



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

January 15, 2026

Preliminary Plat of Grand Meadows

This subdivision plat of Grand Meadows is the initial phase of a multi-phase residential subdivision. The site has frontage on the west side of County Road P and the north side of 40th Avenue. It is adjacent to the west of the recently platted Woodward Acres. The total platted area is 51.79 acres. Grand Meadows contains two different zoning districts; lots 1-18 are zoned *residential 3* and outlot 1 is zoned *residential 2*.

The first phase comprises of 19 total lots; 18 multi-family residential lots and one outlot. Of the 18 multi-family residential lots, lots 1-8 & 11-18 are 4-plex units. While lots 9-10 are duplexes. The average lot size for the 4-plex lots is 0.60 acres and the average lot size for the duplex lots is 0.46 acres. A portion of Outlot 1 will be used for stormwater purposes and the ownership will retain with the developer.

Additional right of way of 43rd Avenue will be dedicated from the eastern edge of The Meadows and extended +/- 1320 feet to the its intersection with County Road P. Lots 1-18 will all have direct access onto this new portion of 43rd Avenue. To reduce the number of driveways onto 43rd Avenue, all 4-plex lots will have shared access onto 43rd Avenue via shared easement.

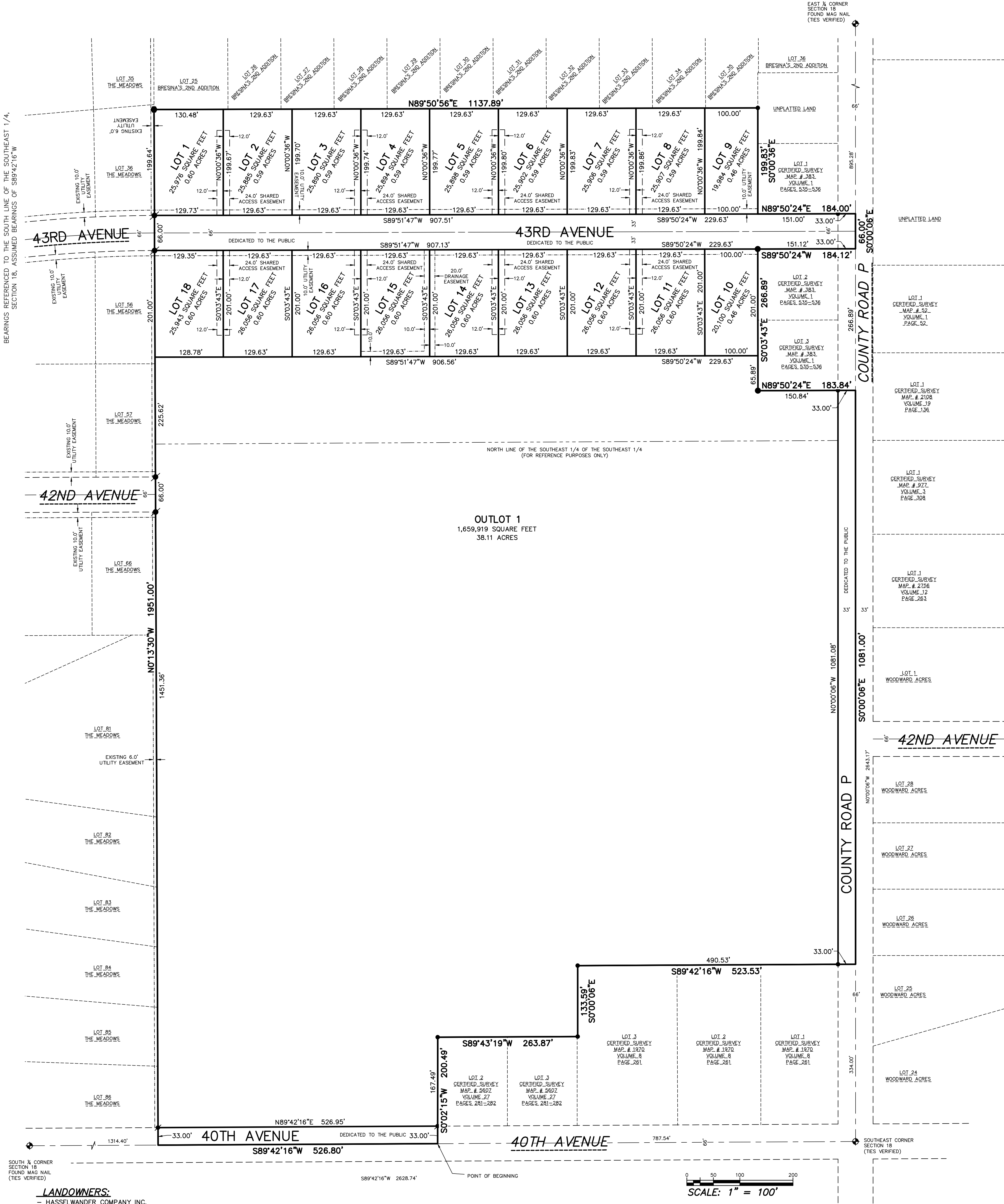
Jeremy Skaw, P.L.S.

Field Supervisor

715.514.4116 Office
715.895.8211 Direct
715.225.4572 Mobile

www.rlswi.com

BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4,
SECTION 18, ASSUMED BEARINGS OF S89°42'16"W



SOUTH ¼ CORNER
SECTION 18
FOUND MAG NAIL
(TIES VERIFIED)

LANDOWNERS:

— HASSELWANDER COMPANY INC.
3615 NORTH HASTINGS WAY
SUITE 200
EAU CLAIRE, WISCONSIN 54703

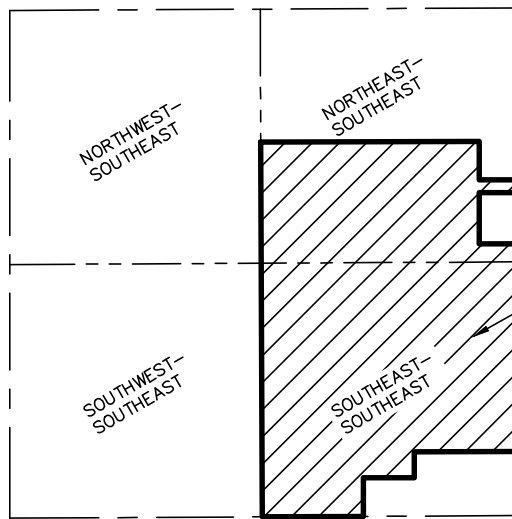
SUBDIVIDERS:

— HASSELWANDER COMPANY INC.
3615 NORTH HASTINGS WAY
SUITE 200
EAU CLAIRE, WISCONSIN 54703

SURVEYOR

— PETER J. GARTMANN R.L.S. No. 2279
REAL LAND SURVEYING
1356 INTERNATIONAL DRIVE
EAU CLAIRE, WISCONSIN 54701

LOCATION SKETCH
(SOUTHEAST 1/4 OF SECTION 8)



PLAT DESCRIPTION:

LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, SECTION 18,
TOWNSHIP 28 NORTH, RANGE 8 WEST, VILLAGE OF LAKE HALLIE, CHIPPEWA COUNTY, WISCONSIN, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER SECTION 18; THENCE, S.89°42'16"W., ALONG THE SOUTH LINE OF THE SOUTHEAST
1/4 OF SECTION 18 A DISTANCE OF 787.54 FEET TO THE POINT OF BEGINNING; THENCE, S.89°42'16"W., ALONG SAID SOUTH
LINE A DISTANCE OF 526.80 FEET TO THE SOUTHEAST CORNER OF THE MEADOWS; THENCE, N.00°13'30"W., ALONG THE EAST
LINE OF THE MEADOWS A DISTANCE OF 1951.00 FEET TO THE SOUTH LINE OF BRESINA'S 2ND ADDITION; THENCE,
N.89°50'56"E., ALONG THE SOUTH LINE OF BRESINA'S 2ND ADDITION A DISTANCE OF 1137.89 FEET; THENCE, S.00°00'36"E., A
DISTANCE OF 199.83 FEET TO THE SOUTHWEST CORNER OF LOT 1, CERTIFIED SURVEY MAP 383, VOLUME 1, PAGES 535-536;
THENCE, N.89°50'24"E., ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 184.00 FEET TO THE EAST LINE OF THE
SOUTHEAST 1/4 OF SECTION 18; THENCE, S.00°00'06"E., ALONG SAID EAST LINE A DISTANCE OF 66.00 FEET; THENCE,
S.89°50'24"W., A DISTANCE OF 184.12 FEET TO THE NORTHWEST CORNER OF CERTIFIED SURVEY MAP 383, VOLUME 1, PAGES
535-536; THENCE, S.00°03'43"E., ALONG THE WEST LINE OF SAID CERTIFIED SURVEY MAP, A DISTANCE OF 266.89 FEET;
THENCE, N.89°50'24"E., ALONG THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP, A DISTANCE OF 183.84 FEET TO THE EAST
LINE OF THE SOUTHEAST 1/4 OF SECTION 18; THENCE, S.00°00'06"E., ALONG SAID EAST LINE A DISTANCE OF 1081.00 FEET;
THENCE, S.89°42'16"W., A DISTANCE OF 523.53 FEET TO THE NORTHWEST CORNER OF CERTIFIED SURVEY MAP 1970, VOLUME 8,
PAGE 261; THENCE, S.00°00'06"E., ALONG THE WEST LINE OF SAID CERTIFIED SURVEY MAP A DISTANCE OF 133.59 FEET TO
THE NORTHEAST CORNER OF LOT 3, CERTIFIED SURVEY MAP 5607, VOLUME 27, PAGES 281-282; THENCE, S.89°43'19"W.,
ALONG THE NORTH LINE OF SAID CERTIFIED SURVEY MAP A DISTANCE OF 263.87 FEET; THENCE, S.00°02'15"W., ALONG THE
WEST LINE OF SAID CERTIFIED SURVEY MAP A DISTANCE OF 200.49 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:
I, PETER J. GARTMANN, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY IS CORRECT
AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS _____ DAY OF _____, 2025
PETER J. GARTMANN, P.L.S. 2279

0 50 100 200
SCALE: 1" = 100'

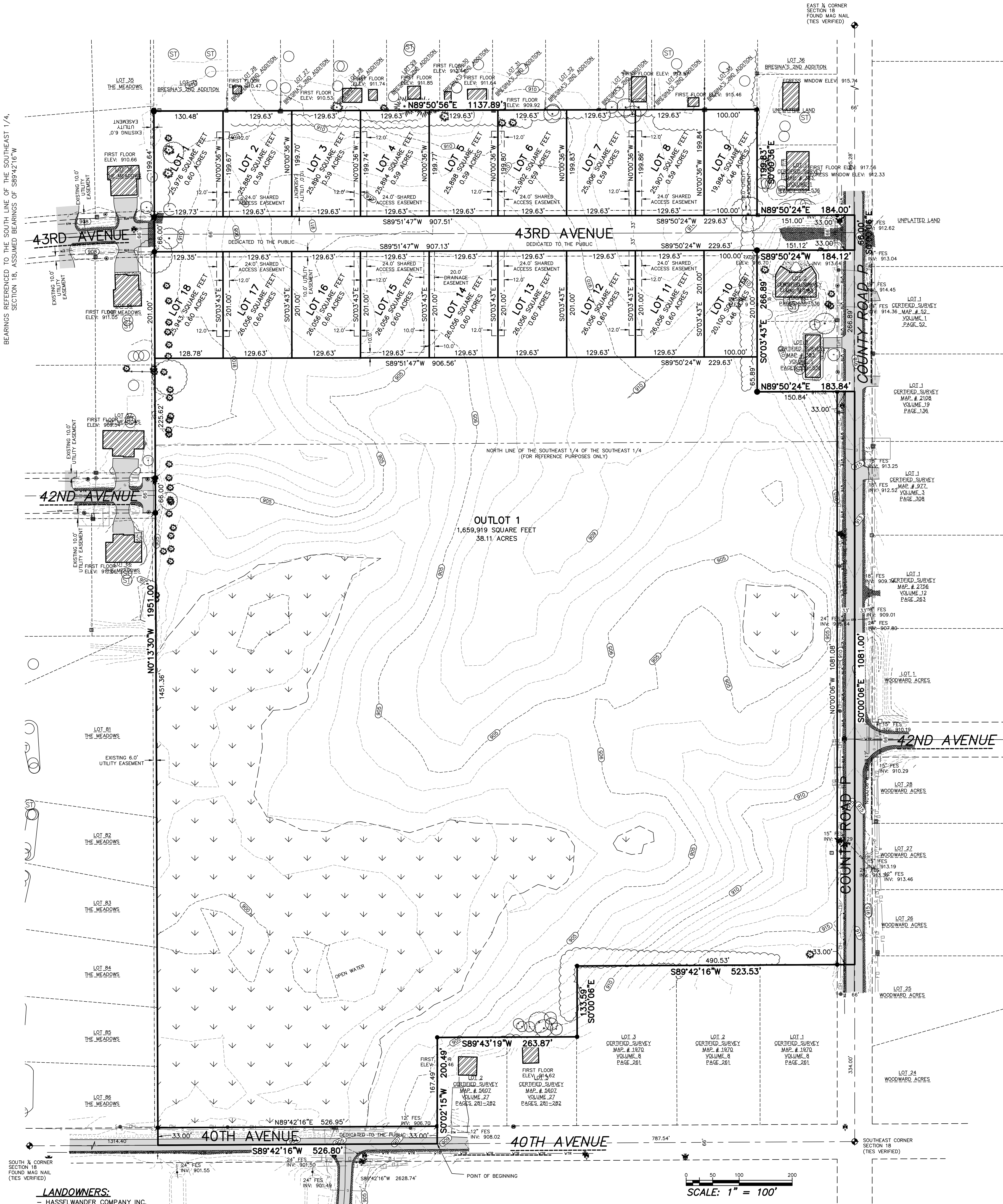
LEGEND

- | | | | |
|---|---|---|----------------------------------|
| ● | --- FND. 1" IRON PIPE | — | — EXISTING UNDERGROUND ELECTRIC |
| ● | --- FND. 1 1/4" IRON PIPE | — | — EXISTING UNDERGROUND GAS |
| ● | --- FND. 2" IRON PIPE | — | — EXISTING UNDERGROUND TELEPHONE |
| ● | --- FND. 3/4" REBAR | — | — EXISTING TELEPHONE PEDESTAL |
| ● | --- FND. 1-1/4" REBAR | — | — EXISTING POWER POLE |
| ● | --- EXISTING DELINEATED WETLANDS | — | — EXISTING TRAFFIC SIGN |
| ● | --- EXISTING RIP-RAP | — | — EXISTING CURB STOP |
| ● | --- EXISTING BUILDING | — | — EXISTING FIRE HYDRANT |
| ● | --- EXISTING CONCRETE SURFACE | — | — EXISTING WATER VALVE |
| ● | --- EXISTING BITUMINOUS SURFACE | — | — EXISTING DECIDUOUS TREE |
| — | TV --- EXISTING UNDERGROUND CABLE | — | — EXISTING CONIFEROUS TREE |
| — | FO --- EXISTING UNDERGROUND FIBER OPTIC | — | — EXISTING TREE LINE |
| — | STM --- EXISTING STORMWATER SERVICES | | |
| — | — EXISTING SEPTIC VENT | | |
| — | — EXISTING SEPTIC TANK | | |
| — | WTR --- EXISTING WATER SERVICES | | |
| — | OH --- EXISTING OVERHEAD LINES | | |

PRELIMINARY PLAT OF
GRAND MEADOWS
LOCATED IN THE SOUTHEAST ¼ OF THE SOUTHEAST ¼
AND THE NORTHEAST ¼ OF THE SOUTHEAST ¼,
SECTION 18, TOWNSHIP 28 NORTH, RANGE 8 WEST,
VILLAGE OF LAKE HALLIE, CHIPPEWA COUNTY, WISCONSIN

PREPARED BY REAL LAND SURVEYING
CADD No. 25417 PRELIM

BEARINGS REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4,
SECTION 18, ASSUMED BEARINGS OF S89°42'16"W



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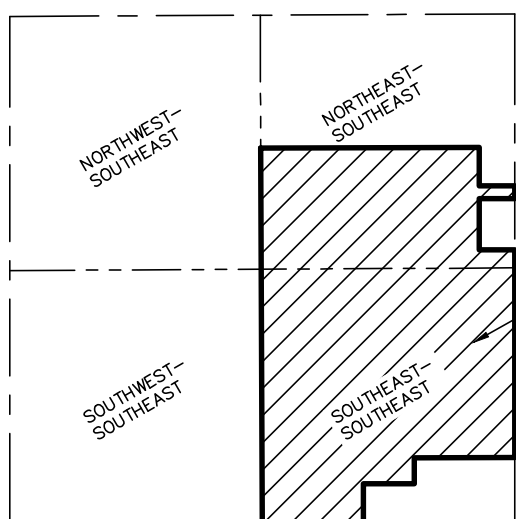
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1356 INTERNATIONAL DRIVE
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LOCATION SKETCH

(SOUTHEAST 1/4 OF SECTION 8)



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DATED THIS _____ DAY OF _____, 2025
PETER J. GARTMANN, P.L.S. 2279

SCALE: 1" = 100'

LEGEND

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PRELIMINARY PLAT OF
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SECTION 18, TOWNSHIP 28 NORTH, RANGE 8 WEST,
VILLAGE OF LAKE HALLIE, CHIPPEWA COUNTY, WISCONSIN

PREPARED BY REAL LAND SURVEYING
CADD No. 25417 PRELIM

- (3). Repair of motor vehicles and small engines including the construction and operation of racing machines such as stock cars, snowmobiles and tractors.
- (4). Storage of motor vehicles and recreational vehicles in accessory structures that were existing at the time of adoption of the zoning code (1974).

Sec. 70-116 Commercial Site Plan Review Process

- (a). *Purpose.* The purpose of the commercial site plan review requirements are as follows:
 - (1). To maintain and improve the quality of the environment;
 - (2). To encourage the aesthetic compatibility of the design and construction of new development with adjacent and nearby land uses;
 - ~~(2).~~ (3). To encourage neighborhood participation within the Commercial Site Plan Review Process.
- (b). *Jurisdiction.* Site plans for all new commercial development shall be submitted, reviewed and approved by the Plan Commission prior to the issuance of ~~a building and/or zoning~~ the applicable development permits ~~for all new commercial development by the Department.~~ (DJC: Should we define "new commercial development"?) ~~No building or sanitary permit for a nonresidential~~ Development permits for a commercial building or structure shall not be issued ~~until unless~~ all of the applicable provisions of this ~~section ordinance~~ have been met.
- (c). *Plan Submittal Requirements.* The submittal requirements for site plan applications shall include the following:
 - (1). *Written Narrative.* A written description of the intended use describing in reasonable detail the following:
 - a. Current and proposed land uses.
 - b. Projected employees, number of daily customers, and hours of operation for the ~~commercial land uses~~ proposed development.
 - c. ~~Possible future~~ expansions and related implications.
 - ~~e.d.~~ Proposed public improvements such as road dedications; Proposed connections to Village utilities such as water or sewer.
 - (2). *Site plan.* A site plan which includes the following:
 - a. A title block which indicates the name, address, ~~and phone/fax~~ number(s) and email address of the current property owner and/or agent(s) (developer, architect, engineer, and planner) for project.
 - b. The date of the original plan and the latest date of revision to the plan.
 - c. A north arrow and a graphic scale. Said scale shall not be smaller than 1 inch equals 100 feet.
 - d. A legal description of the subject property.
 - e. All property lines and existing and proposed right-of-way lines with bearings and dimensions clearly labeled.
 - f. All existing and proposed easement lines and dimensions with a key provided and explained on the margins of the plan as to ownership and purpose.
 - g. All required ~~building~~ setback lines.
 - h. All existing and proposed buildings, structures, and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities, and walls.
 - i. The location and dimension (cross-section and entry throat) of all access points onto public streets.
 - j. The location and dimension of all on-site parking (and off-site parking provisions if they are to be employed), including a summary of the number of parking stalls provided.
 - k. The location and dimension of all loading and service areas on the subject property and labels indicating the dimension of such areas.
 - l. The location of all outdoor storage areas and the design of all screening devices.

- m. The location, type, height, size, and lighting of all signage on the subject property.
 - n. The location, height, design/type, illumination power, and orientation of all exterior lighting on the subject property. (See Section 70-114)
 - o. The location and type of any permanently protected green space areas.
 - p. The location of existing and proposed stormwater management, conveyance and drainage facilities. (DJC: At what point do we want to look at SW management plans for developments smaller than one acre?)
 - q. Total Lot area.
 - r. Gross floor area.
 - s. Impervious surface area.
- (3). *Building Elevations.* Drawings of each elevation of the proposed building(s) or proposed remodeling of an existing building(s) showing finished exterior treatment. Labels on the elevation drawings shall identify all exterior materials and colors.
- (4). *Landscaping Plan.* Drawings of the subject property, at the same scale as the site plan, showing the location of existing and proposed plant materials, fencing, and berms. (DJC: I believe we should have some criteria in this section. Do you want to take your independent visions of commercial development and come up with a basic set of guidelines?)
- (5). *Development Agreement.* For some commercial developments, a developer's agreement shall be required for public dedications or connection to the village utilities.
- ~~(5)-(6).~~ *Additional Information.* The Plan Commission may request additional information if such information is needed to make a thorough and accurate review of the project.
- (d). *Review and Approval Procedure.*
- (1). If a commercial site plan approval is required and is not associated with a rezone or a conditional use request, Anan application for commercial site plan approval and the applicable fee shall be submitted to the appropriate Department no less than 10-15 working days prior to the Plan Commission meeting at which the application shall be considered. The application shall be accompanied by 10 copies of the site plan, written material, and otherinclude all information required in section 70-116(c) and other applicable sections of this ordinance and be submitted in one and electronic copy in a PDF with recognizable text.
 - (2). Notification to property owners within 400' of the proposed development shall be mailed a notice indicating the date, time and location of the meeting where the plan commission will review the proposed plans.
 - ~~(2)-(3).~~ The Department shall review the site plan and accompanying material for conformance to this section and ordinance. The Department shall prepare a report and recommendation to the Plan Commission for its consideration of the application.
 - ~~(3)-(4).~~ When acting upon an application, the Plan Commission shall consider the proposed site plan in relation to the staff report and the review criteria of section 70-116(c). The Plan Commission shall approve the site plan with or without conditions, deny it, or defer it for further study.
 - ~~(4)-(5).~~ Following approval of a site plan and prior to issuance of the applicable building and/or zoning development permits, the applicant shall be responsible for submittal to the edDepartment 2 copies of the final approved site plan, along with all necessary application information and applicable fees, which shall include all changes or other pertinent information required by the Plan Commission.
 - ~~(5)-(6).~~ An applicant who wishes to change an approved site plan must contact the Department. If the proposed changes are of a nature that the revised site plan will be substantially similar to the approved plan, the Department staff may approve the site plan change. If the proposed changes substantially alters the principal uses, parking and circulation, drainage, landscaping, or other site plan elements, then the changes shall be reviewed and decided upon in the same procedure as set forth herein in section 70-116.
 - (6). Within ninety 90 days of the receipt of the application by the Department, the Plan Commission shall render a decision. If no decision is made by the Commission within said 90 day period, the site plan shall be considered

approved. The Plan Commission shall approve, deny, or approve subject to compliance with such modifications or conditions as it may deem necessary to carry out the purpose of these regulations and ~~insure~~ensure that the external design and site plan for all developments are in accordance with the provisions of this section.

- (e). *Review Criteria.* When acting upon an application, the Plan Commission shall rely upon generally accepted site planning and design principles and the following criteria:
- (1). The existing natural topographic and landscape features of a site shall be incorporated into a development plan. Such plan shall include all prudent and necessary steps required to protect the natural environment of the site and surrounding areas during and after construction.
 - (2). Site coverage, paved areas, lawn areas, building scale, setbacks, and open spaces shall be in proportion with existing and planned structures and spaces in the surrounding area.
 - (3). Buildings shall be sited in an orderly, non-random fashion. Excessively long, unbroken building facades shall be avoided. Building materials and design features shall be consistent with the general design theme of the development.
 - (4). All areas not otherwise occupied by structures or paved areas shall be landscaped. Landscape plans for developments with ground floor areas in excess of 10,000 square feet shall be prepared by a professional landscape architect or an experienced landscaper (DJC: Definition of experienced?).
 - (5). Access to the site shall be provided by driveways which are limited and located in a manner to minimize traffic congestion and difficult turning movements.
 - (6). The interior circulation of the site shall be designed to provide for the convenient and safe flow of pedestrians and non-pedestrian traffic on the site and onto and from public streets or sidewalks.
 - (7). Sites shall be lighted with fixtures, when required, which relate to the scale and design of the development and which have intensity high enough to maintain security and low enough to avoid being a nuisance.
 - (8). Paved areas shall be only as large as necessary to serve parking, circulation, and open space needs. The appearance of paved areas shall be enhanced by landscaping. Monotonous, extended, or unbroken parking areas, driveways, and carport or garage structures shall be avoided. Parking structures and areas shall be separated from residential buildings by landscaped areas.
 - (9). Outdoor activity areas, parking lots, storage yards, trash and recycling areas and other exterior features or uses shall be adequately landscaped or screened to minimize any potential nuisance features of the use of the site on existing or potential adjacent land uses. (DJC: Adequate is a catch-all word and left up to someone's opinion?)
 - (10). Recyclable materials storage areas will be provided for any use which generates significant amounts of recyclable materials and such area will be appropriately screened.
- (f). *Expiration Date.* The proper permits for the project must be applied for and approved within 12 months of the Plan Commission's final approval of the project. If this timeframe is not ~~met~~met, the applicant will be required to resubmit new all applicable information and applications and that shall be reviewed and decided upon in the same process as outlined in 70-116.

(Revisions: Ordinance # 2013-014, 12-02-2013)

Secs. 70-117 --70-125. Reserved.

DIVISION 2. JUNK, SALVAGE AND WRECKING YARDS

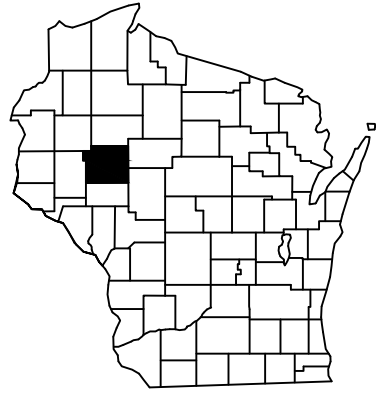
Sec. 70-126 Permit Required

No person shall, after the effective date of the ordinance from which this title is derived, except in districts designated in this title, keep, conduct or maintain any building, structure, yard or place for keeping, storing or piling, in commercial quantities, whether temporarily, irregularly or continually, or for the buying or selling at retail or wholesale or dealing in any old, used or secondhand materials of any kind, including cloth, rags, clothing, paper, rubbish, bottles, equipment,

CHIPPEWA COUNTY



Know what's below.
Call before you dig.



VICINITY MAP

PROJECT LOCATION

CONTACTS

PUBLIC WORKS SUPERVISOR	VILLAGE OF LAKE HALLIE SAM BAUTCH: (715) 726-2660 PWDdept@lakehallie.us
VILLAGE PRESIDENT	VILLAGE OF LAKE HALLIE GARY SPILDE: (715) 944-4211
ZONING DIRECTOR	CHIPPEWA COUNTY DOUG CLARY: (715) 726-7941 dclary@co.chippewa.wi.us
LAND CONS. DEPARTMENT	CHIPPEWA COUNTY-ENVIRONMENTAL ENGINEER KETTY CLOW, P.E.: (715) 726-7923 kclow@co.chippewa.wi.us
CABLE	SPECTRUM ROBERT STEPHENS: (715) 214-1173
GAS	XCEL ENERGY: DESIGN SECTION COLE STRUCK: (715) 577-6480
ELECTRIC	XCEL ENERGY: DESIGN SECTION DAVID MELSNESS: (715) 737-1495
HIGHWAY COMMISSIONER	CHIPPEWA COUNTY CHRIS ELSTRAN: (715) 726-7914 dclary@co.chippewa.wi.us

PROJECT DEVELOPER/ CLIENT:
HASSELWANDER COMPANIES INC.
ATTN: NEIL HASSELWANDER
3615 HASTINGS WAY, STE 200
EAU CLAIRE, WI 54703
PHONE: 715.831.7077
EMAIL: nhasel@haselwander.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

GRAND MEADOWS HASSELWANDER COMPANIES INC. 43RD AVE LAKE HALLIE, WI

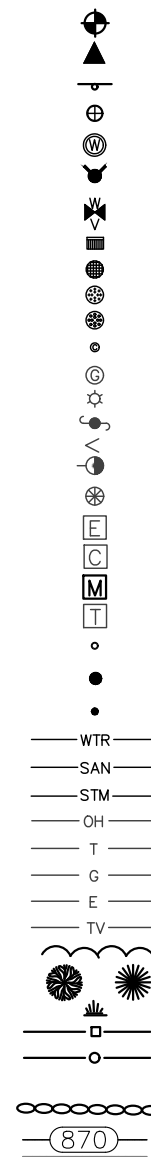


LOCATION MAP

SCHEDULE OF REQUIRED PERMITS		
APPROVALS NEEDED	DATE SUBMITTED	APPROVAL
VILLAGE OF LAKE HALLIE SITE PLAN SUBMITTAL		
WIDNR - NOTICE OF INTENT		
CHIPPEWA COUNTY STORM WATER PERMIT		
CHIPPEWA COUNTY ACCESS PERMIT		

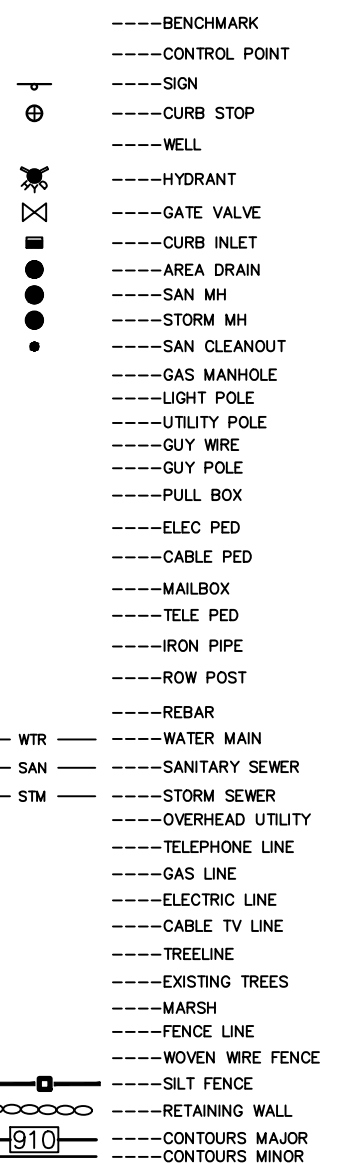
ABBREVIATIONS:
BC=BACK OF CURB
BLK=BLOCK NUMBER
BTM=BOTTOM (ELEV)
CL=CENTERLINE
CS=CURB STOP
ELEV=ELEVATION
EOP=EDGE OF PAVEMENT
EX=EXISTING
FES=FLARED END SECTION
FF=FINISHED FLOOR (ELEV)
FL=FLOWLINE
GF=GARAGE FLOOR (ELEV) @
OVERHEAD DOOR
GLG=GROUND LINE GROOVE
HWL=HIGH WATER LEVEL
INV=INVERT
LF=LINEAR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

EXISTING



LEGEND

PROPOSED



SHEET SCHEDULE

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SHEET INDEX & ALIGNMENT REPORT
3	EXISTING CONDITIONS & DEMOLITION PLAN
4-6	GRADING PLAN
7	EROSION CONTROL PLAN
8-10	PLAN & PROFILE - ALIGNMENT 1
11-13	ROAD CROSS-SECTIONS
14	PLAN & PROFILE - POND CROSS-SECTIONS
15-16	DETAILS

AEC PROJECT #: 25080

PLANS DATED: JAN 2026



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0 30 60 120

LEGEND



WETLANDS

Horizontal Alignment Report

Report Date: 11/25/2025 2:05:56 PM
Alignment Name: ALN1
Station Range: Start: 0+00.00, End: 14+25.00
Description:

Begin ALN1
N 118,311.3195 E 171,141.2290
0+00.00

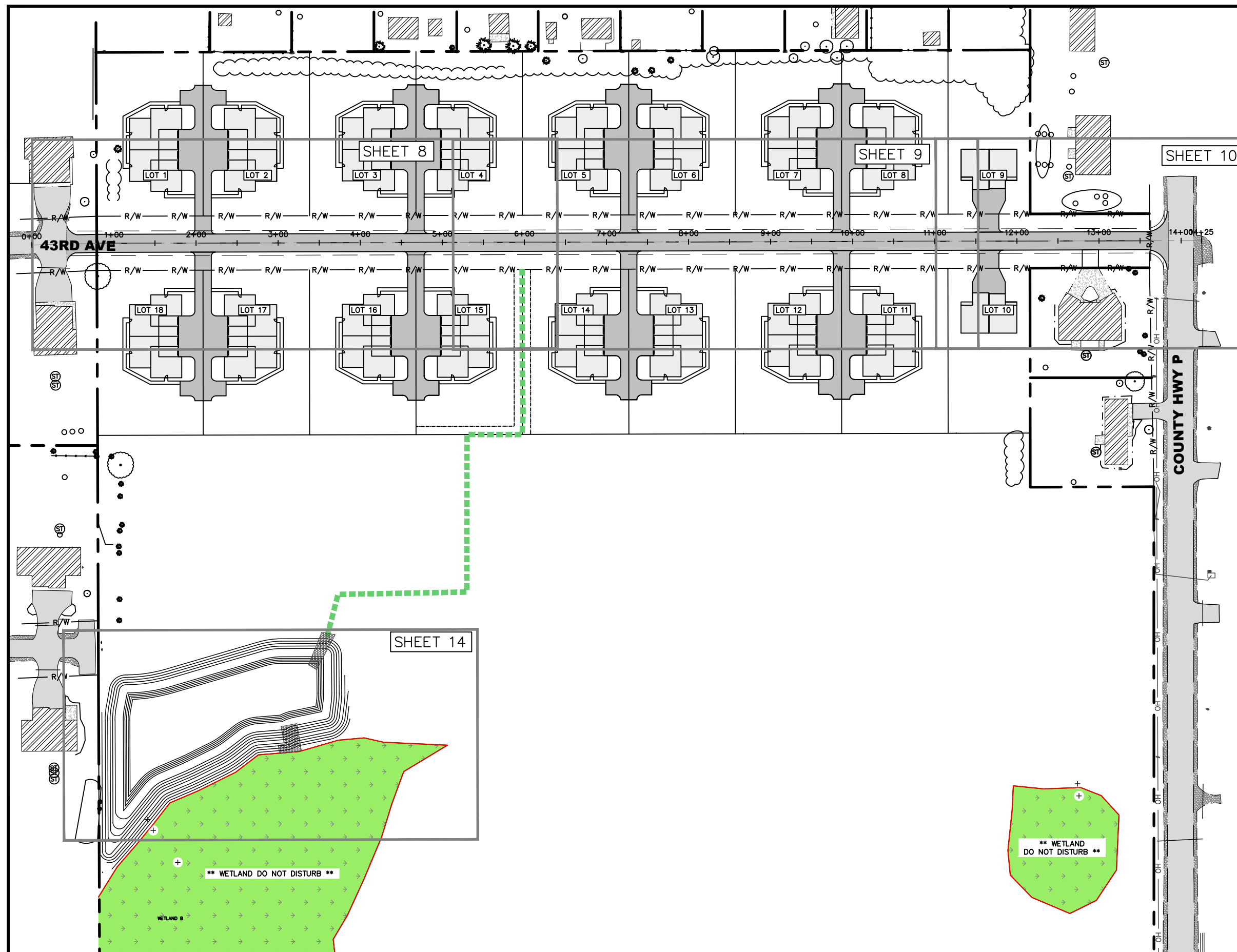
Line (1)
N89° 28' 38"E 79.03'
N 118,313.4195 E 171,220.2307
0+79.03
Line (1)

Line (2)
N89° 51' 30"E 1,137.08'
N 118,316.2297 E 172,357.3068
12+16.11
Line (2)

Line (3)
N89° 50' 24"E 208.89'
N 118,316.8133 E 172,566.1960
14+25.00
Line (3)

N 118,316.8133 E 172,566.1960
14+25.00
End ALN1

Alignment Length: 1,425.00'



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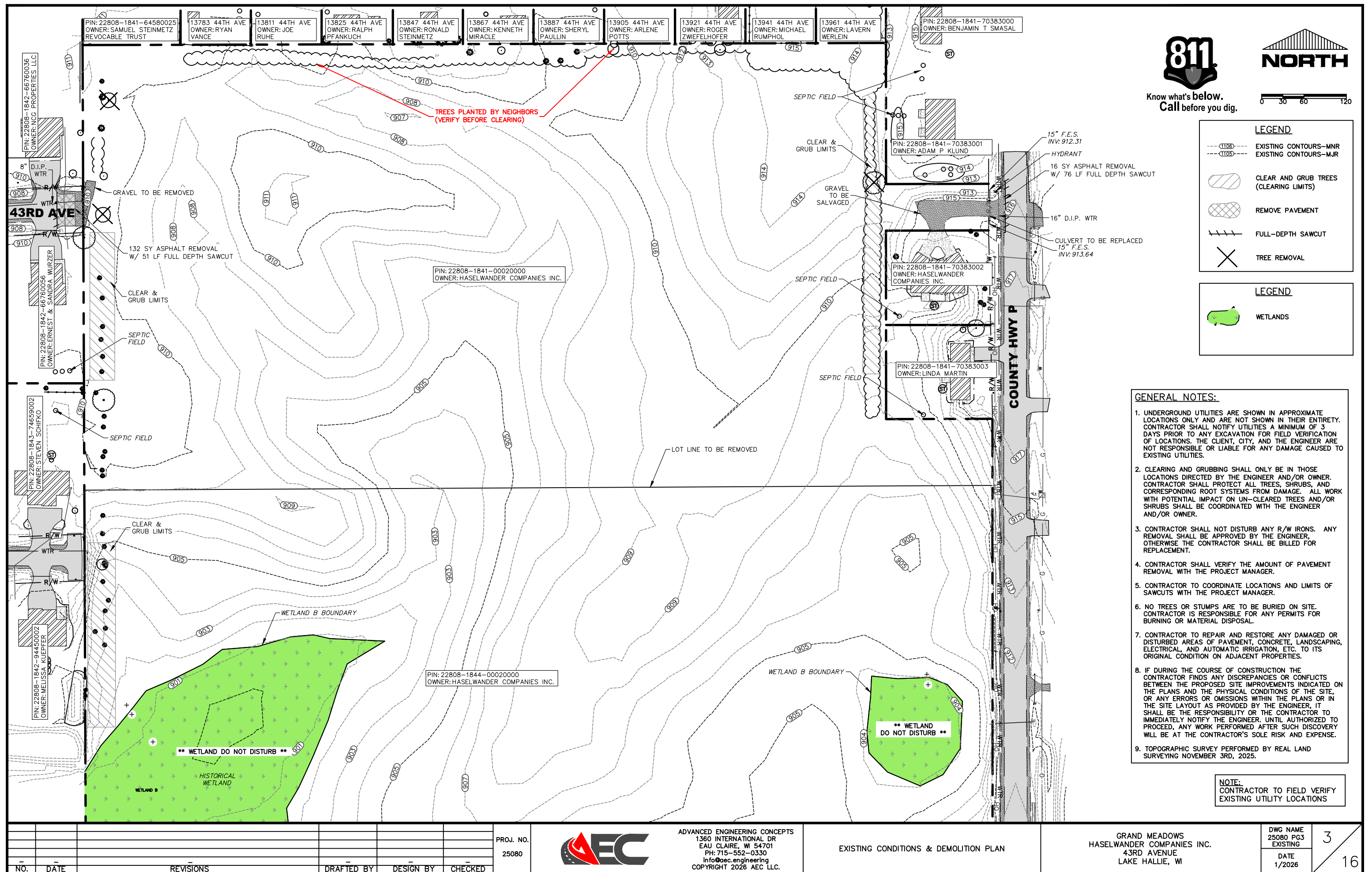
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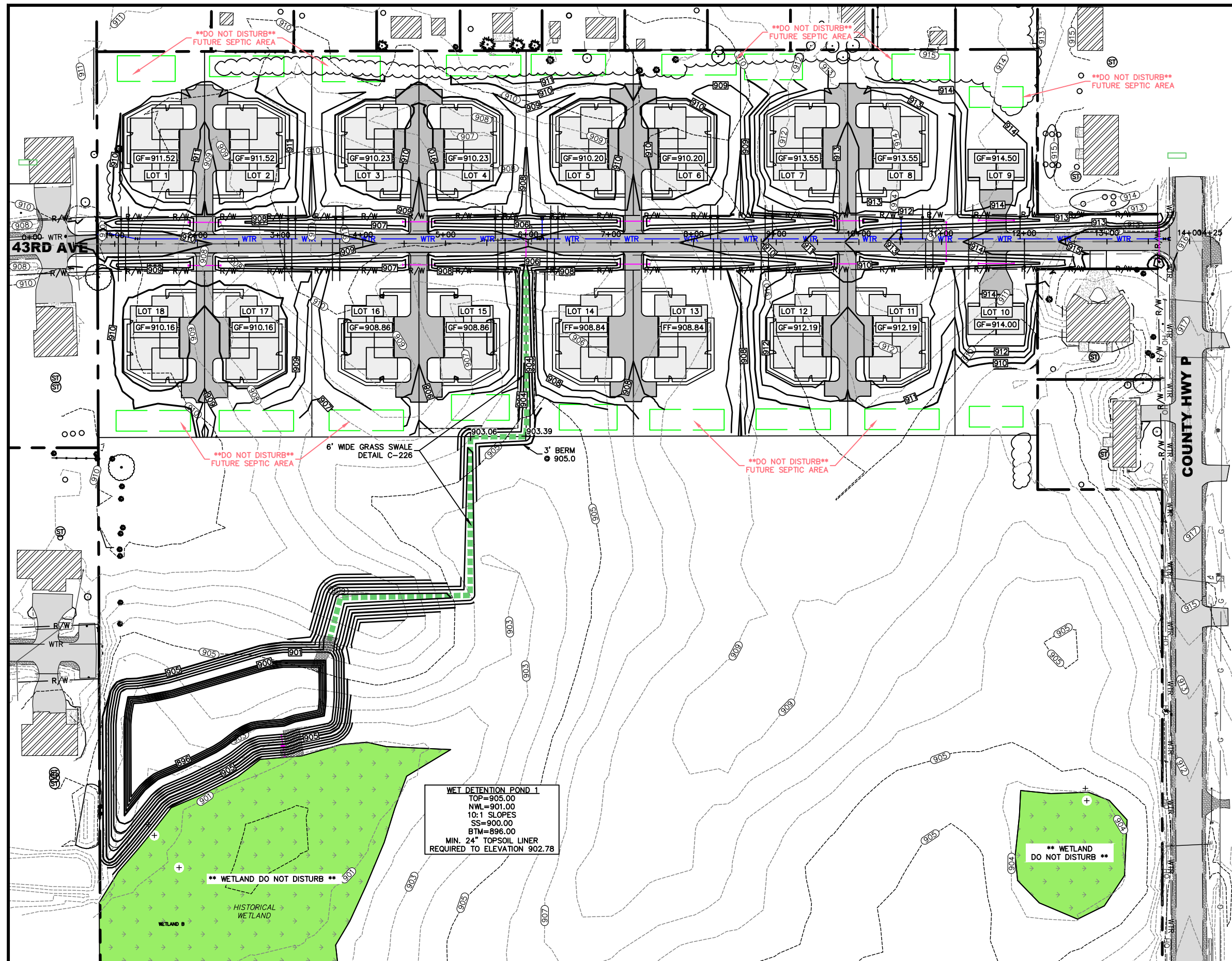
SHEET INDEX & ALIGNMENT REPORT

GRAND MEADOWS
HASELWANDER COMPANIES INC.
43RD AVENUE
LAKE HALLIE, WI

DWG NAME
25080 PG2
INDEX
DATE
1/2026

2
16







Know what's below.
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GRADING PLAN LEGEND

EXISTING CONTOURS-MNR

EXISTING CONTOUR-MJR

FINAL CONTOUR-MJR

FINAL CONTOUR-MNR

DRAINAGE PATTERN LINES

GRADE BREAK LINES

PROPOSED DRAINAGE DIRECTION

PROPOSED SPOT ELEVATION

EXISTING SPOT ELEVATION

GARAGE FLOOR ELEVATION

FUTURE SEPTIC AREA
DO NOT DISTURB

- 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.
- RECTANGLES REPRESENT BUILDING PAD LOCATIONS, NOT STRUCTURE DIMENSIONS OR POSITION. STRUCTURE PLACEMENT SHALL COMPLY WITH ALL APPLICABLE SETBACKS PER VILLAGE CODE AND FINAL PLAT.

3.

4.

5.

6.

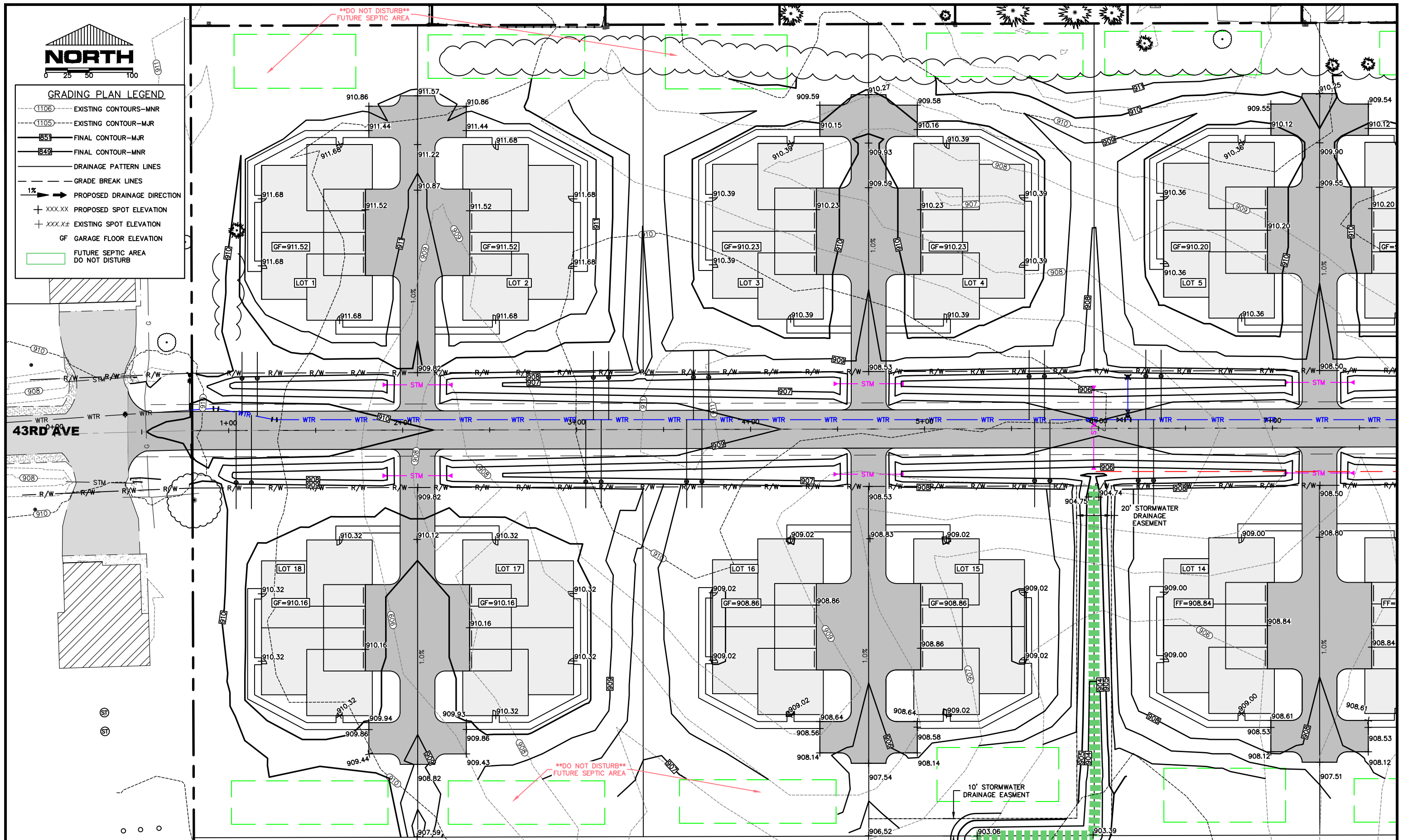
7.

NOTE:
CONTRACTOR TO FIELD VERIFY
EXISTING UTILITY LOCATIONS



GRADING PLAN LEGEND

- (1105)--- EXISTING CONTOURS-MNR
- (1105)--- EXISTING CONTOUR-MJR
- (55)--- FINAL CONTOUR-MJR
- (549)--- FINAL CONTOUR-MNR
- DRAINAGE PATTERN LINES
- GRADE BREAK LINES
- 1% → PROPOSED DRAINAGE DIRECTION
- + XXX.XX PROPOSED SPOT ELEVATION
- + XXX.X± EXISTING SPOT ELEVATION
- GF GARAGE FLOOR ELEVATION
- FUTURE SEPTIC AREA DO NOT DISTURB



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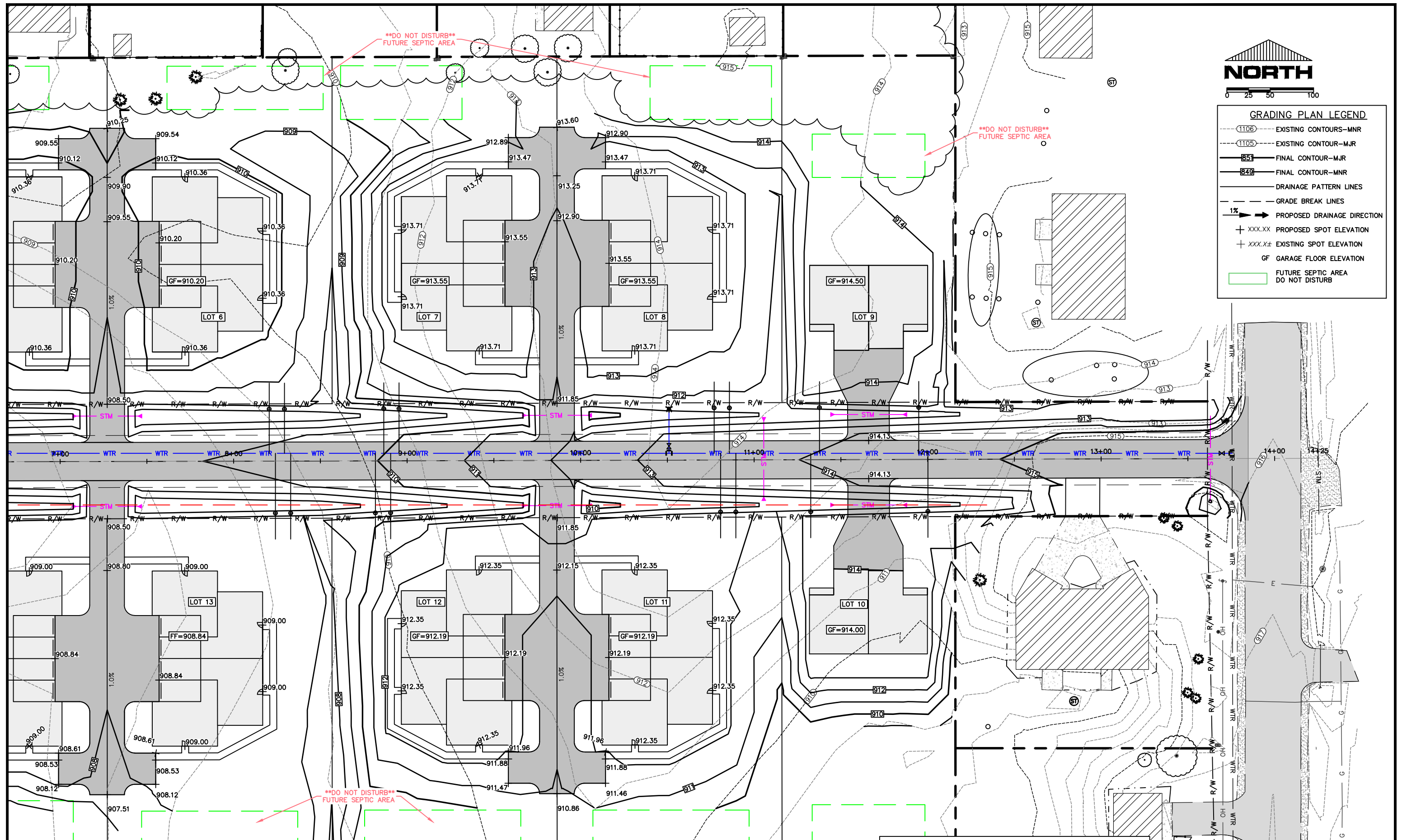
GRADING PLAN 50 SCALE

GRAND MEADOWS
HASELWANDER COMPANIES INC.
43RD AVENUE
LAKE HALLIE, WI

DWG NAME
25080 PG4
GRADING

DATE
1/2026

5
16



NORTH

0 25 50 100

GRADING PLAN LEGEND

- (1106)--- EXISTING CONTOUR-MNR
- (1105)--- EXISTING CONTOUR-MJR
- (851)--- FINAL CONTOUR-MJR
- (849)--- FINAL CONTOUR-MNR
- DRAINAGE PATTERN LINES
- GRADE BREAK LINES
- 1% → PROPOSED DRAINAGE DIRECTION
- + XXX.XX PROPOSED SPOT ELEVATION
- + XXX.X± EXISTING SPOT ELEVATION
- GF GARAGE FLOOR ELEVATION
- FUTURE SEPTIC AREA
- DO NOT DISTURB

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					DATE 1/2026	16



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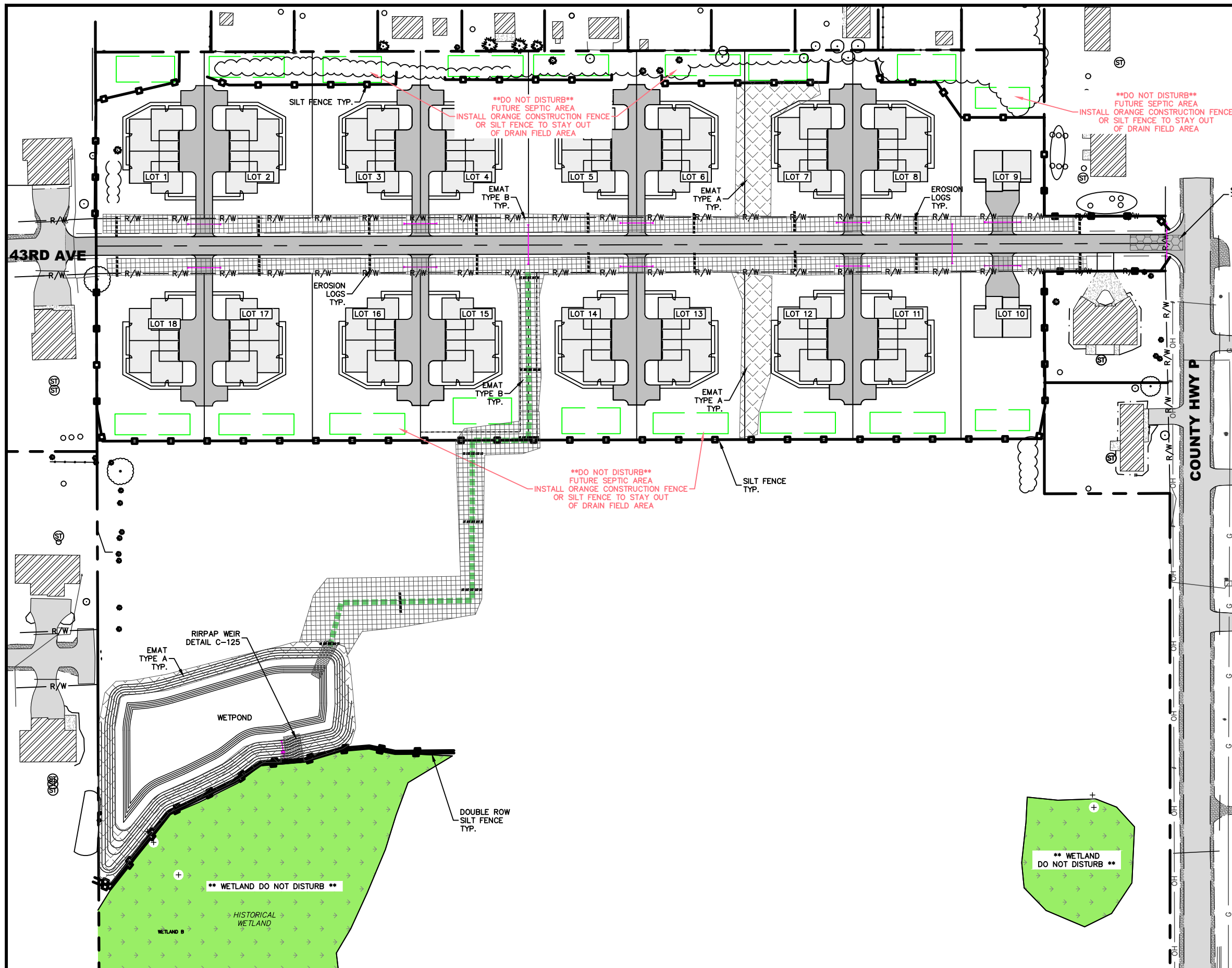
EROSION CONTROL LEGEND

- SILT FENCE
DETAIL C-210
- STONE TRACKING PAD
DETAIL C-400
- EROSION MAT
CLASS 1 TYPE A
CLASS 1 TYPE B
DETAIL C-220
- EROSION LOGS
DETAIL C-205
- RIPRAP
DETAIL C-111

NOTE:
CONTRACTOR TO FIELD VERIFY
EXISTING UTILITY LOCATIONS

EROSION CONTROL NOTES:

1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html.
8. INSTALL PERIMETER EROSION CONTROLS AND STONE TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
11. COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP #1063.
12. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
13. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
14. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
15. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL. TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
16. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
17. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY VILLAGE. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
18. GENERAL CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068.
19. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
20. COORDINATE WITH ENGINEER TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
21. FOR NON-CANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS 1 TYPE A EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CANNEL EROSION MAT #1052.
22. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS 1 TYPE B EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
23. FOLLOW SECTION 02910 SITE RESTORATION FOR SEED MIX, SEED APPLICATION RATES AND METHODS, AND FERTILIZER RATES.



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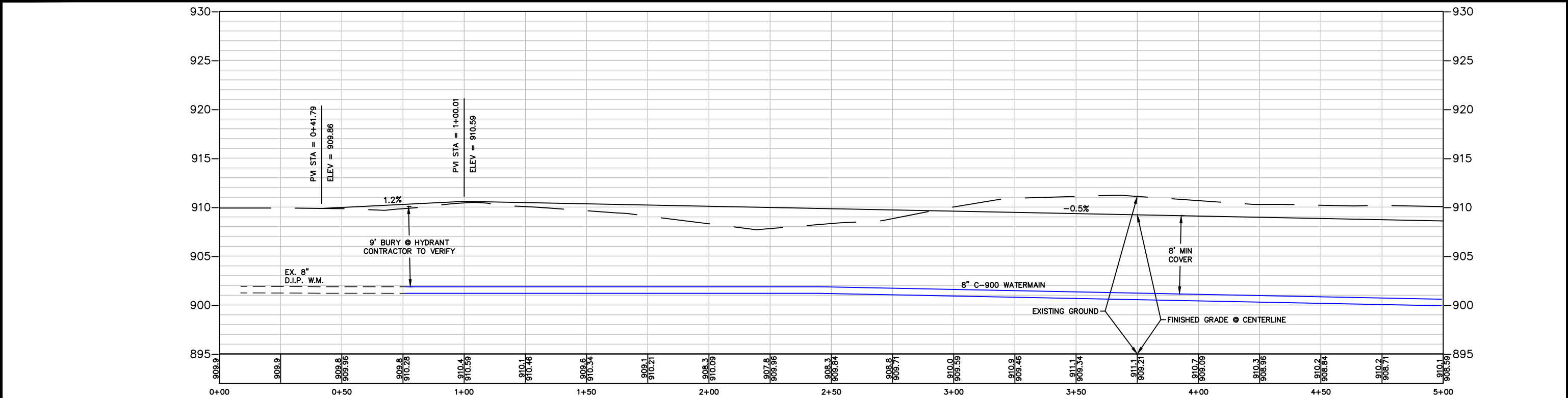
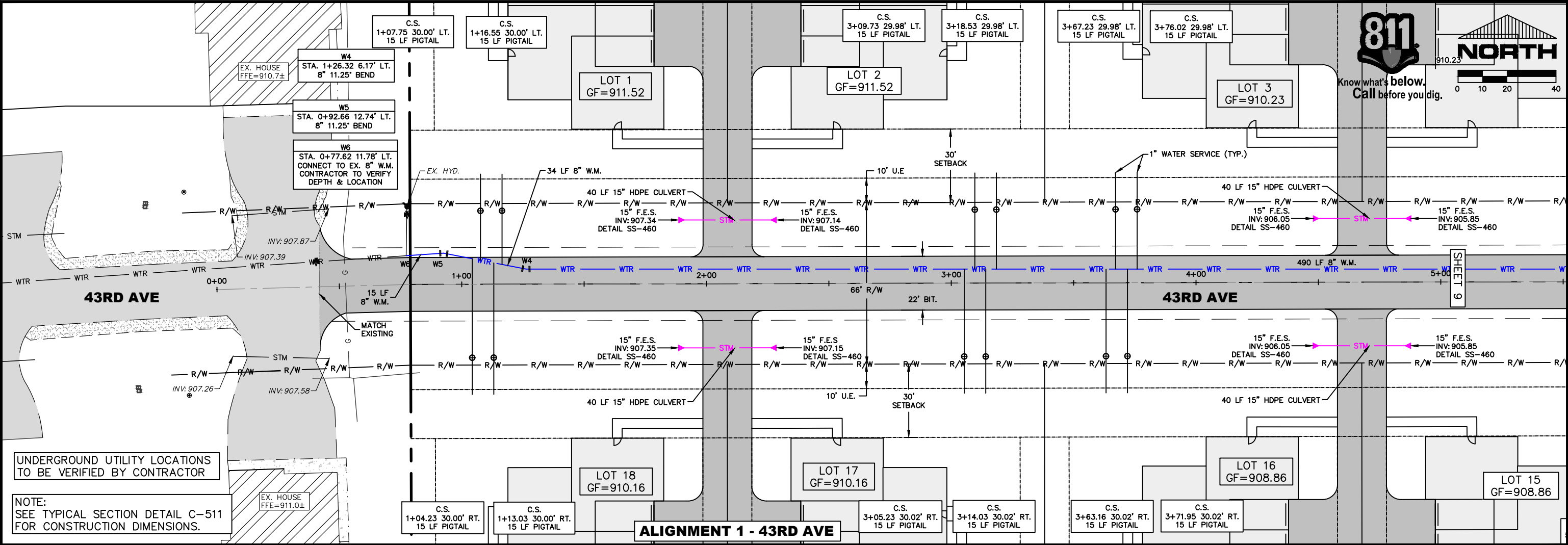
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EROSION CONTROL PLAN

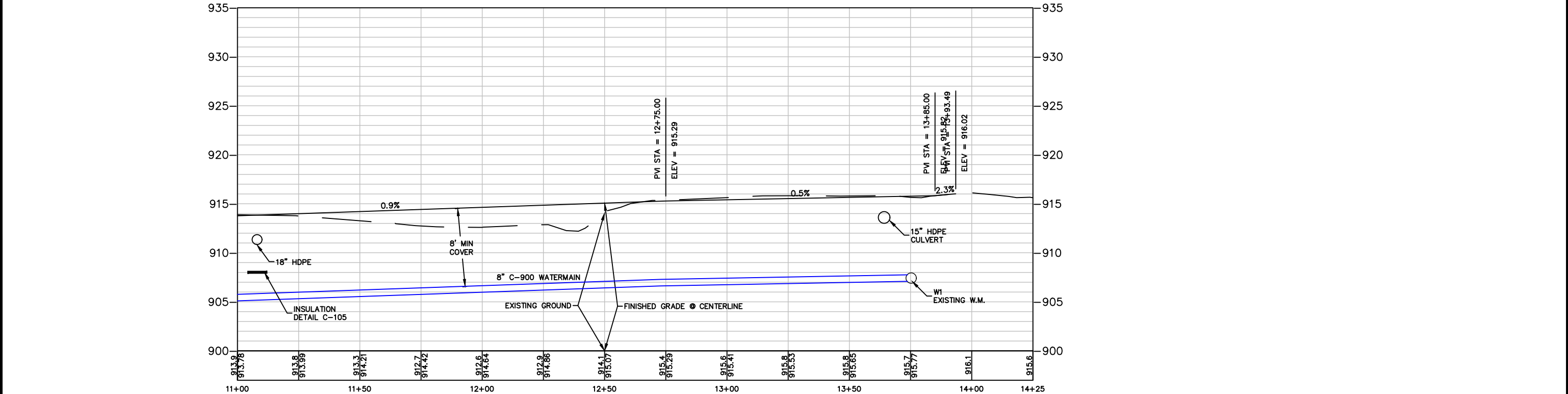
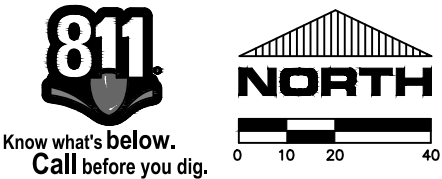
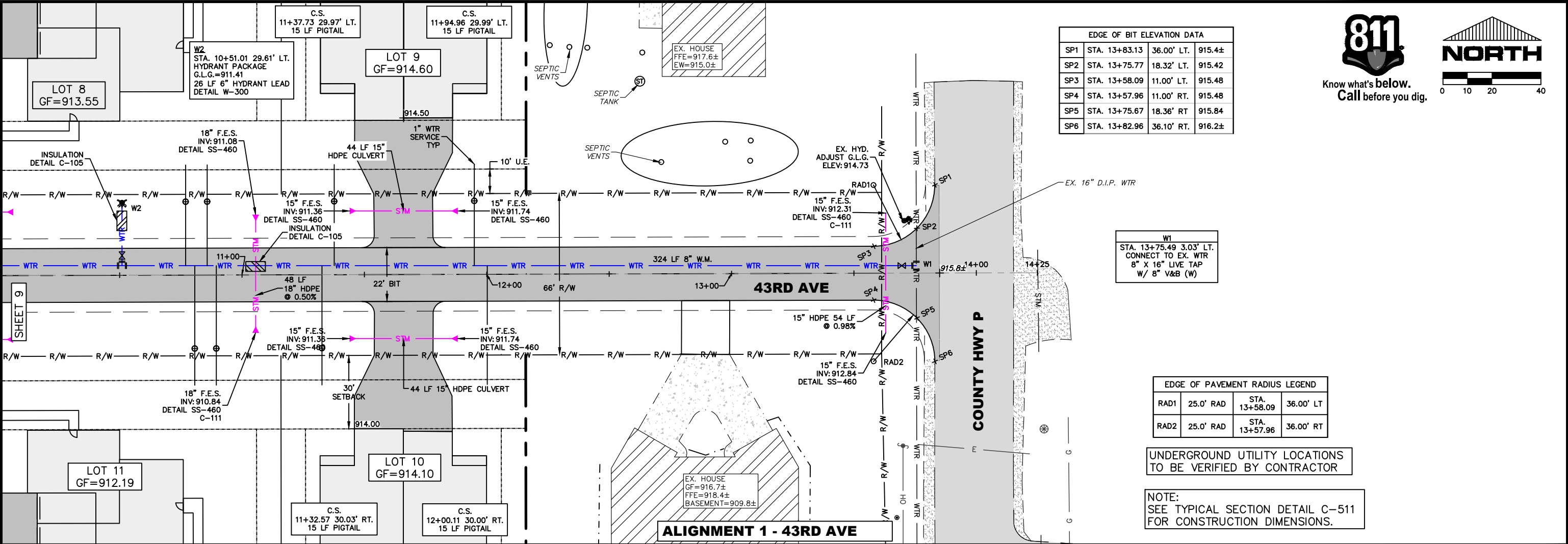
GRAND MEADOWS
HASELWANDER COMPANIES INC.
43RD AVENUE
LAKE HALLIE, WI

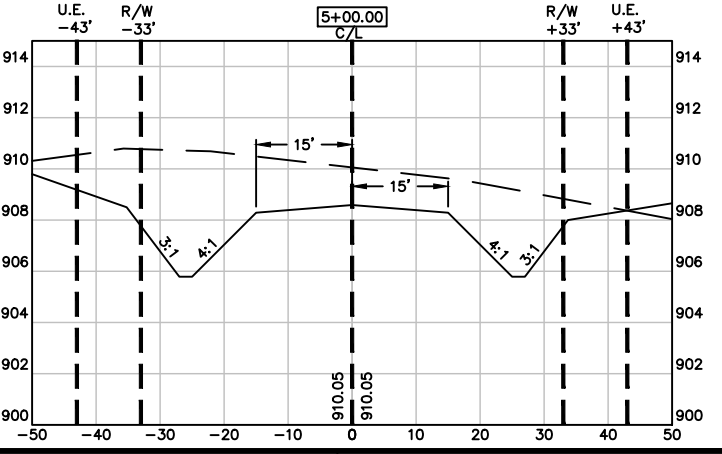
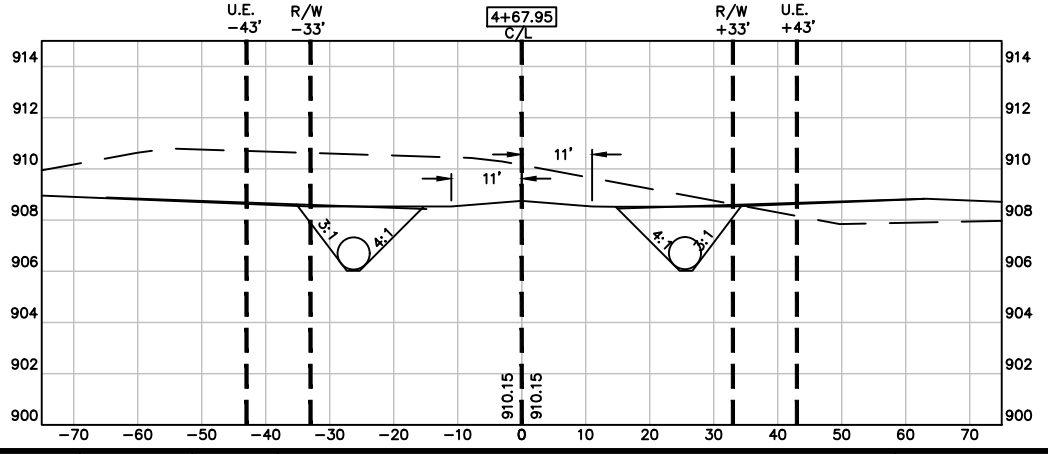
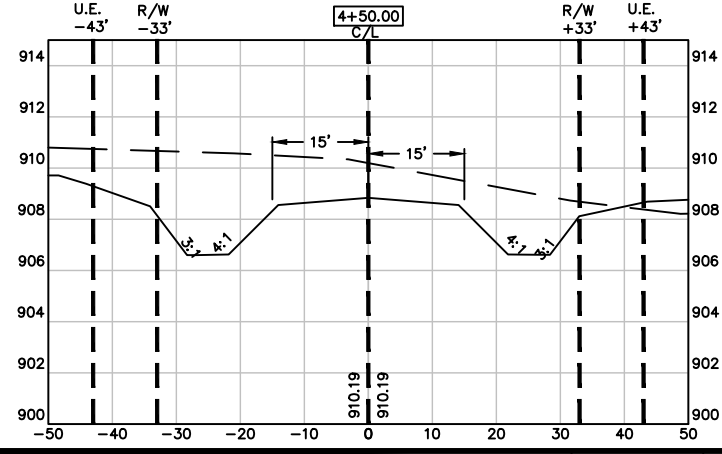
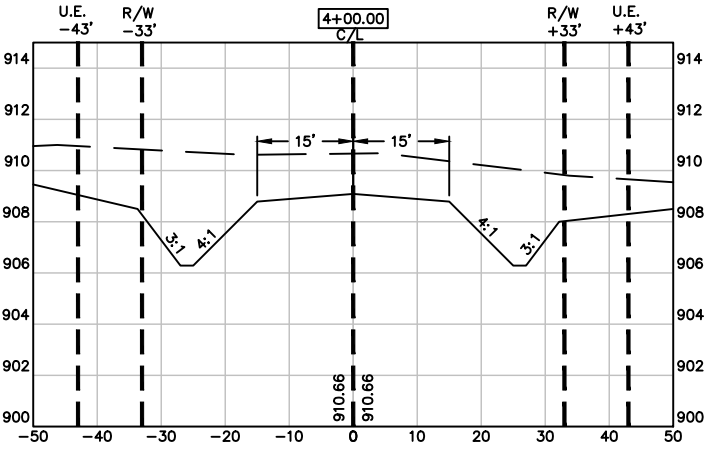
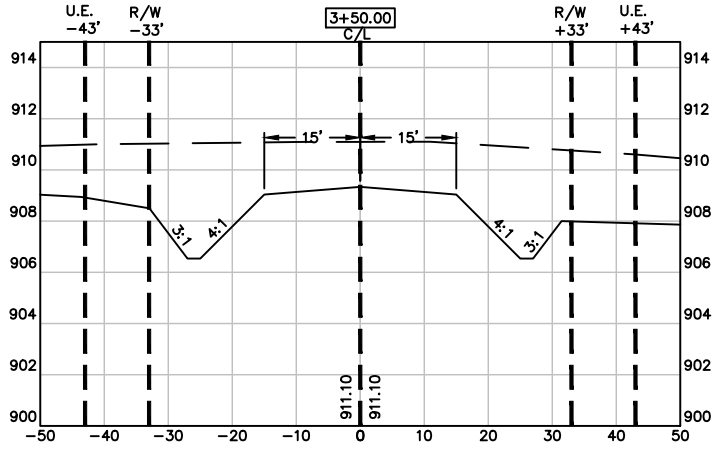
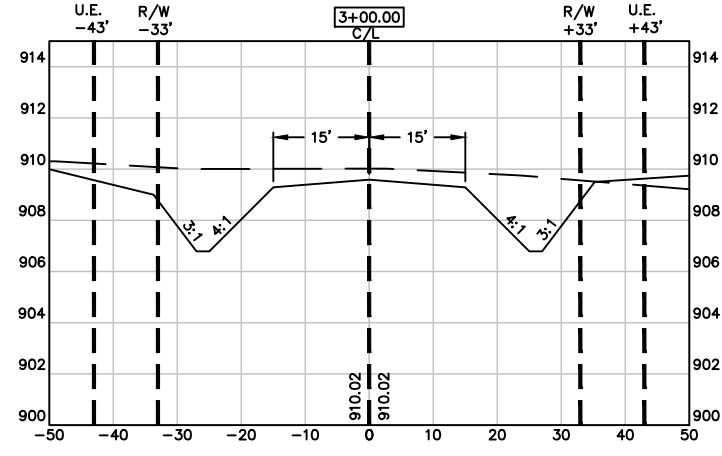
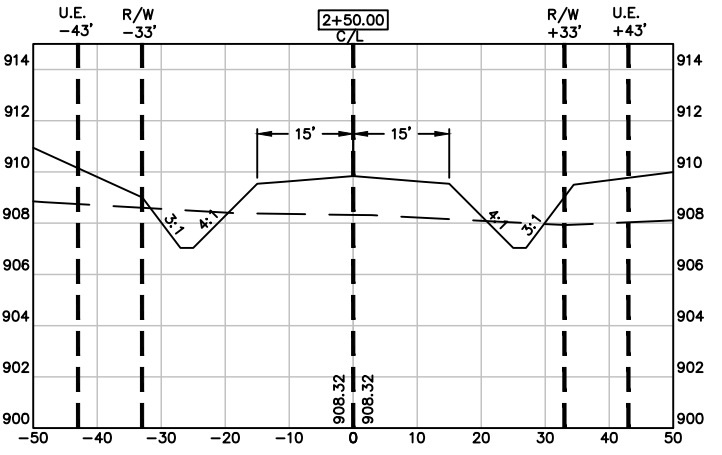
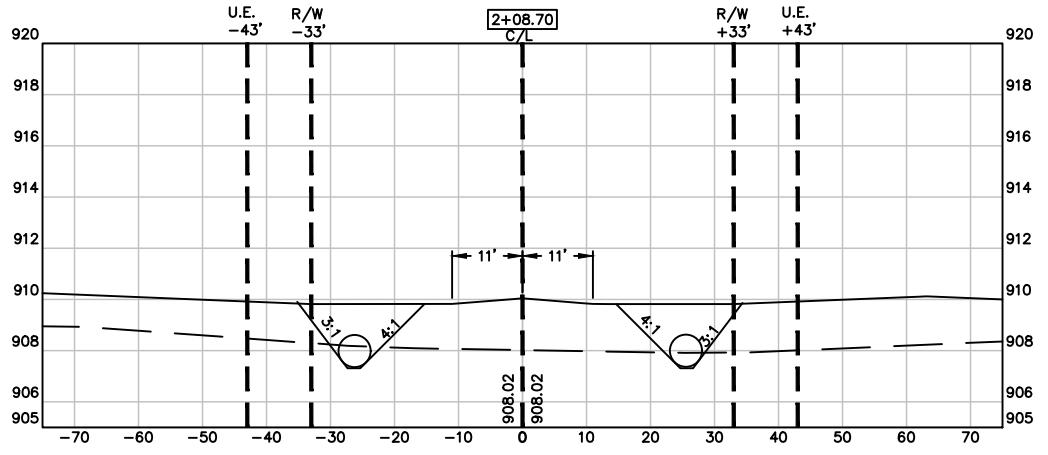
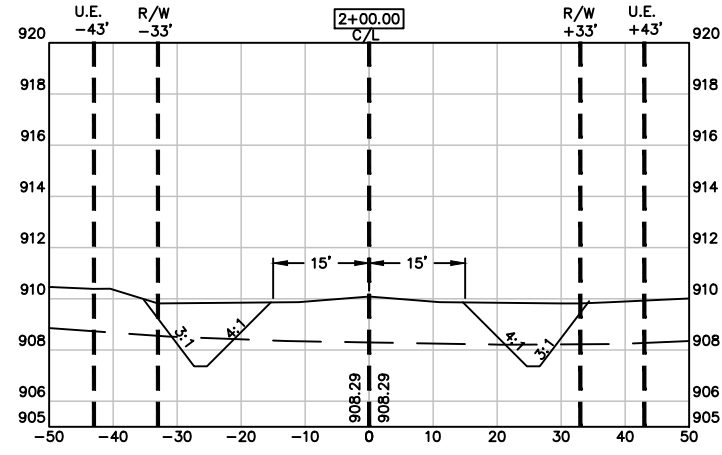
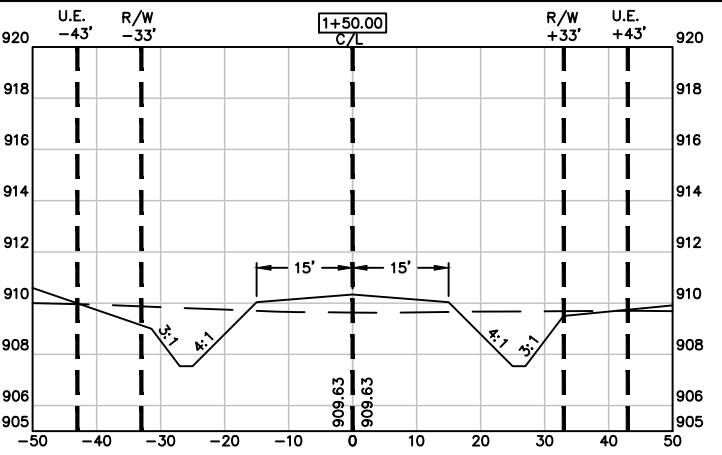
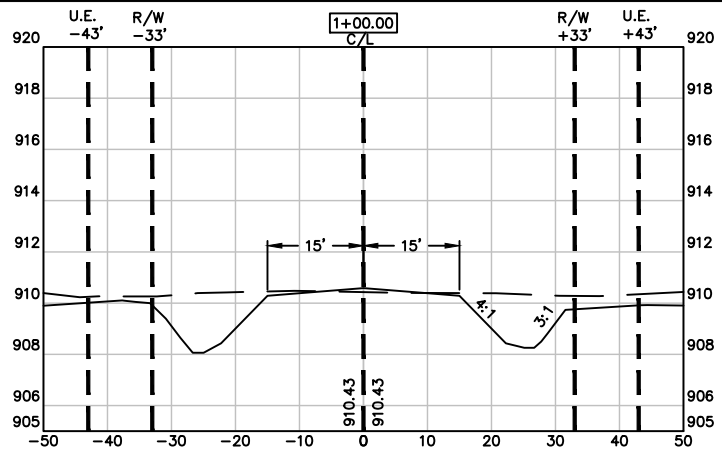
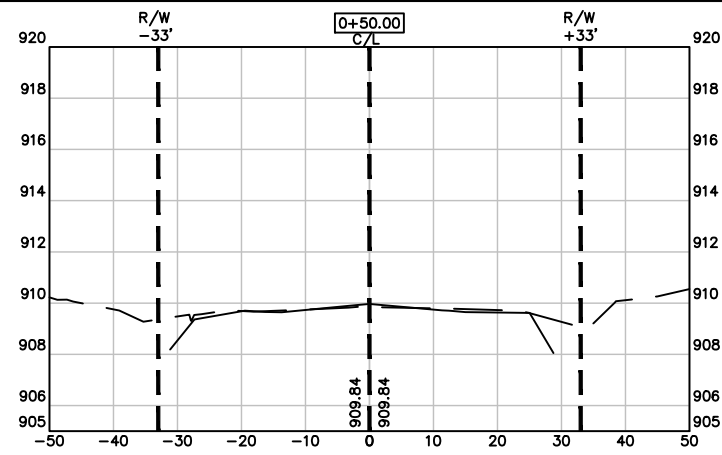
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EROSION
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1/2026

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ALIGNMENT 1 - 43RD AVE
CROSS SECTIONS
0+50 TO 5+00

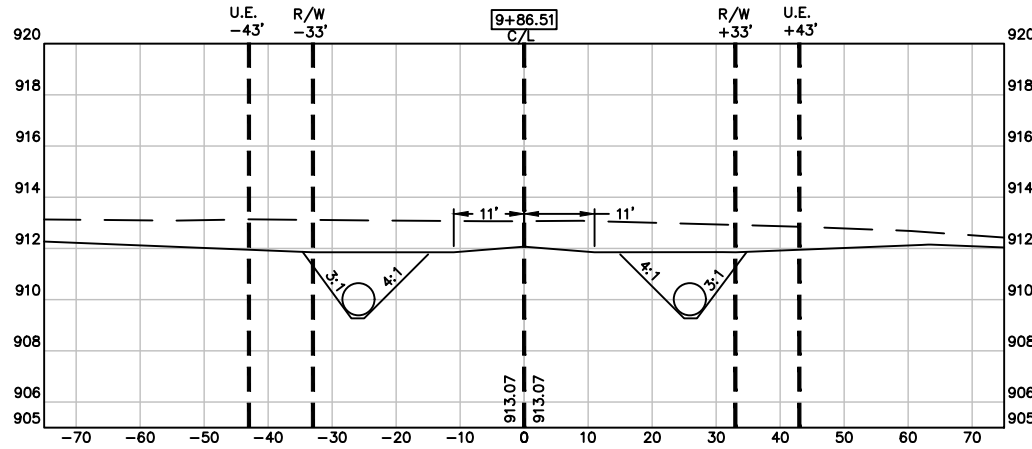
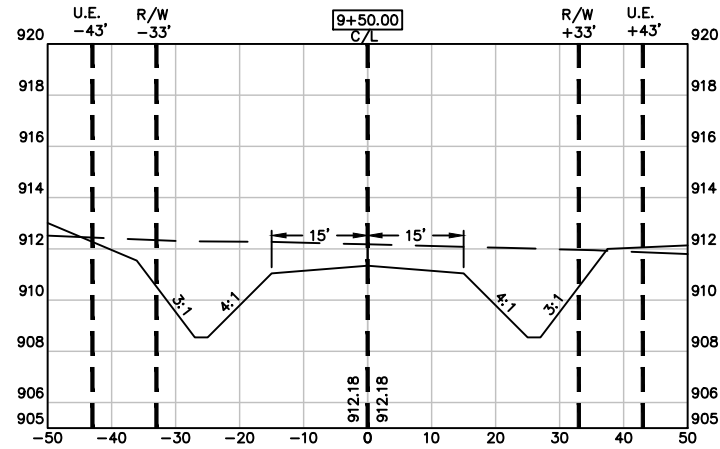
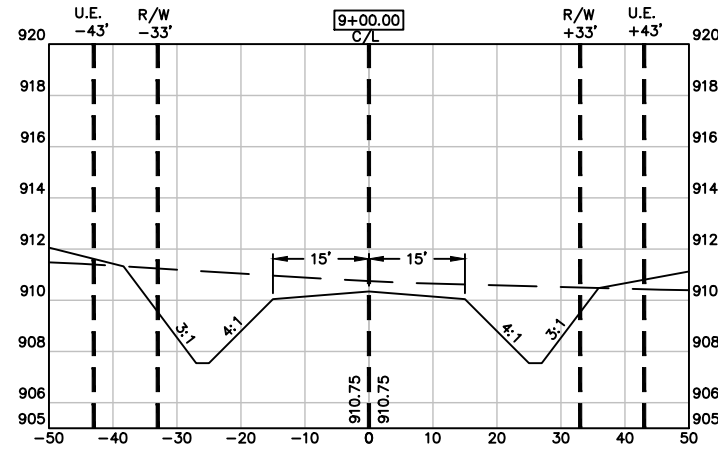
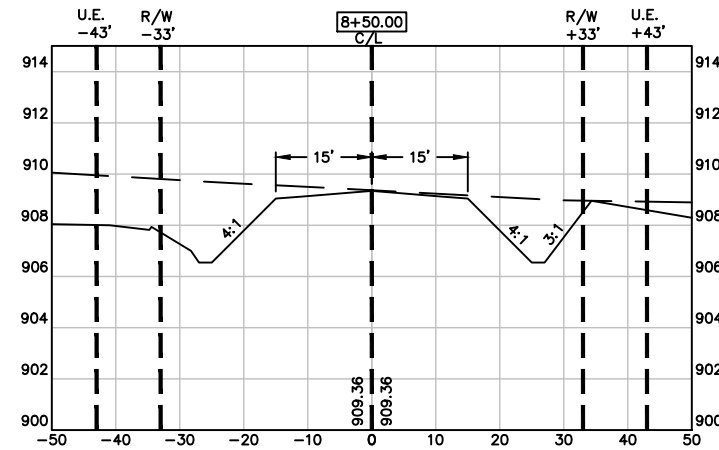
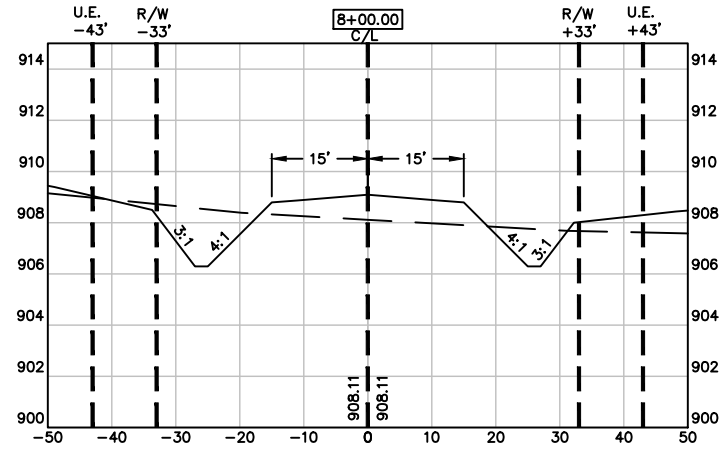
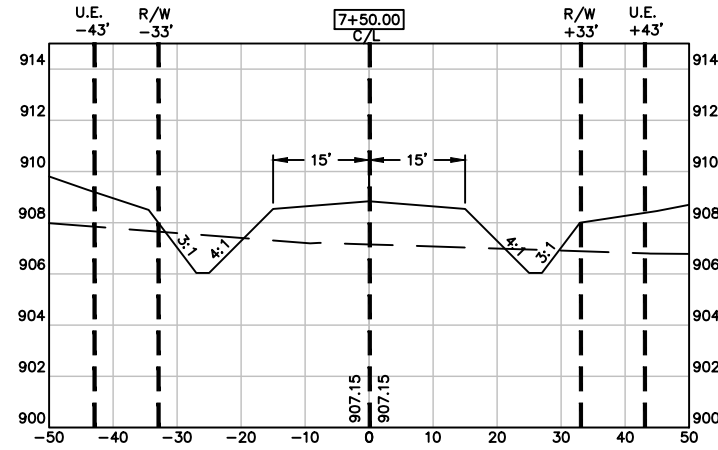
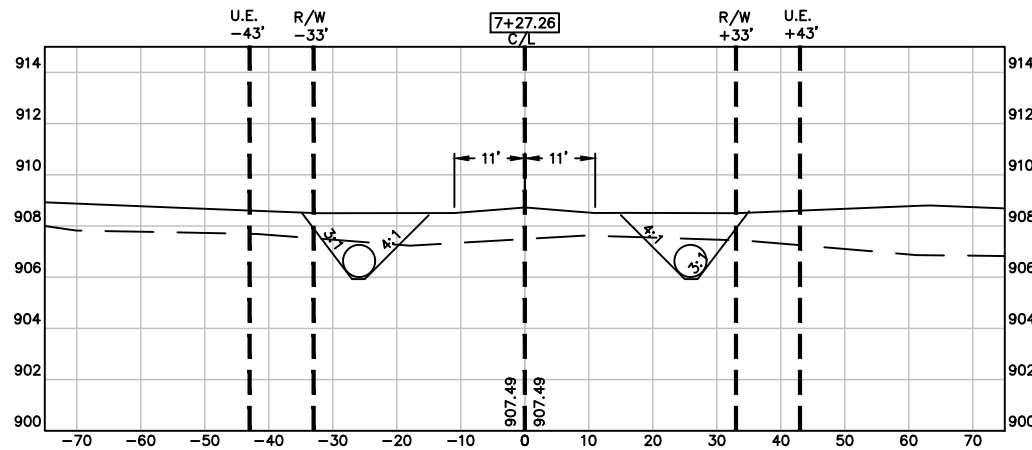
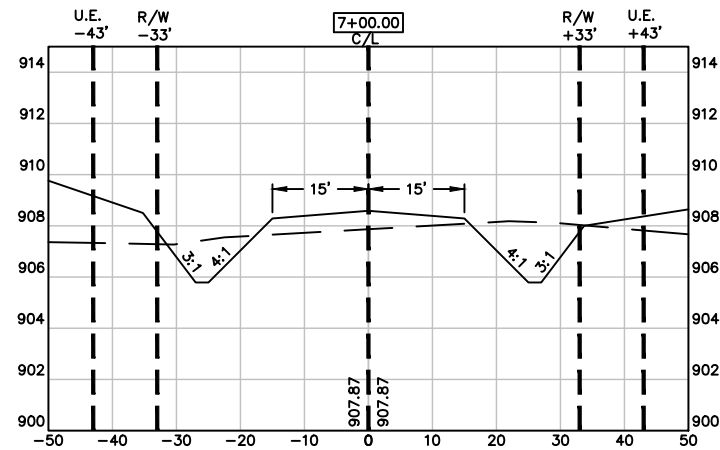
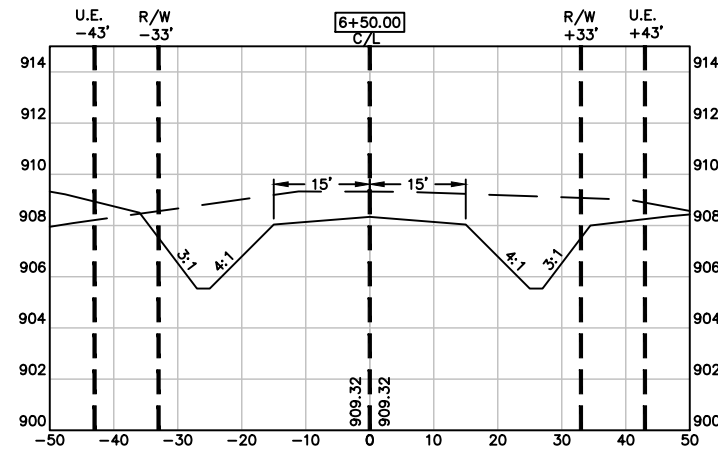
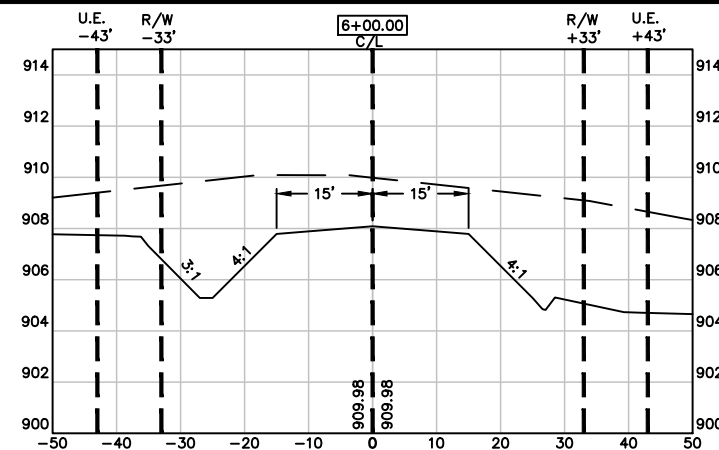
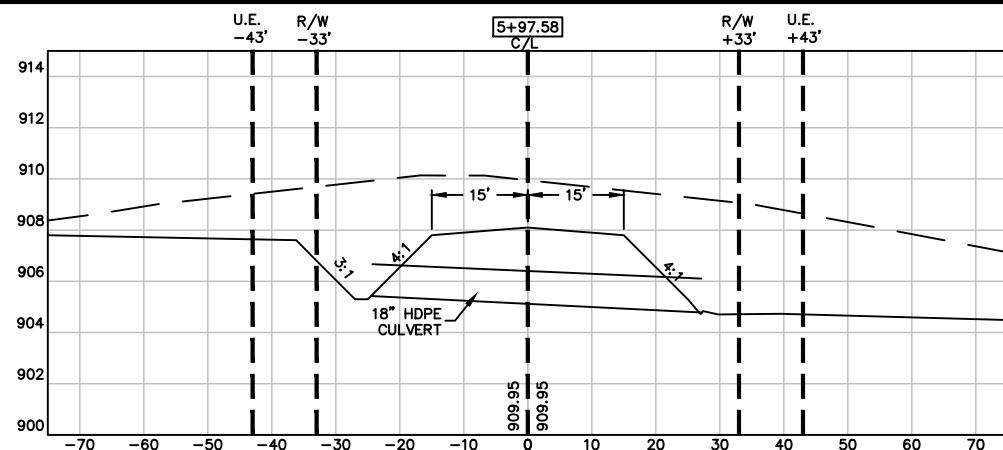
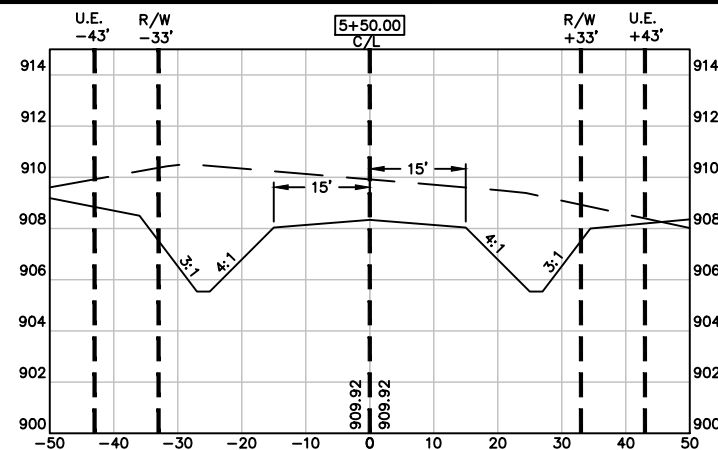
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HASELWANDER COMPANIES INC.
43RD AVENUE
LAKE HALLIE, WI

DWG NAME
25080 PG6
PLAN

DATE
1/2026

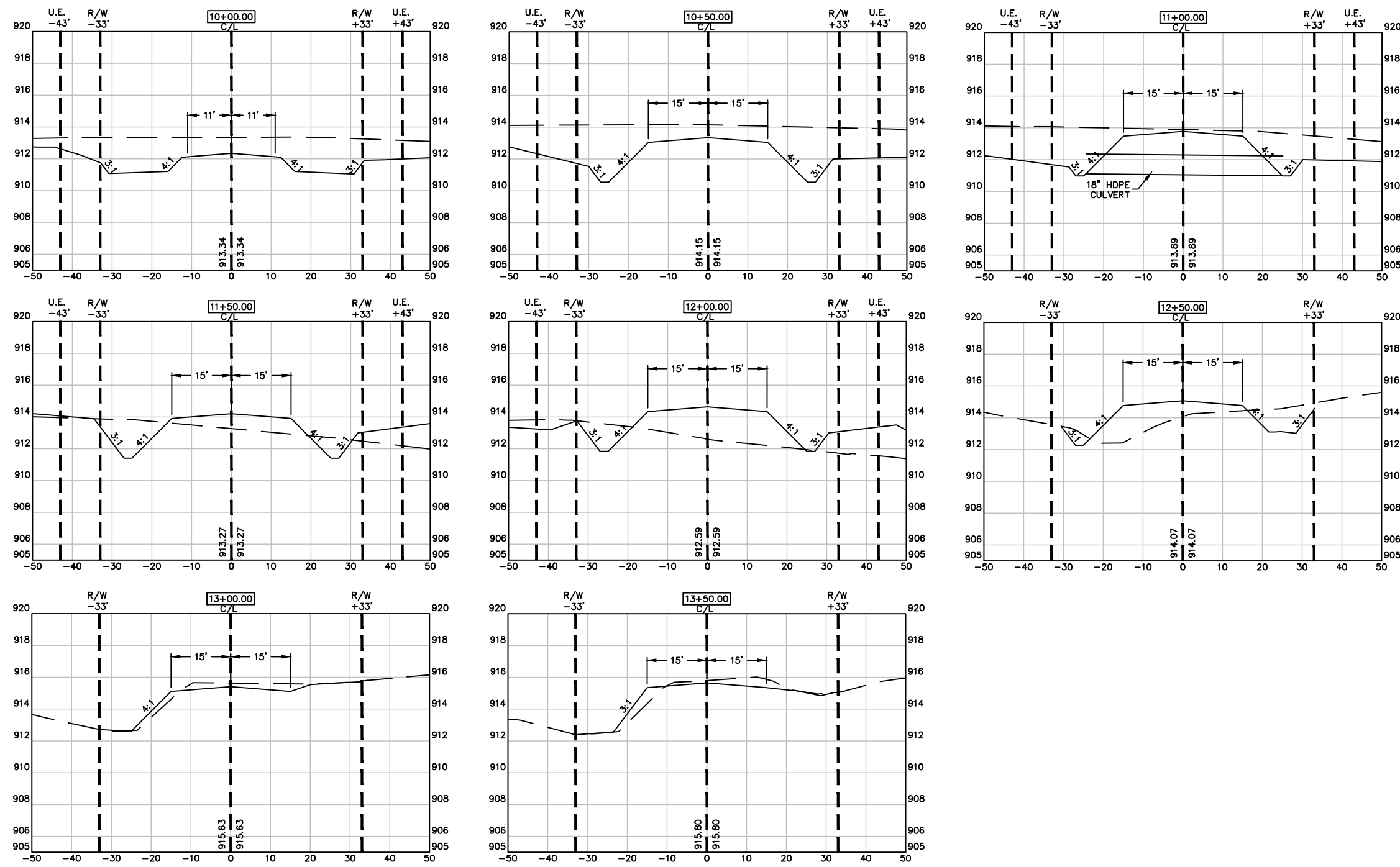
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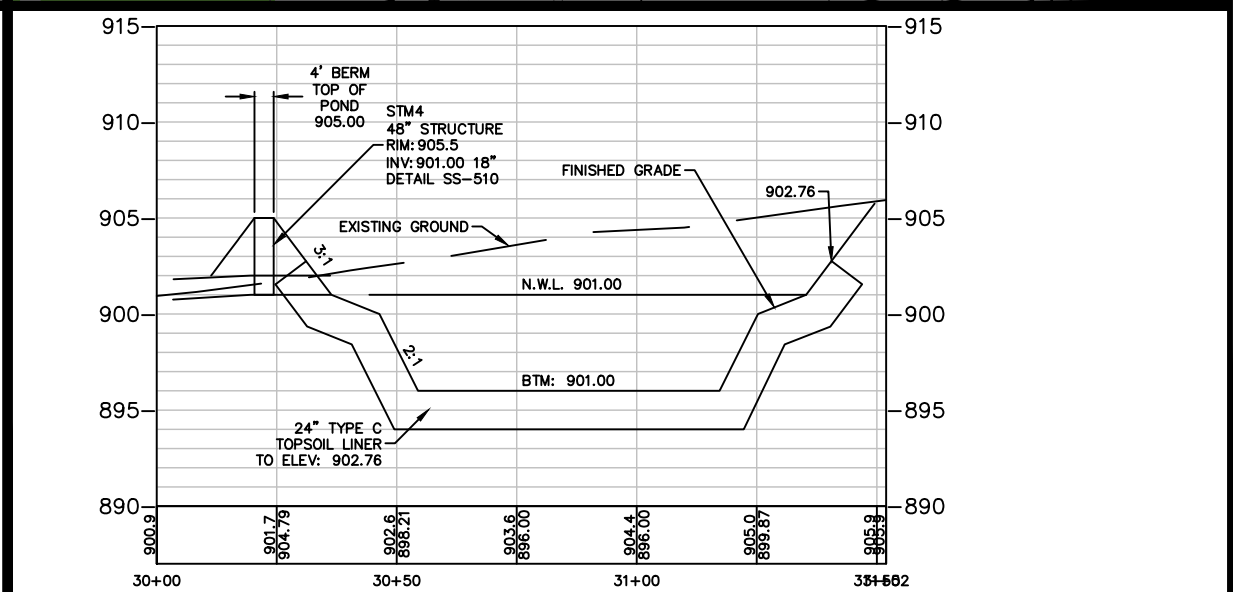
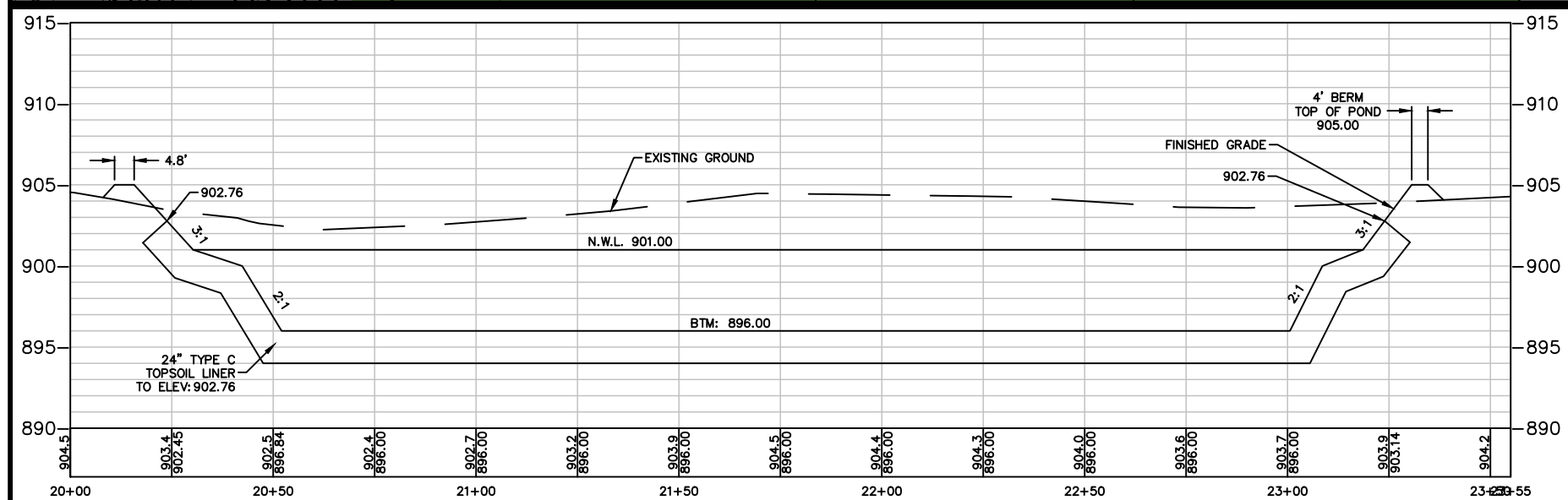
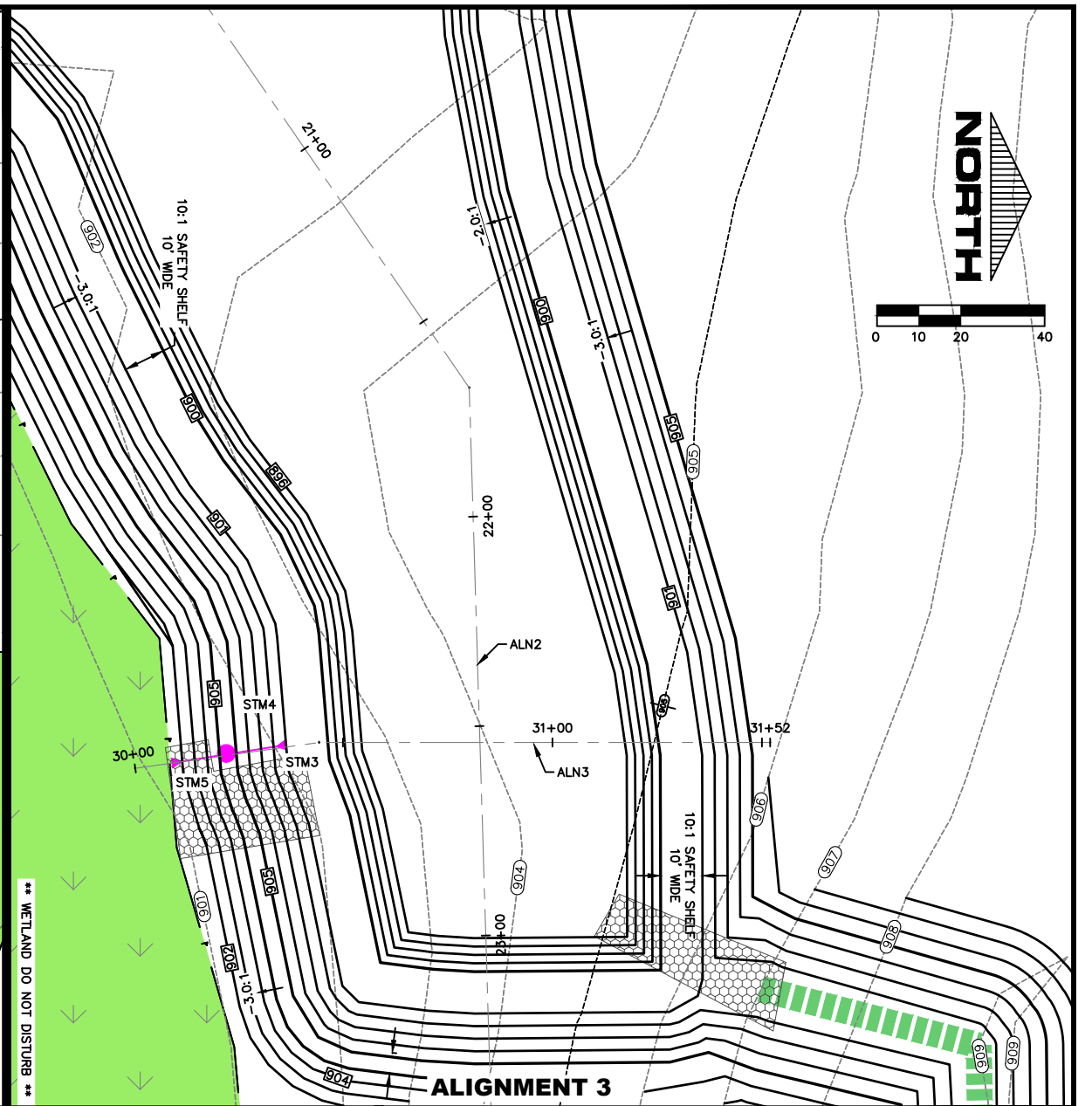
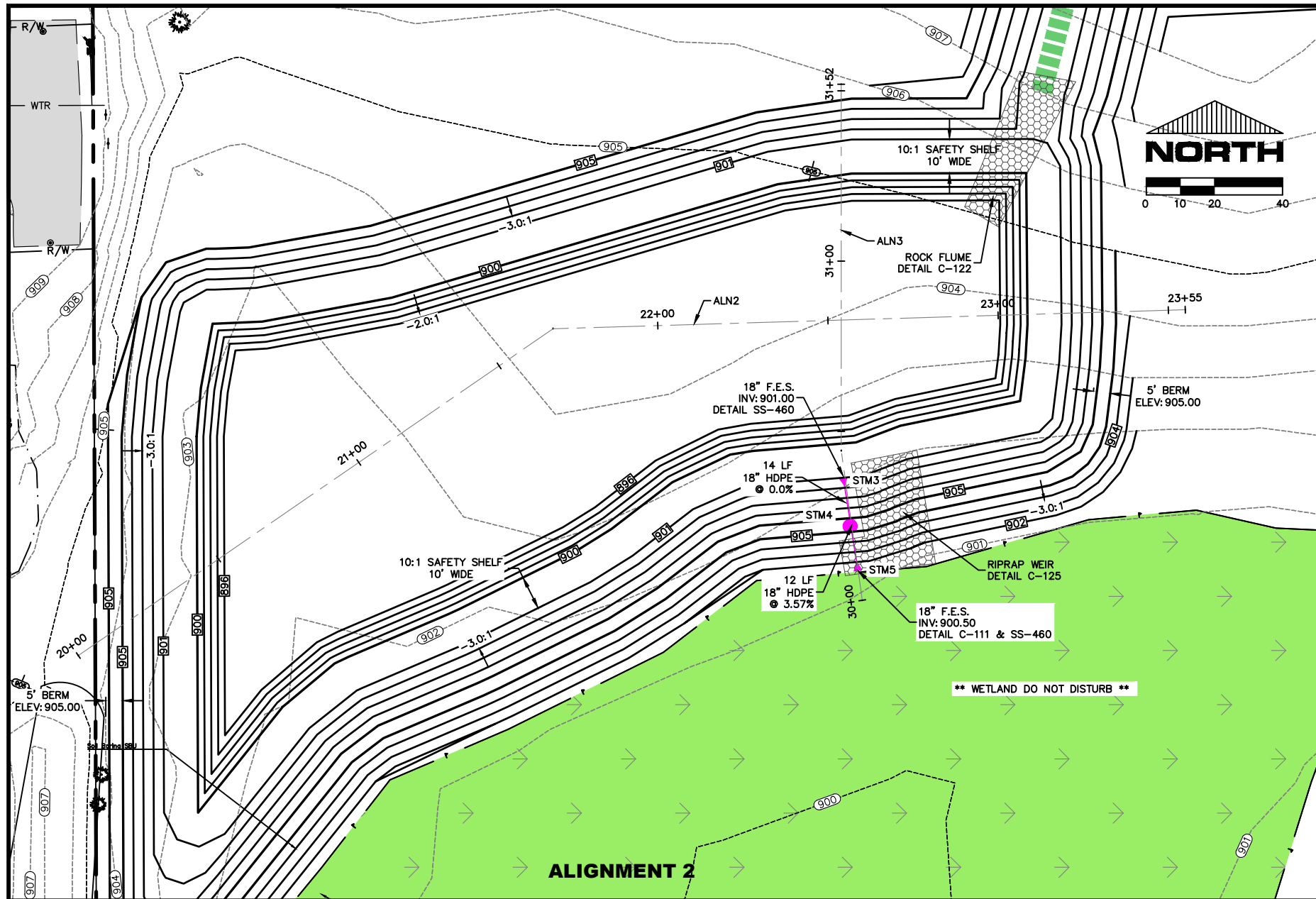
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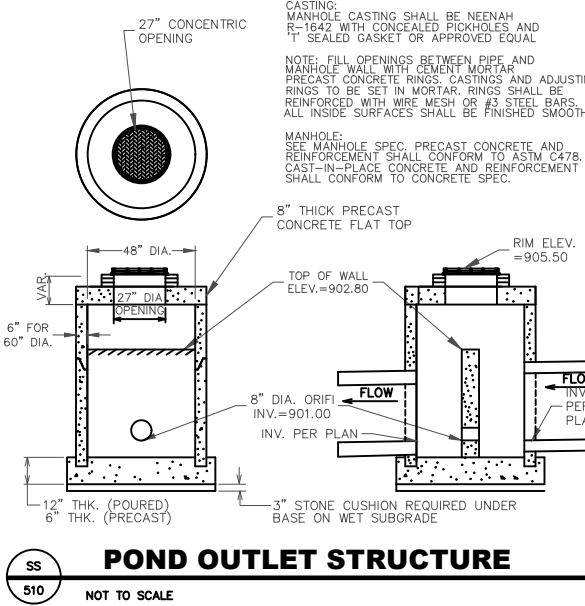
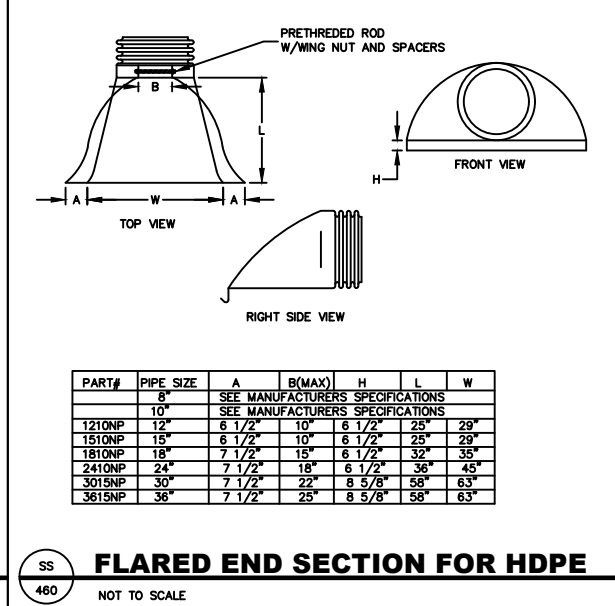
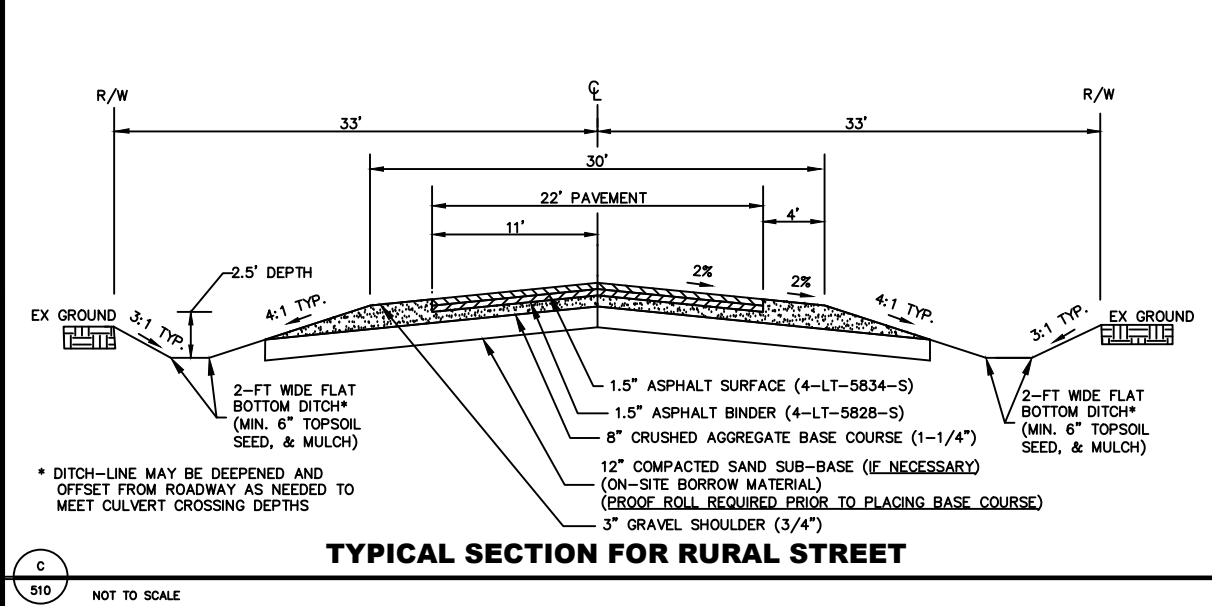
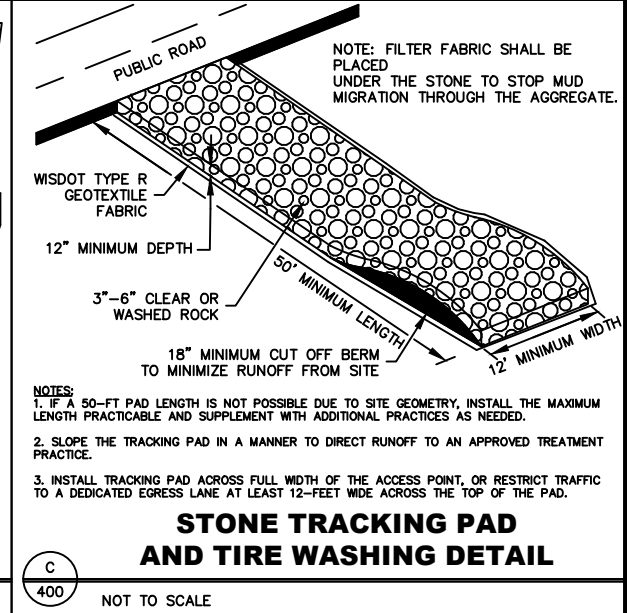
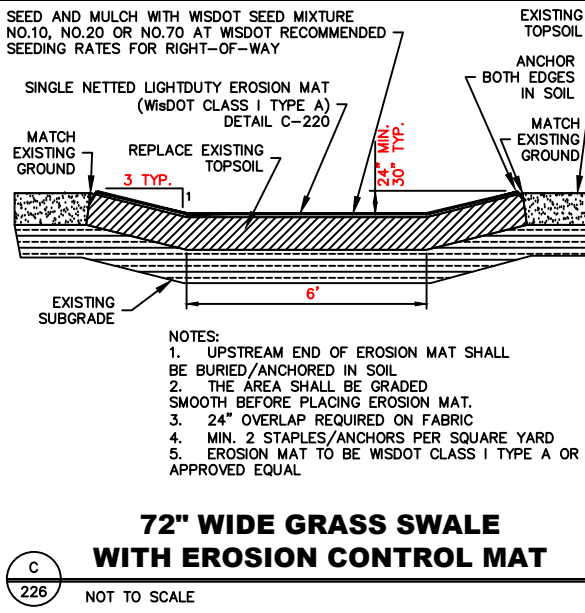
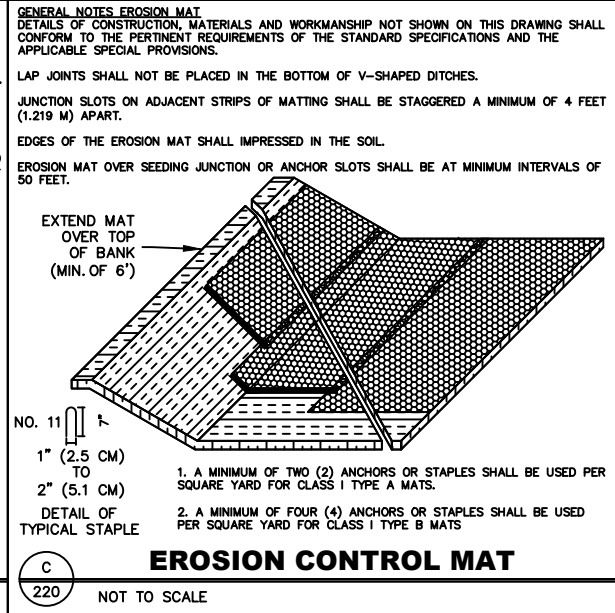
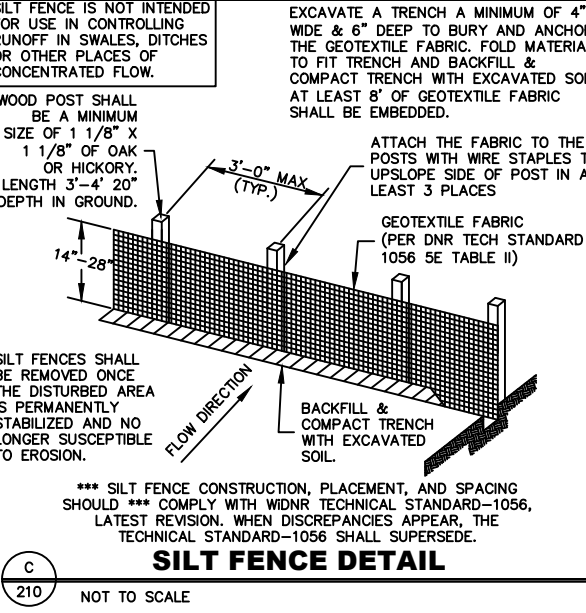
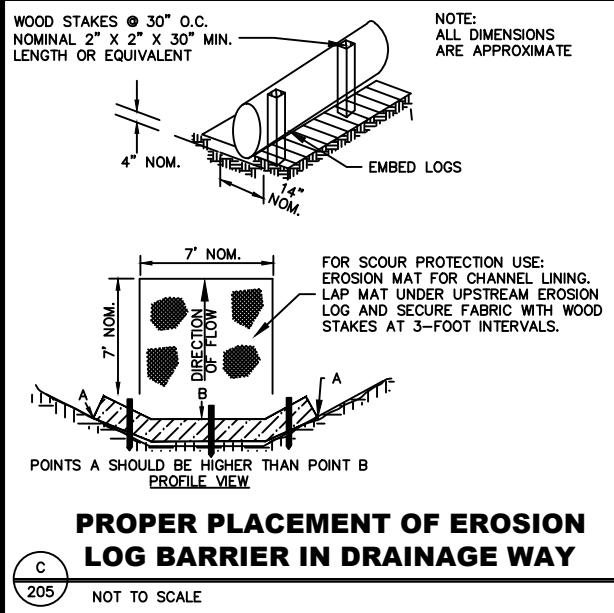
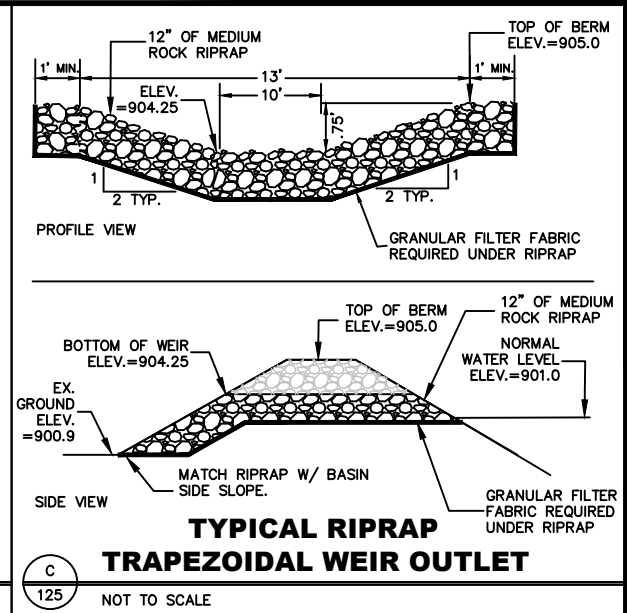
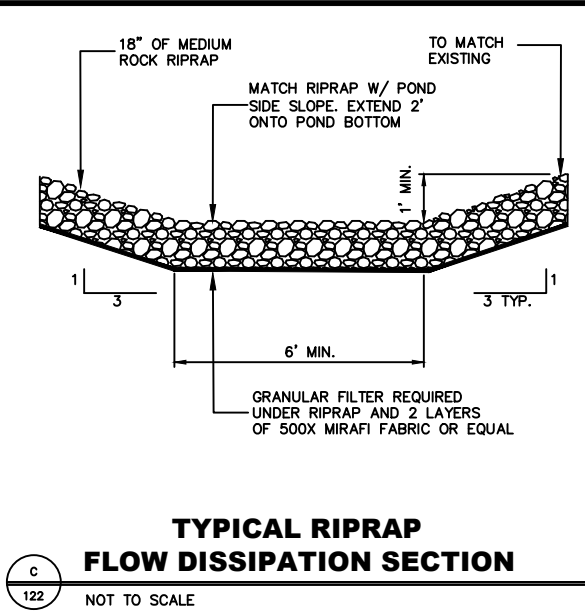
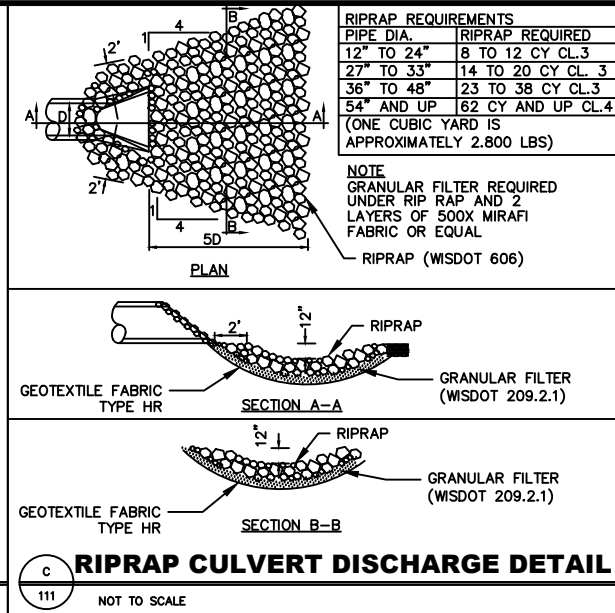
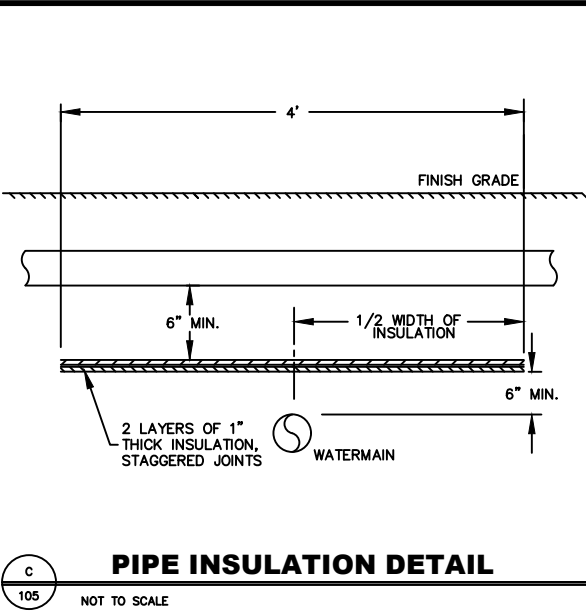
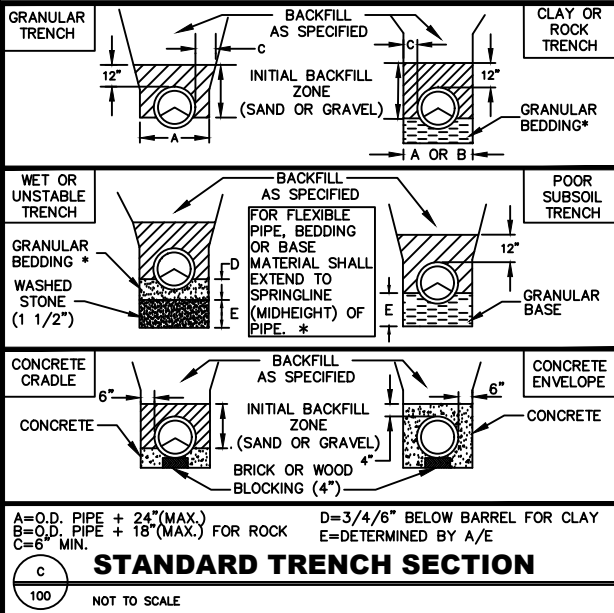
ALIGNMENT 1 - 43RD AVENUE
CROSS SECTIONS
10+00 TO 13+50

GRAND MEADOWS
HASELWANDER COMPANIES INC.
43RD AVENUE
LAKE HALLIE, WI

DWG NAME
25080 PG6
PLAN
DATE
1/2026

13
16





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PROJ. NO.
25080



ADVANCED ENGINEERING CONCEPTS
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EAU CLAIRE, WI 54701
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DETAILS

GRAND MEADOWS
HASELWANDER COMPANIES INC.
43RD AVENUE
LAKE HALLIE, WI

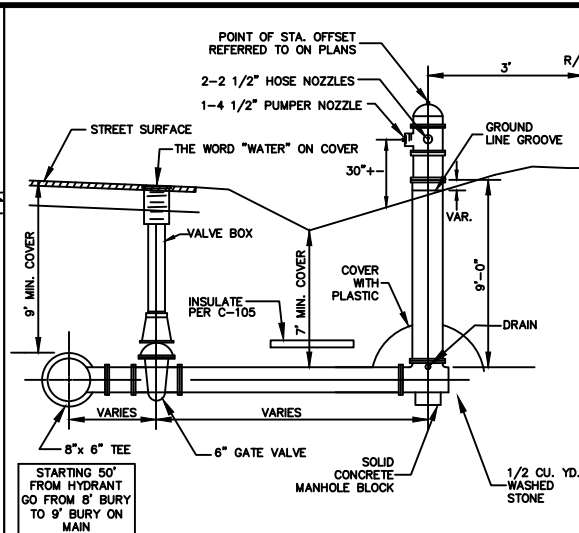
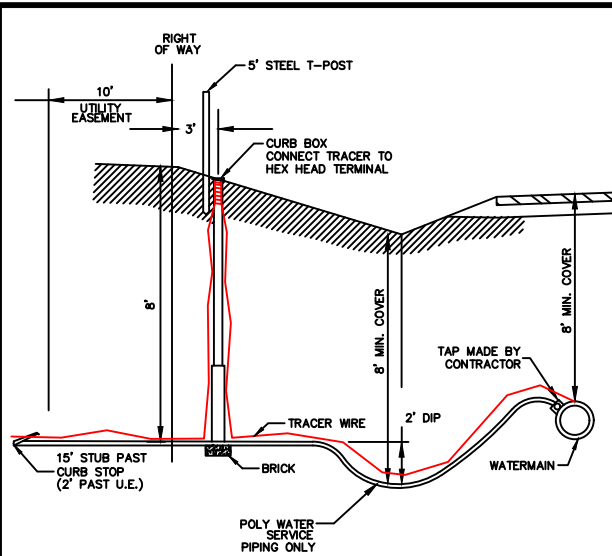
DWG NAME
25080 PG14
DETAILS
DATE
1/2026

15

16

Diagram illustrating various pipe fittings and an offset watermain detail:

- ELBOWS**: Two types of 90-degree pipe fittings.
- TEES**: Two types of T-junction fittings.
- CROSSES**: Two types of four-way pipe fittings.
- BENDS**: A 180-degree U-bend fitting.
- OFFSET WATERMAIN DETAIL**: A section of pipe with insulation, showing a minimum clearance of 1' (MIN. 1') from an existing obstruction. The text "PLACE INSULATION AS DIRECTED BY THE ENGINEER." is shown with an arrow pointing to the insulation layer.



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