

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
MARCH 23, 2023
CHIPPEWA COUNTY COURTHOUSE, RM 302
4:30 PM

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
David Eisenhuth	Chippewa County	District 15 (Chair)	Present	
Jason Bergeron	Chippewa County	District 7 (Vice-Chair)	Present	
Dean Gullickson	Chippewa County	District 5	Present	
Caden Berg	Chippewa County	District 13	Present	
Chuck Hull	Chippewa County	District 19	Present	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Motion to Approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jason Bergeron, District 7 (Vice-Chair)
SECONDER:	Chuck Hull, District 19
AYES:	Eisenhuth, Bergeron, Berg, Hull

1. Approve the Agenda

2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - Feb 23, 2023 4:30 PM

3. Schedule Next Meeting Date - April 20, 2023 @ 4:30pm

5. BUSINESS ITEMS

1. Wissota Meadows - Preliminary Plat Review - Lafayette
Motion to Approve Preliminary Plat

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jason Bergeron, District 7 (Vice-Chair)
SECONDER:	Chuck Hull, District 19
AYES:	Eisenhuth, Bergeron, Berg, Hull

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

March 23, 2023
4:30 PM

6. AGENDA ITEMS FOR FUTURE CONSIDERATION

None Discussed

7. ADJOURN

Motion to Adjourn.

RESULT:	APPROVED [UNANIMOUS]
SECONDER:	Caden Berg, Chuck Hull
AYES:	Eisenhuth, Bergeron, Berg, Hull

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
FEBRUARY 23, 2023
CHIPPEWA COUNTY COURTHOUSE, RM 302
4:30 PM

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
David Eisenhuth	Chippewa County	District 15 (Chair)	Present	
Jason Bergeron	Chippewa County	District 7 (Vice-Chair)	Present	
Dean Gullickson	Chippewa County	District 5	Present	
Caden Berg	Chippewa County	District 13	Excused	
Chuck Hull	Chippewa County	District 19	Present	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Motion to Approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Gullickson, District 5
AYES:	Eisenhuth, Bergeron, Gullickson, Hull
EXCUSED:	Berg

1. Approve the Agenda

2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - Jan 19, 2023 4:30 PM

3. Schedule Next Meeting Date - March 23, 2023 @ 4:30 PM

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

- Revision to CUP 2022-0008 (OneEnergy Development LLC) - Extension Request For Solar Panel Installation - Town of Hallie
Clary explained the revision request.

Motion to allow the project to be fully constructed and operational by December 1, 2024.

Minutes Acceptance: Minutes of Feb 23, 2023 4:30 PM (Consent Agenda)

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

February 23, 2023
4:30 PM

RESULT: APPROVED [UNANIMOUS]
MOVER: Chuck Hull, District 19
SECONDER: Dean Gullickson, District 5
AYES: Eisenhuth, Bergeron, Gullickson, Hull
EXCUSED: Berg

6. BUSINESS ITEMS

General Discussion occurred on items 6.1 through 6.3. These items are all non-metallic mining permit renewals. The pit operators are not seeking any changes to the CUP.

Motion to combine items 6.1 through 6.3 and approve the changes as presented.

RESULT: APPROVED [UNANIMOUS]
MOVER: Dean Gullickson, District 5
SECONDER: Jason Bergeron, District 7 (Vice-Chair)
AYES: Eisenhuth, Bergeron, Gullickson, Hull
EXCUSED: Berg

1. 1992-0066 Mike Dresel (Dresel Pit) - CUP Renewal - Eagle Point

General Discussion occurred on items 6.1 through 6.3. The updates will include property owner information and parcel information, if needed. The permits will be extended for 4 years with an expiration date of February 28, 2027.

Motion to approve changes to 6.1 through 6.3.

RESULT: APPROVED [UNANIMOUS]
MOVER: Chuck Hull, District 19
SECONDER: Dean Gullickson, District 5
AYES: Eisenhuth, Bergeron, Gullickson, Hull
EXCUSED: Berg

2. 2005-0009 - Karen Schick Trust - CUP Renewal - Eagle Point

General Discussion occurred on items 6.1 through 6.3. The updates will include property owner information and parcel information, if needed. The permits will be extended for 4 years with an expiration date of February 28, 2027.

Motion to approve changes to 6.1 through 6.3.

RESULT: APPROVED [UNANIMOUS]
MOVER: Chuck Hull, District 19
SECONDER: Dean Gullickson, District 5
AYES: Eisenhuth, Bergeron, Gullickson, Hull
EXCUSED: Berg

3. 2011-0014 A & B Materials (Frazer Pit) - CUP Renewal - Eagle Point

Minutes Acceptance: Minutes of Feb 23, 2023 4:30 PM (Consent Agenda)

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

February 23, 2023
4:30 PM

General Discussion occurred on items 6.1 through 6.3. The updates will include property owner information and parcel information, if needed. The permits will be extended for 4 years with an expiration date of February 28, 2027.

Motion to approve changes to 6.1 through 6.3.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chuck Hull, District 19
SECONDER:	Dean Gullickson, District 5
AYES:	Eisenhuth, Bergeron, Gullickson, Hull
EXCUSED:	Berg

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

None.

8. ADJOURN

Motion to Adjourn.

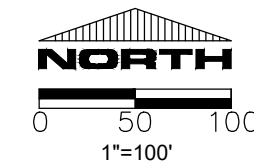
RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jason Bergeron, District 7 (Vice-Chair)
SECONDER:	Chuck Hull, District 19
AYES:	Eisenhuth, Bergeron, Gullickson, Hull
EXCUSED:	Berg

Minutes Acceptance: Minutes of Feb 23, 2023 4:30 PM (Consent Agenda)

PRELIMINARY PLAT OF WISSOTA MEADOWS

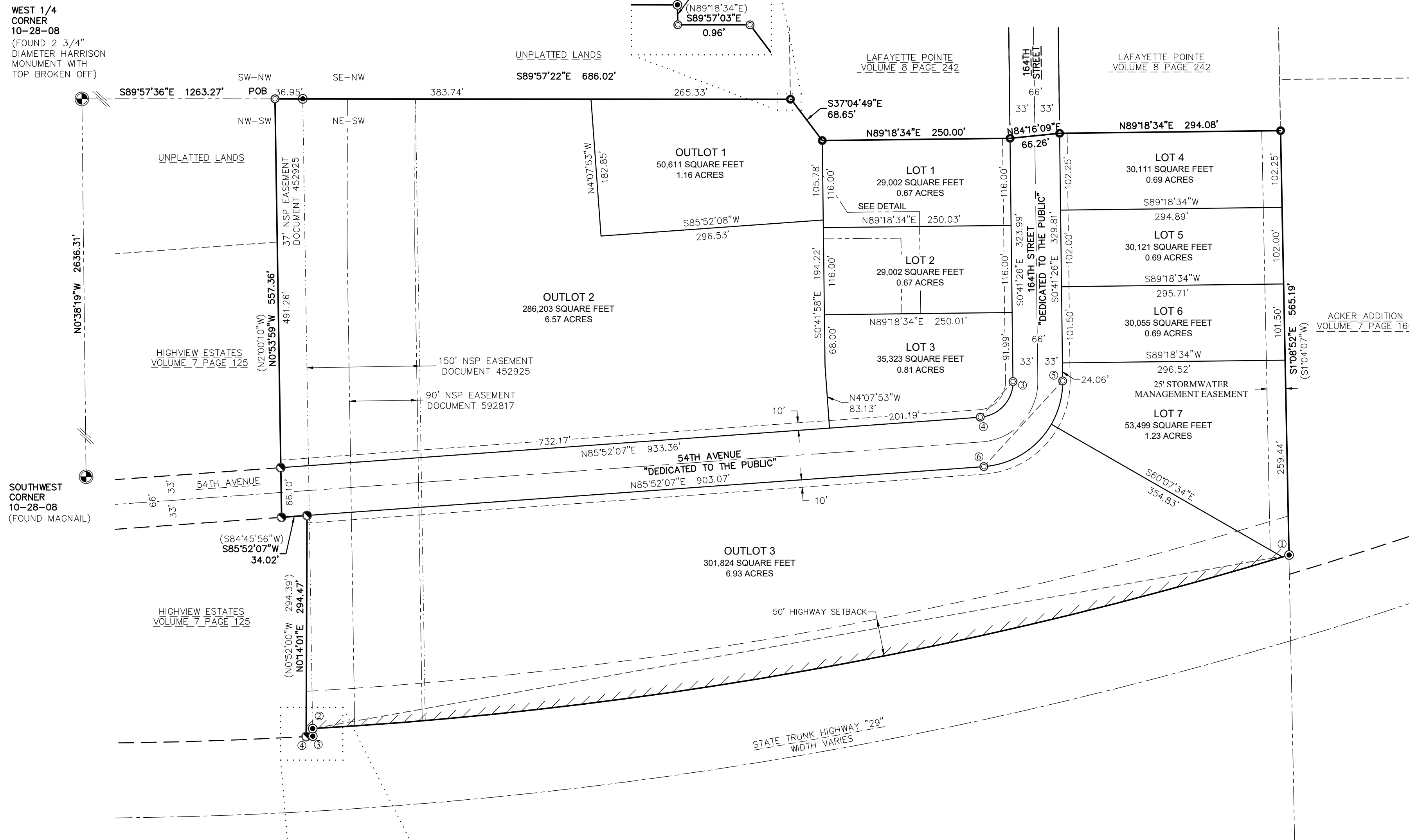
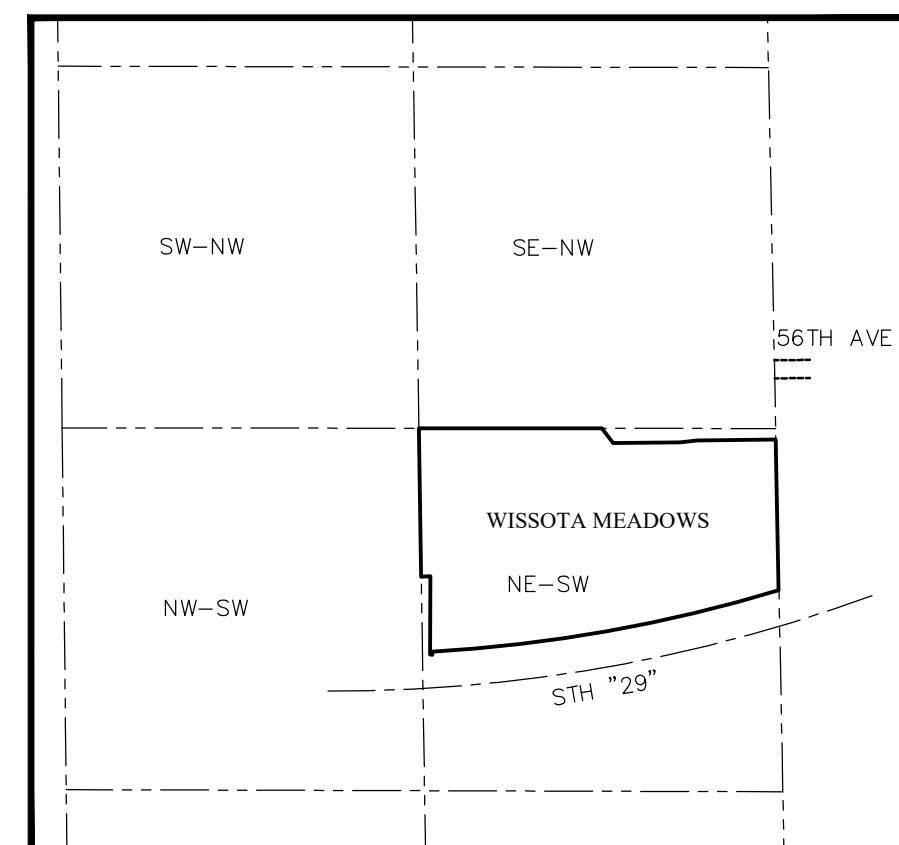
Part of the Northwest Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter,
Section 10, Township 28 North, Range 8 West, Town of Lafayette, Chippewa County, Wisconsin.

BEARINGS ARE REFERENCED TO THE
WEST LINE OF THE SW 1/4 OF SECTION
10 ASSUMED TO BEAR N00°38'19"W.



VICINITY MAP

North 1/2 of the Southwest Quarter, and South 1/2
of the Northwest Quarter, Section 10, Township
28 North, Range 8 West



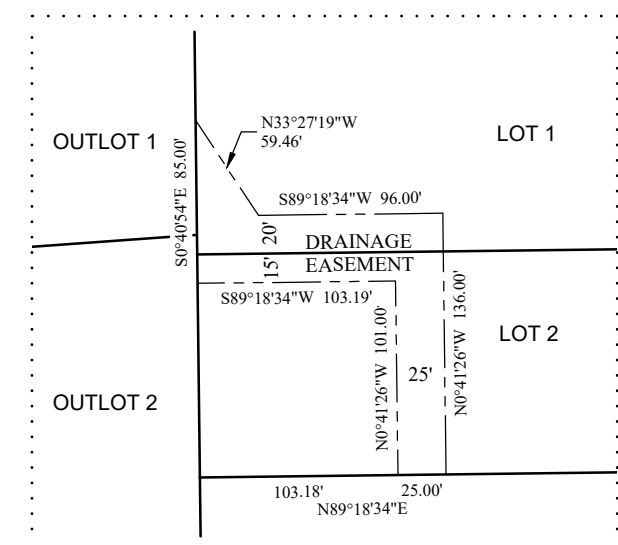
LEGEND

- FOUND MONUMENT AS NOTED
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- FOUND 1 1/4" OUTSIDE DIAMETER IRON PIPE
- FOUND 1 1/4" IRON BAR
- SET 1 1/4" IRON BAR, 4.30 POUNDS / LINEAL FOOT
- SET 1" OUTSIDE DIAMETER BY 18" IRON PIPE, 1.13 POUNDS / LINEAL FOOT AT ALL OTHER LOT / OUTLOT CORNERS
- () RECORD INFORMATION
- FENCE
- - - UTILITY EASEMENT
- /// NO ACCESS

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD	ARC	DELTA	TANGENT IN	TANGENT OUT
1-2	5592.11'	N79°54'46"E	1319.94'	1323.02'	13°33'20"	N86°41'26"E	N73°08'06"E
LOT 7		S73°10'55"W	9.12'	9.12'	00°05'36"		
OUTLOT 3		S79°57'34"W	1310.88'	1313.90'	13°27'44"		
3-4	5602.41'	N86°44'12"E	8.81'	8.81'	00°05'24"	N86°46'54"E	N86°41'30"E
5-6	47.00'	S42°35'21"W	64.44'	71.00'	86°33'33"	S00°41'26"E	S85°52'07"W
7-8	113.00'	S42°35'21"W	154.94'	170.71'	86°33'33"	S00°41'26"E	S85°52'07"W
LOT 7		S14°35'30"W	59.57'	60.28'	30°33'52"		
OUTLOT 3		S57°52'17"W	106.09'	110.43'	55°59'41"		

DETAIL NOT TO SCALE



Notes:

- 233.105(1) – NOISE NOTE
The lots of this land division may experience noise at levels exceeding the levels in s. Trans 405.04, Table I. These levels are based on federal standards. The department of transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.
- 233.105(3) – DRAINAGE
The owner of land that directly or indirectly discharges storm water upon a state trunk highway or connecting highway shall submit to the department a drainage analysis and drainage plan that assures to a reasonable degree, appropriate to the circumstances, that the anticipated discharge of stormwater upon a state trunk highway or connecting highway following the development of the land is less than or equal to the discharge preceding the development and that the anticipated discharge will not endanger or harm the traveling public, downstream properties or transportation facilities. Various methods of hydrologic and hydraulic analysis consistent with sound engineering judgment and experience and suitably tailored to the extent of the possible drainage problem are acceptable. Land dividers are not required by this subsection to accept legal responsibility for unforeseen acts of nature or forces beyond their control. Nothing in this subsection relieves owners or users of land from their obligations under s. 88.87 (3) (b), Stats.
- 233.05 – ACCESS RESTRICTION
All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of State Trunk Highway 29 (STH 29); it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.
- 233.08 – SETBACK REQUIREMENTS
No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

Owner:
Wissota Straits, LLC
9796 20th Street
Colfax, WI 54703

EVERYDAY SURVEYING & ENGINEERING

711 S HILLCREST PARKWAY
ALTOONA, WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESELLC.CO

SHEET 1 OF 2

PRELIMINARY PLAT OF WISSOTA MEADOWS

Part of the Northwest Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter, Section 10, Township 28 North, Range 8 West, Town of Lafayette, Chippewa County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Jeffrey C. Stockburger, Professional Land Surveyor, do hereby certify that I have surveyed, divided, and mapped the plat of Wissota Meadows. Said land being part of the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter, Section 10, Township 28 North, Range 8 West, Town of Lafayette, Chippewa County, Wisconsin.

Commencing at the Southeast Quarter Corner of said Section 10;
Thence N00°38'19"W, 2636.31 feet to the West Quarter Corner of said Section 10;
Thence S89°57'36"E, 1263.27 feet to the Point of Beginning;
Thence S89°57'22"E, 686.02 feet to the West corner of Lafayette Pointe recorded in Volume 8 of Plats and Page 242 as Document Number 904305;
Thence S00°53'22"E, 0.27 feet;
Thence N89°18'34"E, 0.96 feet;
Thence S37°04'49"E, 68.65 feet to the Southwest Corner of Said Lafayette Pointe;
Thence N89°18'34"E, 250.00 feet along the South line of said Lafayette Pointe to the westerly right-of-way line of 164th Street;
Thence N84°16'09"E 66.26 feet along the South line of said Lafayette Pointe to the easterly right-of-way line of 164th Street;
Thence N89°18'34"E, 294.08 feet along the South line of said Lafayette Pointe to the West line of Acker Addition recorded in Volume 7 of Plats on Page 160 as Document Number 695290;
Thence S01°08'52"E, 565.19 feet along said West line to the Northerly right-of-way line of State Trunk Highway "29";
Thence 1323.02 along said right-of-way line and the arc of a curve concave northwesterly, with a chord bearing of S79°54'46"W, a chord length of 1319.94 feet, and a radius of 5592.11 feet;
Thence S00°53'16"E, 10.16 feet along said right-of-way line;
Thence 8.81 feet along said right-of way line and the arc of a curve concave northwesterly, with a chord bearing of S86°44'12"W, a chord length of 8.81 feet, and a radius of 5602.41 feet to the Southeast corner of Highview Estates recorded in Volume 7 of Plats on Page 125 as Document Number 621331;
Thence N00°14'01"E 294.47 feet along the West line of said Highview Estates;
Thence S85°52'07"W, 34.02 feet along said West line to the southerly right-of-way line of 54th Avenue;
Thence N00°53'59"W, 557.36 feet along said West line and a northerly extension thereof to the Point of Beginning.

Said parcel contains 966,988 square feet or 22.20 acres, more or less.

That I have made such survey, land division and plat by the direction of Wissota Straits, LLC, owner of said lands.
That such plat is a correct representation of all the 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 and the Town of Lafayette Subdivision Ordinance, in surveying, dividing and mapping the same.

On this _____ day of _____, 2023.

Jeffrey C. Stockburger S-2708

OWNER'S CERTIFICATE OF DEDICATION

As a member, I do hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. Wissota Straits, LLC does further certify that this plat is required by S.236.10 or 236.12 to be submitted to the following for approval or objection.

----- Town of Lafayette
----- Chippewa County
----- City of Chippewa Falls
----- Department of Administration
----- Department of Transportation

In witness hereof, said Wissota Straits, LLC has caused this document to be signed by David Christoffel it's member.

On this _____ day of _____, 2023.

David Christoffel, Member
Wissota Straits, LLC

State of Wisconsin

County of _____ SS

Personally came before me, this _____ day of _____, 2023. The above named David Christoffel. To me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

My commission expires _____.

COUNTY TREASURERS CERTIFICATE

State of Wisconsin

County of _____ SS

I, Patricia Schimmel, being the duly elected, qualified, and acting 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 special assessments on any of the land included in this plat of Wissota Meadows.

Dated this _____ day of _____, 2023.

Patricia Schimmel, County Treasurer

TOWN TREASURERS CERTIFICATE

State of Wisconsin

_____ SS
Chippewa County

I, Lori Hanson, Town Treasurer, being the duly qualified and acting town treasurer of the Town of Lafayette, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments on any of the land included in this plat of Wissota Meadows.

Dated this _____ day of _____, 2023.

Lori Hanson, Town Treasurer

TOWN BOARD RESOLUTION

Resolved that the plat of Wissota Meadows, located in the Town of Lafayette is hereby approved by the Town Board of Lafayette.

Approved this _____ day of _____, 2023.

Dave Staber, Chairman

I hereby certify that the foregoing is a copy of a resolution adopted by the Town of Lafayette.

Laura Konwinski, Town Clerk

COMMON COUNCIL RESOLUTION

Resolved that the plat of Wissota Meadows located in the Extraterritorial Jurisdiction of the City of Chippewa Falls is hereby approved by the Common Council of the City of Chippewa Falls.

Approved: _____ Signed: _____

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Chippewa Falls.

Bridget Givens , City Clerk

CONSENT OF MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of _____, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this plat, and does hereby consent to the above certificate of Wissota Straits, LLC.

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by

_____, its _____,

and countersigned by _____, its

_____, at _____, and its corporate seal to be

hereunto affixed this _____ day of _____, 2023.

State of Wisconsin

County of _____ SS

Personally came before me, this _____ day of _____, 2023. The above named corporation to me known to be the

persons who executed the foregoing instrument and acknowledged the same.

Notary Public

My commission expires _____.

CHIPPEWA COUNTY PLANNING

This plat of Wissota Meadows, is hereby approved by the Chippewa County Planning Agency on this _____ day of _____, 2023. There are no objections to this plat with respect to Section 17 of the Chippewa County Shorelands, Sanitary, and Floodplain Management Ordinance.

Certified This _____ day of _____, 2023

Douglas Clary, Zoning Administrator

EVERYDAY SURVEYING & ENGINEERING

711 S HILLCREST PARKWAY
ALTOONA, WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESELLC.CO



WISSOTA MEADOWS - PHASE I

RESIDENTIAL SUBDIVISION

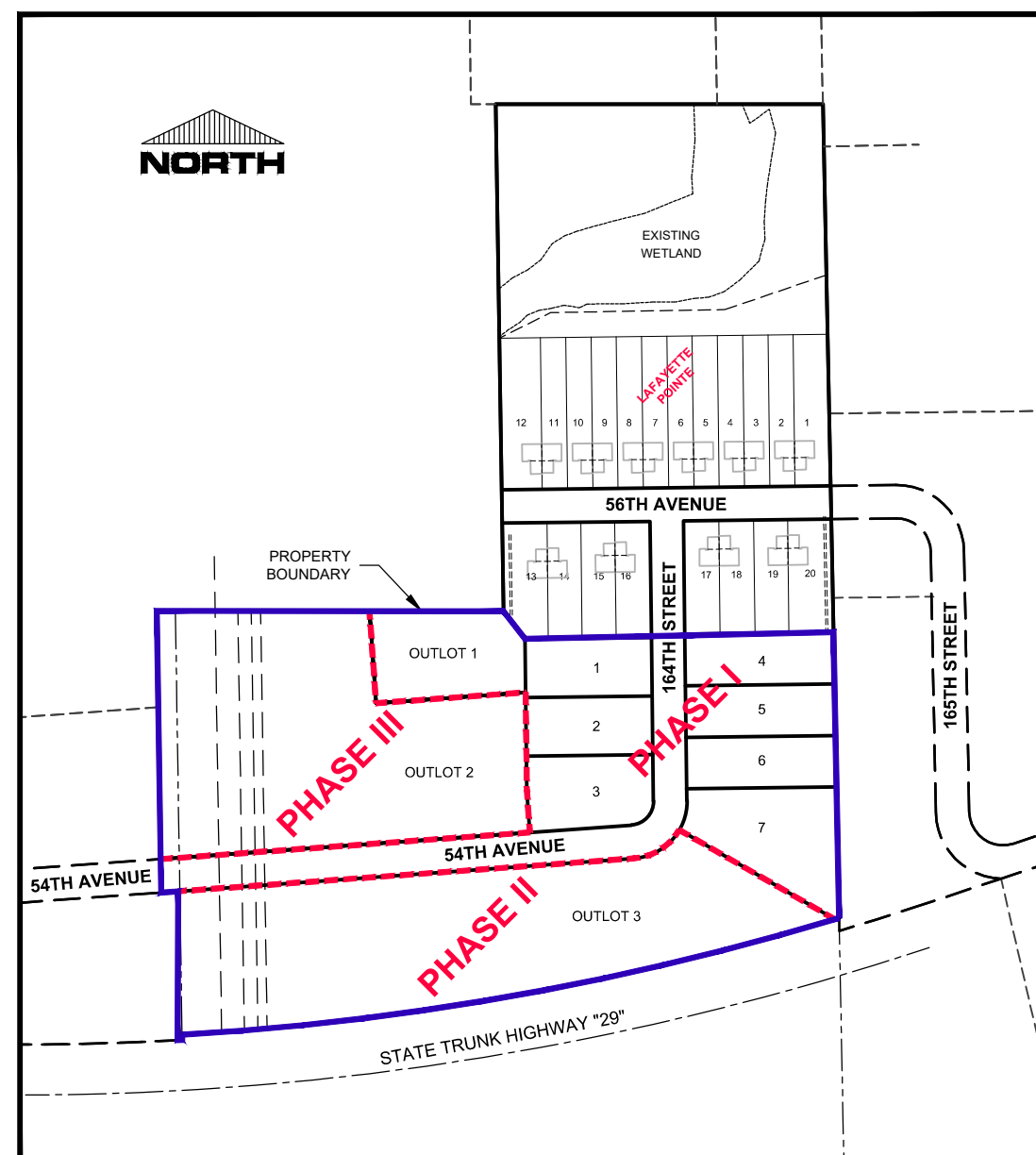
TOWN OF LAFAYETTE

CHIPPEWA COUNTY, WI



VICINITY MAP

(N.T.S.)



PROJECT SITE

(N.T.S.)

TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

OWNER:

WISSOTA STRAITS, LLC
MR. DAVID CHRISTOFFEL
9796 20TH STREET
COLFAX, WI 54730
EMAIL: DAVIDCHRISTOFFEL@GMAIL.COM
PHONE: 715-704-0250

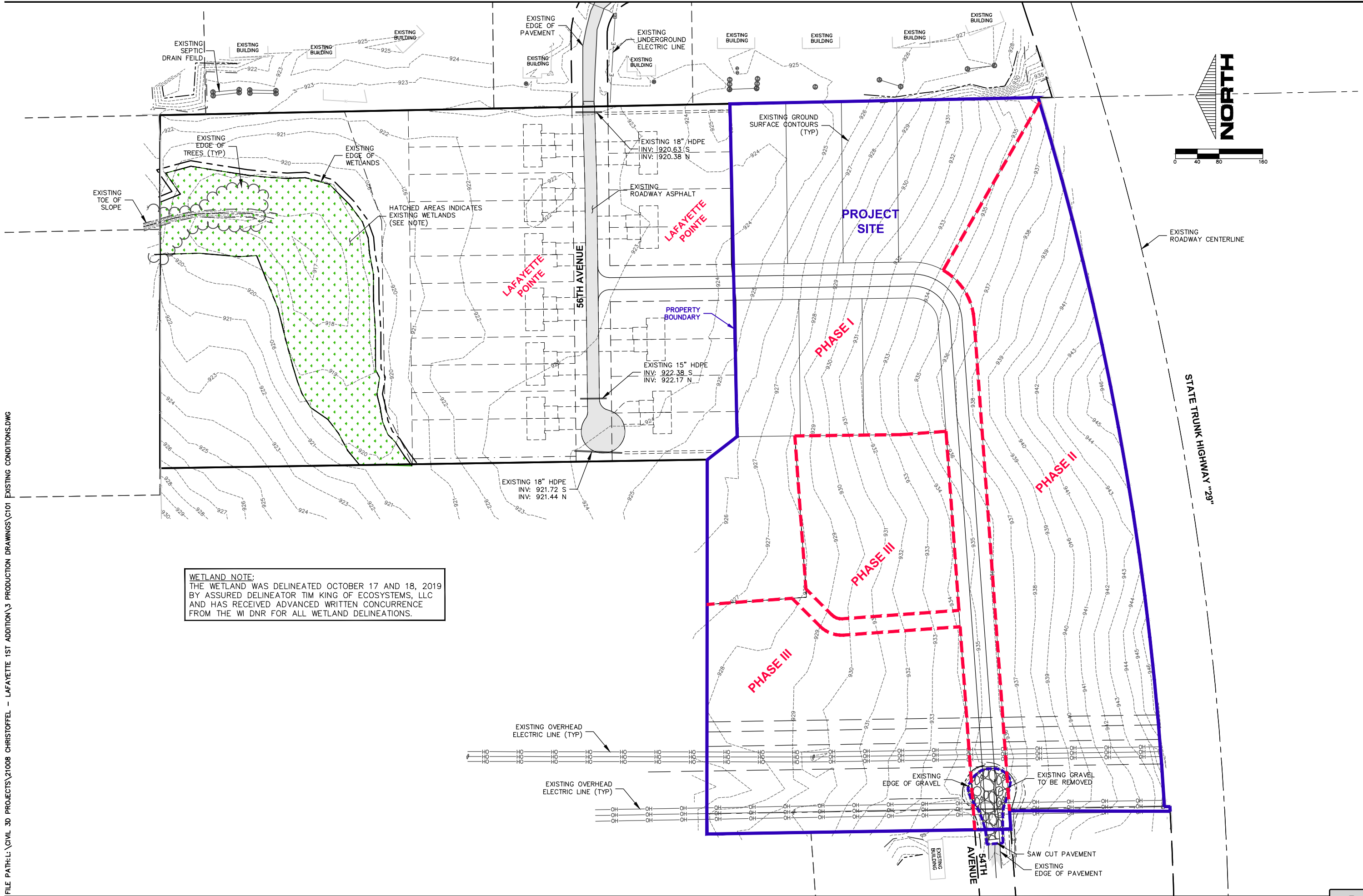
ENGINEER:

EVERYDAY SURVEYING & ENGINEERING, LLC.
MR. MARK ERICKSON, P.E.
711 S. HILLCREST PARKWAY
ALTOONA, WI 54720
EMAIL: MARK@ESELLC.CO
PHONE: 715-831-0654

SHEET INDEX:

C100 TITLE SHEET
C101 EXISTING CONDITIONS & DEMO PLAN
C102 GRADING - OVERVIEW
C103 GRADING PLAN - NORTH
C104 GRADING PLAN - SOUTHEAST
C105 GRADING PLAN - WEST
C106 EROSION CONTROL PLAN
C108 PLAN & PROFILE - 56TH STREET
C109 PLAN & PROFILE - 56TH STREET
C110 PLAN & PROFILE - 164TH STREET
C500 CONSTRUCTION DETAILS

FILE PATH: L:\CIVIL 3D PROJECTS\21008 CHRISTOFFEL - LAFAYETTE 1ST ADDITION\3 PRODUCTION DRAWINGS\C101 EXISTING CONDITIONS.DWG

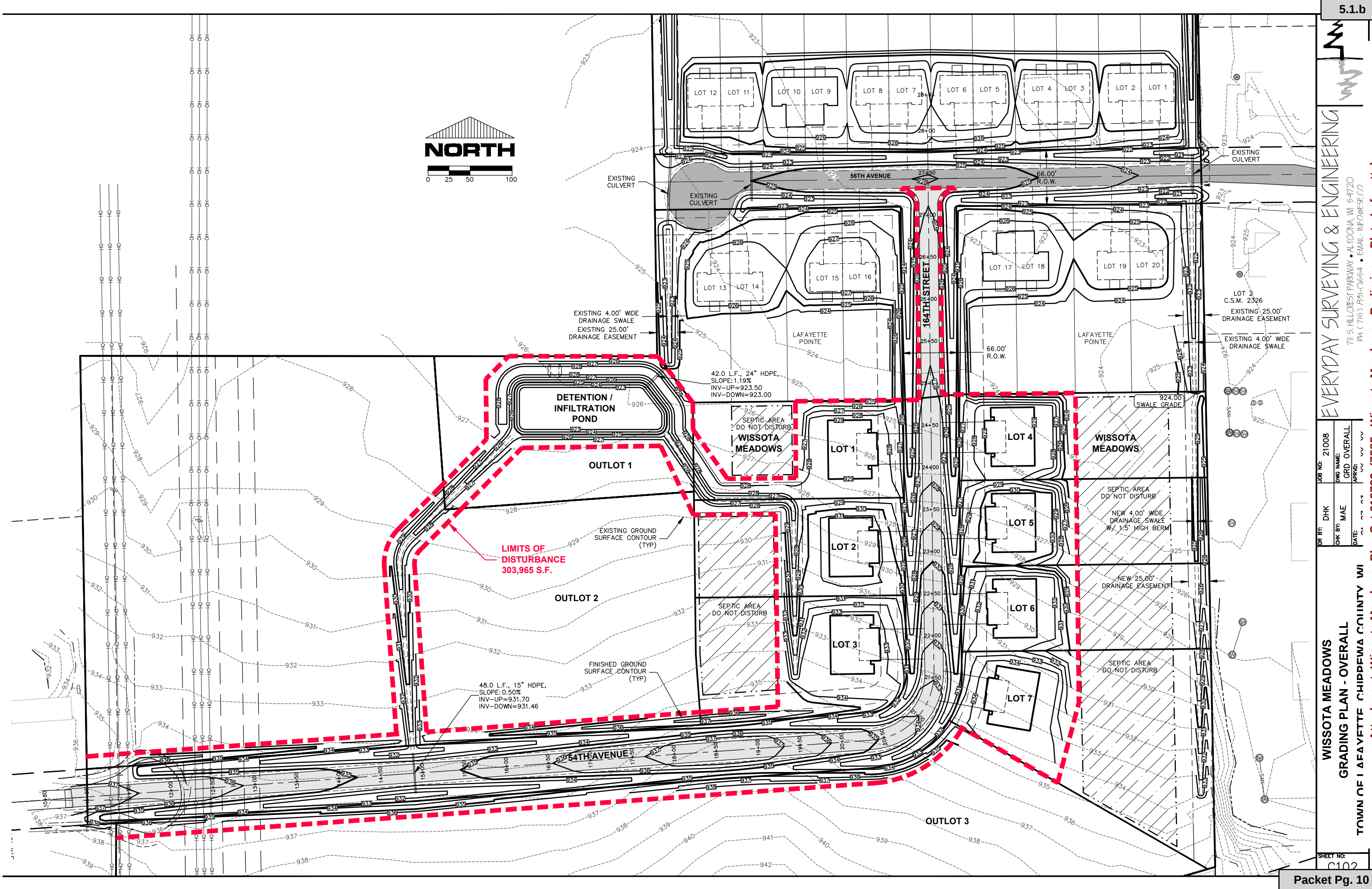


EVERYDAY SURVEYING & ENGINEERING
711 S. HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

DR BY:	DHK	JOB NO:	21008
CHK BY:	MAE	DWG NAME:	EX COND
DATE:	11/17/23	APPROV:	WV

WISSOTA MEADOWS
EXISTING CONDITIONS & DEMO PLAN
CHIPPEWA COUNTY, WI
Attachment: Wissota Meadows_Plan Set 012723 (7585 : Wissota Meadows - Preliminary Plat - Lafayette)

5.1.b

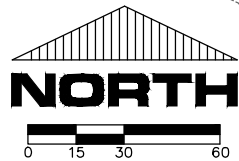


EVERYDAY SURVEYING & ENGINEERING

DR BY:	DHK	JOB NO:	21008
CHK BY:	MAE	DWG NAME:	GRD OVERALL
DATE:	11/27/23	APPROV:	WV

WISSOTA MEADOWS
GRADING PLAN - OVERALL
TOWN OF LA FAYETTE CHIPPEWA COUNTY WI

Attachment: Wissota Meadows_Plan Set 012723 (7585 : Wissota Meadows - Preliminary Plat - Lafayette)



ALL CULVERT INLETS AND OUTFALLS SHALL HAVE GALVANIZED STEEL END SECTIONS. LENGTH INCLUDES END SECTION.

DETENTION / INFILTRATION POND

OUTLOT 1

OUTLOT 2

GRADING NOTE:
G.F.O. INDICATES THE MINIMUM RECOMMENDED ELEVATION OF THE GARAGE FLOOR SLAB AT THE GARAGE DOOR OPENING.

42.0 L.F., 24" HDPE,
SLOPE: 1.19%
INV-UP=923.50
INV-DOWN=923.00

WISSOTA MEADOWS

LOT 1
GARAGE FLOOR
G.F.O. = 929.00

LOT 2
GARAGE FLOOR
G.F.O. = 931.25

LOT 3
GARAGE FLOOR
G.F.O. = 933.50

LOT 4
GARAGE FLOOR
G.F.O. = 929.00

LOT 5
GARAGE FLOOR
G.F.O. = 930.50

LOT 6
GARAGE FLOOR
G.F.O. = 932.75

EXISTING TOWNHOMES
LOT 17 LOT 18

EXISTING TOWNHOMES
LOT 19 LOT 20

WISSOTA MEADOWS

NEW 4.00' WIDE
DRAINAGE SWALE
W/ 1.5' HIGH BERM

NEW 25.00'
DRAINAGE EASEMENT

3.00' WIDE
GRAVEL SHOULDER
(TYP)

22.00' WIDE
ASPHALT
(TYP)

EXISTING 25.00'
DRAINAGE EASEMENT

EXISTING 4.00' WIDE
DRAINAGE SWALE

EXISTING 15" HDPE
INV: 922.38 S
INV: 922.17 N

EXISTING 18" HDPE
INV: 921.72 S
INV: 921.44 N

EXISTING 4.00' WIDE
DRAINAGE SWALE

EXISTING 25.00'
DRAINAGE EASEMENT

10.00' WIDE
EMERGENCY OVERFLOW
ELEV: 927.00

56TH AVENUE

164TH STREET

EXISTING 18" HDPE
INV: 920.63 S
INV: 920.38 N

LOT 2
C.S.M. 2326

EVERYDAY SURVEYING & ENGINEERING

DR BY: DHK
CHK BY: MAE
DATE: 11-27-23

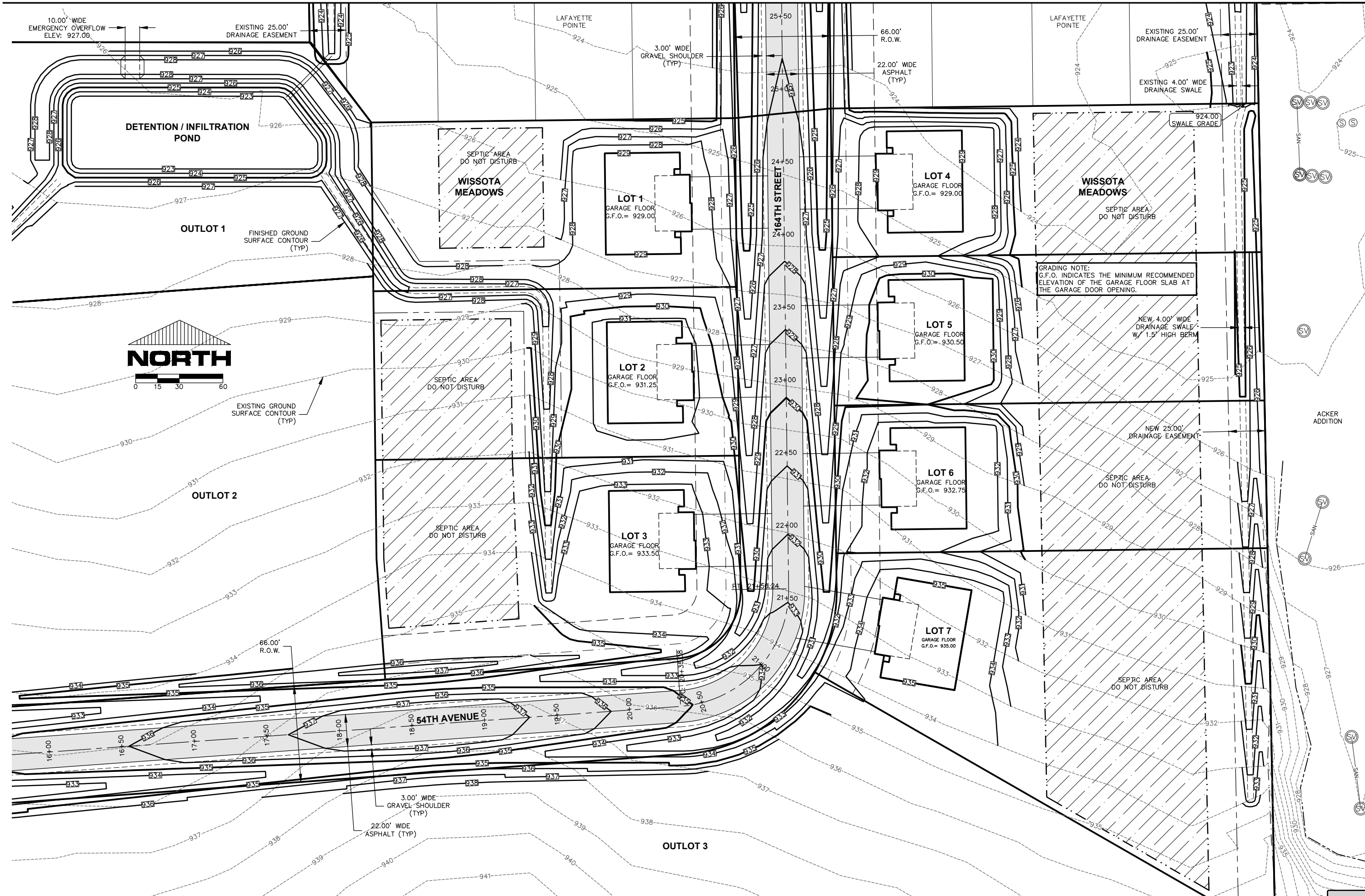
WISSOTA MEADOWS
GRADING PLAN - NORTHEAST
TOWN OF LAFAYETTE CHIPPEWA COUNTY WI

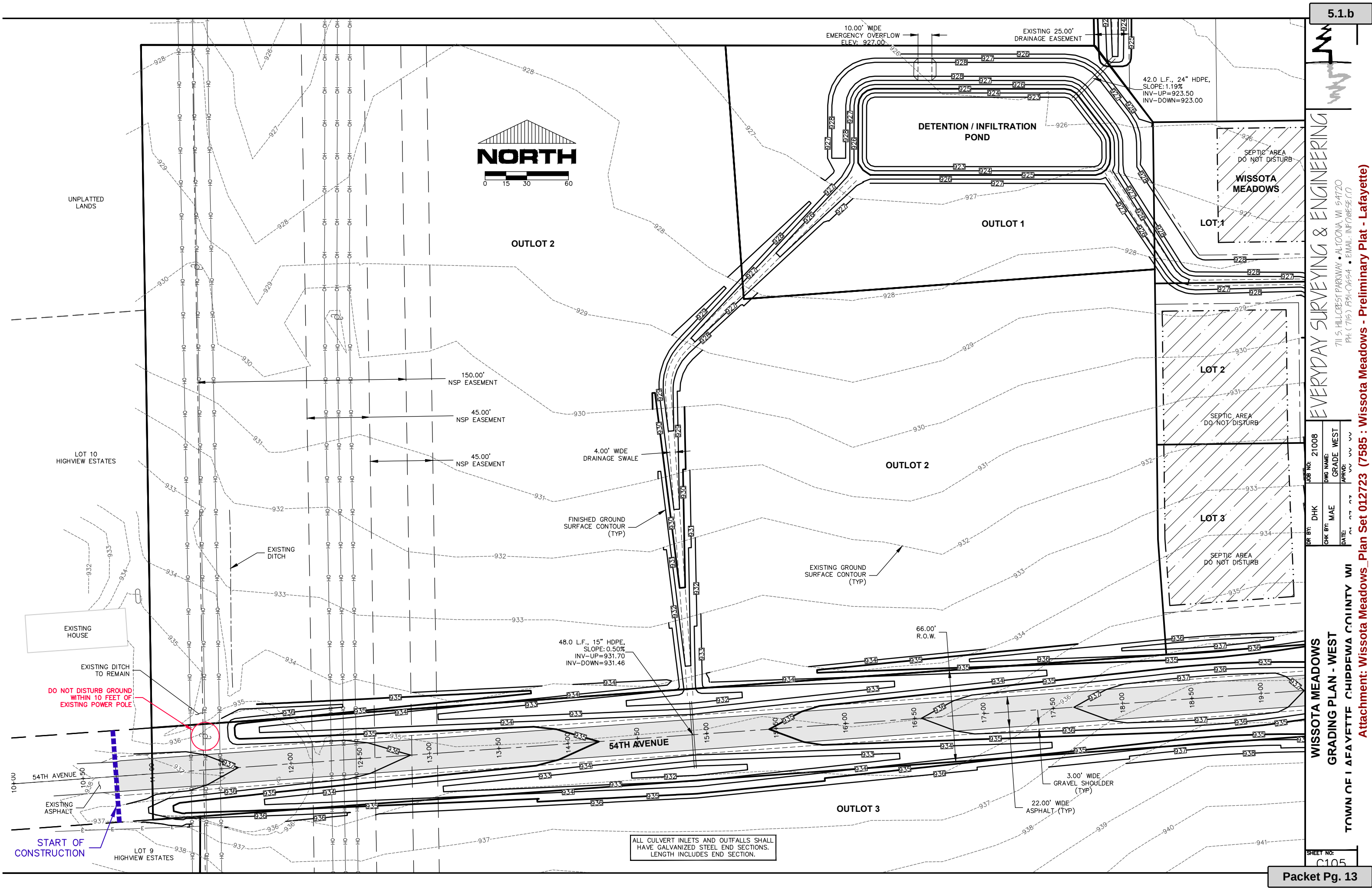
SHEET NO:
C103

Packet Pg. 11

Attachment: Wissota Meadows_Plan Set 012723 (7585 : Wissota Meadows - Preliminary Plat - Lafayette)

5.1.b





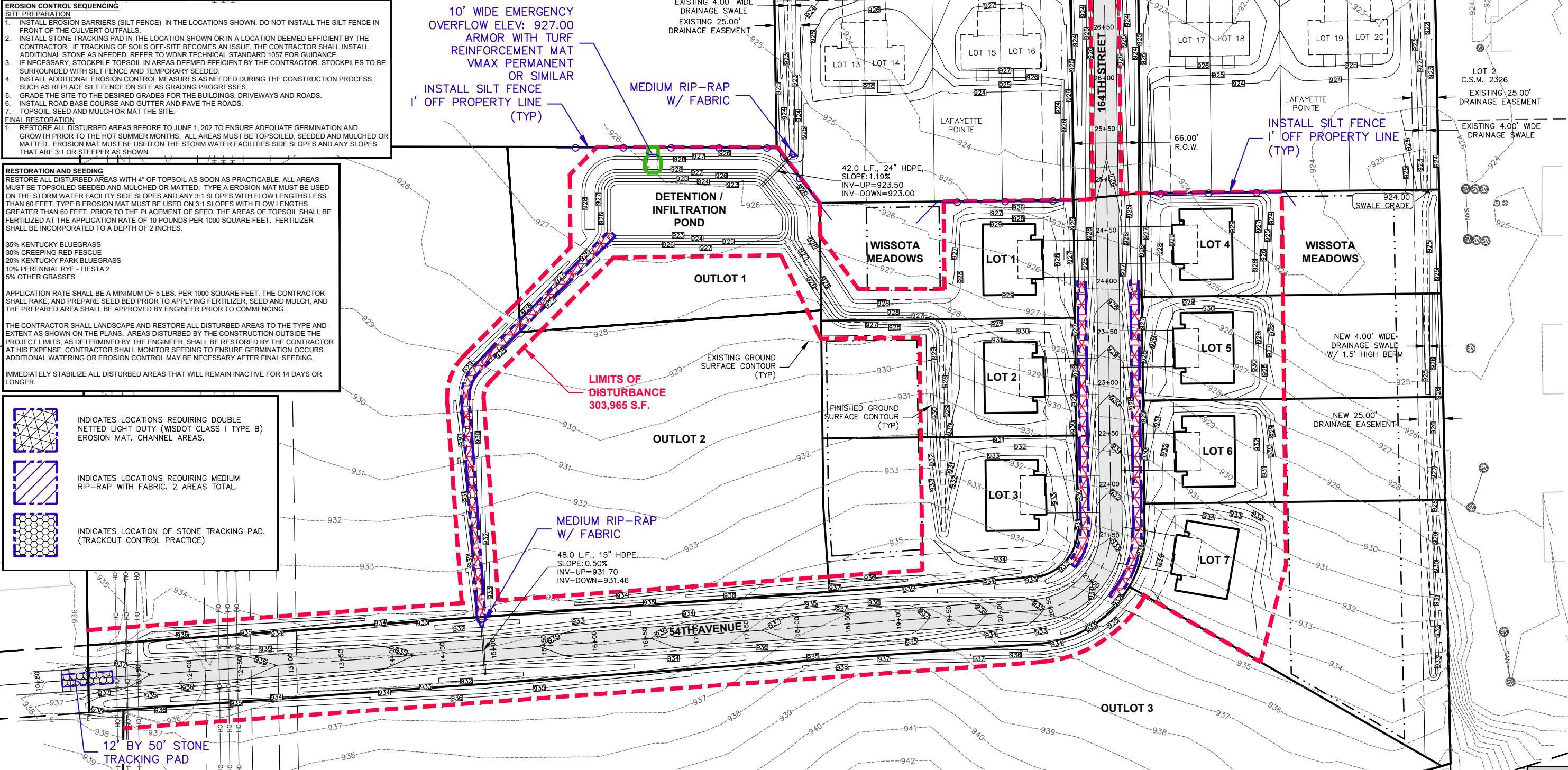
JOB NO:	21008
DWG NAME:	EROSION
DATE:	11.27.23
APPROVED:	MAE
CHECKED:	DHK

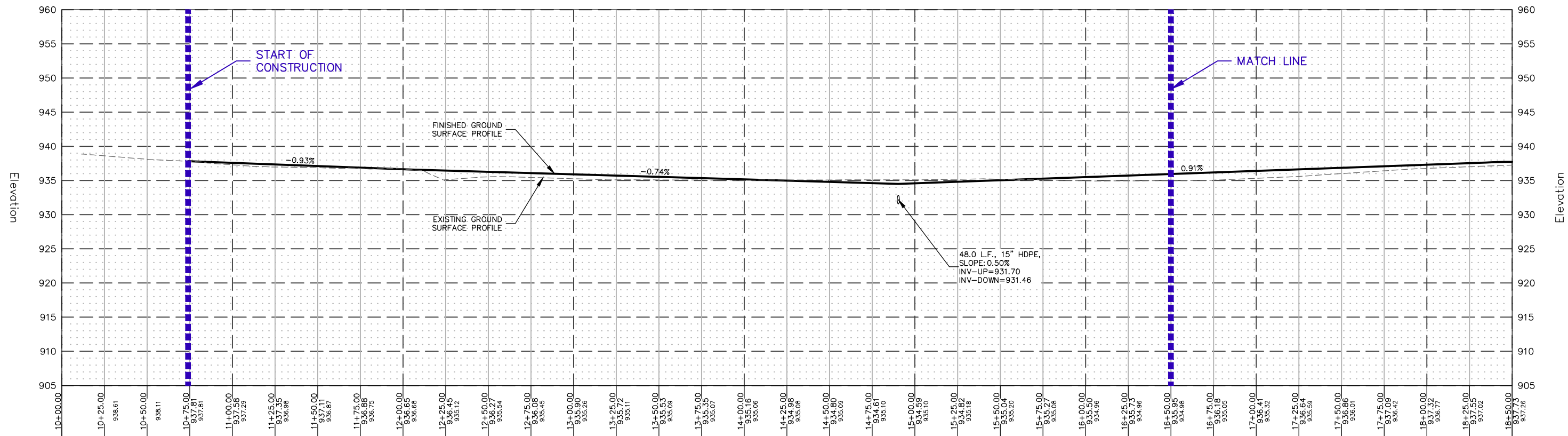
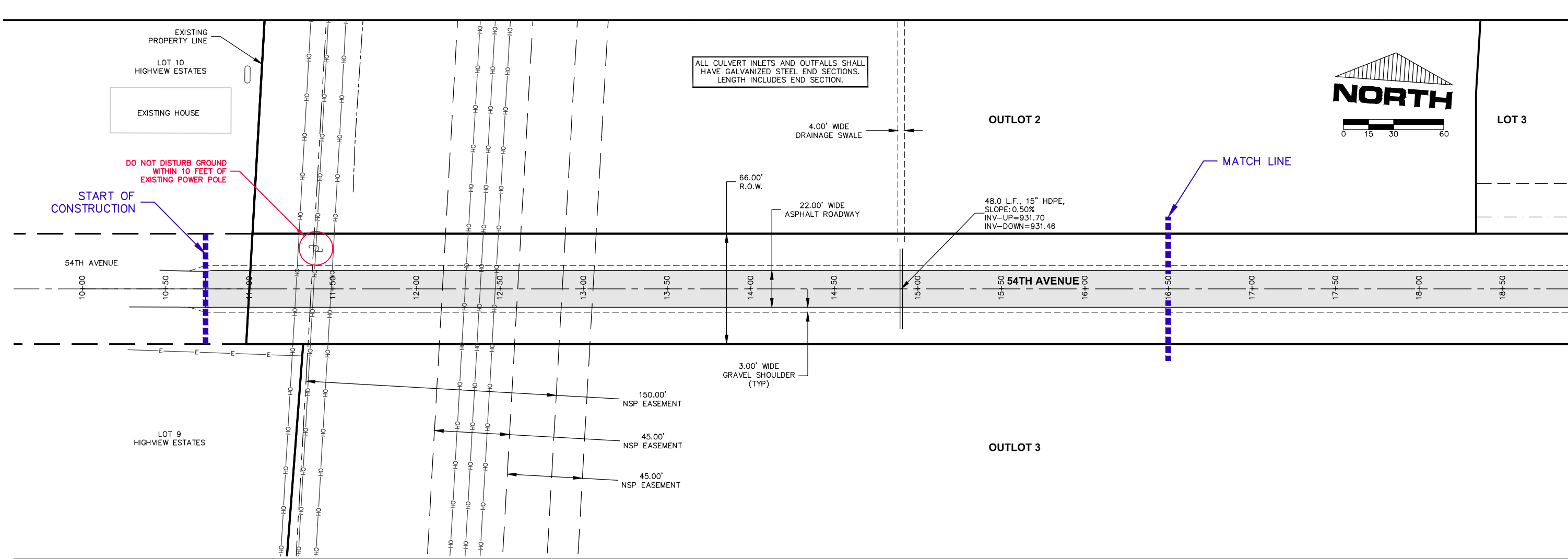
- EROSION CONTROL NOTES:**
1. THE EROSION CONTROL ON THIS PLAN HAS BEEN PREPARED PER CODE. THE **CONTRACTOR** SHALL BE RESPONSIBLE FOR MAINTAINING, MODIFYING, AND IMPLEMENTING ADDITIONAL EROSION CONTROL MEASURES BASED UPON THEIR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURE OF CONSTRUCTION.
 2. PLAN REVISIONS OR AMENDMENTS MUST BE SUBMITTED TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
 3. THE **CONTRACTOR** SHALL ULTIMATELY BE RESPONSIBLE FOR EROSION CONTROL AT THE PROJECT SITE AS THE ENGINEER CAN NOT CONTROL THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.
 4. THE **CONTRACTOR** SHALL COMPLY AND ADHERE TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. THE TECHNICAL STANDARDS ARE FOUND AT:
HTTP://DNR.WI.GOV/STORMWATER/STANDARDS/CONST. STANDARDS.HTML
 5. THE **CONTRACTOR** MUST POST AND MAINTAIN THE WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH THE WDNR.
 6. THE **CONTRACTOR** SHALL KEEP THE 'EROSION CONTROL PLAN' ON SITE AT ALL TIMES. THE **CONTRACTOR** SHALL BE RESPONSIBLE FOR COMPLETING DNR FORM 3400-187 'CONSTRUCTION SITE INSPECTION REPORT' ON A WEEKLY BASIS AND WITHIN 24 HOURS AFTER RAINFALL EVENTS OF 0.5-INCHES OR MORE. INSPECTION REPORTS MUST BE KEPT ON-SITE AND MADE AVAILABLE UPON REQUEST.
 7. THE **CONTRACTOR** SHALL CLOSELY MONITOR THE WEATHER FORECAST AND SHALL MAKE APPROPRIATE ADJUSTMENTS TO PREPARE FOR FORECASTED RAINFALL EVENTS.
 8. THE **CONTRACTOR** SHALL CLOSELY OBSERVE EROSION AREAS AFTER RAINFALL EVENTS AND MAKE THE APPROPRIATE CORRECTIONS TO PREVENT EROSION IN THE SAME AREA DURING FUTURE RAINFALL EVENTS.
 9. GROUNDWATER DEWATERING IS THE RESPONSIBILITY OF HAAS SONS. GROUNDWATER DEWATERING IS SUBJECT TO WDNR WASTEWATER DISCHARGE PERMITTING AND A DNR HIGH CAPACITY WELL APPROVAL IF CUMULATIVE PUMP CAPACITY IS 70 GPM OR GREATER.
 10. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES REMAIN INACTIVE FOR 7 DAYS OR MORE.
 11. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADING.
 12. IN THE EVENT THAT SOILS ARE TRACKED OFF-SITE BECOMES AN ISSUE, THE MATERIAL SHALL BE REMOVED AND THE ROAD SHALL BE SWEEPED THAT SAME DAY. DEBRIS MUST BE CLEANED UP DAILY IF IT HAS THE POTENTIAL TO MOVE OFF-SITE.
 13. MINIMIZE DUST TO THE MAXIMUM EXTENT PRACTICABLE UTILIZING METHODS DESCRIBED IN WI DNR TECHNICAL STANDARD 1068.
 14. OFF-SITE SEDIMENT DEPOSITS MUST BE CLEANED UP WITHIN 24 HOURS OF THE OCCURRENCE USING MEANS AND METHODS DEEMED APPROPRIATE TO THE **CONTRACTOR** TO REMOVE THE SEDIMENT AND RESTORE THE OFF-SITE AREA.
 15. THE **CONTRACTOR** WILL BE RESPONSIBLE FOR ENSURING PROPER DISPOSAL OF BUILDING AND WASTE MATERIALS IN ACCORDANCE WITH CHIPPEWA COUNTY ORDINANCE 12-36(C)(9).

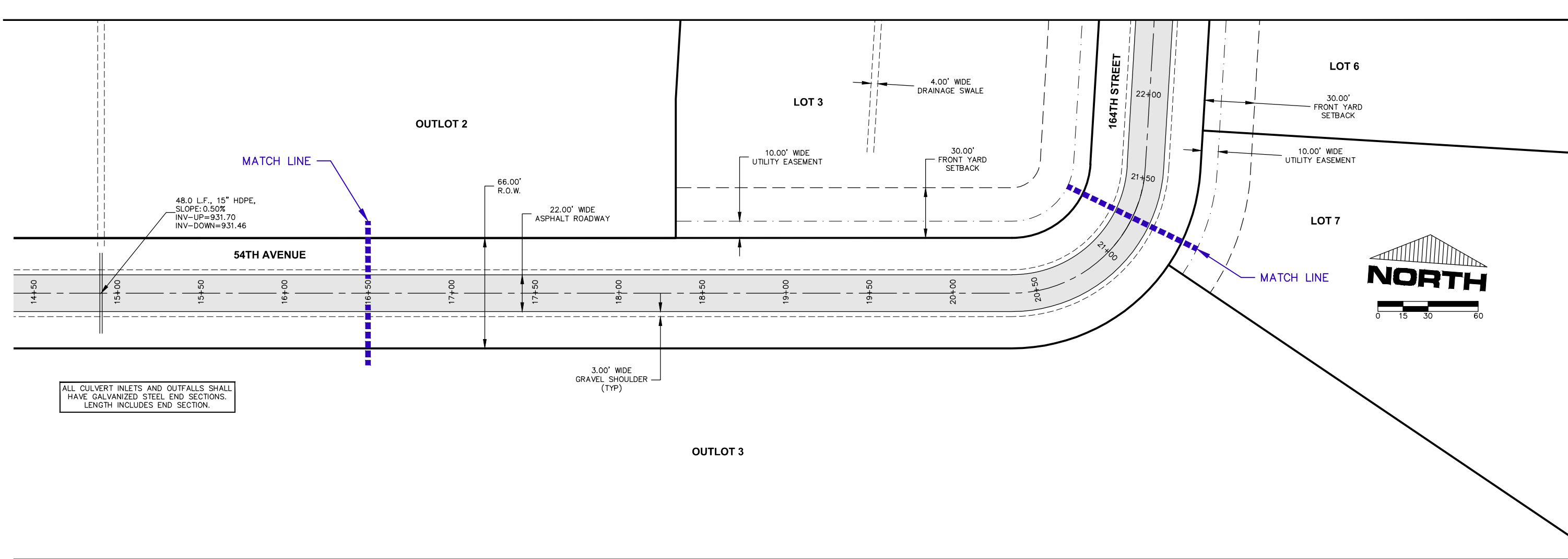
- EROSION CONTROL SEQUENCING**
- SITE PREPARATION**
1. INSTALL EROSION BARRIERS (SILT FENCE) IN THE LOCATIONS SHOWN. DO NOT INSTALL THE SILT FENCE IN FRONT OF THE CULVERT OUTFALLS.
 2. INSTALL STONE TRACKING PAD IN THE LOCATION SHOWN OR IN A LOCATION DEEMED EFFICIENT BY THE **CONTRACTOR**. IF TRACKING OF SOILS OFF-SITE BECOMES AN ISSUE, THE **CONTRACTOR** SHALL INSTALL ADDITIONAL STONE AS NEEDED. REFER TO WDNR TECHNICAL STANDARD 1057 FOR GUIDANCE.
 3. IF NECESSARY, STOCKPILE TOPSOIL IN AREAS DEEMED EFFICIENT BY THE **CONTRACTOR**. STOCKPILES TO BE SURROUNDED WITH SILT FENCE AND TEMPORARY SEEDING.
 4. INSTALL ADDITIONAL EROSION CONTROL MEASURES AS NEEDED DURING THE CONSTRUCTION PROCESS, SUCH AS REPLACE SILT FENCE ON SITE AS GRADING PROGRESSES.
 5. GRADE THE SITE TO THE DESIRED GRADES FOR THE BUILDINGS, DRIVEWAYS AND ROADS.
 6. INSTALL ROAD BASE COURSE AND GUTTER AND PAVE THE ROADS.
 7. TOPSOIL, SEED AND MULCH OR MAT THE SITE.
- FINAL RESTORATION**
1. RESTORE ALL DISTURBED AREAS BEFORE TO JUNE 1, 2022 TO ENSURE ADEQUATE GERMINATION AND GROWTH PRIOR TO THE HOT SUMMER MONTHS. ALL AREAS MUST BE TOPSOILED, SEEDING AND MULCHED OR MATTED. EROSION MAT MUST BE USED ON THE STORM WATER FACILITIES SIDE SLOPES AND ANY SLOPES THAT ARE 3:1 OR STEEPER AS SHOWN.

- RESTORATION AND SEEDING**
- RESTORE ALL DISTURBED AREAS WITH 4" OF TOPSOIL AS SOON AS PRACTICABLE. ALL AREAS MUST BE TOPSOILED SEEDING AND MULCHED OR MATTED. TYPE A EROSION MAT MUST BE USED ON THE STORM WATER FACILITY SIDE SLOPES AND ANY 3:1 SLOPES WITH FLOW LENGTHS LESS THAN 60 FEET. TYPE B EROSION MAT MUST BE USED ON 3:1 SLOPES WITH FLOW LENGTHS GREATER THAN 60 FEET. PRIOR TO THE PLACEMENT OF SEED, THE AREAS OF TOPSOIL SHALL BE FERTILIZED AT THE APPLICATION RATE OF 10 POUNDS PER 1000 SQUARE FEET. FERTILIZER SHALL BE INCORPORATED TO A DEPTH OF 2 INCHES.
- 35% KENTUCKY BLUEGRASS
30% CREEPING RED FESCUE
20% KENTUCKY PARK BLUEGRASS
10% PERENNIAL RYE - FIESTA 2
5% OTHER GRASSES
- APPLICATION RATE SHALL BE A MINIMUM OF 5 LBS. PER 1000 SQUARE FEET. THE **CONTRACTOR** SHALL RAKE, AND PREPARE SEED BED PRIOR TO APPLYING FERTILIZER, SEED AND MULCH, AND THE PREPARED AREA SHALL BE APPROVED BY ENGINEER PRIOR TO COMMENCING.
- THE **CONTRACTOR** SHALL LANDSCAPE AND RESTORE ALL DISTURBED AREAS TO THE TYPE AND EXTENT AS SHOWN ON THE PLANS. AREAS DISTURBED BY THE CONSTRUCTION OUTSIDE THE PROJECT LIMITS, AS DETERMINED BY THE ENGINEER, SHALL BE RESTORED BY THE **CONTRACTOR** AT HIS EXPENSE. **CONTRACTOR** SHALL MONITOR SEEDING TO ENSURE GERMINATION OCCURS. ADDITIONAL WATERING OR EROSION CONTROL MAY BE NECESSARY AFTER FINAL SEEDING.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER.

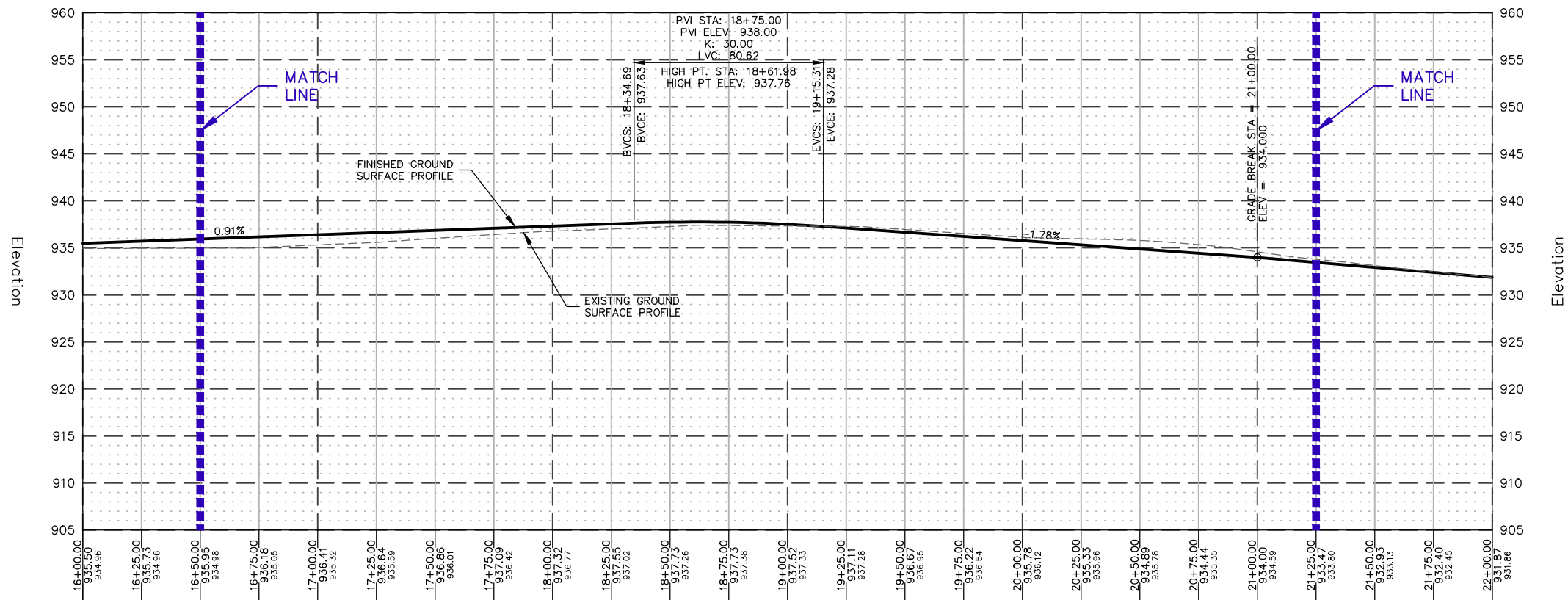
- INDICATES LOCATIONS REQUIRING DOUBLE NETTED LIGHT DUTY (WISDOT CLASS I TYPE B) EROSION MAT. CHANNEL AREAS.
- INDICATES LOCATIONS REQUIRING MEDIUM RIP-RAP WITH FABRIC. 2 AREAS TOTAL.
- INDICATES LOCATION OF STONE TRACKING PAD. (TRACKOUT CONTROL PRACTICE)







ALL CULVERT INLETS AND OUTFALLS SHALL HAVE GALVANIZED STEEL END SECTIONS. LENGTH INCLUDES END SECTION.



5.1.b

EVERYDAY SURVEYING & ENGINEERING

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DR BY: DHK	JOB NO: 21008
CHK BY: MAE	DWG NAME: P-P 54 2
DATE: 11.27.22	APPROVE: [Signature]

WISSOTA MEADOWS

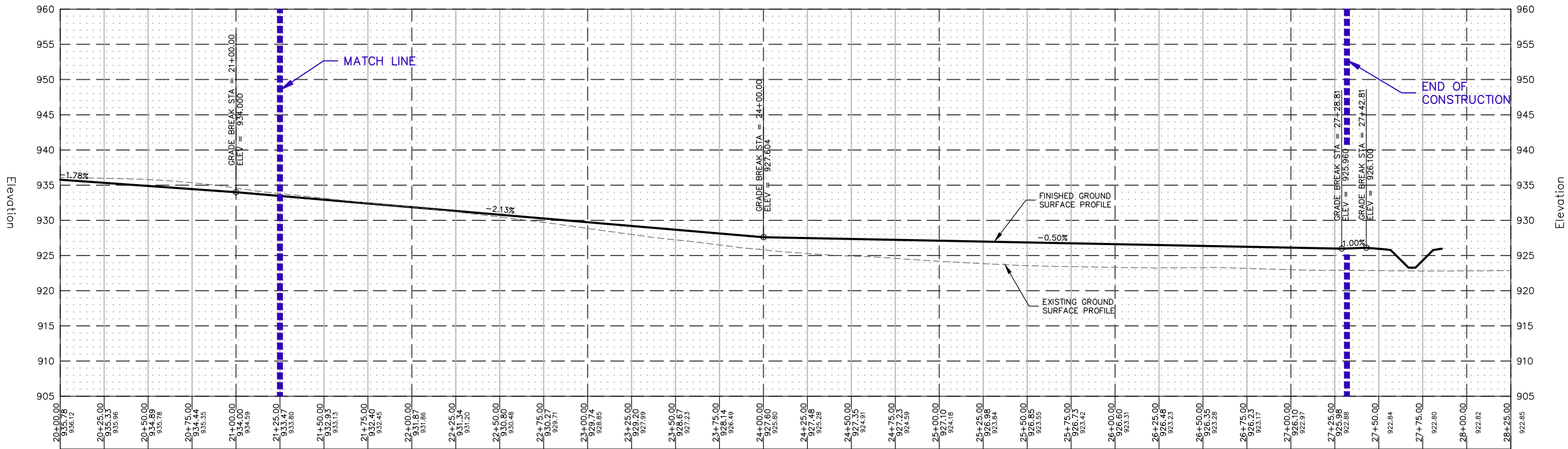
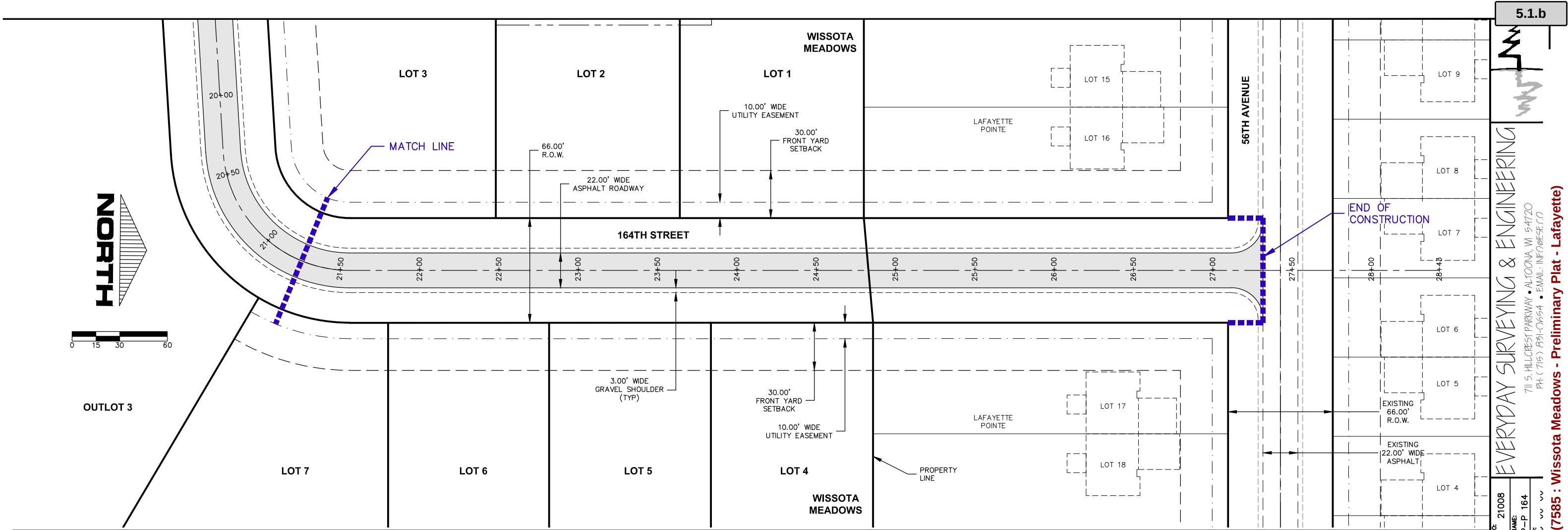
STREET AND UTILITY CONSTRUCTION

TOWN OF LAFAVETTE CHIPPewa COUNTY WI

Attachment: Wissota Meadows_Plan Set 012723 (7585 : Wissota Meadows - Preliminary Plat - Lafayette)

SHEET NO: C108

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5.1.b

EVERYDAY SURVEYING & ENGINEERING

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DR BY: DHK	JOB NO: 21008
CHK BY: MAE	DWG NAME: P-P 164
DATE: 01.27.23	APPROVE: [Signature]

WISSOTA MEADOWS
STREET AND UTILITY CONSTRUCTION
TOWN OF LAFAYETTE CHIPPEWA COUNTY WI

Attachment: Wissota Meadows_Plan Set 012723 (7585 : Wissota Meadows - Preliminary Plat - Lafayette)

SHEET NO: C109

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