

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
MAY 18, 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:	Dean Gullickson, District 5
SECONDER:	Jason Bergeron, District 7 (Vice-Chair)
AYES:	Eisenhuth, Bergeron, Gullickson, Berg, Hull

1. Approve the Agenda

2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - Apr 20, 2023 4:30 PM

3. Schedule Next Meeting Date - June 22, 2023 @ 4:30 PM

5. BUSINESS ITEMS

1. Wissota Meadows (Lafayette) - Final Plat - Tony Roder
Motion to approve the final plat.

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

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

May 18, 2023
4:30 PM

2. Wissota Acres (Lafayette) - Final Plat - Tony Roder
Motion to Approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Gullickson, District 5
SECONDER:	Caden Berg, District 13
AYES:	Eisenhuth, Bergeron, Gullickson, Berg, Hull

6. AGENDA ITEMS FOR FUTURE CONSIDERATION

1. Revision to Zoning Ordinance for Chickens within the Residential Districts - Clary
2. Price County Tax Deed Resolution sent to the State of Wisconsin - Clary
3. Nitrate Mapping and incorporating the information into Land Division Reviews - Gullickson

7. ADJOURN

Motion to Approve.

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

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
APRIL 20, 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	Excused	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Motion to Approve the Agenda.

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

1. Approve the Agenda

2. Approve the Minutes

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

3. Schedule Next Meeting Date - May 18, 2023 at 4:30 PM

5. BUSINESS ITEMS

1. Wissota Meadows - Preliminary Plat Review - Lafayette
Motion to approve preliminary plat as presented

Minutes Acceptance: Minutes of Apr 20, 2023 4:30 PM (Consent Agenda)

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

April 20, 2023
4:30 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Gullickson, District 5
SECONDER:	Caden Berg, District 13
AYES:	Eisenhuth, Bergeron, Gullickson, Berg
EXCUSED:	Hull

2. Review and Action on Offers to Purchase Received on Tax Deed Property - Doug Clary

Clary handed out a compiled bid sheet showing the bids that were received on the following four (4) tax deed parcels.

Town of Eagle Point - Tax Deed - 22908-2922-65110005B - Bids Received:

Matthew Winters, \$1,050;
Dale H. & Jean M. Horgen, \$1,001;
James Scheffler \$502.

Mrs. Jean M. Horgen asked to speak to the committee regarding this particular parcel and her bid. Mrs. Horgen indicated that she and her husband have maintained (mowing, picking up garbage, etc) this tax deed parcel since they purchased the adjacent land in 1996. Mrs. Horgen feels that because they have maintained it for over 20 years that they would have an adverse possession claim on the property. A general discussion occurred on adverse possession, the ownership of the parcel prior to the county taking it on tax deed, if the lot was buildable and the acceptance of a bid that is not the highest.

Motion by Gullickson, seconded by Bergeron, to accept the bid from Dale H & Jean M Horgen based on the following:

- (1) Statement by Mrs. Jean M. Horgen who has lived next door and maintained this parcel as part of their property.
- (2) Uncertainty on whether this lot could be built on due to a WisDOT setback placed on the Plat, which required a 150' setback from the eastern edge of State Highway 124.
- (3) This lot was originally part of lot 5, Greenfield Park. Horgens currently own the eastern portion of lot 5 and the intent is to combine the pieces together.
- (4) It is in the best interest of the county to accept the lower bid to avoid any type of legal involvement in a potential adverse possession claim.
- (5) The accepted bidder's submission of the remaining balance and the \$30 Register of Deeds Recording Fee by Cashier's Check or Certified Check in full within 15 days of delivery or written notification of Chippewa County's acceptance of their bid. The bid deposit submitted by the accepted bidder shall be forfeited to Chippewa County in the event the accepted bidder fails to make full payment for the property within 15 days of delivery to the accepted bidder of written notification of Chippewa County's acceptance of the successful bid.
- (6) If the accepted bidder fails to make final payment, then the committee accepts the bid from Matthew Winters under the same provisions as identified in number 5 above.

Town of Ruby - Tax Deed Parcel - 23105-1143-07510000 - Bids Received:

James Weinmann, \$20,050;
James Scheffler, \$10,001;
Rob Winchell, \$10,000

Motion by Gullickson, seconded by Berg to accept the James Weinmann bid on the condition that the accepted bidder's submission of the remaining balance and the \$30 Register of Deeds Recording Fee by

Minutes Acceptance: Minutes of Apr 20, 2023 4:30 PM (Consent Agenda)

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

April 20, 2023
4:30 PM

Cashier's Check or Certified Check in full within 15 days of delivery or written notification of Chippewa County's acceptance of their bid. The bid deposit submitted by the accepted bidder shall be forfeited to Chippewa County in the event the accepted bidder fails to make full payment for the property within 15 days of delivery to the accepted bidder of written notification of Chippewa County's acceptance of the successful bid. If the accepted bidder fails to make final payment, then the committee accepts the bid from James Scheffler under the same condition as identified above.

Town of Sigel - Tax Deed Bid - 22807-1424-72407OL01 - Bid Received:

45th Ave. Out Lot 01, LLC, \$3,010

Motion by Bergeron, seconded by Berg to accept this bid on the condition that the accepted bidder's submission of the remaining balance and the \$30 Register of Deeds Recording Fee by Cashier's Check or Certified Check in full within 15 days of delivery or written notification of Chippewa County's acceptance of their bid. The bid deposit submitted by the accepted bidder shall be forfeited to Chippewa County in the event the accepted bidder fails to make full payment for the property within 15 days of delivery to the accepted bidder of written notification of Chippewa County's acceptance of the successful bid.

City of Cornell - Tax Deed Bid - 23106-2034-08750000 - Bid Received:

Mary, Keven & Jenny Blaisdell, \$4,001

Motion by Gullickson, seconded by Bergeron to accept this bid on the condition that the accepted bidder's submission of the remaining balance and the \$30 Register of Deeds Recording Fee by Cashier's Check or Certified Check in full within 15 days of delivery or written notification of Chippewa County's acceptance of their bid. The bid deposit submitted by the accepted bidder shall be forfeited to Chippewa County in the event the accepted bidder fails to make full payment for the property within 15 days of delivery to the accepted bidder of written notification of Chippewa County's acceptance of the successful bid.

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

3. Discussion & Direction on Future Sales of Tax Deeded Land - Doug Clary

Clary informed the PZC that parcel number 23105-2841-08000000 (Town of Ruby), which we did not receive any bids on, would be delayed due to a scheduled court hearing on the validity of the tax in rem process. Motion to lower the minimum bid on parcel 23208-1321-72205001 (Town of Sampson) from \$82,800 to \$41,400 and to keep the remaining parcels as is.

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

Minutes Acceptance: Minutes of Apr 20, 2023 4:30 PM (Consent Agenda)

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

April 20, 2023
4:30 PM

6. AGENDA ITEMS FOR FUTURE CONSIDERATION

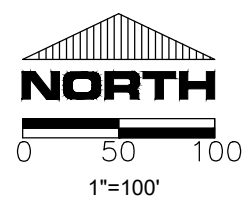
None discussed.

7. ADJOURN

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Gullickson, District 5
SECONDER:	Caden Berg, District 13
AYES:	Eisenhuth, Bergeron, Gullickson, Berg
EXCUSED:	Hull

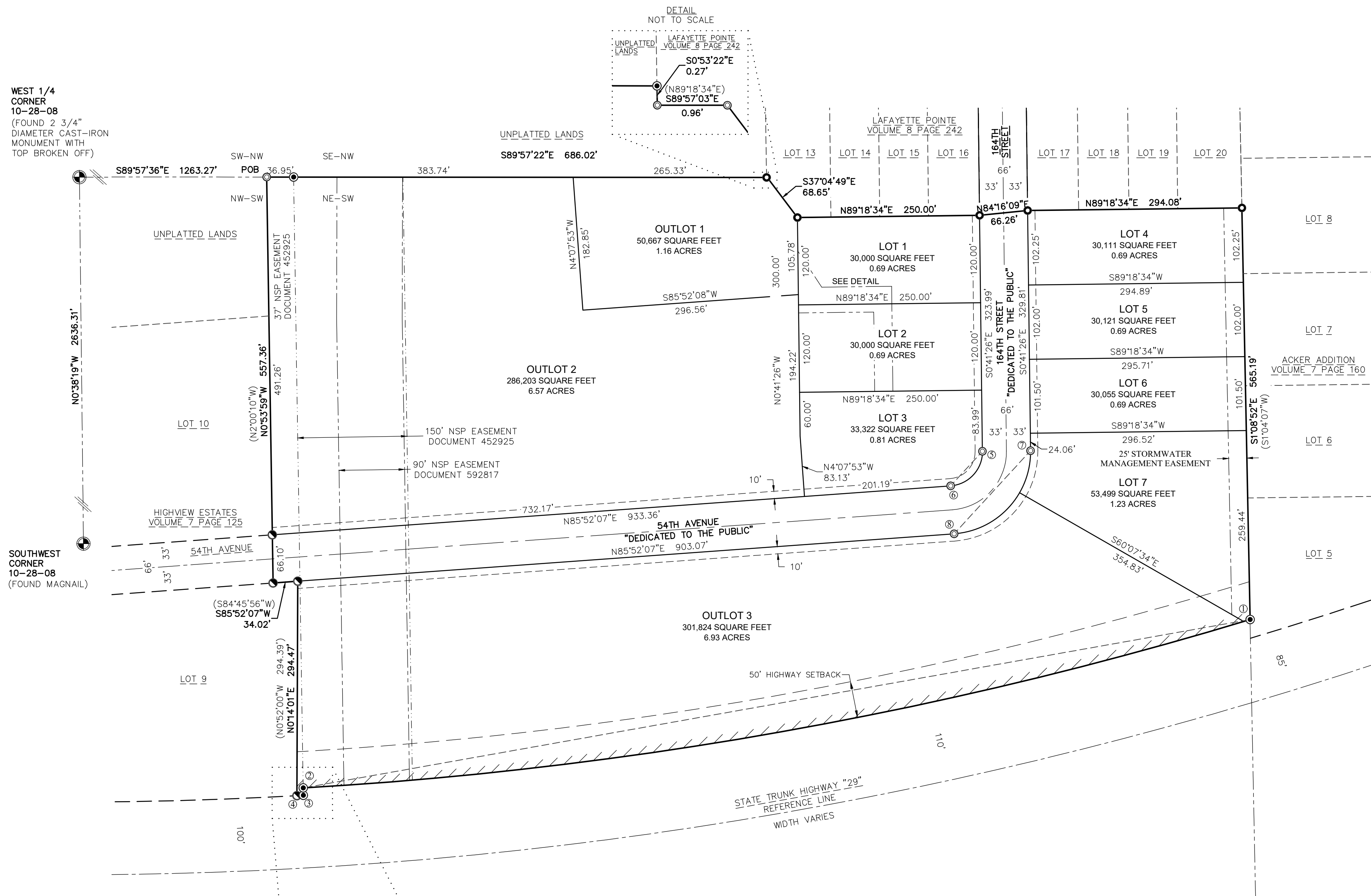
Minutes Acceptance: Minutes of Apr 20, 2023 4:30 PM (Consent Agenda)

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



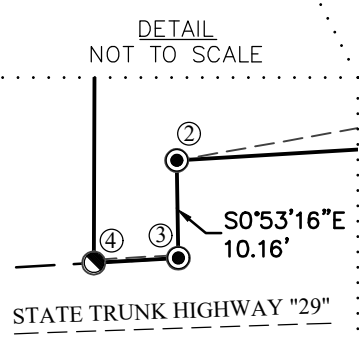
WISSOTA MEADOWS

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.



WEST 1/4
CORNER
10-28-08
(FOUND 2 3/4"
DIAMETER CAST-IRON
MONUMENT WITH
TOP BROKEN OFF)

SOUTHWEST
CORNER
10-28-08
(FOUND MAGNAIL)



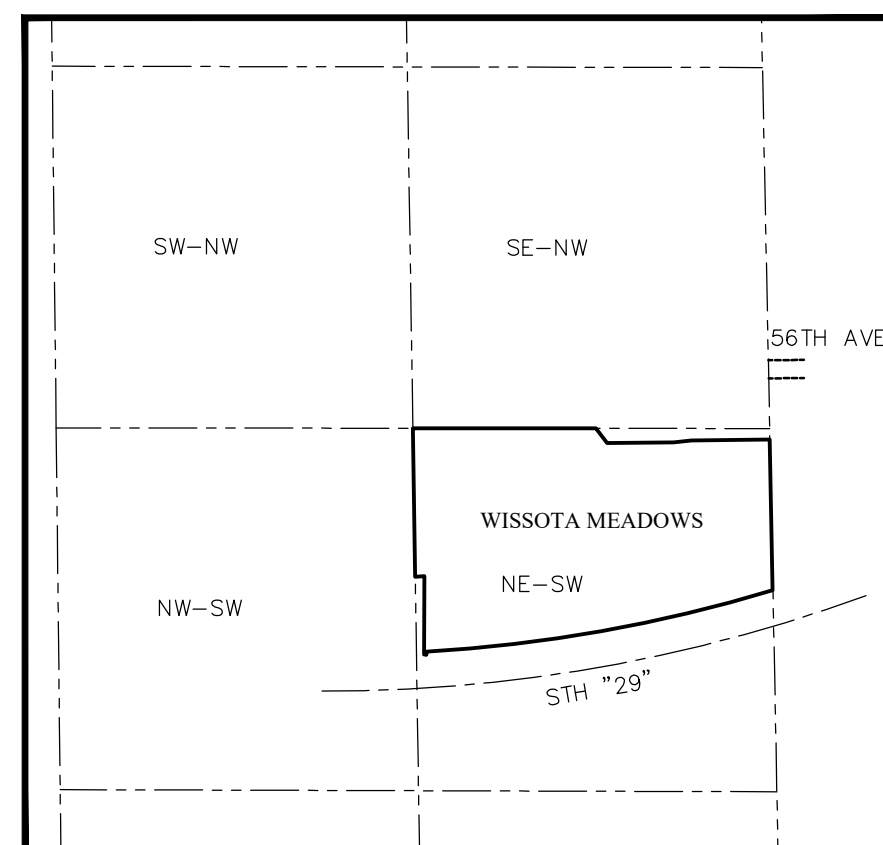
Notes:

- 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 54730

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



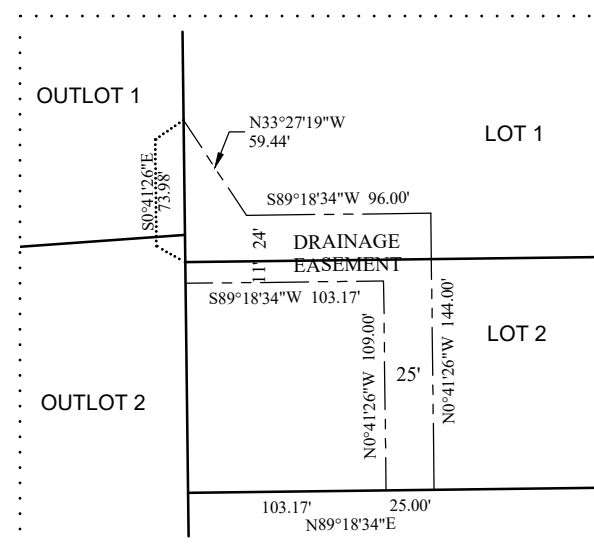
LEGEND

- 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	LOT	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	5592.11'	S73°10'55"W	9.12'	9.12'	00°05'36"		
	OUTLOT 3	5592.11'	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	113.00'	S14°35'30"W	59.57'	60.28'	30°33'52"		
	OUTLOT 3	113.00'	S57°52'17"W	106.09'	110.43'	55°59'41"		

DETAIL NOT TO SCALE



EVERYDAY SURVEYING & ENGINEERING

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



SHEET 1 OF 2

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, Chapter AE-7 of the Wisconsin Administrative Code, the Land Division Ordinance of Chippewa County, 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 _____.

CERTIFICATE OF CHIPPEWA COUNTY DEPARTMENT OF PLANNING AND ZONING:

This plat of Wissota Meadows was approved by the Chippewa County Planning and Zoning

Committee on this ____ day of _____, 2023.

Certified This ____ day of _____, 2023

Douglas Clary, Director of Planning & Zoning

EVERYDAY SURVEYING & ENGINEERING

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



WISSOTA MEADOWS - PHASE I

RESIDENTIAL SUBDIVISION

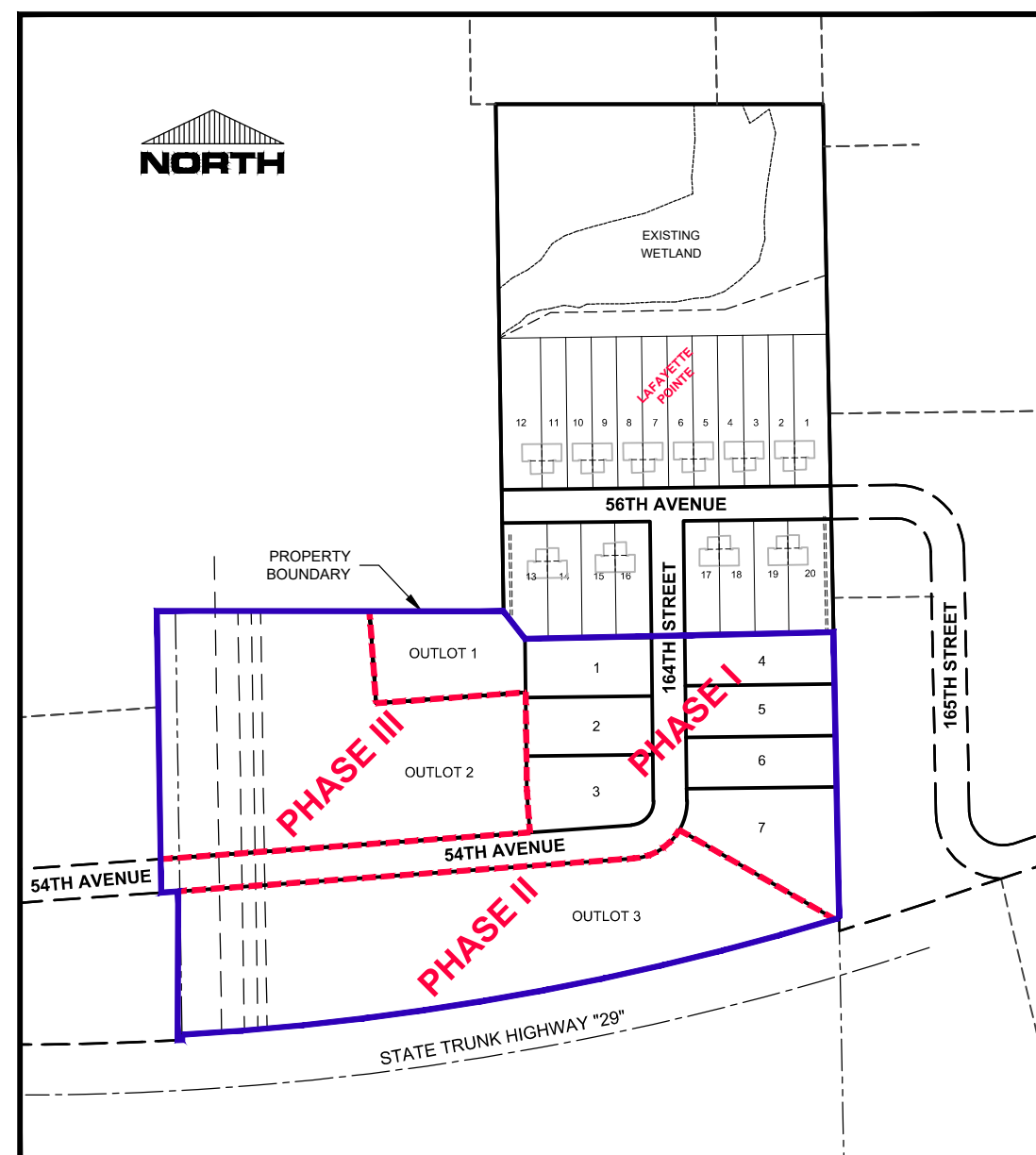
TOWN OF LAFAYETTE

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

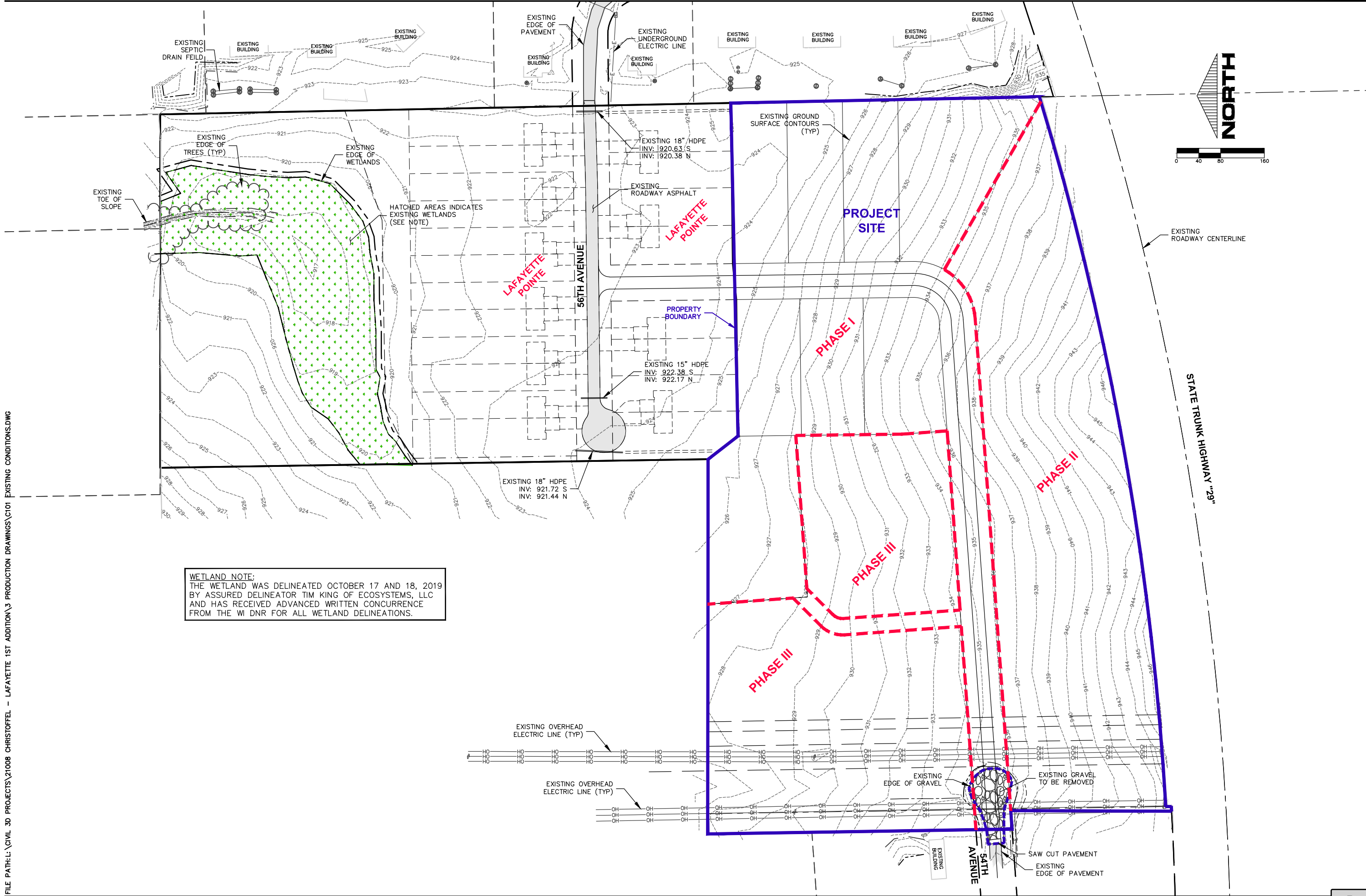
ENGINEER:

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:	07/07/20	APPROV:	WV

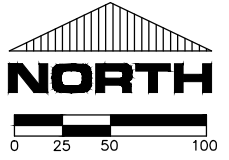
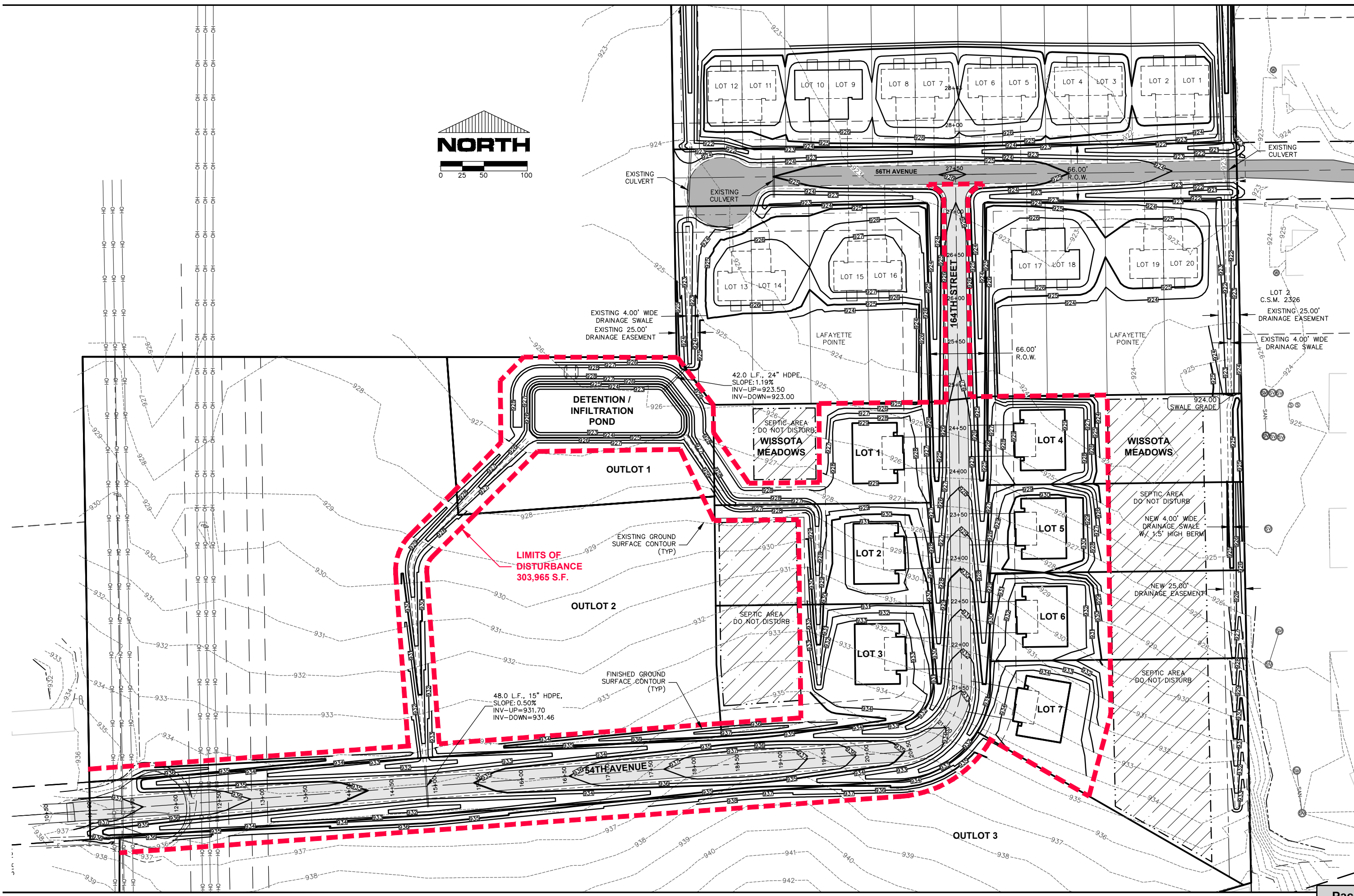
WISSOTA MEADOWS
EXISTING CONDITIONS & DEMO PLAN
CHIPPEWA COUNTY, WI

Attachment: **Wissota Meadows_Plan Set 012723 (7667 : Wissota Meadows - Final Plat)**

SHEET NO:
C101

Packet Pg. 10

5.1.b



5.1.b

EVERYDAY SURVEYING & ENGINEERING

711 S. HILLCREST PARKWAY • ALTONA, WI 54720

PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

WISSOTA MEADOWS

GRADING PLAN - OVERALL

TOWN OF LA FAYETTE CHIPPewa COUNTY WI

Attachment: Wissota Meadows_Plan Set 012723 (7667 : Wissota Meadows - Final Plat)

DR BY: DHK

CHK BY: MAE

DATE: 07/07/23

JOB NO: 21008

DWG NAME: GRD OVERALL

APPROV: [Signature]

SHEET NO: C102

Packet Pg. 11

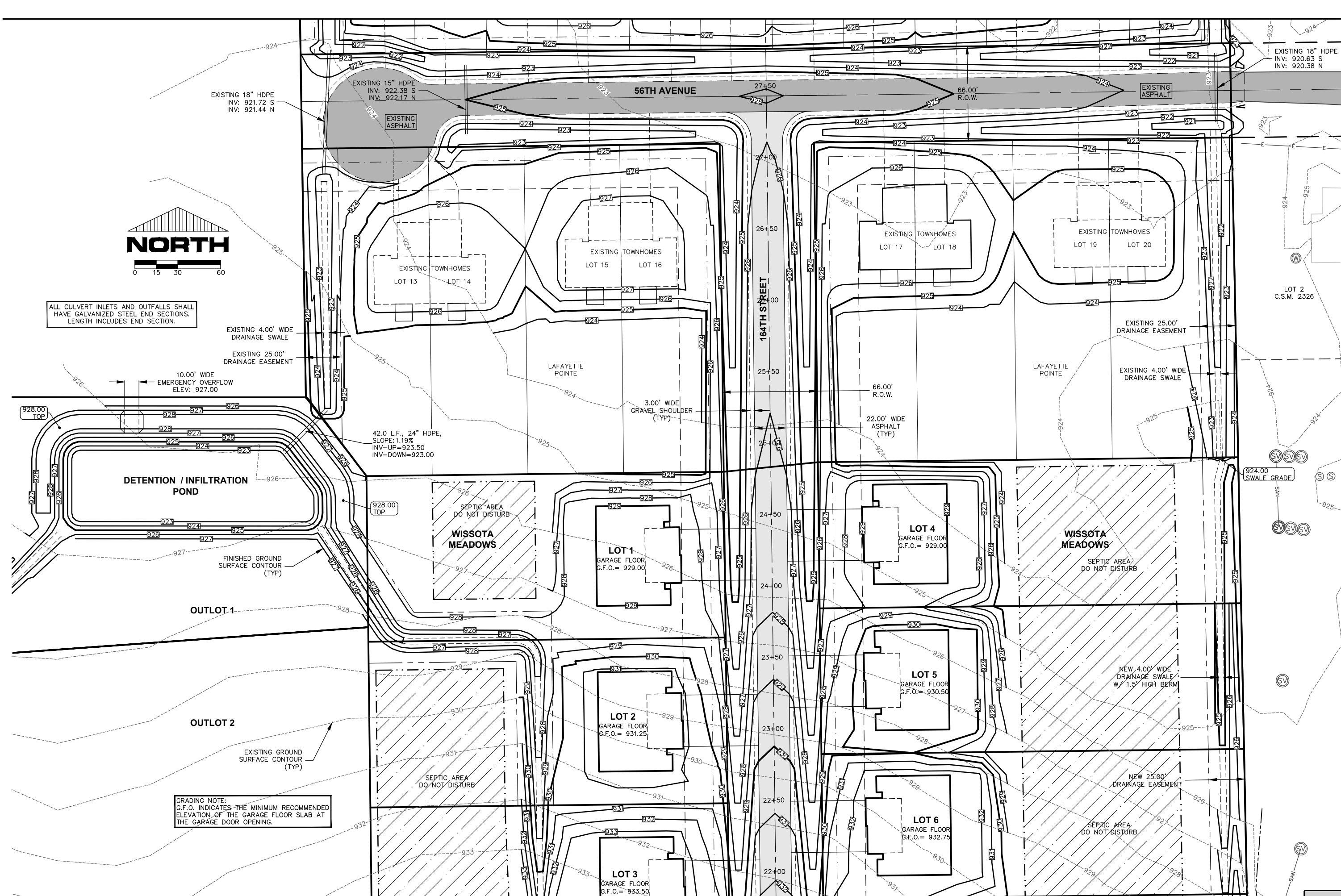


EVERYDAY SURVEYING & ENGINEERING
711 S. HILLCREST PARKWAY • ALTOONA, WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

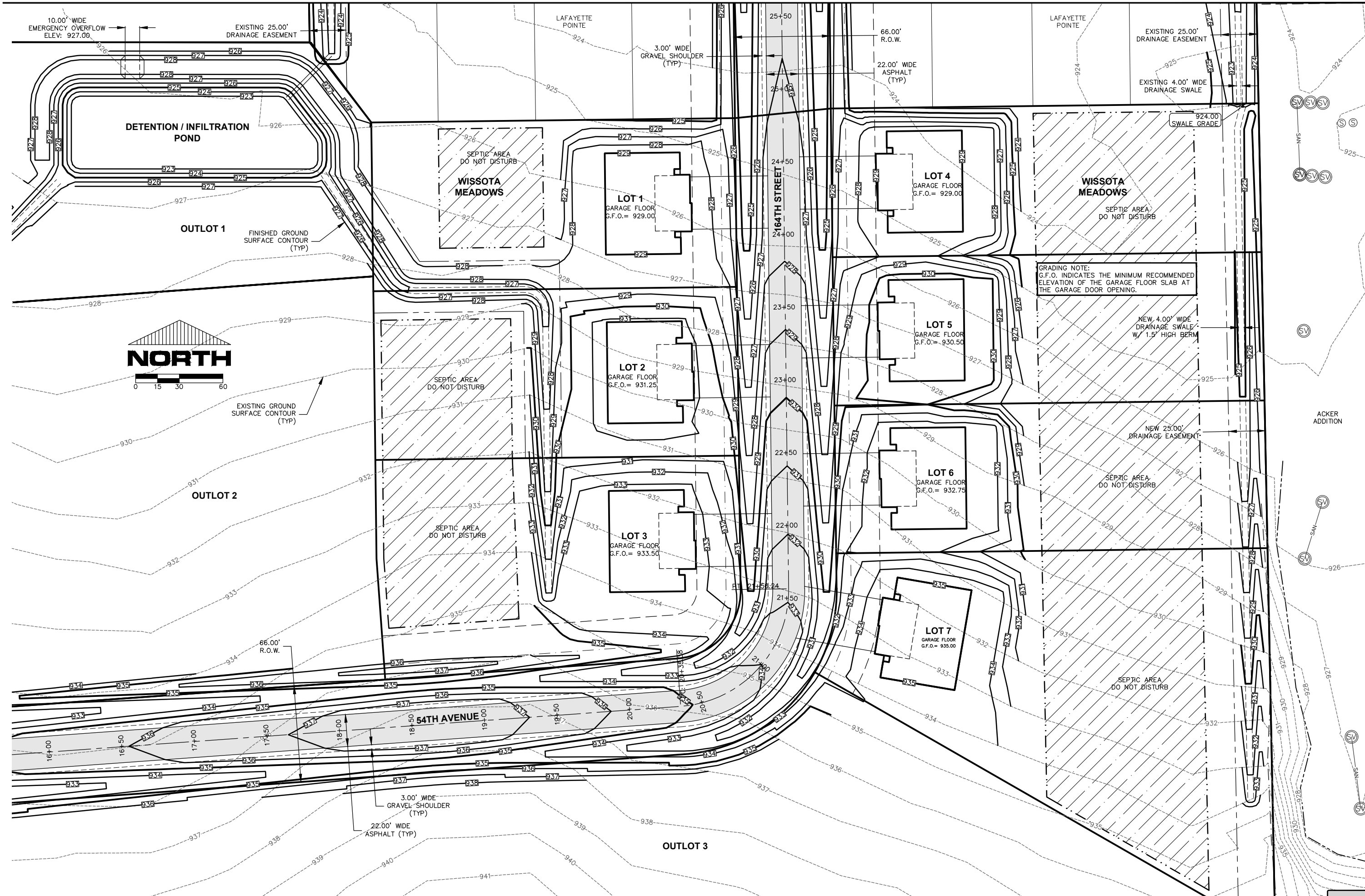
JOB NO:	21008
DWG NAME:	GRADE NE
DATE:	07.27.22
CHK BY:	MAE
APPV:	SV SV SV

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

SHEET NO:
C103



Attachment: Wissota Meadows_Plan Set 012723 (7667 : Wissota Meadows - Final Plat)



5.1.b

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

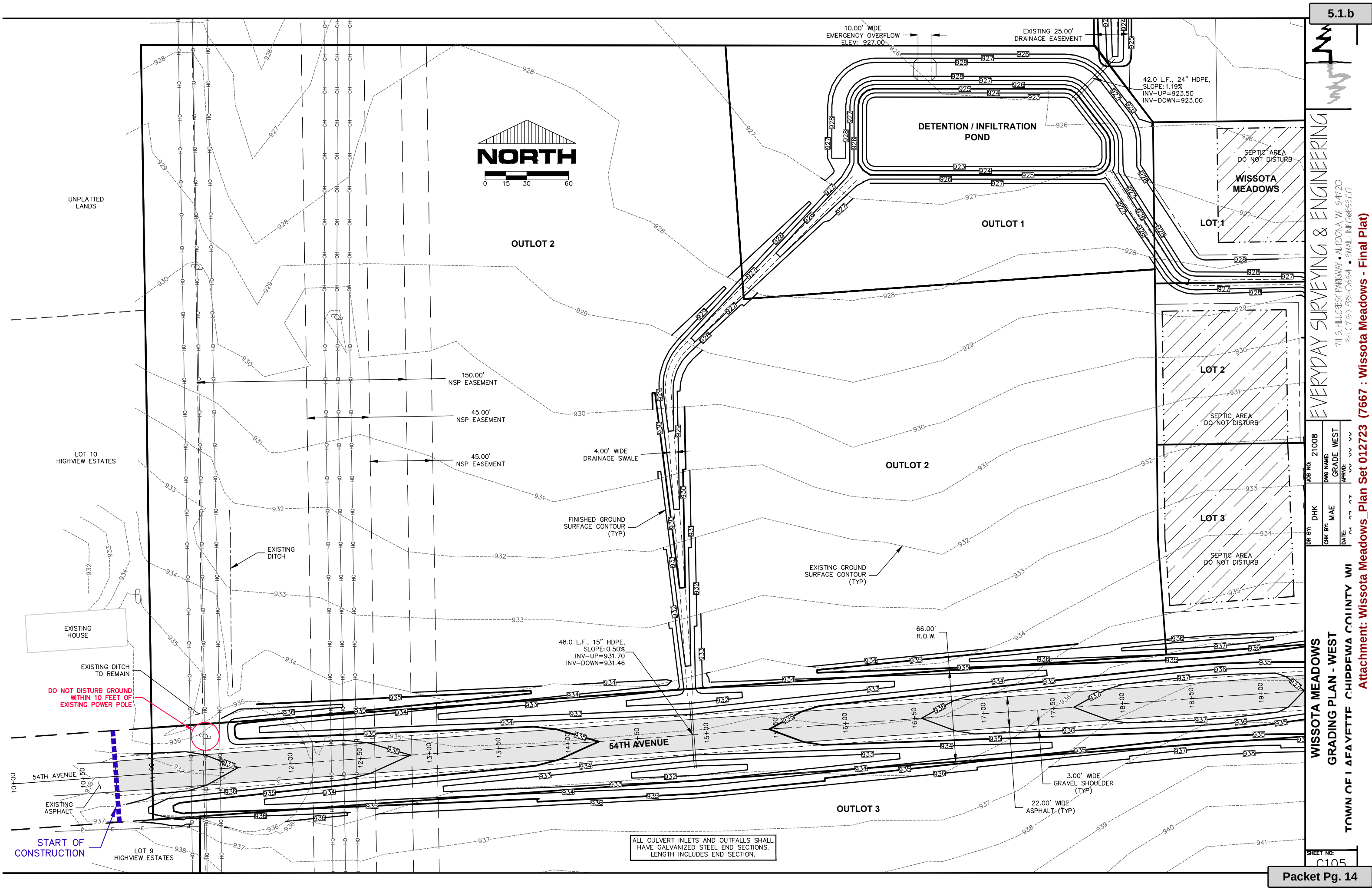
DR BY:	DHK	JOB NO:	21008
CHK BY:	MAE	DWG NAME:	GRADE SE
DATE:	07.07.22	APPROV:	vv

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

Attachment: Wissota Meadows_Plan Set 012723 (7667 : Wissota Meadows - Final Plat)

SHEET NO:
C104

Packet Pg. 13



5.1.b

EVERYDAY SURVEYING & ENGINEERING

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

JOB NO:	21008
DWG NAME:	GRADE WEST
CHK BY:	MAE
DATE:	07.27.22

WISSOTA MEADOWS
GRADING PLAN - WEST
TOWN OF LA FAYETTE CHIPPewa COUNTY WI

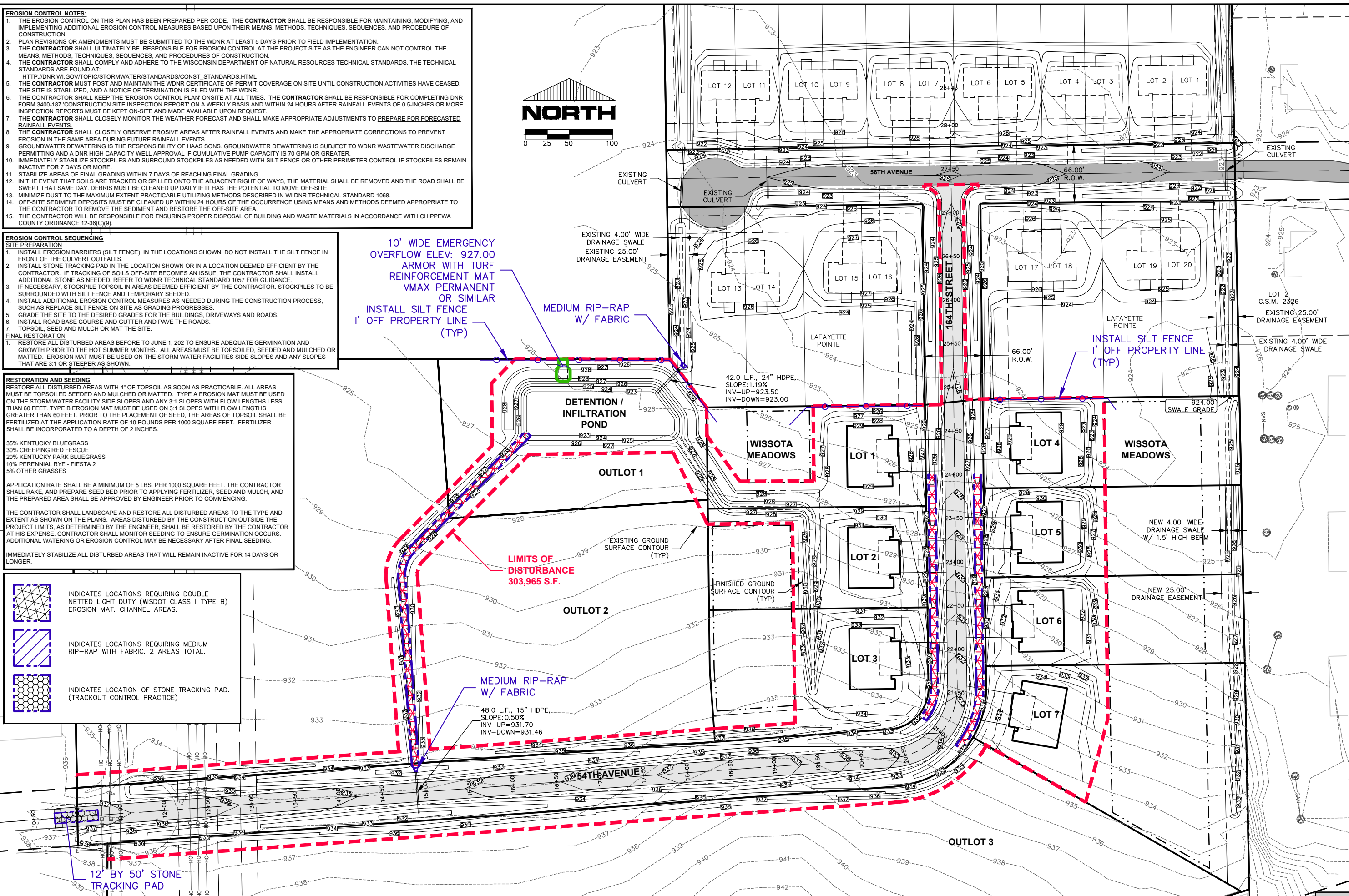
Attachment: Wissota Meadows_Plan Set 012723 (7667 : Wissota Meadows - Final Plat)

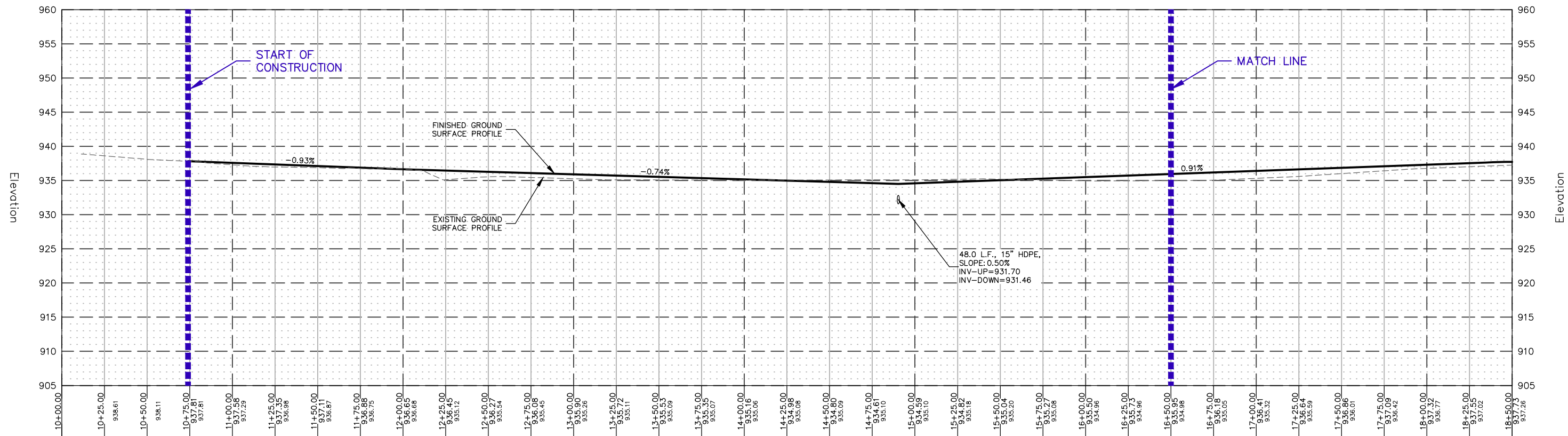
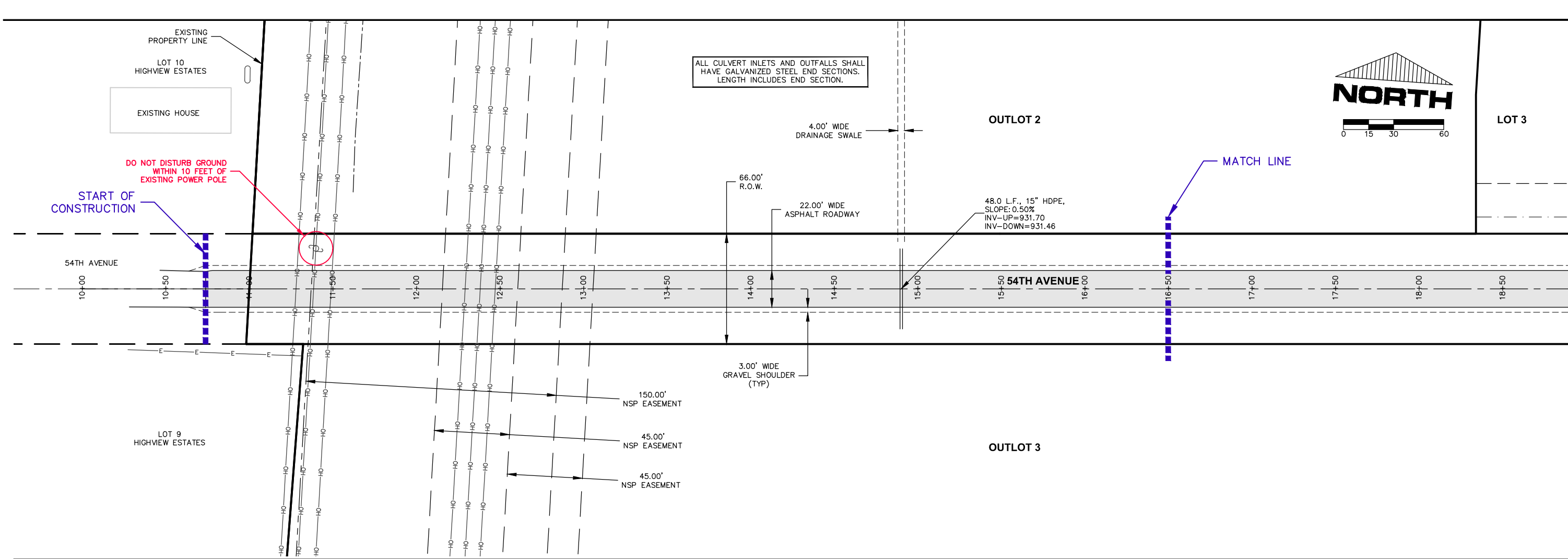
SHEET NO:
C105

Packet Pg. 14

WISCONSIN MEADOWS
EROSION CONTROL PLAN
TOWN OF LA FAYETTE CHIPPewa COUNTY WI

	INDICATES LOCATIONS REQUIRING DOUBLE NETTED LIGHT DUTY (WSDOT 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)





5.1.b

EVERYDAY SURVEYING & ENGINEERING

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

JOB NO: 21008

DATE: 01.27.22

CHK BY: MAE

DATE: 01.27.22

DWG NAME: P-P 54 1

APPROVE: [Signature]

WISSOTA MEADOWS

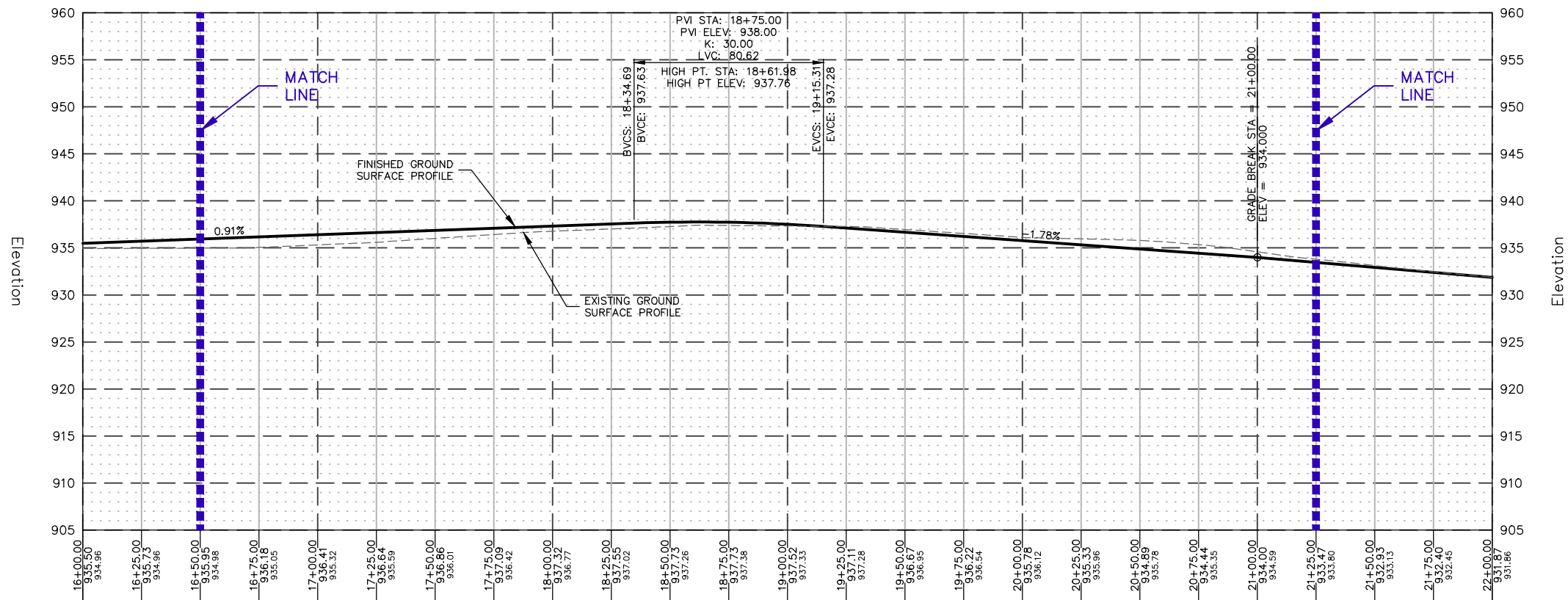
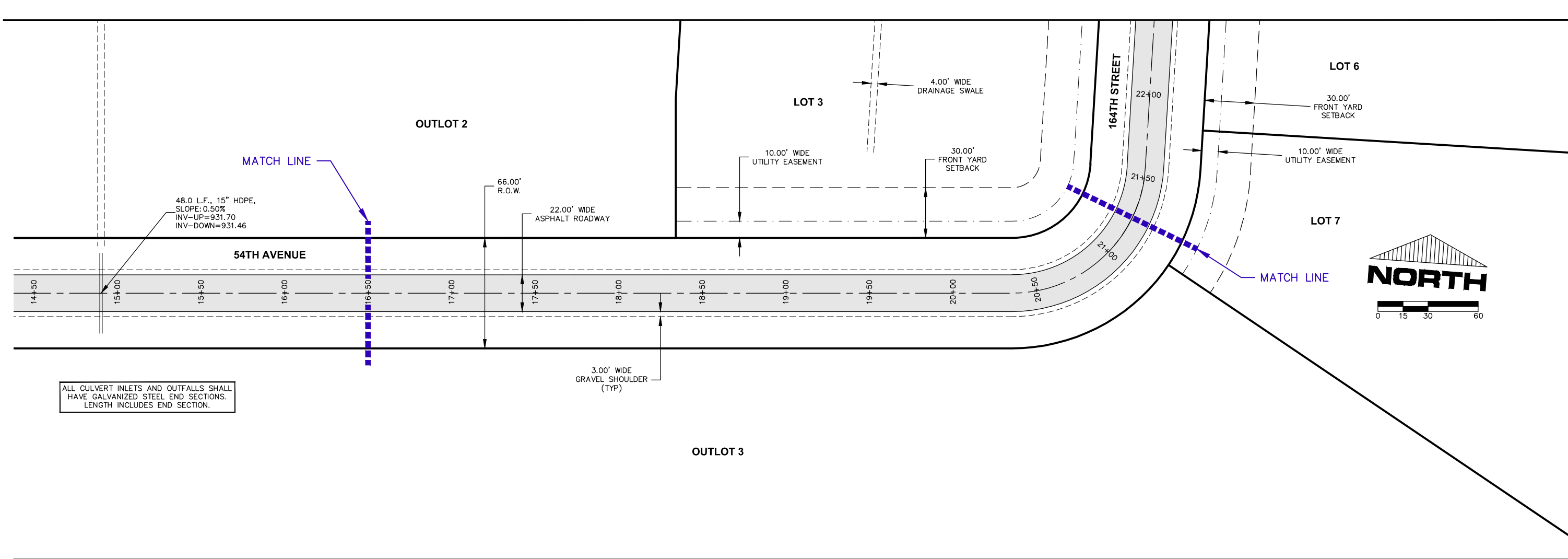
STREET AND UTILITY CONSTRUCTION

TOWN OF LA FAYETTE CHIPPEWA COUNTY WI

Attachment: Wissota Meadows_Plan Set 012723 (7667 : Wissota Meadows - Final Plat)

SHEET NO: 0107

Packet Pg. 16



5.1.b

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: P-P 54 2
DATE: 07 07 22	APPROVE: vv vv vv vv

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

Attachment: Wissota Meadows_Plan Set 012723 (7667 : Wissota Meadows - Final Plat)

SHEET NO: C108

Packet Pg. 17



Real Land Surveying
1356 International Drive
Eau Claire, WI 54701
(715) 514-4116

April 28, 2023

Final Plat of Wissota Acres

This subdivision plat comprises of 13 total lots: 12 single family lots and one outlot. Outlot 1 will be used for stormwater purposes and the ownership will be retained by the developer for continued maintenance and upkeep (this matches Lemay.) The total number of dwelling units are 12 single family dwellings, and each lot will contain its own well and septic system.

Direct access will come from that part of 64th Avenue stubbed out between lots 61 and 62 of *LEMAY II*. Future access will be provided to adjacent properties located to the north, east, south, and west of this proposed subdivision. All road right of ways are 66 feet in width. There will be a temporary cul-de-sac near the north end of the new north/south road that will comply with Town standards.

Fred Anderson, a project manager with the Chippewa County Highway Department, mentioned the current intersection of County Trunk Highway K and 64th avenue would not need to be modified. He went on to say that the additional traffic generated does not warrant a redesign of the intersection.

Jeremy Skaw, P.L.S.

Field Supervisor

715.514.4116 Office
715.895.8211 Direct
715.225.4572 Mobile

www.rlswi.com

Attachment: 23008 Wissota Acres Final Plat Application (7668 : Wissota Acres - Lafayette - Final Plat)

Map

Printed 03/29/2023

Scale = 1:556'

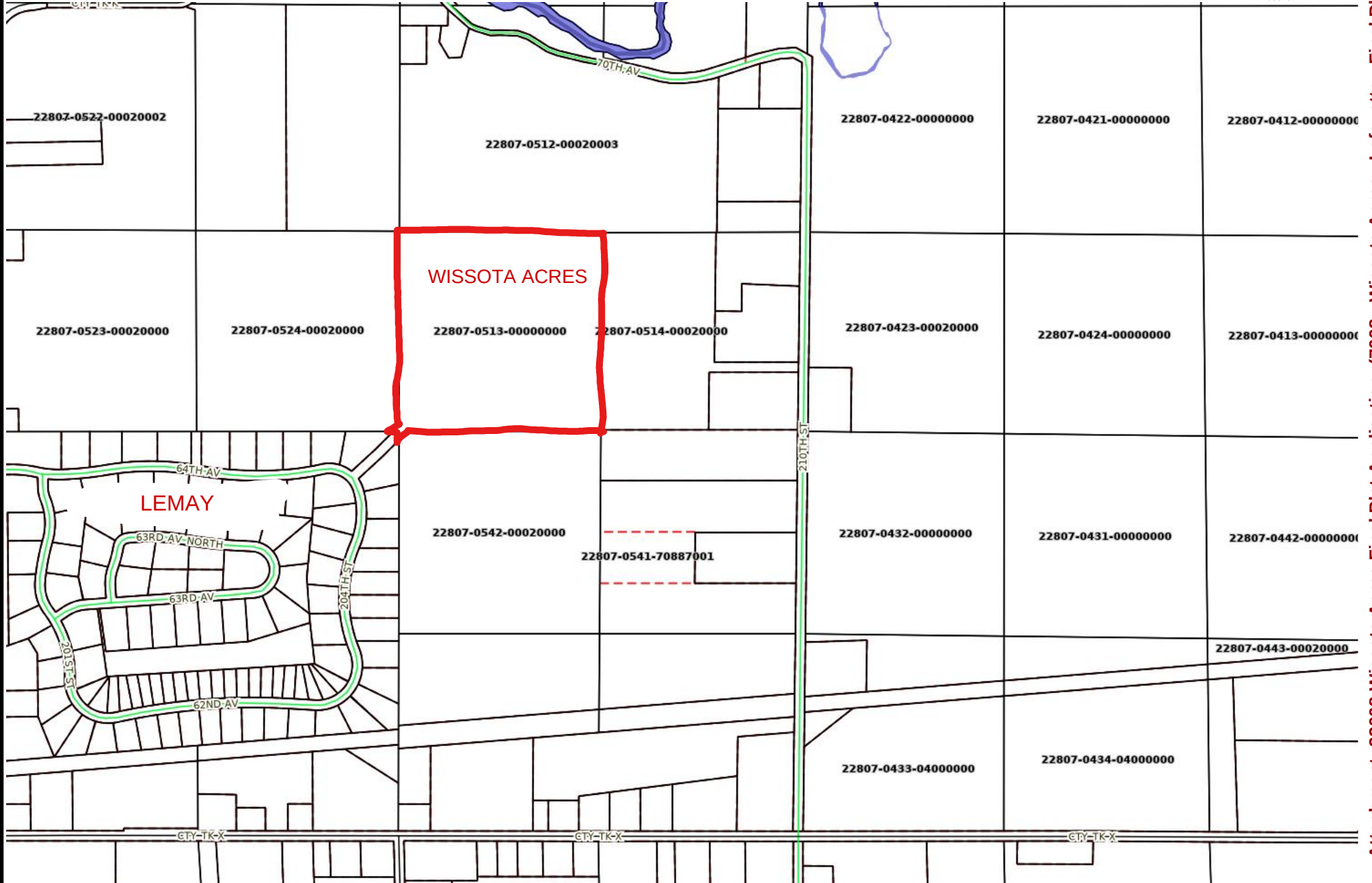
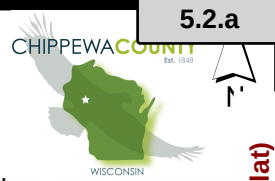


Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

Map

Printed 03/28/2023

Scale = 1:848'



Attachment: 23008 Wissota Acres Final Plat Application (7668 : Wissota Acres - Lafayette - Final Plat)

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.

SURVEYOR'S CERTIFICATE:

I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF WISSOTA ACRES BEING LOCATED IN THE SW ¼ OF THE NE ¼, THE NW 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE NW 1/4, SECTION 5, TOWNSHIP 28 NORTH, RANGE 7 WEST, TOWN OF LAFAYETTE, CHIPPEWA COUNTY, WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE NORTHEAST CORNER OF SECTION 5;
- THENCE N.89°50'06"W., ALONG THE NORTH LINE OF THE NORTHEAST ¼ OF SECTION 5, A DISTANCE OF 2658.17 FEET TO THE NORTH ¼ CORNER OF SECTION 5;
- THENCE S.00°06'04"W., ALONG THE MONUMENTED WEST LINE OF THE NORTHEAST ¼ OF SECTION 5, A DISTANCE OF 1472.51 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST ¼ - NORTHEAST ¼ OF SECTION 5, ALSO BEING THE POINT OF BEGINNING;
- THENCE S.89°53'04"E., ALONG THE NORTH LINE OF THE SOUTHWEST ¼ - NORTHEAST ¼ OF SECTION 5, A DISTANCE OF 1321.67 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ¼ - NORTHEAST ¼ OF SECTION 5;
- THENCE S.00°23'23"W., ALONG THE EAST LINE OF THE SOUTHWEST ¼ - NORTHEAST ¼ OF SECTION 5, A DISTANCE OF 1301.47 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST ¼ - NORTHEAST ¼ OF SECTION 5;
- THENCE S.89°58'26"W., ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ - NORTHEAST ¼ OF SECTION 5, A DISTANCE OF 1249.12 FEET;
- THENCE S.45°02'15"W., A DISTANCE OF 93.44 FEET TO A POINT ON THE EXTERIOR BOUNDARY OF LEMAY II;
- THENCE N.00°06'04"E., ALONG THE EXTERIOR BOUNDARY OF LEMAY II, A DISTANCE OF 66.00 FEET TO THE NORTHEAST CORNER LEMAY II, ALSO BEING THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ - NORTHEAST ¼ OF SECTION 5;
- THENCE S.89°58'26"W., ALONG THE EXTERIOR BOUNDARY OF LEMAY II, A DISTANCE OF 49.50 FEET;
- THENCE N.45°02'15"E., A DISTANCE OF 70.08 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST ¼ - NORTHEAST ¼ OF SECTION 5;
- THENCE N.00°06'04"E., ALONG THE WEST LINE OF THE SOUTHWEST ¼ - NORTHEAST ¼ OF SECTION 5, A DISTANCE OF 1255.20 FEET TO THE POINT OF BEGINNING.

THAT I HAVE SURVEYED, DIVIDED AND MAPPED SAID PLAT BY THE DIRECTION OF D&B FRAMEWORKS., 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, A-E.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 _____, 2023
PETER J. GARTMANN, P.L.S. No. 2279

CHIPPEWA COUNTY RESOLUTION:

RESOLVED THAT THIS PLAT OF WISSOTA ACRES IN THE TOWN OF LAFAYETTE, D&B FRAMEWORKS., OWNER, IS HEREBY APPROVED BY THE CHIPPEWA COUNTY PLANNING AND ZONING COMMITTEE.

DATE APPROVED: _____ (PRINT NAME): _____

(SIGNATURE): _____ DATE: _____

(TITLE): _____

CONSENT OF CORPORATE MORTGAGEE:

XXXXXXXXXXXX, 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 WISSOTA ACRES AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE D&B FRAMEWORKS, 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 _____ 2023

(SIGNATURE) _____ (SIGNATURE) _____

(TITLE) _____ (TITLE) _____

STATE OF WISCONSIN
COUNTY OF _____ SS

PERSONALLY APPEARED BEFORE ME THIS ____ DAY OF _____, 2023, 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: _____

15' UTILITY EASEMENT PROVISIONS:

AN EASEMENT FOR ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY GRANTED BY D&B FRAMEWORKS, GRANTOR TO

XXXXXXXXXX, GRANTEE
XXXXXXXXXX, INC., GRANTEE
XXXXXXXXXXXX, 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.

TOWN BOARD RESOLUTION:

RESOLVED THAT THIS THE PLAT OF WISSOTA ACRES, IN THE TOWN OF LAFAYETTE, IS HEREBY, APPROVED BY THE TOWN BOARD OF THE TOWN OF LAFAYETTE, CHIPPEWA COUNTY, WISCONSIN.

DATE APPROVED: _____

(SIGNATURE) _____ DATE: _____
DAVE STABER, 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 _____, 2023, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF WISSOTA ACRES 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 _____, 2023, ON ANY OF THE LANDS INCLUDED IN THE PLAT OF WISSOTA ACRES IN THE TOWN OF LAFAYETTE.

(SIGNATURE): _____ DATE: _____
LORI HANSON, TOWN TREASURER

OWNER'S CERTIFICATE OF DEDICATION:

D&B FRAMEWORKS, AS OWNERS, WE HEREBY CERTIFY THAT IT CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED BY THIS PLAT.

IT ALSO CERTIFIES THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

----CHIPPEWA COUNTY

----TOWN OF LAFAYETTE

----DEPARTMENT OF ADMINISTRATION

WITNESS THE HAND AND SEAL OF SAID OWNER THIS ____ DAY OF _____, 2023

DOMINIC PAULL, MEMBER _____ BEN POLZIN, MEMBER _____

STATE OF WISCONSIN
COUNTY OF _____ SS

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 2023, THE ABOVE NAMED DOMINIC PAULL AND BEN POLZIN, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME TO BE THEIR OWN FREE ACT AND DEED.

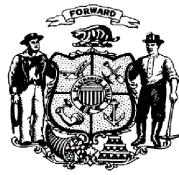
_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

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____

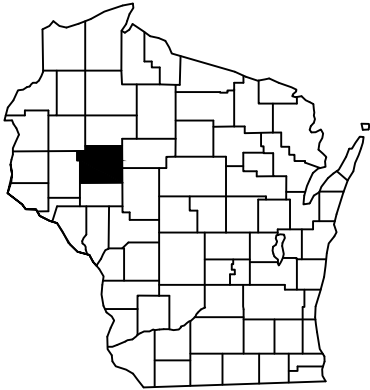
Department of
Administration



CHIPPEWA COUNTY



Know what's below.
Call before you dig.

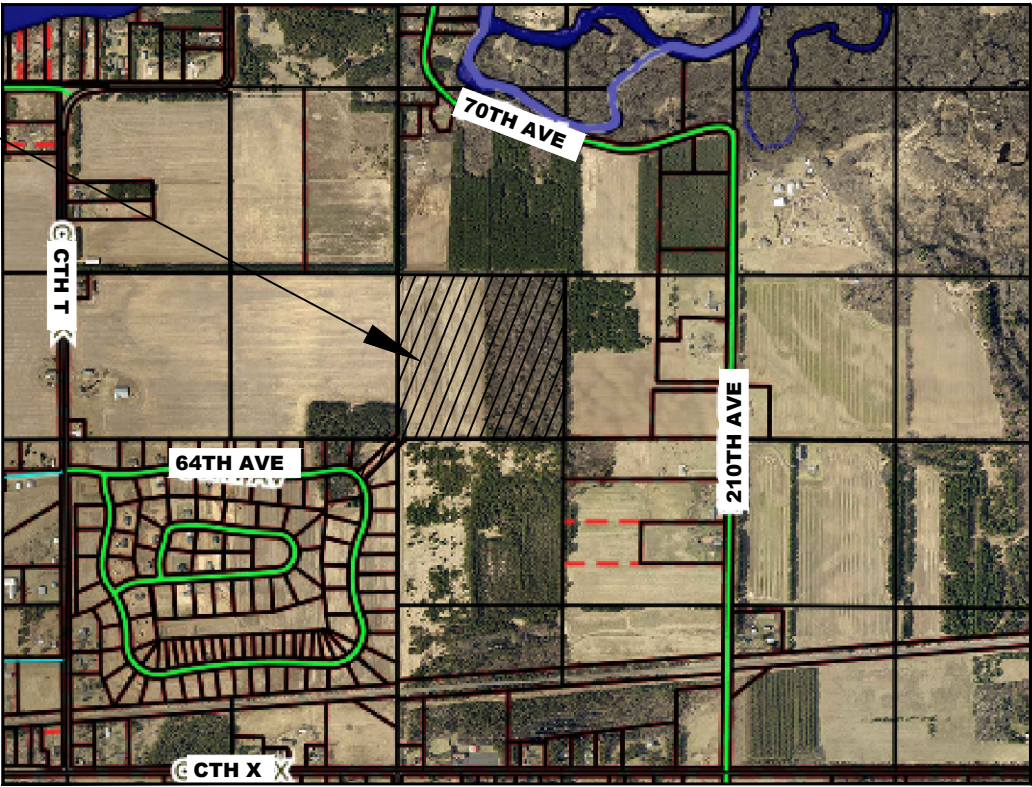


VICINITY MAP

PROJECT LOCATION

CONTACTS	
ZONING DIRECTOR	CHIPPEWA COUNTY DOUG CLARY: (715) 726-7941
LAND & WATER CONSERVATION	CHIPPEWA COUNTY (715) 726-7920
TOWN CHAIRMAN	TOWN OF LAFAYETTE DAVE STABER: (715) 215-0461
TELEPHONE	AT&T BRIAN SCHOLZ (715) 839-5820
ELECTRIC	XCEL ENERGY: DESIGN SECTION DAVID MEISNESS (715) 737-1495
GAS	XCEL ENERGY: DESIGN SECTION BENJAMIN CARLI (715) 737-1450
FIRE	TOWN OF LAFAYETTE - FIRE STATION #3 (715) 723-0607

WISSOTA ACRES
D & B FRAMEWORKS
CHIPPEWA FALLS, WI



LOCATION MAP

LEGEND

EXISTING

PROPOSED

ABBREVIATIONS:
BC=BACK OF CURB
BLK=BLOCK NUMBER
BTM=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) @
OVERHEAD DOOR
GLG=GROUND LINE GROOVE
HWL=HIGH WATER LEVEL
INV=INVERT
LF=LINEAR FEET
LO=LOOKOUT STYLE HOME
LT=LEFT
MIN=MINIMUM
NLW=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
SS=SAFETY SHELF (ELEV)
STA=STATION
STM=STORM SEWER
TC=TOP OF CURB
T.O.P.=TOP OF PIPE
TP=TOP OF PAVEMENT
TYP=TYPICAL
W=WATER FITTINGS
WTR=WATER
WM=WATERMAIN
WO=WALKOUT STYLE HOME

- 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
- ELEC PED
- CABLE PED
- MAILBOX
- TELE PED
- IRON PIPE
- ROW POST
- REBAR
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- OVERHEAD UTILITY
- TELEPHONE LINE
- GAS LINE
- ELECTRIC LINE
- CABLE TV LINE
- TREELINE
- EXISTING TREES
- MARSH
- FENCE LINE
- WOVEN WIRE FENCE
- SILT FENCE
- RETAINING WALL
- CONTOURS MAJOR
- CONTOURS MINOR

SHEET SCHEDULE

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SHEET INDEX & ALIGNMENT REPORT
3	EXISTING CONDITIONS & DEMOLITION PLAN
4	GRADING PLAN
5	EROSION CONTROL PLAN
6-7	ALN1 PLAN & PROFILE
8-10	ALN2 PLAN & PROFILE
11	STORM POND CROSS SECTIONS
12-16	CROSS SECTIONS
17-18	DETAILS

AEC PROJECT #: 23008

PLANS DATED: APRIL 2023



ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR.
EAU CLAIRE, WI 54701
PH 715-552-0330
INFO@AEC.ENGINEERING
COPYRIGHT 2023, AEC LLC

PROJECT DEVELOPER/CLIENT:
D & B FRAMEWORKS
DOMINIC PAULL & BEN POLZIN
15523 101ST AVENUE
CHIPPEWA FALLS, WI 54729
PHONE: 715.456.4145
EMAIL: dominic@dwnetoearth.com
ben@dwnetoearth.com

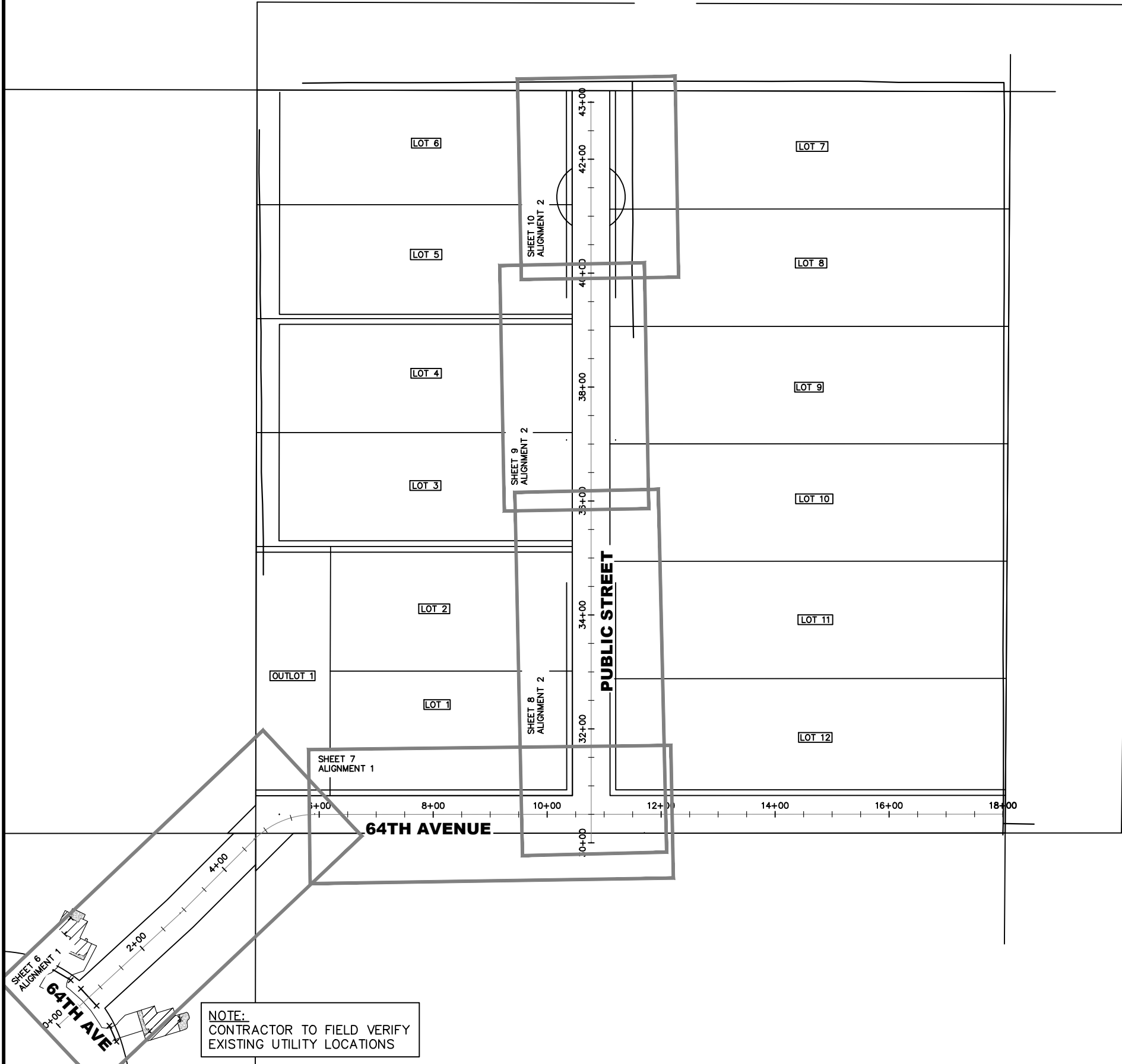
PROJECT ENGINEER:
ADVANCED ENGINEERING CONCEPTS
ATTN: SEAN BOHAN, P.E.
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
PHONE: 715.552.0330
EMAIL: sbohan@aec.engineering

SCHEDULE OF REQUIRED PERMITS		
APPROVALS NEEDED	DATE SUBMITTED	APPROVAL
CHIPPEWA COUNTY		
TOWN OF LAFAYETTE		
WDNR - WRAPP PERMIT		

Attachment: Wissota Acres Civil Plan 042823 (7668 : Wissota Acres - Lafayette - Final Plat)



Know what's below.
Call before you dig.



Horizontal Alignment Report		

File: S:\Projects\2018\AEC 23 projects\23008\Drawings\23008 PG2 SHEET INDEX.dwg		
Report Date: 4/17/2023 8:37:19 AM		
Alignment Name: ALN1		
Station Range: Start: 0+00.00, End: 18+03.61		
Description:		

Begin ALN1	N 129,381.7759 E 206,162.8469	0+00.00
Line (1)		
N47° 23' 13"E	290.46'	
N 129,578.4279 E 206,376.6059		2+90.46
Line (1)		
Line (2)		
N45° 02' 18"E	183.80'	
N 129,708.3078 E 206,506.6598		4+74.26
Line (2)		
Curve (3)		
BC	N 129,708.3078 E 206,506.6598	4+74.26
CTR	N 129,602.1709 E 206,612.6548	
PI	N 129,752.1444 E 206,550.5550	
Direction Back N45° 02' 18"E		
Radius 150.00'		
Delta 44°56'14"(RT)		
Length 117.65'		
Tangent 62.04'		
Chord Direction N67° 30' 25"E Distance 114.65'		
Direction Ahead N89° 58' 32"E		
EC	N 129,752.1709 E 206,612.5908	5+91.90
Curve (3)		
Line (4)		
N89° 58' 32"E	1,211.71'	
N 129,752.6878 E 207,824.2961		18+03.61
Line (4)		
N 129,752.6878 E 207,824.2961		18+03.61
End ALN1		

Alignment Length: 1,803.61'		

Horizontal Alignment Report		

File: S:\Projects\2018\AEC 23 projects\23008\Drawings\23008 PG2 SHEET INDEX.dwg		
Report Date: 4/17/2023 8:37:39 AM		
Alignment Name: ALN2		
Station Range: Start: 30+00.00, End: 43+20.27		
Description:		

Begin ALN2	N 129,702.3775 E 207,098.0030	30+00.00
Line (1)		
N0° 01' 29"W	1,320.27'	
N 131,022.6441 E 207,097.4364		43+20.27
Line (1)		
N 131,022.6441 E 207,097.4364		43+20.27
End ALN2		

Alignment Length: 1,320.27'		

NOTE:
CONTRACTOR TO FIELD VERIFY
EXISTING UTILITY LOCATIONS

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.
23008

ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
COPYRIGHT 2023 AEC LLC.

SHEET INDEX &
ALIGNMENT REPORTS

WISSOTA ACRES
D&B FRAMEWORKS
CHIPPEWA FALLS, WI

DWG NAME
23008 PG2
INDEX
DATE
04/2023

2
18



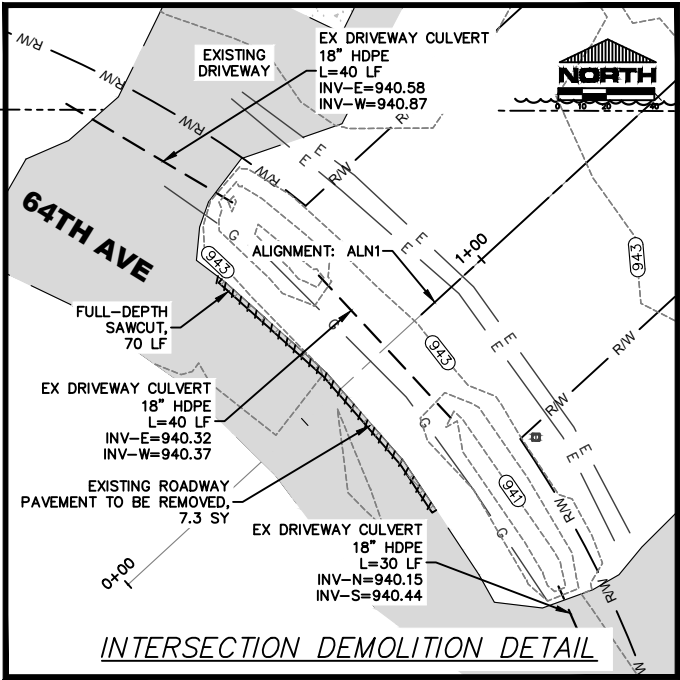
Know what's below.
Call before you dig.



LEGEND

- (1105)--- EXISTING CONTOURS-MNR
- (1105)--- EXISTING CONTOURS-MJR
- CLEAR AND GRUB TREES (CLEARING LIMITS)
- REMOVE PAVEMENT
- FULL-DEPTH SAWCUT

- GENERAL NOTES:**
- 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.
 - 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.
 - CONTRACTOR SHALL NOT DISTURB ANY R/W IRONS. ANY REMOVAL SHALL BE APPROVED BY THE ENGINEER. OTHERWISE THE CONTRACTOR SHALL BE BILLED FOR REPLACEMENT.
 - CONTRACTOR SHALL VERIFY THE AMOUNT OF PAVEMENT REMOVAL WITH THE PROJECT MANAGER.
 - CONTRACTOR TO COORDINATE LOCATIONS AND LIMITS OF SAWCUTS WITH THE PROJECT MANAGER.
 - NO TREES OR STUMPS ARE TO BE BURIED ON SITE. CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS FOR BURNING OR MATERIAL DISPOSAL.
 - 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.
 - 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 OF 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.
 - TOPOGRAPHIC SURVEY PERFORMED BY REAL LAND SURVEYING AUGUST 2-4, 2021.



OWNER: THOMAS J & PAMELA K DAVIS TRUST
PID: 22807-0524-0002000

OWNER: SCOTT BRADY
PID: 22807-0512-0002003

OWNER: JAMES BRADY
PID: 22807-0514-0002000

OWNER: NICHOLAS & RHONDA BRENNER
PID: 22807-0531-68630061
ADDRESS 6397 204TH STREET

OWNER: TOWN OF LAFAYETTE
PID: 22807-0542-0002000

JONATHAN BAKER FIKE
PID: 22807-0531-68630062
ADDRESS 20398 64TH AVENUE

EXISTING BUILDING
GFO=944.40
FF=946.57
LOWER LEVEL=937.28

SEE 'INTERSECTION DEMOLITION' DETAIL

EXISTING OFFSITE TREES TO REMAIN

EXISTING OFFSITE TREES TO REMAIN

EXISTING BUILDING
GFO=944.53
FF=946.46
LOWER LEVEL=936.99

64TH AVENUE

NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.
23008



ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
COPYRIGHT 2023 AEC LLC.

EXISTING CONDITIONS
& DEMOLITION PLAN

WISSOTA ACRES
D&B FRAMEWORKS
CHIPPEWA FALLS, WI

DWG NAME
23008 PG3
EX COND
DATE
04/2023

3

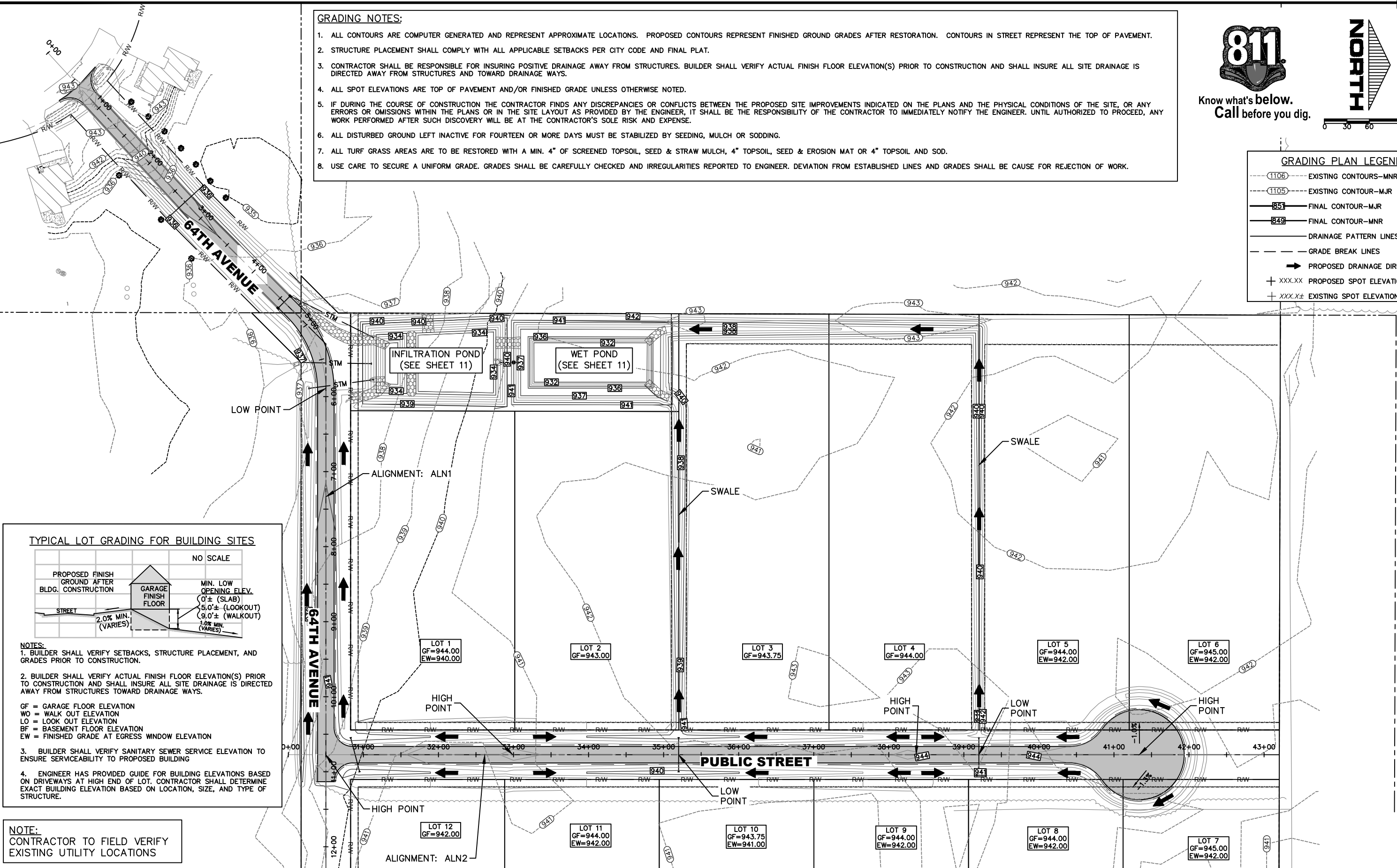
18

- GRADING NOTES:**
1. ALL CONTOURS ARE COMPUTER GENERATED AND REPRESENT APPROXIMATE LOCATIONS. PROPOSED CONTOURS REPRESENT FINISHED GROUND GRADES AFTER RESTORATION. CONTOURS IN STREET REPRESENT THE TOP OF PAVEMENT.
 2. STRUCTURE PLACEMENT SHALL COMPLY WITH ALL APPLICABLE SETBACKS PER CITY CODE AND FINAL PLAT.
 3. CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING POSITIVE DRAINAGE AWAY FROM STRUCTURES. BUILDER SHALL VERIFY ACTUAL FINISH FLOOR ELEVATION(S) PRIOR TO CONSTRUCTION AND SHALL INSURE ALL SITE DRAINAGE IS DIRECTED AWAY FROM STRUCTURES AND TOWARD DRAINAGE WAYS.
 4. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT AND/OR FINISHED GRADE UNLESS OTHERWISE NOTED.
 5. 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 OF 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.
 6. ALL DISTURBED GROUND LEFT INACTIVE FOR FOURTEEN OR MORE DAYS MUST BE STABILIZED BY SEEDING, MULCH OR SODDING.
 7. ALL TURF GRASS AREAS ARE TO BE RESTORED WITH A MIN. 4" OF SCREENED TOPSOIL, SEED & STRAW MULCH, 4" TOPSOIL, SEED & EROSION MAT OR 4" TOPSOIL AND SOD.
 8. USE CARE TO SECURE A UNIFORM GRADE. GRADES SHALL BE CAREFULLY CHECKED AND IRREGULARITIES REPORTED TO ENGINEER. DEVIATION FROM ESTABLISHED LINES AND GRADES SHALL BE CAUSE FOR REJECTION OF WORK.

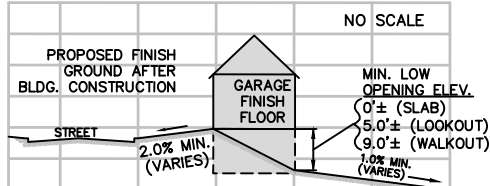


GRADING PLAN LEGEND

- 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



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 AND SHALL INSURE ALL SITE DRAINAGE IS DIRECTED AWAY FROM STRUCTURES TOWARD DRAINAGE WAYS.
- GF = GARAGE FLOOR ELEVATION
WO = WALK OUT ELEVATION
LO = LOOK OUT ELEVATION
BF = BASEMENT FLOOR ELEVATION
EW = FINISHED GRADE AT EGRESS WINDOW ELEVATION
3. BUILDER SHALL VERIFY SANITARY SEWER SERVICE ELEVATION TO ENSURE SERVICEABILITY TO PROPOSED BUILDING
 4. ENGINEER HAS PROVIDED GUIDE FOR BUILDING ELEVATIONS BASED ON DRIVEWAYS AT HIGH END OF LOT. CONTRACTOR SHALL DETERMINE EXACT BUILDING ELEVATION BASED ON LOCATION, SIZE, AND TYPE OF STRUCTURE.

NOTE:
CONTRACTOR TO FIELD VERIFY EXISTING UTILITY LOCATIONS

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.
23008



ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
COPYRIGHT 2023 AEC LLC.

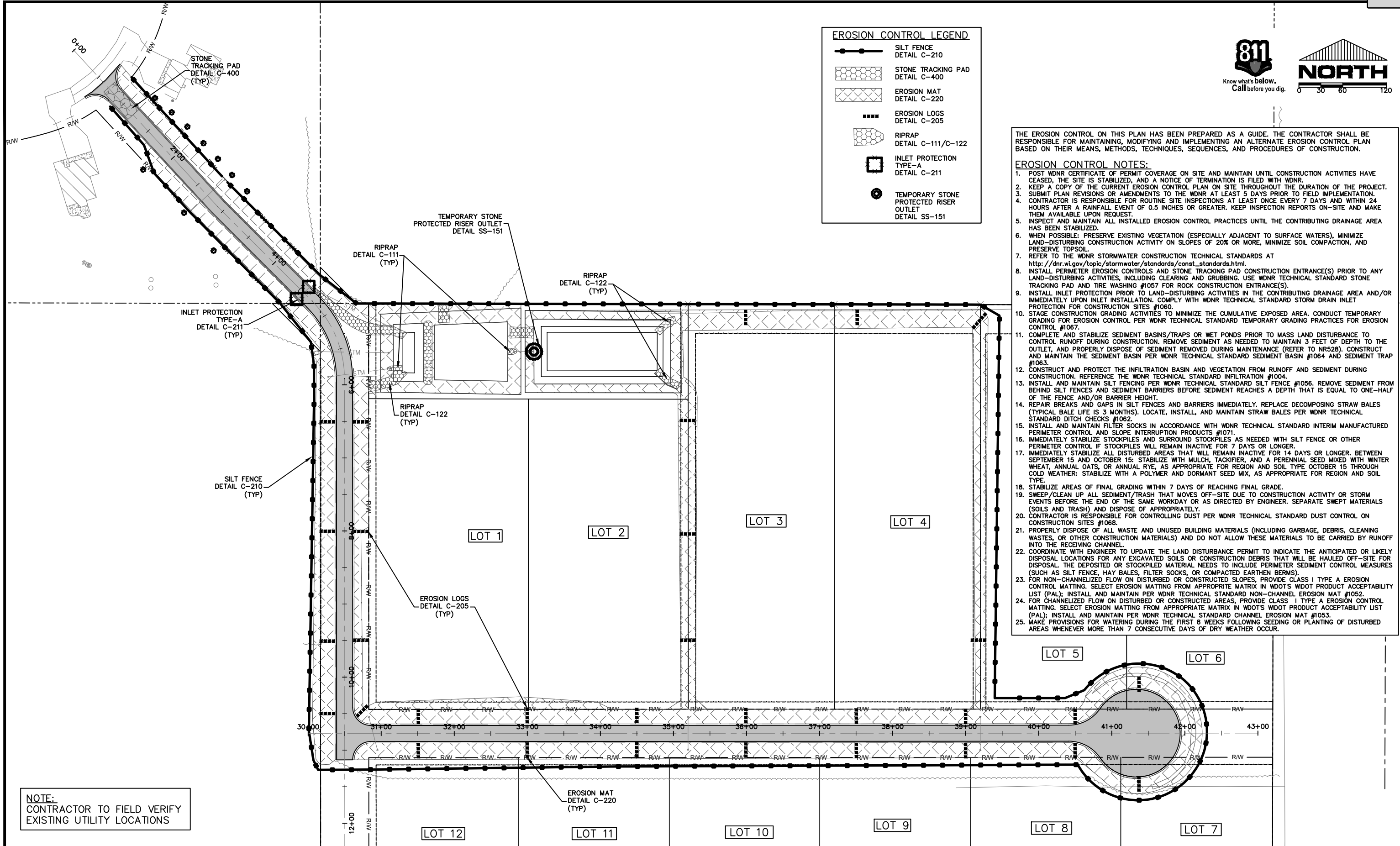
GRADING PLAN

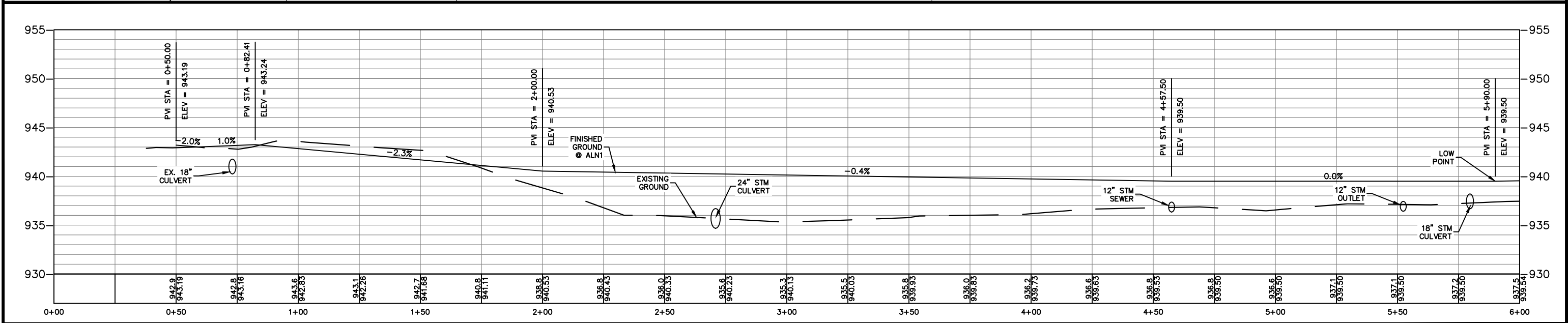
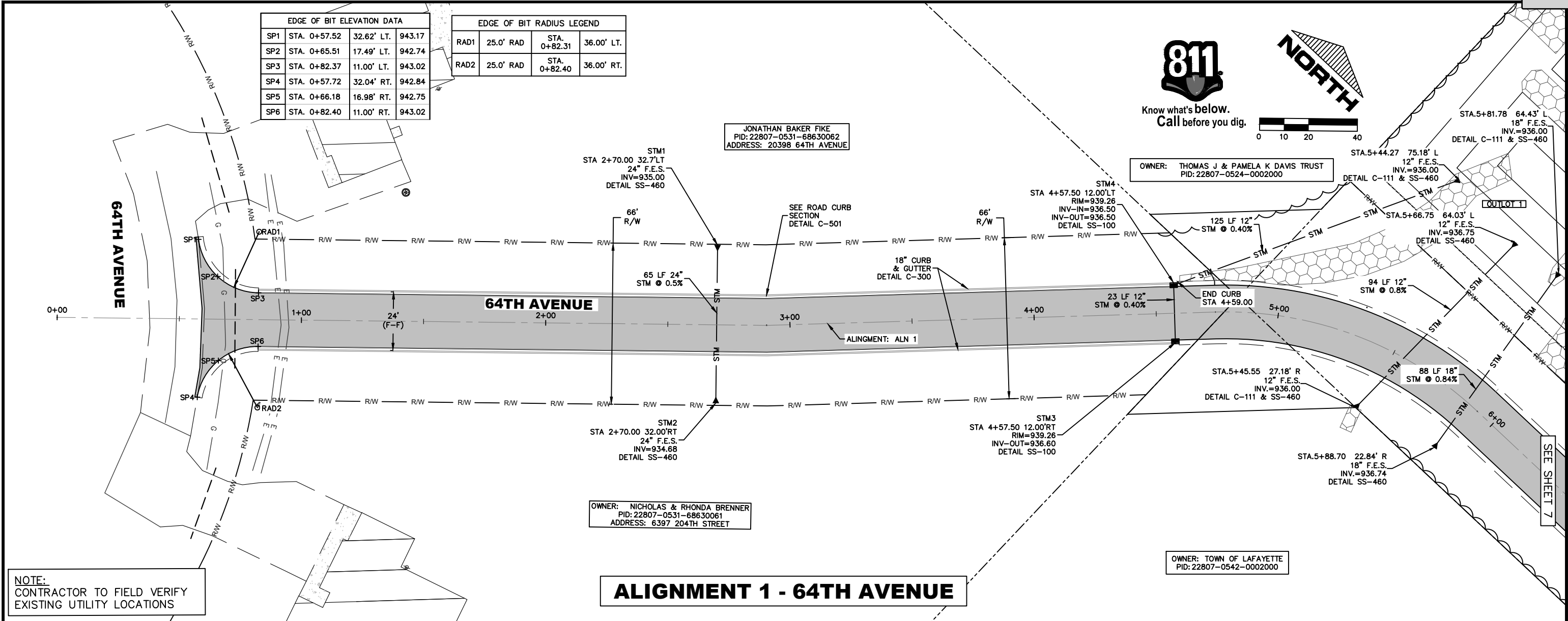
WISSOTA ACRES
D&B FRAMEWORKS
CHIPPewa FALLS, WI

DWG NAME
23008 PG4
GRADING
DATE
04/2023

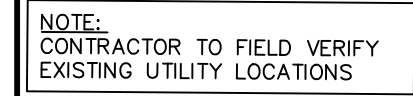
4

18

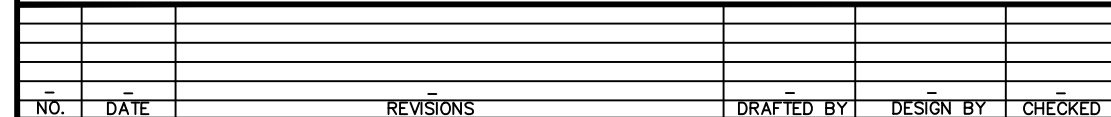




PROJ. NO. 23008					ADVANCED ENGINEERING CONCEPTS 1360 INTERNATIONAL DR EAU CLAIRE, WI 54701 PH: 715-552-0330 info@aec.engineering COPYRIGHT 2023 AEC LLC.		ALIGNMENT 1 - 64TH AVENUE PLAN AND PROFILE STA 0+00 TO 6+00		WISSOTA ACRES D&B FRAMEWORKS CHIPPEWA FALLS, WI		DWG NAME 23008 PG6 PP	6
DATE					DATE		DATE		DATE		04/2023	18
NO.					NO.		NO.		NO.		DATE	04/2023
REVISIONS					DRAFTED BY		DESIGN BY		CHECKED			



ALIGNMENT 1 - 64TH AVENUE



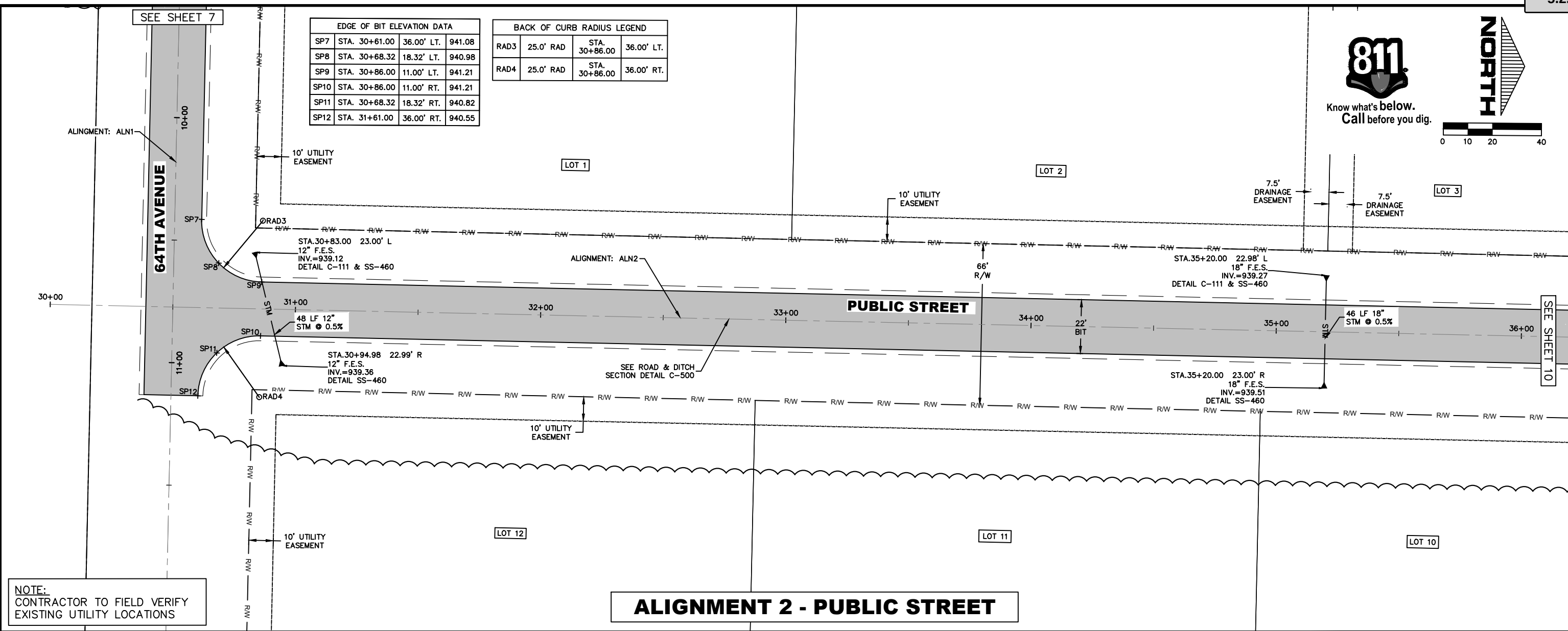
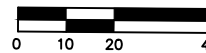
DWG NAME 23008 PG7 PP
DATE 04/2023

EDGE OF BIT ELEVATION DATA				
SP7	STA. 30+61.00	36.00' LT.	941.08	
SP8	STA. 30+68.32	18.32' LT.	940.98	
SP9	STA. 30+86.00	11.00' LT.	941.21	
SP10	STA. 30+86.00	11.00' RT.	941.21	
SP11	STA. 30+68.32	18.32' RT.	940.82	
SP12	STA. 31+61.00	36.00' RT.	940.55	

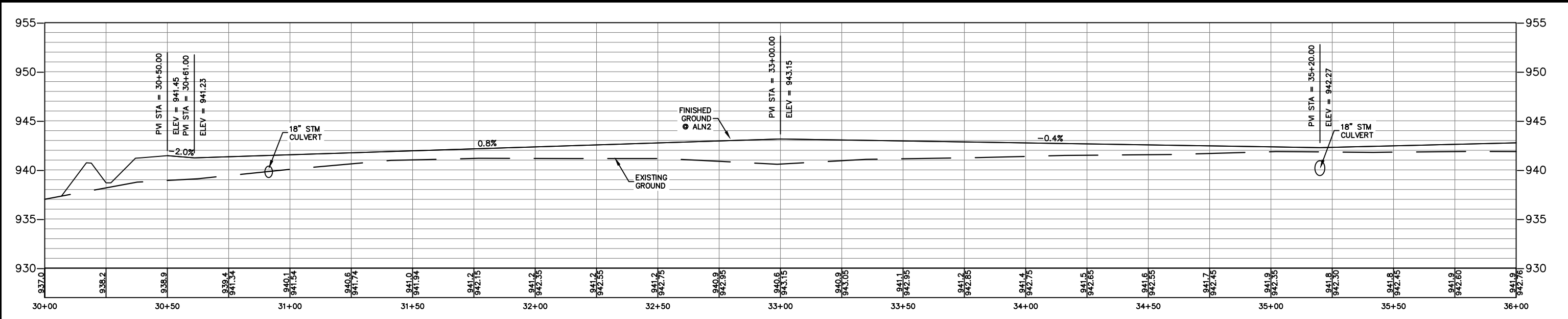
BACK OF CURB RADIUS LEGEND			
RAD3	25.0' RAD	STA. 30+86.00	36.00' LT.
RAD4	25.0' RAD	STA. 30+86.00	36.00' RT.



Know what's below.
Call before you dig.



NOTE:
CONTRACTOR TO FIELD VERIFY
EXISTING UTILITY LOCATIONS



NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

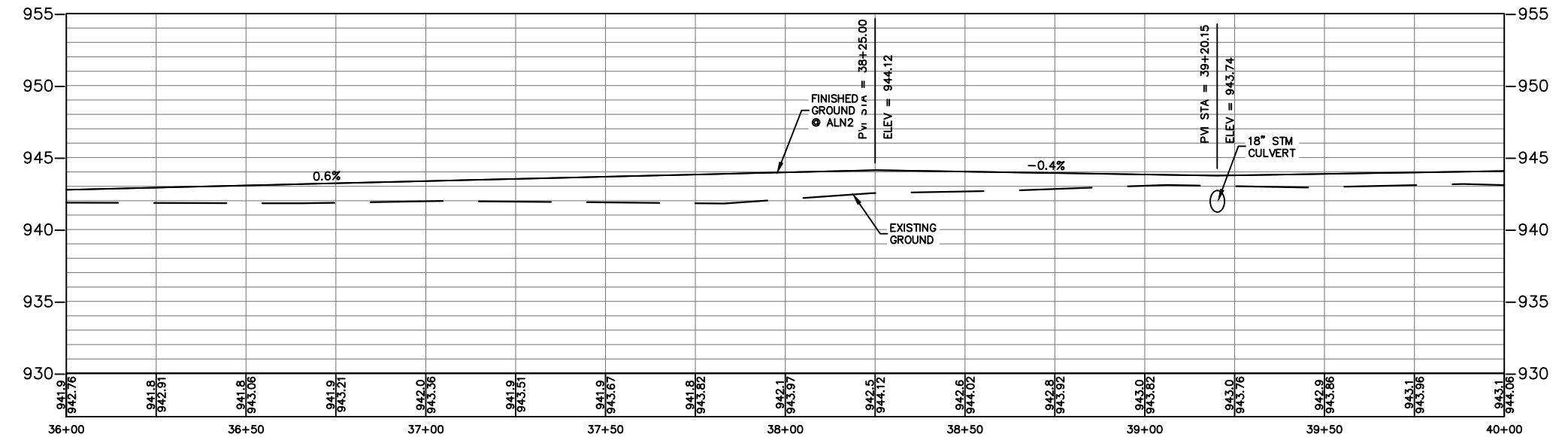
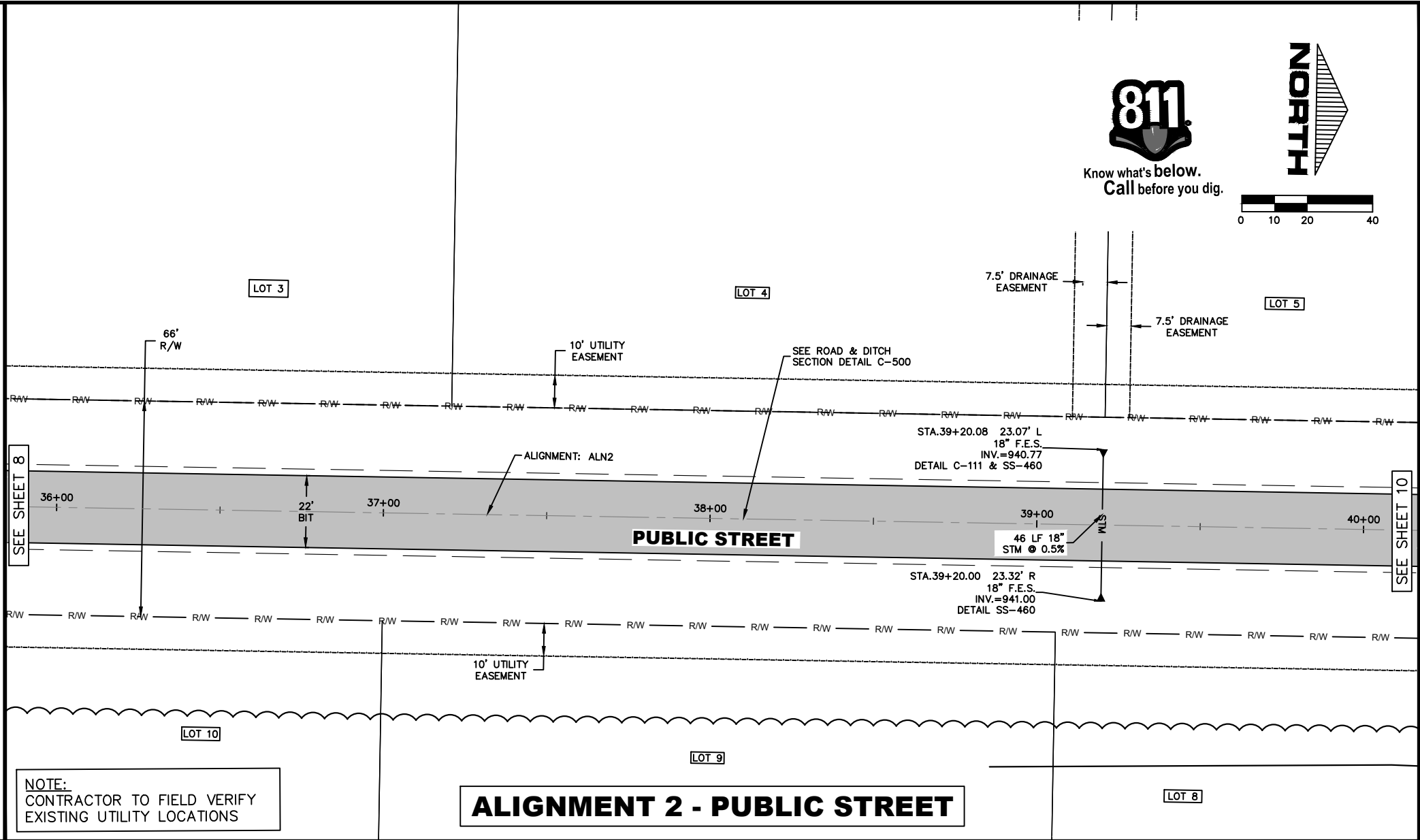
PROJ. NO.
23008

ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
COPYRIGHT 2023 AEC LLC.

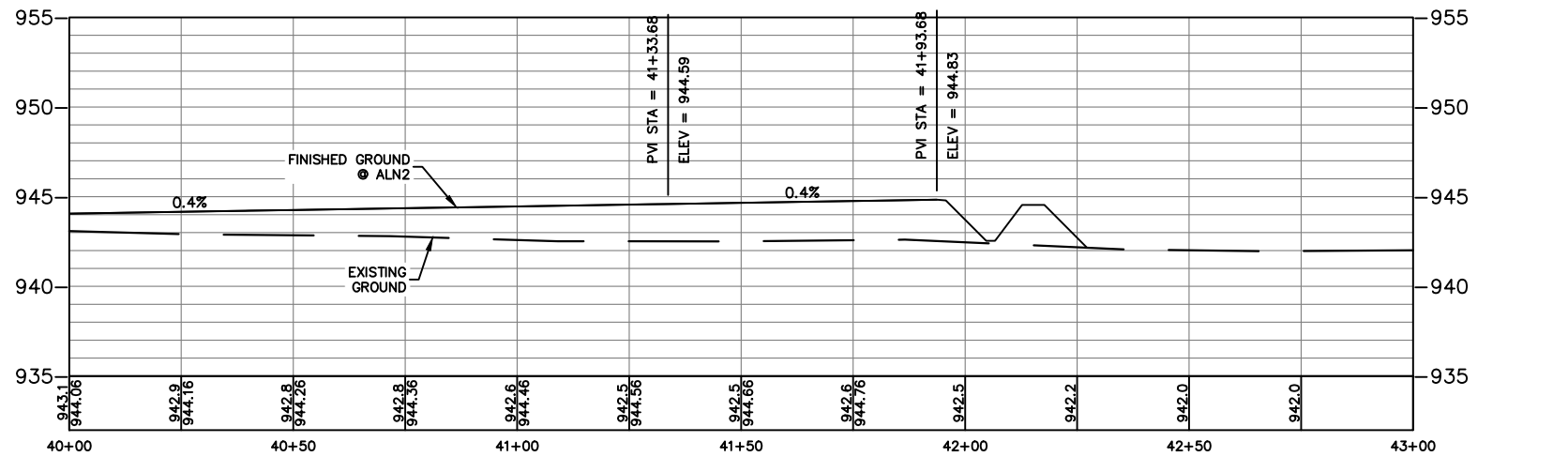
ALIGNMENT 2 - PUBLIC STREET
PLAN AND PROFILE
STA 30+00 TO 36+00

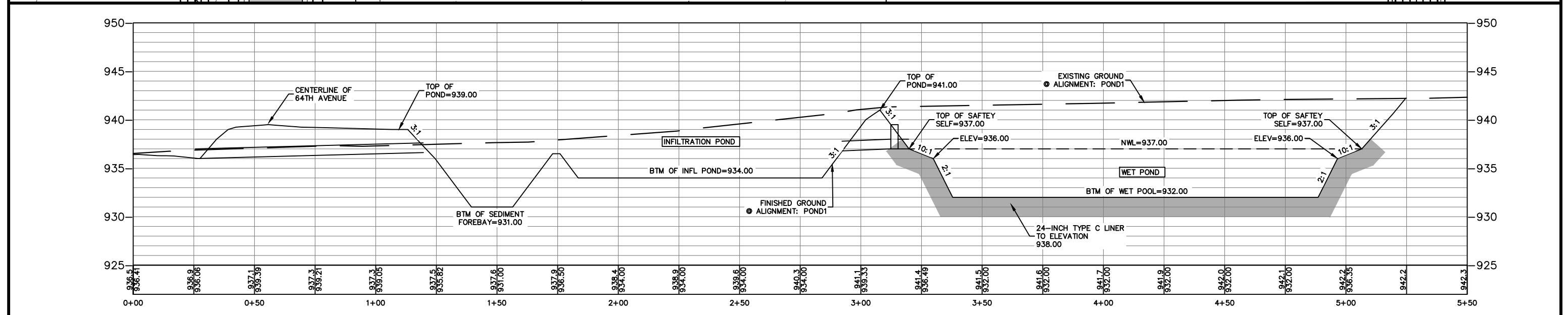
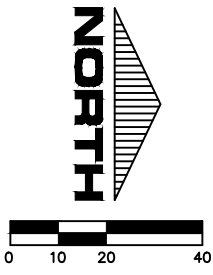
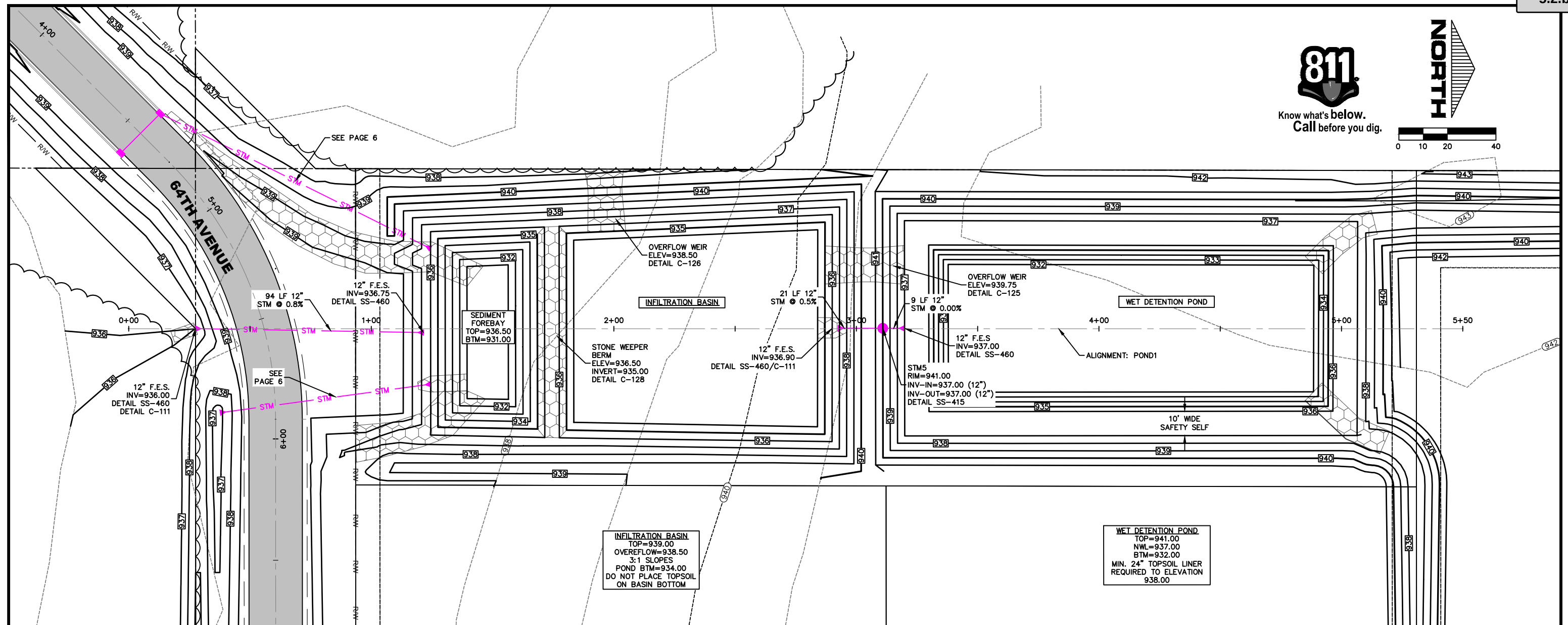
WISSOTA ACRES
D&B FRAMEWORKS
CHIPPewa FALLS, WI

DWG NAME 23008 PG8 GRADING	8
DATE 04/2023	18



						PROJ. NO. 23008		ADVANCED ENGINEERING CONCEPTS 1360 INTERNATIONAL DR EAU CLAIRE, WI 54701 PH: 715-552-0330 info@aec.engineering COPYRIGHT 2023 AEC LLC.	ALIGNMENT 2 - PUBLIC STREET PLAN AND PROFILE STA 30+00 TO 36+00	WISSOTA ACRES D&B FRAMEWORKS CHIPPEWA FALLS, WI	DWG NAME 23008 PG9 ALN2 PP		9
NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED						DATE 04/2023	18	

Packet Pg. 34



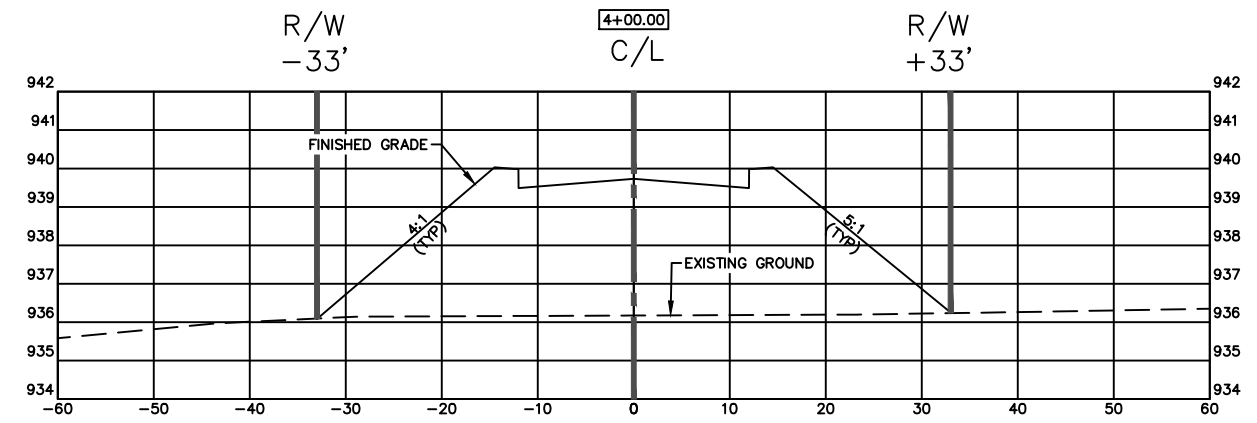
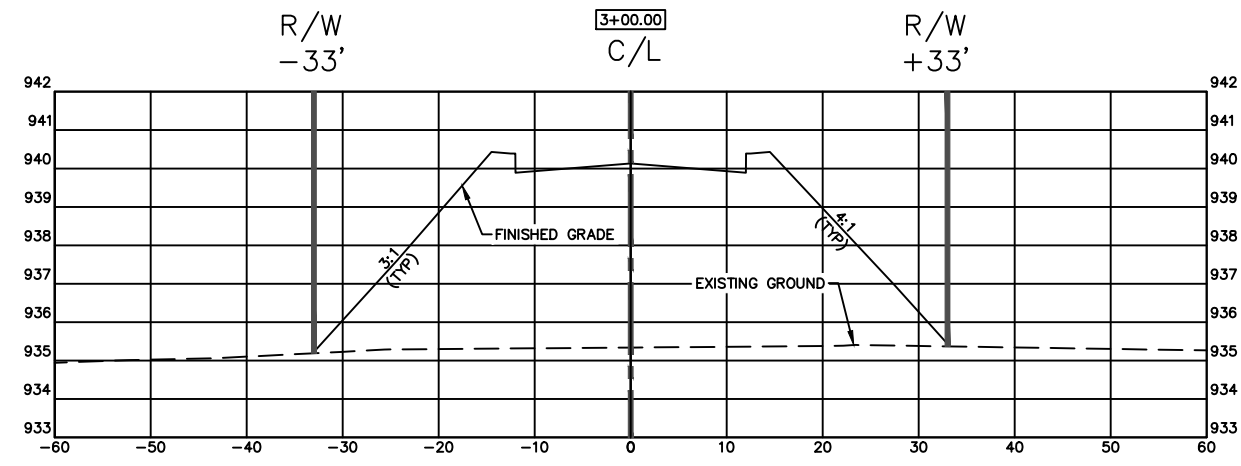
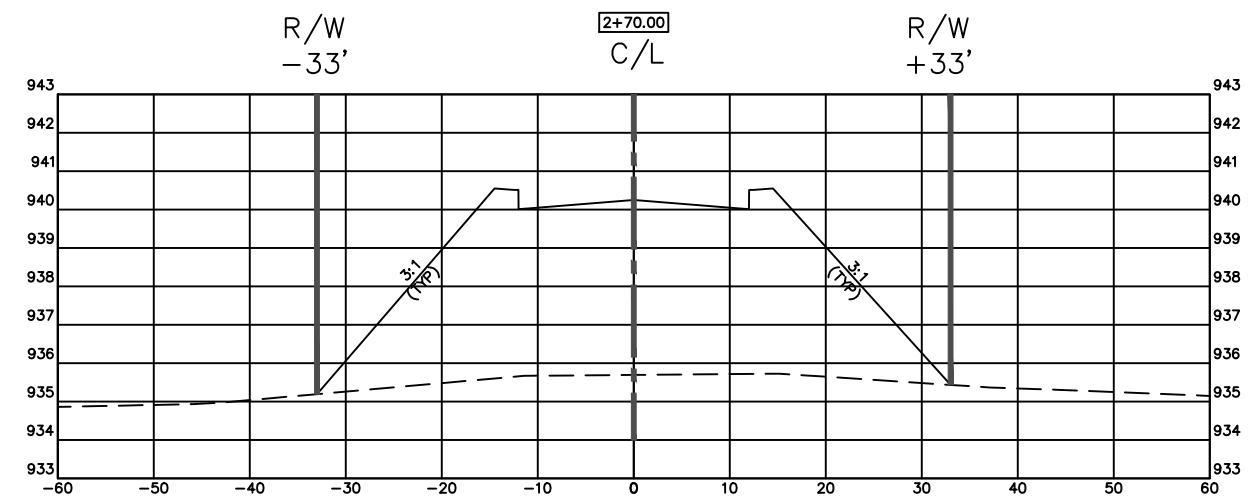
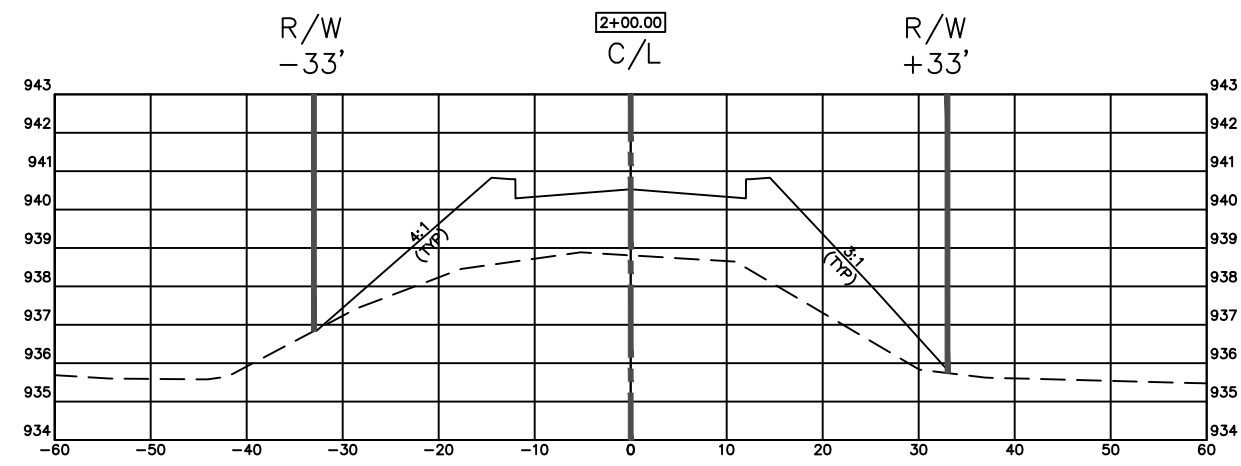
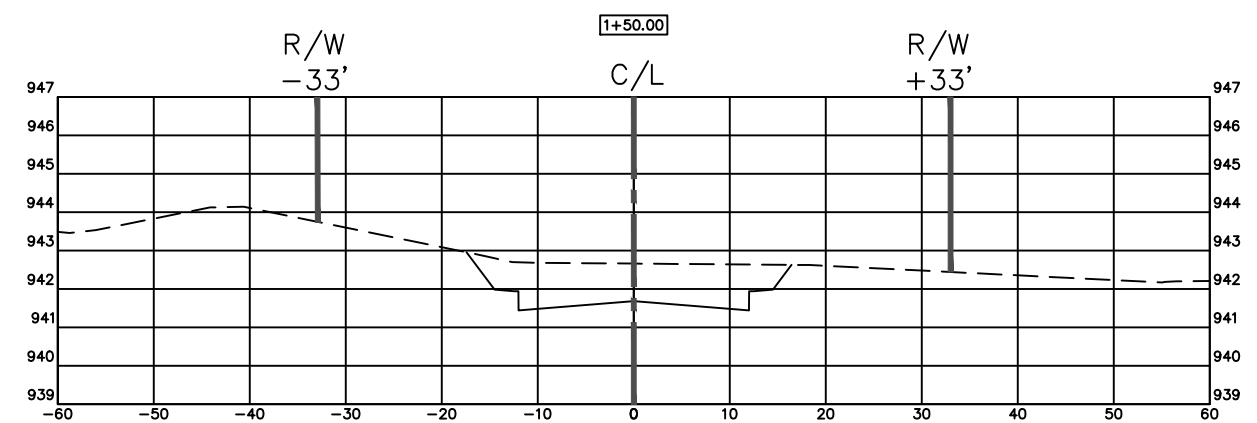
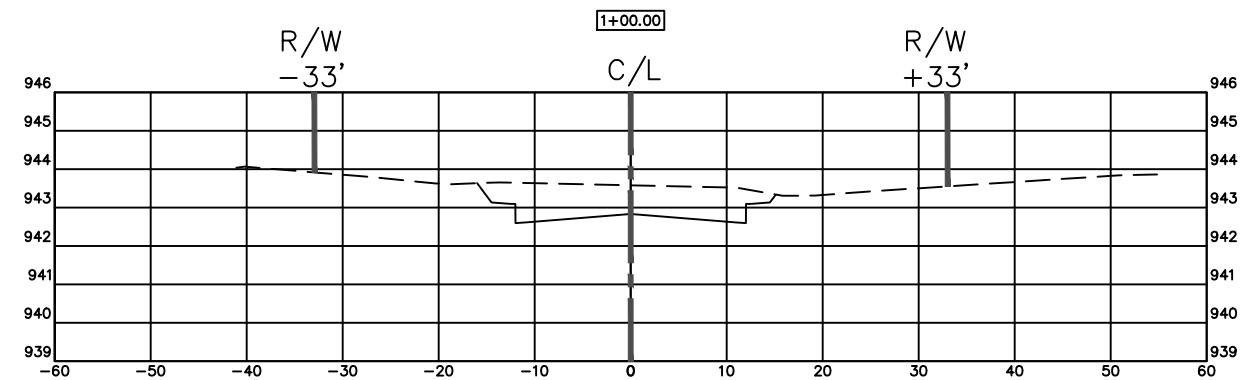
NO.					DATE					REVISIONS					DRAFTED BY					DESIGN BY					CHECKED				

PROJ. NO.	23008
DWG NAME	23008 PG11 STORM POND
DATE	04/20/23

ADVANCED ENGINEERING CONCEPTS 1360 INTERNATIONAL DR EAU CLAIRE, WI 54701 PH: 715-552-0330 info@aec.engineering COPYRIGHT 2023 AEC LLC.	STORM POND CROSS SECTIONS	WISSOTA ACRES D&B FRAMEWORKS CHIPPEWA FALLS, WI
---	------------------------------	---

11	18
----	----

Attachment: Wissota Acres Civil Plan 042823 (7668 : Wissota Acres - Lafayette - Final Plat)



NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.
23008



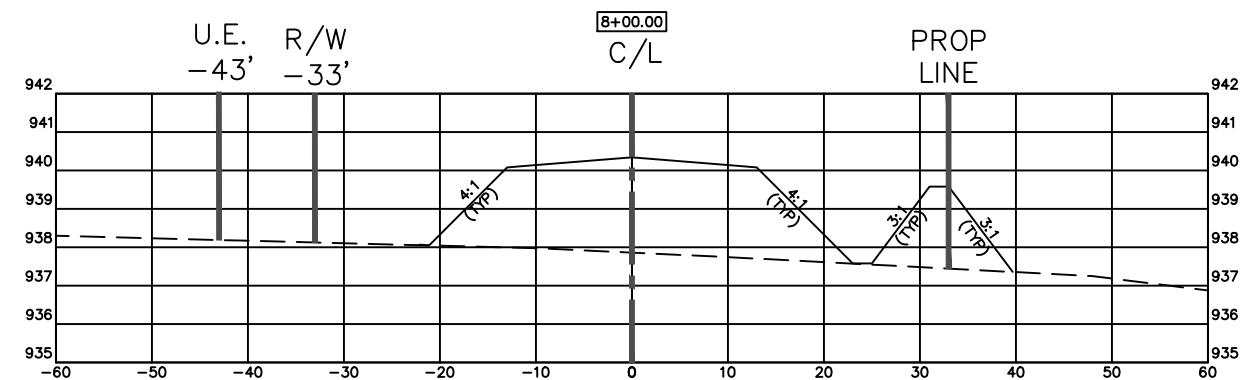
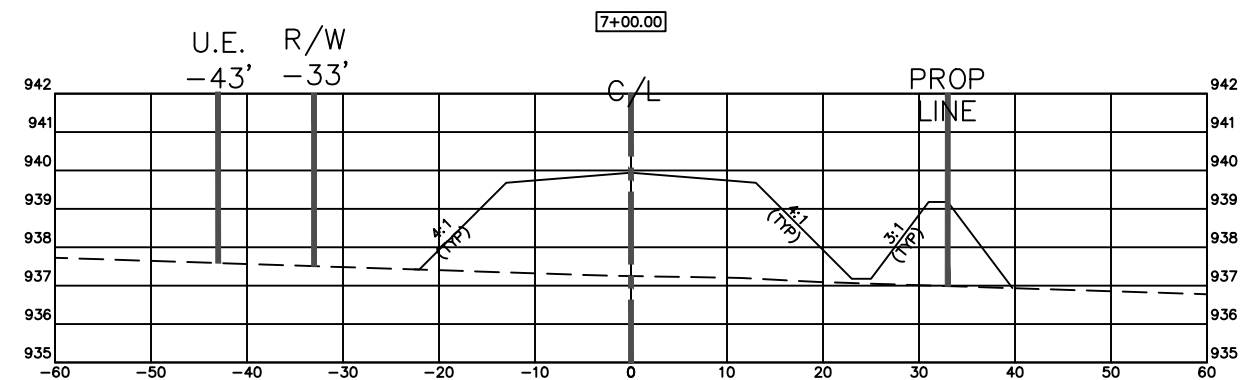
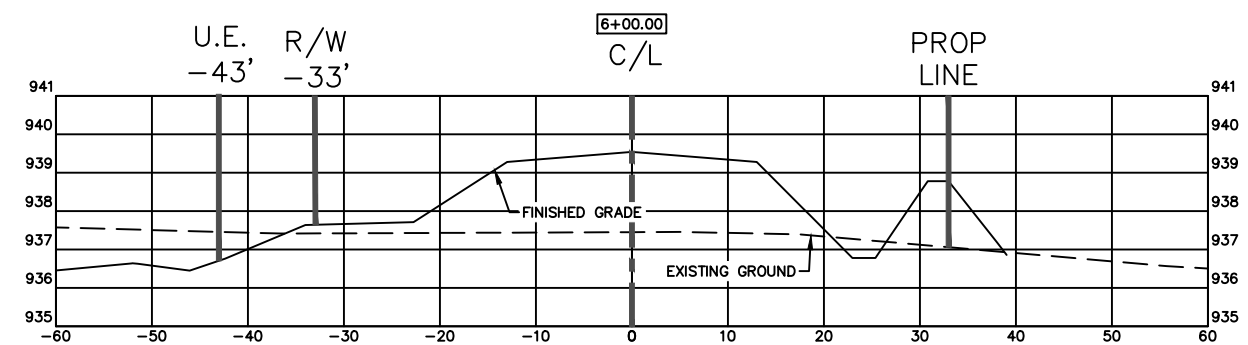
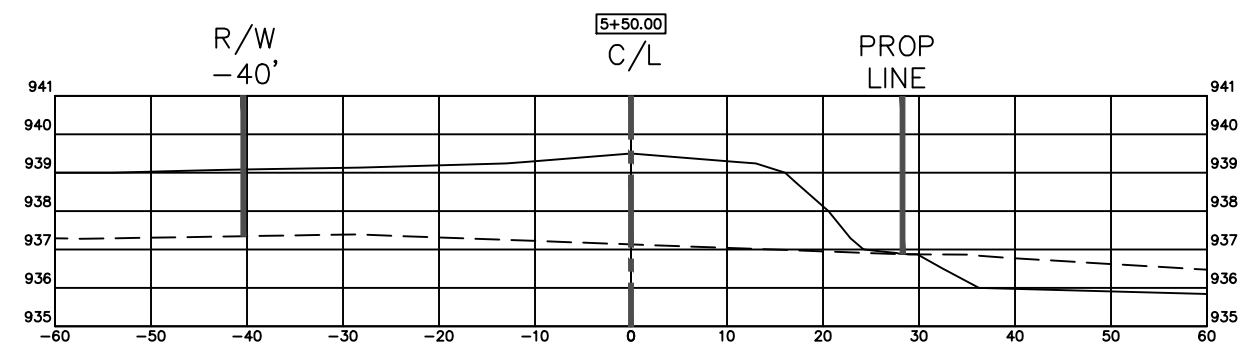
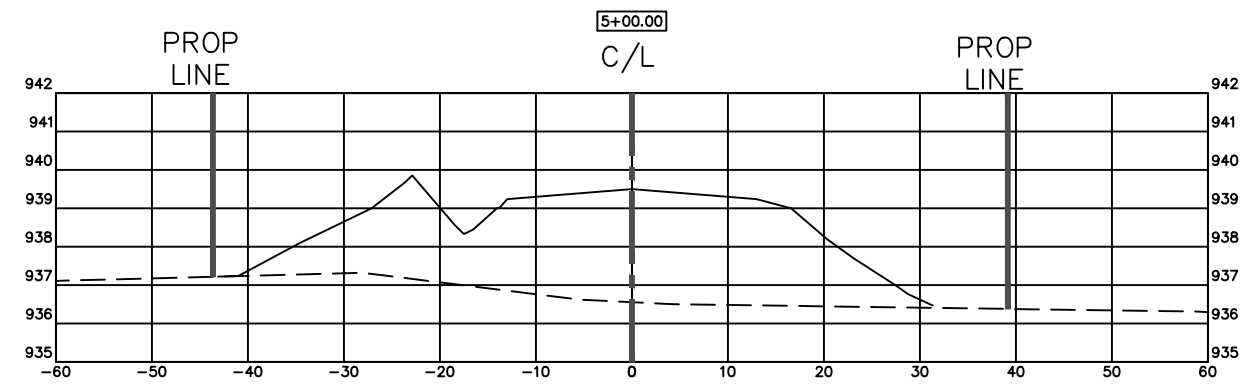
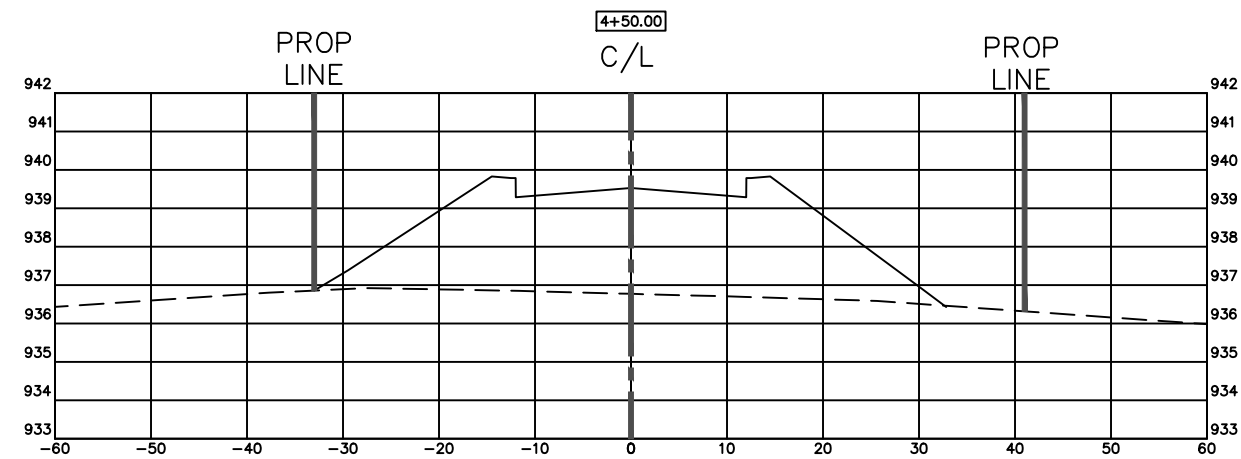
ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
COPYRIGHT 2023 AEC LLC.

ALIGNMENT 1 - CROSS SECTIONS
STA 1+00 TO 4+00

WISSOTA ACRES
D&B FRAMEWORKS
CHIPPEWA FALLS, WI

DWG NAME
23008 PG12
XS
DATE
04/2023

12
18



NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.
23008



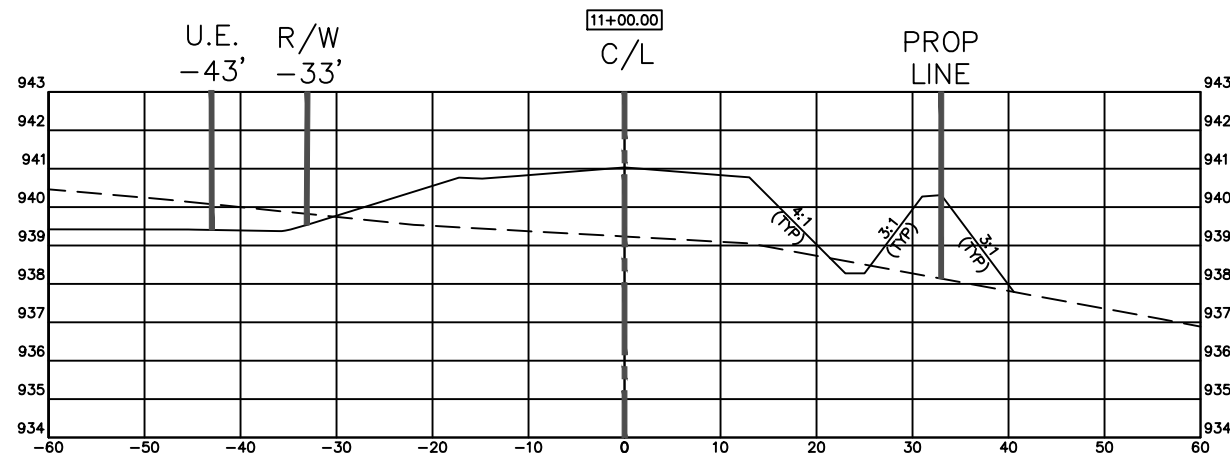
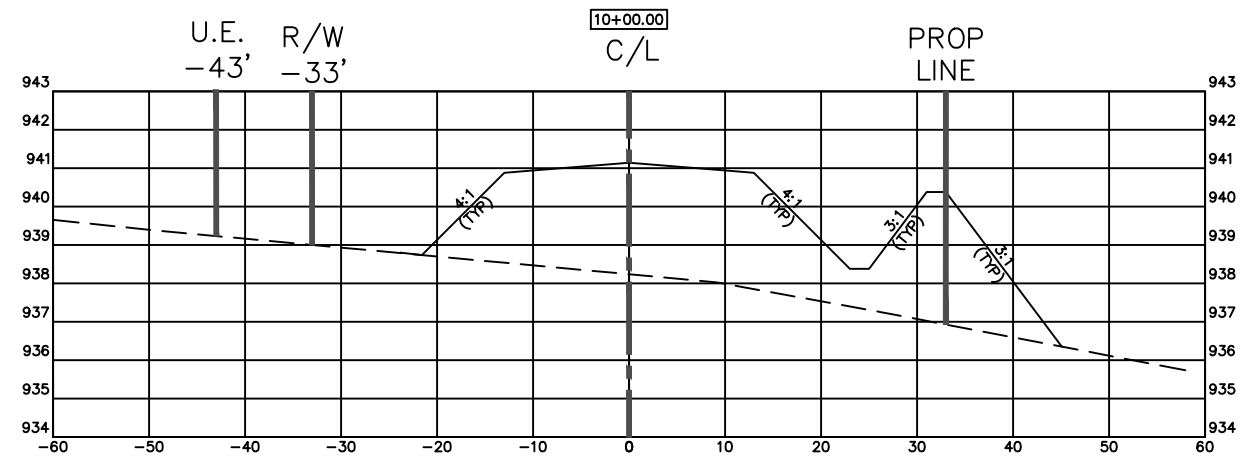
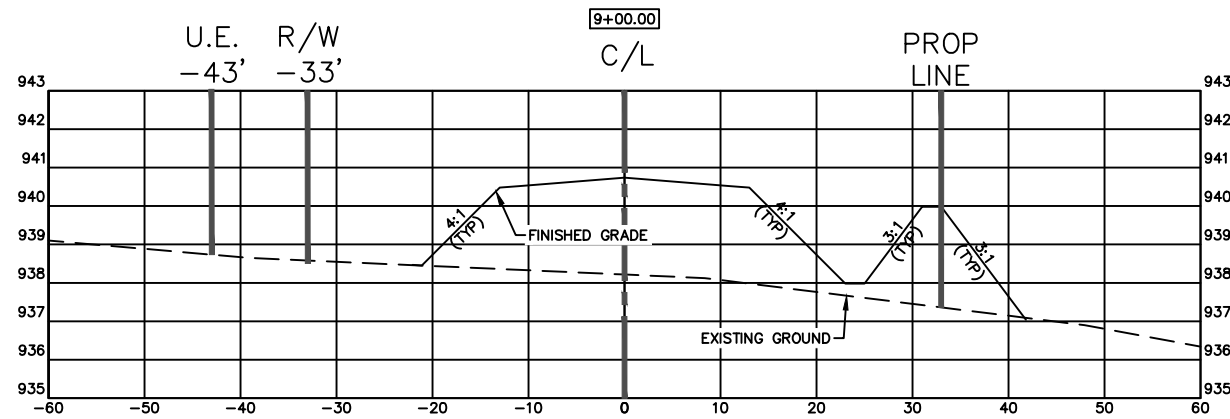
ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
COPYRIGHT 2023 AEC LLC.

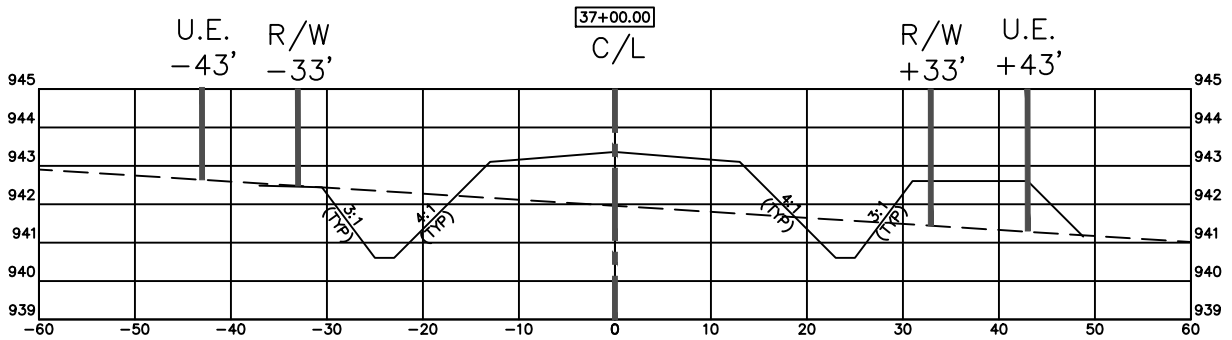
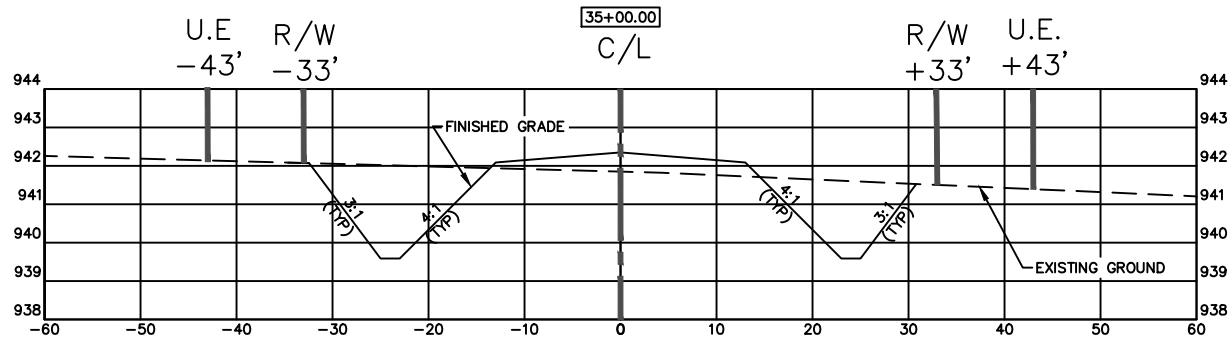
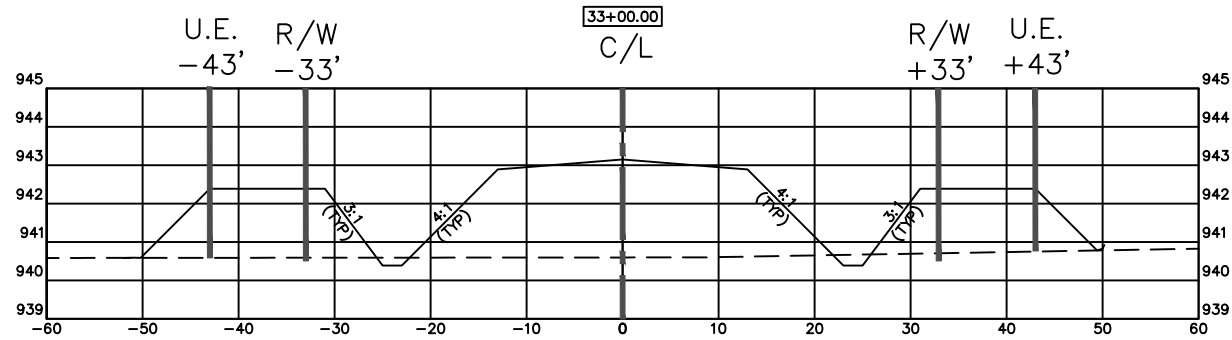
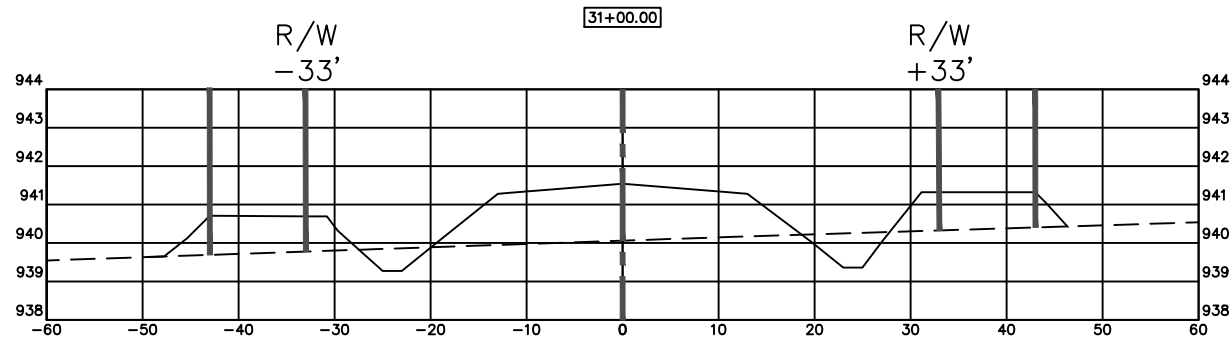
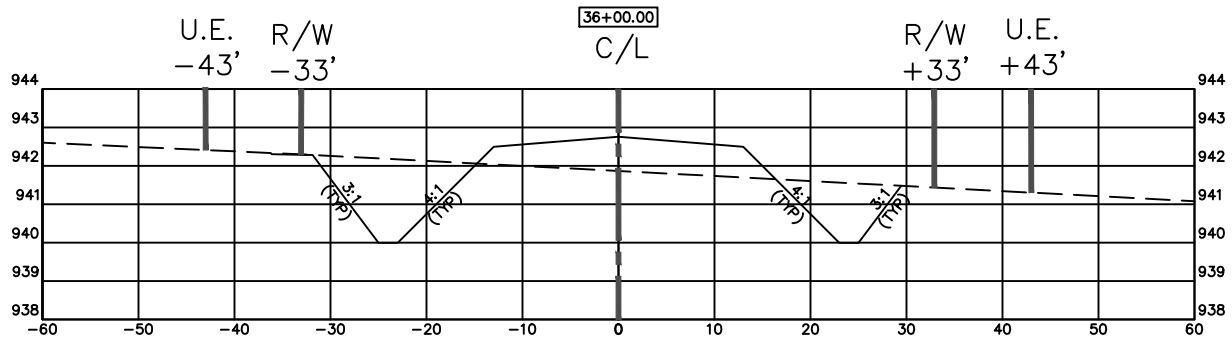
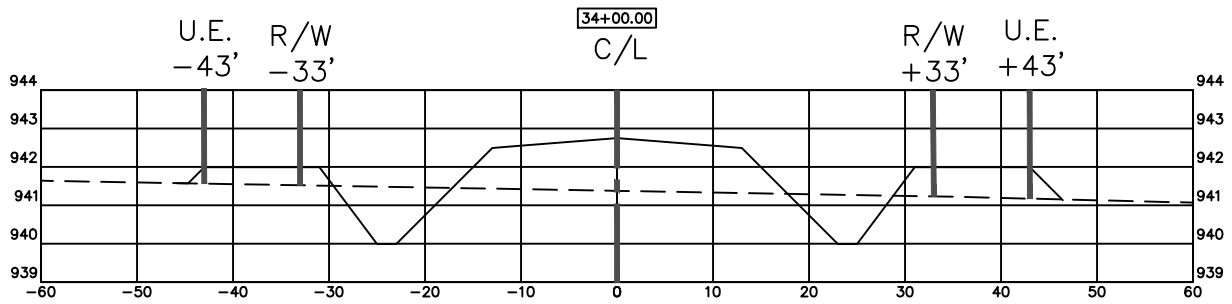
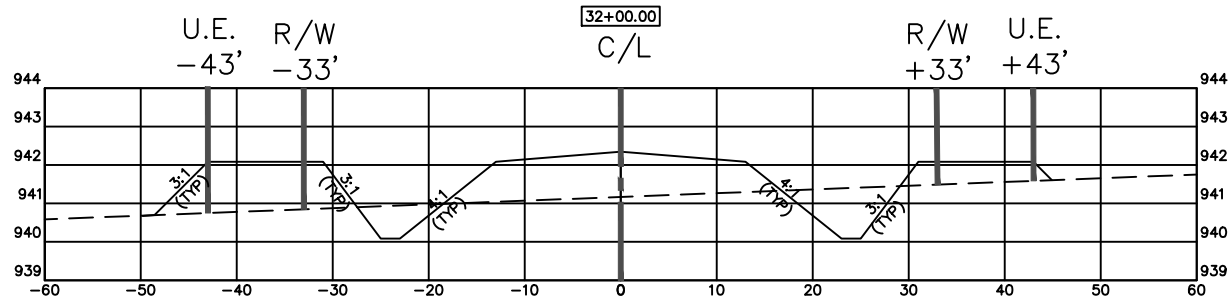
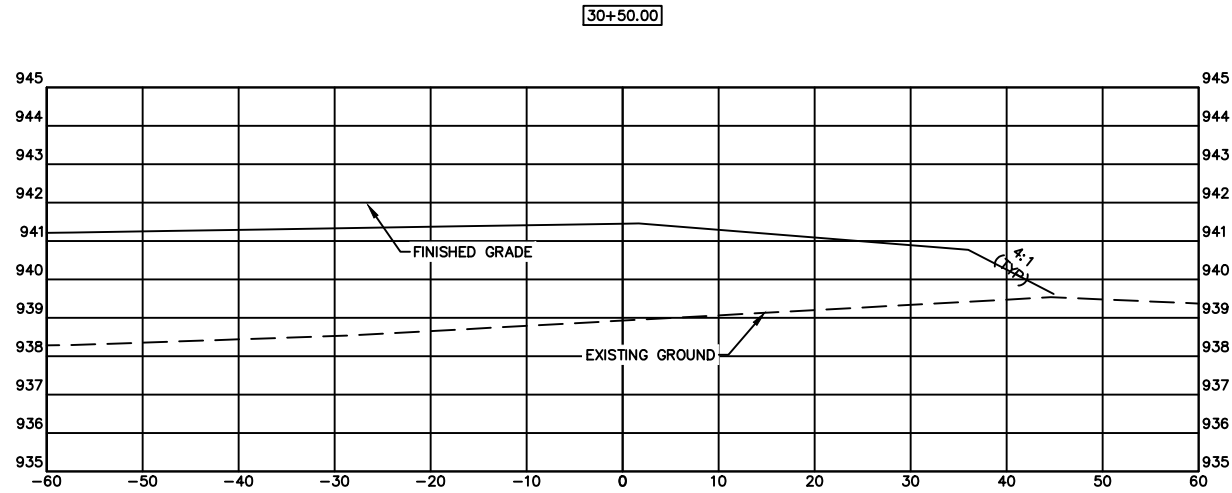
ALIGNMENT 1 - CROSS SECTION
STA 4+50 TO 8+00

WISSOTA ACRES
D&B FRAMEWORKS
CHIPPEWA FALLS, WI

DWG NAME
23008 PG13
XS
DATE
04/2023

13
18





NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.
23008



ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
COPYRIGHT 2023 AEC LLC.

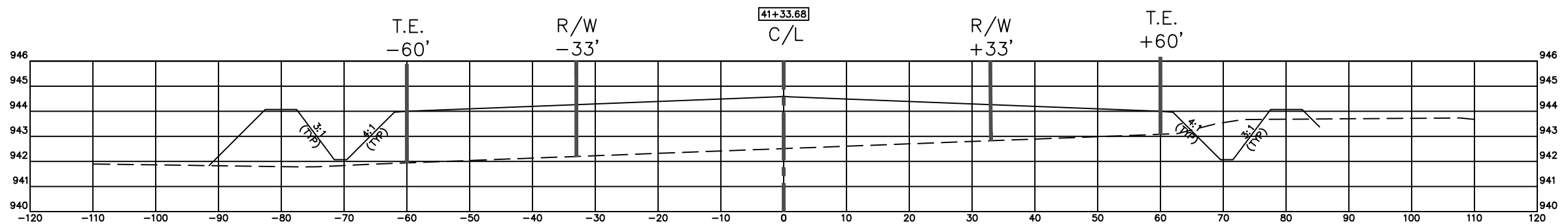
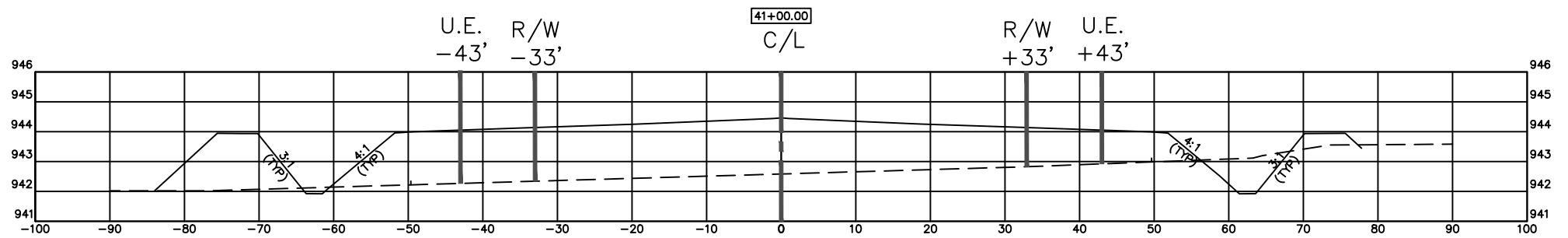
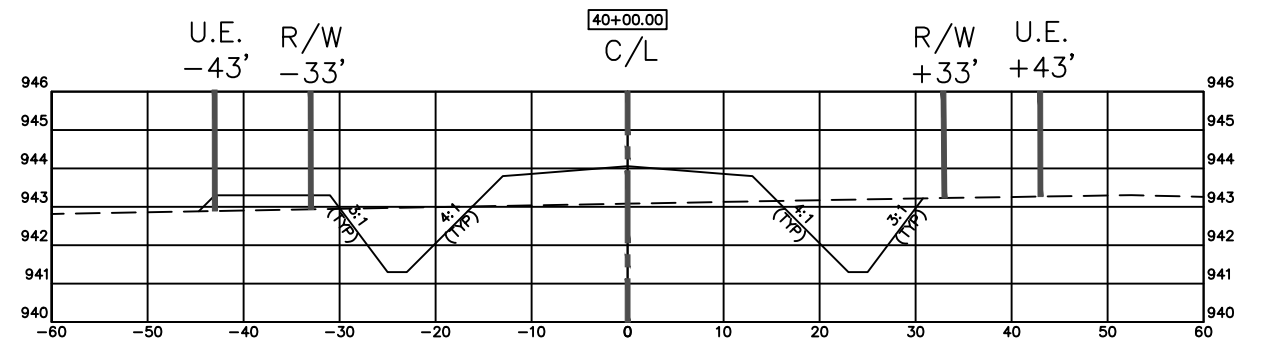
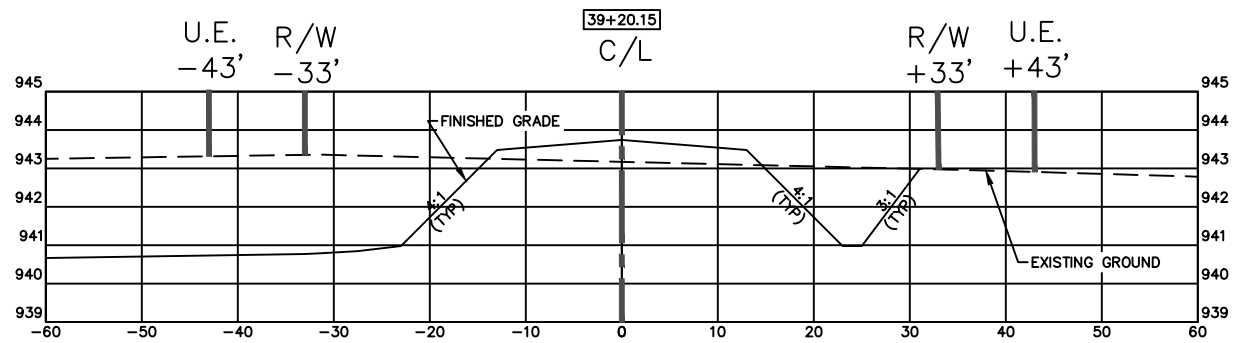
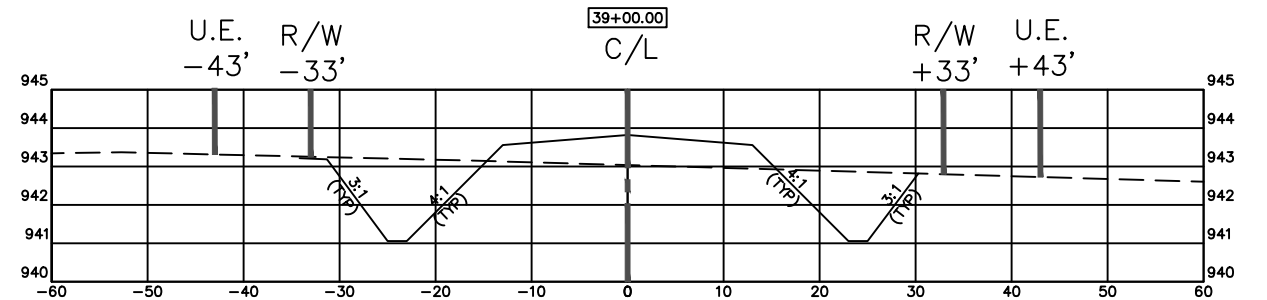
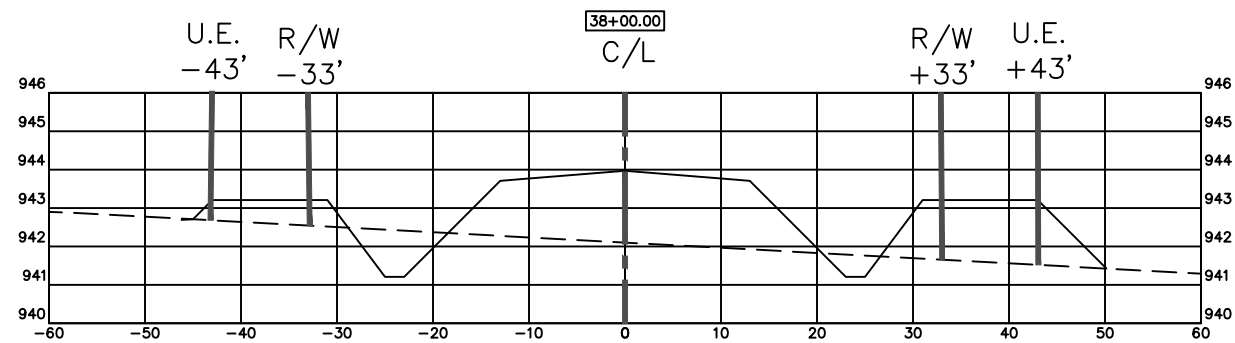
ALIGNMENT 2 - CROSS SECTION
STA 30+50 TO 37+00

WISSOTA ACRES
D&B FRAMEWORKS
CHIPPEWA FALLS, WI

DWG NAME
23008 PG15
XS
DATE
04/2023

15

18



NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.
23008



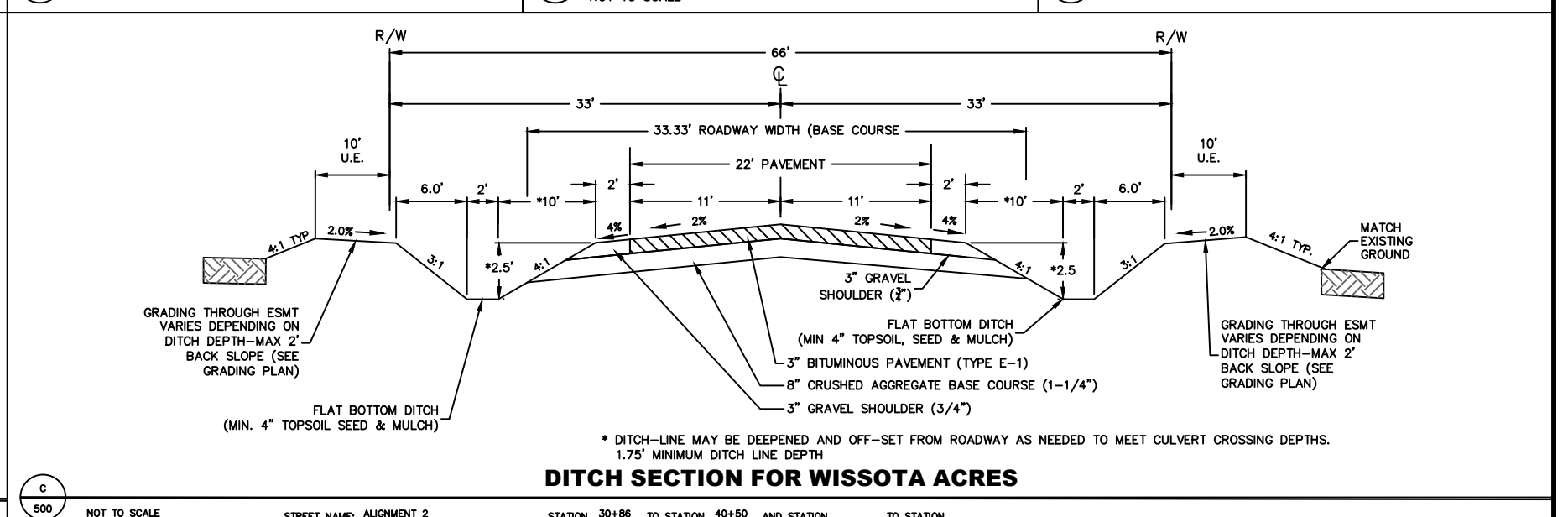
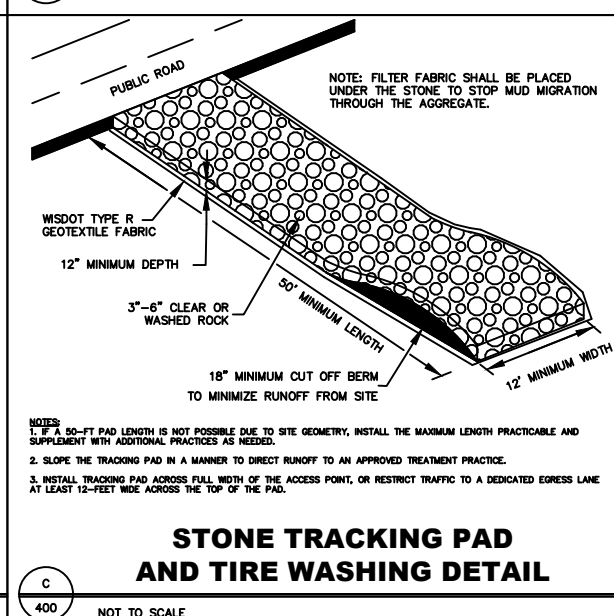
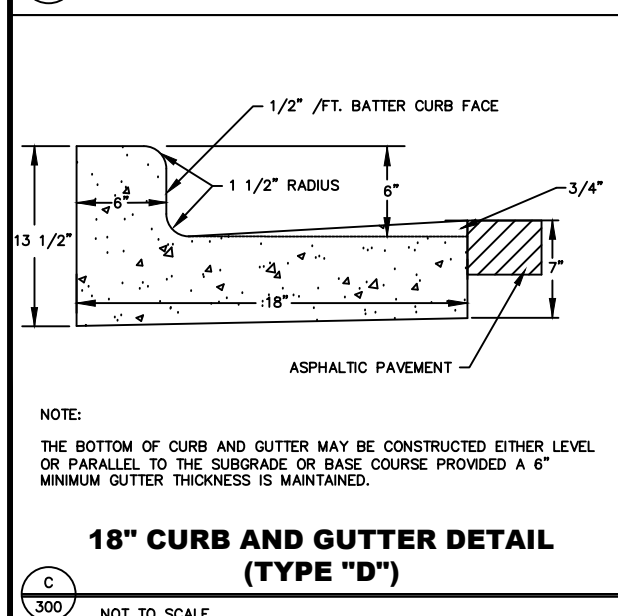
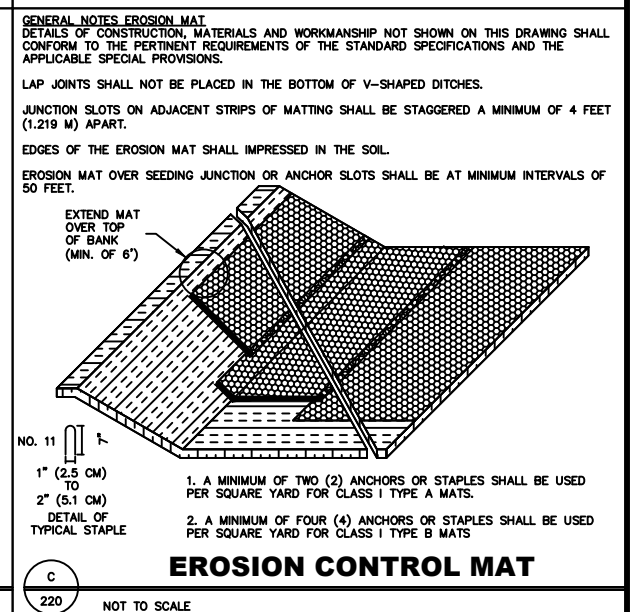
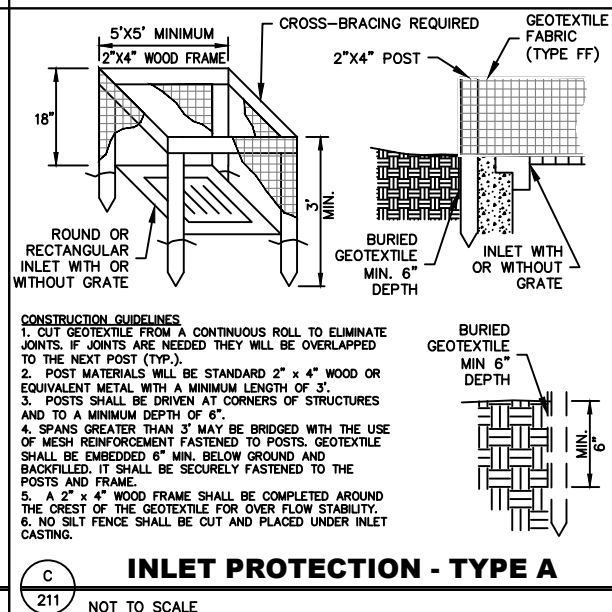
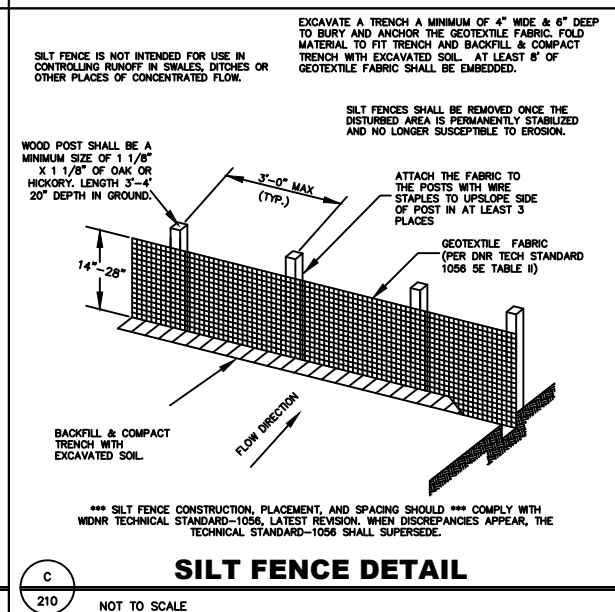
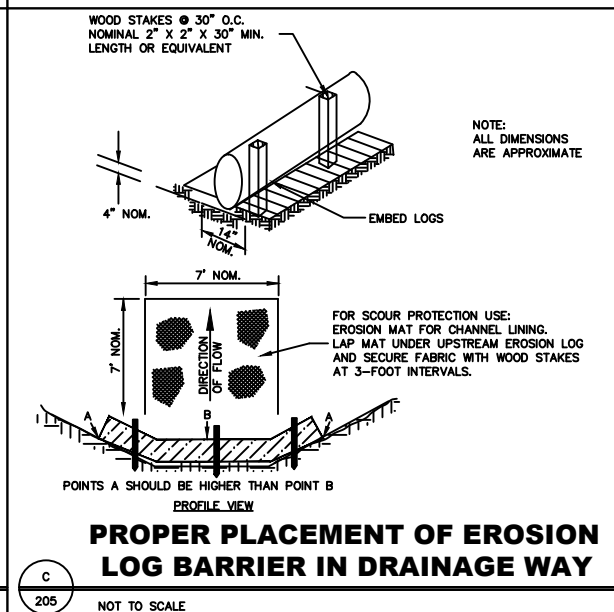
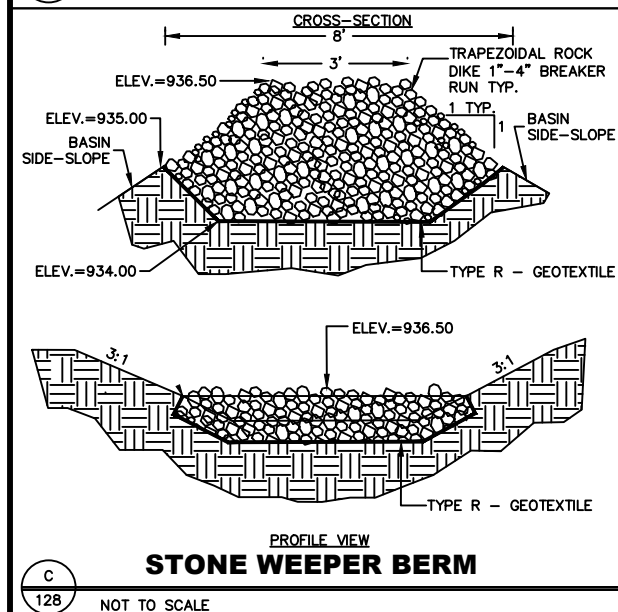
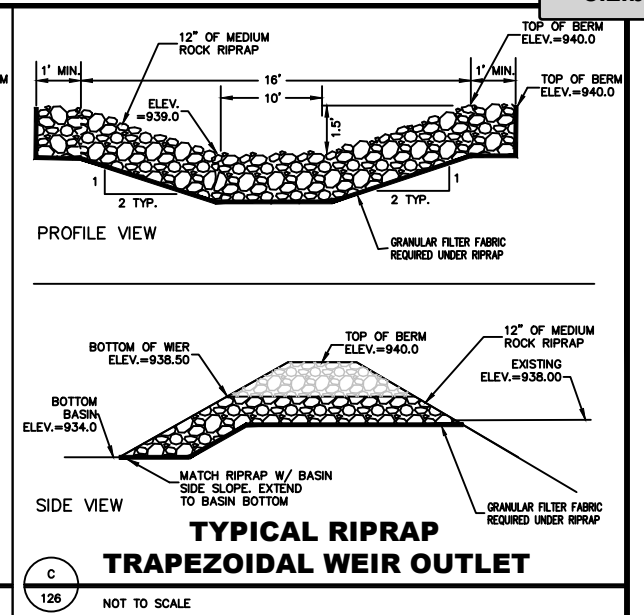
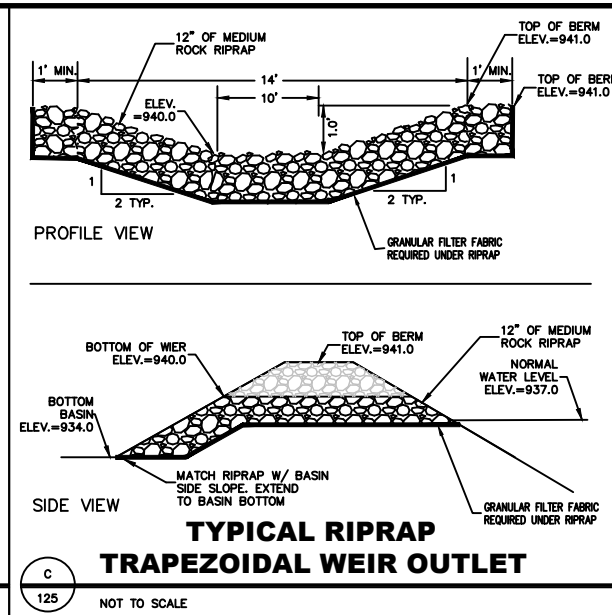
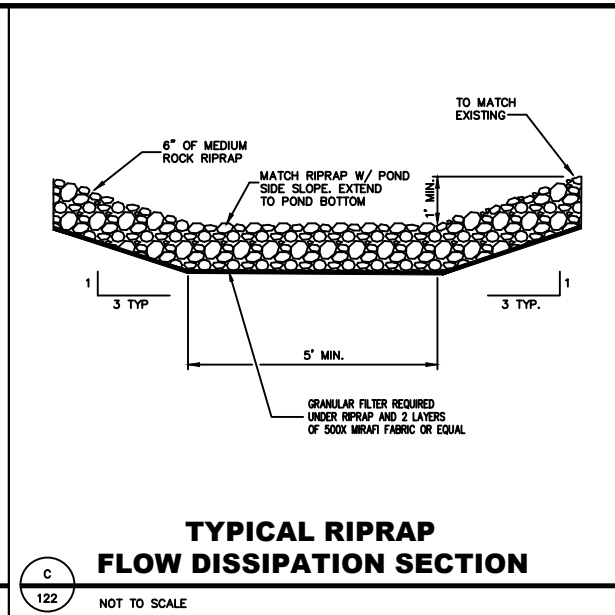
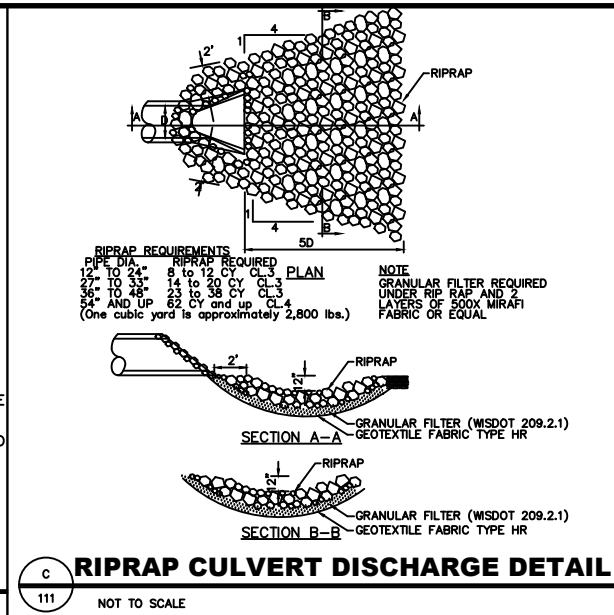
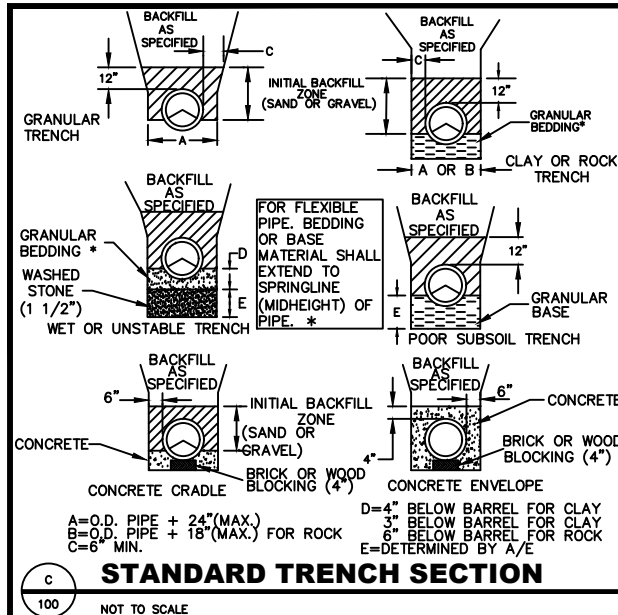
ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
COPYRIGHT 2023 AEC LLC.

ALIGNMENT 2 – CROSS SECTIONS
STA 38+00 TO 41+33

WISSOTA ACRES
D&B FRAMEWORKS
CHIPPEWA FALLS, WI

DWG NAME
23008 PG16
XS
DATE
04/2023

16
18



NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.
23008



ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
COPYRIGHT 2023 AEC LLC.

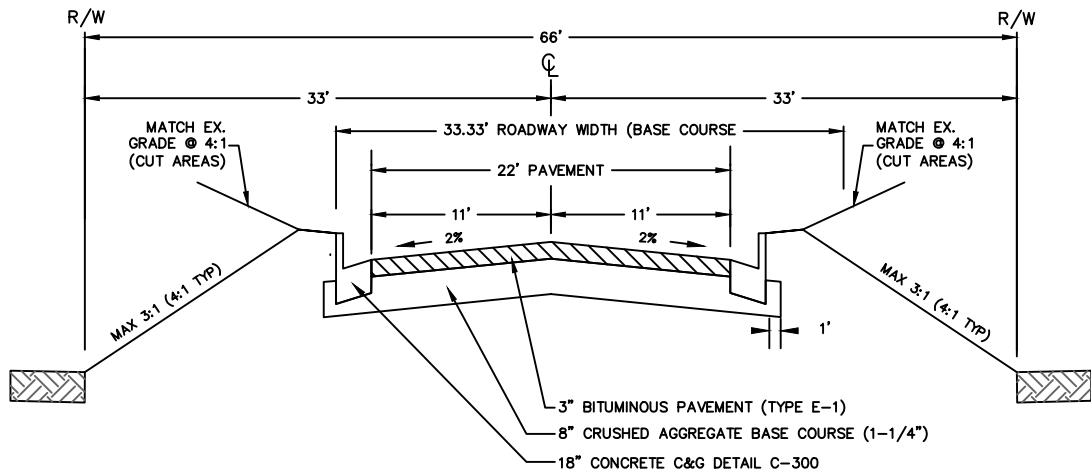
DETAILS

WISSOTA ACRES
D&B FRAMEWORKS
CHIPPewa FALLS, WI

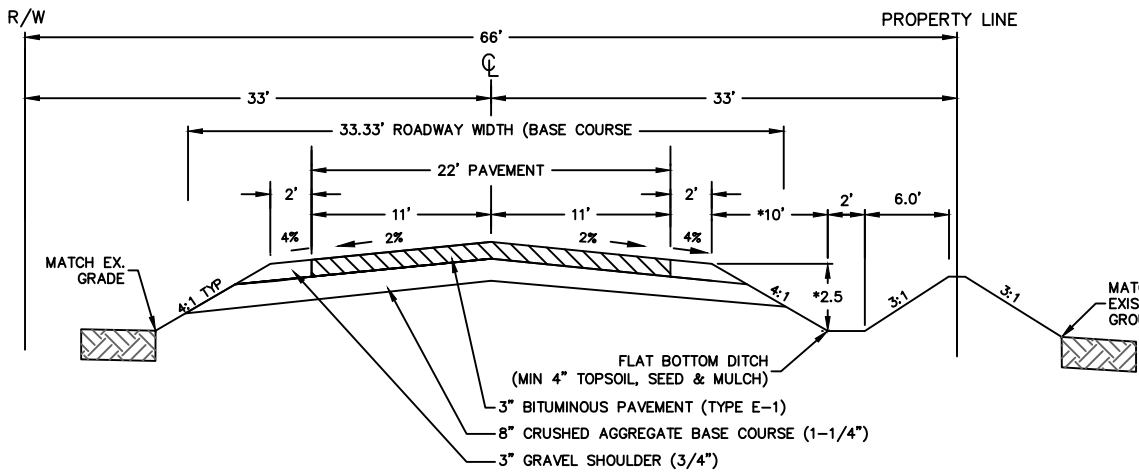
DWG NAME
23008 PG16
DETAILS
DATE
04/2023

17

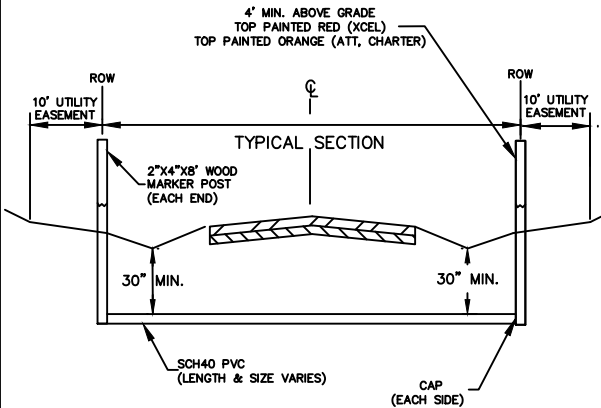
18



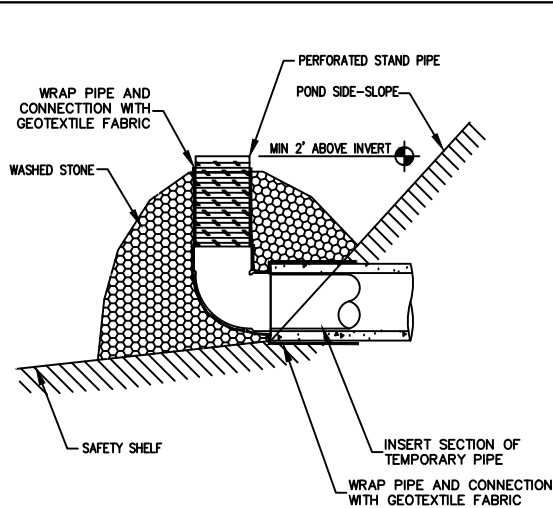
CURB SECTION FOR WISSOTA ACRES



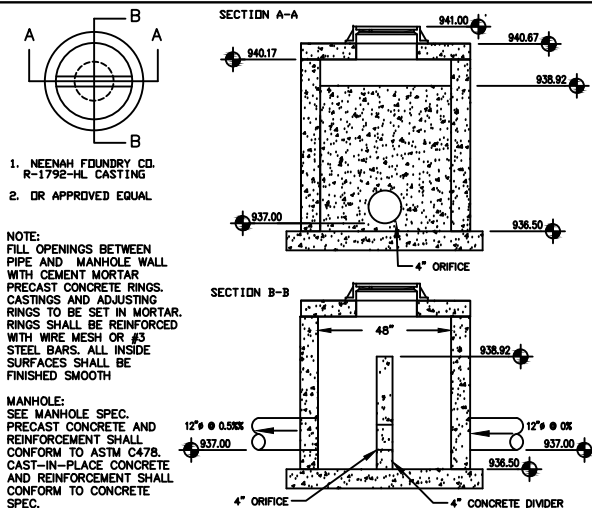
ROAD SECTION ALONG TOWN PROPERTY FOR WISSOTA ACRES



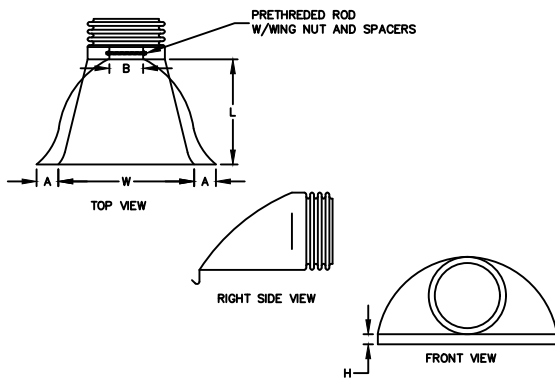
TYPICAL CONDUIT CROSSING



TEMPORARY STONE PROTECTED PERFORATED RISER OUTLET



DETENTION POND OUTLET STRUCTURE



FLARED END SECTION FOR HDPE

PART#	PIPE SIZE	A	B(MAX)	H	L	W
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"

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.
23008



ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
COPYRIGHT 2023 AEC LLC.

DETAILS

WISSOTA ACRES
D&B FRAMEWORKS
CHIPPEWA FALLS, WI

DWG NAME
23008 PG17
DETAILS
DATE
04/2023

18

18