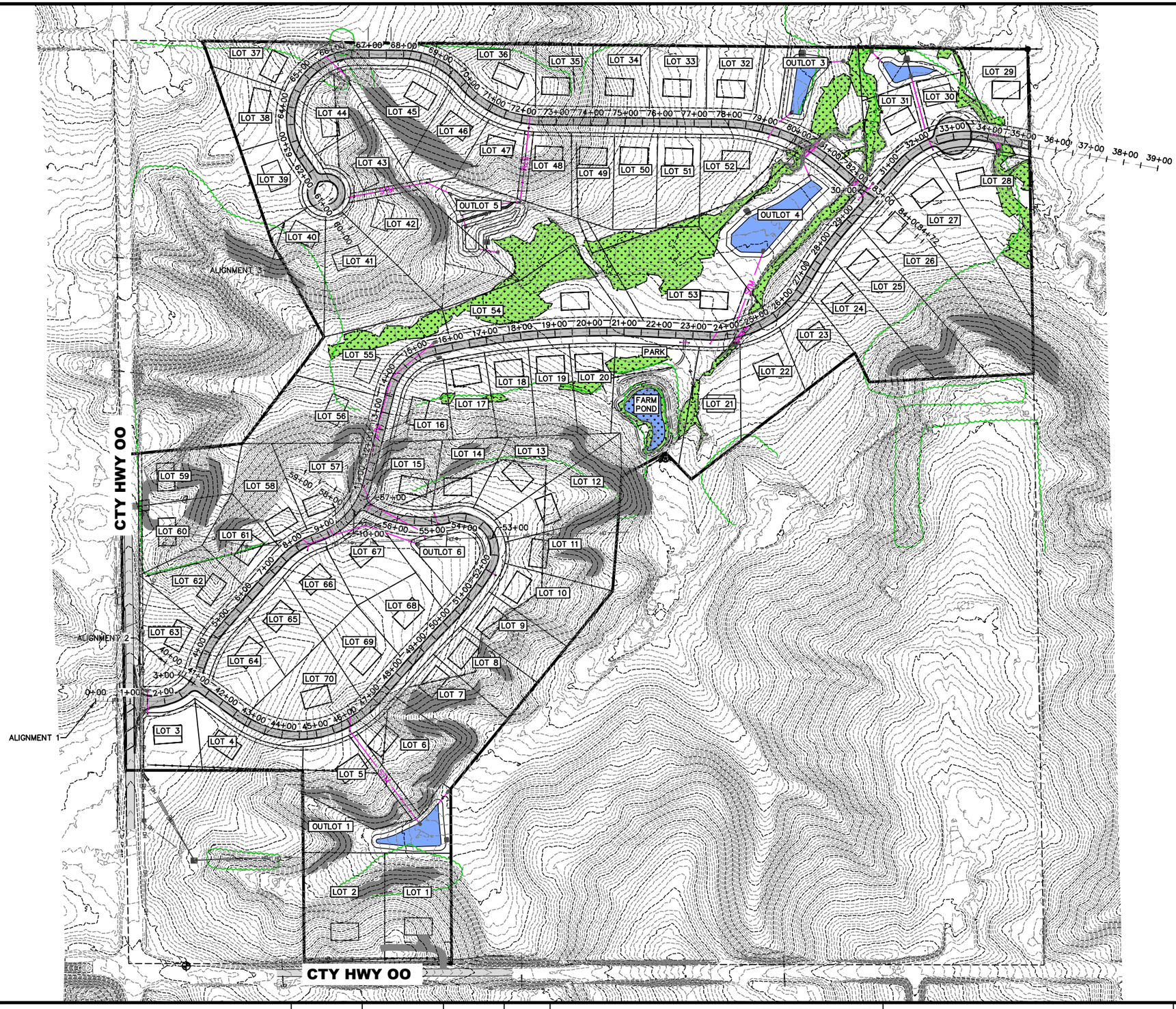
Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)



Know what's **below.** **Call** before you dig.

NORTH

0 75 150 300

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED
–	–	–	–	–	–

PROJ. NO. 20276

AEC

ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR, SUITE #1
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
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SHEET INDEX

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG2 INDEX
DATE 3/2021

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

Horizontal Alignment Report

****

File: S:\Projects_2018\20 Projects\20276\Dwg\20276 PG2 INDEX.dwg
Report Date: 3/1/2021 3:28:42 PM
Alignment Name: ALN1
Station Range: Start: 0+00.00, End: 39+00.00
Description:

Begin ALN1
N 106,651.4745 E 193,711.5393 0+00.00

Line (1)
S89° 54' 31"E 179.41'
N 106,651.1883 E 193,890.9467 1+79.41
Line (1)

Curve (2)
BC N 106,651.1883 E 193,890.9467 1+79.41
CTR N 106,779.0707 E 193,891.1507
PI N 106,651.0353 E 193,986.8363

Direction Back S89° 54' 31"E
Radius 127.88'
Delta 73°43'37"(LT)
Length 164.56'
Tangent 95.89'
Chord Direction N53° 13' 40"E Distance 153.44'
Direction Ahead N16° 21' 52"E

EC N 106,743.0405 E 194,013.8527 3+43.96
Curve (2)

Reversing Curve

Curve (3)
BC N 106,743.0405 E 194,013.8527 3+43.96
CTR N 106,652.3189 E 194,322.8083
PI N 106,811.7362 E 194,034.0245

Direction Back N16° 21' 52"E
Radius 322.00'
Delta 25°04'17"(RT)
Length 140.90'
Tangent 71.60'
Chord Direction N28° 54' 00"E Distance 139.78'
Direction Ahead N41° 26' 08"E

EC N 106,865.4118 E 194,081.4053 4+84.86
Curve (3)

Line (4)
N41° 26' 08"E 253.24'
N 107,055.2640 E 194,248.9928 7+38.10
Line (4)

Curve (5)
BC N 107,055.2640 E 194,248.9928 7+38.10
CTR N 106,889.8192 E 194,436.4175
PI N 107,104.2780 E 194,292.2587

Direction Back N41° 26' 08"E
Radius 250.00'
Delta 29°18'39"(RT)
Length 127.89'
Tangent 65.38'
Chord Direction N56° 05' 28"E Distance 126.50'
Direction Ahead N70° 44' 47"E

EC N 107,125.8364 E 194,353.9803 8+65.99
Curve (5)

Line (6)
N70° 44' 47"E 3.51'
N 107,126.9943 E 194,357.2955 8+69.51
Line (6)

Curve (7)
BC N 107,126.9943 E 194,357.2955 8+69.51
CTR N 107,334.6894 E 194,284.7507
PI N 107,166.0600 E 194,469.1402

Direction Back N70° 44' 47"E
Radius 220.00'
Delta 56°36'19"(LT)
Length 217.35'
Tangent 118.47'
Chord Direction N42° 26' 38"E Distance 208.62'
Direction Ahead N14° 08' 28"E

EC N 107,280.9409 E 194,498.0840 10+86.86
Curve (7)

Line (8)
N14° 08' 28"E 273.19'
N 107,545.8530 E 194,564.8276 13+60.05
Line (8)

Curve (9)
BC N 107,545.8530 E 194,564.8276 13+60.05
CTR N 107,505.5416 E 194,724.8276
PI N 107,644.2242 E 194,589.6119

Direction Back N14° 08' 28"E
Radius 165.00'
Delta 63°10'05"(RT)
Length 181.91'
Tangent 101.45'
Chord Direction N45° 43' 31"E Distance 172.84'
Direction Ahead N77° 18' 33"E

EC N 107,666.5106 E 194,688.5789 15+41.96
Curve (9)

Compound Curve

Curve (10)
BC N 107,666.5106 E 194,688.5789 15+41.96
CTR N 105,432.4554 E 195,191.6669
PI N 107,735.8121 E 194,996.3249

Direction Back N77° 18' 33"E
Radius 2,290.00'
Delta 15°41'11"(RT)
Length 626.96'
Tangent 315.45'
Chord Direction N85° 09' 09"E Distance 625.00'
Direction Ahead S87° 00' 15"E

EC N 107,719.3260 E 195,311.3463 21+68.92
Curve (10)

Line (11)
S87° 00' 15"E 173.04'
N 107,710.2824 E 195,484.1534 23+41.96
Line (11)

Curve (12)
BC N 107,710.2824 E 195,484.1534 23+41.96
CTR N 108,019.8588 E 195,500.3546
PI N 107,700.3566 E 195,673.8187

Direction Back S87° 00' 15"E
Radius 310.00'
Delta 62°59'18"(LT)
Length 340.80'
Tangent 189.92'
Chord Direction N61° 30' 06"E Distance 323.90'
Direction Ahead N30° 00' 27"E

EC N 107,864.8240 E 195,768.8024 26+82.76
Curve (12)

Line (13)
N30° 00' 27"E 8.52'
N 107,872.2053 E 195,773.0652 26+91.28
Line (13)

Curve (14)
BC N 107,872.2053 E 195,773.0652 26+91.28
CTR N 107,377.0943 E 196,630.3663
PI N 107,959.5214 E 195,823.4923

Direction Back N30° 00' 27"E
Radius 990.00'
Delta 11°37'52"(RT)
Length 200.97'
Tangent 100.83'
Chord Direction N35° 49' 23"E Distance 200.62'
Direction Ahead N41° 38' 18"E

EC N 108,034.8780 E 195,890.4875 28+92.25
Curve (14)

Line (15)
N41° 38' 18"E 226.63'
N 108,204.2532 E 196,041.0692 31+18.89
Line (15)

Curve (16)
BC N 108,204.2532 E 196,041.0692 31+18.89
CTR N 108,031.5019 E 196,235.3808
PI N 108,313.2860 E 196,138.0040

Direction Back N41° 38' 18"E
Radius 260.00'
Delta 58°35'44"(RT)
Length 265.90'
Tangent 145.89'
Chord Direction N70° 56' 11"E Distance 254.46'
Direction Ahead S79° 45' 57"E

EC N 108,287.3654 E 196,281.5749 33+84.78
Curve (16)

Line (17)
S79° 45' 57"E 515.22'
N 108,195.8272 E 196,788.5930 39+00.00
Line (17)

N 108,195.8272 E 196,788.5930 39+00.00
End ALN1

Alignment Length: 3,900.00'
****

File: S:\Projects_2018\20 Projects\20276\Dwg\20276 PG2 INDEX.dwg

Report Date: 3/1/2021 3:28:43 PM
Alignment Name: ALN2
Station Range: Start: 40+00.00, End: 59+00.00
Description:

Begin ALN2
N 106,762.6566 E 193,913.6914 40+00.00

Line (1)
S53° 56' 17"E 259.54'
N 106,609.8760 E 194,123.4983 42+59.54
Line (1)

Curve (2)
BC N 106,609.8760 E 194,123.4983 42+59.54
CTR N 106,852.3902 E 194,300.0963
PI N 106,446.9883 E 194,347.1847

Direction Back S53° 56' 17"E
Radius 300.00'
Delta 85°22'29"(LT)
Length 447.02'
Tangent 276.71'
Chord Direction N83° 22' 29"E Distance 406.80'
Direction Ahead N40° 41' 14"E

EC N 106,656.8111 E 194,527.5799 47+06.56
Curve (2)

Reversing Curve

Curve (3)
BC N 106,656.8111 E 194,527.5799 47+06.56
CTR N 103,707.9651 E 197,957.4667
PI N 106,775.5506 E 194,629.6662

Direction Back N40° 41' 14"E
Radius 4,523.25'
Delta 3°57'56"(RT)
Length 313.06'
Tangent 156.59'
Chord Direction N42° 40' 12"E Distance 312.99'
Direction Ahead N44° 39' 10"E

EC N 106,886.9460 E 194,739.7196 50+19.62
Curve (3)

Reversing Curve

Curve (4)
BC N 106,886.9460 E 194,739.7196 50+19.62
CTR N 107,444.4825 E 194,175.3842
PI N 106,953.0331 E 194,805.0105

Direction Back N44° 39' 10"E
Radius 793.30'
Delta 13°21'31"(LT)
Length 184.96'
Tangent 92.90'
Chord Direction N37° 58' 25"E Distance 184.54'
Direction Ahead N31° 17' 39"E

EC N 107,032.4171 E 194,853.2658 52+04.57
Curve (4)

Compound Curve

Curve (5)
BC N 107,032.4171 E 194,853.2658 52+04.57
CTR N 107,084.3605 E 194,767.8147
PI N 107,237.1164 E 194,977.6968

Direction Back N31° 17' 39"E
Radius 100.00'
Delta 134°41'03"(LT)
Length 235.07'
Tangent 239.55'
Chord Direction N36° 02' 52"W Distance 184.56'
Direction Ahead S76° 36' 37"W

EC N 107,181.6422 E 194,744.6572 54+39.64
Curve (5)

Reversing Curve

Curve (6)
BC N 107,181.6422 E 194,744.6572 54+39.64
CTR N 107,522.1281 E 194,663.6058
PI N 107,149.7451 E 194,610.6619

Direction Back S76° 36' 37"W
Radius 350.00'
Delta 42°57'48"(RT)
Length 262.45'
Tangent 137.74'
Chord Direction N81° 54' 29"W Distance 256.34'
Direction Ahead N60° 25' 35"W

EC N 107,217.7251 E 194,490.8666 57+02.09
Curve (6)

Line (7)
N60° 25' 35"W 197.91'
N 107,315.4006 E 194,318.7417 59+00.00

Line (7)

N 107,315.4006 E 194,318.7417 59+00.00
End ALN2

Alignment Length: 1,900.00'
****

File: S:\Projects_2018\20 Projects\20276\Dwg\20276 PG2 INDEX.dwg
Report Date: 3/1/2021 3:28:43 PM
Alignment Name: ALN3
Station Range: Start: 60+00.00, End: 84+72.25
Description:

Begin ALN3
N 108,022.9540 E 194,450.3935 60+00.00

Line (1)
N34° 31' 19"W 247.77'
N 108,227.0916 E 194,309.9785 62+47.77
Line (1)

Curve (2)
BC N 108,227.0916 E 194,309.9785 62+47.77
CTR N 108,335.6409 E 194,467.7891
PI N 108,530.8007 E 194,101.0736

Direction Back N34° 31' 19"W
Radius 191.54'
Delta 125°05'10"(RT)
Length 418.16'
Tangent 368.62'
Chord Direction N28° 01' 16"E Distance 339.93'
Direction Ahead S89° 26' 09"E

EC N 108,527.1705 E 194,469.6754 66+65.93
Curve (2)

Line (3)
S89° 26' 09"E 128.16'
N 108,525.9083 E 194,597.8333 67+94.09
Line (3)

Curve (4)
BC N 108,525.9083 E 194,597.8333 67+94.09
CTR N 108,295.9195 E 194,595.5682
PI N 108,524.8555 E 194,704.7353

Direction Back S89° 26' 09"E
Radius 230.00'
Delta 49°51'34"(RT)
Length 200.15'
Tangent 106.91'
Chord Direction S64° 30' 22"E Distance 193.89'
Direction Ahead S39° 34' 35"E

EC N 108,442.4539 E 194,772.8466 69+94.24
Curve (4)

Reversing Curve

Curve (5)
BC N 108,442.4539 E 194,772.8466 69+94.24
CTR N 108,633.5859 E 195,004.0794
PI N 108,335.4845 E 194,861.2653

Direction Back S39° 34' 35"E
Radius 300.00'
Delta 49°39'04"(LT)
Length 259.97'
Tangent 138.78'
Chord Direction S64° 24' 07"E Distance 251.91'
Direction Ahead S89° 13' 39"E

EC N 108,333.6132 E 195,000.0342 72+54.21
Curve (5)

Line (6)
S89° 13' 39"E 531.75'
N 108,326.4432 E 195,531.7357 77+85.96
Line (6)

Curve (7)
BC N 108,326.4432 E 195,531.7357 77+85.96
CTR N 107,826.4886 E 195,524.9938
PI N 108,323.9890 E 195,713.7255

Direction Back S89° 13' 39"E
Radius 500.00'
Delta 40°00'15"(RT)
Length 349.10'
Tangent 182.01'
Chord Direction S69° 13' 31"E Distance 342.06'
Direction Ahead S49° 13' 23"E

EC N 108,205.1179 E 195,851.5514 81+35.07
Curve (7)

Line (8)
S49° 13' 23"E 337.18'
N 107,984.8975 E 196,106.8873 84+72.25
Line (8)

N 107,984.8975 E 196,106.8873 84+72.25
End ALN3

Alignment Length: 2,472.25'
****

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PROJ. NO. 20276

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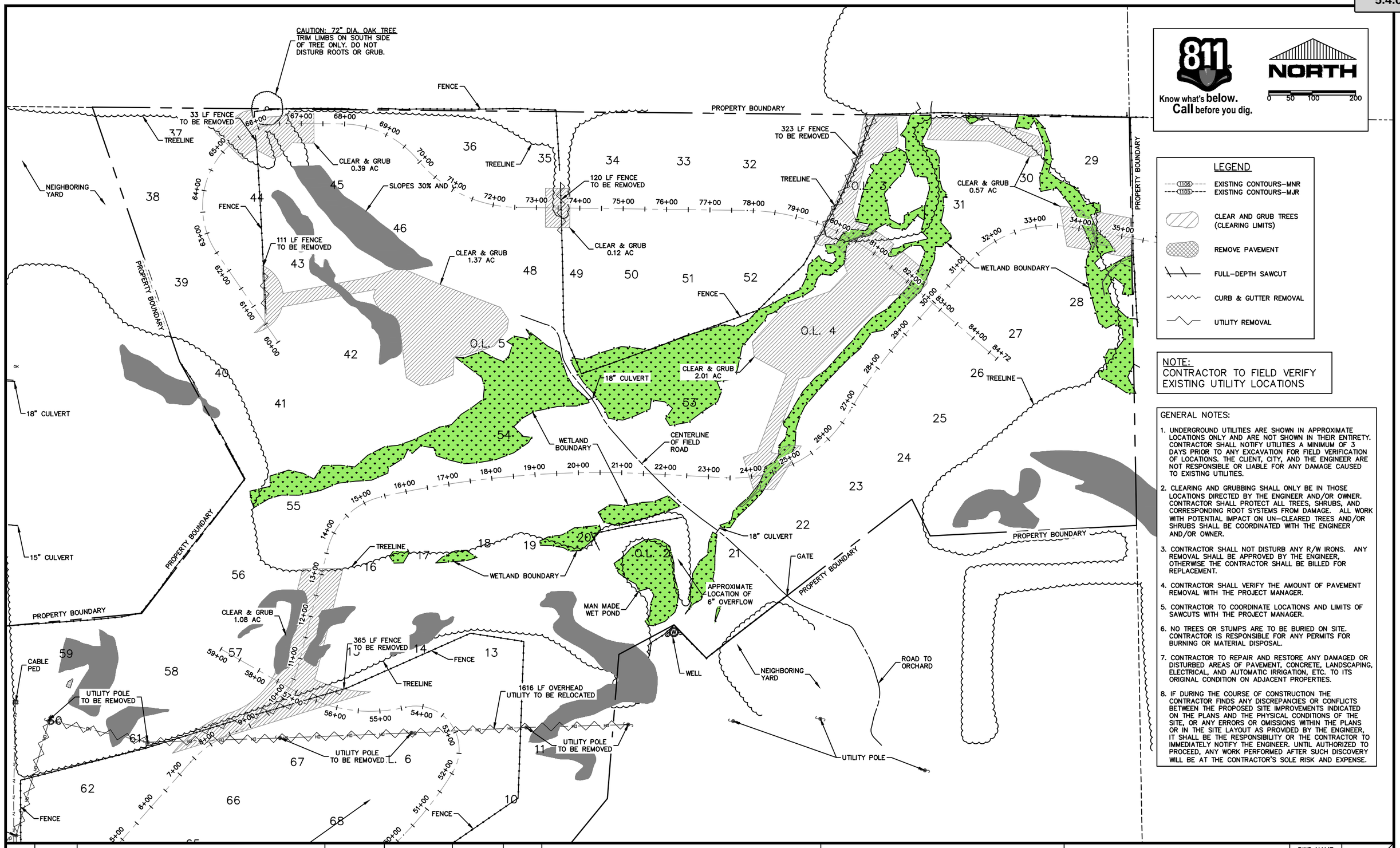
ALIGNMENT REPORT

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG3 INDEX
DATE 3/2021

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)



LEGEND

- (1106) EXISTING CONTOURS–MNR
- (1105) EXISTING CONTOURS–MJR
- CLEAR AND GRUB TREES (CLEARING LIMITS)
- REMOVE PAVEMENT
- FULL–DEPTH SAWCUT
- CURB & GUTTER REMOVAL
- UTILITY REMOVAL

NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

GENERAL NOTES:

1. UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE NOT SHOWN IN THEIR ENTIRETY. CONTRACTOR SHALL NOTIFY UTILITIES A MINIMUM OF 3 DAYS PRIOR TO ANY EXCAVATION FOR FIELD VERIFICATION OF LOCATIONS. THE CLIENT, CITY, AND THE ENGINEER ARE NOT RESPONSIBLE OR LIABLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES.
2. CLEARING AND GRUBBING SHALL ONLY BE IN THOSE LOCATIONS DIRECTED BY THE ENGINEER AND/OR OWNER. CONTRACTOR SHALL PROTECT ALL TREES, SHRUBS, AND CORRESPONDING ROOT SYSTEMS FROM DAMAGE. ALL WORK WITH POTENTIAL IMPACT ON UN–CLEARED TREES AND/OR SHRUBS SHALL BE COORDINATED WITH THE ENGINEER AND/OR OWNER.
3. CONTRACTOR SHALL NOT DISTURB ANY R/W IRONS. ANY REMOVAL SHALL BE APPROVED BY THE ENGINEER, OTHERWISE THE CONTRACTOR SHALL BE BILLED FOR REPLACEMENT.
4. CONTRACTOR SHALL VERIFY THE AMOUNT OF PAVEMENT REMOVAL WITH THE PROJECT MANAGER.
5. CONTRACTOR TO COORDINATE LOCATIONS AND LIMITS OF SAWCUTS WITH THE PROJECT MANAGER.
6. NO TREES OR STUMPS ARE TO BE BURIED ON SITE. CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS FOR BURNING OR MATERIAL DISPOSAL.
7. CONTRACTOR TO REPAIR AND RESTORE ANY DAMAGED OR DISTURBED AREAS OF PAVEMENT, CONCRETE, LANDSCAPING, ELECTRICAL, AND AUTOMATIC IRRIGATION, ETC. TO ITS ORIGINAL CONDITION ON ADJACENT PROPERTIES.
8. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OR THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.

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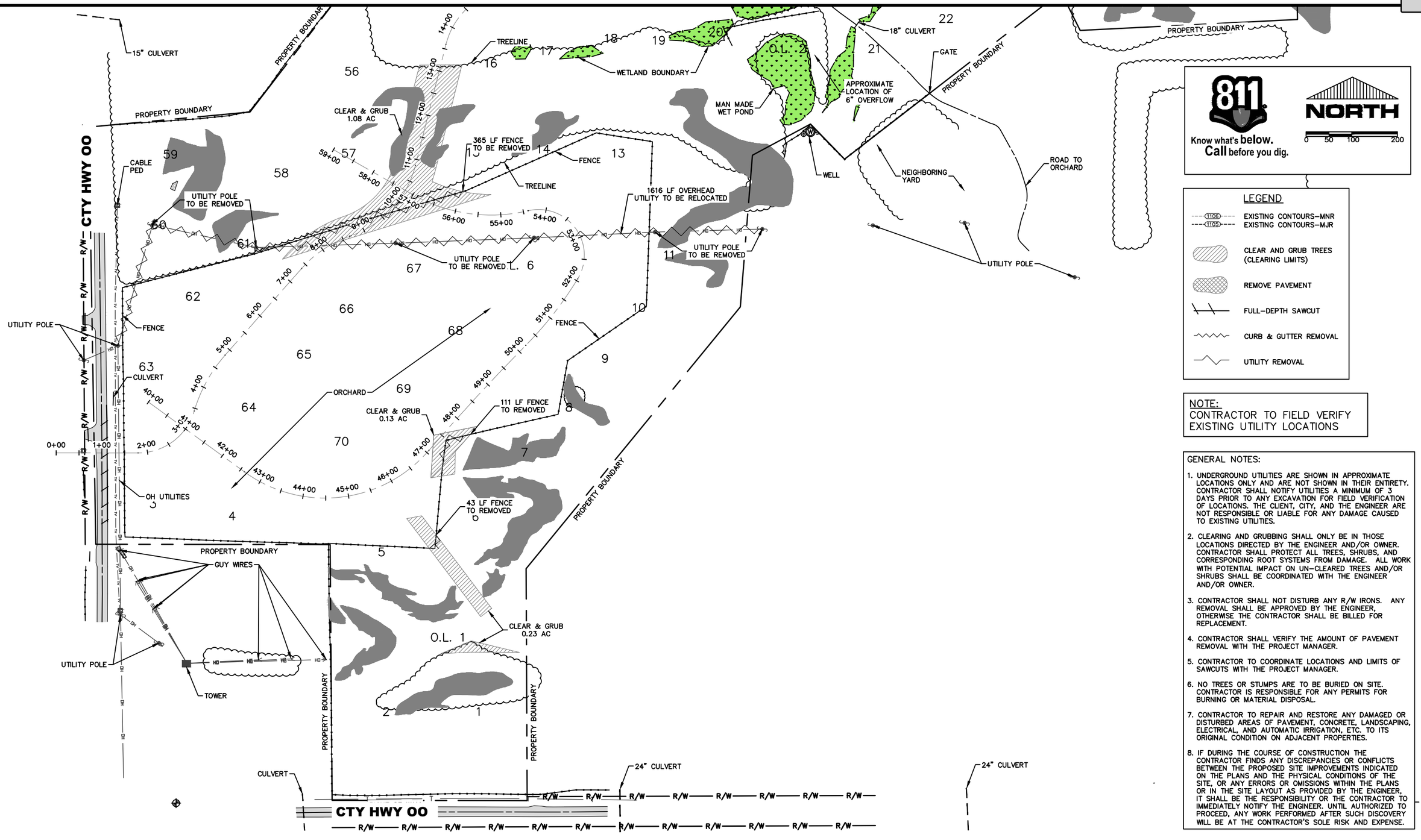
EXISTING CONDITIONS & DEMOLITION PLAN

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG4 EXISTING
DATE 3/2021
4 / 57

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)



811 Know what's below. Call before you dig.

NORTH

0 50 100 200

LEGEND

- EXISTING CONTOURS–MNR (1106)
- EXISTING CONTOURS–MJR (1105)
- CLEAR AND GRUB TREES (CLEARING LIMITS)
- REMOVE PAVEMENT
- FULL–DEPTH SAWCUT
- CURB & GUTTER REMOVAL
- UTILITY REMOVAL

NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

GENERAL NOTES:

1. UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE NOT SHOWN IN THEIR ENTIRETY. CONTRACTOR SHALL NOTIFY UTILITIES A MINIMUM OF 3 DAYS PRIOR TO ANY EXCAVATION FOR FIELD VERIFICATION OF LOCATIONS. THE CLIENT, CITY, AND THE ENGINEER ARE NOT RESPONSIBLE OR LIABLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES.
2. CLEARING AND GRUBBING SHALL ONLY BE IN THOSE LOCATIONS DIRECTED BY THE ENGINEER AND/OR OWNER. CONTRACTOR SHALL PROTECT ALL TREES, SHRUBS, AND CORRESPONDING ROOT SYSTEMS FROM DAMAGE. ALL WORK WITH POTENTIAL IMPACT ON UN–CLEARED TREES AND/OR SHRUBS SHALL BE COORDINATED WITH THE ENGINEER AND/OR OWNER.
3. CONTRACTOR SHALL NOT DISTURB ANY R/W IRONS. ANY REMOVAL SHALL BE APPROVED BY THE ENGINEER, OTHERWISE THE CONTRACTOR SHALL BE BILLED FOR REPLACEMENT.
4. CONTRACTOR SHALL VERIFY THE AMOUNT OF PAVEMENT REMOVAL WITH THE PROJECT MANAGER.
5. CONTRACTOR TO COORDINATE LOCATIONS AND LIMITS OF SAWCUTS WITH THE PROJECT MANAGER.
6. NO TREES OR STUMPS ARE TO BE BURIED ON SITE. CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS FOR BURNING OR MATERIAL DISPOSAL.
7. CONTRACTOR TO REPAIR AND RESTORE ANY DAMAGED OR DISTURBED AREAS OF PAVEMENT, CONCRETE, LANDSCAPING, ELECTRICAL, AND AUTOMATIC IRRIGATION, ETC. TO ITS ORIGINAL CONDITION ON ADJACENT PROPERTIES.
8. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY OR THE CONTRACTOR TO IMMEDIATELY NOTIFY THE ENGINEER. UNTIL AUTHORIZED TO PROCEED, ANY WORK PERFORMED AFTER SUCH DISCOVERY WILL BE AT THE CONTRACTOR'S SOLE RISK AND EXPENSE.

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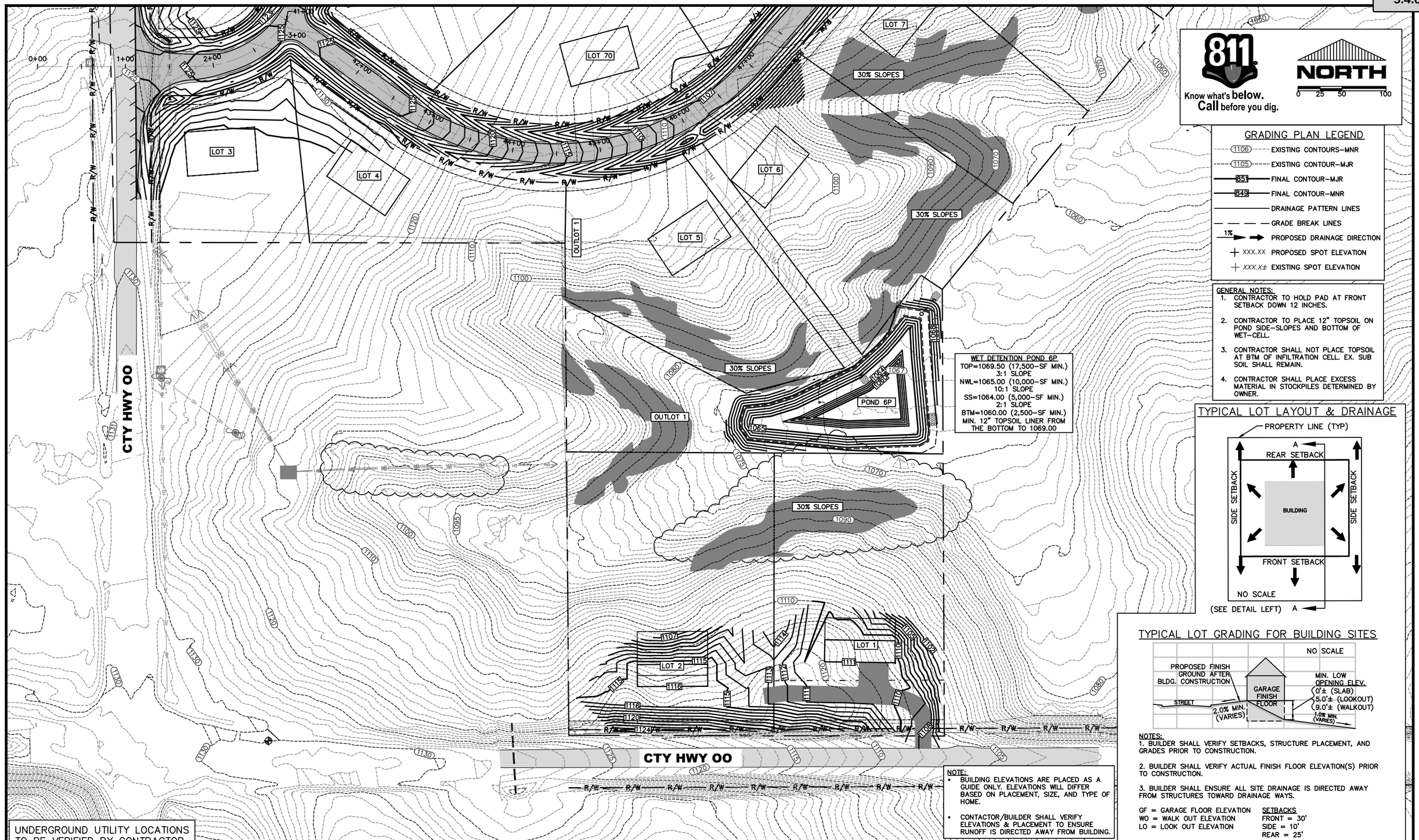
EXISTING CONDITIONS & DEMOLITION PLAN

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG5 EXISTING
DATE 3/2021

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)



811 Know what's below. Call before you dig.

NORTH
0 25 50 100

GRADING PLAN LEGEND

- 1106 EXISTING CONTOURS–MNR
- 1105 EXISTING CONTOUR–MJR
- 851 FINAL CONTOUR–MJR
- 849 FINAL CONTOUR–MNR
- DRAINAGE PATTERN LINES
- GRADE BREAK LINES
- 1% PROPOSED DRAINAGE DIRECTION
- + XXX.XX PROPOSED SPOT ELEVATION
- + XXX.X± EXISTING SPOT ELEVATION

GENERAL NOTES:

1. CONTRACTOR TO HOLD PAD AT FRONT SETBACK DOWN 12 INCHES.
2. CONTRACTOR TO PLACE 12" TOPSOIL ON POND SIDE–SLOPES AND BOTTOM OF WET–CELL.
3. CONTRACTOR SHALL NOT PLACE TOPSOIL AT BTM OF INFILTRATION CELL. EX. SUB SOIL SHALL REMAIN.
4. CONTRACTOR SHALL PLACE EXCESS MATERIAL IN STOCKPILES DETERMINED BY OWNER.

WET DETENTION POND 6P
TOP=1069.50 (17,500–SF MIN.)
3:1 SLOPE
NWL=1065.00 (10,000–SF MIN.)
10:1 SLOPE
SS=1064.00 (5,000–SF MIN.)
2:1 SLOPE
BTM=1060.00 (2,500–SF MIN.)
MIN. 12" TOPSOIL LINER FROM THE BOTTOM TO 1069.00

TYPICAL LOT LAYOUT & DRAINAGE

TYPICAL LOT GRADING FOR BUILDING SITES

NOTES:
1. BUILDER SHALL VERIFY SETBACKS, STRUCTURE PLACEMENT, AND GRADES PRIOR TO CONSTRUCTION.
2. BUILDER SHALL VERIFY ACTUAL FINISH FLOOR ELEVATION(S) PRIOR TO CONSTRUCTION.
3. BUILDER SHALL ENSURE ALL SITE DRAINAGE IS DIRECTED AWAY FROM STRUCTURES TOWARD DRAINAGE WAYS.

GF = GARAGE FLOOR ELEVATION
WO = WALK OUT ELEVATION
LO = LOOK OUT ELEVATION

SETBACKS
FRONT = 30'
SIDE = 10'
REAR = 25'

NOTE:
- BUILDING ELEVATIONS ARE PLACED AS A GUIDE ONLY. ELEVATIONS WILL DIFFER BASED ON PLACEMENT, SIZE, AND TYPE OF HOME.
- CONTACTOR/BUILDER SHALL VERIFY ELEVATIONS & PLACEMENT TO ENSURE RUNOFF IS DIRECTED AWAY FROM BUILDING.

UNDERGROUND UTILITY LOCATIONS TO BE VERIFIED BY CONTRACTOR

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SOUTH
GRADING PLAN

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG6 GRADING
DATE 3/2021

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

811 Know what's below. Call before you dig.

NORTH
0 25 50 100

CTY HWY OO

LOT 59 | LOT 60 | LOT 61 | LOT 62 | LOT 63 | LOT 64 | LOT 65 | LOT 66 | LOT 67 | LOT 68 | LOT 69 | LOT 70 | LOT 57 | LOT 58 | LOT 15 | LOT 14 | LOT 13 | LOT 12 | LOT 11 | LOT 10 | LOT 9 | LOT 8 | LOT 7 | LOT 6 | LOT 4 | LOT 3

30% SLOPES

DRY POND 4P
OUTLOT 6
1089.35

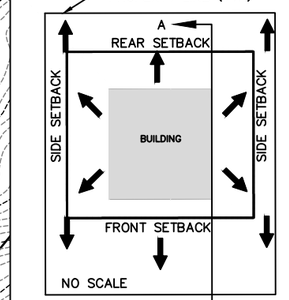
DRY DETENTION POND 4P
TOP=1096.00 (32,000-SF MIN.)
3:1 SLOPE
TOE=1092.00 (12,000-SF MIN.)
BTM=1089.35
MIN. 6" TOPSOIL LINER FROM THE BOTTOM TO 1069.00

GRADING PLAN LEGEND

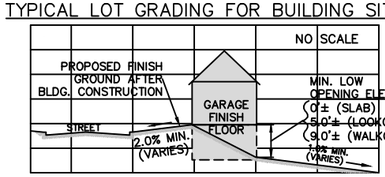
- 1106 EXISTING CONTOURS-MNR
- 1105 EX 30% SLOPES R-MJR
- 851 FINAL CONTOUR-MJR
- 849 FINAL CONTOUR-MNR
- DRAINAGE PATTERN LINES
- GRADE BREAK LINES
- PROPOSED DRAINAGE DIRECTION
- XXX.XX PROPOSED SPOT ELEVATION
- XXX.X± EXISTING SPOT ELEVATION

GENERAL NOTES:
1. CONTRACTOR TO HOLD PAD AT FRONT SETBACK DOWN 12 INCHES.
2. CONTRACTOR TO PLACE 12" TOPSOIL ON POND SIDE-SLOPES AND BOTTOM OF WET-CELL.
3. CONTRACTOR SHALL NOT PLACE TOPSOIL AT BTM OF INFILTRATION CELL. EX. SUB SOIL SHALL REMAIN.
4. CONTRACTOR SHALL PLACE EXCESS MATERIAL IN STOCKPILES DETERMINED BY OWNER.

TYPICAL LOT LAYOUT & DRAINAGE



TYPICAL LOT GRADING FOR BUILDING SITES



NOTES:
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2. BUILDER SHALL VERIFY ACTUAL FINISH FLOOR ELEVATION(S) PRIOR TO CONSTRUCTION.
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GF = GARAGE FLOOR ELEVATION
WO = WALK OUT ELEVATION
LO = LOOK OUT ELEVATION

SETBACKS
FRONT = 30'
SIDE = 10'
REAR = 25'

NOTE:
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- CONTACTOR/BUILDER SHALL VERIFY ELEVATIONS & PLACEMENT TO ENSURE RUNOFF IS DIRECTED AWAY FROM BUILDING.

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SOUTH CENTRAL GRADING PLAN

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG7 GRADING
DATE 3/2021
7

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

811 Know what's below. Call before you dig.

NORTH
0 25 50 100

GRADING PLAN LEGEND

- (1106) EXISTING CONTOURS–MNR
- (1105) EXISTING CONTOUR–MJR
- 851 FINAL CONTOUR–MJR
- 849 FINAL CONTOUR–MNR
- DRAINAGE PATTERN LINES
- GRADE BREAK LINES
- 1% PROPOSED DRAINAGE DIRECTION
- XXX.XX PROPOSED SPOT ELEVATION
- XXX.X± EXISTING SPOT ELEVATION

GENERAL NOTES:
1. CONTRACTOR TO HOLD PAD AT FRONT SETBACK DOWN 12 INCHES.
2. CONTRACTOR TO PLACE 12" TOPSOIL ON POND SIDE–SLOPES AND BOTTOM OF WET–CELL.
3. CONTRACTOR SHALL NOT PLACE TOPSOIL AT BTM OF INFILTRATION CELL. EX. SUB SOIL SHALL REMAIN.
4. CONTRACTOR SHALL PLACE EXCESS MATERIAL IN STOCKPILES DETERMINED BY OWNER.

NOTE:
- BUILDING ELEVATIONS ARE PLACED AS A GUIDE ONLY. ELEVATIONS WILL DIFFER BASED ON PLACEMENT, SIZE, AND TYPE OF HOME.
- CONTACTOR/BUILDER SHALL VERIFY ELEVATIONS & PLACEMENT TO ENSURE RUNOFF IS DIRECTED AWAY FROM BUILDING.

8–FT WIDE BERM
MIN. ELEV.=1038.00

WETLANDS
WETLANDS
WETLANDS
WETLANDS
FARM POND
PARK OPEN SPACE
OUTLOT 2

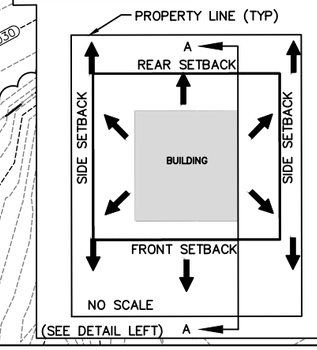
LOT 53
LOT 54
LOT 55
LOT 56
LOT 57
LOT 58
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 67
LOT 66

30% SLOPES
30% SLOPES
30% SLOPES
30% SLOPES

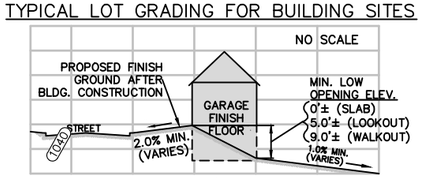
DRY POND 4P
OUTLOT 6
1089.35

DRY DETENTION POND 4P
TOP=1096.00 (32,000–SF MIN.)
3:1 SLOPE
TOE=1092.00 (12,000–SF MIN.)
BTM=1089.35
MIN. 6" TOPSOIL LINER FROM THE BOTTOM TO 1069.00

TYPICAL LOT LAYOUT & DRAINAGE



TYPICAL LOT GRADING FOR BUILDING SITES



NOTES:
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2. BUILDER SHALL VERIFY ACTUAL FINISH FLOOR ELEVATION(S) PRIOR TO CONSTRUCTION.
3. BUILDER SHALL ENSURE ALL SITE DRAINAGE IS DIRECTED AWAY FROM STRUCTURES TOWARD DRAINAGE WAYS.

GF = GARAGE FLOOR ELEVATION
WO = WALK OUT ELEVATION
LO = LOOK OUT ELEVATION

SETBACKS
FRONT = 30'
SIDE = 10'
REAR = 25'

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

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NORTH CENTRAL
GRADING PLAN

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG8 GRADING
DATE 3/2021

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

811 Know what's below. Call before you dig.

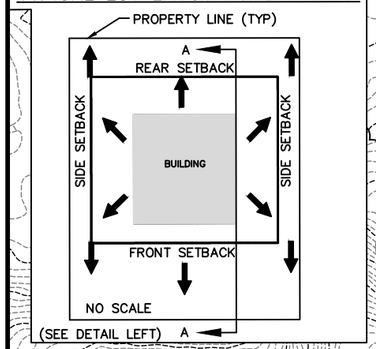
NORTH
0 25 50 100

GRADING PLAN LEGEND

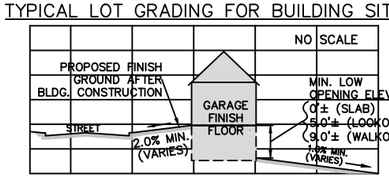
- (1106) EXISTING CONTOURS–MNR
- (1105) EXISTING CONTOUR–MJR
- 851 FINAL CONTOUR–MJR
- 849 FINAL CONTOUR–MNR
- DRAINAGE PATTERN LINES
- GRADE BREAK LINES
- PROPOSED DRAINAGE DIRECTION
- XXX.XX PROPOSED SPOT ELEVATION
- XXX.X± EXISTING SPOT ELEVATION

GENERAL NOTES:
1. CONTRACTOR TO HOLD PAD AT FRONT SETBACK DOWN 12 INCHES.
2. CONTRACTOR TO PLACE 12" TOPSOIL ON POND SIDE–SLOPES AND BOTTOM OF WET–CELL.
3. CONTRACTOR SHALL NOT PLACE TOPSOIL AT BTM OF INFILTRATION CELL. EX. SUB SOIL SHALL REMAIN.
4. CONTRACTOR SHALL PLACE EXCESS MATERIAL IN STOCKPILES DETERMINED BY OWNER.

TYPICAL LOT LAYOUT & DRAINAGE



TYPICAL LOT GRADING FOR BUILDING SITES



NOTES:
1. BUILDER SHALL VERIFY SETBACKS, STRUCTURE PLACEMENT, AND GRADES PRIOR TO CONSTRUCTION.
2. BUILDER SHALL VERIFY ACTUAL FINISH FLOOR ELEVATION(S) PRIOR TO CONSTRUCTION.
3. BUILDER SHALL ENSURE ALL SITE DRAINAGE IS DIRECTED AWAY FROM STRUCTURES TOWARD DRAINAGE WAYS.

GF = GARAGE FLOOR ELEVATION
WO = WALK OUT ELEVATION
LO = LOOK OUT ELEVATION

SETBACKS
FRONT = 30'
SIDE = 10'
REAR = 25'

WET DETENTION POND 5P
TOP=1038.00 (9,000–SF MIN.)
3:1 SLOPE
NWL=1033.50 (3,300–SF MIN.)
10:1 SLOPE
SS=1032.70 (1,200–SF MIN.)
2:1 SLOPE
BTM=1028.50 (150–SF MIN.)
MIN. 12" TOPSOIL LINER FROM THE BOTTOM TO 1037.50

AREA DRAIN ELEV.=1051.00

3–FT WIDE BERM ELEV.=1053.33

4–FT WIDE BERM ELEV.=1037.50

WET POND 5P

INFILTRATION BASIN 55P
TOP=1038.00 (14,000–SF MIN.)
1037.00 (12,250–SF MIN.)
3:1 SLOPE
MID=1033.50 (7,000–SF MIN.)
4:1 SLOPE
BTM=1031.50 (3,150–SF MIN.)
DO NOT PLACE TOPSOIL ON THE BOTTOM.
PLACE 4" TOPSOIL ON SIDE–SLOPES

INF. BASIN 55P

8–FT WIDE BERM MIN. ELEV.=1038.00

LOT 37, LOT 38, LOT 39, LOT 40, LOT 41, LOT 42, LOT 43, LOT 44, LOT 45, LOT 46, LOT 47, LOT 48, LOT 49, LOT 50, LOT 51, LOT 54, LOT 33, LOT 34, LOT 35, LOT 36

OUTLOT 5

WETLANDS

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED
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NORTHWEST GRADING PLAN

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG9 GRADING
DATE 3/2021
9 / 57

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

WET DETENTION POND 1P
TOP=1011.00 (13,500-SF MIN.)
3:1 SLOPE
NWL=1006.50 (7,000-SF MIN.)
10:1 SLOPE
SS=1005.50 (3,000-SF MIN.)
2:1 SLOPE
BTM=1002.50 (1,100-SF MIN.)
MIN. 12" TOPSOIL LINER FROM THE BOTTOM TO 1010.50

WET DETENTION POND 2P
TOP=1002.50 (10,000-SF MIN.)
3:1 SLOPE
NWL=998.00 (4,500-SF MIN.)
10:1 SLOPE
SS=997.00 (1,400-SF MIN.)
2:1 SLOPE
BTM=993.00 (150-SF MIN.)
MIN. 12" TOPSOIL LINER FROM THE BOTTOM TO 1002.00

WET DETENTION POND 3P
TOP=1013.00 (30,500-SF MIN.)
3:1 SLOPE
NWL=1008.50 (20,500-SF MIN.)
10:1 SLOPE
SS=1007.50 (13,800-SF MIN.)
2:1 SLOPE
ELEV.=1005.50 (11,300-SF MIN.)
BTM=1003.50 (500-SF MIN.)
MIN. 12" TOPSOIL LINER FROM THE BOTTOM TO 1013.00

Know what's below. Call before you dig.

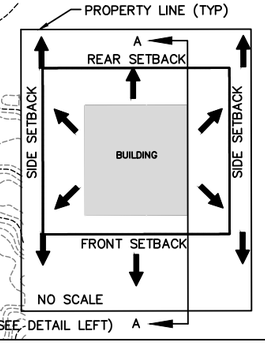
NORTH
0 25 50 100

GRADING PLAN LEGEND

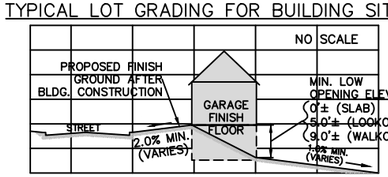
- 1106 — EXISTING CONTOURS–MNR
- 1105 — EXISTING CONTOUR–MJR
- 851 — FINAL CONTOUR–MJR
- 849 — FINAL CONTOUR–MNR
- DRAINAGE PATTERN LINES
- GRADE BREAK LINES
- PROPOSED DRAINAGE DIRECTION
- XXX.XX PROPOSED SPOT ELEVATION
- XXX.X± EXISTING SPOT ELEVATION

GENERAL NOTES:
1. CONTRACTOR TO HOLD PAD AT FRONT SETBACK DOWN 12 INCHES.
2. CONTRACTOR TO PLACE 12" TOPSOIL ON POND SIDE-SLOPES AND BOTTOM OF WET-CELL.
3. CONTRACTOR SHALL NOT PLACE TOPSOIL AT BTM OF INFILTRATION CELL. EX. SUB SOIL SHALL REMAIN.
4. CONTRACTOR SHALL PLACE EXCESS MATERIAL IN STOCKPILES DETERMINED BY OWNER.

TYPICAL LOT LAYOUT & DRAINAGE



TYPICAL LOT GRADING FOR BUILDING SITES



NOTES:
1. BUILDER SHALL VERIFY SETBACKS, STRUCTURE PLACEMENT, AND GRADES PRIOR TO CONSTRUCTION.
2. BUILDER SHALL VERIFY ACTUAL FINISH FLOOR ELEVATION(S) PRIOR TO CONSTRUCTION.
3. BUILDER SHALL ENSURE ALL SITE DRAINAGE IS DIRECTED AWAY FROM STRUCTURES TOWARD DRAINAGE WAYS.

GF = GARAGE FLOOR ELEVATION
WO = WALK OUT ELEVATION
LO = LOOK OUT ELEVATION

SETBACKS
FRONT = 30'
SIDE = 10'
REAR = 25'

NOTE:
- BUILDING ELEVATIONS ARE PLACED AS A GUIDE ONLY. ELEVATIONS WILL DIFFER BASED ON PLACEMENT, SIZE, AND TYPE OF HOME.
- CONTACTOR/BUILDER SHALL VERIFY ELEVATIONS & PLACEMENT TO ENSURE RUNOFF IS DIRECTED AWAY FROM BUILDING.

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NORTHEAST
GRADING PLAN

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG10 GRADING
DATE 3/2021
10

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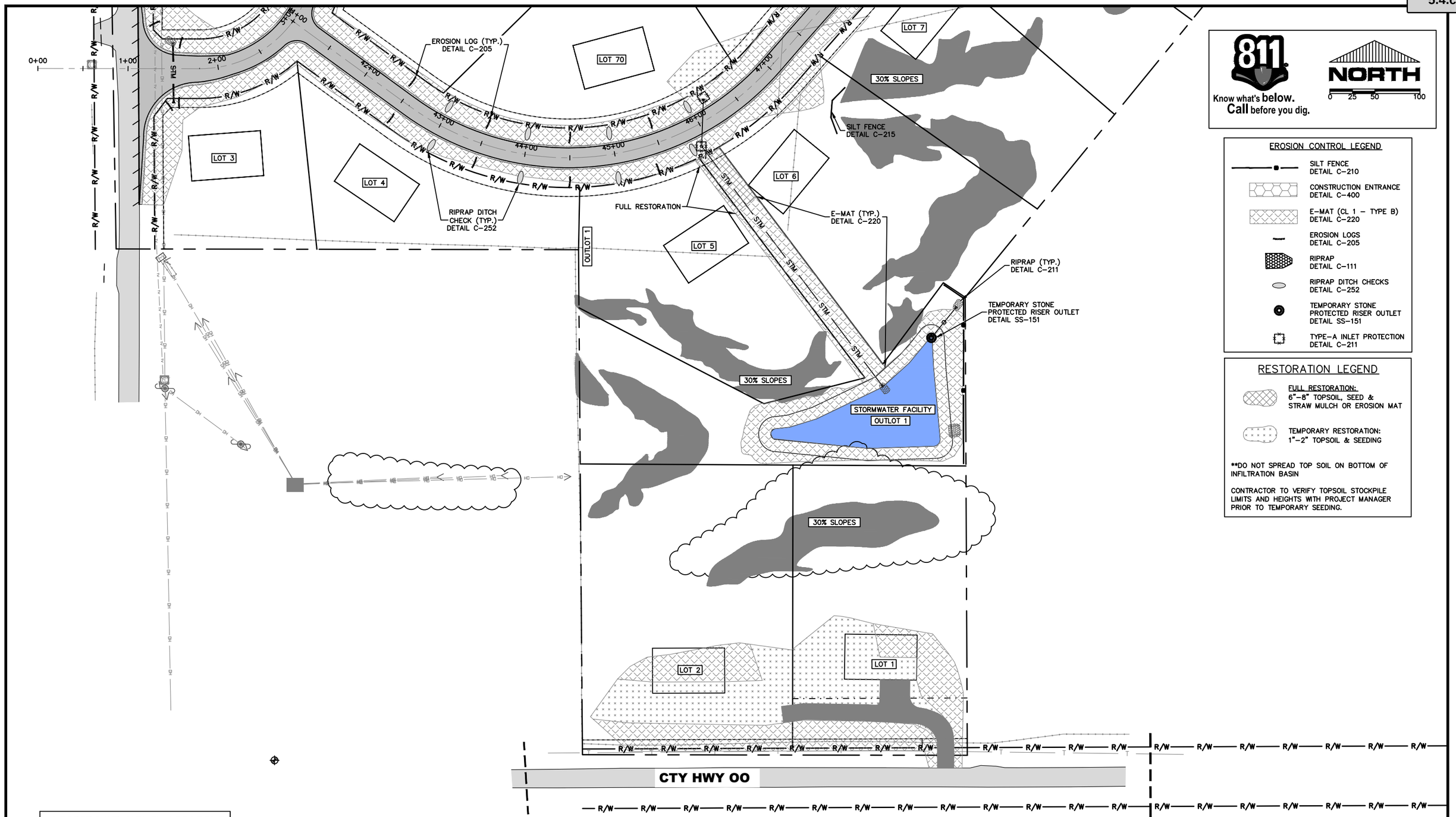

Know what's **below.**
Call before you dig.

NORTH
0 25 50 100

EROSION CONTROL LEGEND

- SILT FENCE DETAIL C-210
- CONSTRUCTION ENTRANCE DETAIL C-400
- E-MAT (CL 1 – TYPE B) DETAIL C-220
- EROSION LOGS DETAIL C-205
- RIPRAP DETAIL C-111
- RIPRAP DITCH CHECKS DETAIL C-252
- TEMPORARY STONE PROTECTED RISER OUTLET DETAIL SS-151
- TYPE-A INLET PROTECTION DETAIL C-211

RESTORATION LEGEND

- FULL RESTORATION: 6"-8" TOPSOIL, SEED & STRAW MULCH OR EROSION MAT
- TEMPORARY RESTORATION: 1"-2" TOPSOIL & SEEDING

**DO NOT SPREAD TOP SOIL ON BOTTOM OF INFILTRATION BASIN

CONTRACTOR TO VERIFY TOPSOIL STOCKPILE LIMITS AND HEIGHTS WITH PROJECT MANAGER PRIOR TO TEMPORARY SEEDING.

UNDERGROUND UTILITY LOCATIONS TO BE VERIFIED BY CONTRACTOR

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SOUTH
EROSION CONTROL &
RESTORATION PLAN

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG11 ERO CNTRL
DATE 3/2021

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

Know what's below. Call before you dig.

NORTH
0 25 50 100

CTY HWY OO

30% SLOPES

LOT 59 LOT 60 LOT 61 LOT 62 LOT 63 LOT 64 LOT 65 LOT 66 LOT 67 LOT 68 LOT 69 LOT 70 LOT 57 LOT 58 LOT 15 LOT 14 LOT 13 LOT 12 LOT 11 LOT 10 LOT 9 LOT 8 LOT 7 LOT 6 LOT 4 LOT 3

SILT FENCE (TYP.)
DETAIL C-215

TYPE-A INLET PROTECTION (TYP.)
DETAIL C-211

STORMWATER FACILITY
OUTLOT 6

E-MAT (TYP.)
DETAIL C-220

RIPRAP DITCH CHECK (TYP.)
DETAIL C-252

EROSION LOG (TYP.)
DETAIL C-205

RIPRAP (TYP.)
DETAIL C-211

12" HDPE
INV:1117.59

12" HDPE
INV:1118.80

59+00 58+00 57+00 56+00 55+00 54+00 53+00 52+00 51+00 50+00 49+00 48+00 47+00 46+00 45+00 44+00 43+00 42+00 41+00 40+00 9+00 8+00 7+00 6+00 5+00 4+00 3+00 2+00 1+00

STM

R/W

HD

EROSION CONTROL LEGEND

- SILT FENCE DETAIL C-215
- 30% SLOPES
- CONSTRUCTION ENTRANCE DETAIL C-400
- E-MAT (CL 1 – TYPE B) DETAIL C-220
- EROSION LOGS DETAIL C-205
- RIPRAP DETAIL C-111
- RIPRAP DITCH CHECKS DETAIL C-252
- TEMPORARY STONE PROTECTED RISER OUTLET DETAIL SS-151
- TYPE-A INLET PROTECTION DETAIL C-211

RESTORATION LEGEND

FULL RESTORATION:
6"-8" TOPSOIL, SEED & STRAW MULCH OR EROSION MAT

TEMPORARY RESTORATION:
1"-2" TOPSOIL & SEEDING

**DO NOT SPREAD TOP SOIL ON BOTTOM OF INFILTRATION BASIN

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SOUTH CENTRAL
EROSION CONTROL PLAN

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG12 ERO CNTRL
DATE 3/2021

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

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0 25 50 100

EROSION CONTROL LEGEND

- SILT FENCE — DETAIL C-210
- CONSTRUCTION ENTRANCE — DETAIL C-400
- E-MAT (CL 1 – TYPE B) — DETAIL C-220
- EROSION LOGS — DETAIL C-205
- RIPRAP — DETAIL C-111
- RIPRAP DITCH CHECKS — DETAIL C-252
- TEMPORARY STONE PROTECTED RISER OUTLET — DETAIL SS-151
- TYPE-A INLET PROTECTION — DETAIL C-211

RESTORATION LEGEND

FULL RESTORATION:
6"-8" TOPSOIL, SEED & STRAW MULCH OR EROSION MAT

TEMPORARY RESTORATION:
1"-2" TOPSOIL & SEEDING

**DO NOT SPREAD TOP SOIL ON BOTTOM OF INFILTRATION BASIN

CONTRACTOR TO VERIFY TOPSOIL STOCKPILE LIMITS AND HEIGHTS WITH PROJECT MANAGER PRIOR TO TEMPORARY SEEDING.

WETLANDS
LOT 54
LOT 53
EROSION LOG (TYP.) DETAIL C-205
STORMWATER FACI
LOT 55
E-MAT (TYP.) DETAIL C-220
LOT 17
LOT 18
LOT 19
LOT 20
RIPRAP DITCH CHECK (TYP.) DETAIL C-252
RIPRAP (TYP.) DETAIL C-211
OUTLOT 2
LOT 22
LOT 56
LOT 16
FARM POND
LOT 21
30% SLOPES
SILT FENCE (TYP.) DETAIL C-215
LOT 13
LOT 15
LOT 14
TYPE-A INLET PROTECTION (TYP.) DETAIL C-211
LOT 57
LOT 12
LOT 58
STORMWATER FACILITY
OUTLOT 6
LOT 67
LOT 11
LOT 66
LOT 10

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NORTH CENTRAL
EROSION CONTROL PLAN

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COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG13 ERO CNTRL
DATE 3/2021

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NORTH
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EROSION CONTROL LEGEND

- SILT FENCE — DETAIL C-210
- CONSTRUCTION ENTRANCE — DETAIL C-400
- E-MAT (CL 1 – TYPE B) — DETAIL C-220
- EROSION LOGS — DETAIL C-205
- RIPRAP — DETAIL C-111
- RIPRAP DITCH CHECKS — DETAIL C-252
- TEMPORARY STONE PROTECTED RISER OUTLET — DETAIL SS-151
- TYPE-A INLET PROTECTION — DETAIL C-211

LOT 37
LOT 38
LOT 39
LOT 40
LOT 41
LOT 42
LOT 43
LOT 44
LOT 45
LOT 46
LOT 47
LOT 48
LOT 49
LOT 50
LOT 51
LOT 54
LOT 36
LOT 35
LOT 34
LOT 33

SILT FENCE (TYP.) DETAIL C-215
EROSION LOG (TYP.) DETAIL C-205
RIPRAP DITCH CHECK (TYP.) DETAIL C-252
TYPE-A INLET PROTECTION (TYP.) DETAIL C-211

OUTLOT 5
STORMWATER FACILITY
STM
WETLANDS
R/W
60+00 61+00 62+00 63+00 64+00 65+00 66+00 67+00 68+00 69+00 70+00 71+00 72+00 73+00 74+00 75+00 76+00 16+00 17+00 18+00 19+00 20+00 21+00 22+00

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NORTHWEST
EROSION CONTROL PLAN

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COUNTY ROAD OO
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DWG NAME 20276 PG14 ERO CNTRL
DATE 3/2021
14 / 57

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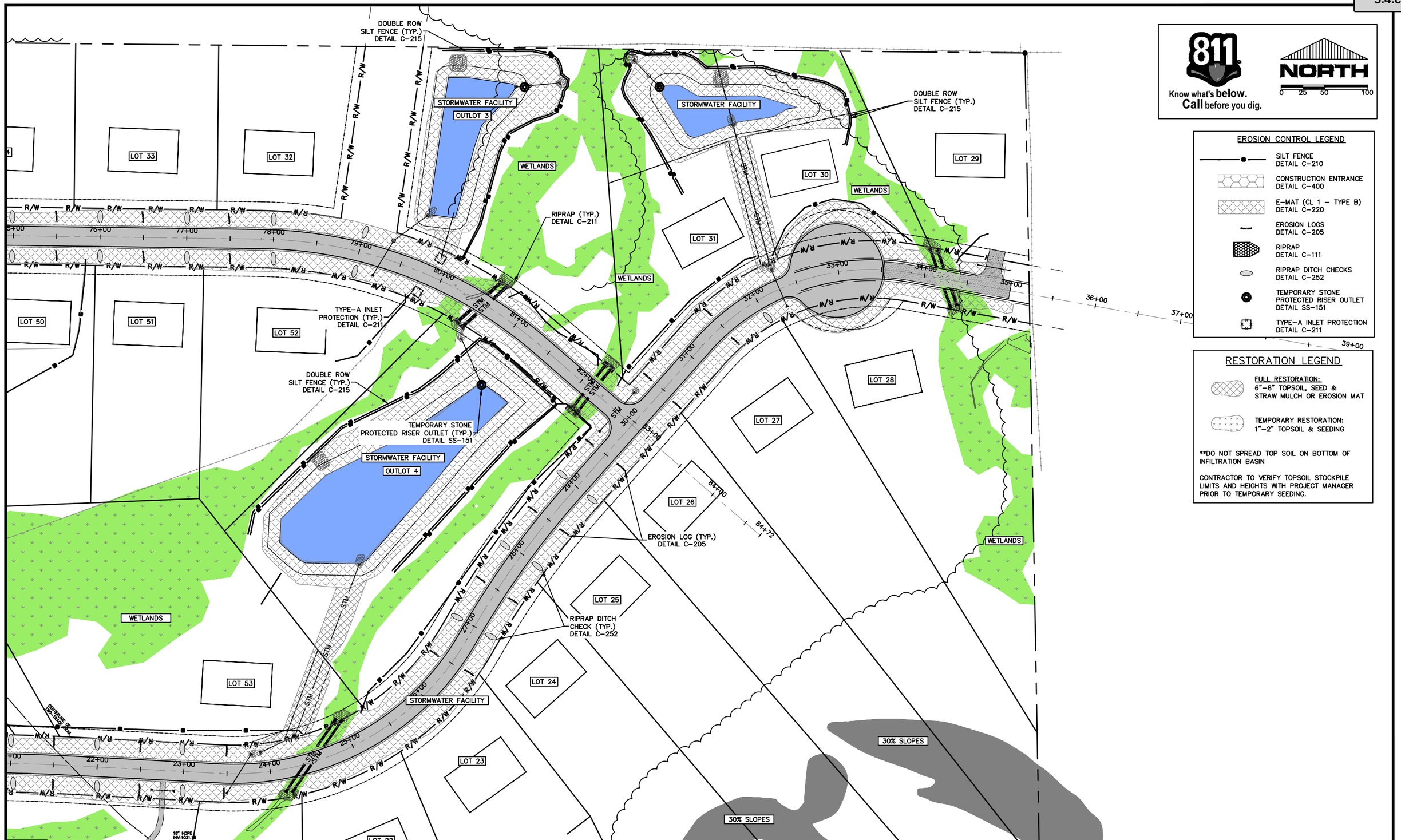

Know what's **below.** **Call** before you dig.

NORTH
0 25 50 100

EROSION CONTROL LEGEND

- SILT FENCE DETAIL C-210
- CONSTRUCTION ENTRANCE DETAIL C-400
- E-MAT (CL 1 – TYPE B) DETAIL C-220
- EROSION LOGS DETAIL C-205
- RIPRAP DETAIL C-111
- RIPRAP DITCH CHECKS DETAIL C-252
- TEMPORARY STONE PROTECTED RISER OUTLET DETAIL SS-151
- TYPE-A INLET PROTECTION DETAIL C-211

RESTORATION LEGEND

FULL RESTORATION:
6"-8" TOPSOIL, SEED & STRAW MULCH OR EROSION MAT

TEMPORARY RESTORATION:
1"-2" TOPSOIL & SEEDING

**DO NOT SPREAD TOP SOIL ON BOTTOM OF INFILTRATION BASIN

CONTRACTOR TO VERIFY TOPSOIL STOCKPILE LIMITS AND HEIGHTS WITH PROJECT MANAGER PRIOR TO TEMPORARY SEEDING.

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NORTHEAST
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BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG15 ERO CNTRL
DATE 3/2021

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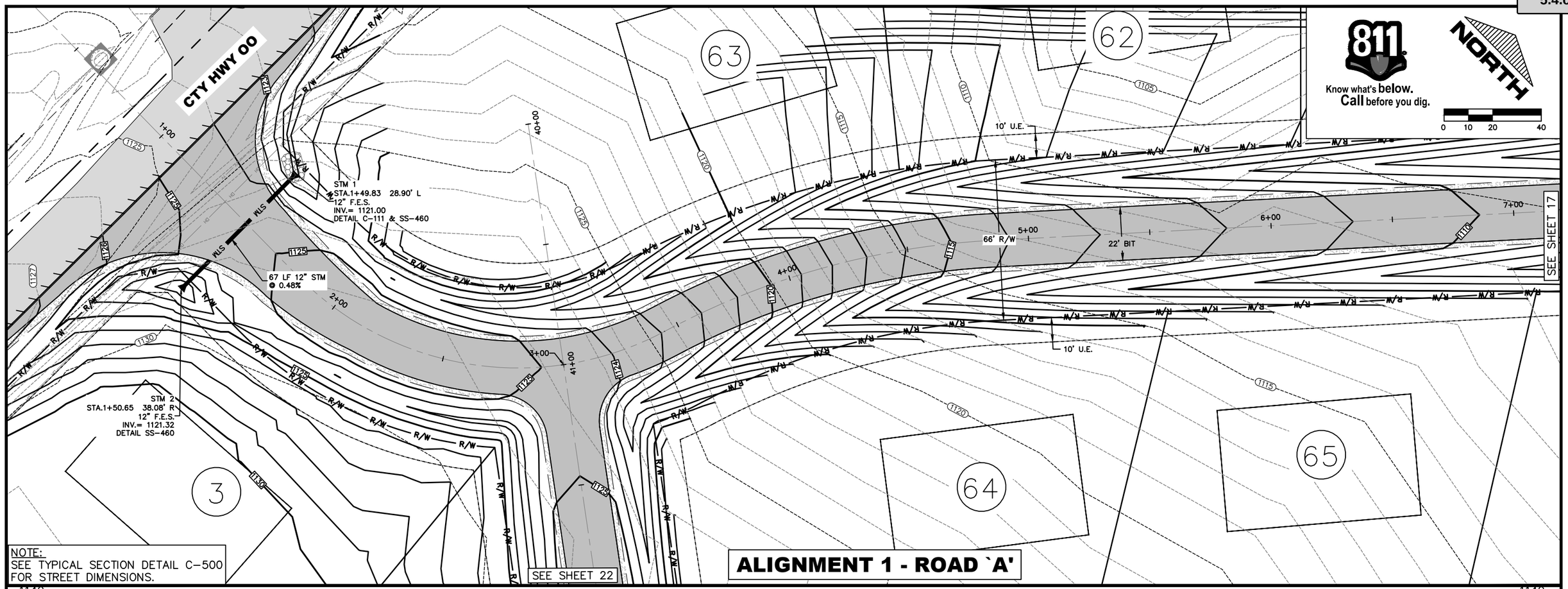
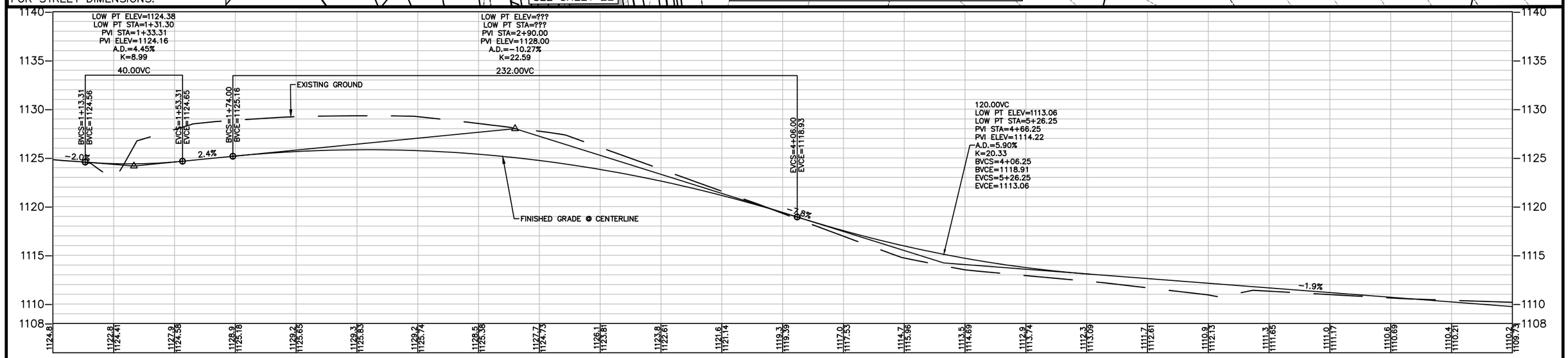


ALIGNMENT 1 - ROAD `A'



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ALIGNMENT 1 – ROAD 'A'
PLAN AND PROFILE
STATION 1+00 TO 7+00

RIVERBELLE
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TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG16 ALN1
DATE 3/2021
16 / 57

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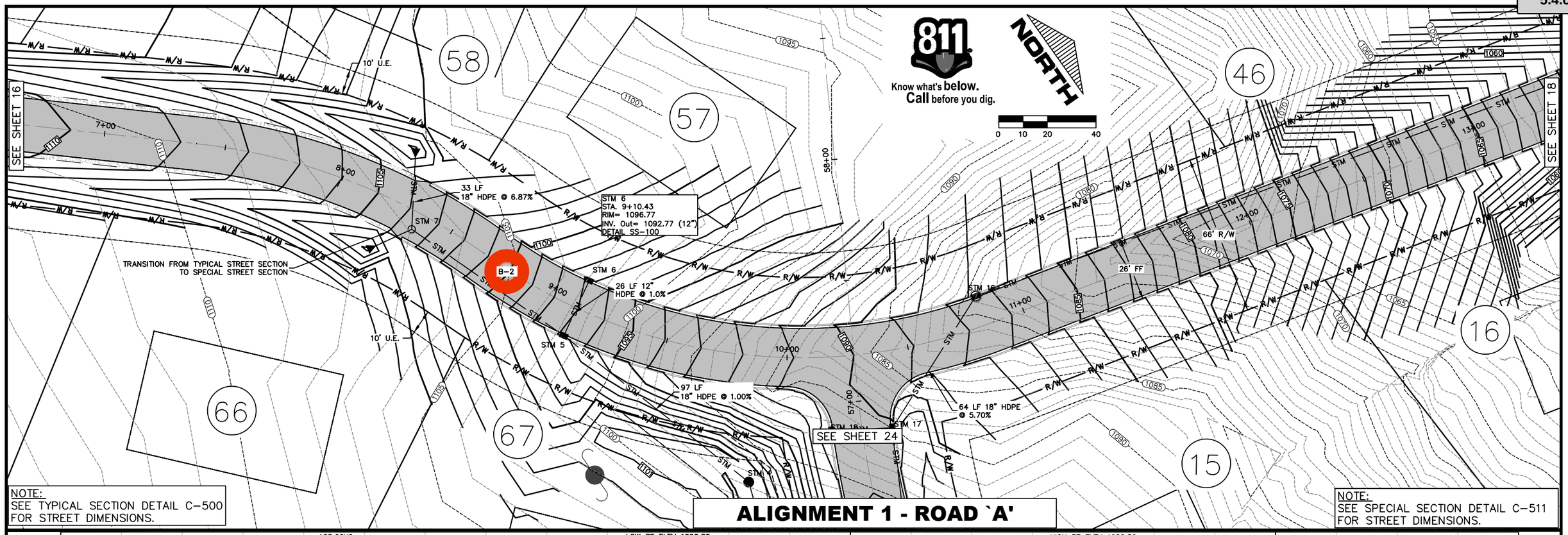
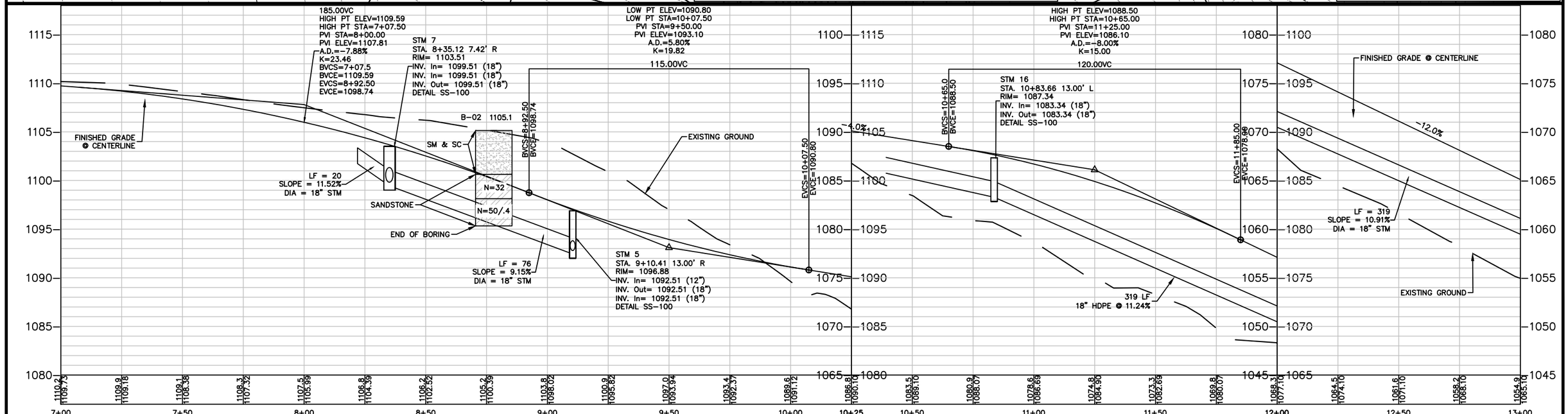


NOTE:
SEE TYPICAL SECTION DETAIL C-500
FOR STREET DIMENSIONS.

NOTE:
SEE SPECIAL SECTION DETAIL C-511
FOR STREET DIMENSIONS.

ALIGNMENT 1 - ROAD `A'



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ALIGNMENT 1 – ROAD 'A'
PLAN AND PROFILE
STATION 7+00 TO 13+00

RIVERBELLE
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COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG 17 ALN 1
DATE 3/2021
17 / 57

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

811 Know what's below. Call before you dig.

NORTH

0 10 20 40

WETLAND *DO NOT DISTURB*

WETLAND *DO NOT DISTURB*

WETLAND DO NOT DISTURB

54 55 16 17 18 19

B-5

10' U.E.

22' BIT

66' R/W

16+00 17+00 18+00 19+00

15+00

STM 14
STA. 14+00.00 13.00' L
RIM= 1052.80
INV. In= 1048.54 (18")
INV. In= 1048.54 (12")
INV. Out= 1045.00 (18")
DETAIL S-120

26 LF 12" HDPE @ 3.85%

STM 15
STA. 14+00.00
RIM= 1052.80
INV. Out= 1048.80 (12")
DETAIL SS-100

NOTE:
SEE TYPICAL SECTION DETAIL C-500 FOR STREET DIMENSIONS.

SEE SHEET 17

SEE SHEET 19

ALIGNMENT 1 - ROAD `A'

FINISHED GRADE @ CENTERLINE

-12.0%

EXISTING GROUND

BVCS=14+15.00
BVCE=1051.30

LOW PT ELEV=1035.86
LOW PT STA=16+35.00
PVI STA=15+25.00
PVI ELEV=1038.10
A.D.=9.96%
K=22.08

220.00VC

EVCS=16+35.00
EVCE=1035.86

-2.0%

PVI STA = 18+00.00
ELEV = 1032.50

B-05 1037.6

LF = 160
SLOPE = 5.34%
DIA = 18" STM

STM 13
18" FES
INV.=1034.67

SM
SP-SM
SP W/SOME SM

END OF BORING

APPROX. GROUNDWATER LEVEL

13+00 13+50 14+00 14+50 15+00 15+50 16+00 16+50 17+00 17+50 18+00 18+50 19+00

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ALIGNMENT 1 – ROAD 'A'
PLAN AND PROFILE
STATION 13+00 TO 19+00

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG 18 ALN 1
DATE 3/2021

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

Know what's below. Call before you dig.

NORTH

0 10 20 40

SEE SHEET 18

SEE SHEET 20

53 54 OL5 OL2 20 21 22

STM 28
STA.25+03.31 33.04' L
30" F.E.S.
INV.=1014.15
DETAIL C-111 & SS-460

STM 26
STA.24+96.60 36.47' L
30" F.E.S.
INV.=1014.15
DETAIL C-111 & SS-460

212 LF 24" HDPE @ 3.25%

STM 25
STA.23+90.00 22.78' L
24" F.E.S.
INV.=1017.20
DETAIL C-111 & SS-460

43 LF 24" HDPE @ 3.98%

STM 24
STA. 24+38.12
RIM= 1020.00
INV. In= 1015.40 (24")
INV. Out= 1015.40 (24")
DETAIL SS-200

STM 21
STA.23+80.01 22.80' L
18" F.E.S.
INV.=1017.30
DETAIL C-111 & SS-460

PERMITTED NORTHERN LIMIT OF WETLAND DISTURBANCE
SILT FENCE & EROSION LOG DETAIL C-205/C-210

WETLAND *DO NOT DISTURB*

WETLAND & UPLAND BOUNDARY

10' U.E.

66' R/W

22' BIT

19+00 20+00 21+00 22+00 23+00 24+00 25+00

B-6

28 LF 18" HDPE @ 1.60%

55 LF 18" HDPE @ 1.85%

103 LF 30" HDPE @ 2.91%

PERMITTED WETLAND FILL AREA (2,601-SF)

STA.22+62.92 23.00' R
18" F.E.S.
INV.=1019.64
DETAIL C-111 & SS-460

6' GRAVEL PARK TRAIL

STA.23+50.00 23.01' R
STM 22
18" F.E.S.
INV.=1018.32
DETAIL C-111 & SS-460

PERMITTED SOUTHERN LIMIT OF WETLAND DISTURBANCE
SILT FENCE & EROSION LOG DETAIL C-205/C-210

STA.22+90.91 23.00' R
18" F.E.S.
INV.=1019.19
DETAIL C-111 & SS-460

B-7

WETLAND *DO NOT DISTURB*

WETLAND & UPLAND BOUNDARY

EX. WATER EDGE

103 LF 30" HDPE @ 2.93%

STM 29
STA.24+19.66 27.75' R
30" F.E.S.
INV.=1017.15
DETAIL C-111 & SS-460

STM 27
STA.24+13.15 26.53' R
30" F.E.S.
INV.=1017.15
DETAIL C-111 & SS-460

NOTE:
SEE TYPICAL SECTION DETAIL C-500 FOR STREET DIMENSIONS.

ALIGNMENT 1 - ROAD `A'

LOW PT ELEV=1020.99
LOW PT STA=23+76.92
PVI STA=23+68.77
PVI ELEV=1020.75
A.D.=2.63%
K=28.54
75.00VC

HIGH PT ELEV=1021.51
HIGH PT STA=24+57.98
PVI STA=24+65.24
PVI ELEV=1021.74
A.D.=-2.55%
K=29.40
75.00VC

FINISHED GRADE @ CENTERLINE

-2.7%

EXISTING GROUND

PVI STA = 20+50.00
ELEV = 1025.85

SC

SP

1025.5

B-06

END OF BORING

APPROX. GROUNDWATER LEVEL

-1.6%

B-07

1025.3

ML & CL

SP-SM

SP

END OF BORING

BVCS=23+31.27
BVCE=1021.35

EVCS=24+06.27
EVCE=1021.14

BVCS=24+27.7
BVCE=1021.36

WETLAND BOUNDARY
STA. 24+05.04

1.0%

18" FES
INV.=1017.8

30" CULVERTS (SOUTH)

APPROX. WETLAND SOIL REMOVAL

24" CULVERT (NORTH)

1040 1035 1030 1025 1020 1015 1010 1005

1029.4/1029.84 1028.7/1029.18 1028.0/1028.51 1027.4/1027.84 1026.8/1027.18 1026.1/1026.52 1025.5/1025.85 1025.0/1025.45 1024.8/1025.05 1024.7/1024.65 1024.6/1024.25 1024.4/1023.85 1024.3/1023.45 1024.1/1023.05 1024.2/1022.65 1023.8/1022.25 1022.8/1021.85 1021.6/1021.45 1021.0/1021.11 1020.9/1020.99 1019.8/1021.08 1018.4/1021.33 1017.0/1021.50 1018.0/1021.46 1018.7/1021.21

19+00 19+50 20+00 20+50 21+00 21+50 22+00 22+50 23+00 23+50 24+00 24+50 25+00

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ALIGNMENT 1 – ROAD 'A'
PLAN AND PROFILE
STATION 0+00 TO 5+50

RIVERBELLE
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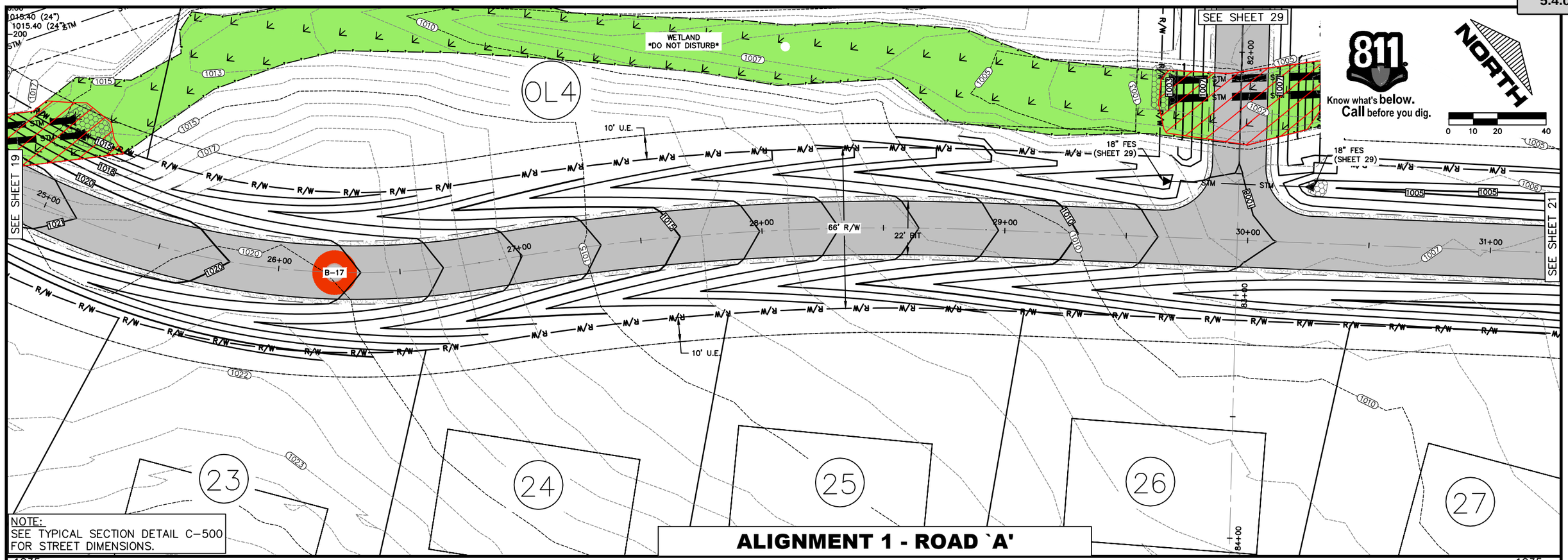
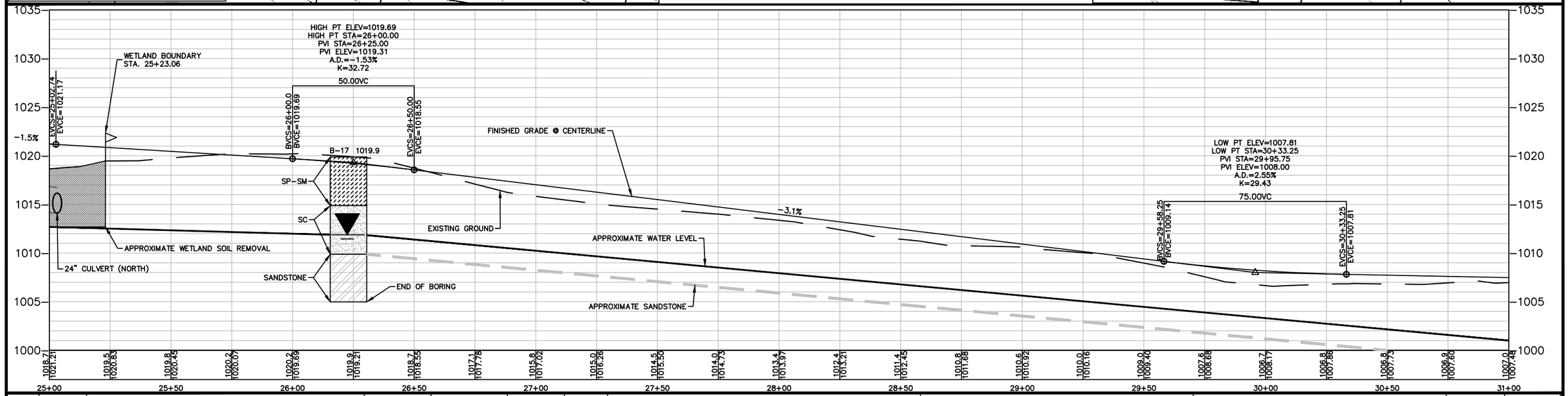
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG 19 ALN 1
DATE 3/2021
19 / 57

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)



ALIGNMENT 1 - ROAD `A'



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PROJ. NO. 20276

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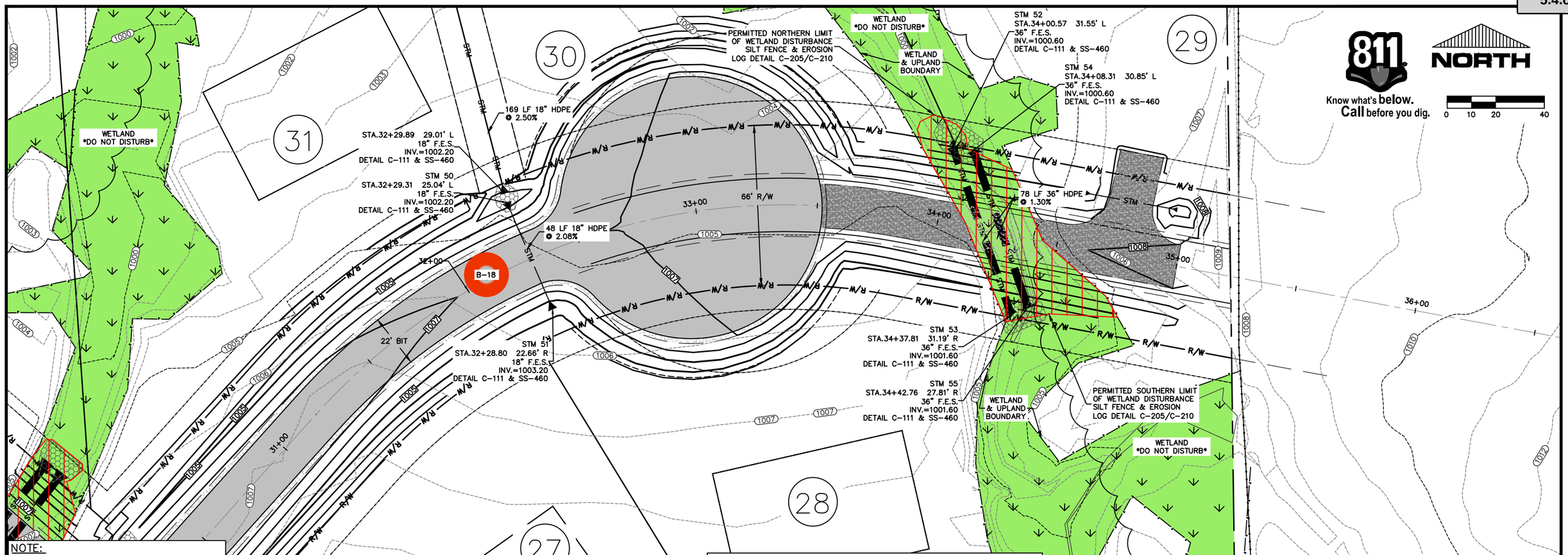
ALIGNMENT 1 – ROAD 'A'
PLAN AND PROFILE
STATION 25+00 TO 31+00

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG 20 ALN 1
DATE 3/2021
20 / 57

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)



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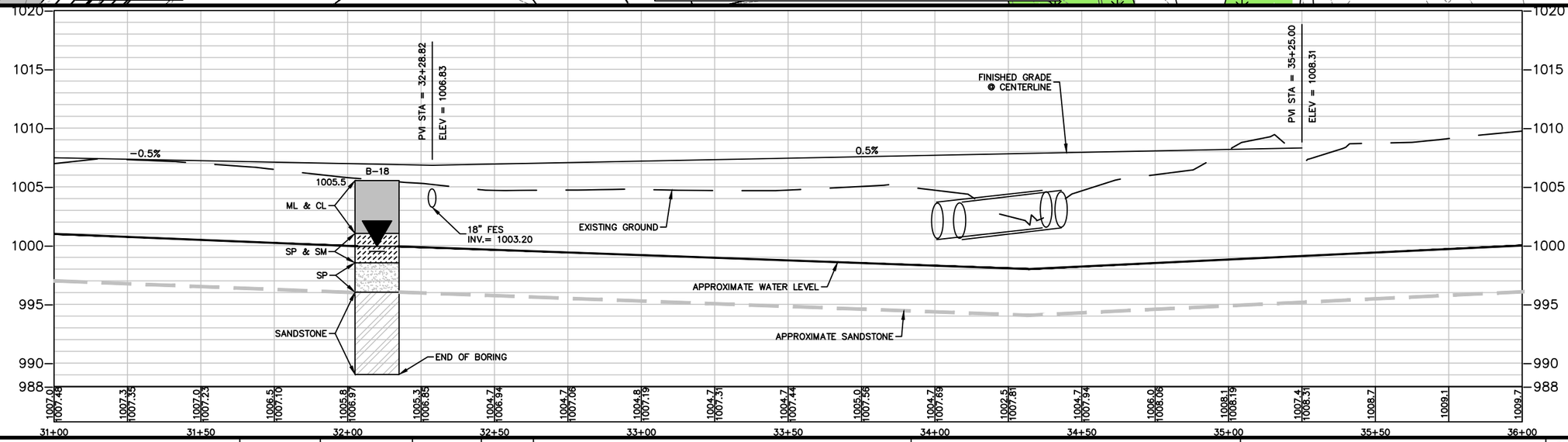

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ALIGNMENT 1 – ROAD 'A'
PLAN AND PROFILE
STATION 31+00 TO 36+00

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG 21 ALN 1
DATE 3/2021

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

SEE SHEET 16

SEE SHEET 22

EDGE OF PAVEMENT RADIUS DATA		
RAD1	20.0' RAD	STA. 41+27.95 31.00' RT
RAD2	20.0' RAD	STA. 41+27.95 31.00' LT

EDGE OF PAVEMENT ELEVATION DATA		
SP1	STA. 41+08.33 27.10' RT	1125.08
SP2	STA. 41+15.26 15.54' RT	1024.76
SP3	STA. 41+27.95 11.00' RT	1024.43
SP4	STA. 41+27.95 11.00' LT	1024.43
SP5	STA. 41+15.26 15.54' LT	1024.16
SP6	STA. 41+08.33 27.10' LT	1023.90

64 70 5 3 4 OL1

66' R/W
22' BIT
10' U.E
10' U.E.
RAD1
RAD2
SP1 SP2 SP3 SP4 SP5 SP6
41+00
42+00
43+00
44+00
45+00
2+00
3+00

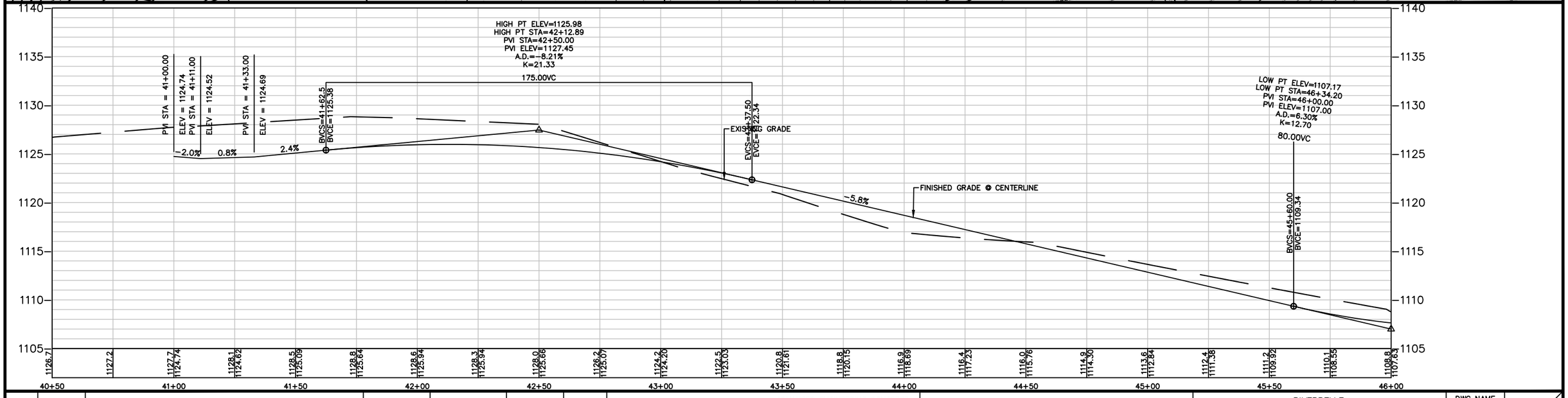
STM 73
STA. 45+91.03
RIM= 1104.51
INV. In= 1100.50 (12")
INV. Out= 1100.50 (12")
DETAIL SS-131

334 LF 12" HDPE
@ 10.63%

NORTH
0 10 20 40

NOTE:
SEE TYPICAL SECTION DETAIL C-500
FOR STREET DIMENSIONS.

ALIGNMENT 2 - ROAD 'B'



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ALIGNMENT 2 – ROAD 'B'
PLAN AND PROFILE
STATION 40+50 TO 46+00

RIVERBELLE
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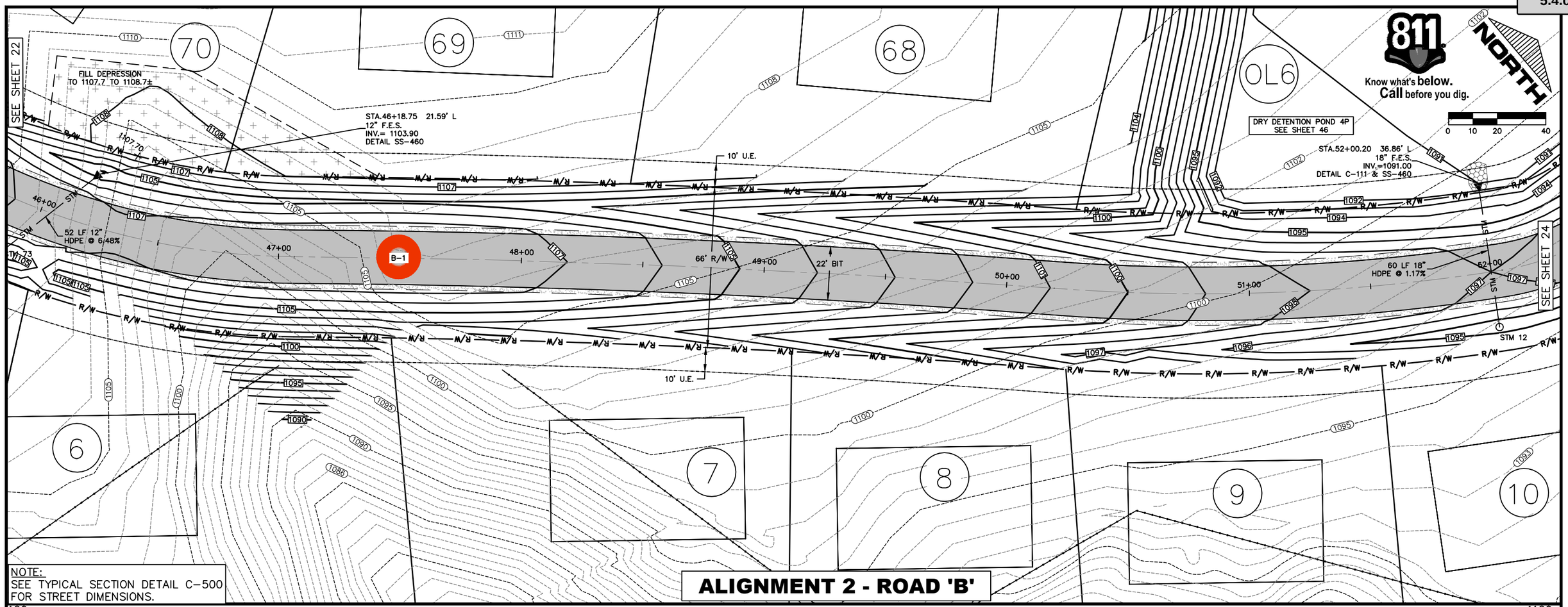
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG22 ALN2
DATE 3/2021
22 / 57

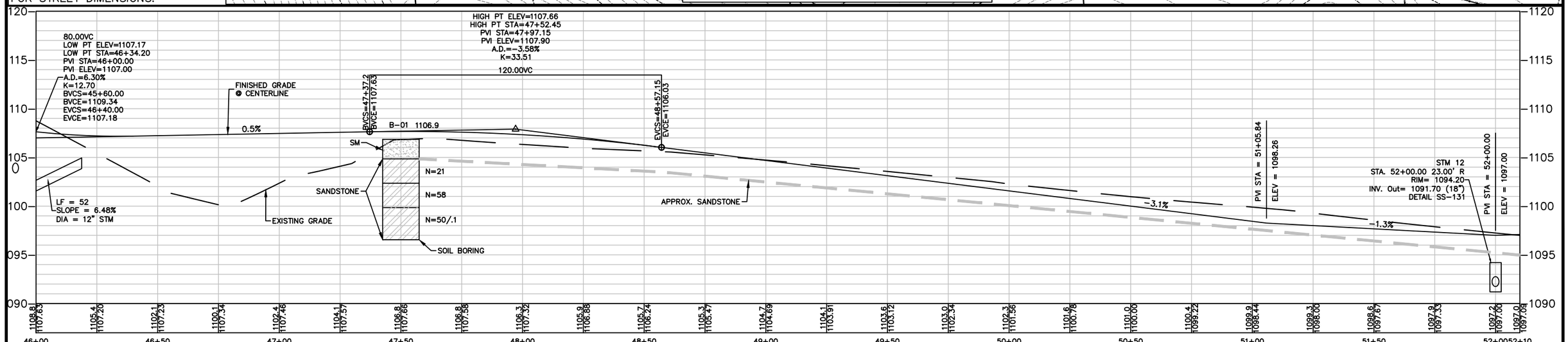
811 Know what's below. Call before you dig.

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)



NOTE:
SEE TYPICAL SECTION DETAIL C-500
FOR STREET DIMENSIONS.

ALIGNMENT 2 - ROAD 'B'



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ALIGNMENT 2 – ROAD 'B'
PLAN AND PROFILE
STATION 46+00 TO 52+10

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG22 ALN2
DATE 3/2021
23 / 57

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

811 Know what's below. Call before you dig.

NORTH

0 10 20 40

SEE SHEET 23

SEE SHEET 18

SEE SHEET 18

DRY DETENTION POND 4P
SEE SHEET 46

STM3
STA.55+40.17 64.48' L
18" F.E.S.
INV.=1089.61
DETAIL C-111 & SS-460

STM20
STA.55+18.63 51.64' L
18" F.E.S.
INV.=1089.35
DETAIL SS-460

STM10A
STA.54+78.93 39.49' L
12" F.E.S.
INV.=1090.00
DETAIL C-111 & SS-460

23 LF 12" HDPE @ 1.21%

63 LF 12" HDPE @ 1.21%

157 LF 18" HDPE @ 1.00%

26 LF 12" HDPE @ 2.87%

STM 18
STA. 56+89.49
RIM= 1090.07
INV. Out= 1086.07 (12")
DETAIL

STM 19

STM 4

STM 17

STM 16

STM 10

B-4

RAD1

RAD2

SP1

SP2

SP3

SP4

SP5

SP6

66' R/W

22' BIT

10' U.E.

36" CURB TAPER
DETAIL C-385

53+00

54+00

55+00

56+00

57+00

58+00

11+00

10+00

CURB FLOW LINE ELEVATION DATA		
SP1	STA. 57+07.84 28.60' LT	1090.75
SP2	STA. 57+02.11 17.51' LT	1090.49
SP3	STA. 56+90.96 13.00' LT	1090.11
SP4	STA. 56+88.86 13.00' RT	1090.05
SP5	STA. 57+01.67 17.51' RT	1089.33
SP6	STA. 57+07.89 28.99' RT	1088.60

BACK OF CURB RADIUS DATA		
RAD1	17.50' RAD	STA. 56+90.96 31.00' LT
RAD2	17.50' RAD	STA. 56+88.86 31.00' RT

NOTE:
SEE TYPICAL SECTION DETAIL C-500
& C-511 FOR STREET DIMENSIONS.

ALIGNMENT 2 - ROAD 'B'

PVI STA = 52+00.00
ELEV = 1097.00

PVI STA = 53+07.01
ELEV = 1097.98

FINISHED GRADE @ CENTERLINE

ML

B-04 1101.0

N=14

N=22

N=50/.3

SOIL BORING

SANDSTONE

APPROX. SANDSTONE

0.9%

-0.5%

HIGH PT ELEV=1097.05
HIGH PT STA=54+90.00
PVI STA=55+40.00
PVI ELEV=1096.80
A.D.=-5.28%
K=18.93

100.00VC

BVCS=54+90.0
BVCE=1097.05

EXISTING GRADE

EVCS=55+90.00
EVCE=1093.91

70.00VC
LOW PT ELEV=1091.04
LOW PT STA=56+60.00
PVI STA=56+25.00
PVI ELEV=1091.88
A.D.=3.39%
K=20.63
BVCS=55+90.00
BVCE=1093.91
EVCS=56+60.00
EVCE=1091.04

STM 17
STA. 56+87.26 13.01' R
RIM= 1090.09
INV. In= 1085.81 (12")
INV. In= 1085.81 (12")
INV. Out= 1085.81 (18")
DETAIL S-100

PVI STA = 57+08.08
ELEV = 1089.89
PVI STA = 57+19.08
ELEV = 1090.00

-2.4%

1.0%

STM 10
STA. 54+90.00 23.00' R
RIM= 1094.25
INV. Out= 1090.77 (12")
DETAIL SS-131

STM 19
STA. 55+25.99 30.16' L
RIM= 1096.50
INV. In= 1089.35 (12")
INV. Out= 1089.35 (12")
DETAIL SS-513

LF = 169
SLOPE = 2.09%
DIA = 12" STM

1115 1110 1105 1100 1095 1090 1085 1084

52+00 52+50 53+00 53+50 54+00 54+50 55+00 55+50 56+00 56+50 57+00 57+50 58+00

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ALIGNMENT 2 – ROAD 'B'
PLAN AND PROFILE
STATION 52+00 TO 58+00

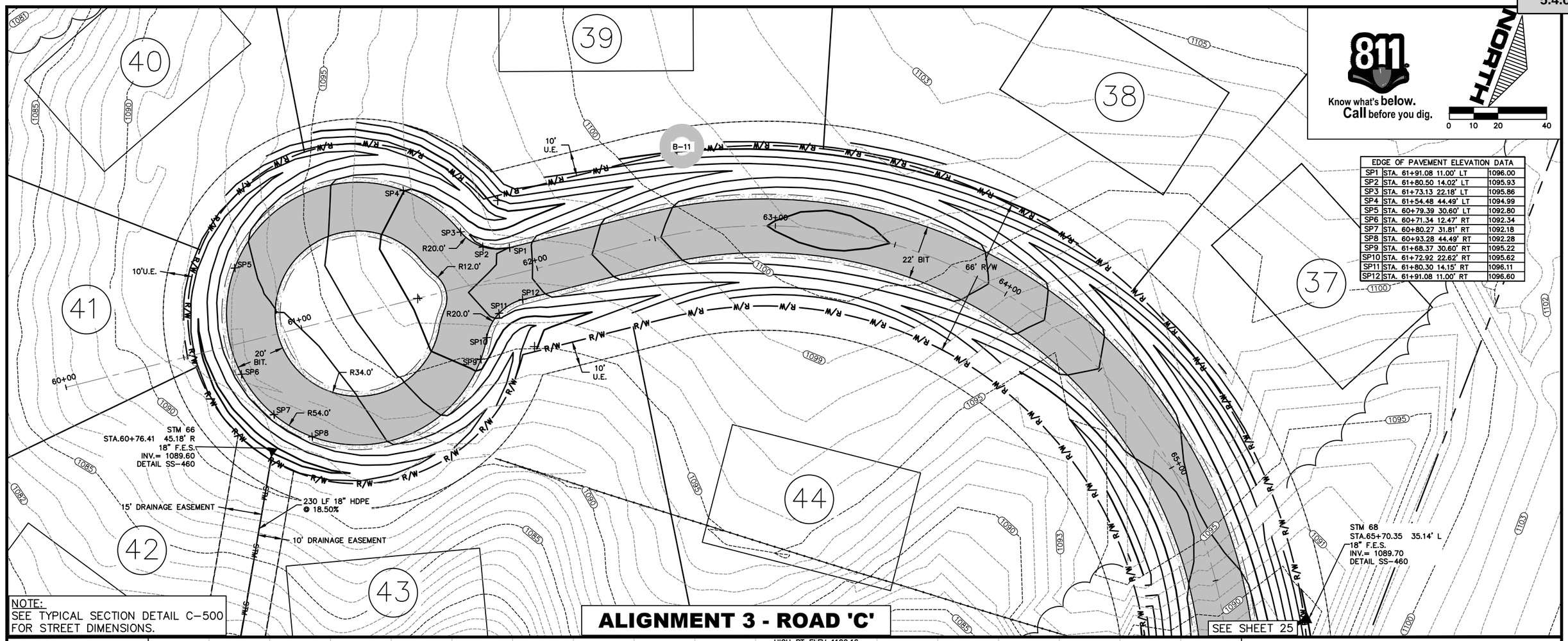
RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG2 ALN2

DATE 3/2021

24 / 57

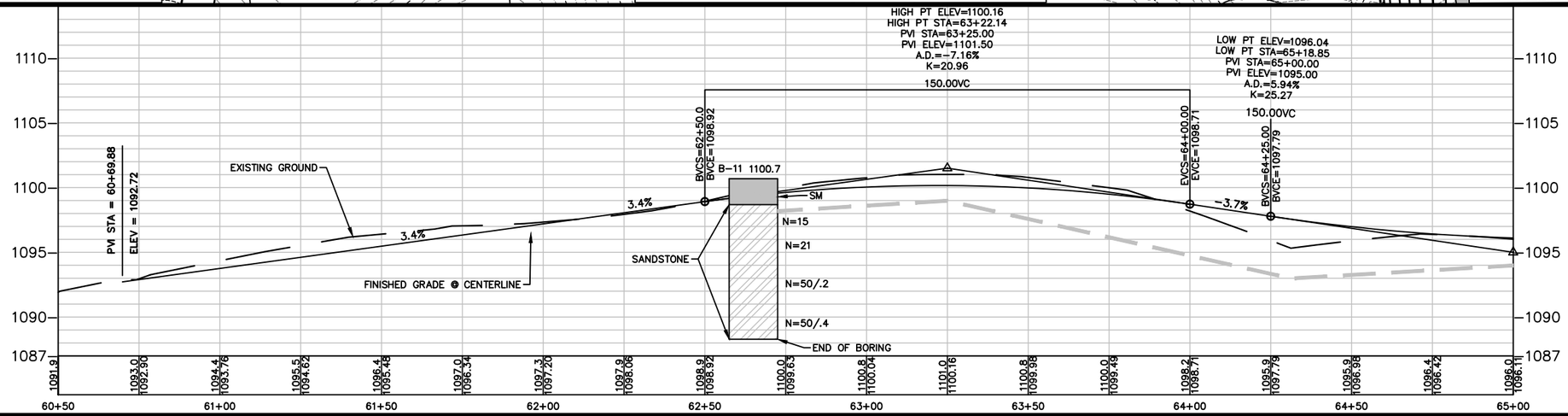
Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)



EDGE OF PAVEMENT ELEVATION DATA		
SP1	STA. 61+91.08 11.00' LT	1096.00
SP2	STA. 61+80.50 14.02' LT	1095.93
SP3	STA. 61+73.13 22.18' LT	1095.86
SP4	STA. 61+54.48 44.49' LT	1094.99
SP5	STA. 60+79.39 30.60' LT	1092.80
SP6	STA. 60+71.34 12.47' RT	1092.34
SP7	STA. 60+80.27 31.81' RT	1092.18
SP8	STA. 60+93.28 44.49' RT	1092.28
SP9	STA. 61+68.37 30.60' RT	1095.22
SP10	STA. 61+72.92 22.62' RT	1095.62
SP11	STA. 61+80.30 14.15' RT	1096.11
SP12	STA. 61+91.08 11.00' RT	1096.60

NOTE:
SEE TYPICAL SECTION DETAIL C-500
FOR STREET DIMENSIONS.

ALIGNMENT 3 - ROAD 'C'



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ALIGNMENT 3 – ROAD 'C'
PLAN AND PROFILE
STATION 60+50 TO 65+00

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG 25 ALN 3
DATE 3/2021
25 / 57

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

Know what's below. Call before you dig.

NORTH

0 10 20 40

STM 68
STA.65+70.35 35.14' L
18" F.E.S.
INV.= 1089.70
DETAIL SS-460

109 LF 18" HDPE
@ 7.70%

STM 67
STA.66+22.09 63.86' R
18" F.E.S.
INV.= 1081.30
DETAIL C-111 & SS-460

67+00 B-12 22' BIT 66' R/W 68+00

66+00

65+00

69+00

70+00

10' U.E.

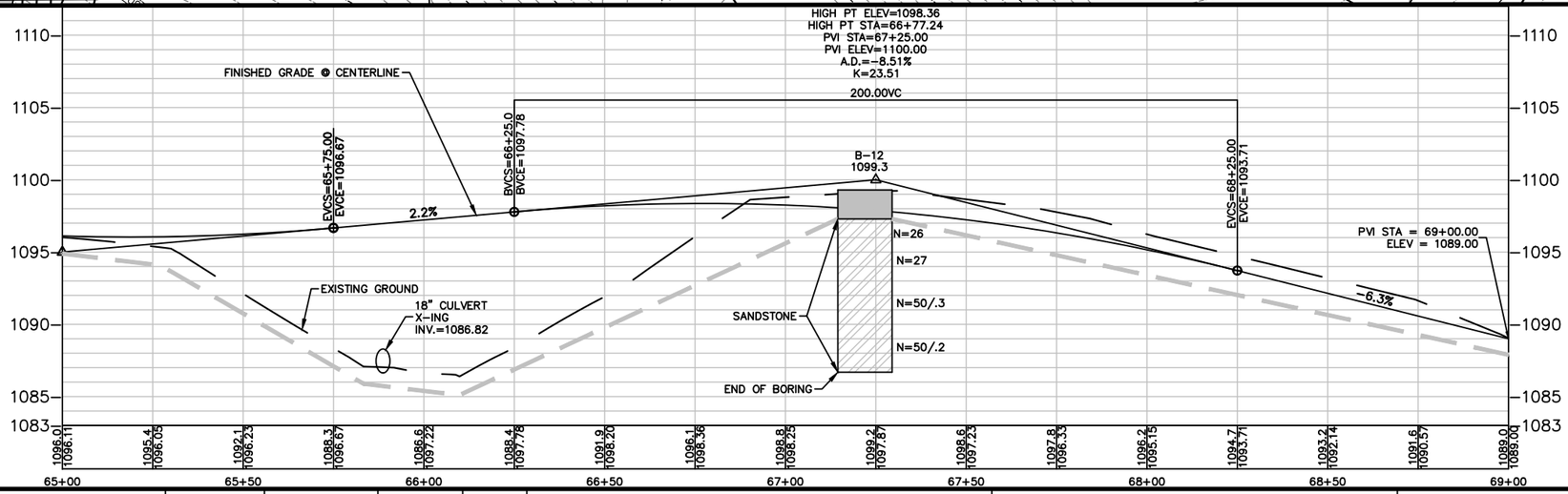
37 36 44 45

SEE SHEET 25

SEE SHEET 27

NOTE:
SEE TYPICAL SECTION DETAIL C-500 FOR STREET DIMENSIONS.

ALIGNMENT 3 - ROAD 'C'



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ALIGNMENT 3 – ROAD 'C'
PLAN AND PROFILE
STATION 65+00 TO 69+00

RIVERBELLE
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COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG 26 ALN 3
DATE 3/2021
26 / 57

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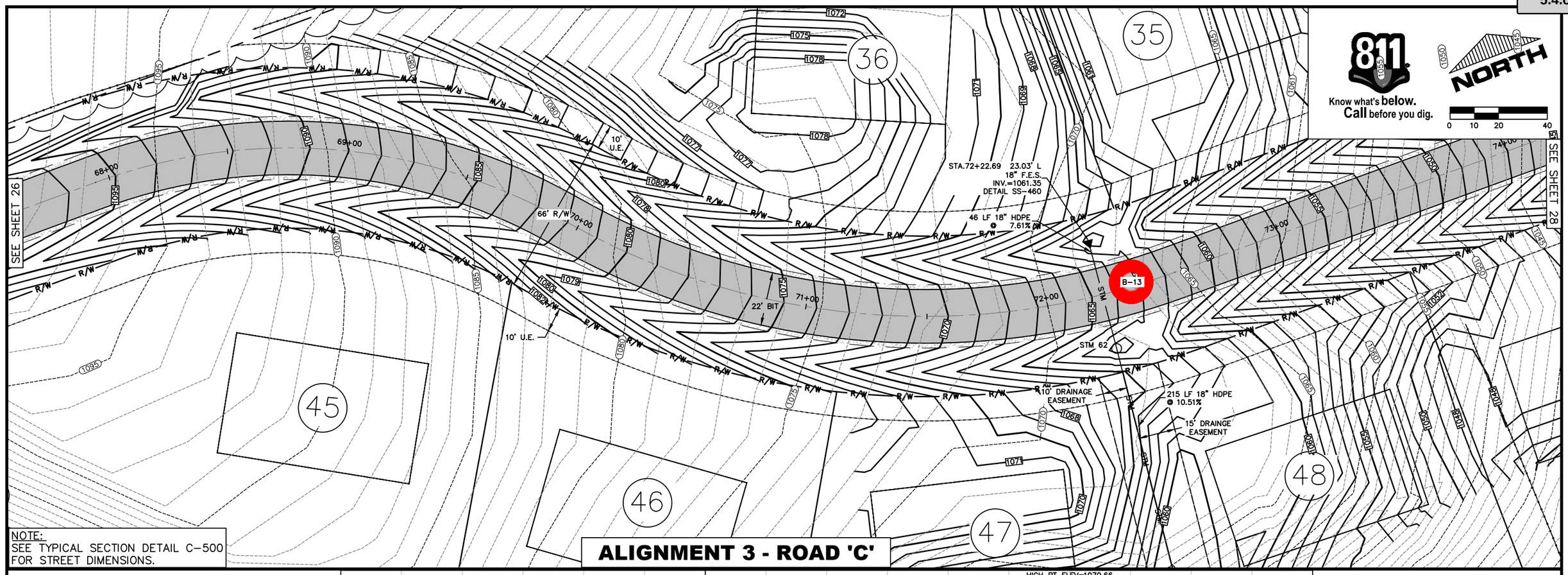

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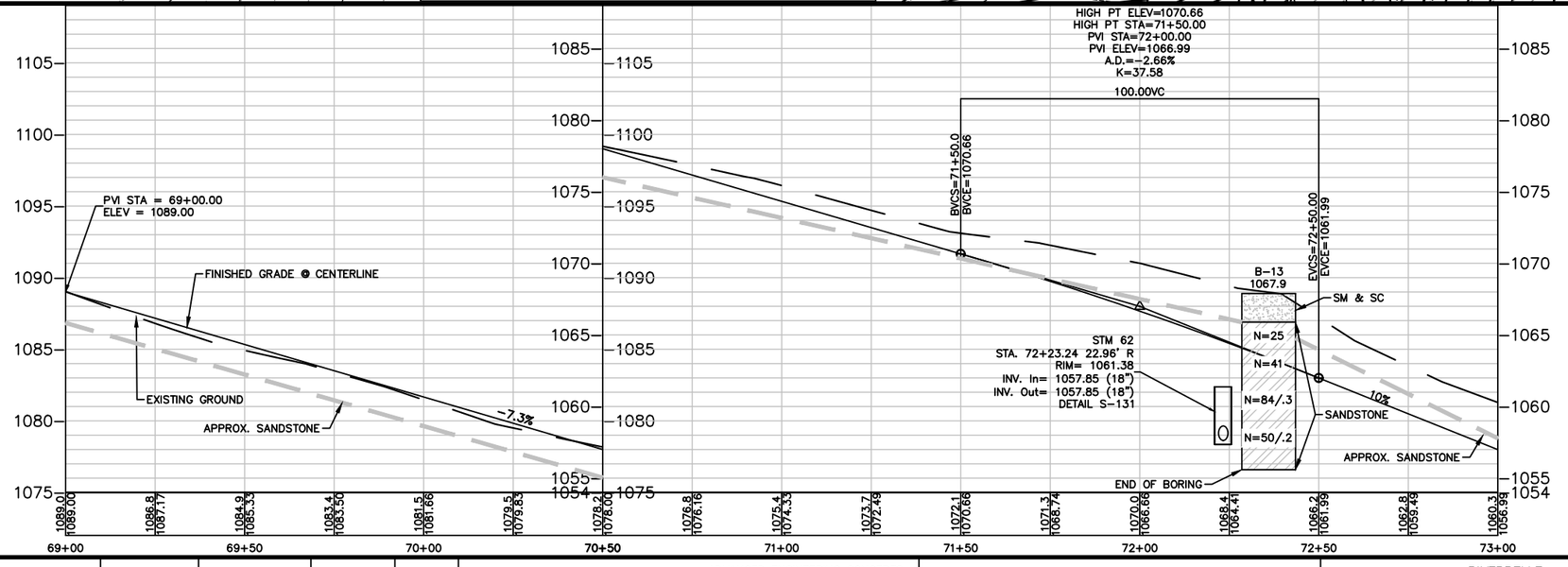

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ALIGNMENT 3 – ROAD 'C'
PLAN AND PROFILE
STATION 69+00 TO 73+00

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG 27 ALN 3
DATE 3/2021

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

811 Know what's below. Call before you dig.

NORTH 0 10 20 40

SEE SHEET 27

SEE SHEET 29

10' U.E.

66' R/W

22' BIT

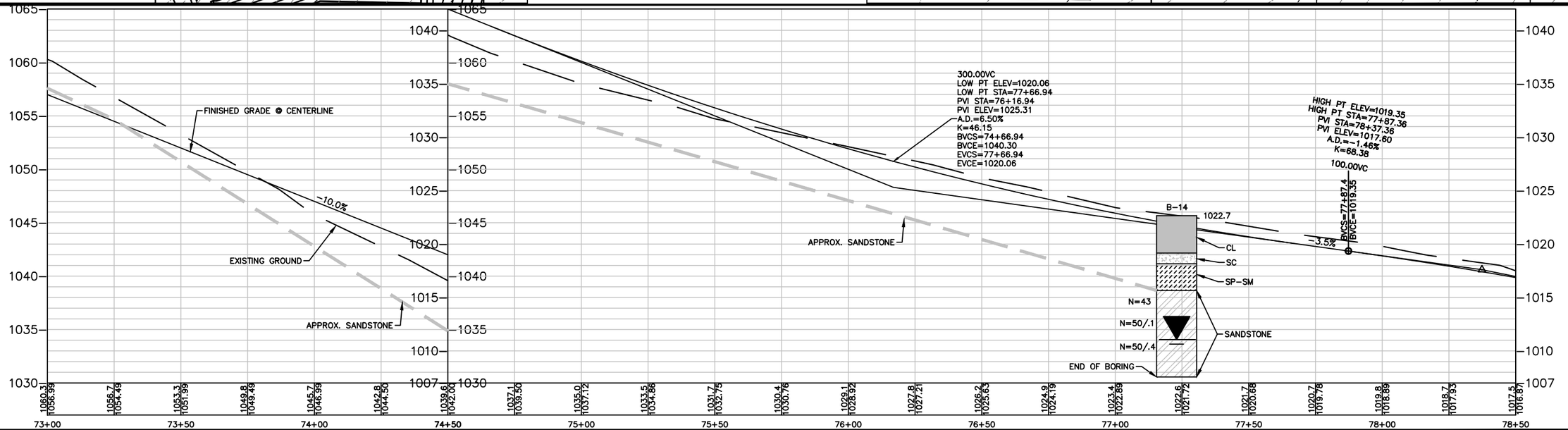
10' U.E.

B-14

STA.79+22.43 23.02' R
18" F.E.S.
INV.= 1010.59
DETAIL SS-460

NOTE:
SEE TYPICAL SECTION DETAIL C-500 FOR STREET DIMENSIONS.

ALIGNMENT 3 - ROAD 'C'



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ALIGNMENT 3 – ROAD 'C'
PLAN AND PROFILE
STATION 73+00 TO 78+50

RIVERBELLE
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TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG 28 ALN 3
DATE 3/2021

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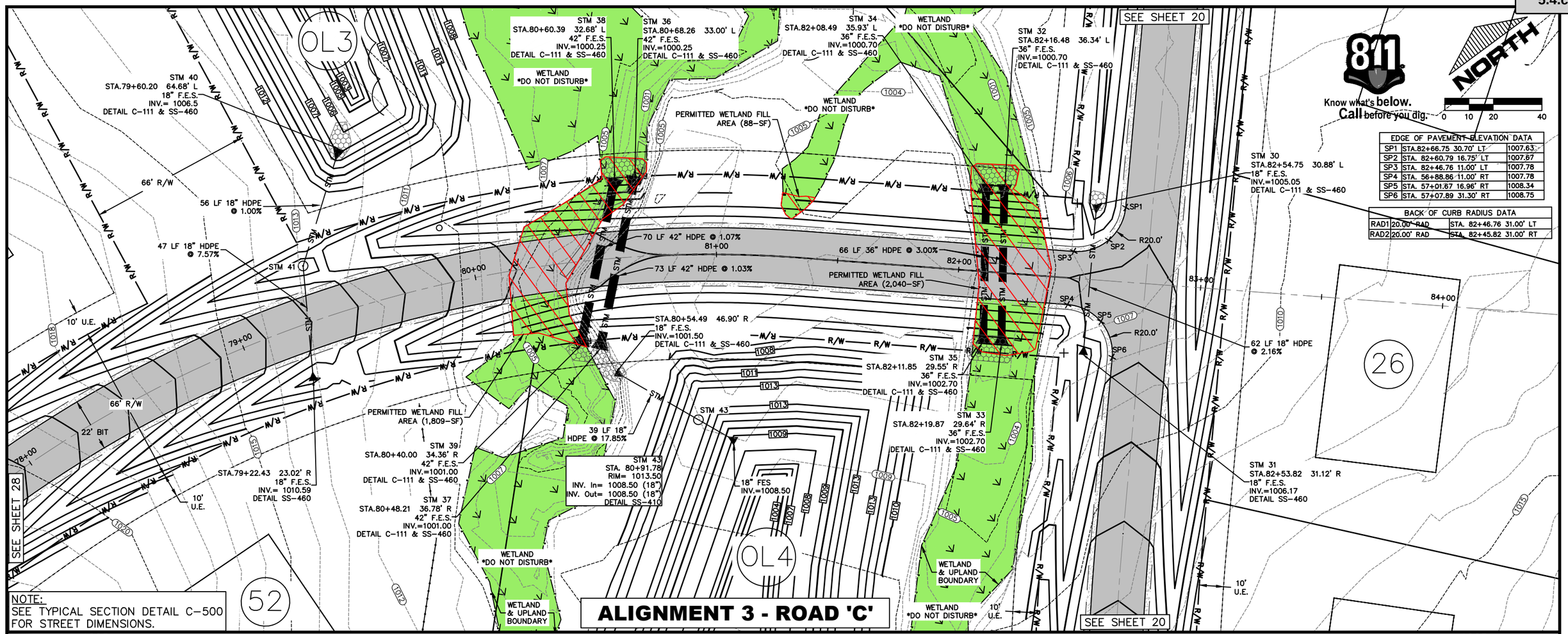
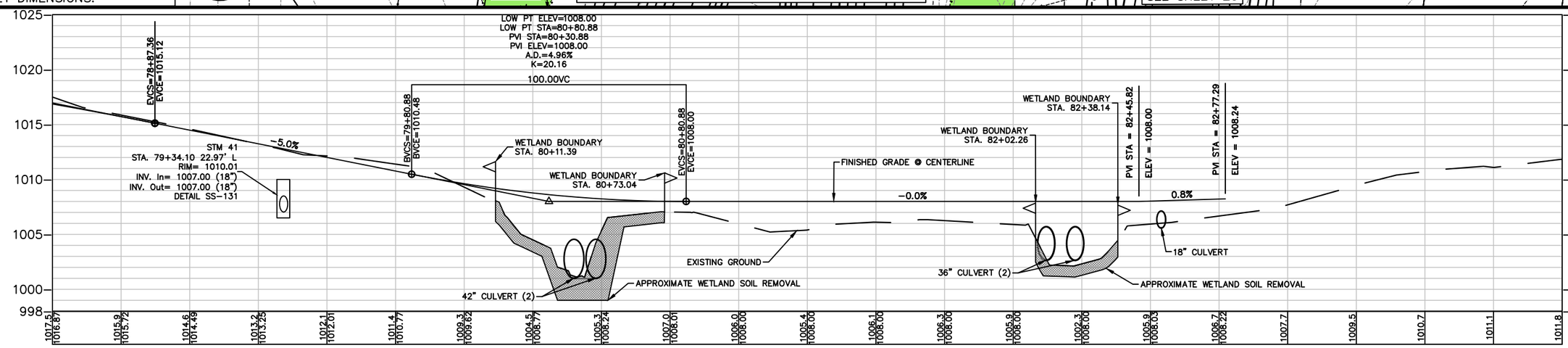


EDGE OF PAVEMENT ELEVATION DATA		
SP1	STA.82+66.75 30.70' LT	1007.63
SP2	STA. 82+60.79 16.75' LT	1007.67
SP3	STA. 82+46.76 11.00' LT	1007.78
SP4	STA. 56+88.86 11.00' RT	1007.78
SP5	STA. 57+01.67 16.96' RT	1008.34
SP6	STA. 57+07.89 31.30' RT	1008.75

BACK OF CURB RADIUS DATA		
RAD1	20.00' RAD	STA. 82+46.76 31.00' LT
RAD2	20.00' RAD	STA. 82+45.82 31.00' RT

NOTE:
SEE TYPICAL SECTION DETAIL C-500
FOR STREET DIMENSIONS.

ALIGNMENT 3 - ROAD 'C'



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ALIGNMENT 3 – ROAD 'C'
PLAN AND PROFILE
STATION 78+50 TO 84+00

RIVERBELLE
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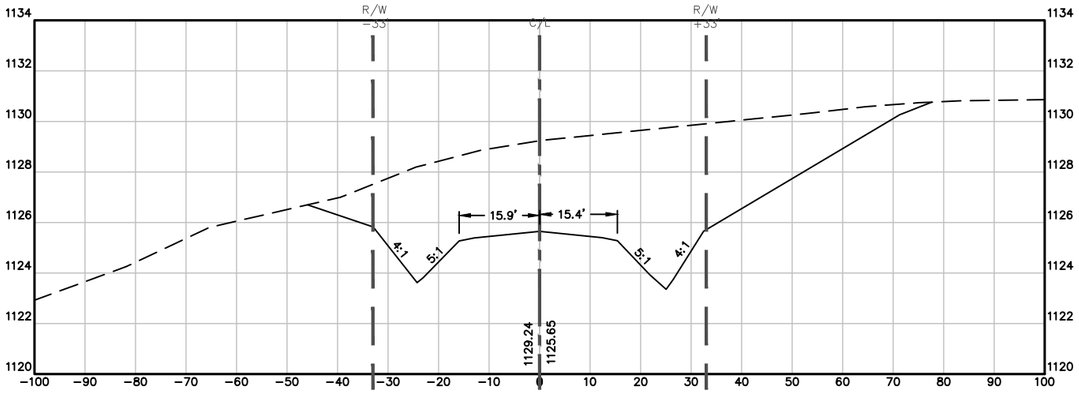
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG25 ALN3
DATE 3/2021
29 / 57

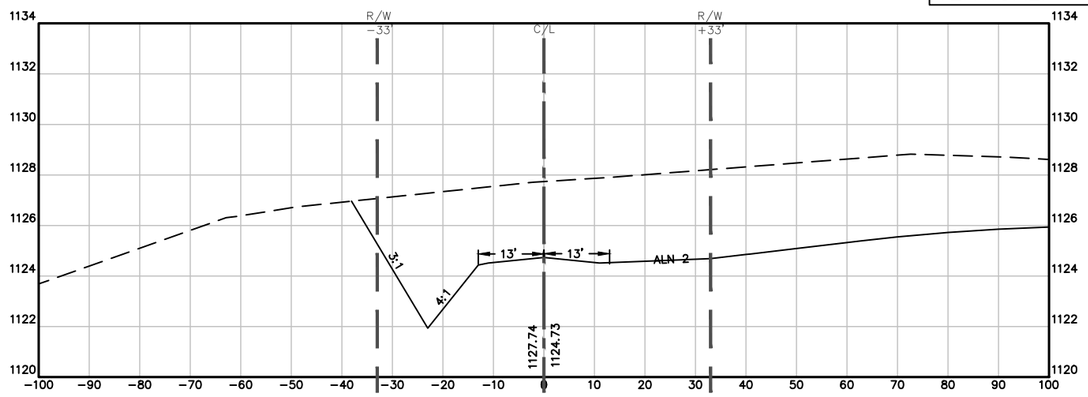
Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

HORIZONTAL: 1"=30'
VERTICAL: 1"=6'

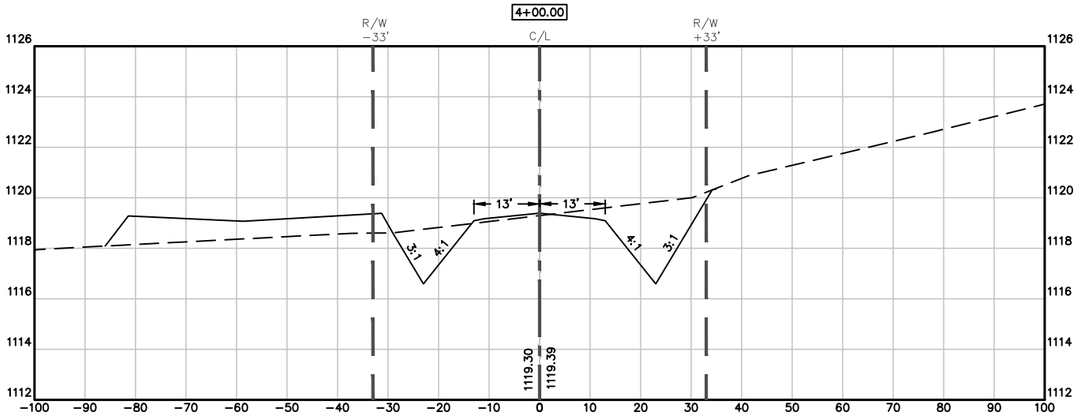
2+00.00



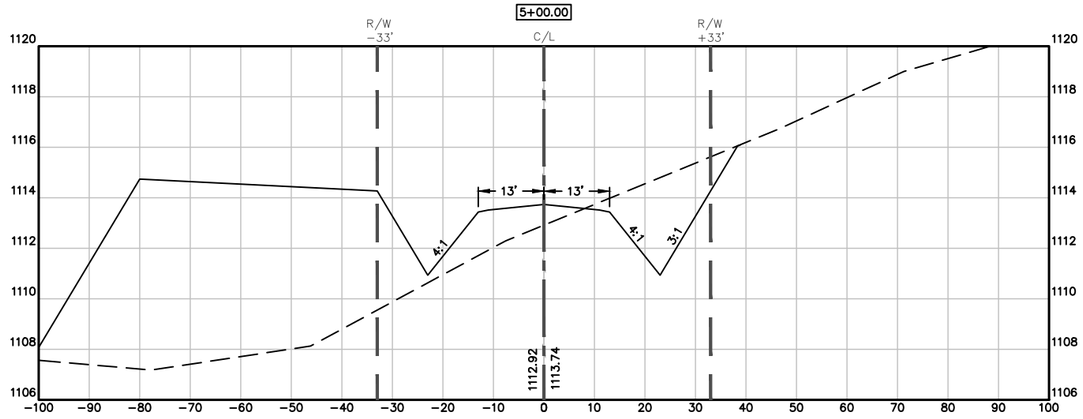
3+00.00



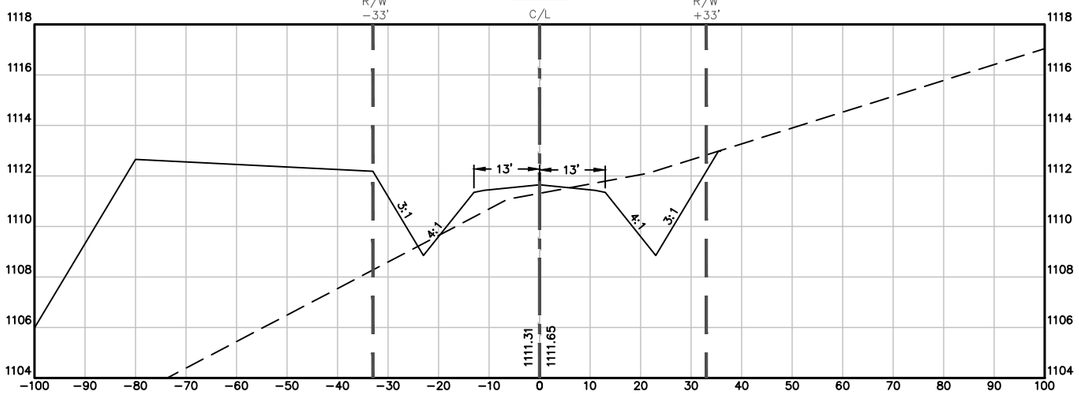
4+00.00



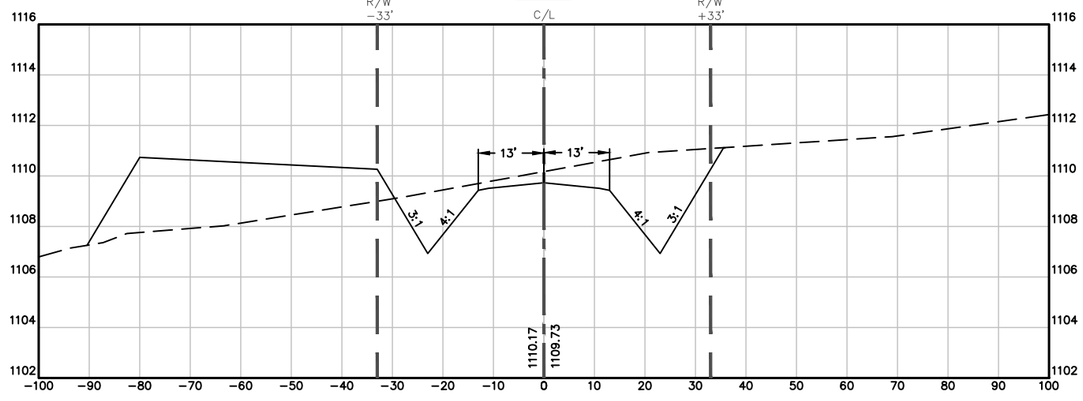
5+00.00



6+00.00



7+00.00



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PROJ. NO. 20276

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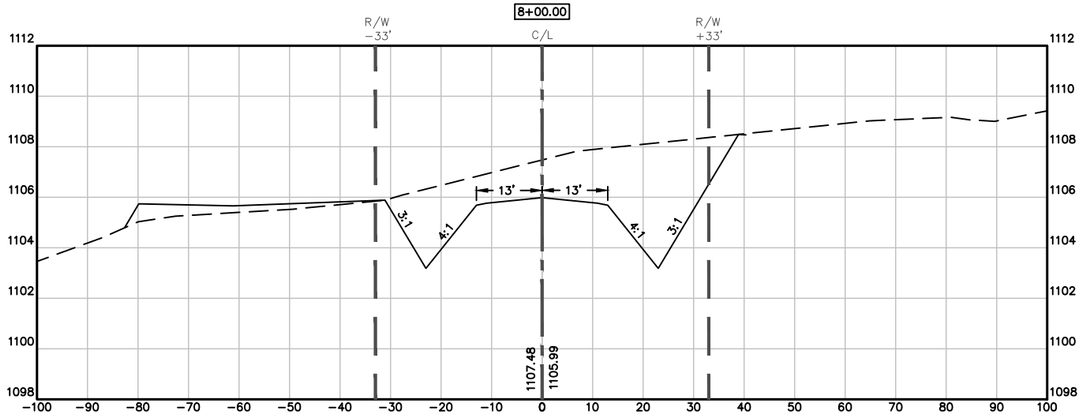
ALIGNMENT 1 – ROAD 'A'
STA. 2+00 TO 7+00
CROSS SECTIONS

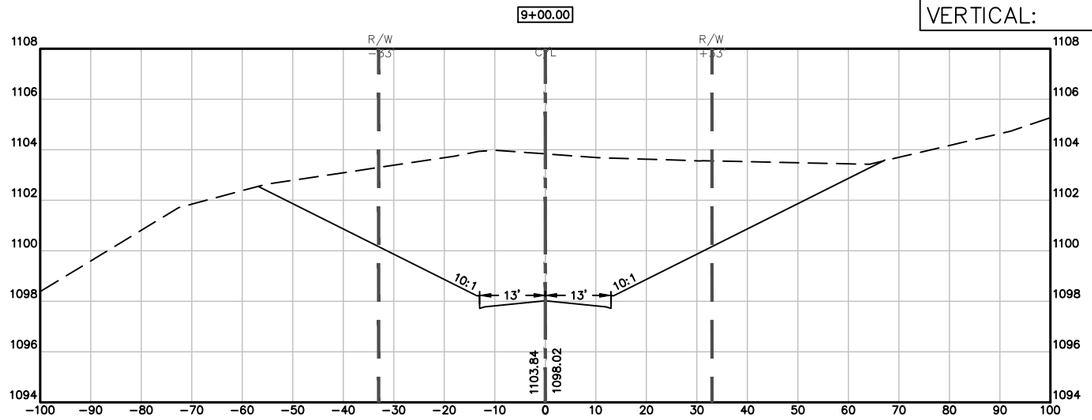
RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

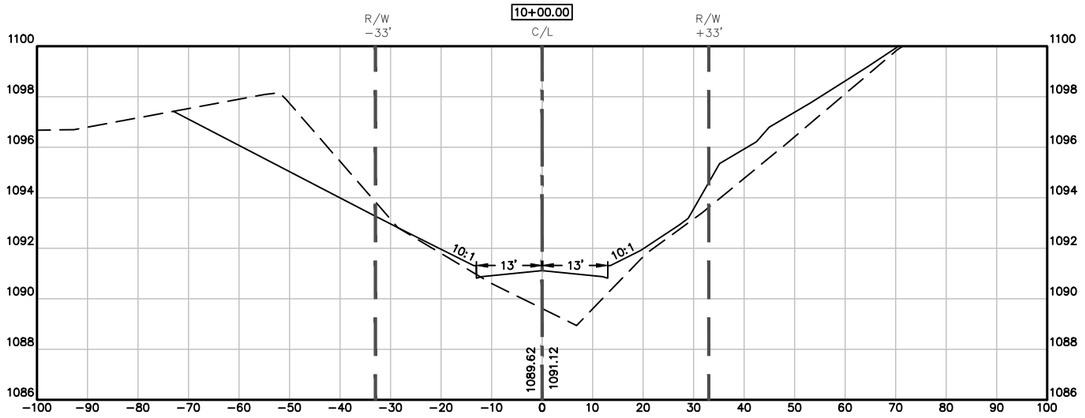
DWG NAME 20276 PG30 X-SECTIONS
DATE 3/2021

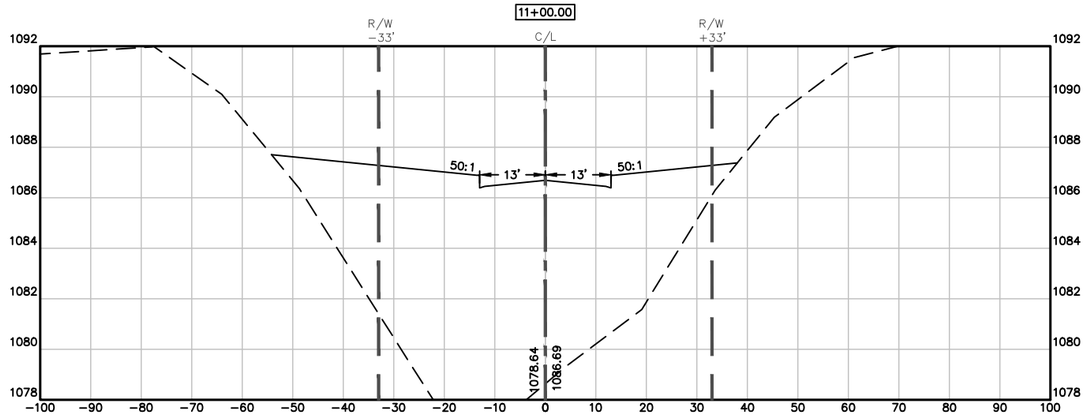
Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

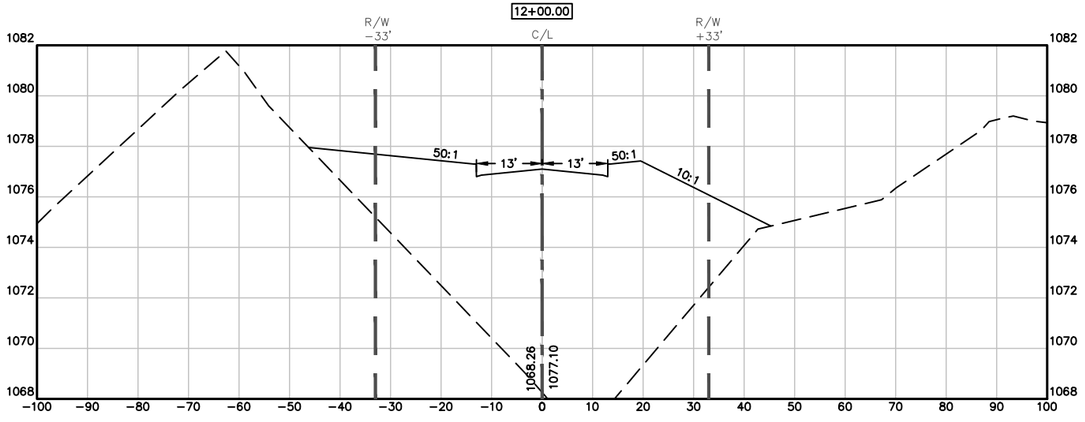
HORIZONTAL: 1"=30'
VERTICAL: 1"=6'

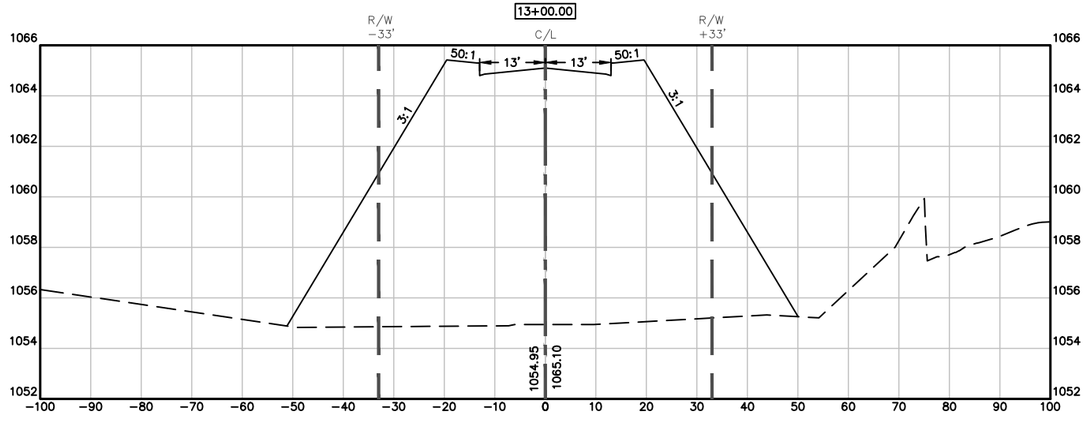












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PROJ. NO. 20276

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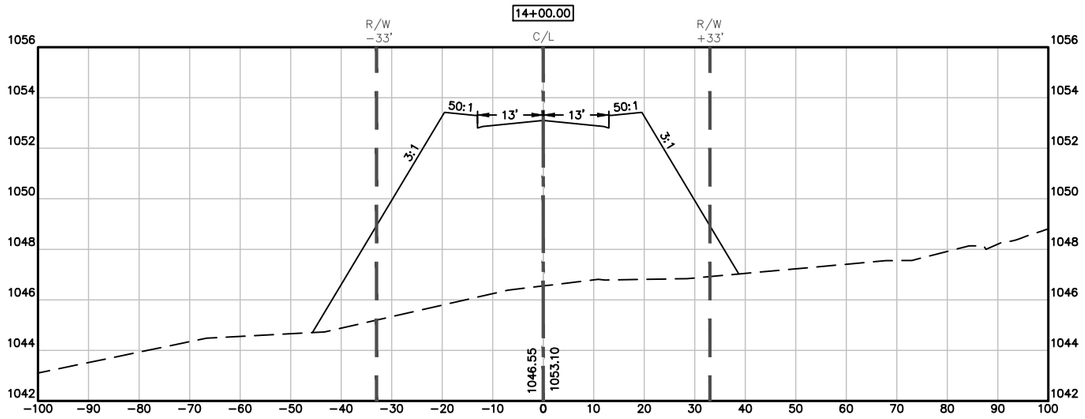
ALIGNMENT 1 – ROAD 'A'
STA. 8+00 TO 13+00
CROSS SECTIONS

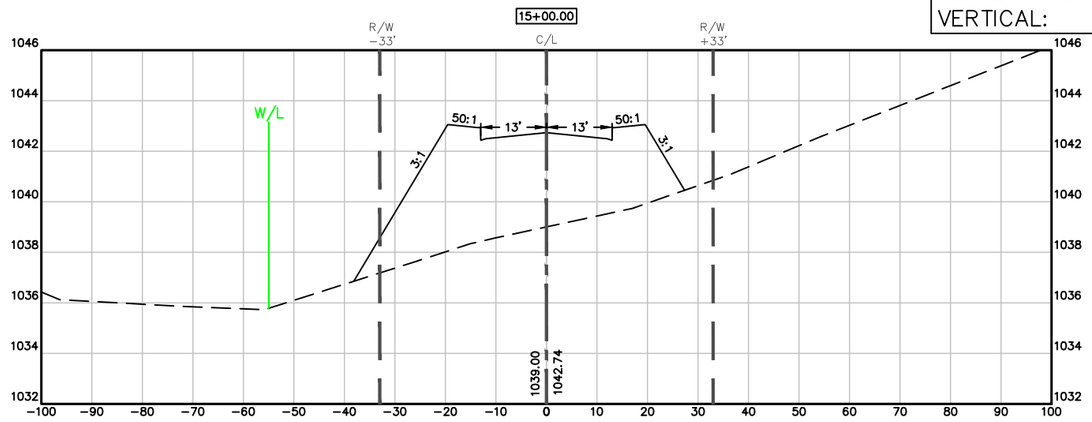
RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

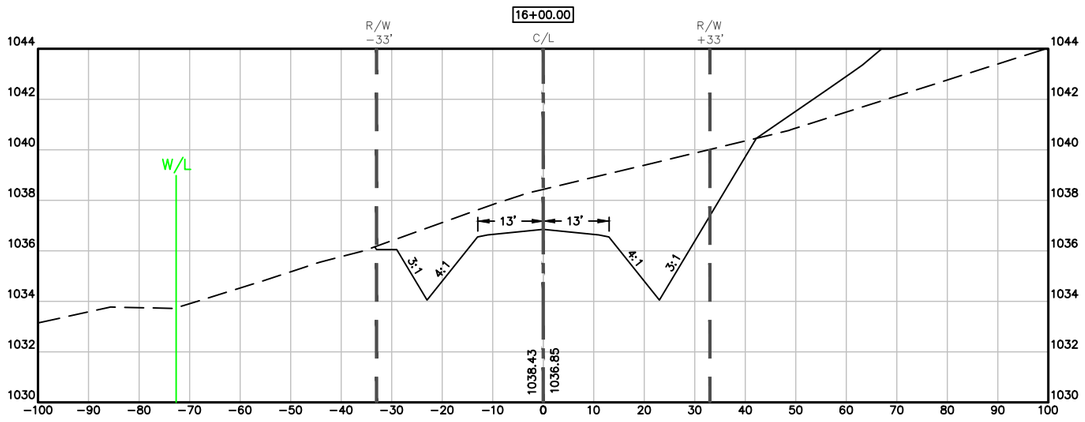
DWG NAME 20276 PG31 X-SECTIONS
DATE 3/2021

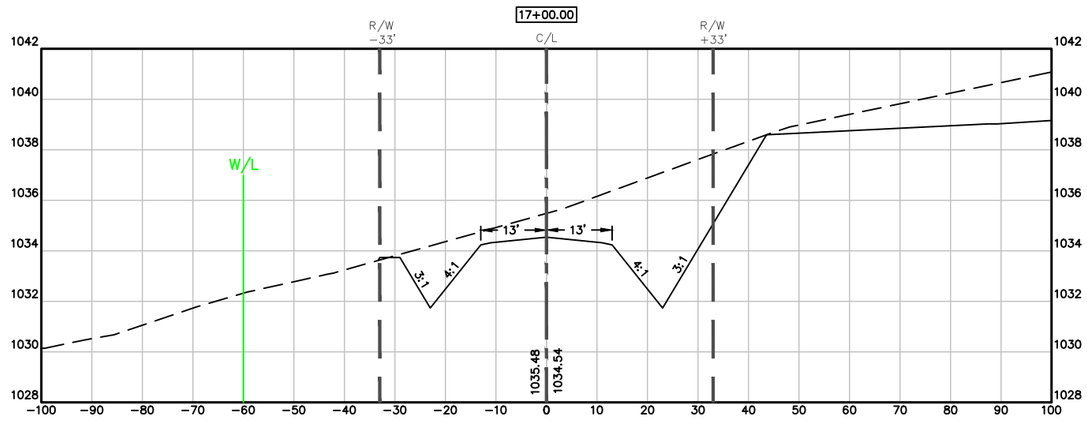
Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

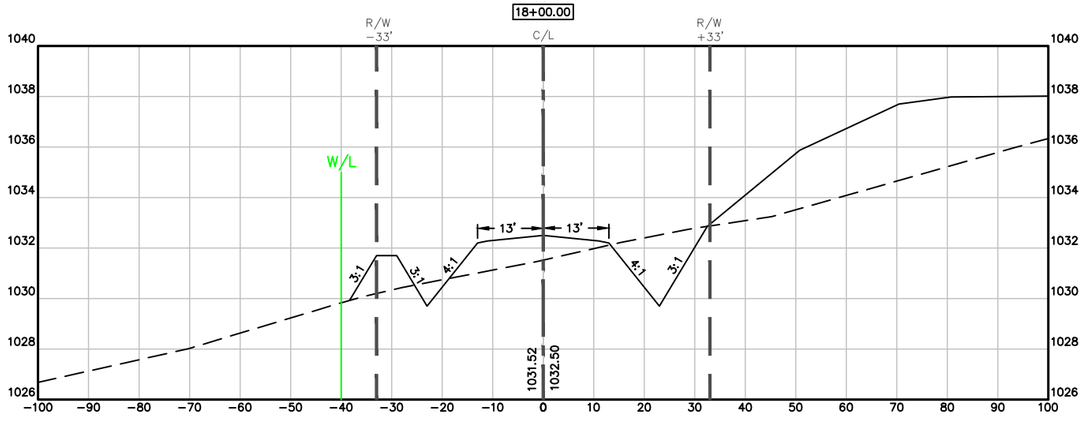
HORIZONTAL: 1"=30'
VERTICAL: 1"=6'

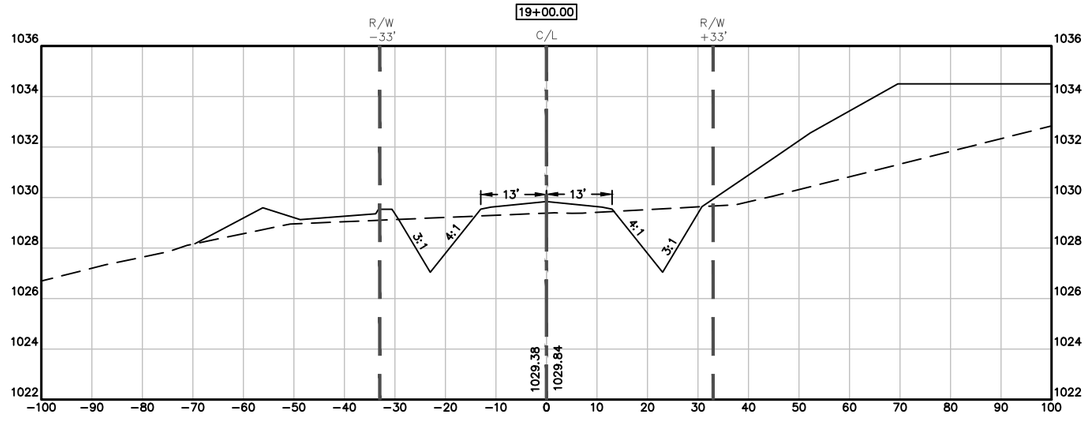












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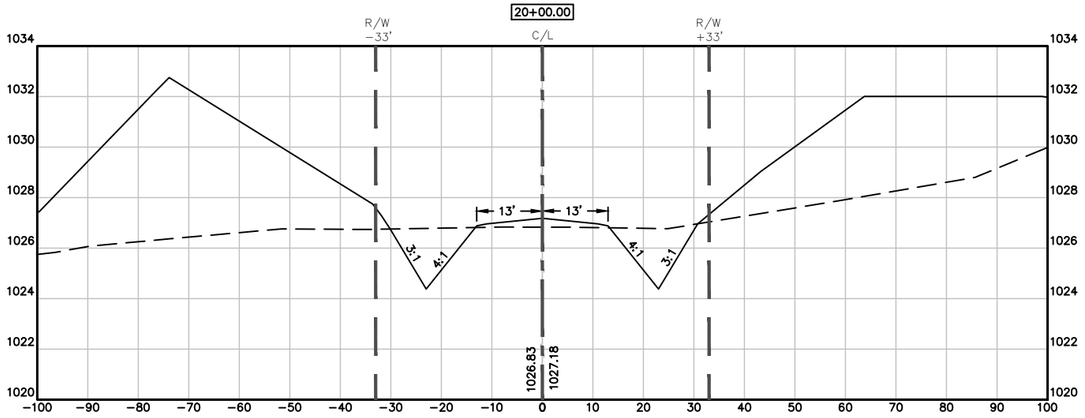
ALIGNMENT 1 – ROAD 'A'
STA. 14+00 TO 19+00
CROSS SECTIONS

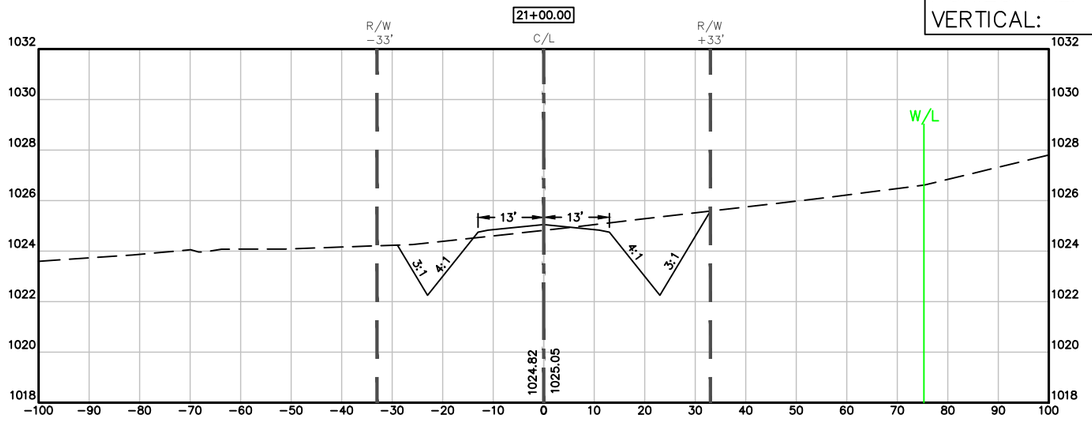
RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

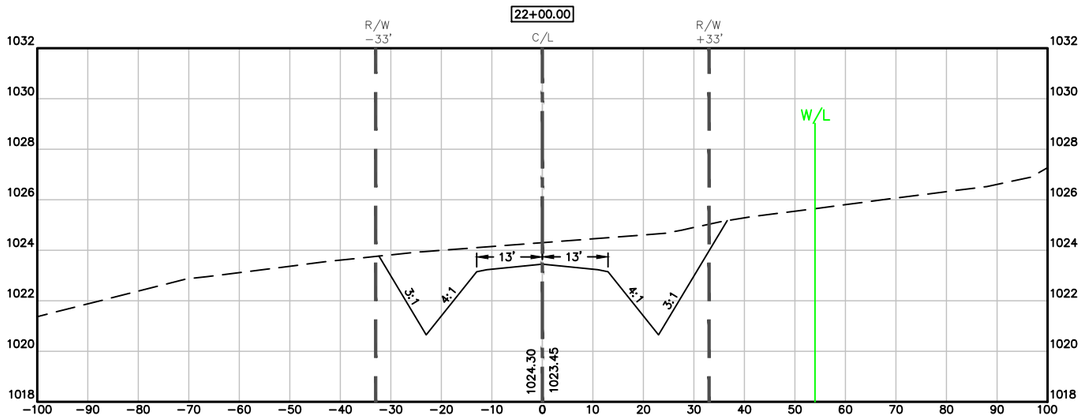
DWG NAME 20276 PG32 X-SECTIONS
DATE 3/2021

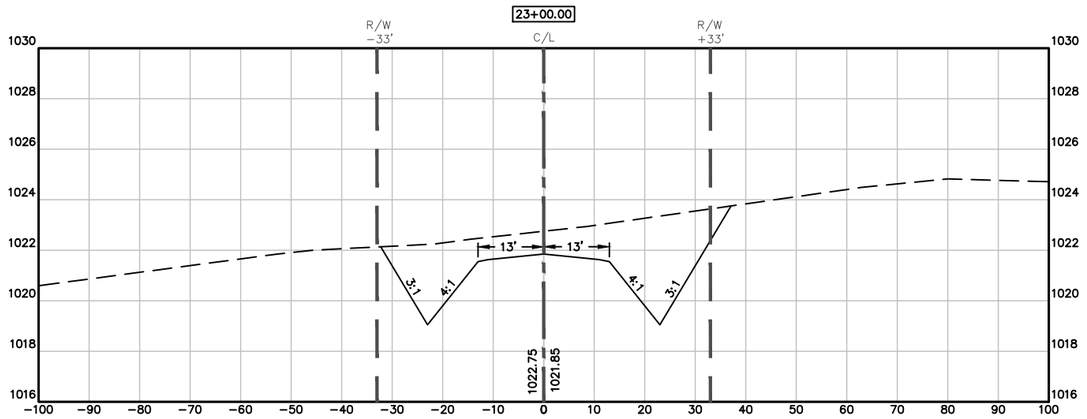
Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

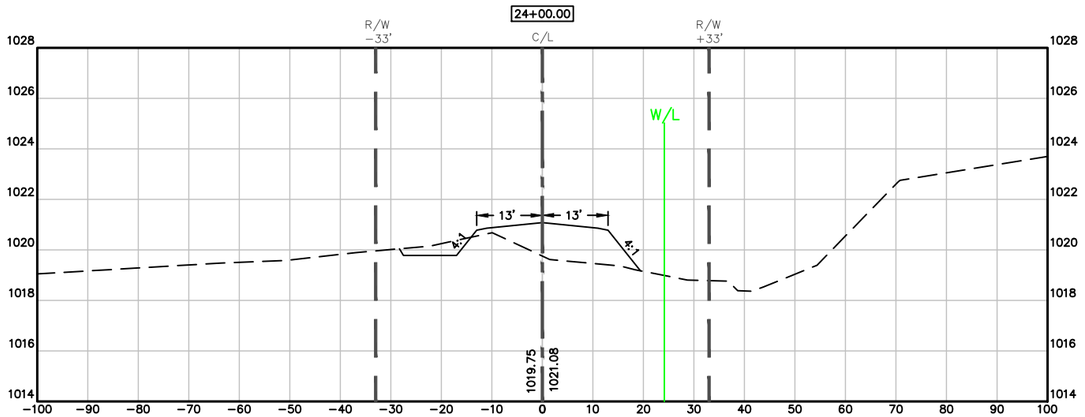
HORIZONTAL: 1"=30'
VERTICAL: 1"=6'

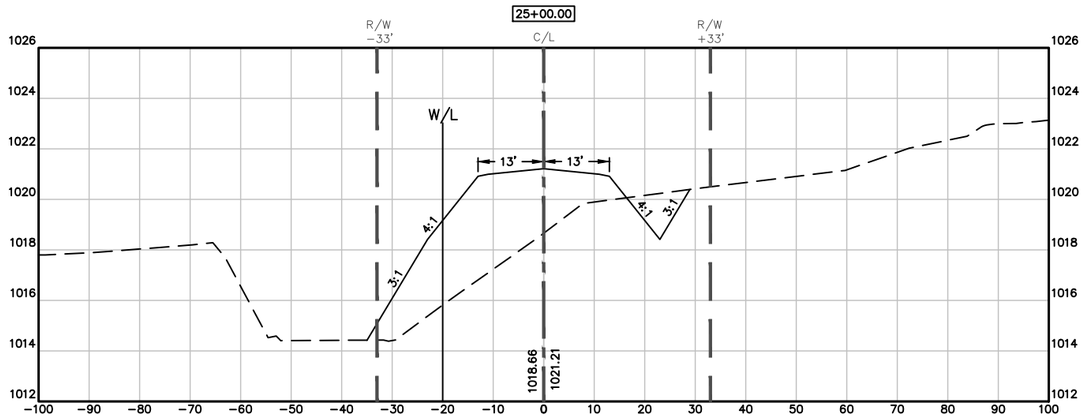












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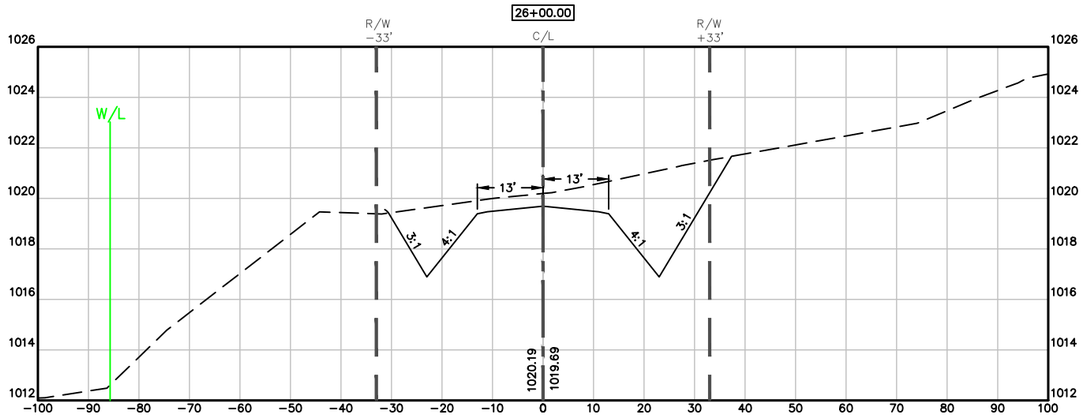
ALIGNMENT 1 – ROAD 'A'
STA. 20+00 TO 25+00
CROSS SECTIONS

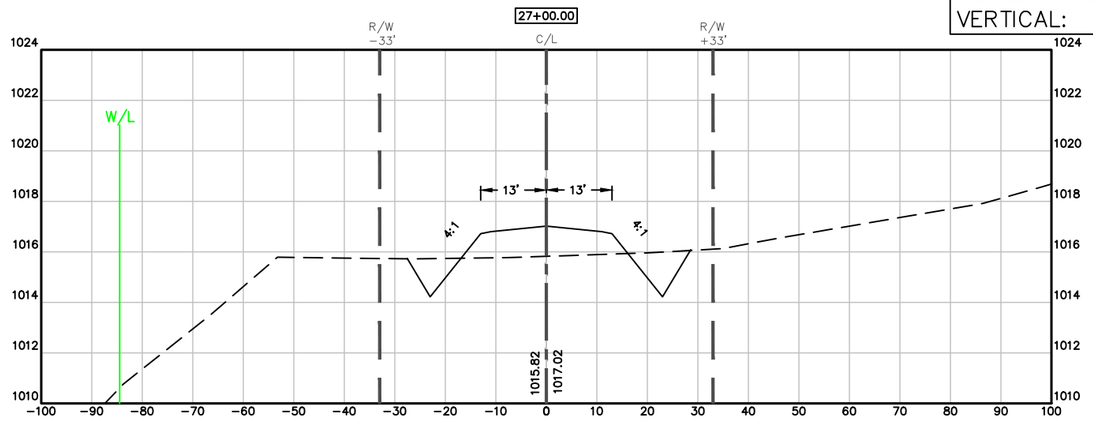
RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

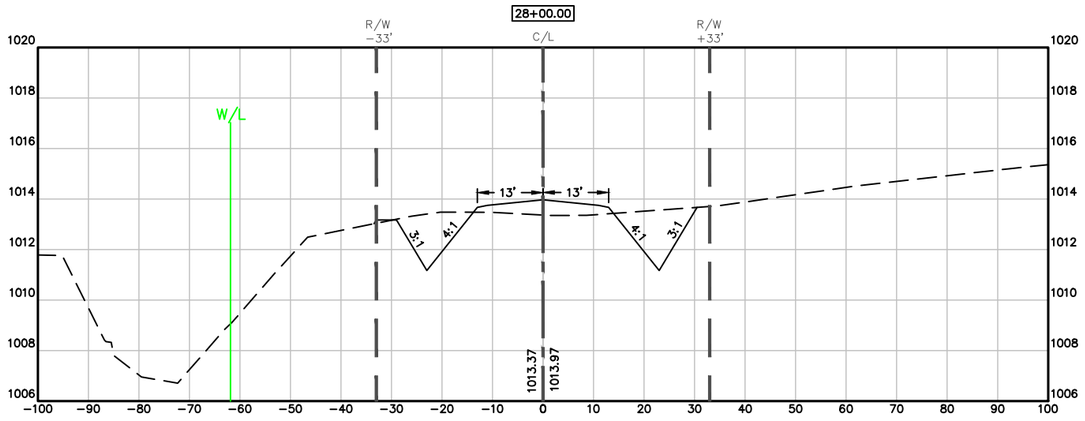
DWG NAME 20276 PG33 X-SECTIONS
DATE 3/2021
33 / 57

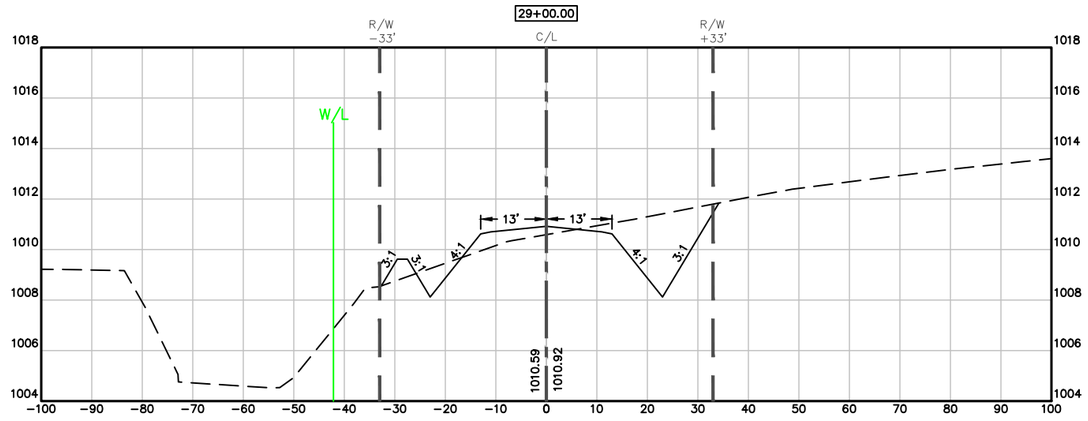
Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

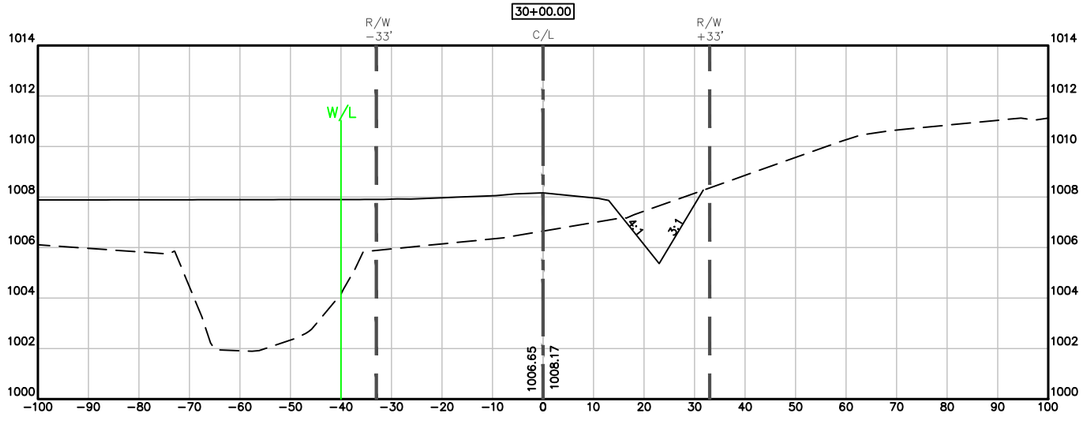
HORIZONTAL: 1"=30'
VERTICAL: 1"=6'

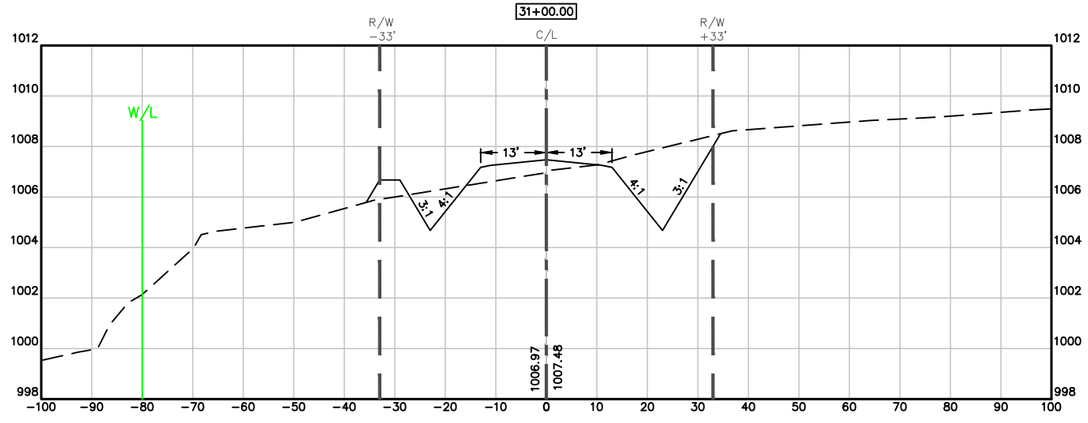












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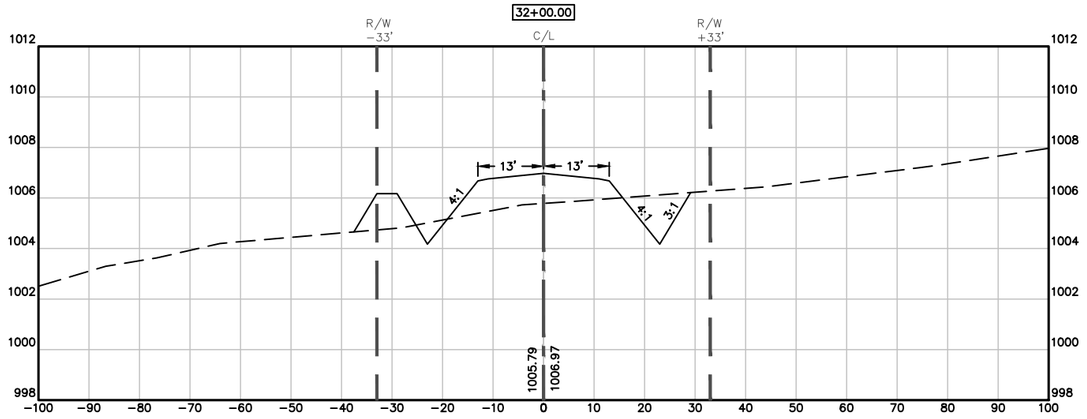
ALIGNMENT 1 – ROAD 'A'
STA. 26+00 TO 31+00
CROSS SECTIONS

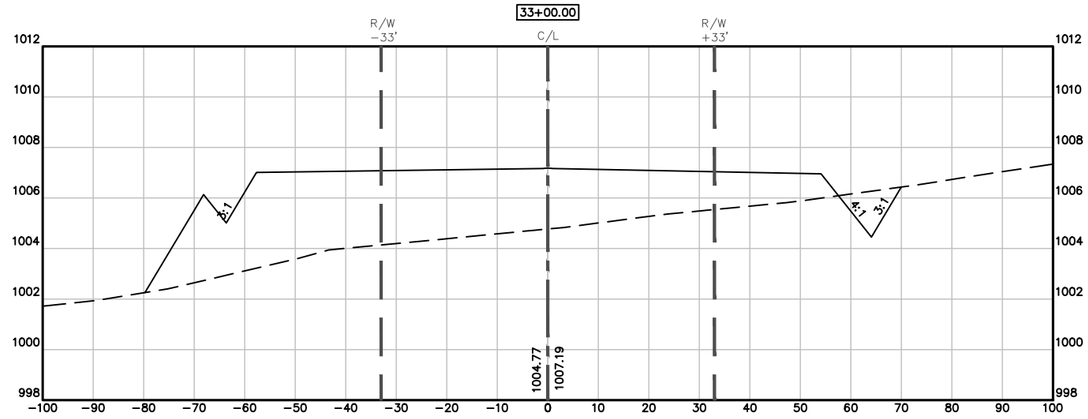
RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG34 X-SECTIONS
DATE 3/2021

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

HORIZONTAL: 1"=30'
VERTICAL: 1"=6'





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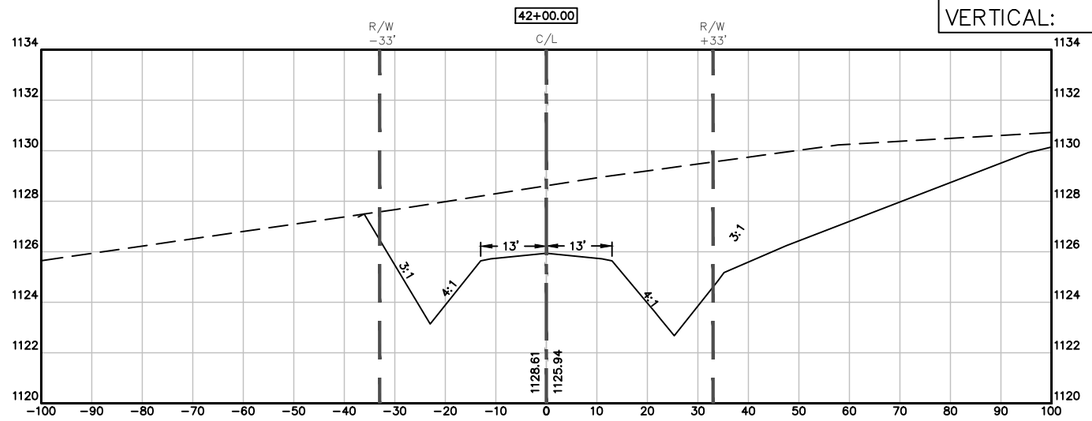
ALIGNMENT 1 – ROAD 'A'
STA. 32+00 TO 33+00
CROSS SECTIONS

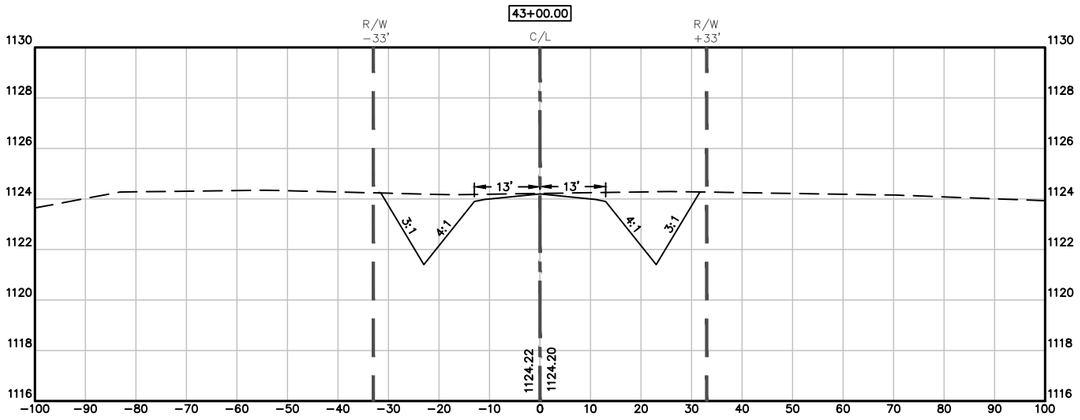
RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

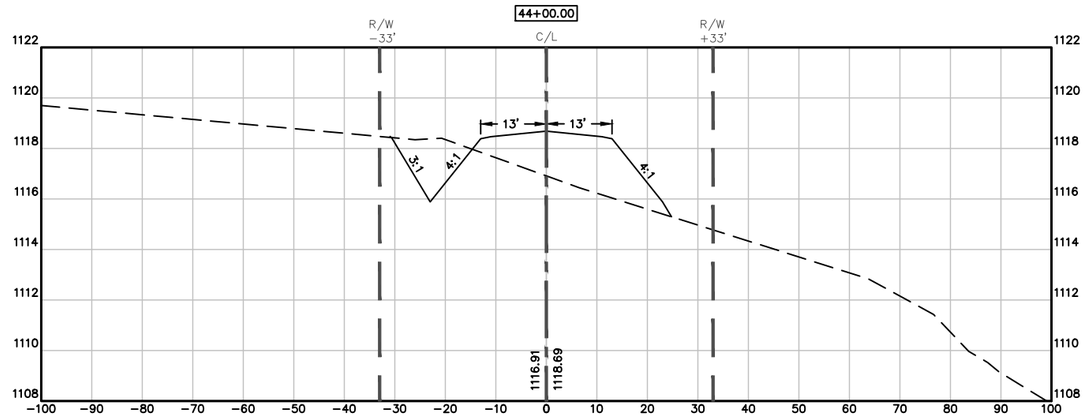
DWG NAME 20276 PG35 X-SECTIONS
DATE 3/2021

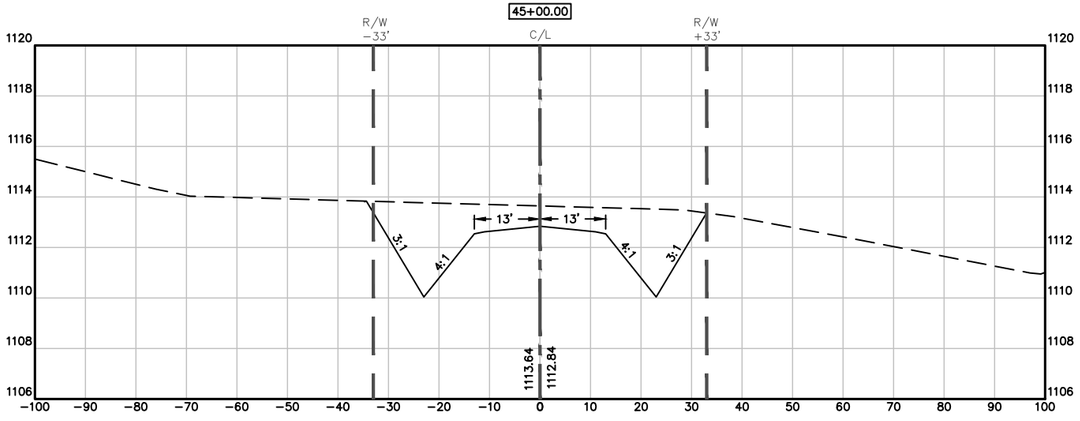
Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

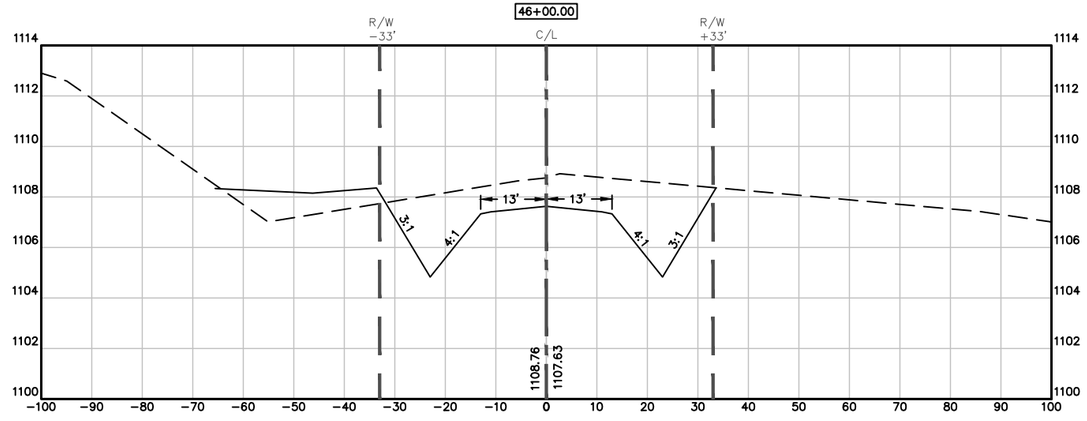
HORIZONTAL: 1"=30'
VERTICAL: 1"=6'











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PROJ. NO. 20276

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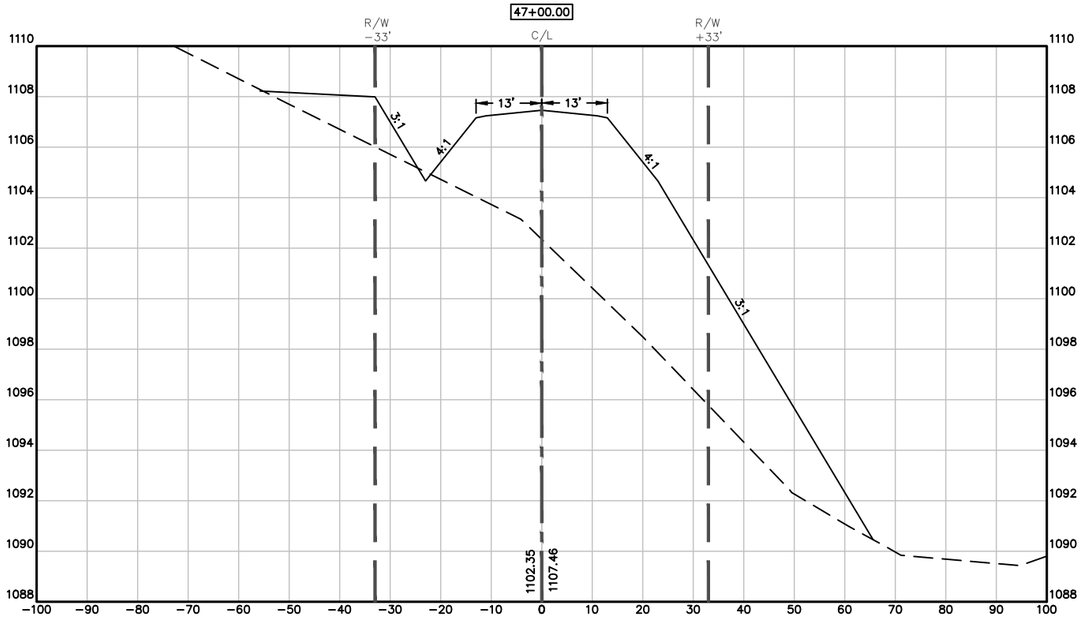
ALIGNMENT 2 – ROAD 'B'
STA. 41+00 TO 46+00
CROSS SECTIONS

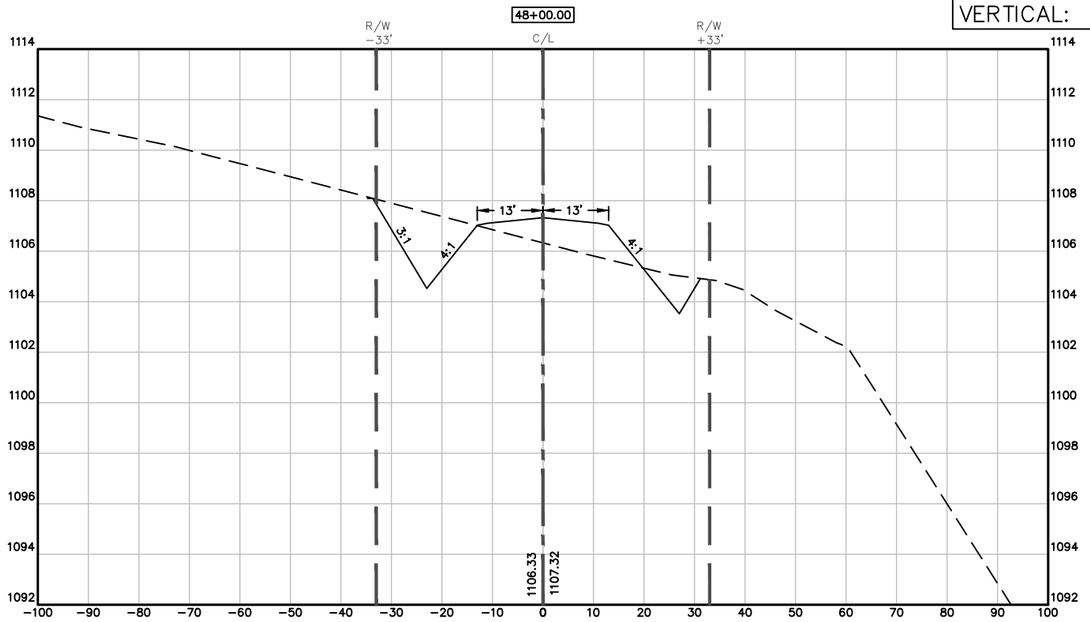
RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

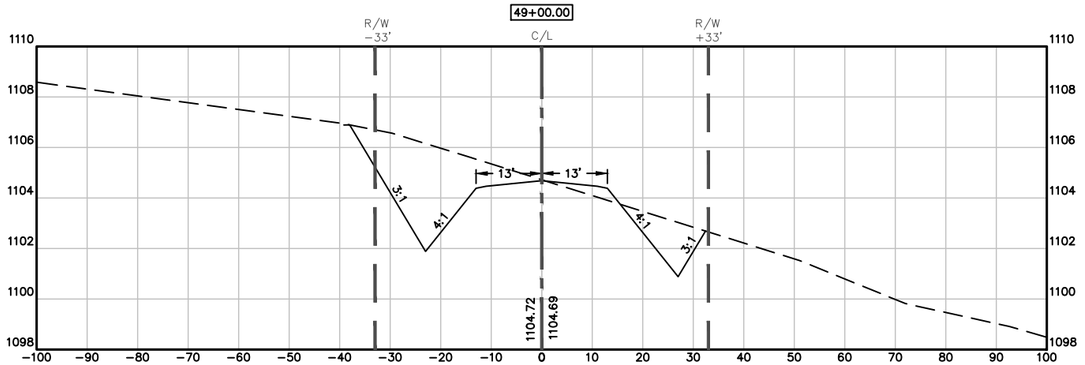
DWG NAME 20276 PG36 X-SECTIONS
DATE 3/2021

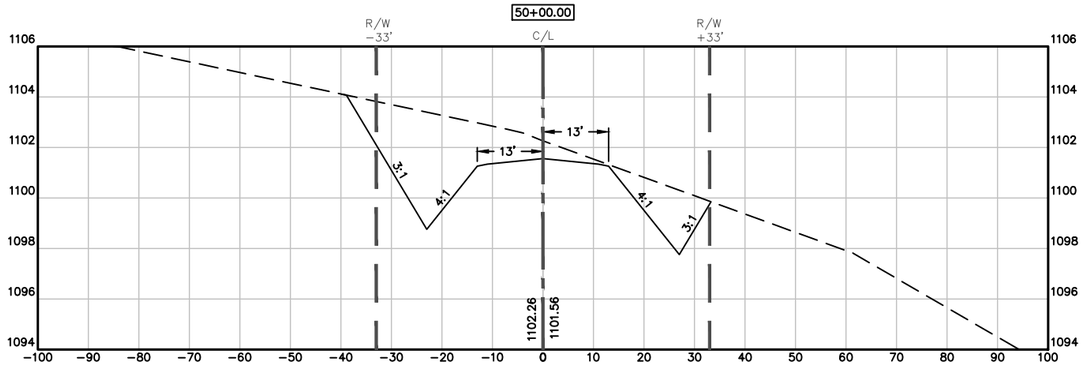
Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

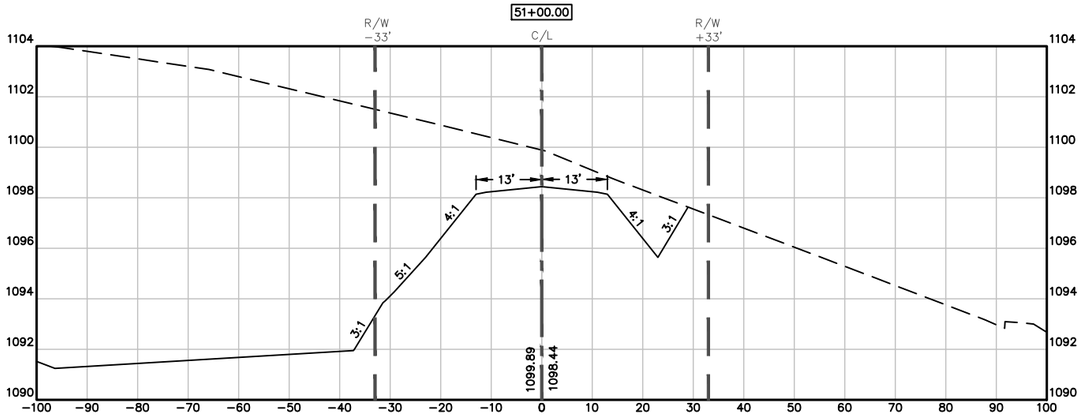
HORIZONTAL: 1"=30'
VERTICAL: 1"=6'

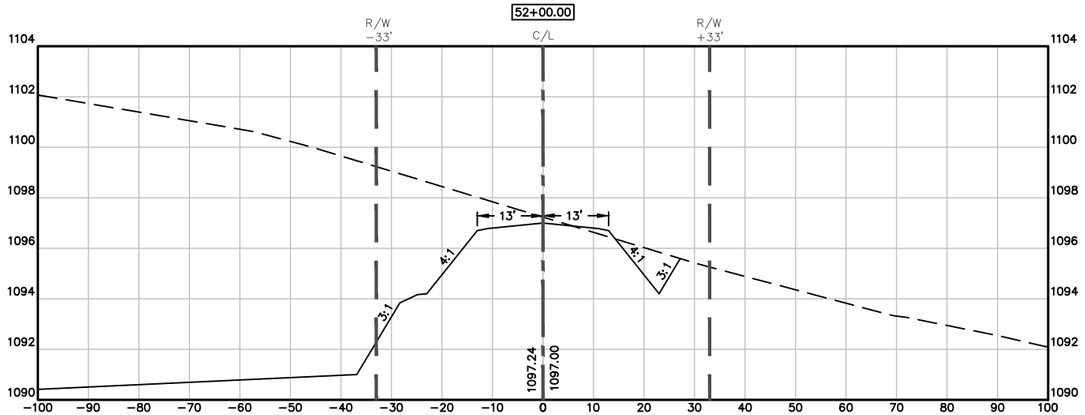












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PROJ. NO. 20276

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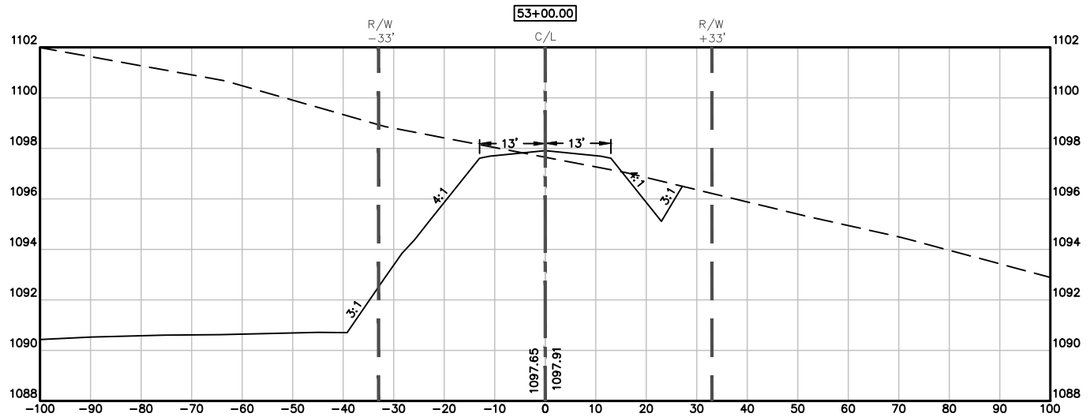
ALIGNMENT 2 – ROAD 'B'
STA. 47+00 TO 52+00
CROSS SECTIONS

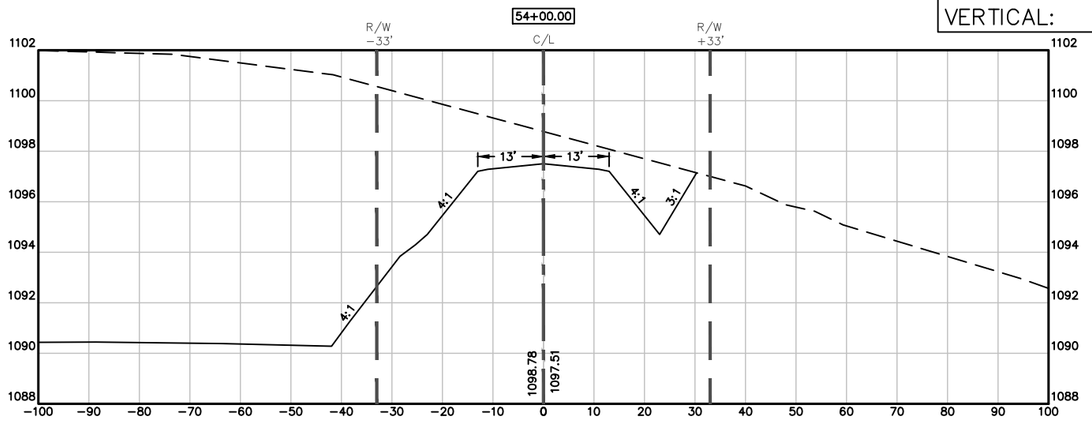
RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

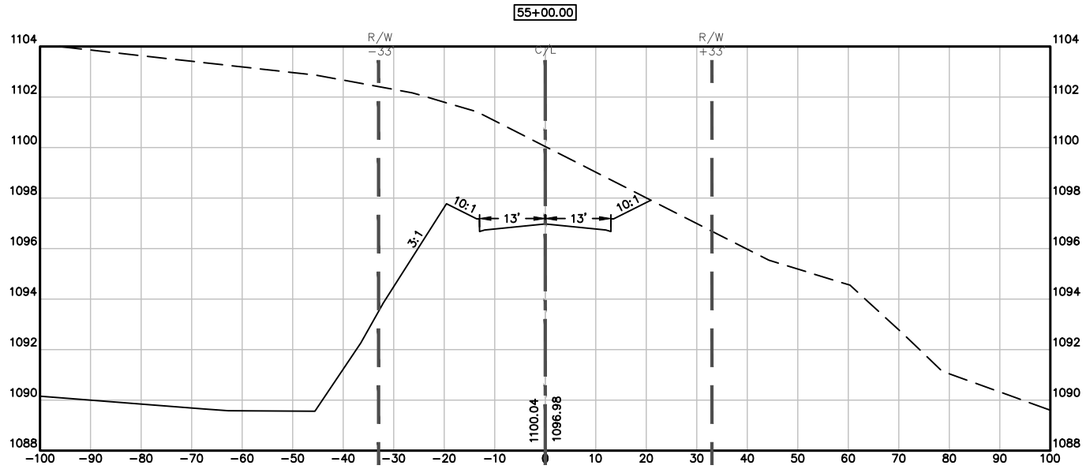
DWG NAME 20276 PG37 X-SECTIONS
DATE 3/2021
37 / 57

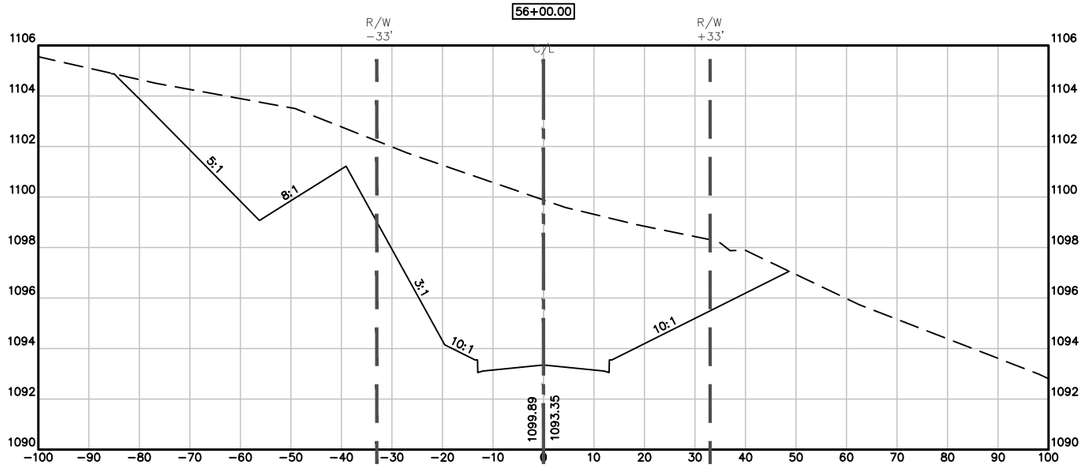
Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

HORIZONTAL: 1"=30'
VERTICAL: 1"=6'









NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED
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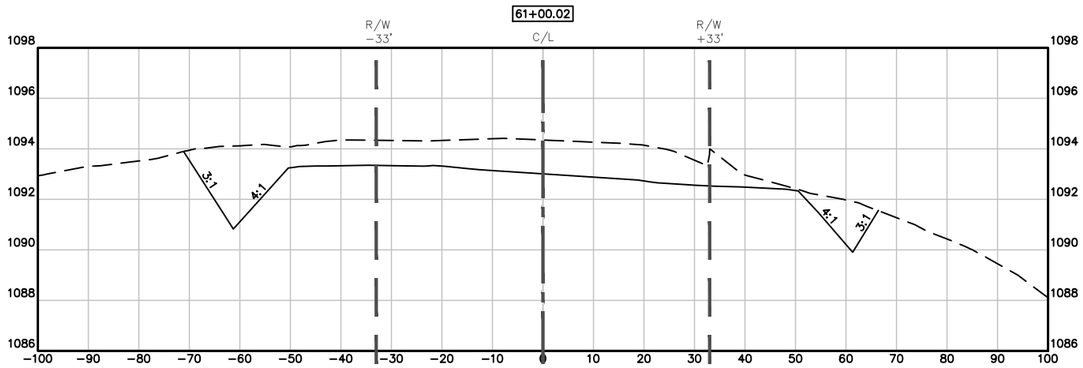
ALIGNMENT 2 – ROAD 'B'
STA. 53+00 TO 56+00
CROSS SECTIONS

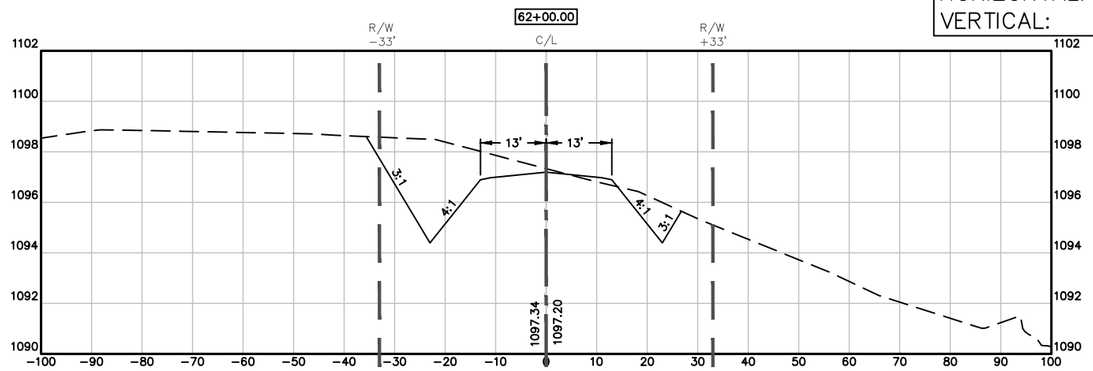
RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

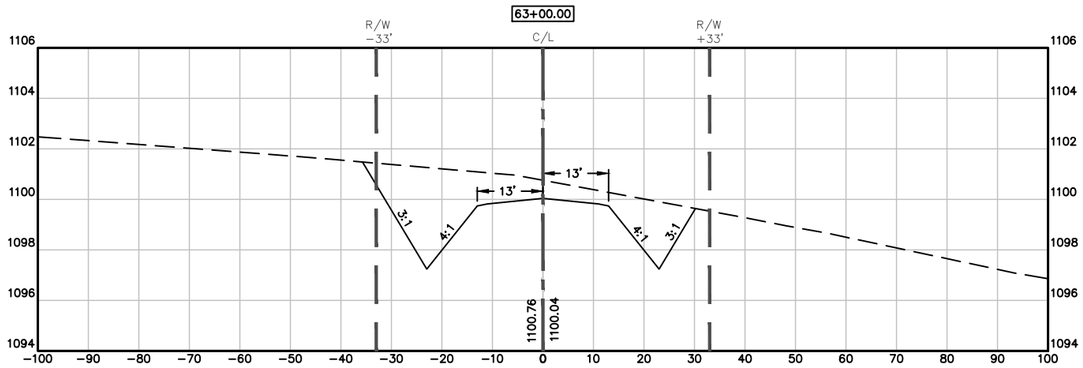
DWG NAME 20276 PG38 X-SECTIONS
DATE 3/2021

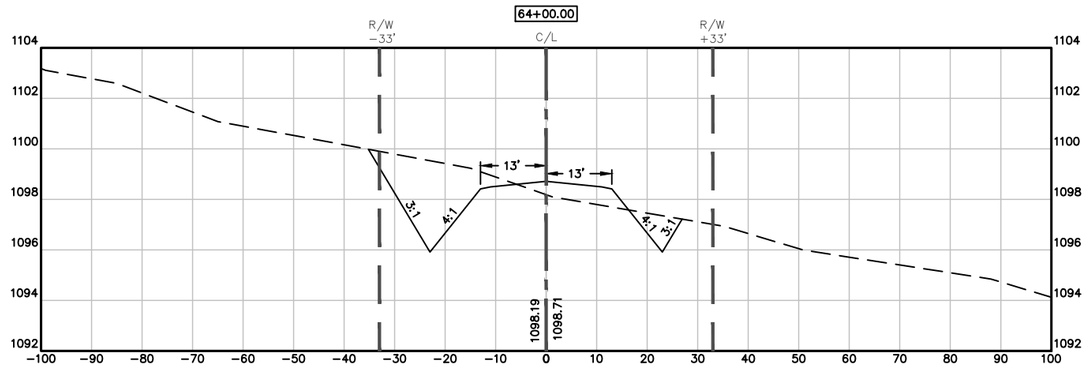
Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

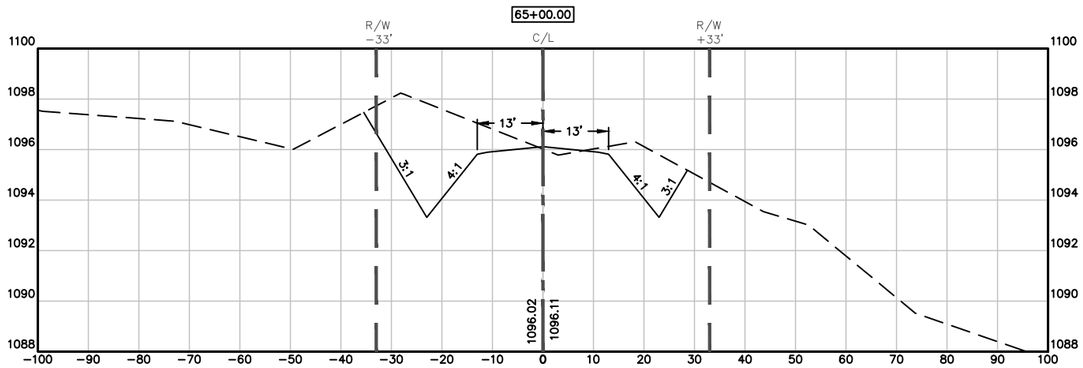
HORIZONTAL: 1"=30'
VERTICAL: 1"=6'

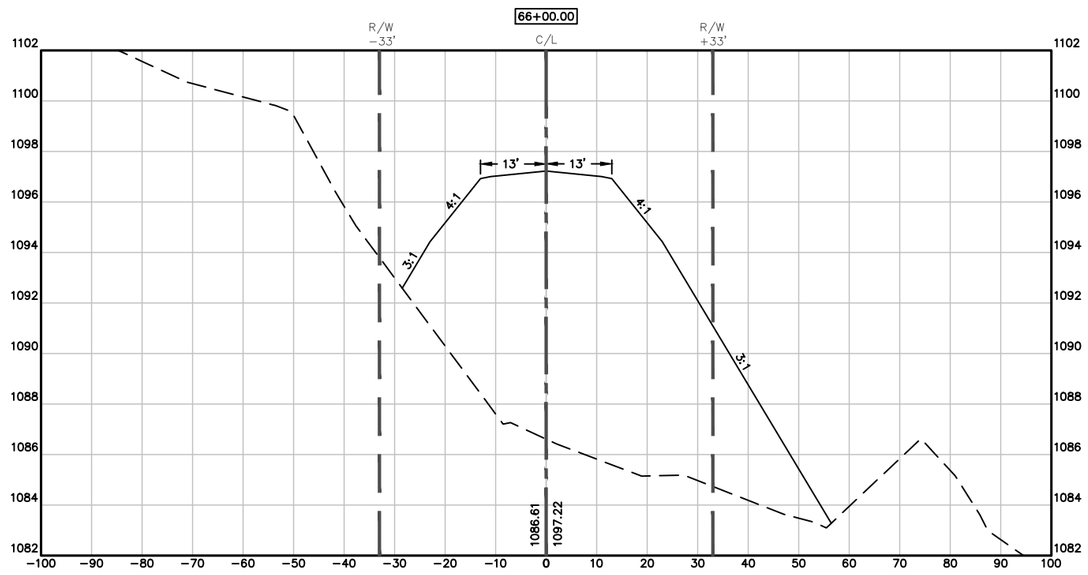












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PROJ. NO. 20276

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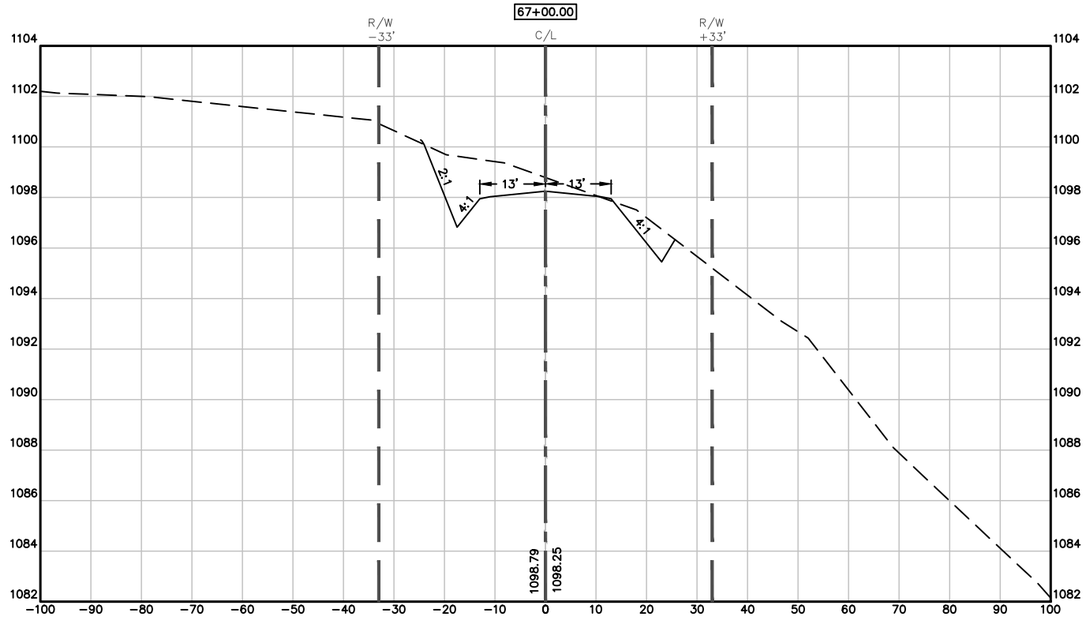
ALIGNMENT 3 – ROAD 'C'
STA. 61+00 TO 6+00
CROSS SECTIONS

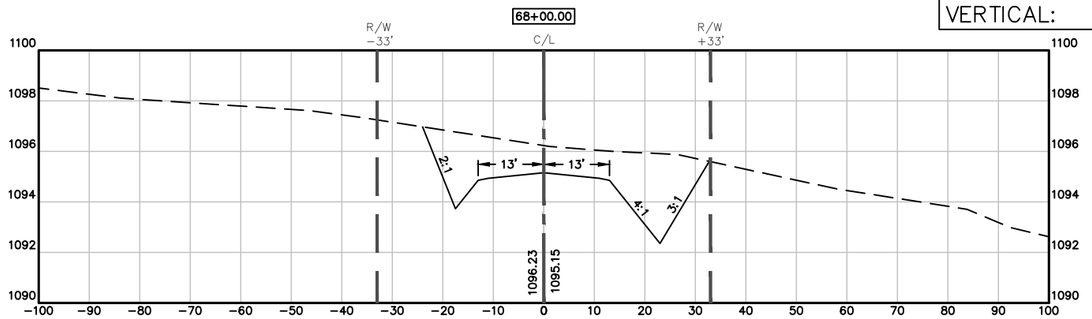
RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

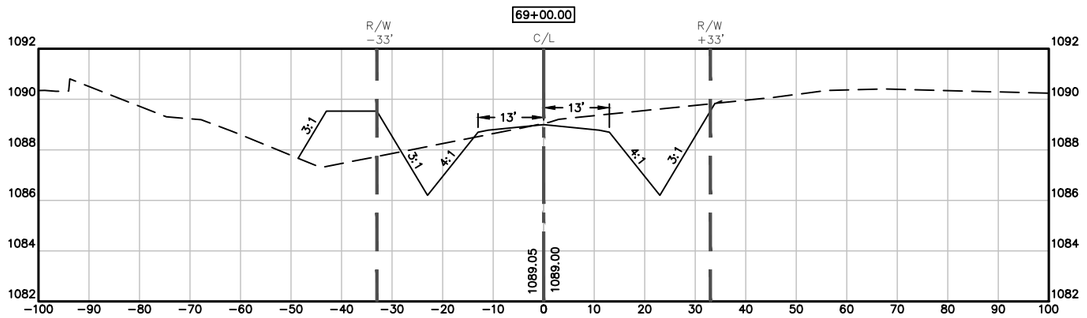
DWG NAME 20276 PG39 X-SECTIONS
DATE 3/2021

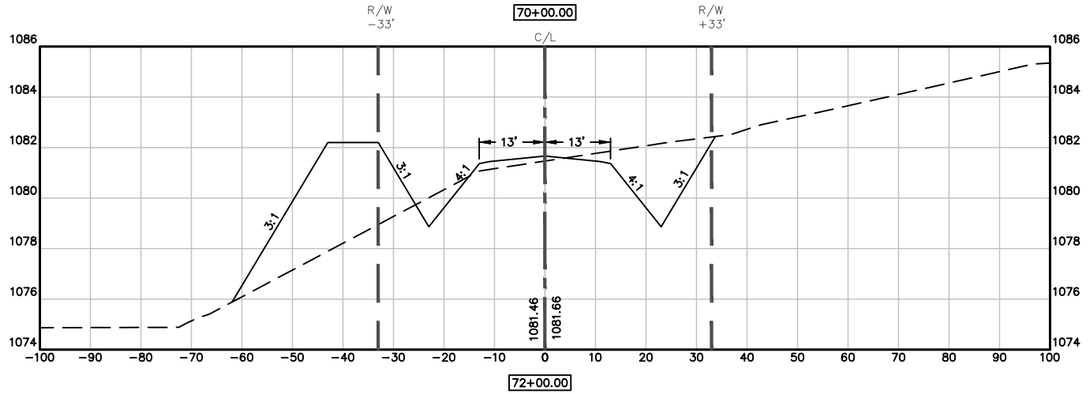
Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

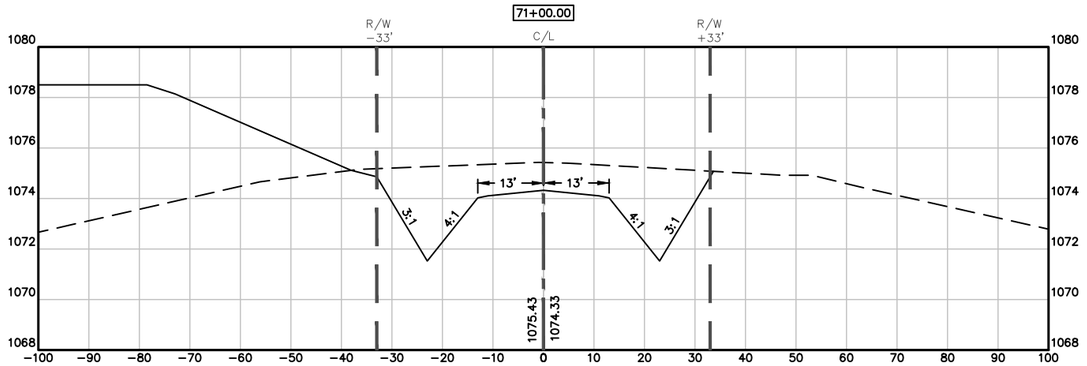
HORIZONTAL: 1"=30'
VERTICAL: 1"=6'

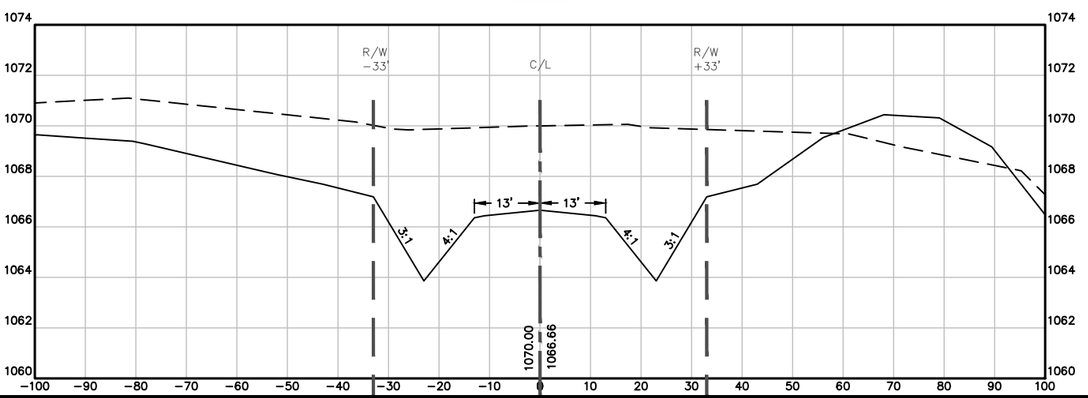












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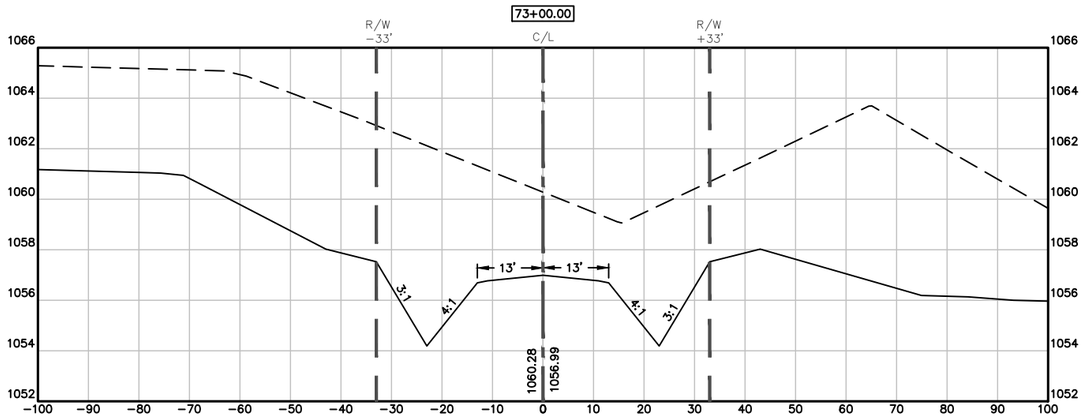
ALIGNMENT 3 – ROAD 'C'
STA. 67+00 TO 72+00
CROSS SECTIONS

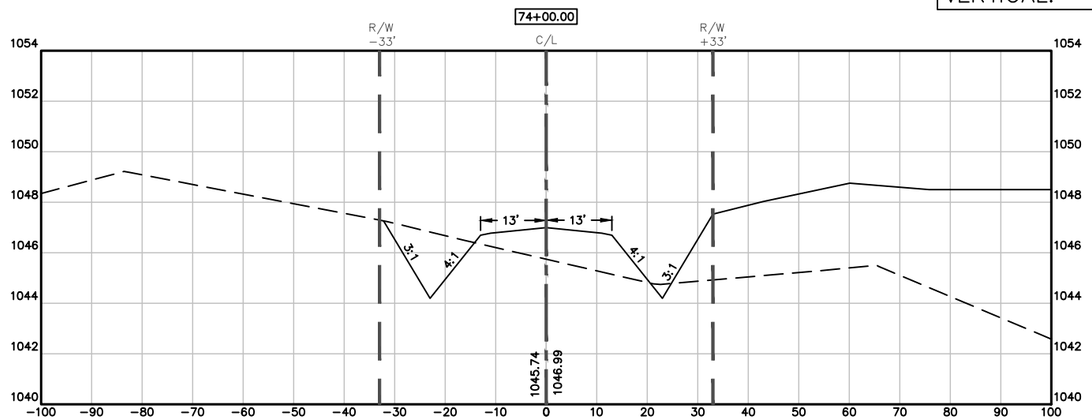
RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

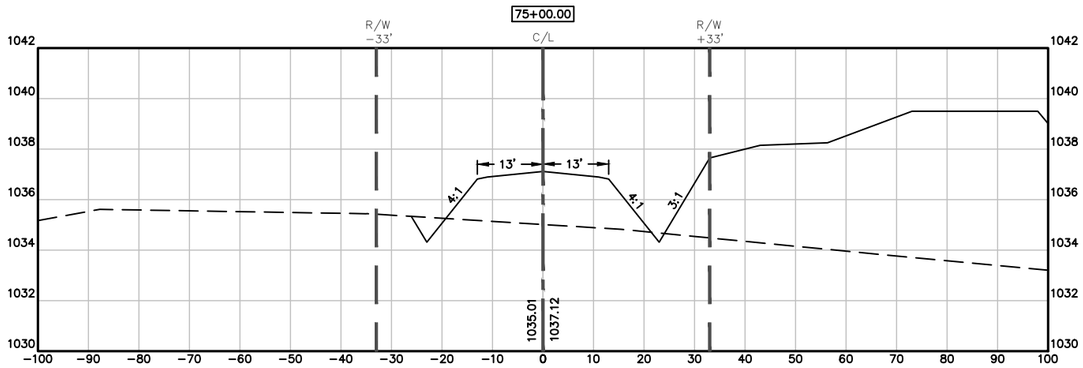
DWG NAME 20276 PG40 X-SECTIONS
DATE 3/2021
40 / 57

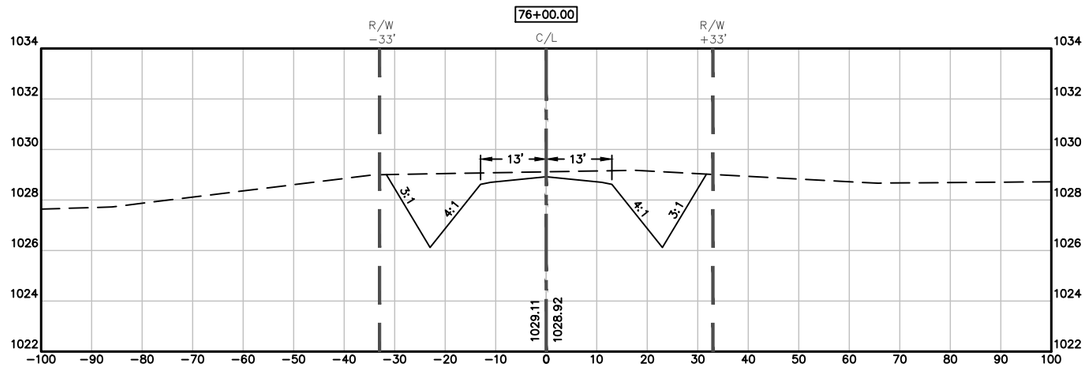
Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

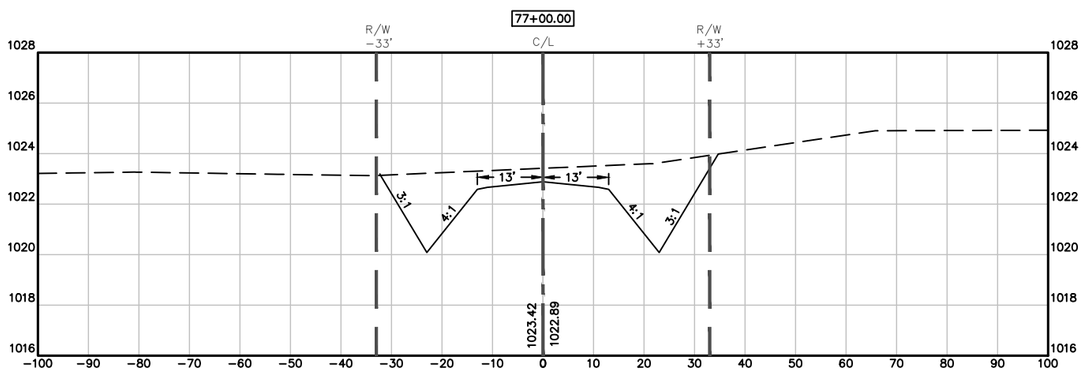
HORIZONTAL: 1"=30'
VERTICAL: 1"=6'

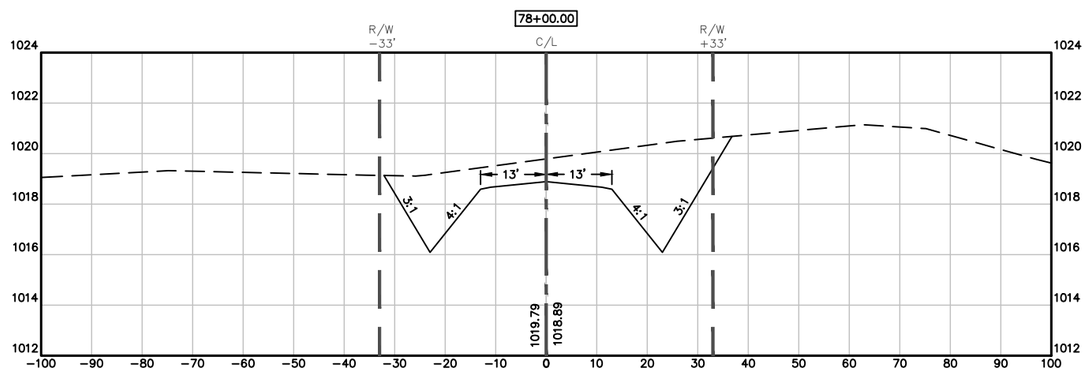












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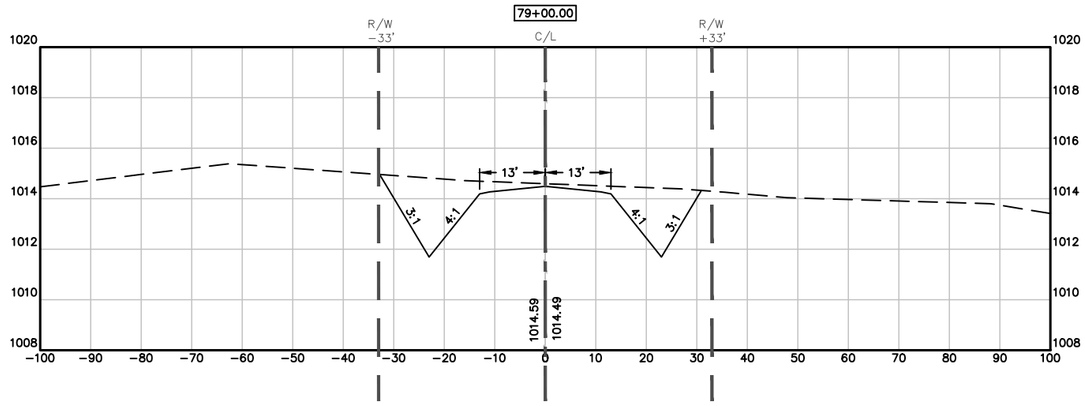
ALIGNMENT 3 – ROAD 'C'
STA. 73+00 TO 78+00
CROSS SECTIONS

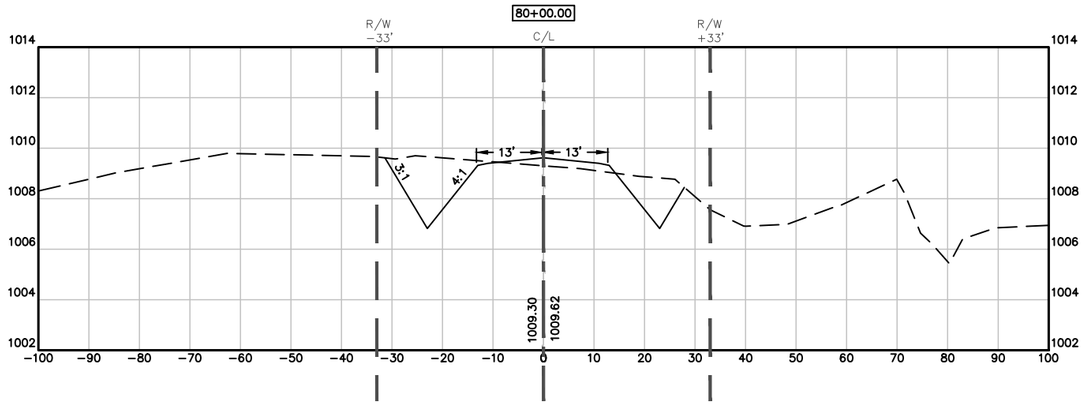
RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

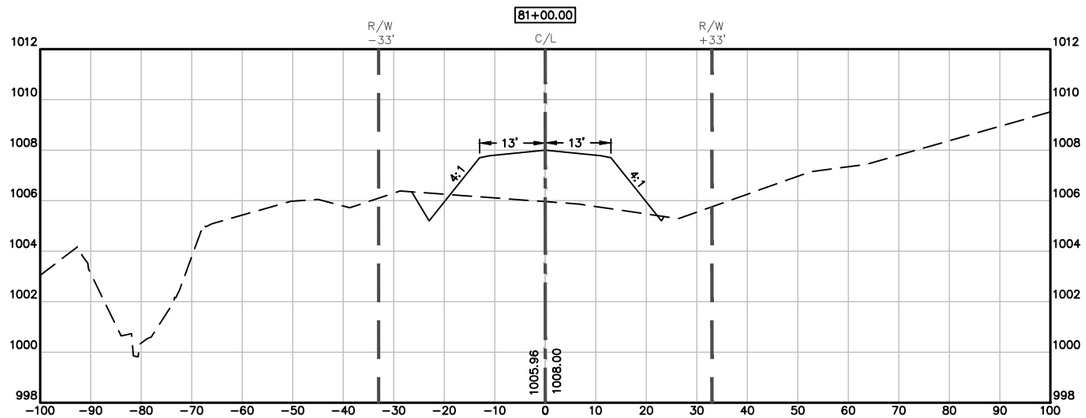
DWG NAME 20276 PG41 X-SECTIONS
DATE 3/2021

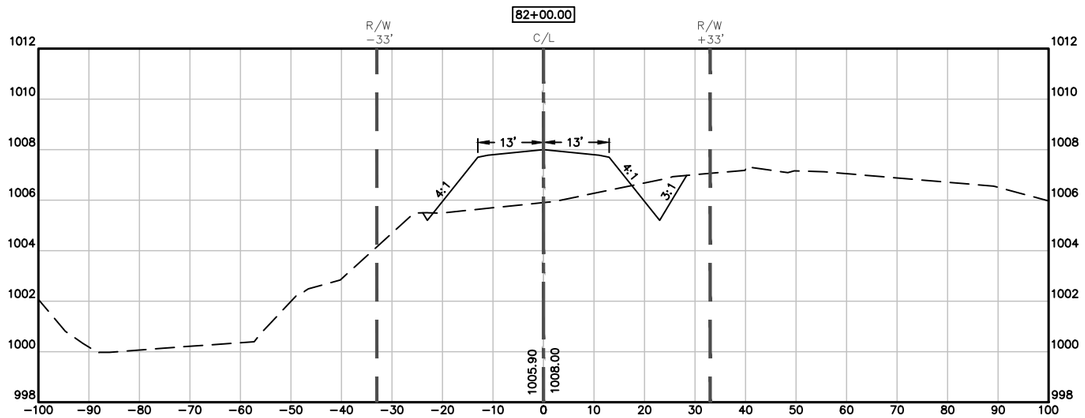
Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

HORIZONTAL: 1"=30'
VERTICAL: 1"=6'









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ALIGNMENT 3 – ROAD 'C'
STA. 79+00 TO 82+00
CROSS SECTIONS

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG42 X-SECTIONS
DATE 3/2021

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

FLOW LINE ELEVATION DATA			
SP1	STA. 1+00.00	10.00' RT.	900.00
SP2			
SP3			
SP4			
SP5			
SP6			
SP7			
SP8			
SP9			

EDGE OF PAVEMENT RADIUS LEGEND			
RAD1	40' RAD EP	STA. 1+00.00	10.00 RT.
RAD2	60' RAD EP	STA. 1+00.00	10.00 RT.

Know what's below. Call before you dig.

NORTH

0 7.5 15 30

63

3

ROAD A

22' BIT

66' R.O.W.

10' U.E.

CONTROL LINE

10:1 TAPER

STM 1
12" FES
INV.=1121.00
DETAIL C-111 & SS-460

STM 2
12" FES
INV.=1121.32
DETAIL SS-460

15.0' 15.0'

STM STM STM

67 LF 12" HDPE
0.48%

R40.0'

R60.0'

3' GRAVEL SHOULDER

3' GRAVEL SHOULDER

EX. FENCE

EX. TV

EX. OVERHEAD UTILITIES

EX. CULVERT TO BE REMOVED

50' TAPER

75' TAPER

100+00

101+00

102+00

103+00

103+17

5.5'

5.5'

90°

22.3' BIT

66' R.O.W.

CENTERLINE

SAWCUT ALIGNMENT
(~0.5' FROM EDGE OF PAVEMENT)

256 LF FULL-DETPTH SAWCUT

COUNTY ROAD OO

EX. CULVERT

EX. CULVERT

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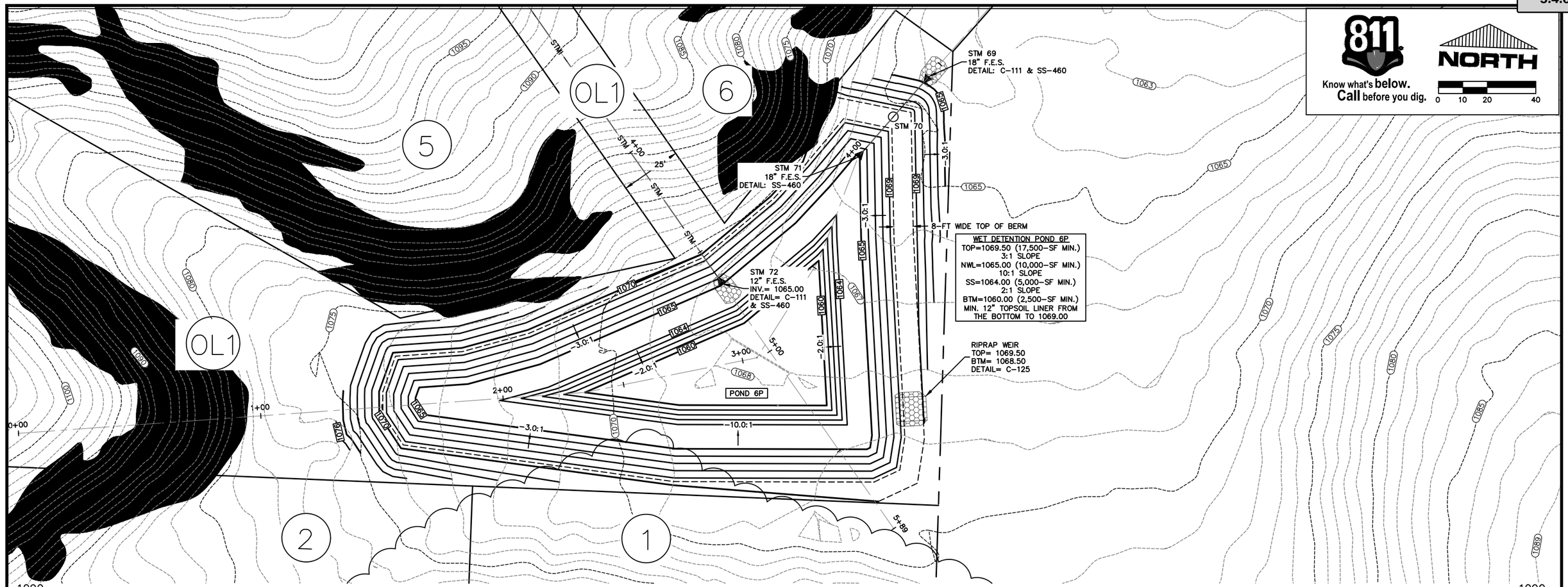
INTERSECTION
COUNTY ROAD OO & ROAD 'A'
ALIGNMENT 4: COUNTY ROAD OO
STA:

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG43 INTERSECTION

DATE 3/2021

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)



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PROJ. NO. 20276

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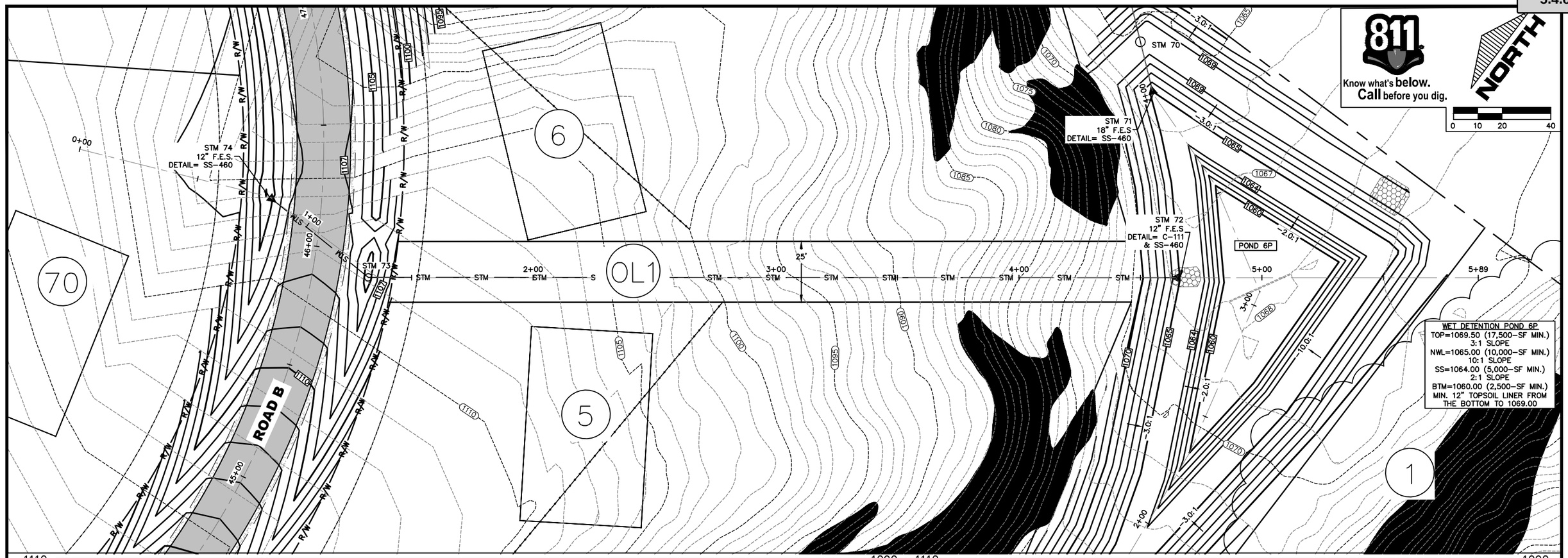
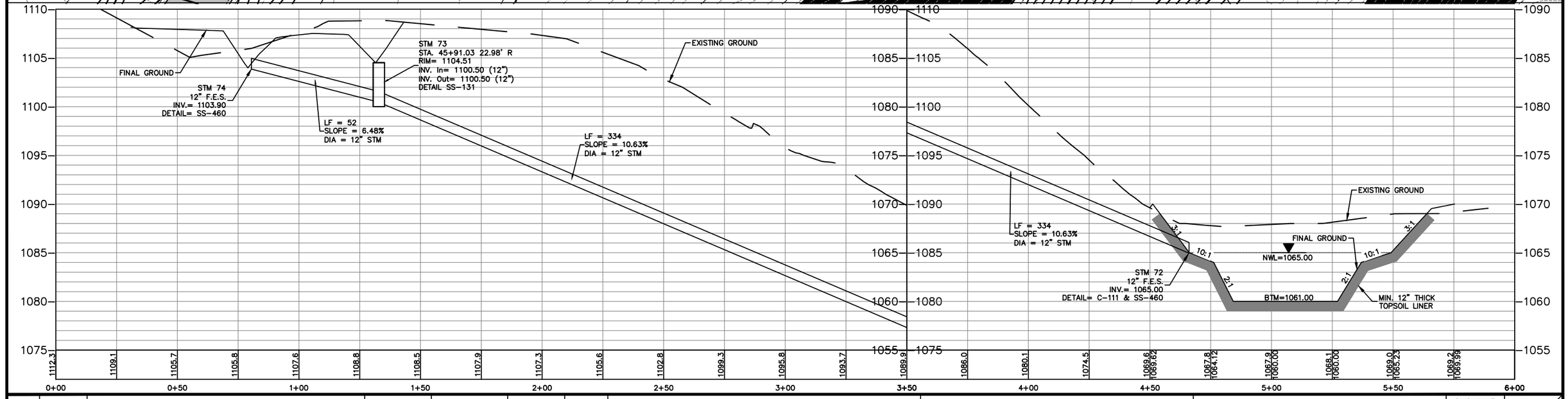
POND 6P CROSS SECTIONS

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG44 POND
DATE 3/2021
44 / 57

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)





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PROJ. NO. 20276

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POND 6B CROSS SECTIONS

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG45 POND
DATE 3/2021
45 / 57

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

811 Know what's below. Call before you dig.

NORTH

0 10 20 40

DRY DETENTION POND 4P
TOP=1096.00 (32,000-SF MIN.)
3:1 SLOPE
TOE=1092.00 (12,000-SF MIN.)
BTM=1089.35
MIN. 6" TOPSOIL LINER FROM THE BOTTOM TO 1096.00

STM 10
STM 10A
12" F.E.S.
INV.=1090.00
DETAIL= C-111
& SS-460

STM 11
18" F.E.S.
INV.=1091.00
DETAIL= C-111
& SS-460

STM 12

STM 20
18" F.E.S.
INV.=1089.35
DETAIL= SS-460

STM 19

STM 3
18" F.E.S.
INV.=1089.61
DETAIL= C-111
& SS-460

STM 17

STM 18

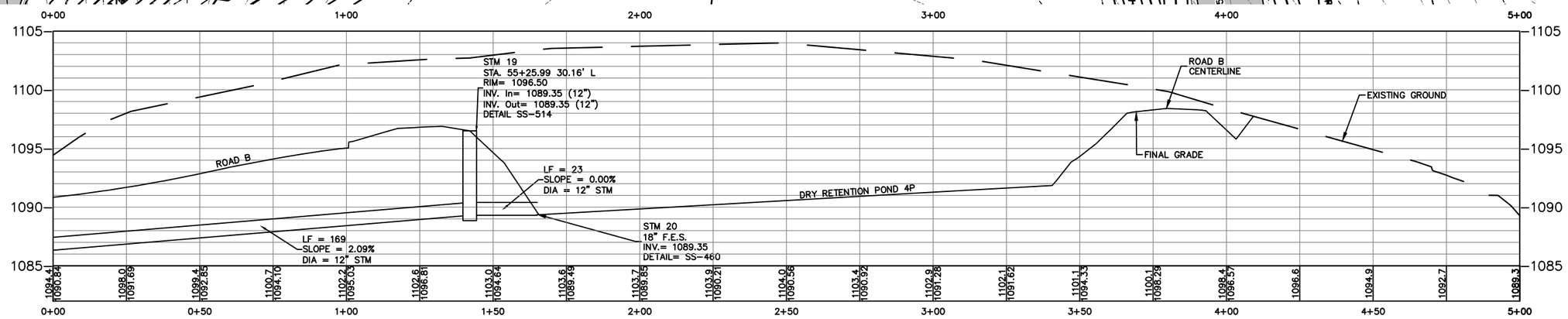
3:1

3.0:1

ROAD B

OL6

14 15 10 9 67 68 8



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POND 4P CROSS SECTIONS

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG46 POND
DATE 3/2021
46
57

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

811 Know what's below. Call before you dig.

NORTH
0 10 20 40

WET DETENTION POND 5P
TOP=1038.00 (9,000-SF MIN.)
3:1 SLOPE
NWL=1033.50 (3,300-SF MIN.)
10:1 SLOPE
SS=1032.70 (1,200-SF MIN.)
2:1 SLOPE
BTM=1028.50 (150-SF MIN.)
MIN. 12" TOPSOIL LINER FROM THE BOTTOM TO 1037.50

INFILTRATION BASIN 55P
TOP=1038.00 (14,000-SF MIN.)
1037.00 (12,250-SF MIN.)
3:1 SLOPE
MID=1033.50 (7,000-SF MIN.)
4:1 SLOPE
BTM=1031.50 (3,150-SF MIN.)
DO NOT PLACE TOPSOIL ON THE BOTTOM.
PLACE 4" TOPSOIL ON SIDE-SLOPES

STM 65
18" F.E.S.
INV. 1089.60
DETAIL= SS-460

STM 64
18" F.E.S.
INV. 1034.00
DETAIL= C-111
& SS-460

STM 60
18" F.E.S.
INV. 1033.50
DETAIL= C-111
& SS-460

STM 61

STM 51
18" F.E.S.
INV. 1033.50
DETAIL= SS-460

STM 50

STM 49
18" F.E.S.
INV. 1032.50
DETAIL= C-111
& SS-460

STM 57

RIPRAP WEIR
TOP= 1038.00
BTM= 1037.50
DETAIL= C-125

WETLAND
DO NOT DISTURB

25' EASEMENT

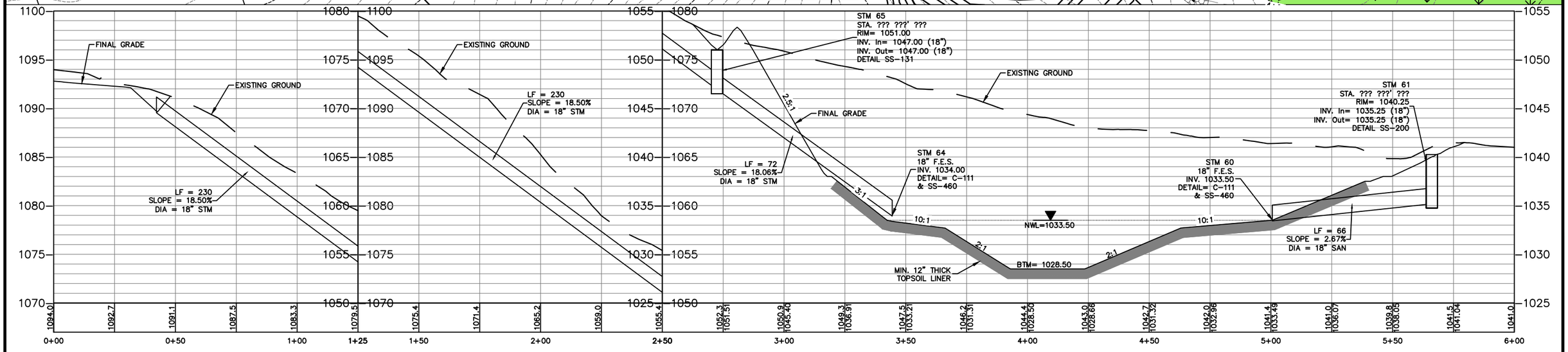
EASEMENT

WET POND 5P

INF. BASIN 55P

6-FT WIDE TOP OF BERM

8-FT WIDE TOP OF BERM



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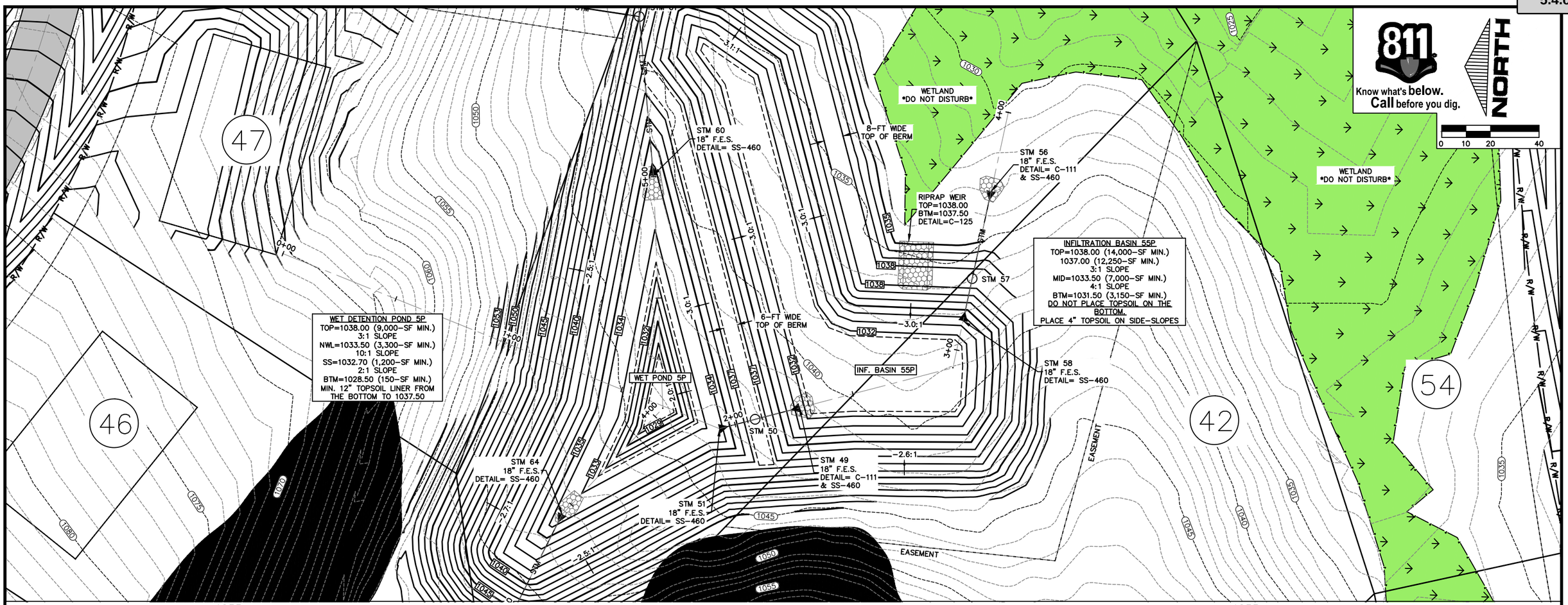
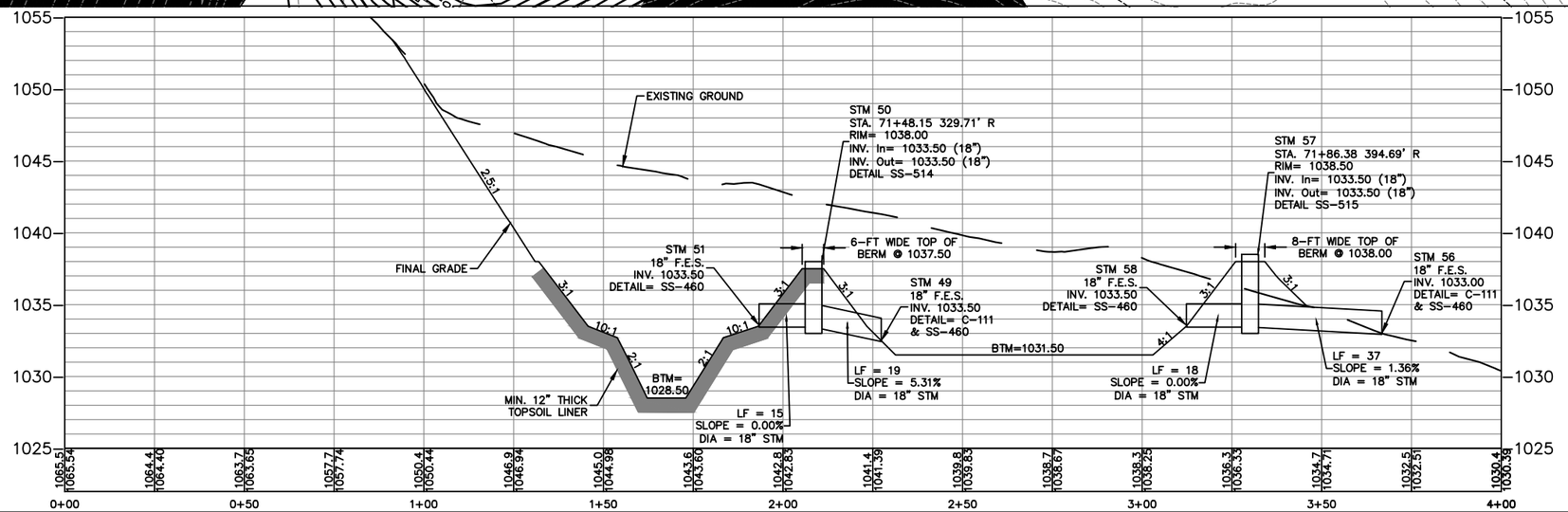
POND 5P CROSS SECTIONS

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG47 POND
DATE 3/2021
47 / 57

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)





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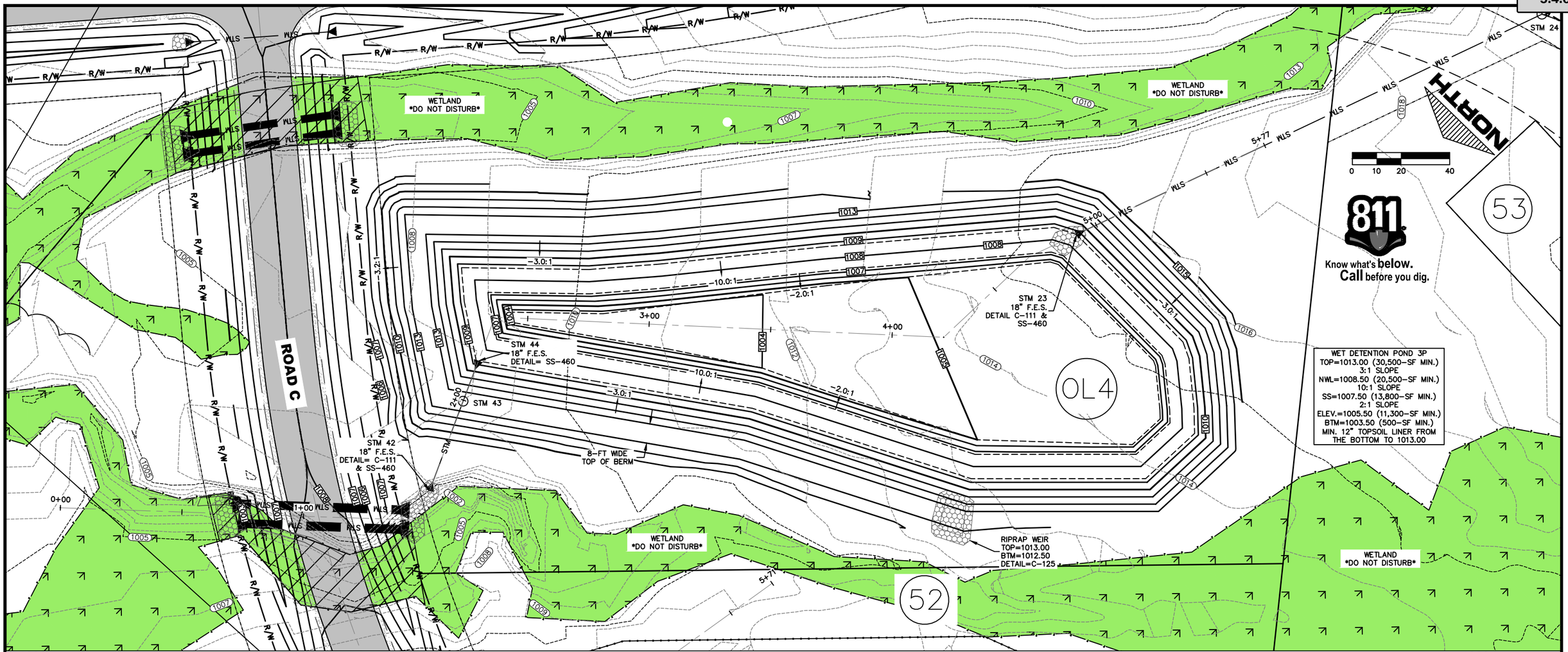
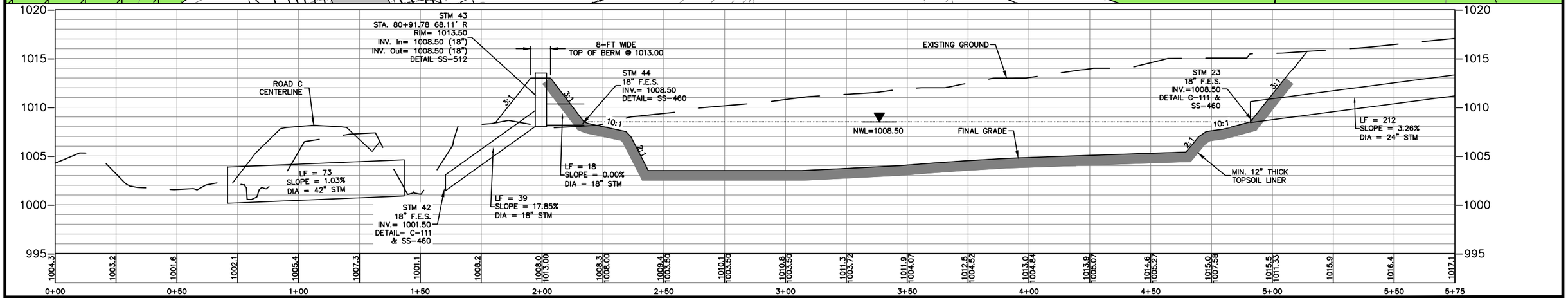
POND 5P CROSS SECTIONS

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG48 POND
DATE 3/2021
48 / 57

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)





NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED
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PROJ. NO. 20276

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POND 3P CROSS SECTIONS

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG49 POND
DATE 3/4/2021

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

811 Know what's below. Call before you dig.

NORTH

0 10 20 40

RIGHT OF WAY

WET DETENTION POND 1P
TOP=1011.00 (13,500-SF MIN.)
3:1 SLOPE
NWL=1006.50 (7,000-SF MIN.)
10:1 SLOPE
SS=1005.50 (3,000-SF MIN.)
2:1 SLOPE
BTM=1002.50 (1,100-SF MIN.)
MIN. 12" TOPSOIL LINER FROM THE BOTTOM TO 1010.50

OUTLOT 3

WET POND 1P

STM 40 18" F.E.S. DETAIL= C-111 & SS-460

STM 41

STM 44

STM 45 18" F.E.S. DETAIL= SS-460

STM 46 12" F.E.S. DETAIL= C-111 & SS-460

STM 43 18" F.E.S. DETAIL= C-111 & SS-460

STM 47

STM 48 12" F.E.S. DETAIL=SS-460

STM 48 18" F.E.S. DETAIL=C-111 & SS-460

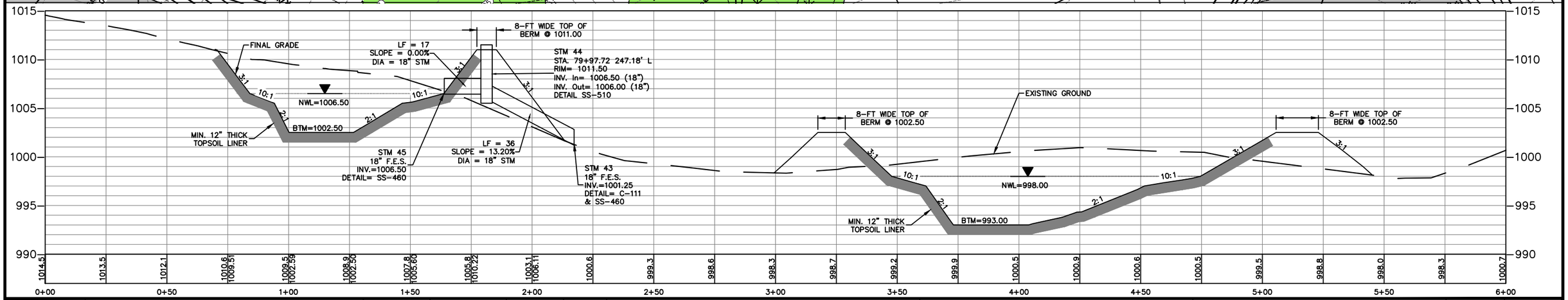
8-FT WIDE TOP OF BERM

WET POND 2P

WET DETENTION POND 2P
TOP=1002.50 (10,000-SF MIN.)
3:1 SLOPE
NWL=998.00 (4,500-SF MIN.)
10:1 SLOPE
SS=997.00 (1,400-SF MIN.)
2:1 SLOPE
BTM=993.00 (150-SF MIN.)
MIN. 12" TOPSOIL LINER FROM THE BOTTOM TO 1002.00

20' EASEMENT

WETLAND *DO NOT DISTURB*



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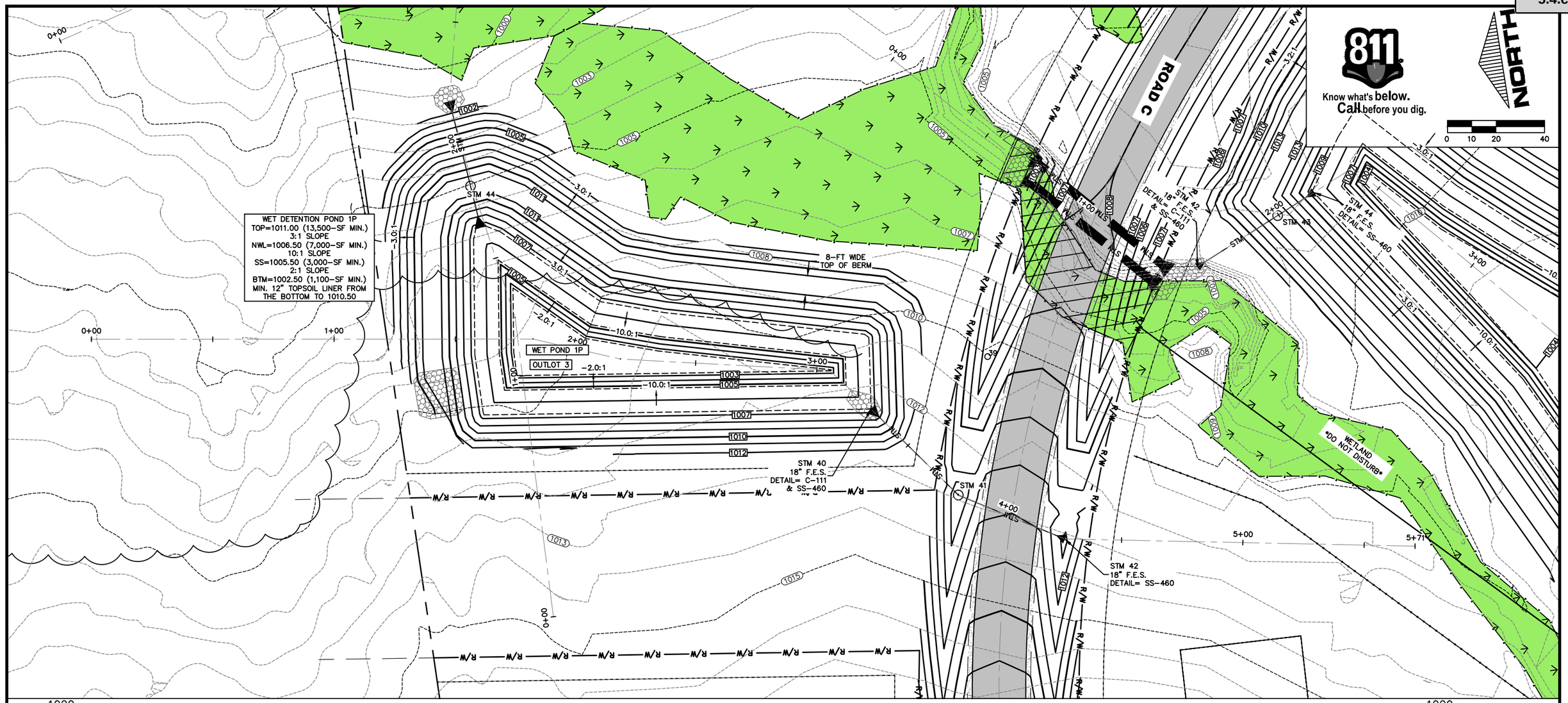
POND 1P/2P CROSS SECTIONS

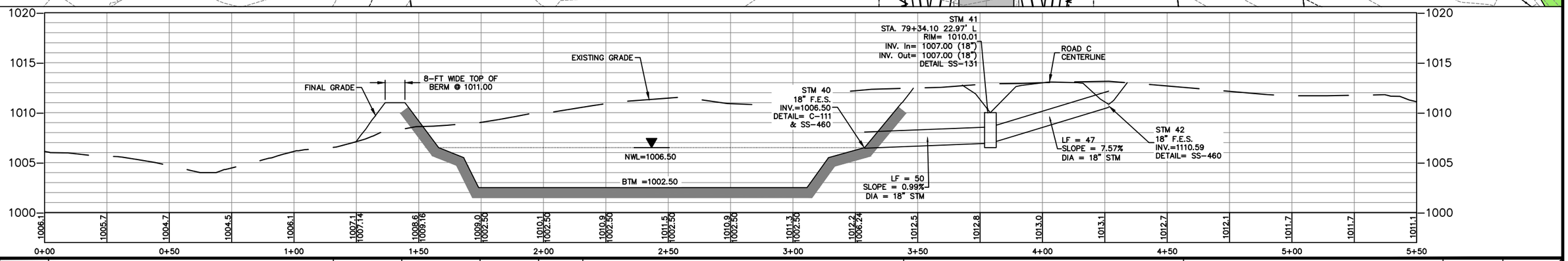
RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG50 POND

DATE 3/2021

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)





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POND 1P CROSS SECTIONS

RIVERBELLE
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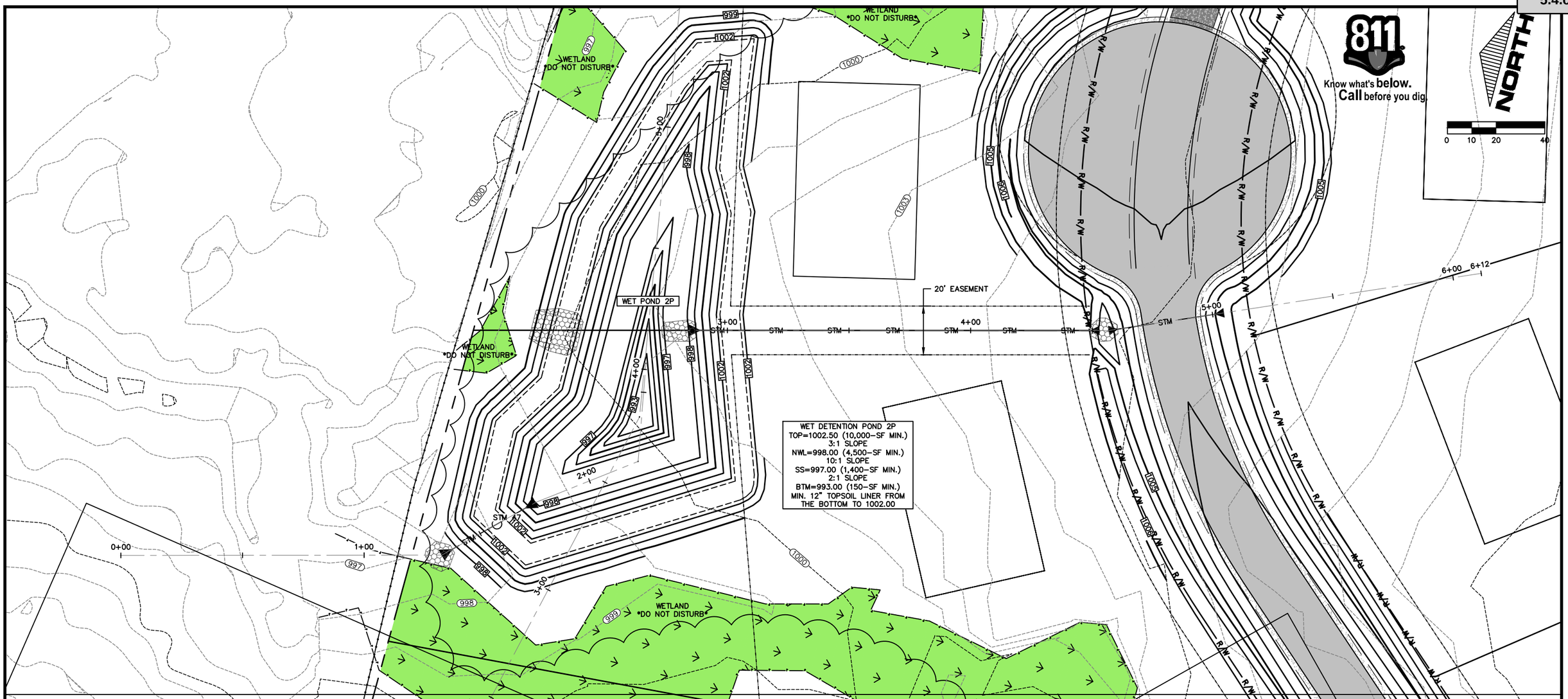
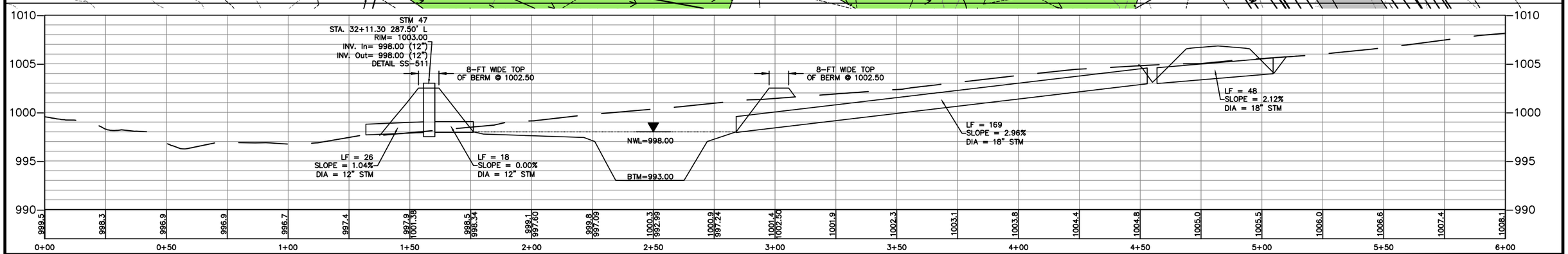
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG51 POND
DATE 3/2021
51 / 57

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)





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POND 2P CROSS SECTIONS

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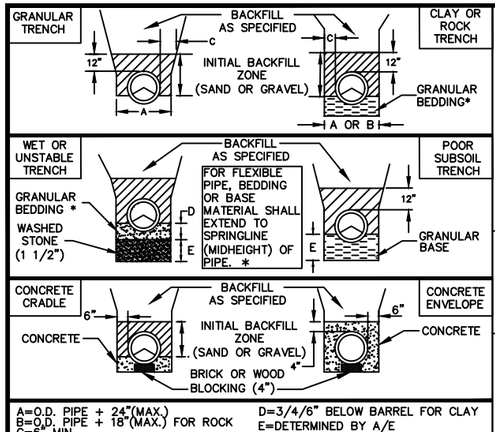
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG52 POND
DATE 3/[illegible]/2021

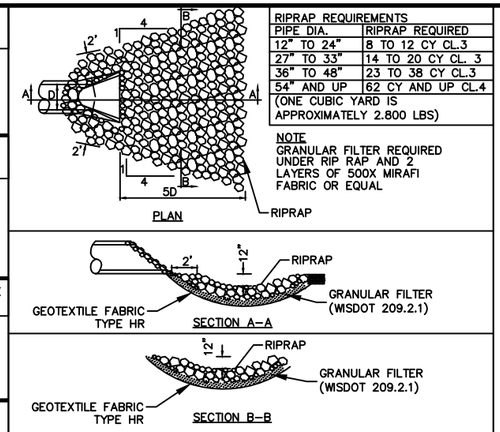
Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)



A=O.D. PIPE + 24"(MAX.)
B=O.D. PIPE + 18"(MAX.) FOR ROCK
C=6" MIN.
D=3/4/6" BELOW BARREL FOR CLAY
E=DETERMINED BY A/E

STANDARD TRENCH SECTION

C 100 NOT TO SCALE



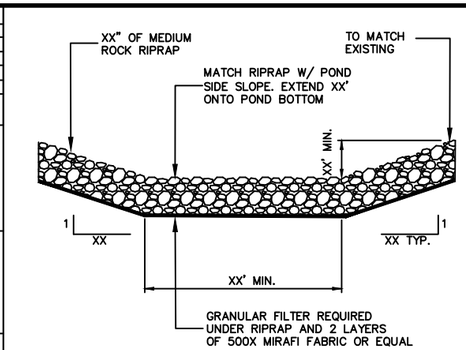
RIPRAP REQUIREMENTS	
PIPE DIA.	RIPRAP REQUIRED
12" TO 24"	8 TO 12 CY CL.3
27" TO 33"	14 TO 20 CY CL. 3
36" TO 48"	23 TO 38 CY CL.3
54" AND UP	62 CY AND UP CL.4

(ONE CUBIC YARD IS APPROXIMATELY 2.800 LBS)

NOTE
GRANULAR FILTER REQUIRED UNDER RIP RAP AND 2 LAYERS OF 500X MIRAFI FABRIC OR EQUAL

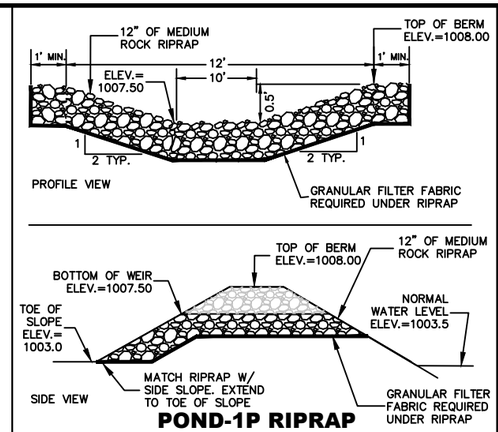
RIPRAP CULVERT DISCHARGE DETAIL

C 111 NOT TO SCALE



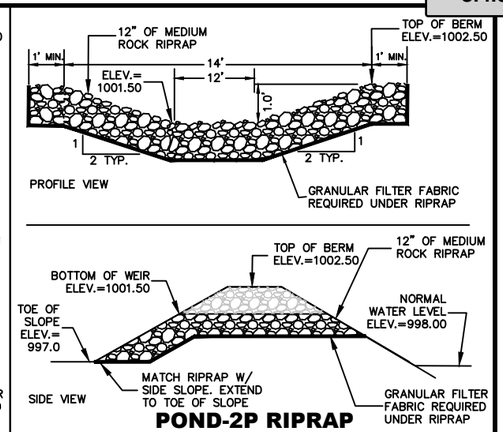
TYPICAL RIPRAP FLOW DISSIPATION SECTION

C 122 NOT TO SCALE



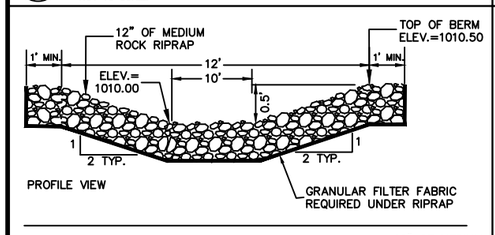
POND-1P RIPRAP TRAPEZOIDAL WEIR OUTLET

C 125 NOT TO SCALE



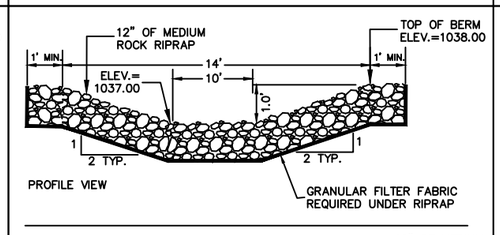
POND-2P RIPRAP TRAPEZOIDAL WEIR OUTLET

C 126 NOT TO SCALE



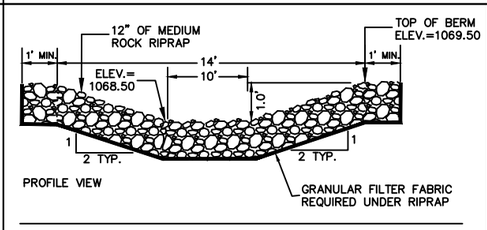
POND-3P RIPRAP TRAPEZOIDAL WEIR OUTLET

C 127 NOT TO SCALE



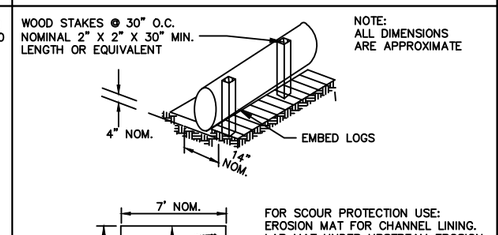
POND-5P RIPRAP TRAPEZOIDAL WEIR OUTLET

C 128 NOT TO SCALE



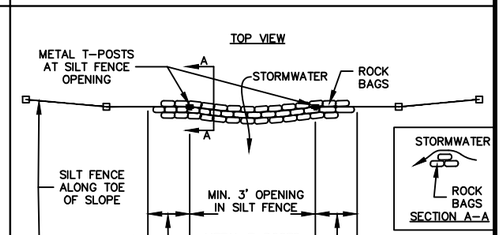
POND-6P RIPRAP TRAPEZOIDAL WEIR OUTLET

C 129 NOT TO SCALE



PROPER PLACEMENT OF EROSION LOG BARRIER IN DRAINAGE WAY

C 205 NOT TO SCALE

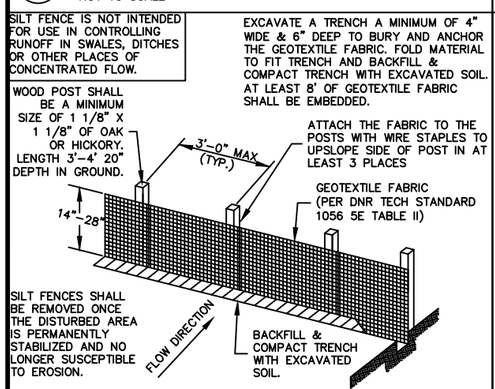


ROCK BAGS FOR SILT FENCE RELIEF

C 209 NOT TO SCALE

SILT FENCE IS NOT INTENDED FOR USE IN CONTROLLING RUNOFF IN SWALES, DITCHES OR OTHER PLACES OF CONCENTRATED FLOW.

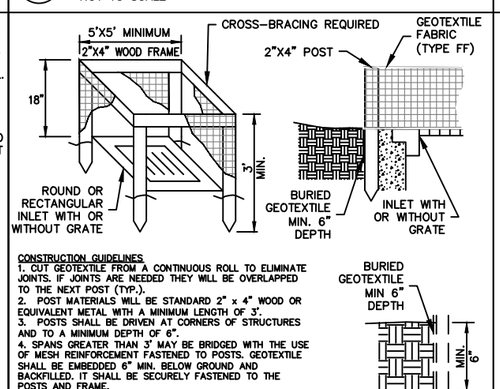
EXCAVATE A TRENCH A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL. AT LEAST 8' OF GEOTEXTILE FABRIC SHALL BE EMBEDDED.



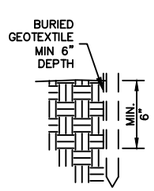
*** SILT FENCE CONSTRUCTION, PLACEMENT, AND SPACING SHOULD *** COMPLY WITH WIDNR TECHNICAL STANDARD–1056, LATEST REVISION. WHEN DISCREPANCIES APPEAR, THE TECHNICAL STANDARD–1056 SHALL SUPERSEDE.

SILT FENCE DETAIL

C 210 NOT TO SCALE



CONSTRUCTION GUIDELINES
1. CUT GEOTEXTILE FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT POST (TYP.).
2. POST MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT METAL WITH A MINIMUM LENGTH OF 3'.
3. POSTS SHALL BE DRIVEN AT CORNERS OF STRUCTURES AND TO A MINIMUM DEPTH OF 6".
4. SPANS GREATER THAN 3' MAY BE BRIDGED WITH THE USE OF MESH REINFORCEMENT FASTENED TO POSTS. GEOTEXTILE SHALL BE EMBEDDED 6" MIN. BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE POSTS AND FRAME.
5. A 2" x 4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE GEOTEXTILE FOR OVER FLOW STABILITY.
6. NO SILT FENCE SHALL BE CUT AND PLACED UNDER INLET CASTING.



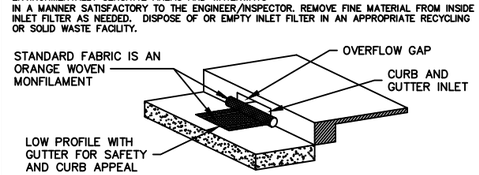
INLET PROTECTION - TYPE A

C 211 NOT TO SCALE

CONTRACTOR TO INSTALL WDNR TYPE–D INLET PROTECTION IN DOWNSTREAM CURB & GUTTER INLETS. PROVIDE BEAVER DAM–DANDY CURB BAG OR FLEX–STORM CATCH–IT INLET FILTERS OR APPROVED EQUAL.

INSTALLATION
1. STAND THE GRATE ON END.
2. SLIDE THE INLET FILTER BAG ON WITH THE DAM ON TOP OF THE GRATE.
3. PULL THE EXCESS DOWN.
4. LAY THE UNIT ON ITS SIDE.
5. CAREFULLY TUCK THE FLAP IN.
6. PRESS THE VELCRO STRIPS TOGETHER.
7. INSTALL THE UNIT MAKING SURE THE FRONT EDGE OF THE GRATE IS INSERTED IN THE FRAME FIRST, THEN LOWER IT BACK INTO PLACE.
8. PRESS THE VELCRO DOTS TOGETHER THAT ARE LOCATED UNDER THE STRAPS TO HOLD THE STRAPS TO THE SURFACE OF THE UNIT.

MAINTENANCE
TO INSURE PROPER OPERATION REMOVE SILT, SEDIMENT, AND DEBRIS FROM THE SURFACE AND THE VICINITY OF THE UNIT WITH A SQUARE POINT SHOVEL OR STIFF BRISTLE BROOM AWAY FROM ENVIRONMENTALLY SENSITIVE AREAS AND WATERWAYS IN A MANNER SATISFACTORY TO THE ENGINEER/INSPECTOR. REMOVE FINE MATERIAL FROM INSIDE INLET FILTER AS NEEDED. DISPOSE OF OR EMPTY INLET FILTER IN AN APPROPRIATE RECYCLING OR SOLID WASTE FACILITY.



INLET PROTECTION - TYPE D (DANDY CURB BAG)

C 213 NOT TO SCALE

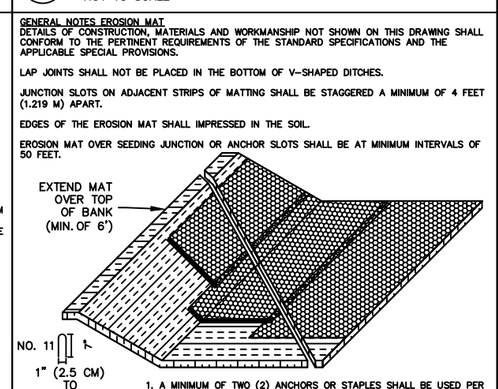
GENERAL NOTES EROSION MAT
DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

LAP JOINTS SHALL NOT BE PLACED IN THE BOTTOM OF V–SHAPED DITCHES.

JUNCTION SLOTS ON ADJACENT STRIPS OF MATTING SHALL BE STAGGERED A MINIMUM OF 4 FEET (1.219 M) APART.

EDGES OF THE EROSION MAT SHALL IMPRESSED IN THE SOIL.

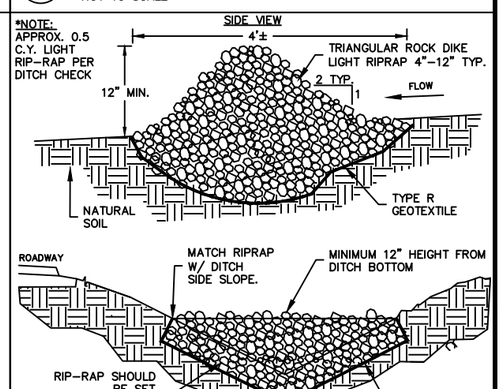
EROSION MAT OVER SEEDING JUNCTION OR ANCHOR SLOTS SHALL BE AT MINIMUM INTERVALS OF 50 FEET.



1. A MINIMUM OF TWO (2) ANCHORS OR STAPLES SHALL BE USED PER SQUARE YARD FOR CLASS I TYPE A MATS.
2. A MINIMUM OF FOUR (4) ANCHORS OR STAPLES SHALL BE USED PER SQUARE YARD FOR CLASS I TYPE B MATS

EROSION CONTROL MAT

C 220 NOT TO SCALE



RIP-RAP DITCH CHECK

C 252 NOT TO SCALE

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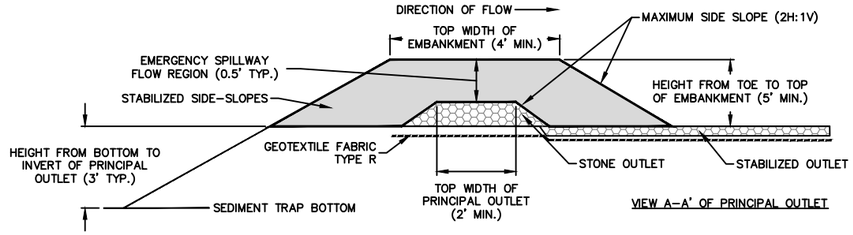
DETAILS

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

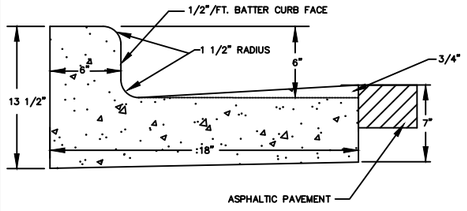
DWG NAME 20276 PG53 DETAILS
DATE 3/2021
53 / 57

Attachment: 20276 Riverbelle_Civils 030121 (6250 : 2021-0005 - BNP Holdings LLC - Rezone)



C 260 NOT TO SCALE

TEMPORARY SEDIMENT TRAP DETAIL

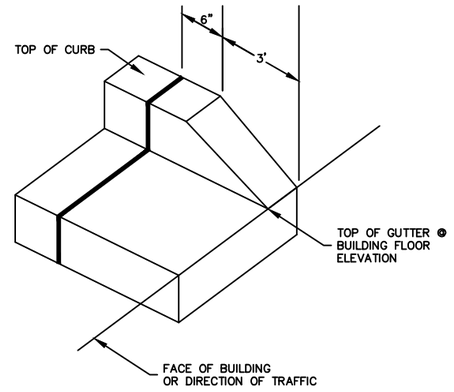


NOTE:

THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SUBGRADE OR BASE COURSE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.

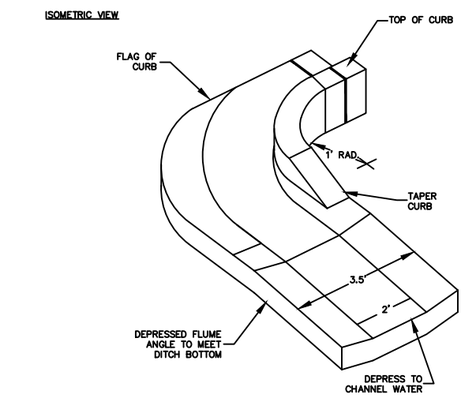
C 300 NOT TO SCALE

18" CURB AND GUTTER DETAIL (TYPE "D")



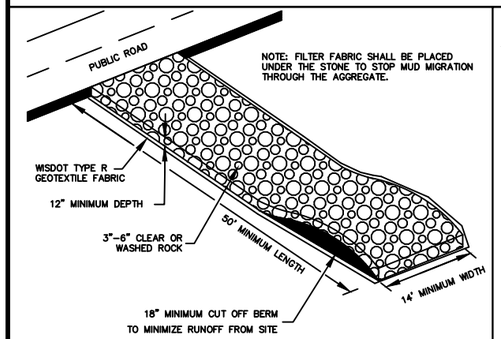
C 385 NOT TO SCALE

CURB TAPER



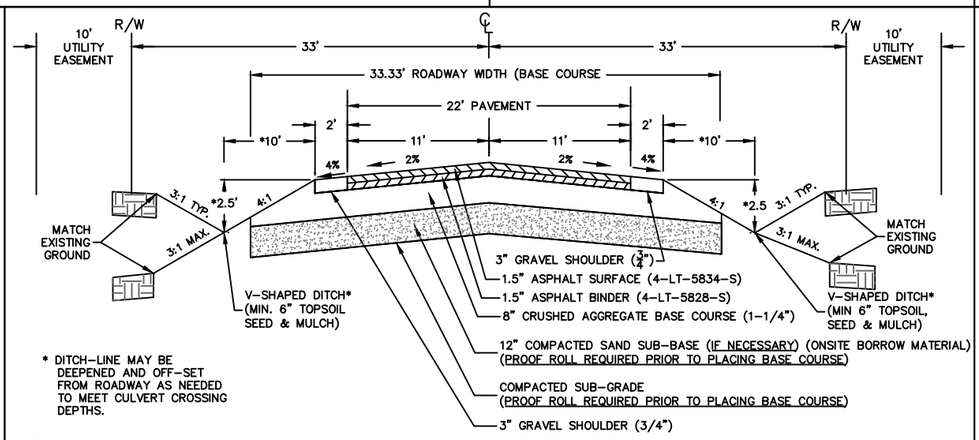
C 387 NOT TO SCALE

CURB FLUME W/ RADIUS



C 400 NOT TO SCALE

STONE TRACKING PAD AND TIRE WASHING DETAIL

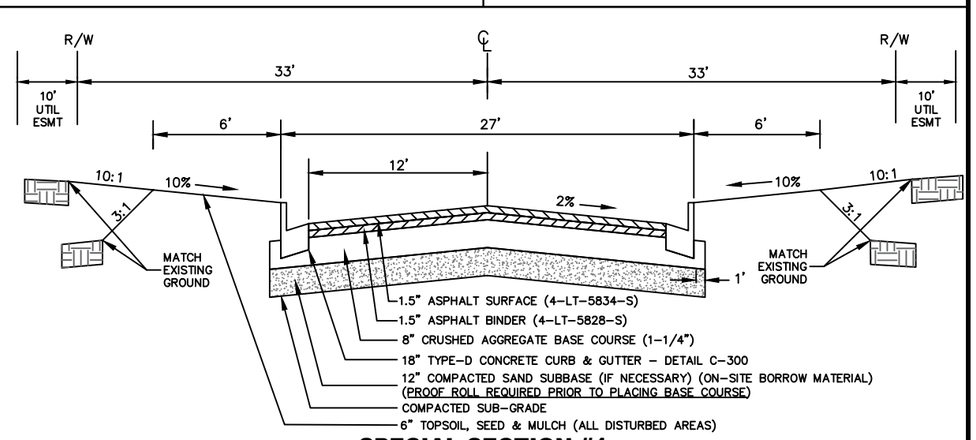


* DITCH-LINE MAY BE DEEPENED AND OFF-SET FROM ROADWAY AS NEEDED TO MEET CULVERT CROSSING DEPTHS.

C 500 NOT TO SCALE

TYPICAL SECTION FOR SANDSTONE SUBGRADE & FILL-SECTIONS

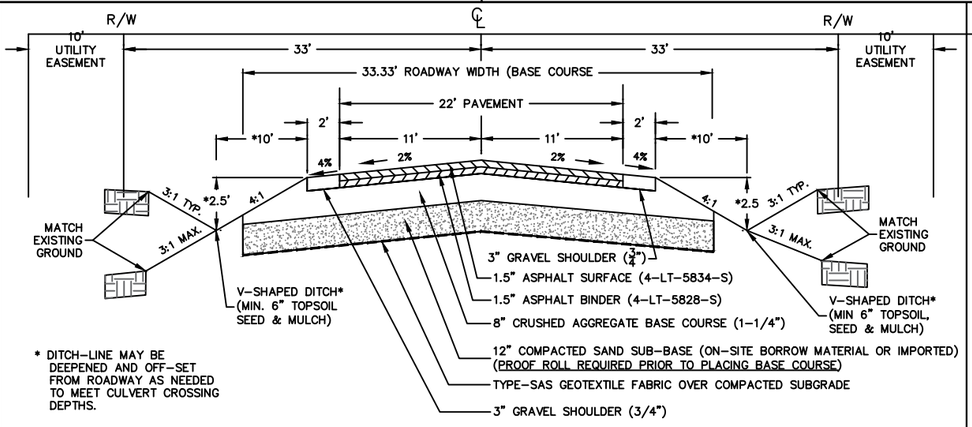
STREET NAME: ALIGNMENT 1, 2 & 3 STATION_____ TO STATION_____ AND STATION_____ TO STATION_____



C 511 NOT TO SCALE

SPECIAL SECTION #1

STREET NAME: ALN1 STATION 8+33 TO STATION 15+40
STREET NAME: ALN2 STATION 55+00 TO STATION 56+91

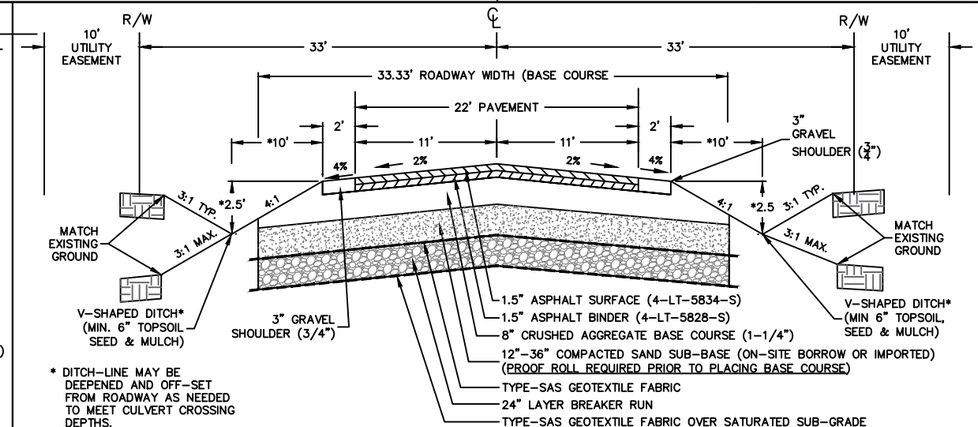


* DITCH-LINE MAY BE DEEPENED AND OFF-SET FROM ROADWAY AS NEEDED TO MEET CULVERT CROSSING DEPTHS.

C 502 NOT TO SCALE

TYPICAL SECTION FOR CLAY & FINE TEXTURED SUBGRADES

STREET NAME: ALIGNMENT 1, 2 & 3 STATION_____ TO STATION_____ AND STATION_____ TO STATION_____

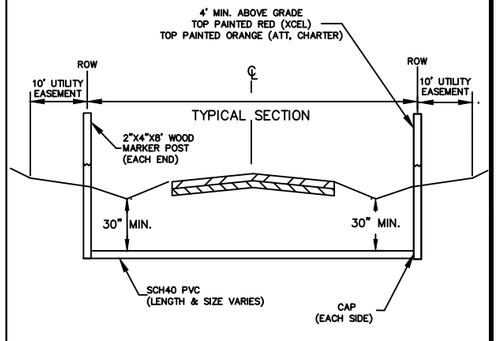


* DITCH-LINE MAY BE DEEPENED AND OFF-SET FROM ROADWAY AS NEEDED TO MEET CULVERT CROSSING DEPTHS.

C 503 NOT TO SCALE

TYPICAL SECTION FOR SATURATED SUBGRADE SOILS

STREET NAME: ALIGNMENT 1, 2 & 3 STATION_____ TO STATION_____ AND STATION_____ TO STATION_____



C 600 NOT TO SCALE

TYPICAL CONDUIT CROSSING

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TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG54 DETAILS
DATE 3/2021
54
57

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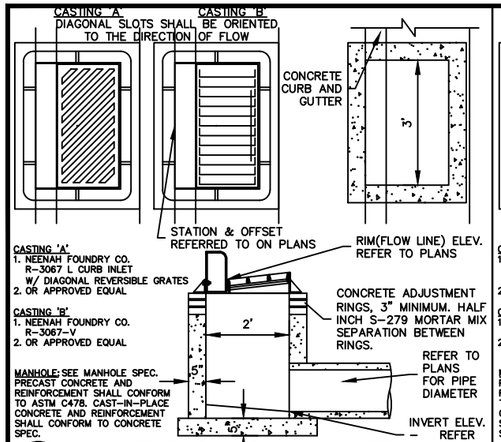

TYPICAL CURB INLET

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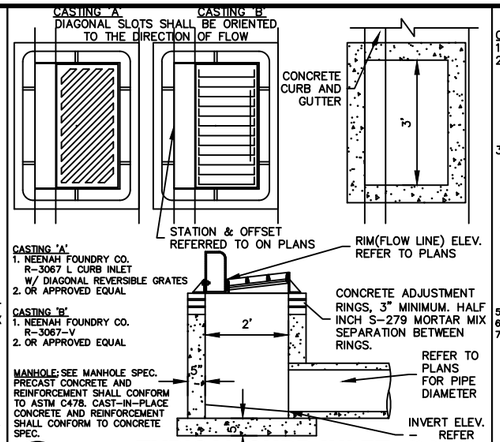

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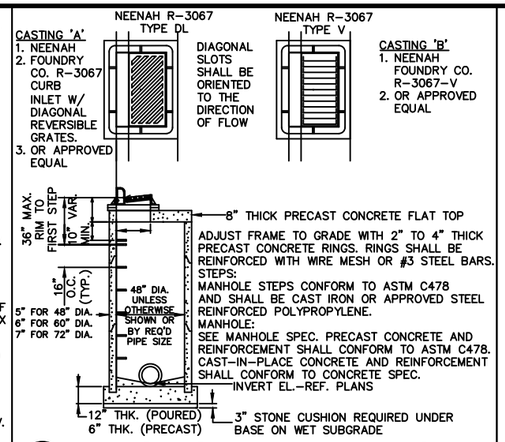

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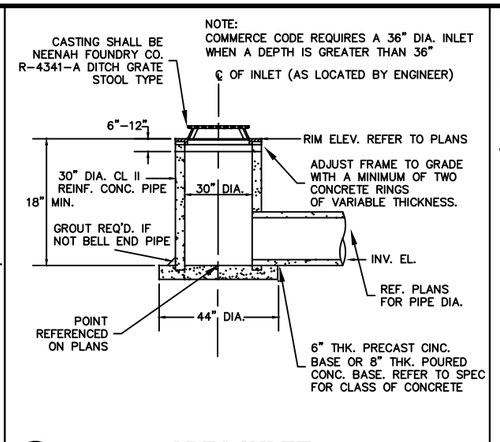
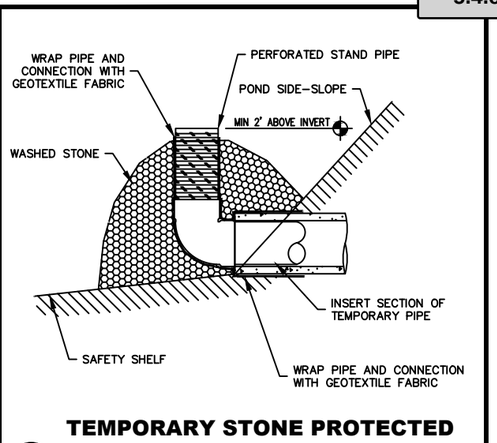
SS 120 NOT TO SCALE



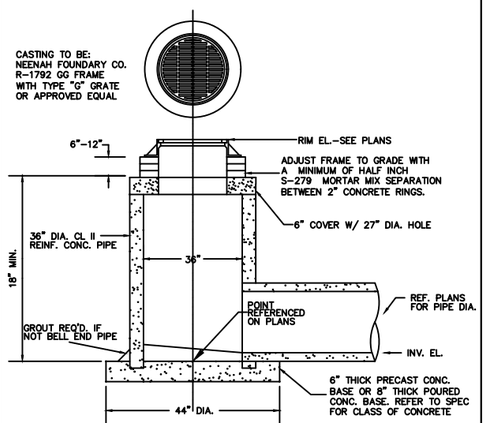
AREA INLET

SS 131 NOT TO SCALE



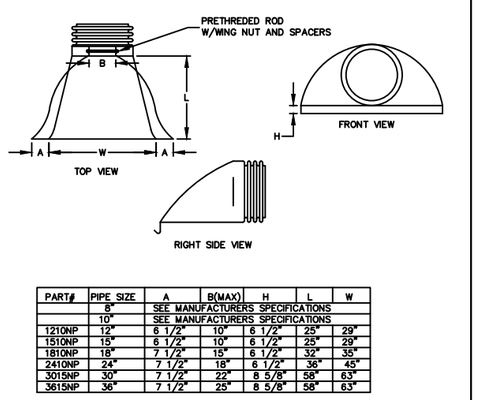
TEMPORARY STONE PROTECTED PERFORATED RISER OUTLET

SS 151 NOT TO SCALE



AREA INLET (FLAT GRATE)

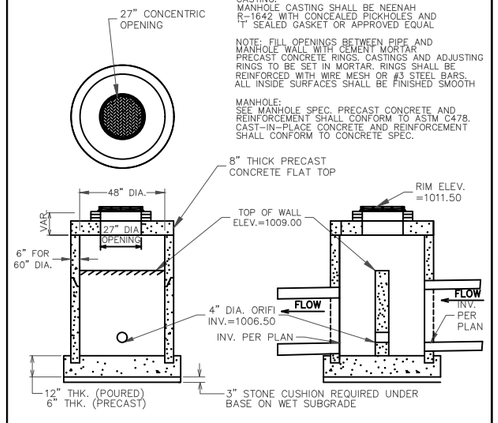
SS 210 NOT TO SCALE



PART#	PIPE SIZE	A	B(MAX)	H	L	W
	8"	SEE MANUFACTURERS SPECIFICATIONS				
	10"	SEE MANUFACTURERS SPECIFICATIONS				
1210NP	12"	6 1/2"	10"	6 1/2"	25"	29"
1510NP	15"	6 1/2"	10"	6 1/2"	25"	29"
1810NP	18"	7 1/2"	15"	6 1/2"	32"	35"
2410NP	24"	7 1/2"	18"	6 1/2"	36"	45"
3015NP	30"	7 1/2"	22"	8 5/8"	58"	63"
3615NP	36"	7 1/2"	25"	8 5/8"	58"	63"

FLARED END SECTION FOR HDPE

SS 460 NOT TO SCALE



POND-1P OUTLET STRUCTURE

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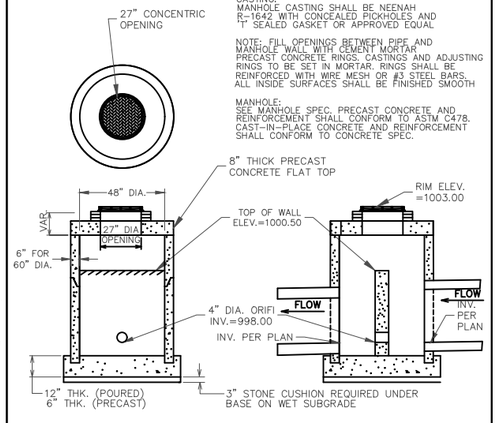
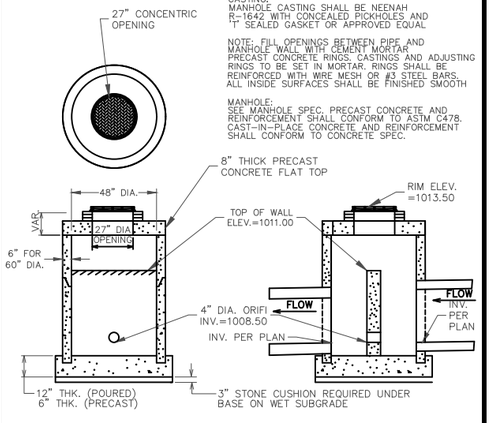


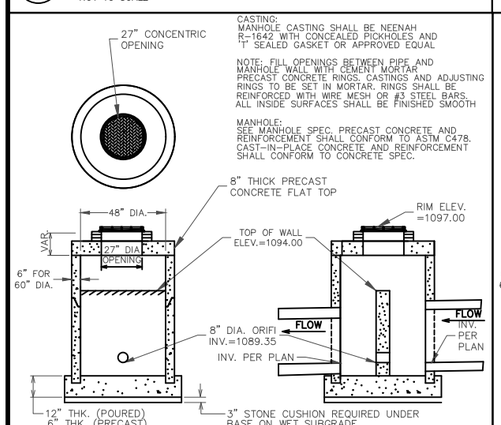
POND-2P OUTLET STRUCTURE

SS 511 NOT TO SCALE



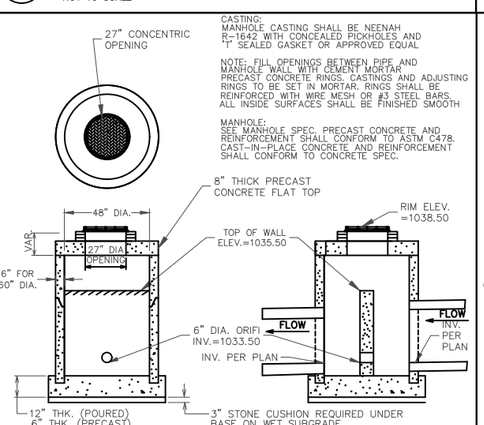
POND-3P OUTLET STRUCTURE

SS 512 NOT TO SCALE



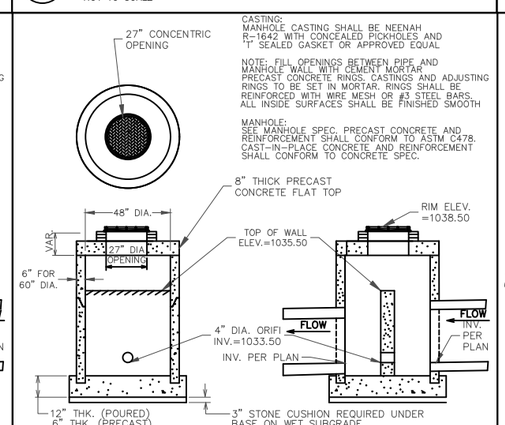
POND-4P OUTLET STRUCTURE

SS 513 NOT TO SCALE



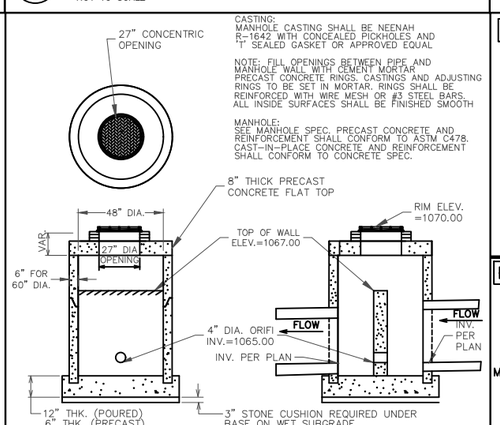
POND-5P OUTLET STRUCTURE

SS 514 NOT TO SCALE



POND-55P OUTLET STRUCTURE

SS 515 NOT TO SCALE



POND-6P OUTLET STRUCTURE

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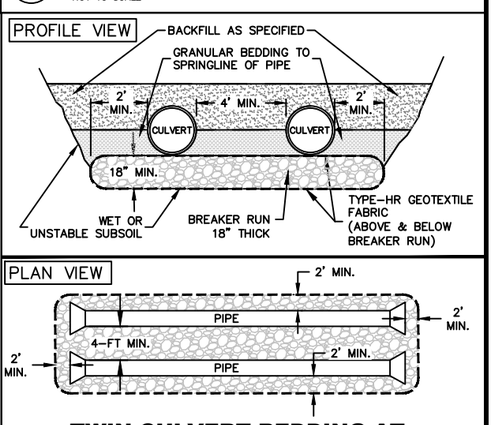

TWIN CULVERT BEDDING AT WETLAND CROSSING

SS 650 NOT TO SCALE

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DATE 3/2021
55 / 57

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SDD 15D29 Traffic Control, Vehicle Entrance/Exit or Haul Road

LEGEND

- SIGN ON TEMPORARY SUPPORT
- SIGN ON PERMANENT SUPPORT
- TYPE III BARRICADE
- TYPE III BARRICADE WITH ATTACHED SIGN
- TYPE "A" WARNING LIGHT (FLASHING)
- DIRECTION OF TRAFFIC
- FLAGGER, EQUIPPED WITH STOP/SLOW PADDLE FASTENED ON SUPPORT STAFF

GENERAL NOTES

ALL SIGNS ARE 48"X48" UNLESS OTHERWISE NOTED.

"WO" IS THE SAME AS "W" EXCEPT THE BACKGROUND IS ORANGE.

THE EXACT NUMBER, LOCATION, AND SPACING OF ALL SIGNS AND DEVICES SHALL BE ADJUSTED TO FIT FIELD CONDITIONS AS APPROVED BY THE ENGINEER.

WARNING SIGNS THAT WILL BE IN PLACE LESS THAN 7 CONTINUOUS DAYS AND NIGHTS MAY BE MOUNTED ON PORTABLE SUPPORTS.

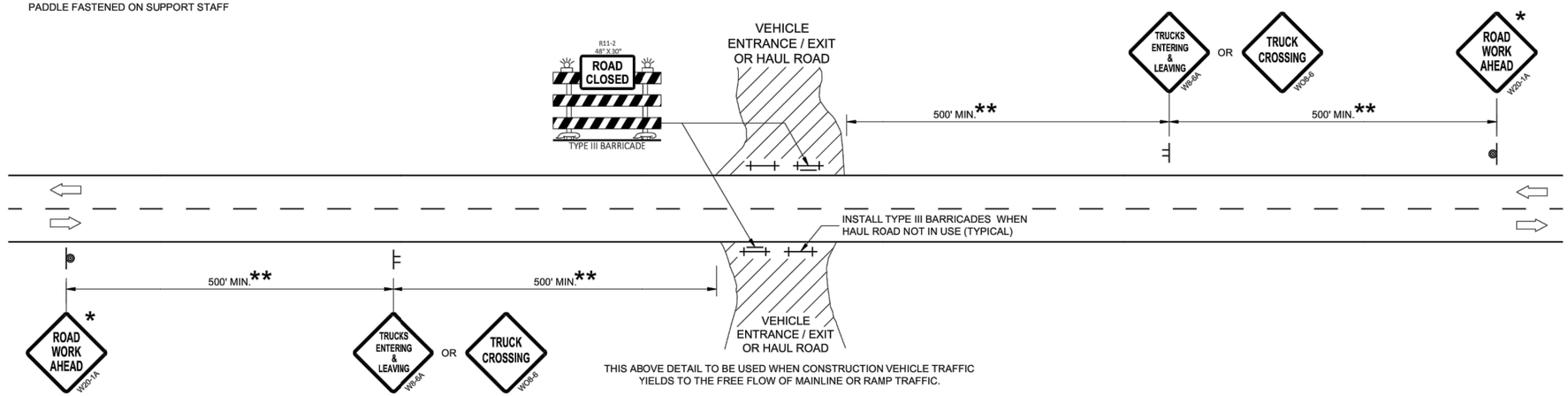
WHEN ACTIVITY REFLECTED BY THE SIGN IS NOT CURRENTLY TAKING PLACE, THE HIGHWAY SHALL BE RESTORED TO NORMAL CONDITION AND THE SIGNS SHALL BE REMOVED, COVERED OR TURNED AWAY FROM TRAFFIC.

WHEN A SIDE ROAD OR RAMP INTERSECTS WITHIN THE ADVANCE SIGNING AREA, ADDITIONAL TRAFFIC CONTROLS SHALL BE PROVIDED AS SPECIFIED IN THE PLANS AND / OR THE SPECIAL PROVISIONS OR AS APPROVED BY THE ENGINEER.

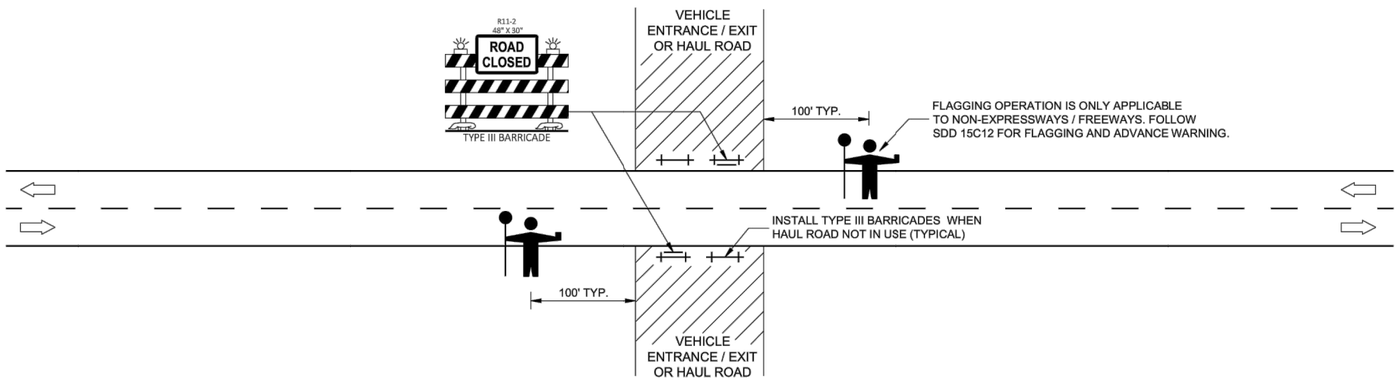
PLACE SIGNS ON BOTH SIDES IF USED ON DIVIDED HIGHWAY.

* THESE SIGNS ARE TO BE USED ONLY WHEN VEHICLE ENTRANCE / EXIT CONDITIONS ARE SEPARATED BY MORE THAN TWO MILES FROM PREVIOUS WORK AREA OR SIGNING OR AS DIRECTED BY THE ENGINEER.

** 500 FEET SHOWN IS FOR ROADWAYS WITH A NON-CONSTRUCTION REGULATORY SPEED LIMIT OF 45 MPH OR MORE. FOR 35 -40 MPH, USE 350 FEET. FOR 25-30 MPH, USE 200 FEET. USE 1000-1500 FEET FOR EXPRESSWAY / FREEWAY.



THIS ABOVE DETAIL TO BE USED WHEN CONSTRUCTION VEHICLE TRAFFIC YIELDS TO THE FREE FLOW OF MAINLINE OR RAMP TRAFFIC.



THIS DETAIL TO BE USED WHEN CONSTRUCTION WORK INCLUDING TRUCKING ACTIVITY REQUIRES MAINLINE TRAFFIC TO BE TEMPORARILY STOPPED IN ONE OR BOTH DIRECTIONS. DELAY TO HIGHWAY TRAFFIC SHALL BE MINIMIZED.

TRAFFIC CONTROL, VEHICLE ENTRANCE/EXIT OR HAUL ROAD

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
June 2017 — DATE
/S/ Andrew Heidtke — WORK ZONE ENGINEER
FHWA

SDD 15D29 - 05

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WISDOT DETAILS
SDD 15D29 TRAFFIC CONTROL,
VEHICLE ENTRANCE/EXIT OR HAUL ROAD

RIVERBELLE
BNP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG56 DETAILS
DATE 3/2021
56 / 57

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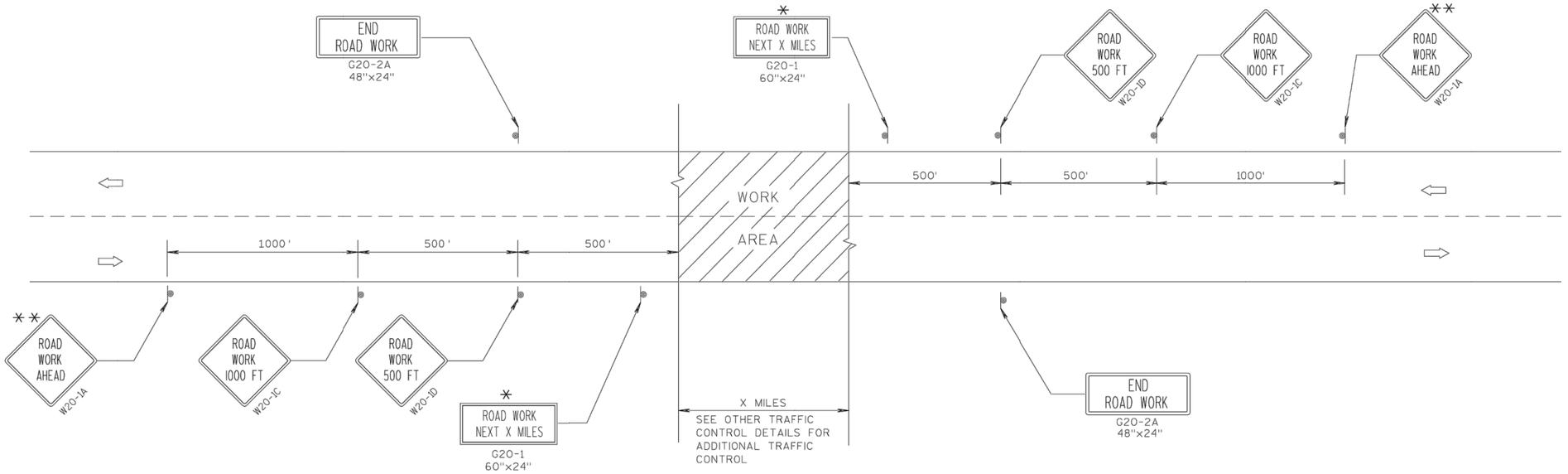


TYPICAL SIDEROAD APPROACH WARNING SIGN DETAIL

GENERAL NOTES

THE EXACT NUMBER, LOCATION, AND SPACING OF ALL SIGNS AND DEVICES SHALL BE ADJUSTED TO FIT FIELD CONDITIONS.

THE SPACING BETWEEN TRAFFIC CONTROL SIGNS SHOULD BE ADJUSTED TO NOT CONFLICT WITH AND SHOULD PROVIDE A MINIMUM OF 200 FEET (500 FEET DESIRABLE) CLEARANCE TO EXISTING SIGNS THAT WILL REMAIN IN PLACE.

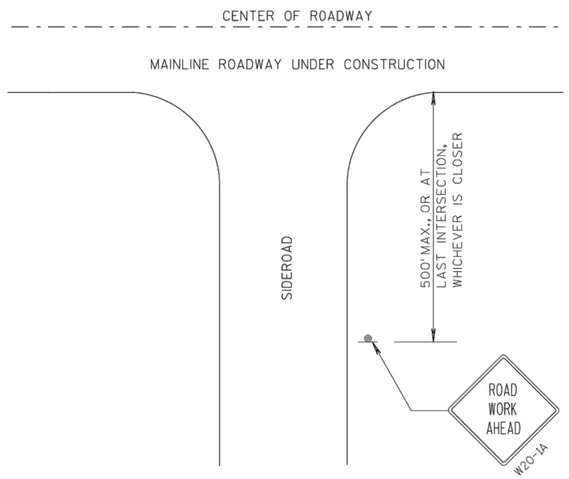
ALL SIGNS ARE 48"x48" UNLESS OTHERWISE NOTED.

SIGNS THAT WILL BE IN PLACE LESS THAN 7 CONTINUOUS DAYS AND NIGHTS MAY BE MOUNTED ON PORTABLE SUPPORTS.

IF A "STOP" SIGN MUST BE REMOVED FOR A WORK OPERATION, A TEMPORARY "STOP" SIGN SHALL BE PLACED PRIOR TO THE SIGN REMOVAL, OR A FLAGGER SHALL BE PROVIDED UNTIL THE SIGN IS RE-ESTABLISHED.

* OMIT G20-1 SIGNS IF LENGTH OF WORK AREA IS 2 MILES OR LESS.

** PLACE ADDITIONAL W20-1A "ROAD WORK AHEAD" SIGN IF WORK AREA WITHIN THE PROJECT IS SEPARATED BY MORE THAN 2 MILES FROM PREVIOUS WORK AREA.



LEGEND

- SIGN ON PERMANENT SUPPORT
- DIRECTION OF TRAFFIC
- WORK AREA

TRAFFIC CONTROL, ADVANCE WARNING SIGNS 45 M.P.H. OR GREATER TWO-WAY UNDIVIDED ROAD OPEN TO TRAFFIC

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
7/2018 — DATE
/S/ Andrew Heldtke — WORK ZONE ENGINEER
FHWA

S.D.D. 15 C 4-5

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WISDOT DETAILS
SDD 15C4-5 TYP. SIDE ROAD
APPROVAL WARNING SIGNS

RIVERBELLE
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TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME 20276 PG57 DETAILS
DATE 3/2021
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AMERICAN ENGINEERING TESTING, INC.

CONSULTANTS
- ENVIRONMENTAL
- GEOTECHNICAL
- MATERIALS
- FORENSICS

REPORT OF GEOTECHNICAL EXPLORATIOI

Proposed New Roads
Bushel-n-Peck Development
Chippewa Falls, Wisconsin

AET Project No. 31-208

Date:

February 2, 2021

Prepared for:

BnP Holdings, LLC
6176 Sandstone Road
Eau Claire, Wisconsin 54701

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

www.amengtest.com

AMERICAN ENGINEERING TESTING, INC.

February 2, 2021

Mr. Adam Ashley, Owner
BnP Holdings, LLC
6176 Sandstone Road
Eau Claire, Wisconsin 54701

RE: Report of Geotechnical Exploration
Proposed New Roads
Bushel-n-Peck Development
Town of Lafayette, Wisconsin
AET Project No. 31-20881

Dear Mr. Ashley:

We are pleased to present the results of our subsurface exploration program for your Bushel-n-Peck development project in the Town of Lafayette, Wisconsin. These services were performed according to our proposal to you dated December 16, 2020.

We are submitting an electronic (PDF) version of this geotechnical report to you. Unless you request otherwise, we will not submit any hard copies of the report.

We appreciate the opportunity to work with you on this phase of the project. Please contact us if you have questions about this report or require further assistance.

Sincerely,

American Engineering Testing, Inc.

Blake E. Snyder, P.E.
Geotechnical Engineer

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AN AFFIRMATIVE ACTION AND EQUAL OPPORTUNITY EMPLOYER

Signature Page

Prepared for:

Mr. Adam Ashley, Owner
BnP Holdings, LLC
6176 Sandstone Road
Eau Claire, Wisconsin 54701

Prepared by:

American Engineering Testing, Inc.
1837 County Highway OO
Chippewa Falls, Wisconsin 54729
(715) 861-4045/www.amengtest.com

Report Authored By:

Logan W. Dodd, E.I.T.
Geotechnical Engineer

Review Conducted By:

Blake E. Snyder, P.E.
Geotechnical Engineer

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Boring Log Notes
Unified Soil Classification System
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Subsurface Boring Logs
Gradation Curves
SBD-10793 – Soil Evaluation-Storm

APPENDIX B Geotechnical Report Limitations and Guidelines for Use

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1.0 INTRODUCTION

BnP Holdings, LLC is planning the construction of new roads for a future residential development site in the Town of Lafayette, Wisconsin. To assist with planning and design, Mr. Adam Ashley of BnP Holdings authorized American Engineering Testing, Inc. (AET) to conduct a subsurface exploration program and perform a geotechnical engineering review for the project. This report presents the results of the above services and provides our engineering recommendations based on this data.

2.0 SCOPE OF SERVICE

AET's services were performed according to our proposal to BnP Holdings dated December 16, 2020. The authorized scope consists of the following:

- Twenty-two standard penetration test borings to depths of 15 feet each.
- Visual/manual classification and limited laboratory testing of the recovered soil samples.
- Geotechnical engineering review based on the gained data and preparation of this report.

These services are intended for geotechnical purposes. The scope is not intended to explore for the presence or extent of environmental contamination.

3.0 PROJECT INFORMATION

The proposed project includes construction of new residential streets for the planned Bushel-n-Peck development in the Town of Lafayette, Wisconsin. The new roads will have a total length of about 1.3 miles; no utilities or subgrade improvements are planned. The project will also include new stormwater management areas. Grading plans are not yet available. Advanced Engineering Concepts, LLC (AEC) is the civil engineer for this project.

This information represents our understanding of the project and is an integral part of our engineering review. It is important we be contacted if there are changes from that described so we can evaluate if modifications to our recommendations are appropriate.

4.0 SUBSURFACE EXPLORATION AND LABORATORY TESTING

Our subsurface exploration program for the project consisted of drilling a total of twenty-two borings with standard penetration testing (SPT) and sampling on January 14, 15, 18 and 21, 2021. AEC selected the number, depths, and locations of the borings. AEC also staked the boring

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locations and provided us the surface elevations at the boring locations. The approximate boring locations are shown on Figure 1 in Appendix A.

Prior to drilling, we contacted Wisconsin Diggers Hotline to locate public underground utilities at the site. We drilled the borings using 3¼-inch-inside-diameter hollow-stem augers. Refer to Appendix A for details on the drilling and sampling methods, the classification methods, and the water level measurement details.

The boring logs are found in Appendix A and contain information concerning soil layering, geologic description, moisture condition, and USCS classifications. Relative density or consistency is also noted for the natural soils, which are based on the standard penetration resistance (N-value).

We performed twenty-nine moisture content tests, ten estimates of the unconfined compressive strength (q_p, hand penetrometer), and seven gradation tests on the recovered soil samples. The moisture content and unconfined compressive strength test results are shown on the boring logs, adjacent to the sample on which each test was performed. The gradation test results are shown on a separate page in Appendix A.

Wisconsin Department of Safety and Professional Services (DSPS) form SBD-10793 "Soil Evaluation – Storm" is also included in Appendix A. That form includes USDA soil classifications, hydraulic application rates established by State of Wisconsin code (based on soil texture), and other soil characteristics from borings B-03, B-04, B-07, B-08, B-09, B-10, B-15, B-16, and B-19 through B-22.

5.0 SUBSURFACE CONDITIONS

5.1 Surface Observations

The project site was mostly open field space on the days we drilled, but also included several wooded areas. The ground surface had a variety of slopes/valleys, but generally sloped downward from west to east. The site had an elevation difference across the site on the order of about 130 feet.

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5.2 Subsurface Soils

We measured about 6 inches to 2 feet of topsoil at the surface of our borings. Underlying the topsoil we encountered mostly fine and coarse alluvium overlying weathered sandstone. The fine alluvium consisted of very loose to medium dense silt with varying sand contents, as well as soft to stiff lean clay with varying sand and silt contents. The course alluvium consisted of very loose to very dense sand with varying silt, clay, and gravel contents. We also encountered mixed alluvium in borings B-18 and B-20, consisting of firm to stiff sandy lean clay.

We encountered weathered sandstone in most of our borings, excluding B-05, B-06, B-07, B-10, B-19, B-21, and B-22. The weathered sandstone had the fabric of mostly medium dense to very dense sand with varying silt and gravel contents, but also including varying lenses and/or laminations of clay.

5.3 Groundwater

We encountered groundwater in thirteen of our twenty-two borings, at depths shown in Table 1. We do not know if these were static water levels or perched water. We also encountered wet soil conditions at depths shallower than the measured groundwater levels in borings B-08, and B-10 which may also indicate a higher elevation of perched water in these borings. Borings not listed in Table 1 did not have measurable water levels in the borings during drilling. Groundwater levels will fluctuate due to varying seasonal and annual rainfall and snow melt amounts and other factors. Piezometers would be needed to obtain long-term groundwater level measurements, which was beyond our scope of service.

Table 1: Groundwater Depths

Boring	Surface Elevation (ft)	Measured Water Levels	
		Depth (ft)	Elevation (ft)
B-05	1037.6	7.3	1030.3
B-06	1025.5	3.6	1021.9
B-07	1025.3	8.2	1017.1
B-08	1014.6	8.9	1005.7
B-09	1008.4	5.9	1002.5
B-10	1038.8	12.3	1026.5
B-14	1022.7	11.6	1011.1

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Boring	Surface Elevation (ft)	Measured Water Levels	
		Depth (ft)	Elevation (ft)
B-15	1013.6	5.6	1008.0
B-16	1006.9	5.0	1001.9
B-17	1019.9	8.0	1011.9
B-18	1005.5	5.6	999.9
B-19	998.9	5.0	993.9
B-20	999.7	5.7	994.0

6.0 DISCUSSION AND PAVEMENT DESIGN PARAMETERS

Most of the near surface soils we encountered are moderately slow to very slow draining and have moderate to very high potential frost action. Additionally, some of these soils are moderately to highly susceptible to disturbance, particularly when wet. We understand subgrade improvements are not planned as part of construction; however, we anticipate some subgrade correction will be necessary to provide a stable and competent subgrade. The depth and quantity of soil correction will be primarily dependent on subgrade elevations, soil type, and soil moisture condition at the time of construction.

We recommend using the following WisDOT pavement design parameters, which are based on the variety of soils we encountered in our borings. If the subgrade soils vary from our borings, we should be contacted to review and possibly revise our recommendations.

- Frost Index: F-4
- Design Group Index: 15
- Soil Support Value: 3.8 (without Select Materials)
- Soil Support Value: 4.3 (with Select Materials)
- Resilient Modulus 2800 psi
- Modulus of Subgrade Reaction: 125 pci

7.0 ASTM STANDARDS

When we refer to an ASTM Standard in this report, we mean that our services were performed in general accordance with that standard. Compliance with any other standards referenced within the specified standard is neither inferred nor implied.

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

8.0 LIMITATIONS

Within the limitations of scope, budget, and schedule, we have endeavored to perform our services according to generally accepted geotechnical engineering practices at this time and location. Other than this, no warranty, either express or implied, is intended. Important information regarding risk management and proper use of this report is given in Appendix B entitled "Geotechnical Report Limitations and Guidelines for Use."

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

Appendix A

AET Project No. 31-20881

Geotechnical Field Exploration and Testing
Boring Log Notes
Unified Soil Classification System
Figure 1 – Boring Locations
Subsurface Boring Logs
Gradation Curves
SBD-10793 – Soil Evaluation-Storm

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

Appendix A
Geotechnical Field Exploration and Testing
AET Project No. 31-20881

A.1 FIELD EXPLORATION

The subsurface conditions at the site were explored by drilling twenty-two standard penetration test borings. The boring locations are shown on Figure 1.

A.2 SAMPLING METHODS

A.2.1 Split-Spoon Samples (SS)

Standard penetration (split-spoon) samples were collected in general accordance with ASTM: D1586. The ASTM test method consists of driving a 2-inch O.D. split-barrel sampler into the in-situ soil with a 140-pound hammer dropped from a height of 30 inches. After an initial set of 6 inches, the number of hammer blows to drive the sampler the next 12 inches is known as the standard penetration resistance or N-value.

In the past, standard penetration N-value tests were performed using a rope and cathead for the lift and drop system. The energy transferred to the split-spoon sampler was typically limited to about 60% of its potential energy due to the friction inherent in that system. That converted energy provided what is known as an N_{60} blow count.

Most drill rigs today incorporate an automatic hammer lift and drop system, which has higher energy efficiency and subsequently results in lower N-values than the traditional N_{60} values. We use a Pile Driving Analyzer (PDA) and an instrumented rod to measure the actual energy generated by the automatic hammer system. The drill rig we used for this project (AET rig number 57) has a measured energy transfer ratio of 89%. The N-values reported on the boring logs and the corresponding relative densities and consistencies are from the field blow counts and have not been adjusted to N_{60} values.

A.2.2 Disturbed Samples (DS)/Spin-up Samples (SU)

Sample types described as “DS” or “SU” on the boring logs are disturbed samples, which are taken from the flights of the auger. Because the auger disturbs the samples, possible soil layering and contact depths should be considered approximate.

A.2.3 Sampling Limitations

Unless actually observed in a sample, contacts between soil layers are estimated based on the spacing of samples and the action of drilling tools. Cobbles, boulders, and other large objects generally cannot be recovered from test borings, and they may be present in the ground even if they are not noted on the boring logs.

Determining the thickness of “topsoil” layers is usually limited, due to variations in topsoil definition, sample recovery, and other factors. Visual-manual description often relies on color for determination, and transitioning changes can account for significant variation in thickness judgment. Accordingly, the topsoil thickness presented on the logs should not be the sole basis for calculating topsoil stripping depths and volumes. If more accurate information is needed relating to thickness and topsoil quality definition, alternate methods of sample retrieval and testing should be employed.

A.3 CLASSIFICATION METHODS

Soil descriptions shown on the boring logs are based on the Unified Soil Classification System (USCS). The USCS is described in ASTM: D2487 and D2488. Where laboratory classification tests (sieve analysis or Atterberg Limits) have been performed, accurate classifications per ASTM: D2487 are possible. Otherwise, soil descriptions shown on the boring logs are visual-manual judgments. Charts are attached which provide information on the USCS, the descriptive terminology, and the symbols used on the boring logs.

The boring logs include descriptions of apparent geology. The geologic depositional origin of each soil layer is interpreted primarily by observation of the soil samples, which can be limited. Observations of the surrounding topography, vegetation, and development can sometimes aid this judgment.

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A.4 WATER LEVEL MEASUREMENTS

The ground water level measurements are shown at the bottom of the boring logs. The following information appears under "Water Level Measurements" on the logs:

- Date and Time of measurement
- Sampled Depth: lowest depth of soil sampling at the time of measurement
- Casing Depth: depth to bottom of casing or hollow-stem auger at time of measurement
- Cave-in Depth: depth at which measuring tape stops in the borehole
- Water Level: depth in the borehole where free water is encountered
- Drilling Fluid Level: same as Water Level, except that the liquid in the borehole is drilling fluid

The true location of the water table at the boring locations may be different than the water levels measured in the boreholes. This is possible because there are several factors that can affect the water level measurements in the borehole. Some of these factors include: permeability of each soil layer in profile, presence of perched water, amount of time between water level readings, presence of drilling fluid, weather conditions, and use of borehole casing.

A.5 TEST STANDARD LIMITATIONS

Field and laboratory testing is done in general conformance with the described procedures. Compliance with any other standards referenced within the specified standard is neither inferred nor implied.

A.6 SAMPLE STORAGE

Unless notified to do otherwise, we routinely retain representative samples of the soils recovered from the borings for a period of 30 days.

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BORING LOG NOTES

DRILLING AND SAMPLING SYMBOLS

Symbol	Definition
B, H, N:	Size of flush-joint casing
CA:	Crew Assistant (initials)
CAS:	Pipe casing, number indicates nominal diameter in inches
CC:	Crew Chief (initials)
COT:	Clean-out tube
DC:	Drive casing; number indicates diameter in inches
DM:	Drilling mud or bentonite slurry
DR:	Driller (initials)
DS:	Disturbed sample from auger flights
FA:	Flight auger; number indicates outside diameter in inches
HA:	Hand auger; number indicates outside diameter
HSA:	Hollow stem auger; number indicates inside diameter in inches
LG:	Field logger (initials)
MC:	Column used to describe moisture condition of samples and for the ground water level symbols
N (BPF):	Standard penetration resistance (N-value) in blows per foot (see notes)
NQ:	NQ wireline core barrel
PQ:	PQ wireline core barrel
RD:	Rotary drilling with fluid and roller or drag bit
REC:	In split-spoon (see notes) and thin-walled tube sampling, the recovered length (in inches) of sample. In rock coring, the length of core recovered (expressed as percent of the total core run). Zero indicates no sample recovered.
REV:	Revert drilling fluid
SS:	Standard split-spoon sampler (steel; 1" is inside diameter; 2" outside diameter); unless indicated otherwise
SU	Spin-up sample from hollow stem auger
TW:	Thin-walled tube; number indicates inside diameter in inches
WASH:	Sample of material obtained by screening returning rotary drilling fluid or by which has collected inside the borehole after "falling" through drilling fluid
WH:	Sampler advanced by static weight of drill rod and 140-pound hammer
WR:	Sampler advanced by static weight of drill rod
94mm:	94 millimeter wireline core barrel
▼:	Water level directly measured in boring
▽:	Estimated water level based solely on sample appearance

TEST SYMBOLS

Symbol	Definition
CONS:	One-dimensional consolidation test
DEN:	Dry density, pcf
DST:	Direct shear test
E:	Pressuremeter Modulus, tsf
HYD:	Hydrometer analysis
LL:	Liquid Limit, %
LP:	Pressuremeter Limit Pressure, tsf
OC:	Organic Content, %
PERM:	Coefficient of permeability (K) test; F - Field; L - Laboratory
PL:	Plastic Limit, %
q_p:	Pocket Penetrometer strength, tsf (approximate)
q_c:	Static cone bearing pressure, tsf
q_u:	Unconfined compressive strength, psf
R:	Electrical Resistivity, ohm-cms
RQD:	Rock Quality Designation of Rock Core, in percent (aggregate length of core pieces 4" or more in length as a percent of total core run)
SA:	Sieve analysis
TRX:	Triaxial compression test
VSR:	Vane shear strength, remolded (field), psf
VSU:	Vane shear strength, undisturbed (field), psf
WC:	Water content, as percent of dry weight
%-200:	Percent of material finer than #200 sieve

STANDARD PENETRATION TEST NOTES

The standard penetration test consists of driving the sampler with a 140 pound hammer and counting the number of blows applied in each of three 6" increments of penetration. If the sampler is driven less than 18" (usually in highly resistant material), permitted in ASTM: D1586, the blows for each complete 6" increment and for each partial increment is on the boring log. For partial increments, the number of blows is shown to the nearest 0.1' below the slash.

The length of sample recovered, as shown on the "REC" column, may be greater than the distance indicated in the N column. The disparity is because the N-value is recorded below the initial 6" set (unless partial penetration defined in ASTM: D1586 is encountered) whereas the length of sample recovered is for the entire sampler drive (which may even extend more than 18").

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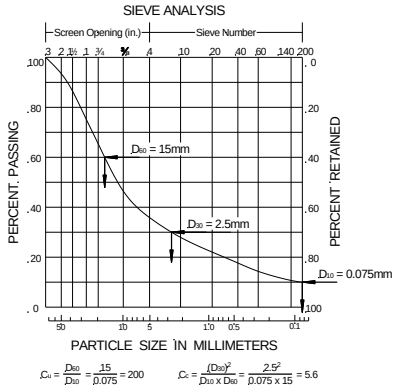
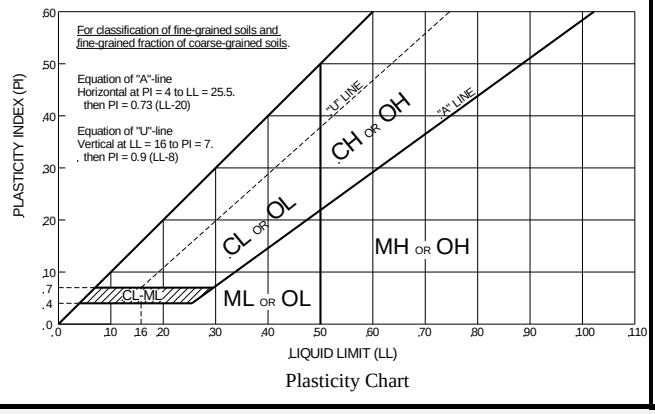
UNIFIED SOIL CLASSIFICATION SYSTEM
ASTM Designations: D 2487, D2488

AMERICAN ENGINEERING TESTING, INC.

Criteria for Assigning Group Symbols and Group Names Using Laboratory Tests[A]				Soil Classification: Group Symbol	Soil Classification: Group Name[B]
Coarse-Grained Soils More than 50% retained on No. 200 sieve	Gravels More than 50% coarse fraction retained on No. 4 sieve	Clean Gravels Less than 5% fines[C]	Cu≥4 and 1≤Cc≤3[E]	GW	Well graded gravel[F]
			Cu<4 and/or 1>Cc>3[E]	GP	Poorly graded gravel[F]
		Gravels with Fines more than 12% fines[C]	Fines classify as ML or MH	GM	Silty gravel[F,G,H]
			Fines classify as CL or CH	GC	Clayey gravel[F,G,H]
	Sands 50% or more of coarse fraction passes No. 4 sieve	Clean Sands Less than 5% fines[D]	Cu≥6 and 1≤Cc≤3[E]	SW	Well-graded sand[I]
			Cu<6 and/or 1>Cc>3[E]	SP	Poorly-graded sand[I]
		Sands with Fines more than 12% fines[D]	Fines classify as ML or MH	SM	Silty sand[G,H,I]
			Fines classify as CL or CH	SC	Clayey sand[G,H,I]
Fine-Grained Soils 50% or more passes the No. 200 sieve (see Plasticity Chart below)	Silts and Clays Liquid limit less than 50	inorganic	PI>7 and plots on or above "A" line[J]	CL	Lean clay[K,L,M]
			PI<4 or plots below "A" line[J]	ML	Silt[K,L,M]
		organic	Liquid limit–oven dried <0.75 Liquid limit – not dried	OL	Organic clay[K,L,M,N] Organic silt[K,L,M,O]
	Silts and Clays Liquid limit 50 or more	inorganic	PI plots on or above "A" line	CH	Fat clay[K,L,M]
			PI plots below "A" line	MH	Elastic silt[K,L,M]
		organic	Liquid limit–oven dried <0.75 Liquid limit – not dried	OH	Organic clay[K,L,M,P] Organic silt[K,L,M,Q]
Highly organic soil			Primarily organic matter, dark in color, and organic in odor	PT	Peat[R]





Plasticity Chart

Notes

[A]Based on the material passing the 3-in (75-mm) sieve.
[B]If field sample contained cobbles or boulders, or both, add "with cobbles or boulders, or both" to group name.
[C]Gravels with 5 to 12% fines require dual symbols:
GW-GM well-graded gravel with silt
GW-GC well-graded gravel with clay
GP-GM poorly graded gravel with silt
GP-GC poorly graded gravel with clay
[D]Sands with 5 to 12% fines require dual symbols:
SW-SM well-graded sand with silt
SW-SC well-graded sand with clay
SP-SM poorly graded sand with silt
SP-SC poorly graded sand with clay

[E]$Cu = D_{60} / D_{10}$, $Cc = \frac{(D_{30})^2}{D_{10} \times D_{60}}$

[F]If soil contains ≥15% sand, add "with sand" to group name.
[G]If fines classify as CL-ML, use dual symbol GC-GM, or SC-SM.
[H]If fines are organic, add "with organic fines" to group name.
[I]If soil contains ≥15% gravel, add "with gravel" to group name.
[J]If Atterberg limits plot is hatched area, soil is a CL-ML silty clay.
[K]If soil contains 15 to 29% plus No. 200 add "with sand" or "with gravel", whichever is predominant.
[L]If soil contains ≥30% plus No. 200, predominantly sand, add "sandy" to group name.
[M]If soil contains ≥30% plus No. 200, predominantly gravel, add "gravelly" to group name.
[N]PI≥4 and plots on or above "A" line.
[O]PI<4 or plots below "A" line.
[P]PI plots on or above "A" line.
[Q]PI plots below "A" line.
[R]Fiber Content description shown below.

ADDITIONAL TERMINOLOGY NOTES USED BY AET FOR SOIL IDENTIFICATION AND DESCRIPTION

Grain Size

Term	Particle Size
Boulders	Over 12"
Cobbles	3" to 12"
Gravel	#4 sieve to 3"
Sand	#200 to #4 sieve
Fines (silt & clay)	Pass #200 sieve

Gravel Percentages

Term	Percent
A Little Gravel	3% - 14%
With Gravel	15% - 29%
Gravelly	30% - 50%

Consistency of Plastic Soils

Term	N-Value, BPF
Very Soft	less than 2
Soft	2 - 4
Firm	5 - 8
Stiff	9 - 15
Very Stiff	16 - 30
Hard	Greater than 30

Relative Density of Non-Plastic Soils

Term	N-Value, BPF
Very Loose	0 - 4
Loose	5 - 10
Medium Dense	11 - 30
Dense	31 - 50
Very Dense	Greater than 50

Moisture/Frost Condition

(MC Column)

D (Dry): Absence of moisture, dusty, dry to touch.
M (Moist): Damp, although free water not visible. Soil may still have a high water content (over "optimum").
W (Wet/ Waterbearing): Free water visible, intended to describe non-plastic soils. Waterbearing usually relates to sands and sand with silt.
F (Frozen): Soil frozen

Layering Notes

Laminations: Layers less than ½" thick of differing material or color.
Lenses: Pockets or layers greater than ½" thick of differing material or color.

Peat Description

Term	Fiber Content (Visual Estimate)
Fibric Peat:	Greater than 67%
Hemic Peat:	33 – 67%
Sapric Peat:	Less than 33%

Organic Description (if no lab tests)

Soils are described as *organic*, if soil is not pea and is judged to have sufficient organic fine content to influence the Liquid Limit properties *Slightly organic* used for borderline cases.

Root Inclusions

With roots: Judged to have sufficient quantity of roots to influence the soil properties.
Trace roots: Small roots present, but not judge to be in sufficient quantity to significantly affect soil properties.

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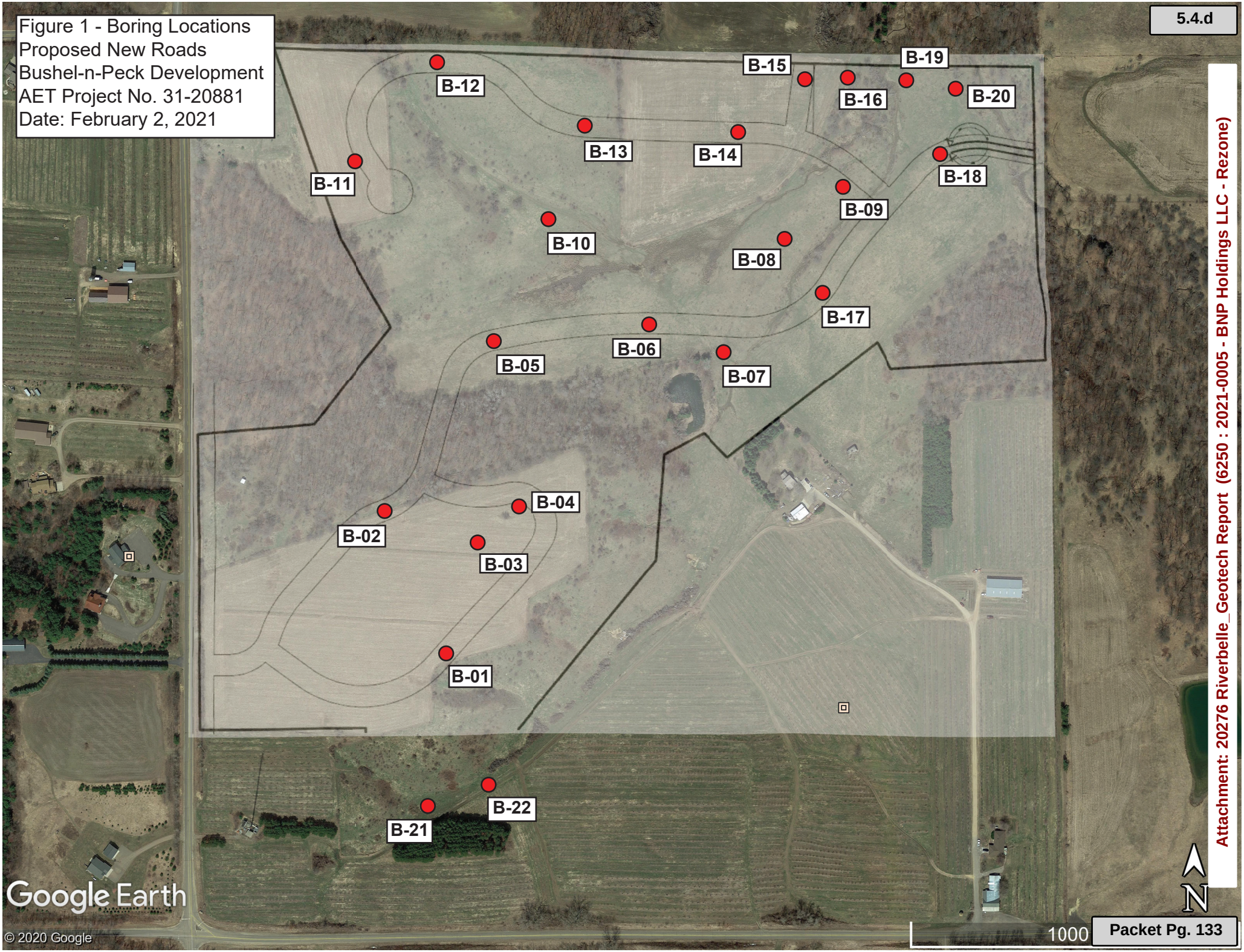
Figure 1 - Boring Locations
Proposed New Roads
Bushel-n-Peck Development
AET Project No. 31-20881
Date: February 2, 2021



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AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET No: **31-20881** Log of Boring No. **B-01 (p. 1 of 1)**

Project: **Proposed New Roads; Bushel-n-Peck Development; Town of Lafayette, Wisconsin**

Surface Elevation **1106.9**

DEPTH IN FEET	ELEV. FEET	MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	qp	LL	PL	%-#20
1	1105.9	Sandy SILT with organics, very dark brown, frozen (OL)	TOPSOIL									
		SILTY SAND, fine grained, brown, moist, with trace roots (SM)	COARSE ALLUVIUM		F/M	SS	21					
2	1104.9	Weathered sandstone: SAND WITH SILT, fine to medium grained, yellowish brown, moist, medium dense (SP-SM)	WEATHERED SANDSTONE									
3				21	M	SS	18					
4	1102.4											
5		Weathered sandstone: SAND, fine grained, brown to light gray, moist, very dense, with lenses of sandy lean clay (SP)		58	M	SS	16					
6												
7	1099.9	Weathered sandstone: SAND, fine to medium grained, brown, moist, very dense, with lenses of sandy lean clay (SP)		50/.1	M	SS	5					
8												
9	1097.4											
10	1096.6	Weathered sandstone: SAND WITH SILT, fine grained, pale brown, moist, very dense, with laminations of sandy lean clay (SP-SM)		50/.3	M	SS	6					
		End of boring at 10.3 feet										

DEPTH:	DRILLING METHOD
0-9.5'	**3.25" HSA**

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
1/21/21	**1155**	**10.3**	**9.5**	**9.5**	**None**	**None**

BORING COMPLETED: **1/21/21**

DR: **KS** LG: **SL** Rig: **57**

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

AET_CORP W-ELEV 31-20881 - BNP DEVELOPMENT2.GPJ AET+CPT+WELL.GDT 2/16/21

03/2011

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET No: **31-20881** Log of Boring No. **B-02 (p. 1 of 1)**

Project: **Proposed New Roads; Bushel-n-Peck Development; Town of Lafayette, Wisconsin**

DEPTH IN FEET	ELEV. FEET	Surface Elevation **1105.1** MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	qp	LL	PL	%-#2(
	1104.6	Sandy SILT with organics, very dark brown, frozen (OL)	TOPSOIL									
1		SILTY SAND, fine grained, brown, frozen to moist (SM)	COARSE ALLUVIUM		F/M	SS	21					
2	1103.1	CLAYEY SAND, fine to medium grained, a little gravel, brown, moist, medium dense (SC)										
3				12	M	SS	15	11				29
4	1100.6											
5		Weathered sandstone: SAND WITH SILT, fine grained, pale brown, moist, dense, with laminations of sandy lean clay (SP-SM)	WEATHERED SANDSTONE									
6				32	M	SS	18					
7	1098.1	Weathered sandstone: SAND WITH SILT, fine to medium grained, brown, moist, very dense (SP-SM)		50/.4	M	SS	3					
8												
9	1095.6											
	1095.3	Weathered sandstone: SAND, fine grained, pale brown, moist, very dense, with laminations of sandy lean clay (SP)		50/.3	M	SS	2					
		End of boring at 9.8 feet										

DEPTH:	DRILLING METHOD
0-9.5'	**3.25" HSA**

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
1/21/21	**1320**	**9.8**	**9.5**	**9.6**	**None**	**None**

BORING COMPLETED: **1/21/21**

DR: **KS** LG: **SL** Rig: **57**

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

AET_CORP W-ELEV 31-20881 - BNP DEVELOPMENT2.GPJ AET+CPT+WELL.GDT 2/16/21

03/2011

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET No: **31-20881** Log of Boring No. **B-03 (p. 1 of 1)**

Project: **Proposed New Roads; Bushel-n-Peck Development; Town of Lafayette, Wisconsin**

DEPTH IN FEET	ELEV. FEET	Surface Elevation **1105.8** MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	qp	LL	PL	%-#2(
1	1104.3	Sandy SILT with organics, very dark brown, frozen to moist (OL)	TOPSOIL		F/M	SS	20					
2	1103.8	SILTY SAND, fine grained, a little gravel, yellowish brown, moist (SM)	COARSE ALLUVIUM									
3		Weathered sandstone: SILTY SAND, fine grained, a little gravel, yellowish brown, moist, medium dense, with lenses of sandy lean clay (SM)	WEATHERED SANDSTONE	21	M	SS	22					
4												
5				22	M	SS	16					
6	1099.8											
7		Weathered sandstone: SAND WITH SILT, fine to medium grained, orangish brown, moist, very dense, with lenses of sandy lean clay (SP-SM)		50/.4	M	SS	6					
8	1097.8											
9		Weathered sandstone: SAND WITH SILT, fine grained, yellowish brown, moist, very dense, with laminations of sandy lean clay (SP-SM)		50/.2	M	SS	6					
10	1095.8											
	1095.0	Weathered sandstone: SAND WITH SILT, fine to medium grained, orangish brown, moist, very dense, with lenses of sandy lean clay (SP-SM)		50/.3	M	SS	6					
		End of boring at 10.8 feet										

DEPTH:	DRILLING METHOD
0-10.0'	**3.25" HSA**

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
1/21/21	**1405**	**10.8**	**10.0**	**10.2**	**None**	**None**

BORING COMPLETED: **1/21/21**

DR: **KS** LG: **SL** Rig: **57**

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

AET_CORP W-ELEV 31-20881 - BNP DEVELOPMENT2.GPJ AET+CPT+WELL.GDT 2/16/21

03/2011

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AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET No: **31-20881** Log of Boring No. **B-04 (p. 1 of 1)**

Project: **Proposed New Roads; Bushel-n-Peck Development; Town of Lafayette, Wisconsin**

DEPTH IN FEET	ELEV. FEET	Surface Elevation **1101.0** MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	qp	LL	PL	%-#20
1	1100.0	Sandy SILT with organics, very dark brown, frozen (OL)	TOPSOIL		F/M	SS	20					
2	1099.0	Sandy SILT, brown, moist, with trace organics (ML)	FINE ALLUVIUM									
3		Weathered sandstone: SILTY SAND with gravel, fine grained, yellowish brown, moist, medium dense (SM)	WEATHERED SANDSTONE	14	M	SS	20					
4	1097.0											
5		Weathered sandstone: SILTY SAND, fine grained, a little gravel, yellowish brown, moist, medium dense, with laminations of sandy lean clay (SM)		22	M	SS	20					
6	1095.0											
7		Weathered sandstone: SAND WITH SILT, fine to medium grained, orangish brown, moist, very dense, with lenses of sandy lean clay (SP-SM)		50/.3	M	SS	8					
8	1093.0											
9		Weathered sandstone: SILTY SAND, fine grained, yellowish brown, moist, very dense, with lenses of sandy lean clay (SM)		50/.3	M	SS	8					
10												
	1090.3			50/.2	M	SS	6					
		End of boring at 10.7 feet										

DEPTH:	DRILLING METHOD
0-10.0'	**3.25" HSA**

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
1/21/21	**1245**	**10.7**	**10.0**	**10.3**	**None**	**None**

BORING COMPLETED: **1/21/21**

DR: **KS** LG: **SL** Rig: **57**

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

AET_CORP W-ELEV 31-20881 - BNP DEVELOPMENT2.GPJ AET+CPT+WELL.GDT 2/16/21

03/2011

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET No: **31-20881** Log of Boring No. **B-05 (p. 1 of 1)**

Project: **Proposed New Roads; Bushel-n-Peck Development; Town of Lafayette, Wisconsin**

DEPTH IN FEET	ELEV. FEET	Surface Elevation **1037.6** MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	qp	LL	PL	%-#20
1	1036.6	SILTY SAND with organics, fine to medium grained, very dark brown, frozen (SM)	TOPSOIL		F/M	SS	20					
2	1035.6	SILTY SAND, fine to medium grained, dark brown, moist (SM)	COARSE ALLUVIUM									
3		SAND WITH SILT, fine to medium grained, brown, moist, loose (SP-SM)		5	M	SS	12	5				10
4	1033.1											
5		SAND, fine to medium grained, brown, moist to waterbearing, loose (SP)		10	M	SS	18					
6												
7					▼							
8	1029.6	SILTY SAND, fine to medium grained, grayish brown, waterbearing, loose (SM)		7	M/W	SS	14					
9	1028.1											
10		SAND, fine to medium grained, grayish brown, waterbearing, loose to medium dense (SP)		5	W	SS	8					
11												
12												
13				13	W	SS	8					
14	1023.1											
15		SAND WITH SILT, fine grained, pale yellowish brown, waterbearing, medium dense (SP-SM)		26	W	SS	16					
16	1021.1											
		End of boring at 16.5 feet										

DEPTH:	DRILLING METHOD
0-9.5'	**3.25" HSA**
9.5-14.5'	**HSA w/DM**
BORING COMPLETED:	**1/15/21**
DR: **KS**	LG: **LD** Rig: **57**

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
1/15/21	**0840**	**11.5**	**9.5**	**9.1**	**None**	**8.6**
1/15/21	**0850**	**11.5**	**9.5**	**8.7**	**None**	**7.4**
1/15/21	**0855**	**11.5**	**9.5**	**8.6**	**None**	**7.3**

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

AET_CORP W-ELEV 31-20881 - BNP DEVELOPMENT2.GPJ AET+CPT+WELL.GDT 2/16/21

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET No: **31-20881** Log of Boring No. **B-06 (p. 1 of 1)**

Project: **Proposed New Roads; Bushel-n-Peck Development; Town of Lafayette, Wisconsin**

DEPTH IN FEET	ELEV. FEET	Surface Elevation **1025.5** MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	qp	LL	PL	%-#2(
1	1024.5	Sandy SILT with organics, very dark brown, frozen (OL)	TOPSOIL									
1		CLAYEY SAND, fine to medium grained, grayish brown with brown mottling, moist, with trace organics (SC)	COARSE ALLUVIUM		F/M	SS	20					
2	1023.5	SAND, fine to medium grained, brown to grayish brown, moist to waterbearing, loose to very dense (SP)		10	M/W	SS	16					
5				9	W	SS	12					
8				14	W	SS	20					
10				6	W	SS	18					
13		*Possible cobble from 14 to 16 feet*		54	W	SS	16					
14	1011.0											
15		SAND, fine grained, light gray, waterbearing, medium dense (SP)		19	W	SS	14					
16	1009.0											
		End of boring at 16.5 feet										

DEPTH:	DRILLING METHOD
0-12.0'	**3.25" HSA**
12.0-14.5'	**HSA w/DM**

BORING COMPLETED: **1/15/21**

DR: **KS** LG: **SL** Rig: **57**

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
1/14/21	**1650**	**14.0**	**12.0**	**11.3**	**None**	**7.9**
1/14/21	**1700**	**14.0**	**12.0**	**10.2**	**None**	**6.8**
1/14/21	**1710**	**14.0**	**12.0**	**9.4**	**None**	**6.5**
1/15/21	**0725**	**14.0**	**12.0**	**8.4**	**None**	**3.6**

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

AET_CORP W-ELEV 31-20881 - BNP DEVELOPMENT2.GPJ AET+CPT+WELL.GDT 2/16/21

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET No: **31-20881** Log of Boring No. **B-07 (p. 1 of 1)**

Project: **Proposed New Roads; Bushel-n-Peck Development; Town of Lafayette, Wisconsin**

DEPTH IN FEET	ELEV. FEET	Surface Elevation **1025.3** MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	qp	LL	PL	%-#20
	1024.8	Sandy SILT with organics, dark brown, frozen (OL)	TOPSOIL									
1		Sandy SILT, grayish brown, frozen to moist, with trace roots (ML)	FINE ALLUVIUM		F/M	SS	21					
2	1023.3	LEAN CLAY, gray with brown mottling, firm (CL)										
3				6	M	SS	16	25	0.75			
4												
5				6	M	SS	18	25	0.75			
6	1019.3	SILTY CLAY with sand, gray with brown mottling, soft (CL-ML)										
7				4	M	SS	16	26				
8	1017.3	SAND WITH SILT, fine to medium grained, brown, moist to waterbearing, loose, with lenses of sandy lean clay (SP-SM)	COARSE ALLUVIUM		▼							
9				7	M/W	SS	17					
10	1015.8 / 1015.3	Gravelly SAND WITH SILT, fine to medium grained, brown, waterbearing, loose (SP-SM)										
11		SAND, fine to medium grained, brown, waterbearing, loose (SP)		8	W	SS	12					
12												
13				6	W	SS	18					
14	1011.3	SAND, fine grained, grayish brown, waterbearing, loose (SP)										
15				6	W	SS	19					
16	1009.3	*End of boring at 16.0 feet*										

DEPTH:	DRILLING METHOD
0-14.0'	**3.25" HSA**

BORING COMPLETED: **1/14/21**

DR: **KS** LG: **SL** Rig: **57**

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
1/14/21	**1315**	**16.0**	**14.0**	**13.3**	**None**	**11.4**
1/14/21	**1325**	**16.0**	**14.0**	**12.4**	**None**	**9.1**
1/14/21	**1335**	**16.0**	**14.0**	**11.8**	**None**	**8.2**

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET No: **31-20881** Log of Boring No. **B-08 (p. 1 of 1)**

Project: **Proposed New Roads; Bushel-n-Peck Development; Town of Lafayette, Wisconsin**

DEPTH IN FEET	ELEV. FEET	Surface Elevation **1014.6** MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	qp	LL	PL	%-#20
	1014.1	Sandy SILT with organics, dark brown, frozen (OL)	TOPSOIL									
1		Sandy SILT, brown, frozen to moist, with trace roots (ML)	FINE ALLUVIUM		F/M	SS	21					
2	1012.6											
3		Sandy SILT, brown, moist, very loose, with trace roots (ML)		4	M	SS	16					
4	1010.6											
5		Sandy SILT, dark gray, wet, very loose (ML)		2	W	SS	14	26				
6	1008.6											
7		CLAYEY SAND, fine to medium grained, gray with brown mottling, wet, very loose (SC)	COARSE ALLUVIUM	4	W	SS	16					
8	1006.6											
9		Sandy SILT with organics, dark gray, waterbearing, very loose, with laminations of sandy lean clay (OL)	FINE ALLUVIUM	3	W	SS	18	28				
10	1004.6											
11		SAND, fine to medium grained, gray, waterbearing, medium dense (SP)	COARSE ALLUVIUM	11	W	SS	16					
12												
13	1001.6			19	W	SS	20					
14	1001.1 1000.6	Weathered sandstone: SAND, fine to medium grained, pale brown, waterbearing, medium dense, with laminations of lean clay with sand (SP)	WEATHERED SANDSTONE									
15		Weathered sandstone: SAND, fine grained, pale brown, waterbearing, medium dense (SP)		15	W	SS	20					
16	998.6	Weathered sandstone: SAND, fine grained, pale brown, waterbearing, medium dense, with laminations of sandy lean clay (SP)										
		End of boring at 16.0 feet										

DEPTH:	DRILLING METHOD
0-14.0'	**3.25" HSA**

BORING COMPLETED: **1/14/21**

DR: **KS** LG: **SL** Rig: **57**

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
1/14/21	**1415**	**14.0**	**12.0**	**11.9**	**None**	**11.7**
1/14/21	**1425**	**14.0**	**12.0**	**12.3**	**None**	**9.6**
1/14/21	**1435**	**14.0**	**12.0**	**11.7**	**None**	**8.9**

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

AET_CORP W-ELEV 31-20881 - BNP DEVELOPMENT2.GPJ AET+CPT+WELL.GDT 2/16/21

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET No: **31-20881** Log of Boring No. **B-09 (p. 1 of 1)**

Project: **Proposed New Roads; Bushel-n-Peck Development; Town of Lafayette, Wisconsin**

DEPTH IN FEET	ELEV. FEET	Surface Elevation **1008.4** MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	qp	LL	PL	%-#20
	1007.9	Sandy SILT with organics, dark brown, frozen (OL)	TOPSOIL									
1		Sandy SILT, brown, frozen to moist, with trace roots (ML)	FINE ALLUVIUM		F/M	SS	18					
2	1006.4											
3		Sandy SILT, gray with brown mottling, moist, very loose to loose (ML)		3	M	SS	16	23				66
4								21				
5	1003.4											
6	1002.4	SAND WITH SILT, fine to medium grained, gray, moist to waterbearing, loose (SP-SM)	COARSE ALLUVIUM	10	M/W	SS	14					
7		SILTY SAND, fine to medium grained, dark gray, waterbearing, very loose, with trace organics and laminations of lean clay (SM)		2	W	SS	16					
8	1000.4											
9	998.9	SAND WITH SILT, fine to medium grained, dark gray, waterbearing, very loose (SP-SM)		4	W	SS	16					
10	998.4	Sandy SILT, dark gray, waterbearing, very loose, with trace organics (ML)	FINE ALLUVIUM					21				
11		CLAYEY SAND, fine grained, yellowish brown, waterbearing, loose, with laminations of sandy lean clay (SC)	COARSE ALLUVIUM	5	W	SS	12					
12	996.4											
13		Weathered sandstone: SAND, fine to medium grained, yellowish brown, waterbearing, medium dense to very dense (SP)	WEATHERED SANDSTONE	15	W	SS	10					
14				50/.3	W	SS	6					
15	993.1			50/.3	W	SS	2					
		End of boring at 15.3 feet										

DEPTH:	DRILLING METHOD
0-15.0'	**3.25" HSA**

BORING COMPLETED: **1/14/21**

DR: **KS** LG: **SL** Rig: **57**

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
1/14/21	**1515**	**10.0**	**8.0**	**7.7**	**None**	**7.5**
1/14/21	**1525**	**10.0**	**8.0**	**7.1**	**None**	**6.0**
1/14/21	**1535**	**10.0**	**8.0**	**7.1**	**None**	**5.9**

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

AET_CORP W-ELEV 31-20881 - BNP DEVELOPMENT2.GPJ AET+CPT+WELL.GDT 2/16/21

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET No: **31-20881** Log of Boring No. **B-10 (p. 1 of 1)**

Project: **Proposed New Roads; Bushel-n-Peck Development; Town of Lafayette, Wisconsin**

DEPTH IN FEET	ELEV. FEET	Surface Elevation 1038.8 MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	qp	LL	PL	%-#20
	1038.3	Sandy SILT with organics, very dark brown, frozen (OL)	TOPSOIL									
1		SILTY SAND, fine to medium grained, brown, frozen to moist (SM)	COARSE ALLUVIUM		F/M	SS	20					
2	1036.8	SAND, fine to medium grained, brown, moist to wet, loose to medium dense (SP)										
3				5	M	SS	12					
4												
5				8	M	SS	16					
6												
7				11	M	SS	14					
8												
9				13	W	SS	15					
10	1028.8	SAND WITH SILT, fine grained, brown, wet, loose (SP-SM)										
11				6	W	SS	13					
12	1026.8	SILTY SAND, fine grained, brown, waterbearing, loose (SM)										
13				6	W	SS	13					
14	1024.8	SAND, fine grained, brown, waterbearing, loose, with laminations of sandy lean clay (SP)										
15				8	W	SS	14					
16	1022.8	*End of boring at 16.0 feet*										

DEPTH:	DRILLING METHOD
0-14.0'	**3.25" HSA**

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
1/21/21	**0850**	**16.0**	**14.0**	**13.8**	**None**	**12.9**
1/21/21	**0855**	**16.0**	**14.0**	**13.8**	**None**	**12.3**

BORING COMPLETED: **1/21/21**

DR: **KS** LG: **SL** Rig: **57**

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

AET_CORP W-ELEV 31-20881 - BNP DEVELOPMENT2.GPJ AET+CPT+WELL.GDT 2/16/21

03/2011

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET No: **31-20881** Log of Boring No. **B-11 (p. 1 of 1)**

Project: **Proposed New Roads; Bushel-n-Peck Development; Town of Lafayette, Wisconsin**

DEPTH IN FEET	ELEV. FEET	Surface Elevation **1100.7** MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	qp	LL	PL	%-#20
1	1099.7	Sandy SILT with organics, very dark brown, frozen (OL)	TOPSOIL									
1		Sandy SILT, brown, moist (SM)	FINE ALLUVIUM		F/M	SS	21					
2	1098.7											
3		Weathered sandstone: SILTY SAND with gravel, fine grained, yellowish brown, moist, medium dense (SM)	WEATHERED SANDSTONE	15	M	SS	16					
4	1096.2											
5		Weathered sandstone: SILTY SAND, fine grained, yellowish brown to pale brown, moist, medium dense to very dense, with lenses of sandy lean clay (SM)		21	M	SS	20					
7				50/.2	M	SS	6					
9	1091.2											
10		Weathered sandstone: SILTY SAND, fine to medium grained, yellowish brown, moist, very dense (SM)		50/.4	M	SS	4					
12	1088.7											
	1088.3	Weathered sandstone: SILTY SAND, fine grained, yellowish brown, moist, very dense, with laminations of sandy lean clay (SM)		50/.4	M	SS	3					
		End of boring at 12.4 feet										

DEPTH:	DRILLING METHOD
0-12.0'	**3.25" HSA**

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
1/18/21	**1438**	**12.4**	**12.0**	**12.0**	**None**	**None**

BORING COMPLETED: **1/18/21**

DR: **KS** LG: **SL** Rig: **57**

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET No: **31-20881** Log of Boring No. **B-12 (p. 1 of 1)**

Project: **Proposed New Roads; Bushel-n-Peck Development; Town of Lafayette, Wisconsin**

DEPTH IN FEET	ELEV. FEET	Surface Elevation **1099.3** MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	qp	LL	PL	%-#20
1		Sandy SILT with organics, dark brown, frozen to moist (OL)	TOPSOIL		F/M	SS	12					
2	1097.3											
3		Weathered sandstone: Gravelly SILTY SAND, fine grained, yellowish brown, moist, medium dense (SM)	WEATHERED SANDSTONE	26	M	SS	20					
4	1094.8											
5		Weathered sandstone: SILTY SAND, fine grained, a little gravel, brown, moist, medium dense, with lenses of clayey sand (SM)		27	M	SS	21					
6												
7	1092.3											
8		Weathered sandstone: SAND WITH SILT, fine to medium grained, pale brown, moist, very dense (SP-SM)		50/.3	M	SS	6					
9	1089.8											
10		Weathered sandstone: SAND WITH SILT, fine to medium grained, pale brown, moist, very dense, with laminations of sandy lean clay (SP-SM)		50/.2	M	SS	4					
11												
12	1087.3											
	1086.7	Weathered sandstone: SAND WITH SILT, fine grained, yellowish brown, moist, very dense, with lenses of sandy lean clay (SP-SM)		50/.1	M	SS	4					
		End of boring at 12.6 feet										

DEPTH:	DRILLING METHOD	WATER LEVEL MEASUREMENTS						
		DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
0-12.0'	**3.25" HSA**	**1/18/21**	**0950**	**12.1**	**11.5**	**12.1**	**None**	**None**
BORING COMPLETED: **1/18/21**								
DR: **KS** LG: **SL** Rig: **57**								

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

AET_CORP W-ELEV 31-20881 - BNP DEVELOPMENT2.GPJ AET+CPT+WELL.GDT 2/16/21

03/2011

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET No: **31-20881** Log of Boring No. **B-13 (p. 1 of 1)**

Project: **Proposed New Roads; Bushel-n-Peck Development; Town of Lafayette, Wisconsin**

DEPTH IN FEET	ELEV. FEET	Surface Elevation **1067.9** MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	qp	LL	PL	%-#2(
1	1066.9	Sandy SILT with organics, very dark brown, frozen (OL)	TOPSOIL									
	1066.4	SILTY SAND, fine to medium grained, brown, moist, with trace roots (SM)	COARSE ALLUVIUM		F/M	SS	21					
2	1065.9	CLAYEY SAND, fine to medium grained, brown, moist, with trace roots (SC)	WEATHERED SANDSTONE									
3				25	M	SS	16					
4		Weathered sandstone: SAND, fine to medium grained, yellowish brown, moist, medium dense to dense (SP)										
5				41	M	SS	20					
6												
7	1060.9											
8		Weathered sandstone: SAND WITH SILT, fine to medium grained, brown, moist, very dense (SP-SM)		84/.3	M	SS	12					
9	1058.4											
10		Weathered sandstone: SAND, fine to medium grained, brown to white, moist, very dense, with lenses of sandy lean clay (SP)		50/.2	M	SS	8					
11												
12	1055.9											
	1055.6	Weathered sandstone: SAND, fine to medium grained, white, moist, very dense (SP)		50/.3	M	SS	3					
		End of boring at 12.3 feet										

DEPTH:	DRILLING METHOD
0-12.0'	**3.25" HSA**

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
1/18/21	**0900**	**12.3**	**12.0**	**12.0**	**None**	**None**

BORING COMPLETED: **1/18/21**

DR: **KS** LG: **SL** Rig: **57**

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

AET_CORP W-ELEV 31-20881 - BNP DEVELOPMENT2.GPJ AET+CPT+WELL.GDT 2/16/21

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET No: **31-20881** Log of Boring No. **B-14 (p. 1 of 1)**

Project: **Proposed New Roads; Bushel-n-Peck Development; Town of Lafayette, Wisconsin**

DEPTH IN FEET	ELEV. FEET	Surface Elevation **1022.7** MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	qp	LL	PL	%-#20
	1022.2	Sandy SILT with organics, very dark brown, frozen (OL)	TOPSOIL									
1		LEAN CLAY with sand, gray with brown mottling (CL)	FINE ALLUVIUM		F/M	SS	20		1.25			
2	1020.7											
3		LEAN CLAY with sand, gray with brown mottling, firm (CL)		6	M	SS	20	26	0.75			
4	1019.2	CLAYEY SAND, fine to medium grained, brown and gray, moist, loose, with lenses of sandy lean clay (SC)	COARSE ALLUVIUM									
5	1018.2	SAND WITH SILT, fine to medium grained, yellowish brown to brown, moist, medium dense, with laminations of sandy lean clay (SP-SM)		19	M	SS	20					
6												
7	1015.7	Weathered sandstone: SAND WITH SILT, fine grained, brown, moist, dense, with laminations of sandy lean clay (SP-SM)	WEATHERED SANDSTONE									
8				43	M	SS	16					
9	1013.2											
10		Weathered sandstone: SAND, fine grained, yellowish brown, moist, very dense (SP)		50/.1	M	SS	5					
11					▼							
12	1010.7	Weathered sandstone: SAND WITH SILT, fine grained, yellowish brown, waterbearing, very dense (SP-SM)		50/.4	W	SS	3					
13												
14	1008.2											
15	1007.6	Weathered sandstone: SAND WITH SILT, fine grained, yellowish brown, waterbearing, very dense, with lenses of sandy lean clay (SP-SM)		50/.1	W	SS	6					
		End of boring at 15.1 feet										

DEPTH: **0-14.5'** DRILLING METHOD: **3.25" HSA**

BORING COMPLETED: **1/18/21**

DR: **KS** LG: **SL** Rig: **57**

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
1/18/21	**1035**	**15.1**	**14.5**	**14.6**	**None**	**11.9**
1/18/21	**1045**	**15.1**	**14.5**	**14.9**	**None**	**11.6**

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET No: **31-20881** Log of Boring No. **B-15 (p. 1 of 1)**

Project: **Proposed New Roads; Bushel-n-Peck Development; Town of Lafayette, Wisconsin**

DEPTH IN FEET	ELEV. FEET	Surface Elevation **1013.6** MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	qp	LL	PL	%-#2(
1		Sandy SILT with organics, very dark brown, frozen to moist (OL)	TOPSOIL		F/M	SS	10					
2	1011.6											
3		SAND, fine to medium grained, brown, moist, loose (SP)	COARSE ALLUVIUM	7	M	SS	12					
4	1009.6											
5		Sandy SILT, gray and brown, moist to waterbearing, loose (ML)	FINE ALLUVIUM	6	M/W	SS	8	22				
6												
7				6	W	SS	16	20				
8	1005.6											
9		Weathered sandstone: SAND, fine to medium grained, pale brown, waterbearing, dense, with laminations of sandy lean clay (SP)	WEATHERED SANDSTONE	32	W	SS	14					
10	1003.6											
11		Weathered sandstone: SAND WITH SILT, fine to medium grained, brown, waterbearing, very dense, with laminations of sandy lean clay (SP-SM)		50/.3	W	SS	6					
12	1001.6											
13		Weathered sandstone: SAND, fine grained, very pale brown to yellowish brown, waterbearing, very dense, with laminations of lean clay (SP)		50/.3	W	SS	7					
14	999.2			50/.4	W	SS	4					
		End of boring at 14.4 feet										

DEPTH:	DRILLING METHOD
0-14.0'	**3.25" HSA**

BORING COMPLETED: **1/18/21**

DR: **KS** LG: **SL** Rig: **57**

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
1/18/21	**1120**	**10.0**	**8.0**	**8.3**	**None**	**6.9**
1/18/21	**1125**	**10.0**	**8.0**	**7.7**	**None**	**5.9**
1/18/21	**1130**	**10.0**	**8.0**	**7.5**	**None**	**5.6**

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET No: **31-20881** Log of Boring No. **B-16 (p. 1 of 1)**

Project: **Proposed New Roads; Bushel-n-Peck Development; Town of Lafayette, Wisconsin**

DEPTH IN FEET	ELEV. FEET	Surface Elevation **1006.9** MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	qp	LL	PL	%-#20
1		Sandy SILT with organics, very dark brown, frozen to moist (OL)	TOPSOIL		F/M	SS	21					
2	1004.9											
3		SILTY CLAY with sand, brown and gray, soft, with trace roots (CL-ML)	FINE ALLUVIUM	4	M	SS	16	20				
4	1002.9											
5		SILTY CLAY with sand, brown and gray, firm (CL-ML)		5	MW	SS	14	22	0.75			
6	1000.9											
7		CLAYEY SAND, fine grained, brown and gray, waterbearing, medium dense (SC)	COARSE ALLUVIUM	12	W	SS	12					
8	999.4 / 998.9	SILTY SAND, fine grained, grayish brown, waterbearing, medium dense (SM)										
9		SAND, fine to medium grained, grayish brown, waterbearing, loose, with lenses of sandy lean clay (SP)		10	W	SS	16					
10	996.9											
11		Weathered sandstone: SAND, fine to medium grained, grayish brown, waterbearing, very dense, with laminations of sandy lean clay (SP)	WEATHERED SANDSTONE	68	W	SS	21					
12												
13				102 /.3	W	SS	12					
14												
	992.1			50/.3	W	SS	6					
		End of boring at 14.8 feet										

DEPTH:	DRILLING METHOD
0-14.0'	**3.25" HSA**

BORING COMPLETED: **1/18/21**

DR: **KS** LG: **SL** Rig: **57**

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
1/18/21	**1230**	**10.0**	**8.0**	**8.9**	**None**	**7.0**
1/18/21	**1235**	**10.0**	**8.0**	**8.1**	**None**	**5.1**
1/18/21	**1240**	**10.0**	**8.0**	**8.0**	**None**	**5.0**

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

AET_CORP W-ELEV 31-20881 - BNP DEVELOPMENT2.GPJ AET+CPT+WELL.GDT 2/16/21

03/2011

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET No: **31-20881** Log of Boring No. **B-17 (p. 1 of 1)**

Project: **Proposed New Roads; Bushel-n-Peck Development; Town of Lafayette, Wisconsin**

DEPTH IN FEET	ELEV. FEET	Surface Elevation **1019.9** MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	qp	LL	PL	%-#20
1	1018.9	SILTY SAND with organics, fine to medium grained, very dark brown, frozen (SM)	TOPSOIL		F/M	SS	18					
2	1017.9	SAND WITH SILT, fine to medium grained, brown, moist, with trace roots (SP-SM)	COARSE ALLUVIUM									
3		SAND WITH SILT, fine to medium grained, a little gravel, brown, moist, loose (SP-SM)		10	M	SS	12					
4												
5	1014.9	CLAYEY SAND, fine to medium grained, grayish to reddish brown, moist, medium dense, with lenses of sandy lean clay (SC)		23	M	SS	16					
6												
7	1012.9	CLAYEY SAND, fine to medium grained, brown, moist to waterbearing, medium dense (SC)										
8				21	M-W	SS	4					
9												
10	1009.9	Weathered sandstone: SAND WITH SILT, fine grained, gray, waterbearing, dense (SP-SM)	WEATHERED SANDSTONE	47	W	SS	18					
11												
12	1007.9	Weathered sandstone: SAND WITH SILT, fine grained, gray to orangish brown, waterbearing, very dense, with lenses of sandy lean clay (SP-SM)		80/.9	W	SS	14					
13												
14	1005.4											
	1005.0	Weathered sandstone: SAND, fine to medium grained, gray to orangish brown, waterbearing, very dense, with laminations of sandy lean clay (SP)		50/.4	W	SS	5					
		End of boring at 14.9 feet										

DEPTH:	DRILLING METHOD
0-14.5'	**3.25" HSA**

BORING COMPLETED: **1/15/21**

DR: **KS** LG: **LD** Rig: **57**

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
1/15/21	**1005**	**14.9**	**14.5**	**13.2**	**None**	**10.3**
1/15/21	**1015**	**14.9**	**14.5**	**12.5**	**None**	**8.3**
1/15/21	**1025**	**14.9**	**14.5**	**12.3**	**None**	**8.0**

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

AET_CORP W-ELEV 31-20881 - BNP DEVELOPMENT2.GPJ AET+CPT+WELL.GDT 2/16/21

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET No: **31-20881** Log of Boring No. **B-18 (p. 1 of 1)**

Project: **Proposed New Roads; Bushel-n-Peck Development; Town of Lafayette, Wisconsin**

DEPTH IN FEET	ELEV. FEET	Surface Elevation **1005.5** MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	qp	LL	PL	%-#20
1	1004.5	Sandy SILT with organics, very dark brown, frozen (OL)	TOPSOIL									
1		SILT with sand, gray with brown mottling, moist (ML)	FINE ALLUVIUM		F/M	SS	18					
2	1003.5											
3		Sandy LEAN CLAY, gray with brown mottling, firm (CL)	MIXED ALLUVIUM	6	M	SS	14	24	1.25			
4	1001.0											
5		SAND WITH SILT, fine to medium grained, brown, moist to waterbearing, loose (SP-SM)	COARSE ALLUVIUM	10	M/W	SS	14					
6												
7	998.5											
8		SAND, fine to medium grained, gray, waterbearing, loose, with lenses of fine grained clayey sand (SP)		5	W	SS	16					
9	996.0											
10		Weathered sandstone: SAND WITH SILT, fine to medium grained, a little gravel, brown, waterbearing, medium dense (SP-SM)	WEATHERED SANDSTONE	21	W	SS	18					
11												
12	993.5											
13	992.5	Weathered sandstone: SAND, fine to medium grained, a little gravel, brown, waterbearing, medium dense (SP)		16	W	SS	12					
14		Weathered sandstone: SAND WITH SILT, fine grained, pale brown to yellowish brown, waterbearing, medium dense, with laminations of sandy lean clay (SP-SM)										
15				19	W	SS	14					
16	989.0											
		End of boring at 16.5 feet										

DEPTH:	DRILLING METHOD
0-7.0'	**3.25" HSA**
7.0-14.5'	**HSA w/DM**
BORING COMPLETED:	**1/15/21**
DR: **KS**	LG: **LD** Rig: **57**

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
1/15/21	**1055**	**9.0**	**7.0**	**8.7**	**None**	**7.2**
1/15/21	**1100**	**9.0**	**7.0**	**8.4**	**None**	**5.9**
1/15/21	**1105**	**9.0**	**7.0**	**8.2**	**None**	**5.6**

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

AET_CORP W-ELEV 31-20881 - BNP DEVELOPMENT2.GPJ AET+CPT+WELL.GDT 2/16/21

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET No: **31-20881** Log of Boring No. **B-19 (p. 1 of 1)**

Project: **Proposed New Roads; Bushel-n-Peck Development; Town of Lafayette, Wisconsin**

DEPTH IN FEET	ELEV. FEET	Surface Elevation **998.9** MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	qp	LL	PL	%-#2(
1	997.4	Sandy SILT with organics, very dark brown, frozen to moist (OL)	TOPSOIL		F/M	SS	18					
2	996.9	Sandy SILT, grayish brown, moist, with trace roots (ML)	FINE ALLUVIUM									
3		Sandy SILT, grayish brown, moist, loose (ML)		5	M	SS	14					
4	994.9											
5		Sandy SILT, gray, moist to waterbearing, loose, with lenses of gray sandy lean clay with brown mottling (ML)		5	MW	SS	14	21				
6	992.9											
7	991.4	CLAYEY SAND, fine to medium grained, gray, waterbearing, loose (SC)	COARSE ALLUVIUM	8	W	SS	20					
8	990.9	CLAYEY SAND with gravel, fine to medium grained, gray, waterbearing, loose (SC)										
9		SAND WITH CLAY, fine to medium grained, gray, waterbearing, medium dense, with laminations of sandy lean clay (SP-SC)		13	W	SS	14					
10	988.9											
11		SAND, fine to medium grained, brown, waterbearing, medium dense, with laminations of fine clayey sand (SP)		13	W	SS	12					
12	986.9											
13		SAND WITH CLAY and gravel, fine to medium grained, brown, waterbearing, medium dense (SP-SC)		17	W	SS	16					
14	984.9											
15		Gravelly CLAYEY SAND, fine to medium grained, brown, waterbearing, dense (SC)		36	W	SS	10					
16	982.9											
		End of boring at 16.0 feet										

DEPTH:	DRILLING METHOD
0-8.0'	**3.25" HSA**
8.0-14.0'	**HSA w/DM**
BORING COMPLETED:	**1/15/21**
DR: **KS**	LG: **LD** Rig: **57**

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
1/15/21	**1210**	**10.0**	**8.0**	**7.7**	**None**	**6.9**
1/15/21	**1215**	**10.0**	**8.0**	**7.7**	**None**	**5.6**
1/15/21	**1220**	**10.0**	**8.0**	**7.7**	**None**	**5.0**

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET No: **31-20881** Log of Boring No. **B-20 (p. 1 of 1)**

Project: **Proposed New Roads; Bushel-n-Peck Development; Town of Lafayette, Wisconsin**

DEPTH IN FEET	ELEV. FEET	Surface Elevation 999.7 MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	qp	LL	PL	%-#20
1	998.7	Sandy SILT with organics, very dark brown, frozen (OL)	TOPSOIL		F/M	SS	18					
2	997.7	Sandy SILT, grayish brown, moist, with trace roots (SM)	FINE ALLUVIUM									
3		Sandy SILT, grayish brown, moist, medium dense (SM)		13	M	SS	16	20				
4	995.7											
5	994.2	Sandy LEAN CLAY, gray with brown mottling, stiff (CL)	MIXED ALLUVIUM	10	M/W	SS	20	20	0.75			
6	993.7	SAND WITH CLAY, fine to medium grained, grayish brown, moist to waterbearing, loose (SP-SC)	COARSE ALLUVIUM									
7	992.2	SAND, fine grained, grayish brown, waterbearing, loose, with laminations of sandy lean clay (SP)		10	W	SS	14					
8	991.7	Sandy LEAN CLAY, grayish brown, stiff (CL)	MIXED ALLUVIUM					18				
9		SAND WITH SILT, fine to medium grained, a little gravel, brown, waterbearing, medium dense, with laminations of fine grained sand with silt (SP-SM)	COARSE ALLUVIUM	18	W	SS	18					
10	989.7											
11		Sandy SILT, gray, waterbearing, very loose (ML)	FINE ALLUVIUM	2	W	SS	12	17				
12	987.7											
13		SAND WITH SILT, fine grained, yellowish brown, waterbearing, loose, with laminations of sandy lean clay (SP-SM)	COARSE ALLUVIUM	7	W	SS	10					
14	985.7											
15		Weathered sandstone: SAND, fine to medium grained, gray to orangish brown, waterbearing, medium dense, with laminations of sandy lean clay (SP)	WEATHERED SANDSTONE	26	W	SS	16					
16	983.7	*End of boring at 16.0 feet*										

DEPTH:	DRILLING METHOD
0-8.0'	**3.25" HSA**
8.0-14.0'	**HSA w/DM**

BORING COMPLETED: **1/15/21**

DR: **KS** LG: **LD** Rig: **57**

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
1/15/21	**1325**	**10.0**	**8.0**	**7.1**	**None**	**6.3**
1/15/21	**1330**	**10.0**	**8.0**	**6.9**	**None**	**5.7**

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET No: **31-20881** Log of Boring No. **B-21 (p. 1 of 1)**

Project: **Proposed New Roads; Bushel-n-Peck Development; Town of Lafayette, Wisconsin**

DEPTH IN FEET	ELEV. FEET	Surface Elevation **1073.5** MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	qp	LL	PL	%-#20
	1073.0	Sandy SILT with organics, very dark brown, frozen (OL)	TOPSOIL									
1		Sandy SILT, dark gray, frozen to moist, with trace roots (SM)	FINE ALLUVIUM		F/M	SS	22					
2	1071.5											
3		SILT with sand, gray with brown mottling, moist, loose (ML)		6	M	SS	19	21				
4												
5				10	M	SS	20	24				85
6	1067.5											
7		CLAYEY SAND, fine grained, gray and brown, wet, loose (SC)	COARSE ALLUVIUM	8	W	SS	16					
8	1065.5											
9		LEAN CLAY, gray with brown mottling, firm (CL)	FINE ALLUVIUM	5	M	SS	15	29	1.0			
10	1063.5											
11		LEAN CLAY with sand, gray and brown, soft (CL)		4	M	SS	13	24	0.75			
12	1061.5											
13	1061.0	LEAN CLAY with sand, gray and brown, soft, with laminations of sand with clay (CL)	COARSE ALLUVIUM	16	M	SS	20					
14		SAND, fine grained, brown, moist, medium dense (SP)										
15				18	M	SS	21					
16	1057.5	*End of boring at 16.0 feet*										

DEPTH:	DRILLING METHOD
0-14.0'	**3.25" HSA**

WATER LEVEL MEASUREMENTS

DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
1/21/21	**1015**	**16.0**	**14.0**	**15.4**	**None**	**None**

BORING COMPLETED: **1/21/21**

DR: **KS** LG: **SL** Rig: **57**

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

AMERICAN ENGINEERING TESTING, INC.

SUBSURFACE BORING LOG

AET No: **31-20881** Log of Boring No. **B-22 (p. 1 of 1)**

Project: **Proposed New Roads; Bushel-n-Peck Development; Town of Lafayette, Wisconsin**

DEPTH IN FEET	ELEV. FEET	Surface Elevation **1066.9** MATERIAL DESCRIPTION	GEOLOGY	N	MC	SAMPLE TYPE	REC IN.	FIELD & LABORATORY TESTS WC	qp	LL	PL	%-#20
	1066.4	Sandy SILT with organics, very dark brown, frozen (OL)	TOPSOIL									
1		Sandy SILT, dark brown, frozen to moist, with trace roots (ML)	FINE ALLUVIUM		F/M	SS	21					
2	1064.9											
3		Sandy SILT, dark brown, moist, very loose, with trace roots (ML)		3	M	SS	17					
4	1062.9											
5		Sandy SILT, dark grayish brown, moist, very loose (ML)		3	M	SS	19	26				
6	1060.9											
7		Sandy SILT, gray with brown mottling, moist, loose (ML)		6	M	SS	15	21				
8	1058.9											
9		CLAYEY SAND, fine grained, brown, moist, loose (SC)	COARSE ALLUVIUM	7	M	SS	21					
10	1056.9											
11		SILTY CLAY with sand, brown with gray mottling, soft (CL-ML)	FINE ALLUVIUM	4	M	SS	20	26	0.5			
12												
13				3	M	SS	13	25				
14	1052.9											
15		SAND WITH CLAY, fine to medium grained, a little gravel, brown, moist, medium dense, with laminations of clayey sand (SP-SC)	COARSE ALLUVIUM	13	M	SS	18					
16	1050.9	*End of boring at 16.0 feet*										

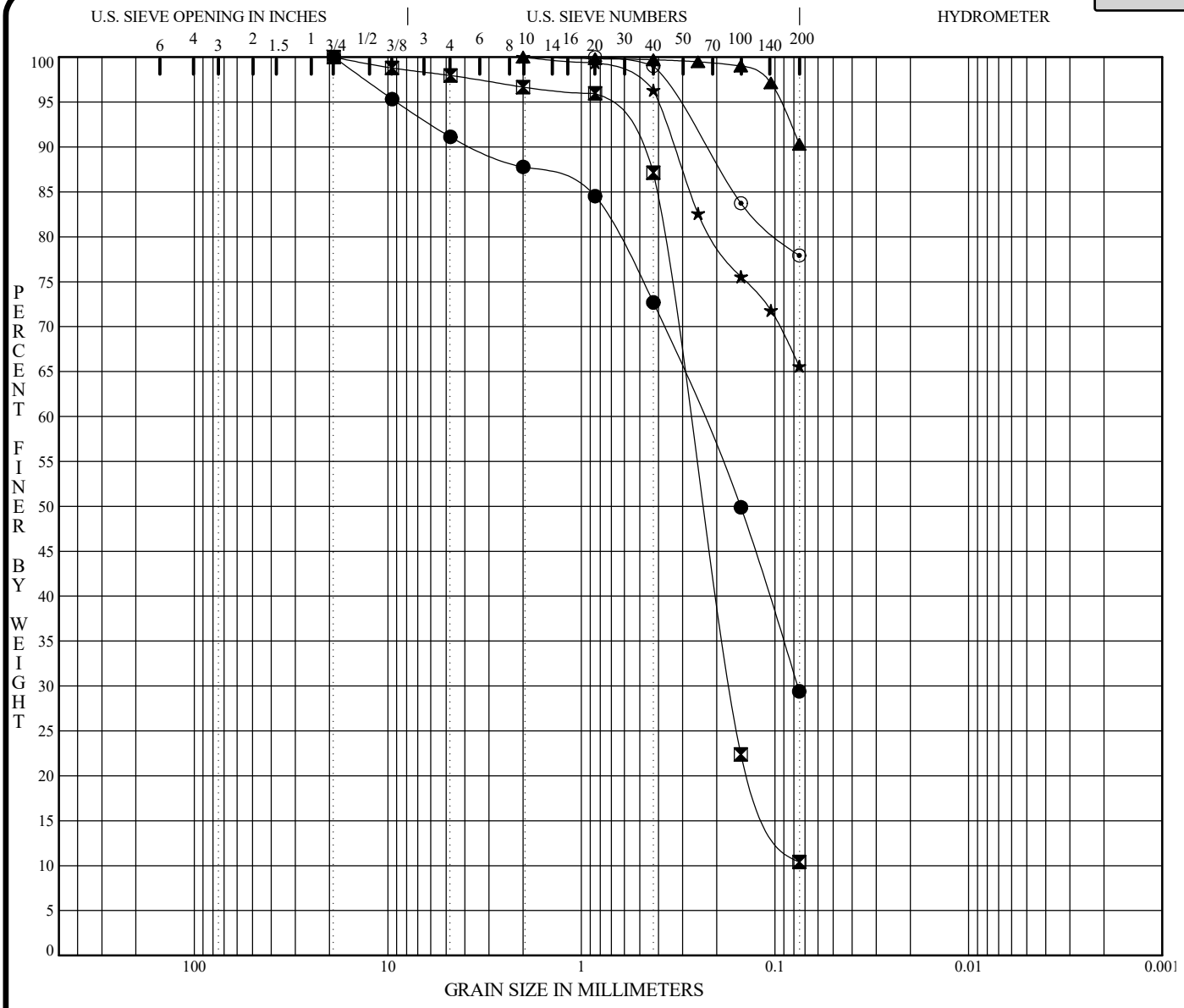
DEPTH: DRILLING METHOD	WATER LEVEL MEASUREMENTS						
	DATE	TIME	SAMPLED DEPTH	CASING DEPTH	CAVE-IN DEPTH	DRILLING FLUID LEVEL	WATER LEVEL
0-14.0' 3.25" HSA	**1/21/21**	**1050**	**16.0**	**14.0**	**15.8**	**None**	**None**
BORING COMPLETED: **1/21/21**							
DR: **KS** LG: **SL** Rig: **57**							

NOTE: REFER TO THE ATTACHED SHEETS FOR AN EXPLANATION OF TERMINOLOGY ON THIS LOG

AET_CORP W-ELEV 31-20881 - BNP DEVELOPMENT2.GPJ AET+CPT+WELL.GDT 2/16/21

03/2011

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	Specimen Identification		Classification	MC%	LL	PL	PI	Cc	Cu
●	B-02	3.0'	Clayey sand, f to m grained, a little gravel (SC)	11					
⧓	B-05	3.0'	Sand with silt, fine to medium grained (SP-SM)	5				1.43	3.7
▲	B-07	5.0'	Lean clay (CL)	25					
★	B-09	3.5'	Sandy silt (ML)	23					
⊙	B-14	2.8'	Lean clay with sand (CL)	26					

	Specimen Identification		D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	B-02	3.0'	19.00	0.24	0.077		8.9	61.7	29.4	
⧓	B-05	3.0'	19.00	0.27	0.170		2.0	87.6	10.4	
▲	B-07	5.0'	2.00				0.0	9.7	90.3	
★	B-09	3.5'	2.00				0.0	34.4	65.6	
⊙	B-14	2.8'	0.85				0.0	22.1	77.9	

PROJECT **Proposed New Roads; Bushel-n-Peck Development; Town of Lafayette, Wisconsin**

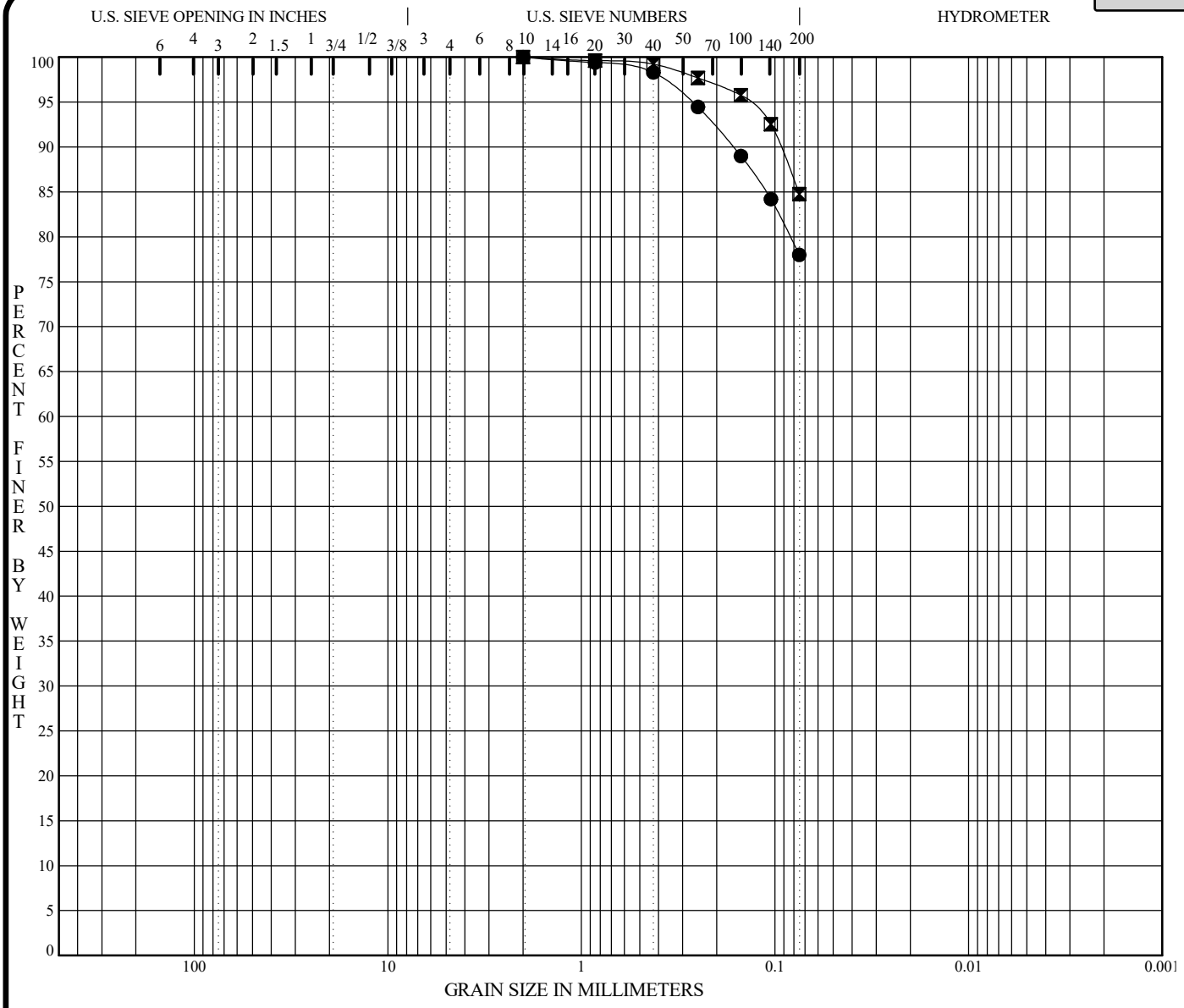
AET JOB NO. **31-20881**

DATE **1/18/21**

AMERICAN ENGINEERING TESTING, INC.

GRADATION CURVES

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	Specimen Identification		Classification	MC%	LL	PL	PI	Cc	Cu
●	**B-16**	**5.0'**	**Silty clay with sand (CL-ML)**	**22**					
⧓	**B-21**	**5.0'**	**Silt with sand (ML)**	**24**					

	Specimen Identification		D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	**B-16**	**5.0'**	**2.00**				**0.0**	**22.0**	**78.0**	
⧓	**B-21**	**5.0'**	**2.00**				**0.0**	**15.2**	**84.8**	

PROJECT **Proposed New Roads; Bushel-n-Peck Development; Town of Lafayette, Wisconsin**

AET JOB NO. **31-20881**

DATE **1/21/21**

AMERICAN ENGINEERING TESTING, INC.

GRADATION CURVES

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

Wis. Dept. of Safety and Professional Services
Division of Safety and Buildings

SOIL EVALUATION - STORM

in accordance with SPS 382.365 and 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and BM referenced to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

County: Chippewa

Parcel I.D.:

Reviewed by: Date:

Property Owner	Property Location
BnP Holdings LLC	Govt. Lot SW,NW,NE 1/4 SW 1/4 S 25 T 28 N R 8 W E (or) W
Property Owner's Mailing Address: 6176 Sandstone Road	Lot # / Block # / Subd. Name or CSM#
City: Eau Claire | State: WI | Zip Code: 54701 | Phone Number: (715) 271-6504	☐ City ☐ Village ■ Town | Nearest Road: County Highway OO
	Lafayette

Drainage area _____ ☐ sq. ft. ☐ acres
Optional:

Test Site Suitable for (check all that apply)

☐ Irrigation ☐ Bioretention trench ☐ Trench(es)
☐ Rain garden ☐ Grassed swale ☐ Reuse
☐ Infiltration trench ☐ SDS (> 15' wide) ☐ Other _____

Hydraulic Application Test Method:

■ Morphological Evaluation
☐ Double-Ring Infiltrometer
☐ Other (specify) _____

B-03 Obs. # ■ Boring ☐ Pit Ground surface elev. 1105.8 ft. Depth to limiting factor 24 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr
1	0-18	10YR 2/2	---	sil	0, m	m, fi	a, w	<5	0.13
2	18-24	10YR 6/6	---	ls*	0, sg	m, lo	g, w	5-10	0.50*
3	24-72	10YR 6/6	--- Sandstone ---	---	0, sg	m, lo	g, w	5-10	---
4	72-96	7.5YR 5/8	--- Sandstone ---	---	0, sg	m, lo	g, w	<5	---
5	96-120	10YR 5/8	--- Sandstone ---	---	0, sg	m, lo	g, w	<5	---
6	120-130	7.5YR 5/8	--- Sandstone ---	---	0, sg	m, lo	---	<5	---
			No GW Encountered						

B-04 Obs. # ■ Boring ☐ Pit Ground surface elev. 1101.0 ft. Depth to limiting factor 24 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr
1	0-12	10YR 2/2	---	sil	0, m	m, fi	g, w	<5	0.13
2	12-24	10YR 4/4	---	sil	0, m	m, fr	a, w	<5	0.13
3	24-48	10YR 5/8	--- Sandstone ---	---	0, sg	m, lo	g, w	~15	---
4	48-72	10YR 5/8	--- Sandstone ---	---	0, sg	m, lo	g, w	~5	---
5	72-96	7.5YR 5/8	--- Sandstone ---	---	0, sg	m, lo	g, w	<5	---
6	96-128	10YR 6/4	--- Sandstone ---	---	0, sg	m, lo	---	<5	---
			No GW Encountered						

CST/PSS Name (Please Print)	Signature	CST/PSS Number
Blake E. Snyder		1323667
Address	**Date Evaluation Conducted**	**Telephone Number**
1837 County Highway OO, Chippewa Falls WI 54729	January 14 to 21, 2021	(715) 861-5045

SBD-10793 (R11/11)

AET Pr

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

Property Owner BnP Holdings LLC Parcel ID # _____ Page 2 of 7

B-07 Obs. # ■ Boring ☐ Pit Ground surface elev. 1025.3 ft. Depth to limiting factor 24 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr
1	0-6	10YR 3/3	---	sil	0, m	m, fi	a, w	<5	0.13
2	6-24	10YR 3/4	---	sil	0, m	m, fr	a, w	<5	0.13
3	24-72	10YR 4/2	C, 2, D, 7.5YR 4/6	c	0, m	m, fi	a, w	<5	0.07
4	72-96	10YR 5/2	F, 2, D, 7.5YR 4/6	c	0, m	m, fi	a, w	<5	0.07
5	96-114	7.5YR 3/4	---	s	0, sg	m, lo	g, w	<5	3.60/0.07*
6	114-120	7.5YR 3/4	---	s, vgr	0, sg	m, lo	g, w	~35	3.60
7	120-168	7.5YR 4/4	---	s	0, sg	m, lo	a, w	<5	3.60

B-07 Cont Obs. # ☐ Boring ☐ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr
8	168-192	7.5YR 5/3	---	s*	0, sg	m, lo	---	<5	0.50*
			GW Encountered at 8.2'						

B-08 Obs. # ■ Boring ☐ Pit Ground surface elev. 1014.6 ft. Depth to limiting factor ~60 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr
1	0-48	7.5YR 3/3	---	sil	0, m	m, fi	g, w	<5	0.13
2	48-72	10YR 3/2	---	sil	0, m	m, fr	g, w	<5	0.13
3	72-96	10YR 4/2	C, 2, D, 7.5YR 5/6	scl	0, sg	m, lo	g, w	<5	0.11
4	96-120	7.5YR 3/1	---	sil**	0, m	m, fr	g, w	<5	0.13/0.07**
5	120-156	7.5YR 4/1	---	s	0, sg	m, lo	g, w	<5	3.60
6	156-162	10YR 6/3	--- Sandstone ---	---	0, sg	m, lo	g, w	<5	---
7	162-168	10YR 6/3	--- Sandstone ---	---	0, sg	m, lo	g, w	<5	---

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B-08 Cont+ Obs. # ☐ Boring ☐ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr
8	168-192	10YR 6/3	--- Sandstone ---	---	0, sg	m, lo	---	<5	---
			GW Encountered at ~5.0'						

B-09 Obs. # ■ Boring ☐ Pit Ground surface elev. 1008.4 ft. Depth to limiting factor 24 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr
1	0-6	7.5YR 2.5/2	---	sil	0, m	m, fi	g, w	<5	0.13
2	6-24	10YR 3/4	---	sil	0, m	m, fr	g, w	<5	0.13
3	24-60	10YR 3/2	C, 2, D, 7.5YR 5/6	sil	0, m	m, fr	a, w	<5	0.13
4	60-72	10YR 4/3	---	s	0, sg	m, lo	g, w	<5	3.60
5	72-96	10YR 3/2	---	ls**	0, sg	m, lo	g, w	<5	1.63/0.07**
6	96-114	10YR 3/2	---	s	0, sg	m, lo	g, w	<5	3.60
7	114-120	10YR 3/1	---	sil	0, m	m, fr	a, w	<5	0.13

B-09 Cont Obs. # ☐ Boring ☐ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr
8	120-144	10YR 4/6	---	scl**	0, sg	m, lo	g, w	<5	0.11/0.07**
9	144-168	10YR 5/6	--- Sandstone ---	---	0, sg	m, lo	g, w	<5	---
10	168-184	7.5YR 5/8	--- Sandstone ---	---	0, sg	m, lo	---	<5	---
			GW Encountered at 5.9'						

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B-10 Obs. # ■ Boring ☐ Pit Ground surface elev. 1038.8 ft. Depth to limiting factor ~108 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr
1	0-6	10YR 2/2	---	sil	0, m	m, fi	a, w	<5	0.13
2	6-24	10YR 3/4	---	ls	0, sg	m, lo	g, w	<5	1.63
3	24-120	7.5YR 4/6	---	s	0, sg	m, lo	g, w	<5	3.60
4	120-144	7.5YR 3/4	---	s*	0, sg	m, lo	g, w	<5	0.50*
5	144-168	7.5YR 3/4	---	sl	0, m	m, fr	g, w	<5	0.50
6	168-192	10YR 3/4	---	s**	0, sg	m, lo	---	<5	0.50*/0.07**
			GW Encountered at ~9.0'						

B-15 Obs. # ■ Boring ☐ Pit Ground surface elev. 1013.6 ft. Depth to limiting factor 67.2 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr
1	0-24	10YR 2/2	---	sil	0, m	m, fi	a, w	<5	0.13
2	24-48	7.5YR 4/6	---	s	0, sg	m, lo	a, w	<5	3.60
3	48-96	10YR 4/2	---	sil	0, m	m, fr	a, w	<5	0.13
4	96-120	10YR 6/3	--- Sandstone ---	---	0, sg	m, lo	g, w	<5	---
5	120-144	7.5YR 5/6	--- Sandstone ---	---	0, sg	m, lo	g, w	<5	---
6	144-173	10YR 7/2	--- Sandstone ---	---	0, sg	m, lo	---	<5	---
			GW Encountered at 5.6'						

B-16 Obs. # ■ Boring ☐ Pit Ground surface elev. 1006.9 ft. Depth to limiting factor 60 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr
1	0-24	10YR 2/2	---	sil	0, m	m, fi	a, w	<5	0.13
2	24-72	10YR 4/2	---	c	0, m	m, fi	g, w	<5	0.07
3	72-90	10YR 4/3	---	scl	0, m	m, fr	g, w	<5	0.11
4	90-96	10YR 4/4	---	ls*	0, sg	m, lo	g, w	<5	0.50*
5	96-120	10YR 4/4	---	s**	0, sg	m, lo	g, w	<5	3.60/0.07**
6	120-179	10YR 4/4	--- Sandstone ---	---	0, sg	m, lo	---	<5	---
			GW Encountered at 5.0'						

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B-19 Obs. # ■ Boring ☐ Pit Ground surface elev. 998.9 ft. Depth to limiting factor 48 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr
1	0-18	10YR 2/2	---	sil	0, m	m, fi	g, w	<5	0.13
2	18-48	10YR 3/3	---	sil	0, m	m, fr	g, w	<5	0.13
3	48-72	10YR 4/2	C, 2, D, 7.5YR 3/4	sil**	0, m	m, fr	g, w	<5	0.13/0.07**
4	72-90	10YR 4/1	---	sc	0, m	m, fi	g, w	<5	0.04
5	90-96	7.5YR 4/1	---	scl, gr	0, sg	m, lo	g, w	~20	0.11
6	96-120	7.5YR 4/1	---	s**	0, sg	m, lo	g, w	<5	3.60/0.07**
7	120-144	10YR 4/6	---	s**	0, sg	m, lo	a, w	<5	3.60/0.11**

B-19 Cont Obs. # ☐ Boring ☐ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr
8	144-168	10YR 4/6	---	s, gr	0, sg	m, lo	g, w	15-20	3.60
9	168-192	10YR 4/6	---	scl, vgr	0, sg	m, lo	---	~40	0.11
			GW Encountered at 5.0'						

B-20 Obs. # ■ Boring ☐ Pit Ground surface elev. 999.7 ft. Depth to limiting factor 48 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr
1	0-12	10YR 2/2	---	sil	0, m	m, fi	a, w	<5	0.13
2	12-48	10YR 4/3	---	sil	0, m	m, fr	g, w	<5	0.13
3	48-66	10YR 5/1	C, 2, D, 7.5YR 4/6	c	0, m	m, fi	a, w	<5	0.07
4	66-72	10YR 3/3	---	s	0, sg	m, lo	g, w	<5	3.60
5	72-90	10YR 3/3	---	s**	0, sg	m, lo	g, w	<5	0.50/0.07**
6	90-96	10YR 4/4	---	c	0, m	m, fi	a, w	<5	0.07
7	96-120	10YR 3/6	---	s**	0, sg	m, lo	g, w	10-15	3.60/0.50**

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B-20 Cont Obs. # ☐ Boring ☐ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr
8	120-144	10YR 4/3	---	sil	0, m	m, fi	a, w	<5	0.13
9	144-168	10YR 5/6	---	s**	0, sg	m, lo	g, w	<5	0.50*/0.07**
10	168-192	10YR 6/4	--- Sandstone ---	---	0, sg	m, lo	---	<5	---
			GW Encountered at 5.7'						

B-21 Obs. # ☒ Boring ☐ Pit Ground surface elev. 1073.5 ft. Depth to limiting factor 24 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr
1	0-6	10YR 4/2	---	sil	0, m	m, fi	g, w	<5	0.13
2	6-24	10YR 2/2	---	sil	0, m	m, fr	g, w	<5	0.13
3	24-72	10YR 4/6	C, 2, F, 7.5YR 3/6	si	0, m	m, fr	g, w	<5	0.13
4	72-96	10YR 3/6	---	scl	0, m	m, fr	a, w	<5	0.11
5	96-120	10YR 5/1	C, 2, D, 7.5YR 3/4	c	0, m	m, fi	g, w	<5	0.07
6	120-150	10YR 5/1	---	c	0, m	m, fi	a, w	<5	0.07
7	150-192	7.5YR 4/4	--No GW Encountered--	s*	0, sg	m, lo	---	<5	0.50*

B-22 Obs. # ☒ Boring ☐ Pit Ground surface elev. 1066.9 ft. Depth to limiting factor 72 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr
1	0-48	10YR 2/2	---	sil	0, m	m, fi	g, w	<5	0.13
2	48-72	10YR 3/3	---	sil	0, m	m, vfr	g, w	<5	0.13
3	72-96	10YR 4/3	C, 2, D, 7.5YR 3/4	sil	0, m	m, fr	a, w	<5	0.13
4	96-120	7.5YR 3/4	---	scl	0, m	m, fr	g, w	<5	0.11
5	120-168	10YR 3/4	C, 2, F, 10YR 4/2	c	0, m	m, fi	a, w	<5	0.07
6	168-192	10YR 3/6	---	s**	0, sg	m, lo	---	5-10	3.60/0.50**
			No GW Encountered						

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Property Owner BnP Holdings LLC Parcel ID # _____ Page 7 of _____

Obs. # ☐ Boring ☐ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr

Obs. # ☐ Boring ☐ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frag.	Hydraulic App. Rate Inches/Hr

Test Results and/or Summary Comments

The installation of monitoring wells for obtaining additional groundwater measurements was beyond our scope of services.

* Per Wisconsin DSPS, the sandy loam infiltration rate is used for fine sand & loamy fine sand soil textures. These layers are marked by an asterisk in the texture and hydraulic app rate columns.

**Several layers included lenses and/or laminations of silt and/or clay which could significantly impact actual infiltration rates. Rates are shown for both the layer and the lenses/laminations. Those layers are marked with a double asterisk in the texture and hydraulic app rate columns.

It is our opinion the actual infiltration rates at this site could be less than those listed (per code) on this form. Double-ring infiltrometer testing should be performed if the site stormwater management plan will include infiltration.

The Dept. of Safety and Professional is an equal opportunity service provider and employer. If you need assistance to access services or need material in an alternate format, contact the department at 608-266-3151 or TTY through Relay

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

Appendix B

AET Project No. 31-20881

Geotechnical Report Limitations and Guidelines for Use

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

Appendix B
Geotechnical Report Limitations and Guidelines for Use
AET Project No. 31-20881

B.1 REFERENCE

This appendix provides information to help you manage your risks relating to subsurface problems which are caused by construction delays, cost overruns, claims, and disputes. This information was developed and provided by GBA[1], of which we are a member firm.

B.2 RISK MANAGEMENT INFORMATION

B.2.1 Geotechnical Services are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared solely for the client. No one except you should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. And no one, not even you, should apply the report for any purpose or project except the one originally contemplated.

B.2.2 Read the Full Report

Serious problems have occurred because those relying on a geotechnical engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

B.2.3 A Geotechnical Engineering Report is Based on A Unique Set of Project-Specific Factors

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typically, factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical engineering report that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,
- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, always inform your geotechnical engineer of project changes, even minor ones, and request an assessment of their impact. Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.

B.2.4 Subsurface Conditions Can Change

A geotechnical engineering report is based on conditions that existed at the time the study was performed. Do not rely on a geotechnical engineering report whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. Always contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

1 Geoprofessional Business Association, 15800 Crabbs Branch Way, Suite 300, Rockville, MD 20855
Telephone: 301/565-2733: www.geoprofessional.org

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Appendix B
Geotechnical Report Limitations and Guidelines for Use
AET Project No. 31-20881

B.2.5 Most Geotechnical Findings Are Professional Opinions
Site exploration identified subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ, sometimes significantly, from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

B.2.6 A Report's Recommendations Are Not Final
Do not over-rely on the construction recommendations included in your report. Those recommendations are not final, because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual subsurface conditions revealed during construction. The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.

B.2.7 A Geotechnical Engineering Report Is Subject to Misinterpretation
Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

B.2.8 Do Not Redraw the Engineer's Logs
Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should never be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, but recognizes that separating logs from the report can elevate risk.

B.2.9 Give Contractors a Complete Report and Guidance
Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, but preface it with a clearly written letter of transmittal. In the letter, advise contractors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. Be sure contractors have sufficient time to perform additional study. Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

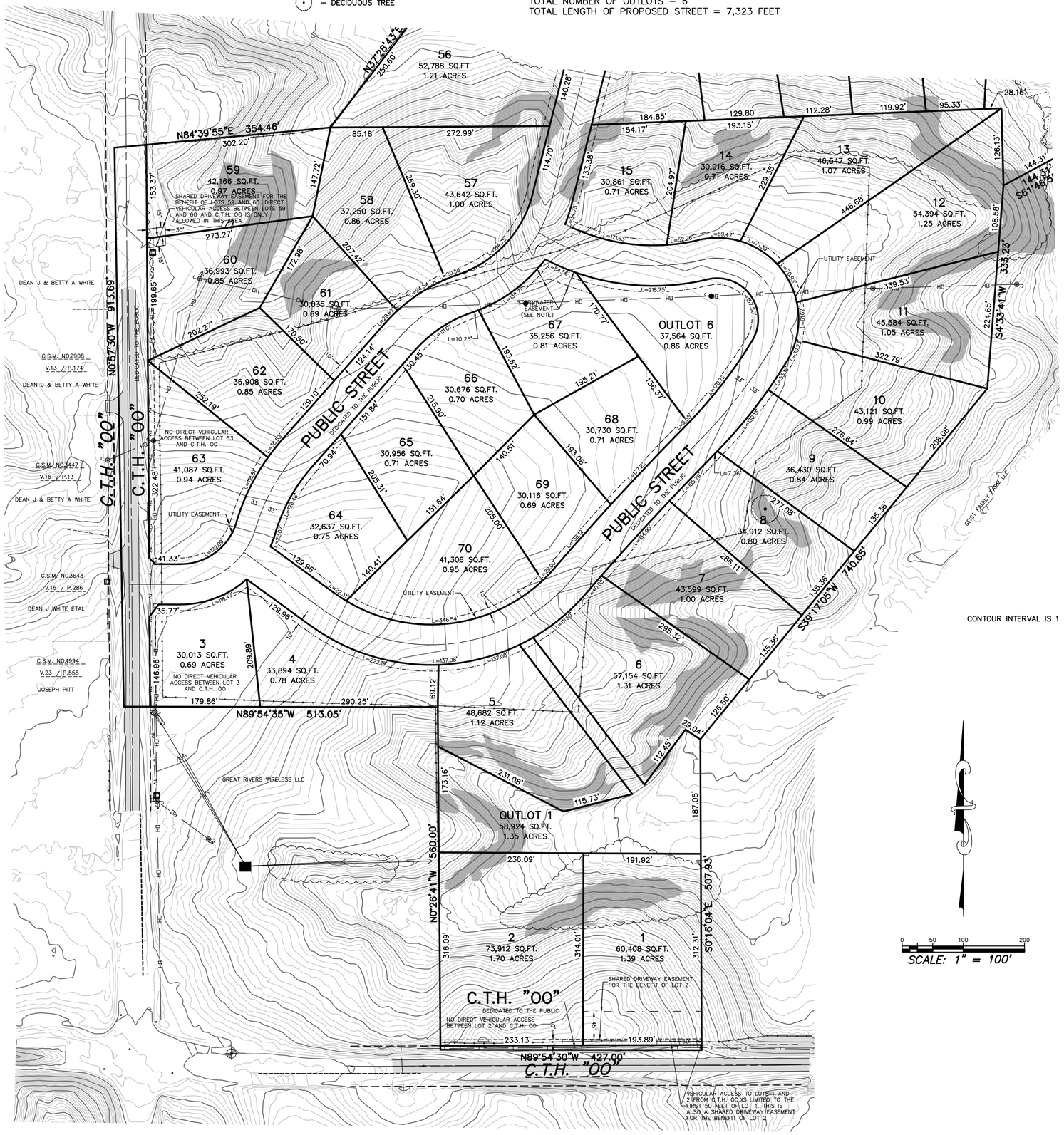
B.2.10 Read Responsibility Provisions Closely
Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their report. Sometimes labeled "limitations" many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. Read these provisions closely. Ask questions. Your geotechnical engineer should respond fully and frankly.

B.2.11 Geoenvironmental Concerns Are Not Covered
The equipment, techniques, and personnel used to perform a geoenvironmental study differ significantly from those used to perform a geotechnical study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. Unanticipated environmental problems have led to numerous project failures. If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. Do not rely on an environmental report prepared for someone else.

Attachment: 20276 Riverbelle_Geotech Report (6250 : 2021-0005 - BNP Holdings LLC - Rezone)

– UTILITY POLE
– GUY POLE
– DOWN GUY
– TELEPHONE PEDESTAL
– CABLE PEDESTAL
– FIBER OPTICS PEDESTAL
E – BURIED ELECTRIC LINE
TV – BURIED CABLE LINE
– DELINEATED WETLAND AREA
– SLOPES IN EXCESS OF 30%
– DECIDUOUS TREE

TOTAL PLATTED AREA INCLUDING EXISTING RIGHT OF WAY – 89.9 ACRES
TOTAL PLATTED AREA NOT INCLUDING EXISTING RIGHT OF WAY – 88.8 ACRES
TOTAL NUMBER OF BUILDING LOTS – 70
TOTAL NUMBER OF OUTLOTS – 6
TOTAL LENGTH OF PROPOSED STREET = 7,323 FEET



ZONING:
THE PROPOSED PLAT AND ALL ADJOINING PROPERTIES ARE ZONED AG

CONTOUR INTERVAL IS 1 FOOT

LANDOWNERS/SUBDIVIDERS:

– BNP HOLDINGS LLC
c/o REAL LAND SURVEYING
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WISCONSIN 547011

APPROVING AUTHORITIES:

– TOWN OF LAFAYETTE
– CHIPPEWA COUNTY

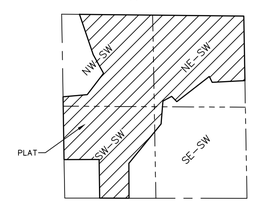
OBJECTING AUTHORITIES

– DEPARTMENT OF ADMINISTRATION

SURVEYOR

– PETER J. GARTMANN R.L.S. No. 2279
REAL LAND SURVEYING
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WISCONSIN 54701
(715) 514–4116

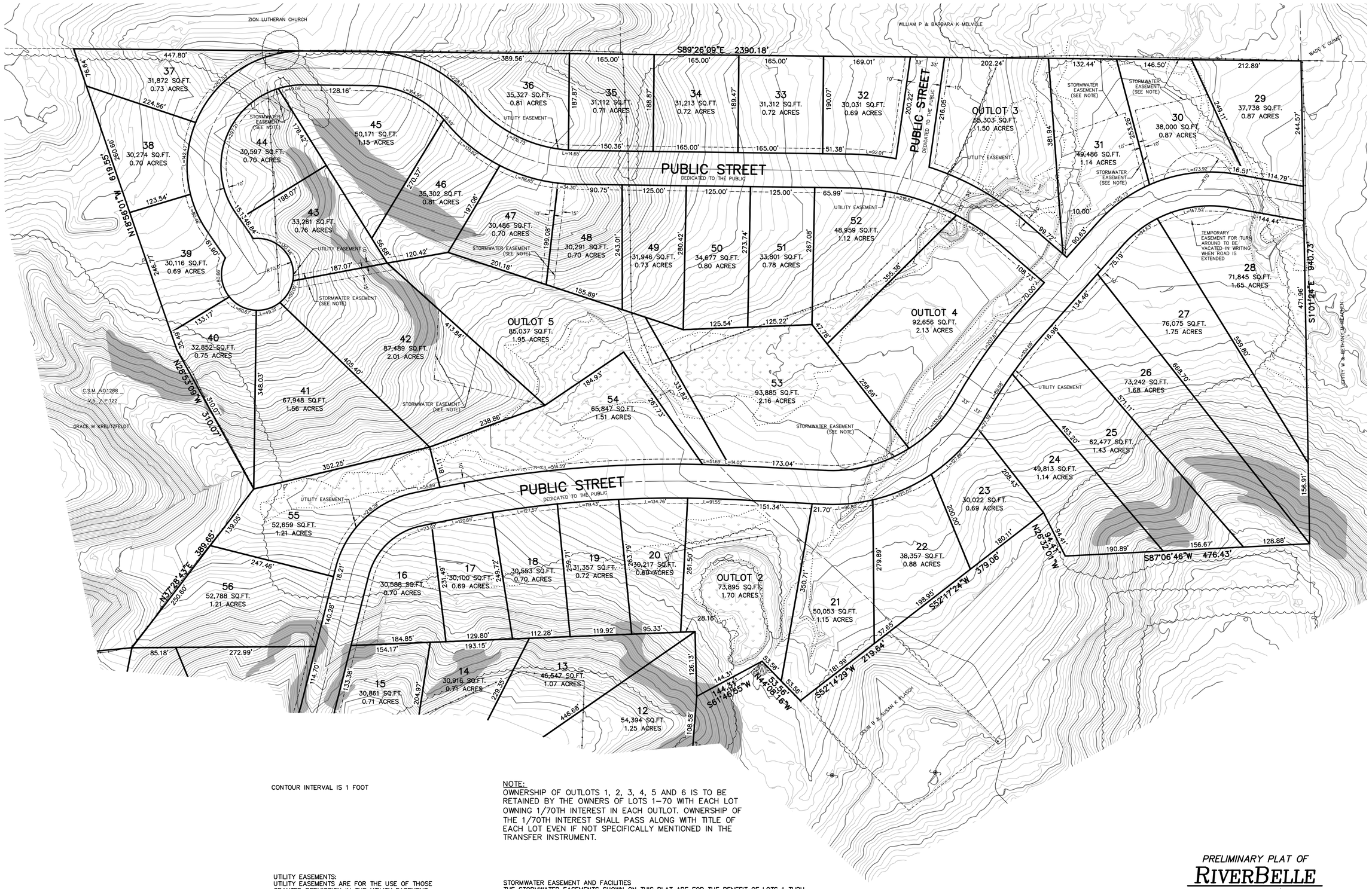
LOCATION SKETCH
OF THE SW¼ OF SECTION 25



PREPARED BY REAL LAND SURVEYING
CADD No. 20276 PRELIM
JANUARY 6, 2021
REVISED FEB. 3, 2021
REVISED FEB. 21, 2021
REVISED FEB. 22, 2021

PRELIMINARY PLAT OF
RIVERBELLE
IN THE SW¼,
SECTION 25, T28N, R8W,
TOWN OF LAFAYETTE, CHIPPEWA COUNTY, WISCONSIN

Attachment: RiverBelle Preliminary Plat 2021-02-22 (6282 : RiverBelle Plat - Prelim & Final)



CONTOUR INTERVAL IS 1 FOOT

NOTE:
OWNERSHIP OF OUTLOTS 1, 2, 3, 4, 5 AND 6 IS TO BE RETAINED BY THE OWNERS OF LOTS 1–70 WITH EACH LOT OWNING 1/70TH INTEREST IN EACH OUTLOT. OWNERSHIP OF THE 1/70TH INTEREST SHALL PASS ALONG WITH TITLE OF EACH LOT EVEN IF NOT SPECIFICALLY MENTIONED IN THE TRANSFER INSTRUMENT.

UTILITY EASEMENTS:
UTILITY EASEMENTS ARE FOR THE USE OF THOSE GRANTED PERMISSION IN THE UTILITY EASEMENT PROVISIONS. NO NEW UTILITY LINES OR FACILITIES SHALL BE PLACED WITHIN 3 FEET OF ANY LOT CORNER.

STORMWATER EASEMENT AND FACILITIES
THE STORMWATER EASEMENTS SHOWN ON THIS PLAT ARE FOR THE BENEFIT OF LOTS 1 THRU 70. RESPONSIBILITY FOR MAINTAINENCE OF STORMWATER FACILITIES IN THESE EASEMENTS AND IN OUTLOTS 1 THRU 6 IS BY THE OWNERS OF LOTS 1 THRU 70 OF THIS PLAT EQUALLY.

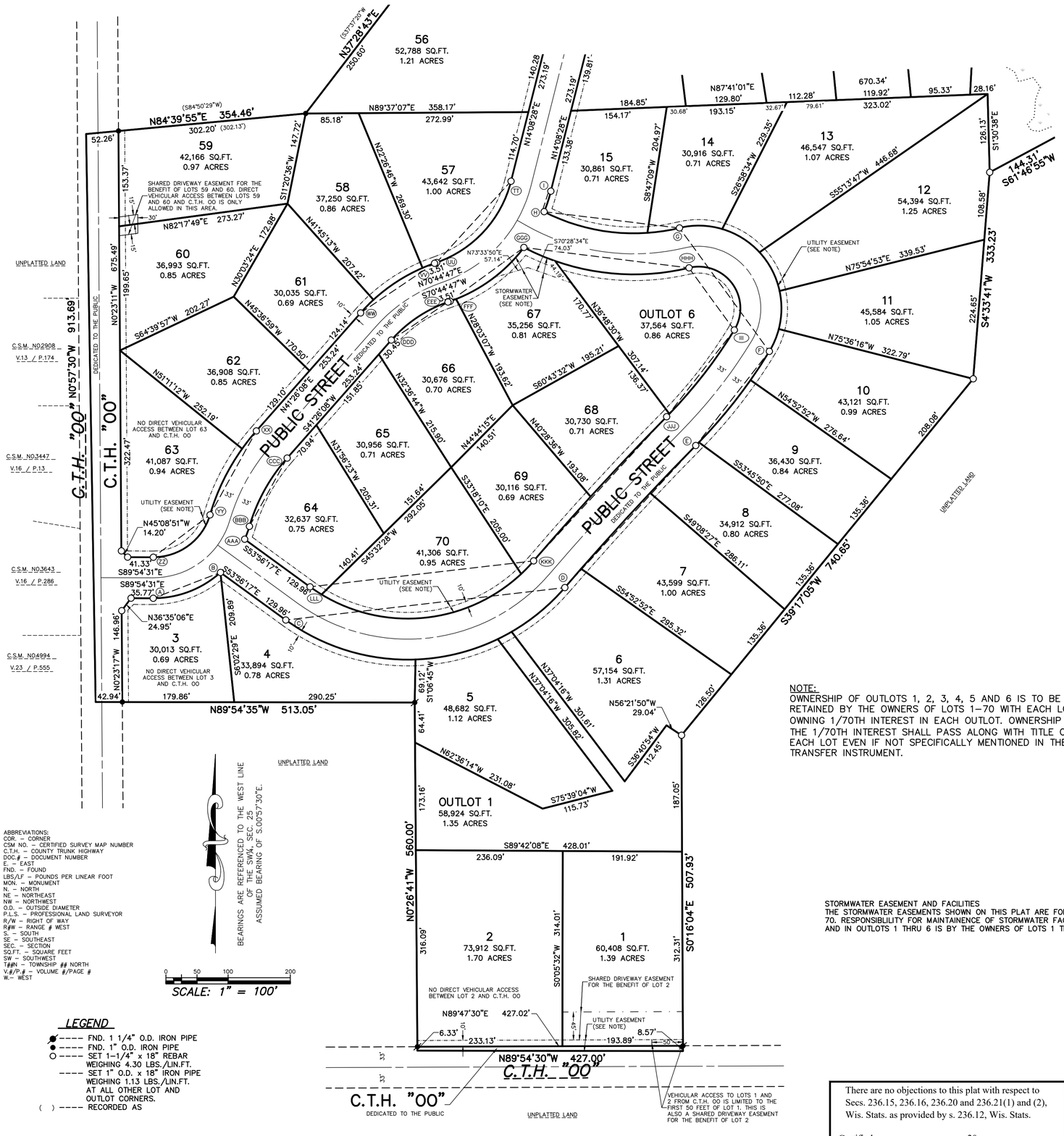
PREPARED BY REAL LAND SURVEYING
CADD No. 20276 PRELIM
JANUARY 6, 2021
REVISED FEB. 3, 2021
REVISED FEB. 21, 2021
REVISED FEB. 22, 2021

PRELIMINARY PLAT OF

RIVERBELLE

IN THE SW¼,
SECTION 25, T28N, R8W,
TOWN OF LAFAYETTE, CHIPPEWA COUNTY, WISCONSIN

Attachment: RiverBelle Preliminary Plat 2021-02-22 (6282 : RiverBelle Plat - Prelim & Final)



ABBREVIATIONS:
COR. – CORNER
CSM NO. – CERTIFIED SURVEY MAP NUMBER
C.T.H. – COUNTY TRUNK HIGHWAY
DOC.# – DOCUMENT NUMBER
E. – EAST
FND. – FOUND
LBS/LF – POUNDS PER LINEAR FOOT
MON. – MONUMENT
N. – NORTH
NE – NORTHEAST
NW – NORTHWEST
O.D. – OUTSIDE DIAMETER
P.L.S. – PROFESSIONAL LAND SURVEYOR
R/W – RIGHT OF WAY
R#W – RANGE # WEST
S. – SOUTH
SE – SOUTHEAST
SEC. – SECTION
SQ.FT. – SQUARE FEET
SW – SOUTHWEST
T#N – TOWNSHIP ## NORTH
V.#/P.# – VOLUME #/PAGE #
W.– WEST

LEGEND
- ⊗ ---- FND. 1 1/4" O.D. IRON PIPE
- ● ---- FND. 1" O.D. IRON PIPE
- ○ ---- SET 1–1/4" x 18" REBAR WEIGHING 4.30 LBS./LIN.FT.
- ---- SET 1" O.D. x 18" IRON PIPE WEIGHING 1.13 LBS./LIN.FT. AT ALL OTHER LOT AND OUTLOT CORNERS.
- ( ) ---- RECORDED AS

UTILITY EASEMENTS:
UTILITY EASEMENTS ARE FOR THE USE OF THOSE GRANTED PERMISSION IN THE UTILITY EASEMENT PROVISIONS AS SHOWN ON THIS SHEET. NO NEW UTILITY LINES OR FACILITIES SHALL BE PLACED WITHIN 3 FEET OF ANY LOT CORNER.

FIELDWORK COMPLETED 2/1/2021

NOTE:
OWNERSHIP OF OUTLOTS 1, 2, 3, 4, 5 AND 6 IS TO BE RETAINED BY THE OWNERS OF LOTS 1–70 WITH EACH LOT OWNING 1/70TH INTEREST IN EACH OUTLOT. OWNERSHIP OF THE 1/70TH INTEREST SHALL PASS ALONG WITH TITLE OF EACH LOT EVEN IF NOT SPECIFICALLY MENTIONED IN THE TRANSFER INSTRUMENT.

STORMWATER EASEMENT AND FACILITIES
THE STORMWATER EASEMENTS SHOWN ON THIS PLAT ARE FOR THE BENEFIT OF LOTS 1 THRU 70. RESPONSIBILITY FOR MAINTAINENCE OF STORMWATER FACILITIES IN THESE EASEMENTS AND IN OUTLOTS 1 THRU 6 IS BY THE OWNERS OF LOTS 1 THRU 70 OF THIS PLAT EQUALLY.

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

Certified _____, 20____

Department of Administration

UTILITY EASEMENT PROVISIONS:
AN EASEMENT FOR ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY

BNP HOLDINGS LLC, GRANTORS TO
XCEL ENERGY COMPANY, GRANTEE
AT&T, A WISCONSIN CORPORATION, GRANTEE

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

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

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:
THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF RIVERBELLE LOCATED IN THE LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW¼–SW¼), NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW¼–SW¼), NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE¼–SW¼) AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE¼–SW¼), SECTION 25, TOWNSHIP 28 NORTH (T28N), RANGE 8 WEST (R8W), TOWN OF LAFAYETTE, CHIPPEWA COUNTY, WISCONSIN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 25;
- THENCE S.89°26'09"E., ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, A DISTANCE OF 260.78 FEET TO THE POINT OF BEGINNING;
- THENCE CONTINUING S.89°26'09"E., ALONG SAID NORTH LINE, A DISTANCE OF 2388.73 FEET TO THE MONUMENTED NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SAID SECTION 25;
- THENCE S.01°01'24"E., ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 940.73 FEET;
- THENCE S.87°06'46"W., A DISTANCE OF 476.43 FEET;
- THENCE N.26°32'01"W., A DISTANCE OF 94.41 FEET;
- THENCE S.52°17'24"W., A DISTANCE OF 379.06 FEET;
- THENCE S.52°14'29"W., A DISTANCE OF 219.64 FEET;
- THENCE N.44°08'16"W., A DISTANCE OF 107.12 FEET;
- THENCE S.61°46'55"W., A DISTANCE OF 144.31 FEET;
- THENCE S.04°33'41"W., A DISTANCE OF 333.23 FEET;
- THENCE S.39°17'05"W., A DISTANCE OF 740.65 FEET;
- THENCE S.00°16'04"E., A DISTANCE OF 507.93 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 25;
- THENCE N.89°54'30"W., ALONG SAID SOUTH LINE, A DISTANCE OF 427.00 FEET;
- THENCE N.00°26'41"W., A DISTANCE OF 560.00 FEET;
- THENCE N.89°54'35"W., A DISTANCE OF 513.05 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 25;
- THENCE N.00°57'30"W., ALONG SAID WEST LINE, A DISTANCE OF 913.69 FEET TO THE EXTERIOR BOUNDARY OF CERTIFIED SURVEY MAP #1288, VOLUME 5 OF CERTIFIED SURVEY MAPS, PAGE 122;
- THENCE N.84°39'55"E., ALONG SAID EXTERIOR BOUNDARY OF CERTIFIED SURVEY MAP #1288, A DISTANCE OF 354.46 FEET;
- THENCE N.37°28'43"E., ALONG SAID EXTERIOR BOUNDARY OF CERTIFIED SURVEY MAP #1288, A DISTANCE OF 250.60 FEET;
- THENCE N.28°53'09"W., ALONG SAID EXTERIOR BOUNDARY OF CERTIFIED SURVEY MAP #1288, A DISTANCE OF 310.07 FEET;
- THENCE N.18°48'26"W., ALONG SAID EXTERIOR BOUNDARY OF CERTIFIED SURVEY MAP #1288, A DISTANCE OF 619.07 FEET TO THE POINT OF BEGINNING.

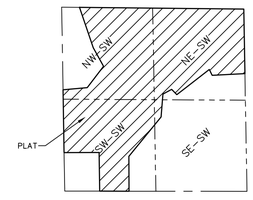
THAT I HAVE SURVEYED, DIVIDED AND MAPPED SAID PLAT BY THE DIRECTION OF BNP HOLDINGS LLC, OWNER OF SAID LAND.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, AE–7 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE TOWN OF LAFAYETTE IN SURVEYING, DIVIDING AND MAPPING THE SAME.

_____ DATED THIS _____ DAY OF _____, 2021
PETER J. GARTMANN, P.L.S. No. 2279

LOCATION SKETCH
OF THE SW¼ OF SECTION 25



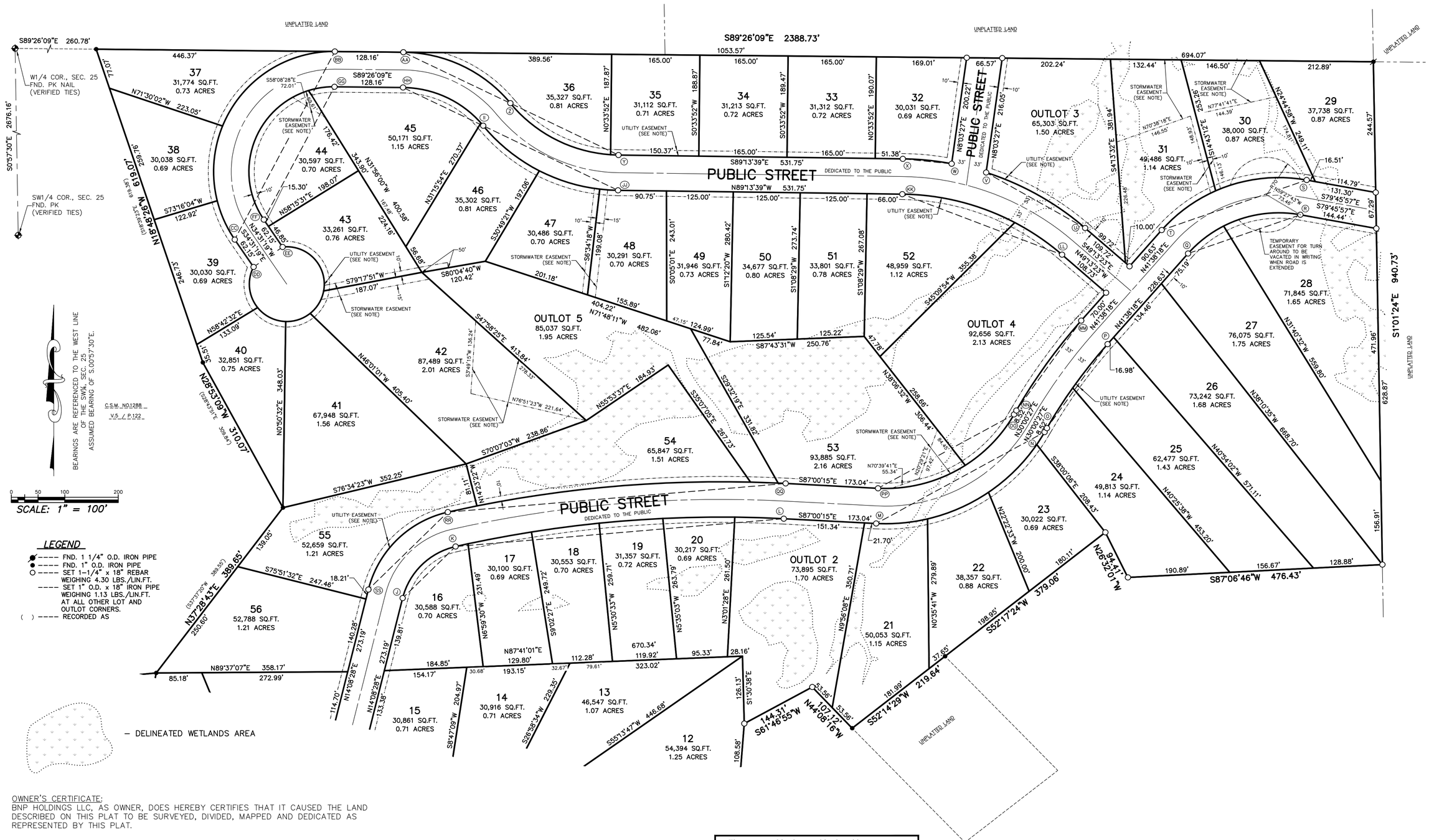
PREPARED BY REAL LAND SURVEYING
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WI
CADD No. 20276 PLAT

RIVERBELLE

THE SW¼–SW¼, NW¼–SW¼, NE¼–SW¼ AND SE¼–SW¼
SECTION 25, T28N, R8W,
TOWN OF LAFAYETTE, CHIPPEWA COUNTY, WISCONSIN

SHEET 1 OF 3

Attachment: RiverBelle Final Plat 2021-02-22 (6282 : RiverBelle Plat - Prelim & Final)



OWNER'S CERTIFICATE:
BNP HOLDINGS LLC, AS OWNER, DOES HEREBY CERTIFIES THAT IT CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED BY THIS PLAT.

(SIGNATURE)_____DATE: _____
AARON ZWIEFELHOFER, PARTNER

(SIGNATURE)_____DATE: _____
ADAM ASHLEY, PARTNER

(SIGNATURE)_____DATE: _____
CODY J. FILIPCZAK, PARTNER

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

Certified _____, 20____

Department of Administration

PREPARED BY REAL LAND SURVEYING
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WI
CADD No. 20276 PLAT

RIVERBELLE

IN THE SW¼–SW¼, NW¼–SW¼, NE¼–SW¼ AND SE¼–SW¼, SECTION 25, T28N, R8W, TOWN OF LAFAYETTE, CHIPPEWA COUNTY, WISCONSIN

SHEET 2 OF 3

Attachment: RiverBelle Final Plat 2021-02-22 (6282 : RiverBelle Plat - Prelim & Final)

CURVE TABLE								
CURVE	LOT #	LENGTH	RADIUS	DELTA	CHORD DISTANCE	CHORD BEARING	1ST TANGENT	2ND TANGENT
A–B	1	118.47'	160.88'	042°11'35"	115.82'	N68°59'42"E	S89°54'31"E	N47°53'54"E
C–D		496.19'	333.00'	085°22'29"	451.55'	N83°22'29"E	S53°56'17"E	N40°41'14"E
	4	222.19'	333.00'	038°13'48"	218.09'	S73°03'11"E		
	5	137.08'	333.00'	023°35'08"	136.11'	N76°02'21"E		
	O.L. 1	25.33'	333.00'	004°21'28"	25.32'	N62°04'03"E		
	6	111.60'	333.00'	019°12'04"	111.07'	N50°17'16"E		
D–E		310.77'	4490.25'	003°57'56"	310.71'	S42°40'12"W	S44°39'10"W	S40°41'14"W
	6	40.08'	4490.25'	000°30'41"	40.08'	S40°56'35"W		
	7	164.90'	4490.25'	002°06'15"	164.89'	S42°15'03"W		
	8	105.79'	4490.25'	001°20'59"	105.79'	S43°58'40"W		
E–F		192.65'	826.30'	013°21'31"	192.22'	N37°58'25"E	N44°39'10"E	N31°17'39"E
	8	7.36'	826.30'	000°30'37"	7.36'	N44°23'51"E		
	9	130.13'	826.30'	009°01'25"	130.00'	N39°37'50"E		
	10	55.16'	826.30'	003°49'29"	55.15'	N33°12'24"E		
F–G		312.64'	133.00'	134°41'03"	245.47'	N36°02'52"W	N31°17'39"E	S76°36'37"W
	10	39.23'	133.00'	016°53'56"	39.08'	N22°50'41"E		
	11	61.62'	133.00'	026°32'48"	61.07'	N01°07'20"E		
	12	70.93'	133.00'	030°33'27"	70.09'	N27°25'48"W		
	13	71.39'	133.00'	030°45'12"	70.53'	N58°05'08"W		
	14	69.47'	133.00'	029°55'40"	68.68'	N88°25'34"W		
G–H		223.89'	317.00'	040°28'01"	219.27'	S83°09'23"E	S62°55'23"E	N76°36'37"E
	14	52.26'	317.00'	009°26'46"	52.20'	N81°19'59"E		
	15	171.63'	317.00'	031°01'15"	169.54'	S78°26'00"E		
H–I	15	34.75'	253.00'	007°52'08"	34.72'	N18°04'32"E	N22°00'36"E	N14°08'28"E
J–K	16	145.53'	132.00'	063°10'05"	138.27'	S45°43'31"W	S77°18'33"W	S14°08'28"W
K–L		617.92'	2257.00'	015°41'11"	616.00'	S85°09'09"W	N87°00'15"W	S77°18'33"W
	16	23.92'	2257.00'	000°36'26"	23.92'	S77°36'46"W		
	17	120.69'	2257.00'	003°03'49"	120.67'	S79°26'54"W		
	18	127.57'	2257.00'	003°14'19"	127.55'	S82°35'58"W		
	19	119.43'	2257.00'	003°01'55"	119.42'	S85°44'05"W		
	20	134.76'	2257.00'	003°25'16"	134.74'	S88°57'40"W		
	O.L. 2	91.55'	2257.00'	002°19'27"	91.55'	N88°09'59"W		
M–N		377.08'	343.00'	062°59'18"	358.37'	N61°30'06"E	S87°00'15"E	N30°00'27"E
	21	96.80'	343.00'	016°10'09"	96.48'	N84°54'40"E		
	22	125.03'	343.00'	020°53'10"	124.34'	N66°23'01"E		
	23	127.86'	343.00'	021°21'27"	127.12'	N45°15'42"E		
	24	27.39'	343.00'	004°34'32"	27.38'	N32°17'43"E		
O–P		194.27'	957.00'	011°37'52"	193.94'	S35°49'23"W	S41°38'18"W	S30°00'27"W
	24	89.58'	957.00'	005°21'48"	89.55'	S32°41'21"W		
	25	104.69'	957.00'	006°16'04"	104.64'	S38°30'17"W		
Q–R		232.15'	227.00'	058°35'44"	222.16'	S70°56'11"W	N79°45'57"W	S41°38'18"W
	27	84.63'	227.00'	021°21'39"	84.14'	S52°19'08"W		
	28	147.52'	227.00'	037°14'05"	144.94'	S81°37'00"W		
S–T		299.65'	293.00'	058°35'44"	286.76'	S70°56'11"W	N79°45'57"W	S41°38'18"W
	30	173.92'	293.00'	034°00'35"	171.38'	S83°13'45"W		
	31	125.73'	293.00'	024°35'09"	124.77'	S53°55'53"W		
U–V	O.L. 3	213.71'	533.00'	022°58'23"	212.28'	N60°42'35"W	N49°13'23"W	N72°11'46"W
W–X	32	92.01'	533.00'	009°53'25"	91.89'	N84°16'56"W	N79°20'13"W	N89°13'39"W
Y–Z		231.38'	267.00'	049°39'04"	224.20'	S64°24'07"E	S39°34'35"E	S89°13'39"E
	35	14.65'	267.00'	003°08'34"	14.64'	S87°39'22"E		
	36	216.73'	267.00'	046°30'30"	210.83'	S62°49'50"E		
Z–AA	36	228.86'	263.00'	049°51'33"	221.71'	N64°30'22"W	N39°34'35"W	N89°26'08"W
BB–CC		490.21'	224.54'	125°05'10"	398.50'	S28°01'11"W	N89°26'09"W	S34°31'19"E
	37	267.53'	224.54'	068°15'57"	251.98'	S56°25'53"W		
	38	142.47'	224.54'	036°21'18"	140.10'	S04°07'16"W		
	39	80.20'	224.54'	020°27'57"	79.78'	S24°17'21"E		
DD–EE		371.10'	70.00'	303°44'45"	66.00'	N55°28'41"E	S27°21'04"W	S83°36'18"W

CURVE TABLE								
CURVE	LOT #	LENGTH	RADIUS	DELTA	CHORD DISTANCE	CHORD BEARING	1ST TANGENT	2ND TANGENT
	39	80.66'	70.00'	066°01'12"	76.27'	S05°39'32"E		
	40	60.67'	70.00'	049°39'33"	58.79'	S63°29'55"E		
	41	49.31'	70.00'	040°21'34"	48.30'	N71°29'31"E		
	42	50.00'	70.00'	040°55'41"	48.95'	N30°50'54"E		
	43	130.46'	70.00'	106°46'45"	112.38'	N43°00'19"W		
FF–GG		346.12'	158.54'	125°05'10"	281.36'	S28°01'11"W	N89°26'09"W	S34°31'19"E
	44	297.03'	158.54'	107°20'48"	255.46'	S19°09'03"W		
	45	49.09'	158.54'	017°44'25"	48.89'	S81°41'39"W		
HH–II		171.43'	197.00'	049°51'34"	166.07'	N64°30'22"W	N39°34'35"W	N89°26'09"W
	45	164.95'	197.00'	047°58'23"	160.17'	N65°26'57"W		
	46	6.49'	197.00'	001°53'11"	6.49'	N40°31'10"W		
II–JJ		288.57'	333.00'	049°39'04"	279.62'	S64°24'07"E	S39°34'35"E	S89°13'39"E
	46	135.62'	333.00'	023°20'04"	134.68'	S51°14'37"E		
	47	118.65'	333.00'	020°24'55"	118.03'	S73°07'06"E		
	48	34.30'	333.00'	005°54'05"	34.28'	S86°16'36"E		
KK–LL		218.81'	467.00'	026°50'45"	216.82'	N75°48'16"W	N62°22'54"W	N89°13'39"W
	52	218.81'	467.00'	026°50'45"	216.82'	N75°48'16"W		
	O.L. 4	107.25'	467.00'	013°09'31"	107.02'	N55°48'09"W		
MM–NN	O.L. 4	207.67'	1023.00'	011°37'52"	207.31'	S35°49'23"W	S41°38'18"W	S30°00'27"W
OO–PP		304.52'	277.00'	062°59'18"	289.42'	N61°30'06"E	S87°00'15"E	N30°00'27"E
	O.L. 4	133.01'	277.00'	027°30'43"	131.73'	N43°45'48"E		
	53	171.51'	277.00'	035°28'34"	168.79'	N75°15'27"E		
QQ–RR		635.99'	2323.00'	015°41'11"	634.01'	S85°09'09"W	N87°00'15"W	S77°18'33"W
	53	14.02'	2323.00'	000°20'45"	14.02'	N87°10'38"W		
	O.L. 5	51.69'	2323.00'	001°16'30"	51.69'	N87°59'15"W		
	54	514.59'	2323.00'	012°41'32"	513.54'	S85°01'44"W		
	55	55.69'	2323.00'	001°22'25"	55.69'	S77°59'46"W		
RR–SS	55	218.29'	198.00'	063°10'05"	207.40'	S45°43'31"W	S77°18'33"W	S14°08'28"W
TT–UU	57	184.75'	187.00'	056°36'19"	177.32'	N42°26'38"E	N70°44'47"E	N14°08'28"E
VV–WW		144.77'	283.00'	029°18'39"	143.20'	S56°05'28"W	S70°44'47"W	S41°26'08"W
	57	20.56'	283.00'	004°09'49"	20.56'	S68°39'53"W		
	58	94.54'	283.00'	019°08'28"	94.10'	S57°00'45"W		
	61	29.67'	283.00'	006°00'22"	29.65'	S44°26'19"W		
XX–YY		155.34'	355.00'	025°04'17"	154.10'	S28°54'00"W	S41°26'08"W	S16°21'52"W
	62	36.53'	355.00'	005°53'46"	36.52'	S38°29'16"W		
	63	118.81'	355.00'	019°10'31"	118.25'	S25°57'07"W		
YY–ZZ	63	122.09'	94.88'	073°43'37"	113.84'	N53°13'40"E	S89°54'31"E	N16°21'52"E
AAA–BBB	64	22.07'	160.88'	007°51'40"	22.06'	N20°17'42"E	N24°13'32"E	N16°21'52"E
BBB–CCC	64	126.46'	289.00'	025°04'17"	125.45'	S28°54'00"W	S41°26'08"W	S16°21'52"W
DDD–EEE	66	111.01'	217.00'	029°18'39"	109.80'	S56°05'28"W	S70°44'47"W	S41°26'08"W
FFF–GGG		148.97'	253.00'	033°44'08"	146.82'	N53°52'43"E	N70°44'47"E	N37°00'39"E
	66	10.25'	253.00'	002°19'18"	10.25'	N69°35'08"E		
	67	138.71'	253.00'	031°24'50"	136.98'	N52°43'04"E		
GGG–HHH		273.31'	383.00'	040°53'11"	267.55'	S82°56'48"E	S62°30'13"E	N76°36'37"E
	67	54.56'	383.00'	008°09'45"	54.52'	S66°35'05"E		
	O.L. 6	218.75'	383.00'	032°43'26"	215.79'	S87°01'40"E		
HHH–III	O.L. 6	157.50'	67.00'	134°41'03"	123.66'	N36°02'52"W	N31°17'39"E	S76°36'37"W
III–JJJ		177.26'	760.30'	013°21'31"	176.86'	N37°58'25"E	N44°39'10"E	N31°17'39"E
	O.L. 6	170.72'	760.30'	012°51'54"	170.36'	N37°43'36"E		
	68	6.55'	760.30'	000°29'36"	6.55'	N44°24'22"E		
JJJ–KKK		315.34'	4556.25'	003°57'56"	315.28'	S42°40'12"W	S44°39'10"W	S40°41'14"W
	68	177.22'	4556.25'	002°13'43"	177.21'	S43°32'18"W		
	69	138.12'	4556.25'	001°44'13"	138.11'	S41°33'21"W		
KKK–LLL		397.85'	267.00'	085°22'29"	362.05'	N83°22'29"E	S53°56'17"E	N40°41'14"E
	69	29.00'	267.00'	006°13'24"	28.99'	N43°47'57"E		
	70	346.54'	267.00'	074°21'48"	322.72'	N84°05'33"E		
	64	22.31'	267.00'	004°47'16"	22.31'	S56°19'55"E		

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

Certified _____, 20____

Department of Administration

CHIPPEWA COUNTY RESOLUTION:
RESOLVED THAT THIS PLAT OF RIVERBELLE, IN THE TOWN OF LAFAYETTE, BNP HOLDINGS LLC, OWNER, IS HEREBY APPROVED BY THE CHIPPEWA COUNTY PLANNING AND ZONING COMMITTEE.

DATE APPROVED: _____ (PRINT NAME): _____

(SIGNATURE): _____ DATE: _____

(TITLE): _____

TOWN BOARD RESOLUTION:

RESOLVED THAT THIS THE PLAT OF RIVERBELLE, IN THE TOWN OF LAFAYETTE, IS HEREBY, APPROVED BY THE TOWN BOARD OF THE TOWN OF LAFAYETTE, CHIPPEWA COUNTY, WISCONSIN.

DATE APPROVED: _____

(SIGNATURE) _____ DATE: _____
TOWN CHAIRMAN

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF LAFAYETTE, CHIPPEWA COUNTY, WISCONSIN.

(SIGNATURE)_____
LAURA KONWINSKI, TOWN CLERK

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN
COUNTY OF CHIPPEWA SS

I, PATRICIA SCHIMMEL, BEING THE DULY ELECTED, ACTING AND QUALIFIED TREASURER OF THE COUNTY OF CHIPPEWA, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF

THIS _____DAY OF _____, 2021, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF RIVERBELLE, IN THE TOWN OF LAFAYETTE.

(SIGNATURE): _____ DATE: _____
PATRICIA SCHIMMEL, COUNTY TREASURER

CERTIFICATE OF TOWN TREASURER:

STATE OF WISCONSIN
COUNTY OF CHIPPEWA SS

I, LORI HANSON, BEING THE DULY APPOINTED, ACTING AND QUALIFIED TREASURER OF THE TOWN OF LAFAYETTE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR UNPAID

SPECIAL ASSESSMENTS AS OF THIS THE _____DAY OF _____, 2021, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF RIVERBELLE, IN THE TOWN OF LAFAYETTE.

(SIGNATURE): _____ DATE: _____
LORI HANSON, TOWN TREASURER

CONSENT OF CORPORATE MORTGAGEE:
NORTHWESTERN BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS THE PLAT OF RIVERBELLE AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF BNP HOLDINGS LLC, OWNER OF SAID LAND.
IN WITNESS THEREOF, THE SAID NORTHWESTERN BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY,

(PRINT NAME)_____ AND (PRINT NAME)_____

AT _____, WISCONSIN AND ITS CORPORATE SEAL TO BE HEREIN AFFIXED THIS __ DAY OF _____, 2021

(SIGNATURE)_____ (SIGNATURE)_____

(title) _____ (title)_____

STATE OF WISCONSIN
COUNTY OF _____ SS

PERSONALLY APPEARED BEFORE ME THIS ____ DAY OF _____ 2021, THE ABOVE NAMED

(PRINT NAME)_____ AND (PRINT NAME)_____ TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

PREPARED BY REAL LAND SURVEYING
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WI
CADD No. 20276 PLAT

RIVERBELLE

IN THE SW¼–SW¼, NW¼–SW¼, NE¼–SW¼ AND SE¼–SW¼, SECTION 25, T28N, R8W, TOWN OF LAFAYETTE, CHIPPEWA COUNTY, WISCONSIN

SHEET 3 OF 3

Attachment: RiverBelle Final Plat 2021-02-22 (6282 : RiverBelle Plat - Prelim & Final)

STATEMENT OF EXPLANATION
REVIEW AND ACTION ON OFFERS TO PURCHASE RECEIVED ON TYPE A TAX DEED PROPERTY - DOUG CLARY

The Planning & Zoning Committee will be reviewing sealed bids received on Tax Deed Property. Attached is the list of current Tax Deed properties for sale.

(Publish – Chippewa Herald July 30, August 6 and 13, 2020)

PUBLIC NOTICE
SALE OF TAX DEED LAND

Pursuant to Section 2-353 of the Code of Ordinances, County of Chippewa, Wisconsin, and Wisconsin State Statutes 75.69(1) notice is hereby given that Chippewa County offers for sale to the public the following described tax deed real estate:

Municipality:	**Town of Goetz – 2019**
Parcel Number:	22906-2244-07500000
Address:	28800 County HWY O
Description:	SE SE PCL BEG 52 RDS W OF SE COR ALG CEN CTY HWY O; N 383' M/L TO YELLOW RIVER, SW ALG RIVER TO CEN OF HWY, E ALG HWY TO POB.
Appraised Value:	$ 85,800 *(includes improvements & land)*
Minimum Bid:	$ 64,350 *(lowerd on 07-23-2020)*

Municipality:	**City of Chippewa Falls – 2018**
Parcel Number:	22808-0524-60431205
Address:	Vacant Land
Description:	EASTERN ADDITION LOT 5 BLK 12
Appraised Value:	$ 100
Minimum Bid:	$ ANY *(Lowered on 08-26-2019)*

Municipality:	**City of Eau Claire**
Parcel Number:	22809-3343-05220000
Address:	Vacant Land
Description:	SW SE PCL BEG 427' E OF NW COR OF THE S 1/2 SW SE; E 200', S 33', W 200', N 33' TO POB.
Appraised Value:	$ 200
Minimum Bid:	$ ANY

SEALED BID DEADLINE:
Sealed bids shall be sent to and received by the Chippewa County Department of Planning & Zoning, Room 003, 711 N. Bridge St., Chippewa Falls, WI 54729 prior to **12:00 Noon, Wednesday, August 19, 2020.** Sealed bids shall include the "Offer to Purchase" form, the applicable deposit and appropriately marked as described below. Bids will be opened by department staff and a bid sheet listing all bids will be submitted to the Planning & Zoning Committee for action.

COMMITTEE MEETING:
The Chippewa County Planning & Zoning Committee will meet at **4:30 PM** on **Thursday, August 20, 2020** in Room 003 of the Chippewa County Courthouse**.**

SEALED BID REQUIREMENTS:
All bidders must be at least eighteen (18) years or older to submit a bid.

A Chippewa County "Offer to Purchase" form must be submitted for each individual parcel. Bids shall be submitted in a sealed envelope and clearly marked on the outside "SEALED BID" along with the accompanying Parcel Identification Number. A minimum deposit by Cashier's Check or Certified Check in the amount of 10% of the bid (rounded to the nearest dollar) or $1,000.00, whichever is greater, must accompany the bid. In situations where the bid amount is less than $1,000.00, the full amount of the bid must be submitted. Checks shall be made payable to the Chippewa County Treasurer.

Chippewa County reserves the right to accept or reject any or all bids. The bid deposits of unsuccessful bidders will be returned following the acceptance of the successful bid.

The successful bidder must pay the accepted purchase price and all applicable fees by Cashier's Check or Certified Check in full within 15 days of delivery or written notification to the successful bidder of Chippewa County's acceptance of the successful bid or Chippewa County reserves the right to rescind the approval of the bid. The bid deposit submitted by the successful bidder shall be forfeited to Chippewa County in the event the successful bidder fails to make full payment for the property within 15 days of delivery to the successful bidder of written notification of Chippewa County's acceptance of the successful bid. ALL SALES ARE FINAL.

Attachment: Notice for Sealed Bids 2020-08-20 (6280 : Review Bids Received on Tax Deeded Land)

Upon completion of the sale, Chippewa County will prepare and record a quit claim deed (County Deed) conveying legal title from Chippewa County to the successful bidder as indicated on the submitted offer to purchase. The successful bidder shall be responsible for payment of the recording fee in the amount of $30.00, which shall be included with the successful bidder's final payment for the property. No abstract or title insurance will be furnished by Chippewa County.

TERMS AND CONDITIONS:

All tax deed property will be sold "AS IS, WHERE IS and WITHOUT CONDITIONS". It is the responsibility of all prospective purchasers to determine any defects in the title or property. Chippewa County makes no representations, assurances or warranties as to, without limitation due to enumeration, the ability to build on the land, zoning and environmental condition such as the presence of toxins, contaminants, radon, hazardous wastes, hazardous substances or storage tanks, of and on the properties listed for sale.

Please contact Douglas Clary, Chippewa County Planning & Zoning Director at (715) 726-7941 with questions.

Attachment: Notice for Sealed Bids 2020-08-20 (6280 : Review Bids Received on Tax Deeded Land)