

VILLAGE BOARD MEETING
Monday, March 16, 2026 at 7:00 P.M.

Lake Hallie Municipal Building
13136 30th Avenue
Lake Hallie, WI 54729

AGENDA

- 1. Meeting called to order** according to Chapters 19.84 of the Wisconsin State Statutes.
- 2. Roll Call.**
- 3. Pledge of Allegiance.**
- 4. Approval of the March 16, 2026 Agenda as presented**
- 5. Public Comments:** Public comments are limited to two (2) minutes and will be limited to issues that have an impact on the Village of Lake Hallie. An exception to the two (2) minute limit may be made at the discretion of the Village President.
- 6. Committee/Department Reports:**
 - A. Board Member Reports
 - B. Police Chief/Police Commission Update
 - C. Public Works Department Update
 - D. Administrative Update
- 7. New Business:**
 - A. Public Hearings
 1. 2026-0002 Adrea Widule – Rezone Request
 2. 2026-0003 Lake Hallie Flex Space LLC – Rezone Request
 - B. Discuss/Review Venture Academy – Commercial Site Plan Review, Certified Survey Map Review
 - C. Discuss/Review Venture Academy – Conceptual Well Design
 - D. Discuss/Consider Moving forward with MOU that will State Support for the Innovation Grant
 - E. Discuss/Consider Water Tower #2 Inspection & Repair
 - F. Discuss/Consider Resignation of Part-Time Police Clerk
 - G. Discuss/Consider Resolution 2026-007 Appointing Persons to Serve as Election Officials
 - H. Discuss/Consider Resolution 2026-008 Revised Procurement and Purchasing Policy
 - I. Discuss/Consider DNR/Chippewa Fire District Control Burn in the Fall
 - J. Discuss/Consider Alternative Emergency Site
 - K. Discuss/Consider SEH Landfill Development
 - L. Discuss/Consider Water Tower #2 Cleaning & Inspection Quote
 - M. Discuss/Consider Employee Training
- 8. Old Business:**
 - A. None
- 9. Approval of Minutes:** Minutes are unapproved & changes can be made when they are addressed during the meeting.
 - A. March 2, 2026, Regular Board Meeting Minutes
- 10. Finance:**
 - A. **Treasurer's Report (Second Meeting):**
 1. 2026 Treasurer's Report
 2. 2026 Profit & Loss Statement
 3. 2026 Water Utility
 4. 2026 Sewer Utility

B. Claims & Disbursements.

1. March 16, 2026, Check Register in the amount of \$128,115.33 (Manual Check #3138 – #3143 / General Fund Checks #42450 – #42536 / Tax Account Checks #4026 – #4050)

11. Licensing:

A. Operator(s):

1. None.

B. Social Use Permit/Temporary Class “B” Retailer’s License (Village Hall Rental/Park Rental):

1. Sam & Stephanie Bautch – 05/23/2026
2. Yer Thao – 04/18/2026
3. Nengthong Vang – 04/25/2026

C. Room Tax Permit(s):

1. None.

D. Chicken License Application(s):

1. Katie & Chandler Lauer
2. Melyssa Heintz – Renewal

E. Liquor:

1. None.

F. Tobacco:

1. None.

G. Secondhand Dealer Permit:

1. None.

12. Adjournment.

Posted: March 13, 2026 at 11:45 a.m.

CC: Chippewa Valley Newspaper, Eau Claire Leader Telegram, Maverick Media, Clear Channel, WEAU, WQOW, and other interested parties.

The Village of Lake Hallie will attempt to provide reasonable special accommodations to the public for access to its public meetings, provided reasonable notice of special need is given. If special accommodations for a meeting are desired, contact the Village Clerk's Office at (715) 726-2660, extension 1.

VILLAGE OF LAKE HALLIE WEBSITE IS: www.lakehallie.us

Posted by Anastasia Stueber, Village Administrator/Clerk-Treasurer

LAKE HALLIE POLICE DEPARTMENT

Daniel Sokup, Sergeant
Jeremiah Rathke, Sergeant

13138 30th Avenue.
Lake Hallie, Wisconsin 54729-7377
(715) 726-2666 • FAX (715) 726-2667

Monthly Activity Report February 2026

Submitted by Sgt. Daniel Sokup

Complaints and Activities

22 Vehicle Crashes	15	Alarms and 911 Calls/Misdials
7 Animal Complaints	28	Assist Citizen/Motorist
8 Assist other Agencies	14	Battery/Disorderly/Harassment
1 Property Located	9	Burglary/Theft/Robbery
0 Child Custody/Domestic Disturbances	0	Missing Persons/Property
3 Crisis Interventions/Suicide Attempts	4	Civil Disputes & Building Checks
1 Damage to Property/Vandalism	13	Drug Related Complaints
6 Traffic Hazards	11	EMS/Fire Calls/Death
2 Fraud/Identity Theft/Fraudulent Activities	3	Juvenile Related Complaints
0 Noise/Music Complaints	1	Probation/Court Order/ Complaint
3 Sexual Assaults/Abuse of Vulnerable	34	Suspicious Circumstances
5 Traffic Complaints	0	Crimes – Other
0 Recreational Related/Trespassing	2	Municipal Code & Parking

Total – 192

Total activity and complaints handled by the Police Department are not completely reflected by these numbers. Due to computer reporting software and ease of reading, these numbers and categories have been condensed.

Arrests/Citations

5 Driver License (Susp/Revoke/None) Viol.	1	Operate while Intoxicated.
1 Vehicle Registration	0	Child/Seatbelt Violations
1 Insurance Related Violations	9	Speeding
0 Hit and Run/ Failure to Notify	0	Too Fast/Inattentive/Too Close
3 Miscellaneous Traffic Citations	2	Failure to Obey Sign/Signal
0 Underage Drinking/Tavern Related Offenses	0	Warrant/Probation/Parole Arrest
0 Damage to Property	0	Other Ordinance Violations
5 Battery/Disorderly Cond/Resisting/Obstruct	4	Theft of Property/Vehicle
0 Burglary/Robbery/Trespass to Dwelling	0	Financial Crimes
4 Drug Related Arrests	0	Sexual Assault/Child Crimes
0 Reckless/Disorderly Driving	0	Other Criminal/Weapons

Total – 35

Total Traffic Stops: 103

Written Traffic Warnings: 3

Amount of Property Damaged/Stolen: \$3859

Issued Parking Citations: 7

Property Recovered: \$335

Village of Lake Hallie Police Department

Protecting Our Community



MEMORANDUM

TO: Village of Lake Hallie Board of Trustees
FROM: Anastasia Stueber, Village Administrator/Clerk-Treasurer
DATE: March 16, 2026
SUBJECT: March 16, 2026 Administrative Update

PURPOSE

To provide the Board with an executive overview of current administrative priorities, operational improvements, and progress toward greater efficiency, compliance, and long-term sustainability across Village functions.

ADMINISTRATIVE UPDATE

As we continue strengthening internal operations and organizational alignment, several key initiatives are progressing across administration, public safety, and employee engagement. Below is a summary of current focus areas and operational updates.

Audit Update

The annual audit process with Baker Tilly is currently in full swing. While their team was on site for approximately a week, we are continuing to provide additional documentation and information as they complete their audit review and develop their findings.

This process has been valuable in providing greater visibility into the current status of the Village's financial records and operational practices. It has also allowed me to identify several areas for immediate improvement, including opportunities to strengthen policies, refine processes, and introduce additional internal controls.

At the direction of the auditors, we have temporarily paused any recalculations or allocation adjustments. This ensures that the final journal entries will align with the data set currently under review by the audit team. Making changes at this stage would create discrepancies and be counterproductive to completing the audit efficiently.

I am hopeful that by next month we will be in a position to present the Board with finalized information from the previous fiscal year, along with year-to-date financial data and anticipated expenses for the current year.



Mandatory Training Compliance

The mandatory employee training requirements are due by the end of this week. At this time, only two employees have not yet completed the required courses, both within the Public Works Department. Overall compliance has been strong, and the expectation remains that all employees complete their training by the deadline.

Election Administration

Election preparations are nearing completion. Absentee ballots are scheduled to be mailed out tomorrow, and early in-person voting will begin next week. Preparations continue to align with statutory requirements and the training provided to election workers earlier this month.

Public Works Planning and Scheduling

Since beginning in this role, Public Works scheduling and task coordination has been identified as a consistent challenge for staff. To support improved planning and transparency, I have been working to develop a planning tool that will allow the department to better forecast upcoming work, track obligations, and provide staff with clearer awareness of priorities and deadlines.

The planner has been shared with the team, and additional training will be provided to ensure staff are comfortable using the tool and incorporating it into their daily operations.

Deputy Treasurer Update

Joy will begin her role as Deputy Treasurer on Monday, March 30. We are currently developing an onboarding agenda that will provide a structured and intentional training process to ensure she is set up for success in the position and able to support the Village's financial operations effectively.

(Posted on March 2, 2026)
Lake Hallie Website & Municipal Building Bulletin Board

OFFICIAL
NOTICE OF PUBLIC HEARING

PUBLIC NOTICE is hereby given to all residents of the Village of Lake Hallie, Wisconsin, that public hearings will be held on **March 16, 2026**, at approximately **7:00 PM** at the Lake Hallie Municipal Building, 13136 30th Avenue, Lake Hallie, Wisconsin on the following petitions pursuant to Section 62.23 of the Wisconsin State Statutes.

Rezone Petition #2026-0002

Petitioner: Adrea Widule

Agent: Jeremy Skaw/Real Land Surveying

A portion of parcel number 22809-2914-75532002, which is Lot 2, Certified Survey Map 5532, located in the SE ¼ of the NE ¼, Section 29, Township 28 North, Range 09 West. Property Address: 8947 26th Avenue.

From: Agricultural

To: Residential 1

Rezone Petition #2026-0003

Petitioner: Lake Hallie Flex Space LLC

Agent: Jeremy Skaw/Real Land Surveying

Part of the NE ¼ of the SW ¼, and part of Lot 2, Certified Survey Map 5588, located in the SE ¼ of the NW ¼, all in Section 25, Township 28 North, Range 09 West. Village of Lake Hallie. Vacant

From: Residential 2

To: Planned Unit Development (Highway Commercial)

Specific information regarding these petitions can be obtained at the Chippewa County Department of Planning & Zoning.

Dated this 2nd day of March, 2026.

Tony Roder, Zoning Inspector
Department of Planning & Zoning
Village of Lake Hallie

Village Of Lake Hallie
DEPARTMENT OF PLANNING & ZONING

• 711 North Bridge Street, Chippewa Falls, WI 54729 • Phone: 715.726.7940 • www.chippewacountywi.gov •

Land Management

Land Planning

Land Records & G.I.S.

POWTS & Wells

Date: March 2, 2026

To: Property Owner(s)

From: Tony Roder, Zoning Inspector



Re: Public Meetings & Hearing

Dear Property Owner(s):

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

Rezone Petition #2026-0002

Petitioner: Adrea Widule

Agent: Jeremy Skaw/Real Land Surveying

A portion of parcel number 22809-2914-75532002, which is Lot 2, Certified Survey Map 5532, located in the SE ¼ of the NE ¼, Section 29, Township 28 North, Range 09 West. Property Address: 8947 26th Avenue.

From: Agricultural

To: Residential 1

Purpose: The property has a residence and a newly constructed, detached garage that does not meet the required separation setback in the Ag zoning district. A rezone to Residential 1 would bring the detached garage into compliance with setbacks.

The following meetings are open to the public:

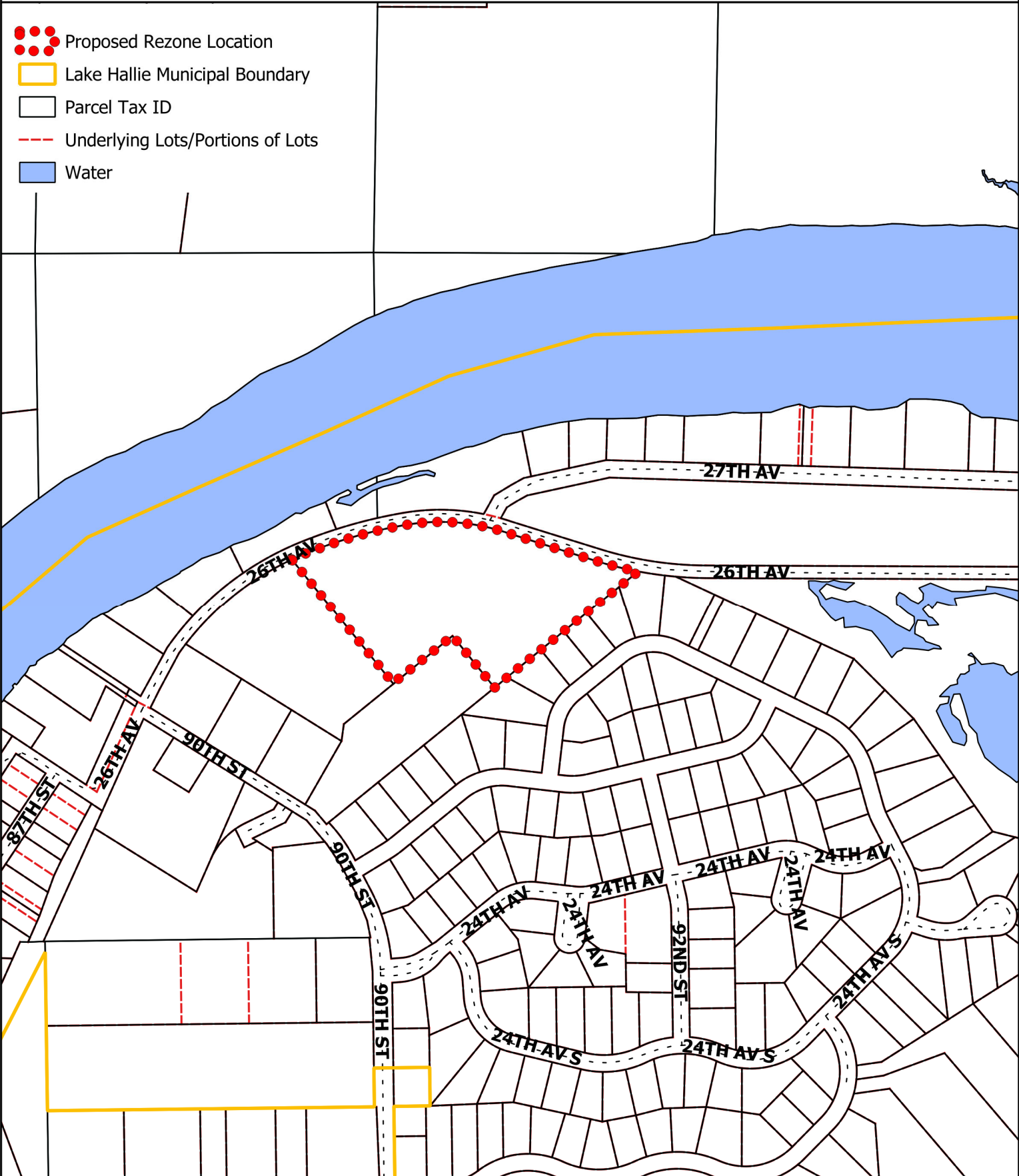
Lake Hallie Plan Commission:

The Village Plan Commission will meet on **March 9, 2026 at 6:00 PM** at the **Lake Hallie Municipal Building, 13136 30th Avenue**, Lake Hallie, Wisconsin to review this rezone request. The Plan Commission will make a recommendation for approval, approval with modification or denial, which will be forwarded to the Village Board.

Lake Hallie Village Board:

The Lake Hallie Village Board will hold a **PUBLIC HEARING** on **March 16, 2026 at 7:00 PM** at the **Lake Hallie Municipal Building, 13136 30th Avenue**, Lake Hallie, Wisconsin to review the recommendation from the Plan Commission and to make a final decision on this rezone use request.

2026-0002 Widule Rezone Request Location Map



Produced on March 2, 2026 by the Chippewa County Department of Planning & Zoning and is for reference purposes only.

Scale: 1" = 500'

2026-0002 Widule Rezone Request Zoning Districts

Proposed Rezone Location
Lake Hallie Municipal Boundary
Parcel Tax ID
Underlying Lots/Portions of Lots
Water
Zoning Districts
Agricultural
Residential 1
Residential 2

The map displays the Lake Hallie area with various zoning districts. A large green area in the center is designated as Agricultural. Surrounding this are areas of Residential 1 (light blue hatched) and Residential 2 (medium blue hatched). A yellow line indicates the Lake Hallie Municipal Boundary. A red dotted line outlines the Proposed Rezone Location, which is situated within the Agricultural district. The map also shows Parcel Tax ID boundaries and Underlying Lots/Portions of Lots. Water bodies are shown in light blue. Street names include 26TH AV, 27TH AV, 24TH AV, 24TH AVS, 92ND ST, 90TH ST, 87TH ST, and 9TH ST.

Produced on March 2, 2026 by the Chippewa County Department of Planning & Zoning and is for reference purposes only

Scale: 1" = 500'

2026-0002 Widule Rezone Request Aerial (2025)

- Proposed Rezone Location
- Lake Hallie Municipal Boundary
- Parcel Tax ID
- Underlying Lots/Portions of Lots



Produced on March 2, 2026 by the Chippewa County Department of Planning & Zoning and is for reference purposes only.

Scale: 1" = 200'

Village of Lake Hallie DEPARTMENT OF PLANNING & ZONING

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

202~~X~~ Rezone Application

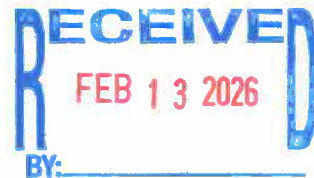


Comprehensive zoning consists of written text (commonly referred to as the zoning ordinance) and an official zoning map. The zoning ordinance is a guideline for permitted and conditional uses, which are separated into zoning classifications or districts. The official zoning map shows how the Village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

SECTION I: Parcel Owner Information			SECTION II: Agent Information		
Name: <u>Adrea M. Widule</u>			Name: <u>Jeremy Skow</u>		
Mailing Address: <u>8947 26th Avenue</u>			Mailing Address: <u>1356 International Dr.</u>		
City: <u>Eau Claire</u>	State: <u>WI</u>	Zip: <u>54703</u>	City: <u>Eau Claire</u>	State: <u>WI</u>	Zip: <u>54703</u>
Telephone:			Telephone: <u>715 514 4116</u>		
Email Address (Required): <u>kdbug58@gbps.com</u>			Email Address (Required): <u>JSkow@RISWI.com</u>		
SECTION III: Parcel Information					
Village of Lake Hallie			Property Address: <u>8947 26th Avenue</u>		
Parcel Number(s): <u>22809-2914-75532002</u>			City: <u>Eau Claire</u>	State: <u>WI</u>	Zip: <u>54703</u>
Existing Zoning District(s): <u>AG</u>			Proposed Zoning District(s): <u>R1</u>		

GENERAL DIRECTIONS:

- Complete** this Application form and the required four (4) parts:
 - ☐ Part 1: General Questions related to the request
 - ☐ Part 2: Plan Commission and Village Board Schedule - 2025
 - ☐ Part 3: General Rezoning Process
 - ☐ Part 4: Applicant Acknowledgement/Signature
- Submit** the completed application, all required information and a **\$500.00** public hearing fee (Make check payable to: Chippewa County Treasurer) by the deadline (as listed in Part 2) to the Village of Lake Hallie Department of Planning & Zoning, Room 009, 711 N. Bridge Street, Chippewa Falls, Wisconsin 54729.
- Make arrangements** to attend or have a representative attend the Plan Commission and Village Board meetings. This presence is needed so that questions can be answered and concerns addressed.



FOR DEPARTMENT OF PLANNING & ZONING STAFF USE:		
Receipt Number:	Appeal Number: <u>2026-0002</u>	Public Hearing Date: <u>3-16-26</u>

Village of Lake Hallie – 2025 Rezone Application

Once the completed application is received, the Department will prepare a public hearing notice and publish it within the Chippewa Herald. The public hearing notice will include the location and time of the required public hearing before the Lake Hallie Village Board. In addition, your neighbors and any appropriate county or state agencies will be notified of the Plan Commission meeting and the Lake Hallie Village Board meeting by a separate mailing. At the both of these meetings, any party may appear in person or may be represented by an agent or attorney to present information to the Plan Commission and the Village Board in support or opposition of the rezone request.

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

- A. As the applicant, do you have legal title to the parcel(s)? If you **do not** have legal title to the property, please have the property owner sign this application.
- B. Identify all parcels that are or will be part of this rezone request. If needed, an additional sheet listing those parcels can be attached.
- C. Describe the present and, if known, any proposed improvements on each parcel.
- D. Explain why you are requesting to rezone the parcel. Please identify the proposed use of the parcel.
- E. Explain the compatibility of your proposed use with uses on adjacent parcels and those in the vicinity of this parcel.
- F. Discuss any additional issues you feel that supports the consistency of your proposed use with any Village ordinances and plans.

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

PART 2: Plan Commission and Village Board Schedule - 2025

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

	2025 - Mondays											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Info/Apps DUE @ 12:00 Noon	12-23	01-20	02-17	03-24	04-21	05-19	06-23	07-21	08-18	09-22	10-20	11-17
Plan Commission Meeting	01-13	02-10	03-10	04-14	05-12	06-09	07-14	08-11	09-08	10-19	11-10	12-08
VB Public Hearing/Meeting	01-20	02-17	03-17	04-21	05-19	06-16	07-21	08-18	09-15	10-20	11-17	12-15

Note: The Plan Commission meeting is typically scheduled for 6:00 PM on the second Monday of every month.

Note: The Village Board meeting is typically scheduled for the 7:00 PM on the third Monday of every month.

PART 3: General Rezoning Process:

- (A) The rezone application is filed with the Department of Planning & Zoning. This includes the legal description of the parcels to be rezoned, a written statement addressing the questions as listed in Part 1 and any other information your feel will aid in a decision on this request.
- (B) A Class 2 Public Hearing Notice will be published in the Chippewa Herald detailing the request and the date and time of the Public Hearing.
- (C) Property owners of the land and those property owners within 400' (or maybe a greater distance) of the requested rezone change are notified by mail of the pending request. The notice to the property owners will generally contain a portion of the public hearing notice and information pertaining to Plan Commission meeting and the Public Hearing in front of the Village Board.
- (D) General maps (location map, aerial view and existing zoning districts map) will be prepared for the request by the Department. A department staff report is also prepared and sent to the Plan Commission with the rezone application

Village of Lake Hallie – 2025 Rezone Application

- (E) The Plan Commission will make a recommendation for approval, approval with modification or denial of the rezoning request. The recommendation is sent to the Lake Hallie Village Board who in turn can approve, approve with modification or deny the rezone request.

PART 4: Applicant Acknowledgement/Signature

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

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

Signed: _____

Owner/Agent

Date: _____

2-6-26

PART 5: Planning & Zoning Department Mailing List

Applicant

Property Owner Owners within 400'

Planning & Zoning Committee Members

Town Board Chair & Clerk

County Board Supervisor

News Media

Others

Wisconsin DNR

US Army Corp of Engineers

Wisconsin DOT



Real Land Surveying
1356 International Drive
Eau Claire, WI 54701

Phone: 715-514-4116
Email: Bpeterson@rlswi.com
Website: www.RLSWI.com

February 6, 2026

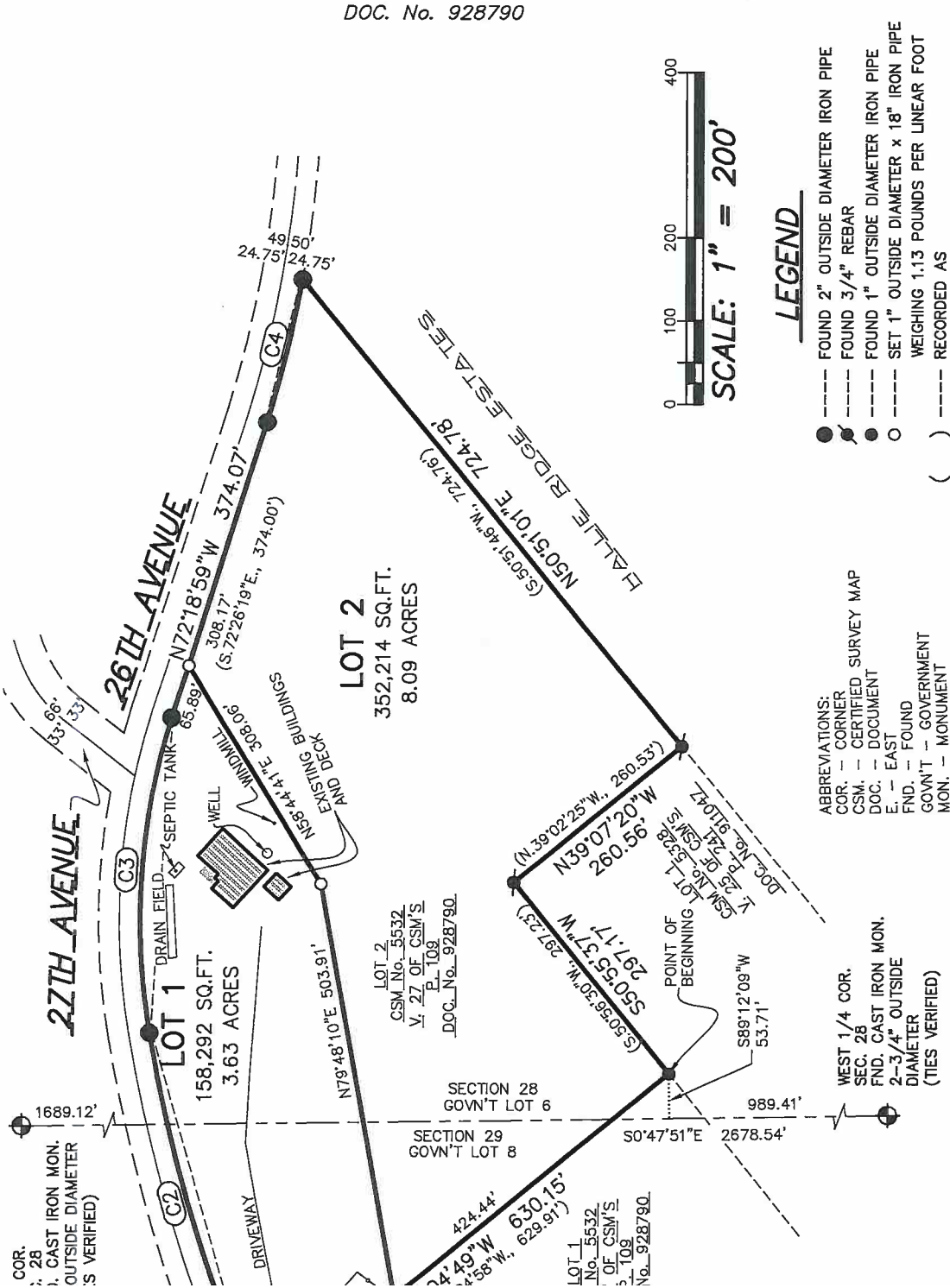
To whom it may concern,

RLS is working with the Widule family on subdividing and rezone the Lot of Parcel No. 22809-2914-75532002, address of 8947 26th Avenue, Eau Claire, WI 54703 (located in Lake Hallie). This lot has an existing residence on it and a newly constructed garage that does not meet the requirements of the Ag Zoning district (to close to main structure). We are requesting for a rezone of a portion of the lot as shown in the attached Exhibit A. We are congruently completing a CSM with this to create a new lot for the portion to be rezoned as described in attached rezone description. The lots surrounding this property are a mix of R1, R2 and Ag zoning. The new lots will conform to all the subdivision and zoning standards. We are requesting that the portion of this lot as described in the Rezone Description and shown as Lot 1 in the attached Exhibit A be changed to Residential 1 and the remainder of the lot shown as Lot 2 in said Exhibit A to be left in Ag zoning. The lot sizes, r/w frontage and uses are well within the accepted range for these zoning districts.

Benjamin Peterson
Real Land Surveying
Project Manager

EXHIBIT A

IN GOVN'T LOT 8 OF SECTION 29,
AND GOVN'T LOT 6 OF SECTION 29,
TOWNSHIP 28 NORTH, RANGE 9 WEST,
VILLAGE OF LAKE HALLIE, CHIPPEWA COUNTY, WISCONSIN
BEING ALL OF LOT 2 CSM No. 5532 V. 27 OF CSM'S, P. 109,
DOC. No. 928790



ABBREVIATIONS:
COR. - CORNER
CSM. - CERTIFIED SURVEY MAP
DOC. - DOCUMENT
E. - EAST
FND. - FOUND
GOVN'T - GOVERNMENT
MON. - MONUMENT
N. - NORTH
No. - NUMBER
NE - NORTHEAST
NW - NORTHWEST
S. - SOUTH
SE - SOUTHEAST
SEC. - SECTION
SQ.FT. - SQUARE FEET
SW - SOUTHWEST
V. - VOLUME
P. - PAGE
W. - WEST

CURVE DATA ABBREVIATIONS:
CHD - CHORD LENGTH
CHD BR - CHORD BEARING

REZONE DESCRIPTION (PROPOSED LOT 1) REZONE FROM AG TO R1:

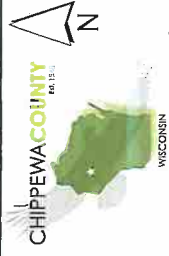
LOCATED IN GOVERNMENT LOT 8 OF SECTION 29 AND GOVERNMENT LOT 6 OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 9 WEST, VILLAGE OF LAKE HALLIE, CHIPPEWA COUNTY, WISCONSIN

COMMENCING AT THE NORTHEAST CORNER OF LOT 2 CSM No. 5532, V. 27 OF CSM'S, P. 109, DOC. No. 928790; THENCE 57.44 FEET NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY WITH A LONG CHORD OF 57.43 FEET, N.66°20'10"E., AND HAVING A RADIUS OF 1121.53 FEET AND DELTA OF 002°56'03"; THENCE 409.35 FEET NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY WITH A LONG CHORD OF 408.54 FEET, N.74°04'03"E., AND HAVING A RADIUS OF 1885.33 FEET AND DELTA OF 012°26'24"; THENCE 385.24 FEET SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY WITH A LONG CHORD OF 381.60 FEET, S.86°07'13"E., AND HAVING A RADIUS OF 808.14 FEET AND DELTA OF 027°18'45"; THENCE S.72°18'59"E., AT A DISTANCE OF 65.89 FEET; THENCE S.58°44'41"W., AT A DISTANCE OF 308.06 FEET; THENCE S.79°48'10"W., AT A DISTANCE OF 503.91 FEET; THENCE N.39°04'49"W., AT A DISTANCE OF 205.71 FEET TO THE POINT OF BEGINNING

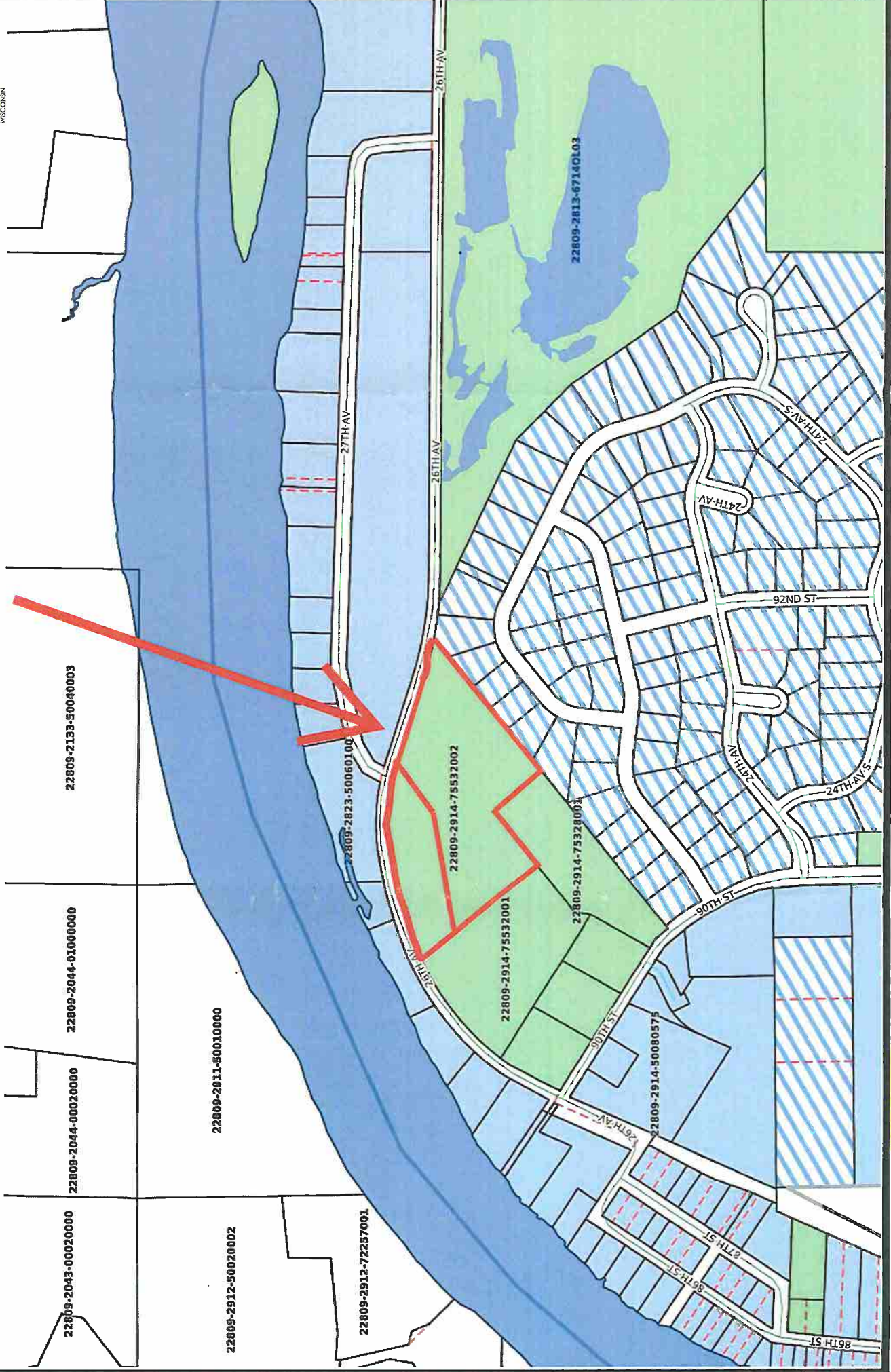
Widule Rezone

Printed 02/06/2026

Scale = 1:438'



SUBJECT PARCEL



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.

(Posted on March 2, 2026)
Lake Hallie Website & Municipal Building Bulletin Board

OFFICIAL
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Petitioner: Adrea Widule

Agent: Jeremy Skaw/Real Land Surveying

A portion of parcel number 22809-2914-75532002, which is Lot 2, Certified Survey Map 5532, located in the SE ¼ of the NE ¼, Section 29, Township 28 North, Range 09 West. Property Address: 8947 26th Avenue.

From: Agricultural

To: Residential 1

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Part of the NE ¼ of the SW ¼, and part of Lot 2, Certified Survey Map 5588, located in the SE ¼ of the NW ¼, all in Section 25, Township 28 North, Range 09 West. Village of Lake Hallie. Vacant

From: Residential 2

To: Planned Unit Development (Highway Commercial)

Specific information regarding these petitions can be obtained at the Chippewa County Department of Planning & Zoning.

Dated this 2nd day of March, 2026.

Tony Roder, Zoning Inspector
Department of Planning & Zoning
Village of Lake Hallie

Village Of Lake Hallie

DEPARTMENT OF PLANNING & ZONING

• 711 North Bridge Street, Chippewa Falls, WI 54729 • Phone: 715.726.7940 • www.chippewacountywi.gov •

Land Management

Land Planning

Land Records & G.I.S.

POWTS & Wells

Date: March 2, 2026

To: Property Owner(s)

From: Tony Roder, Zoning Inspector



Re: Public Meetings & Hearing

Dear Property Owner(s):

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

Rezone Petition #2026-0003

Petitioner: Lake Hallie Flex Space LLC

Agent: Jeremy Skaw/Real Land Surveying

Parcel numbers 22809-2531-0002000 located in the NE ¼ of the SW ¼, and part of Lot 2, Certified Survey Map 5588, located in the SE ¼ of the NW ¼, Section 25, Township 28 North, Range 09 West. Property Address: Vacant

From: Residential 2

To: Planning Unit Development (Highway Commercial)

Purpose: The proposed development plan will consist of these two parcels along with the adjacent parcel to the northeast. The four proposed buildings will have a "strip-mall" look to them, but each unit will be owner-occupied as a condominium.

The following meetings are open to the public:

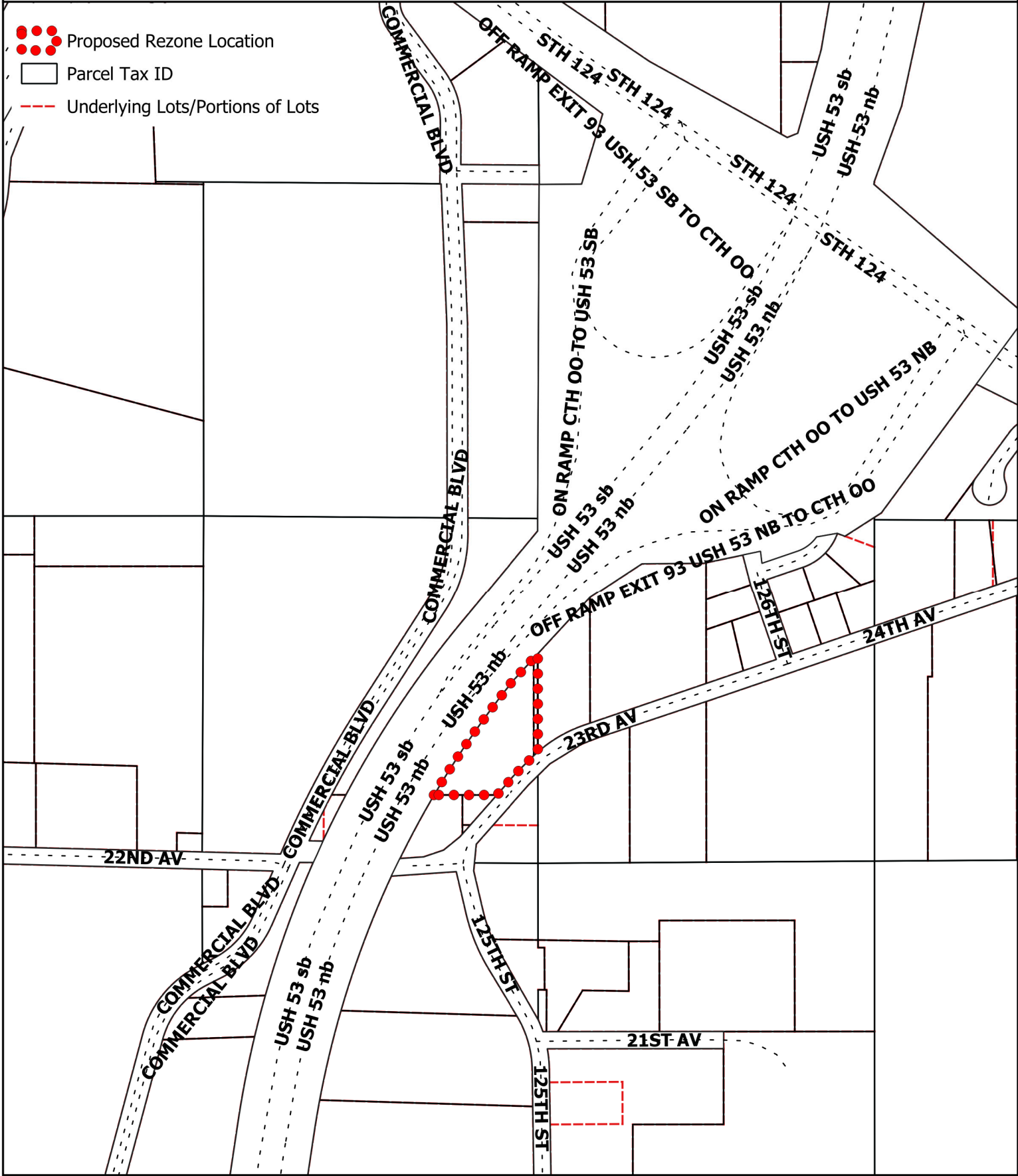
Lake Hallie Plan Commission:

The Village Plan Commission will meet on **March 9, 2026 at 6:00 PM** at the **Lake Hallie Municipal Building, 13136 30th Avenue**, Lake Hallie, Wisconsin to review this rezone request. The Plan Commission will make a recommendation for approval, approval with modification or denial, which will be forwarded to the Village Board.

Lake Hallie Village Board:

The Lake Hallie Village Board will hold a **PUBLIC HEARING** on **March 16, 2026 at 7:00 PM** at the **Lake Hallie Municipal Building, 13136 30th Avenue**, Lake Hallie, Wisconsin to review the recommendation from the Plan Commission and to make a final decision on this rezone use request.

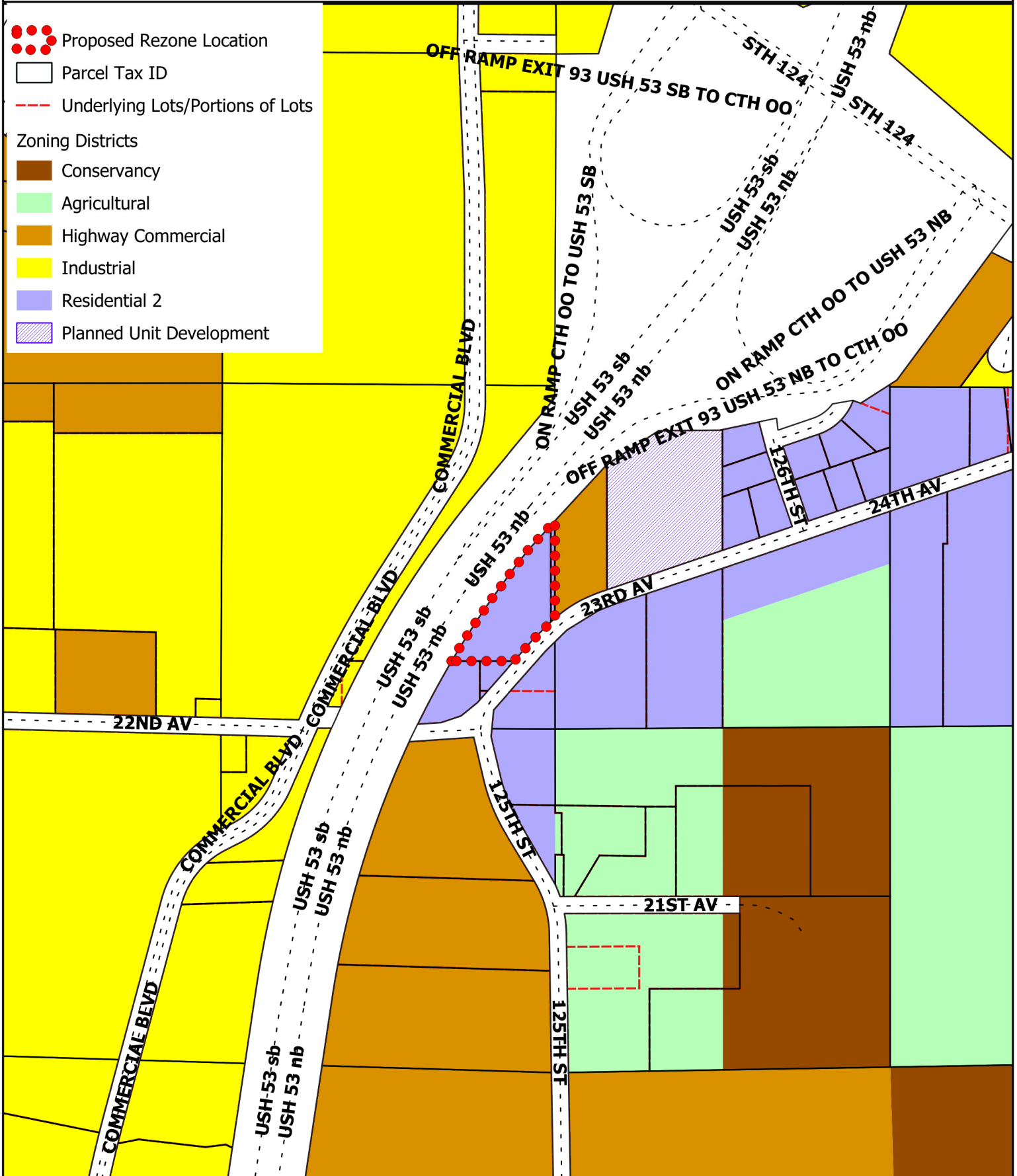
2026-0003 Lake Hallie Flex Space Rezone Request
Location Map



2026-0003 Lake Hallie Flex Space LLC Rezone Request

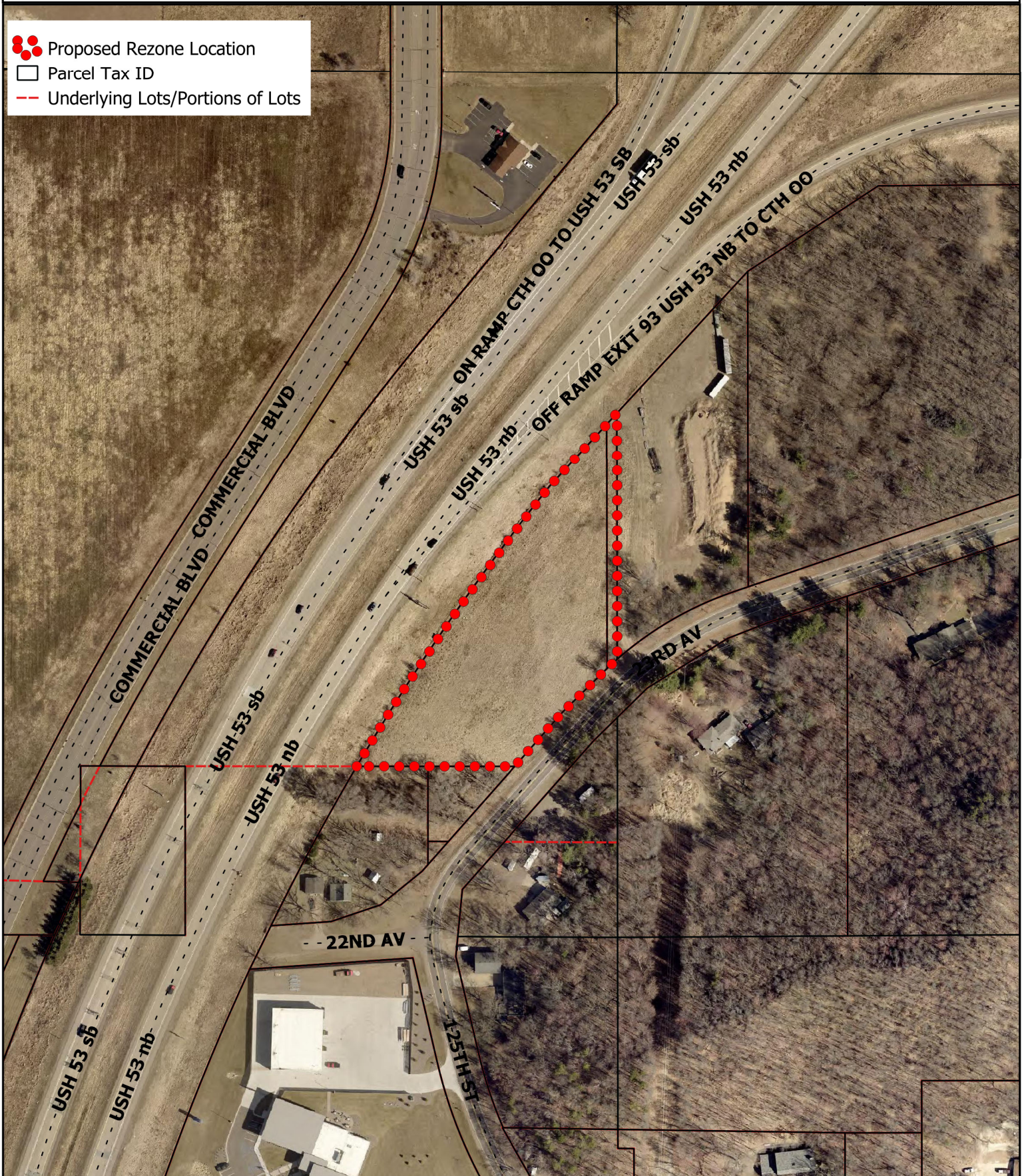
Zoning Districts

-  Proposed Rezone Location
-  Parcel Tax ID
-  Underlying Lots/Portions of Lots
- Zoning Districts**
 -  Conservancy
 -  Agricultural
 -  Highway Commercial
 -  Industrial
 -  Residential 2
 -  Planned Unit Development



2026-0003 Lake Hallie Flex Space LLC Rezone Request Aerial (2025)

-  Proposed Rezone Location
-  Parcel Tax ID
-  Underlying Lots/Portions of Lots



Produced on March 2, 2026 by the Chippewa County Department of Planning & Zoning and is for reference purposes only.

Scale: 1" = 200'

Village of Lake Hallie
DEPARTMENT OF PLANNING & ZONING

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

2025 Rezone Application



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

SECTION I: Parcel Owner Information			SECTION II: Agent Information		
Name: Lake Hallie Flex Space LLC			Name: Real Land Surveying - Jeremy Skaw		
Mailing Address: 7252 Hickory Road			Mailing Address: 1356 International Drive		
City: Eau Claire	State: WI	Zip: 54701	City: Eau Claire	State: WI	Zip: 54701
Telephone:			Telephone: 715-514-4116		
Email Address (Required): ttoy1622@gmail.com			Email Address (Required): jskaw@rlswi.com		
SECTION III: Parcel Information					
Village of Lake Hallie			Property Address: No address		
Parcel Number(s): 22809-2531-00020000, 22809-2524-75588002			City:	State:	Zip:
Existing Zoning District(s): R2			Proposed Zoning District(s): HC		

GENERAL DIRECTIONS:

- Complete** this Application form and the required four (4) parts:
 - ☐ Part 1: General Questions related to the request
 - ☐ Part 2: Plan Commission and Village Board Schedule - 2025
 - ☐ Part 3: General Rezoning Process
 - ☐ Part 4: Applicant Acknowledgement/Signature
- Submit** the completed application, all required information and a **\$500.00** public hearing fee (Make check payable to: Chippewa County Treasurer) by the deadline (as listed in Part 2) to the Village of Lake Hallie Department of Planning & Zoning, Room 009, 711 N. Bridge Street, Chippewa Falls, Wisconsin 54729.
- Make arrangements** to attend or have a representative attend the Plan Commission and Village Board meetings. This presence is needed so that questions can be answered and concerns addressed.

FOR DEPARTMENT OF PLANNING & ZONING STAFF USE:		
Receipt Number:	Appeal Number: 2026-0003	Public Hearing Date: 3-16-26

Village of Lake Hallie – 2025 Rezone Application

Once the completed application is received, the Department will prepare a public hearing notice and publish it within the Chippewa Herald. The public hearing notice will include the location and time of the required public hearing before the Lake Hallie Village Board. In addition, your neighbors and any appropriate county or state agencies will be notified of the Plan Commission meeting and the Lake Hallie Village Board meeting by a separate mailing. At the both of these meetings, any party may appear in person or may be represented by an agent or attorney to present information to the Plan Commission and the Village Board in support or opposition of the rezone request.

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

- A. As the applicant, do you have legal title to the parcel(s)? If you **do not** have legal title to the property, please have the property owner sign this application.
- B. Identify all parcels that are or will be part of this rezone request. If needed, an additional sheet listing those parcels can be attached.
- C. Describe the present and, if known, any proposed improvements on each parcel.
- D. Explain why you are requesting to rezone the parcel. Please identify the proposed use of the parcel.
- E. Explain the compatibility of your proposed use with uses on adjacent parcels and those in the vicinity of this parcel.
- F. Discuss any additional issues you feel that supports the consistency of your proposed use with any Village ordinances and plans.

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

PART 2: Plan Commission and Village Board Schedule - 2025

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

	2025 - Mondays											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Info/Apps DUE @ 12:00 Noon	12-23	01-20	02-17	03-24	04-21	05-19	06-23	07-21	08-18	09-22	10-20	11-17
Plan Commission Meeting	01-13	02-10	03-10	04-14	05-12	06-09	07-14	08-11	09-08	10-13	11-10	12-08
VB Public Hearing/Meeting	01-20	02-17	03-17	04-21	05-19	06-16	07-21	08-18	09-15	10-20	11-17	12-15

Note: The Plan Commission meeting is typically scheduled for 6:00 PM on the second Monday of every month.

Note: The Village Board meeting is typically scheduled for the 7:00 PM on the third Monday of every month.

PART 3: General Rezoning Process:

- (A) The rezone application is filed with the Department of Planning & Zoning. This includes the legal description of the parcels to be rezoned, a written statement addressing the questions as listed in Part 1 and any other information your feel will aid in a decision on this request.
- (B) A Class 2 Public Hearing Notice will be published in the Chippewa Herald detailing the request and the date and time of the Public Hearing.
- (C) Property owners of the land and those property owners within 400' (or maybe a greater distance) of the requested rezone change are notified by mail of the pending request. The notice to the property owners will generally contain a portion of the public hearing notice and information pertaining to Plan Commission meeting and the Public Hearing in front of the Village Board.
- (D) General maps (location map, aerial view and existing zoning districts map) will be prepared for the request by the Department. A department staff report is also prepared and sent to the Plan Commission with the rezone application

Village of Lake Hallie – 2025 Rezone Application

- (E) The Plan Commission will make a recommendation for approval, approval with modification or denial of the rezoning request. The recommendation is sent to the Lake Hallie Village Board who in turn can approve, approve with modification or deny the rezone request.

PART 4: Applicant Acknowledgement/Signature

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

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

Signed: _____

Owner/Agent

Date: 02/16/26

PART 5: Planning & Zoning Department Mailing List

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



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

February 16, 2026

Rezone General Questions

- A. The property to be rezoned is dually owned. Both owners have signed the rezone application.
- B. The rezone consists of two different parcels, below are their TIDs
 - a. 22809-2531-00020000 & 22809-2524-75588002
- C. Neither parcel has any current improvements. This site is part of phase 1 of a two-phase commercial development. A two-lot certified survey map will follow a successful rezone application.
- D. The proposed use of this site is commercial condominiums. With its location along the easterly side of U.S. Highway 53, there are five other commercial type businesses within ½ mile of this site.
- E. The rezone request from R2 to HC zoning is consistent with neighboring properties along the U.S. Highway 53 corridor. Given that this site has road frontage along U.S. Highway 53, and is less than one mile from the U.S. Highway 53 and Highway 29 interchange, the highway commercial (HC) zoning district is very applicable. There are six other HC zoned parcels within ½ mile of this site, that are also along the U.S. Highway 53 corridor; three of which have commercial type businesses while the other three are vacant.

Jeremy Skaw, P.L.S.

Field Supervisor

715.514.4116 Office

715.895.8211 Direct

715.225.4572 Mobile

www.rlswi.com

DESCRIPTION

IN THE NORTHEAST ¼ OF THE SOUTHWEST ¼, AND IN NORTHWEST ¼ OF THE SOUTHEAST ¼, SECTION 25, TOWNSHIP 28 NORTH, RANGE 9 WEST, VILLAGE OF LAKE HALLIE, CHIPPEWA COUNTY, WISCONSIN

- COMMENCING AT THE EAST ¼ CORNER SECTION 25;
- THENCE N.89°47'15"W., ALONG THE EAST/WEST ¼ LINE, A DISTANCE OF 2638.43 FEET TO THE CENTER OF SECTION 25;
- THENCE S.00°04'43"E., ALONG THE NORTH/SOUTH ¼ LINE, A DISTANCE OF 532.04 FEET TO A POINT ALONG THE EAST RIGHT OF WAY OF U.S. HIGHWAY "53", ALSO THE POINT OF BEGINNING;
- THENCE S.00°04'43"E., ALONG SAID ¼ LINE, A DISTANCE OF 430.62 FEET TO THE CENTERLINE OF 23RD AVENUE;
- THENCE 27.90 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, WITH A RADIUS OF 505.05 FEET, CENTRAL ANGLE OF 3°09'56", AND A CHORD BEARING AND DISTANCE OF S.43°43'53"W., 27.90 FEET;
- THENCE S.42°08'55"W., ALONG SAID CENTERLINE, A DISTANCE OF 141.88 FEET;
- THENCE N.89°44'01"W., A DISTANCE OF 295.01 FEET TO THE EAST RIGHT OF WAY OF U.S. HIGHWAY "53";
- THENCE 535.16 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, WITH A RADIUS OF 3703.71 FEET, CENTRAL ANGLE OF 8°16'44", AND A CHORD BEARING AND DISTANCE OF N.34°34'07"E., 534.69 FEET;
- THENCE N.42°42'56"E., ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 155.58 FEET TO THE POINT OF BEGINNING.

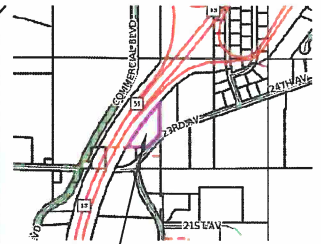
LEGEND

--- PROPOSED REZONE AREA FROM R2 TO HC
116,056 SQUARE FEET OR 2.66 ACRES

S89°47'15"E 2638.43'

EAST ¼ CORNER

S00°04'43"E 532.04'



LOCATION MAP (NOT TO SCALE)



L = 535.16'
R = 3703.71'
Δ = 8°16'44"
B = N34°34'07"E
C = 534.69'
1st TAN = N30°25'45"E
2nd TAN = N38°42'29"E

U.S. HIGHWAY "53"

N42°42'56"E 155.58'

S00°04'43"E 430.62'

23RD AVENUE

L = 27.90'
R = 505.05'
Δ = 3°09'56"
B = N43°43'53"E
C = 27.90'
1st TAN = N42°08'55"E
2nd TAN = N45°18'51"E

N89°44'01"W 295.01'

S42°08'55"W 141.88'

0 40 80 160

SCALE: 1" = 80'

REZONE EXHIBIT

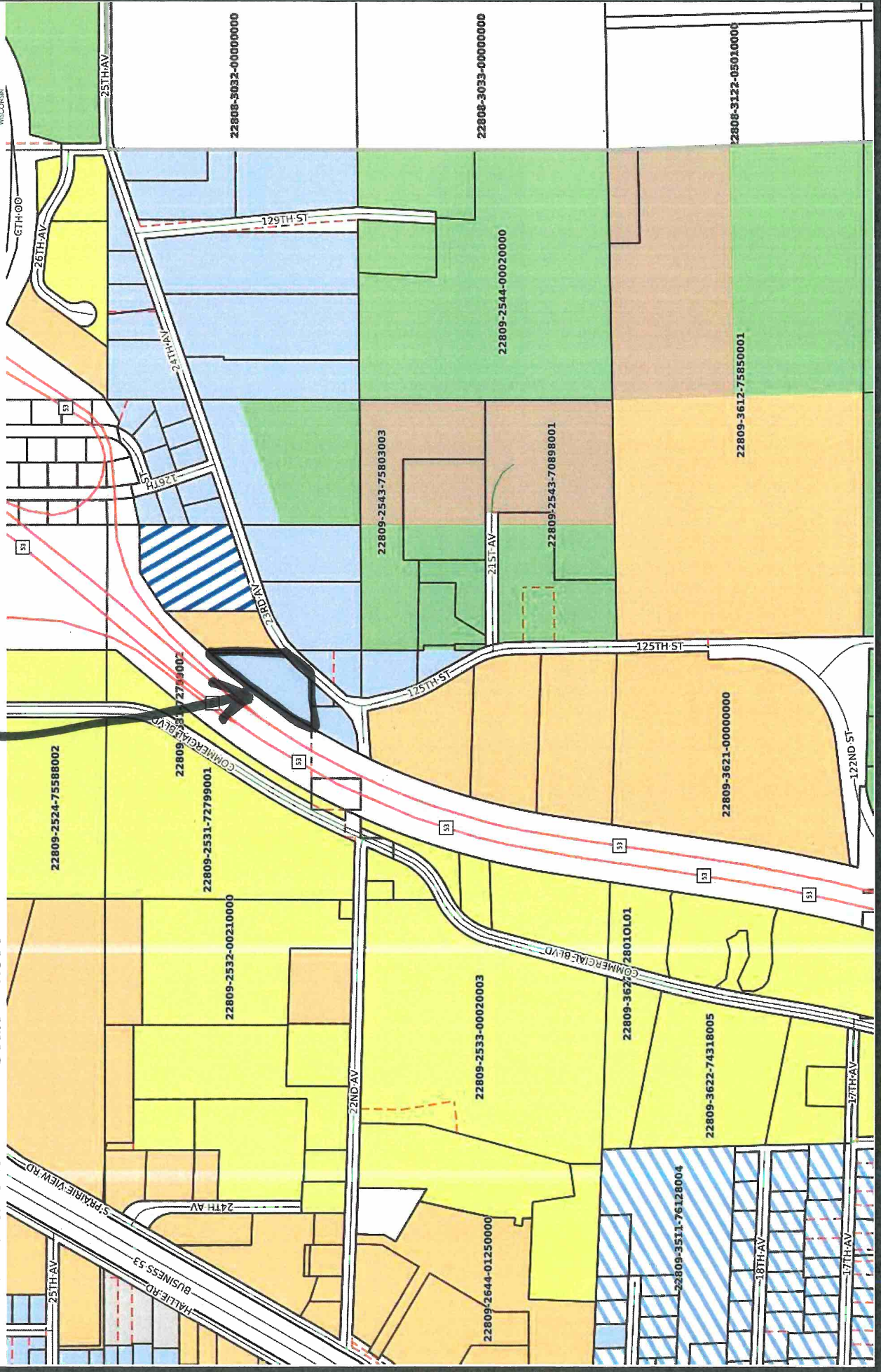
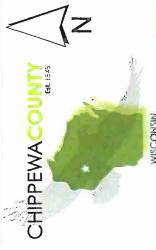
IN THE NORTHEAST ¼ OF THE SOUTHWEST ¼, AND IN THE
NORTHWEST ¼ OF THE SOUTHEAST ¼, SECTION 25, TOWNSHIP 28
NORTH, RANGE 9 WEST, VILLAGE OF LAKE HALLIE, CHIPPEWA
COUNTY, WISCONSIN

Map

Printed 02/16/2026

Scale = 1:550'

Site

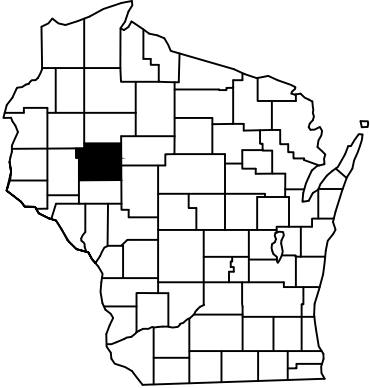


Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the area shown and is to be used only for reference purposes.

CHIPPEWA COUNTY



Know what's below.
Call before you dig.



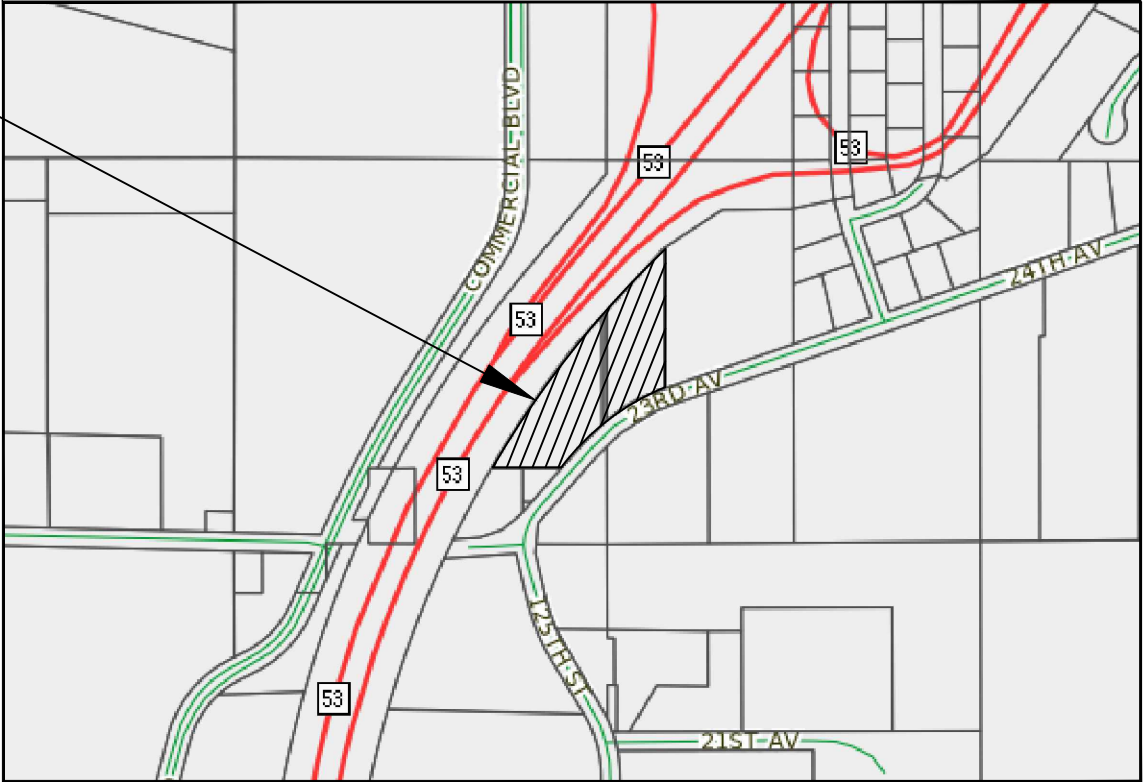
VICINITY MAP

PROJECT LOCATION

CONTACTS

ZONING DIRECTOR	CHIPPEWA COUNTY DOUG CLARY: (715) 716-7941
VILLAGE PRESIDENT	LAKE HALLIE VILLAGE PRESIDENT ATT: GARY SPILDE (715) 944-4211
TELEPHONE	AT&T RICK PODOLAK: (715) 410-0656
CABLE	SPECTRUM SUNNY RICHARDSON: (715) 896-6503
GAS	XCEL ENERGY: DESIGN SECTION BENJAMEN CARLI: (715) 737-1450
FIRE	FIRE CHIEF SCOTT BERNETTE: (715) 723-9020

LAKE HALLIE - FLEX SPACE
R. TOM TOY, LLC
23RD AVENUE
CHIPPEWA FALLS, WI 54729



LOCATION MAP

LEGEND

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	PROPOSED
	---BENCHMARK
	---CONTROL POINT
	---SIGN
	---CURB STOP
	---WELL
	---HYDRANT
	---GATE VALVE
	---CURB INLET
	---AREA DRAIN
	---SAN MH
	---STORM MH
	---SAN CLEANOUT
	---GAS MANHOLE
	---LIGHT POLE
	---UTILITY POLE
	---GUY WIRE
	---GUY POLE
	---PULL BOX
	---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	EXISTING CONDITIONS & DEMOLITION PLAN
3	SITE PLAN
4	EROSION CONTROL PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	WATERMAIN PLAN
8-11	POND PLAN & PROFILE
12-13	DETAILS

AEC PROJECT #: 25074 PLANS DATED: JANUARY 2026



ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR.
EAU CLAIRE, WI 54701
PH 715-552-0330
INFO@AEC.ENGINEERING
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PROJECT DEVELOPER/ CLIENT:
R. TOM TOY, LLC
TOM TOY, OWNER
7252 HICKORY ROAD
EAU CLAIRE, WI 54701
PHONE: 715.579.0123
EMAIL: ttoy1622@gmail.com

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

SCHEDULE OF REQUIRED PERMITS		
APPROVALS NEEDED	DATE SUBMITTED	APPROVAL
VILLAGE OF LAKE HALLIE SITE PLAN SUBMITTAL		
CHIPPEWA COUNTY - STORMWATER & E.C. PERMIT		
WDNR - NOTICE OF INTENT (WRAPP PERMIT)		

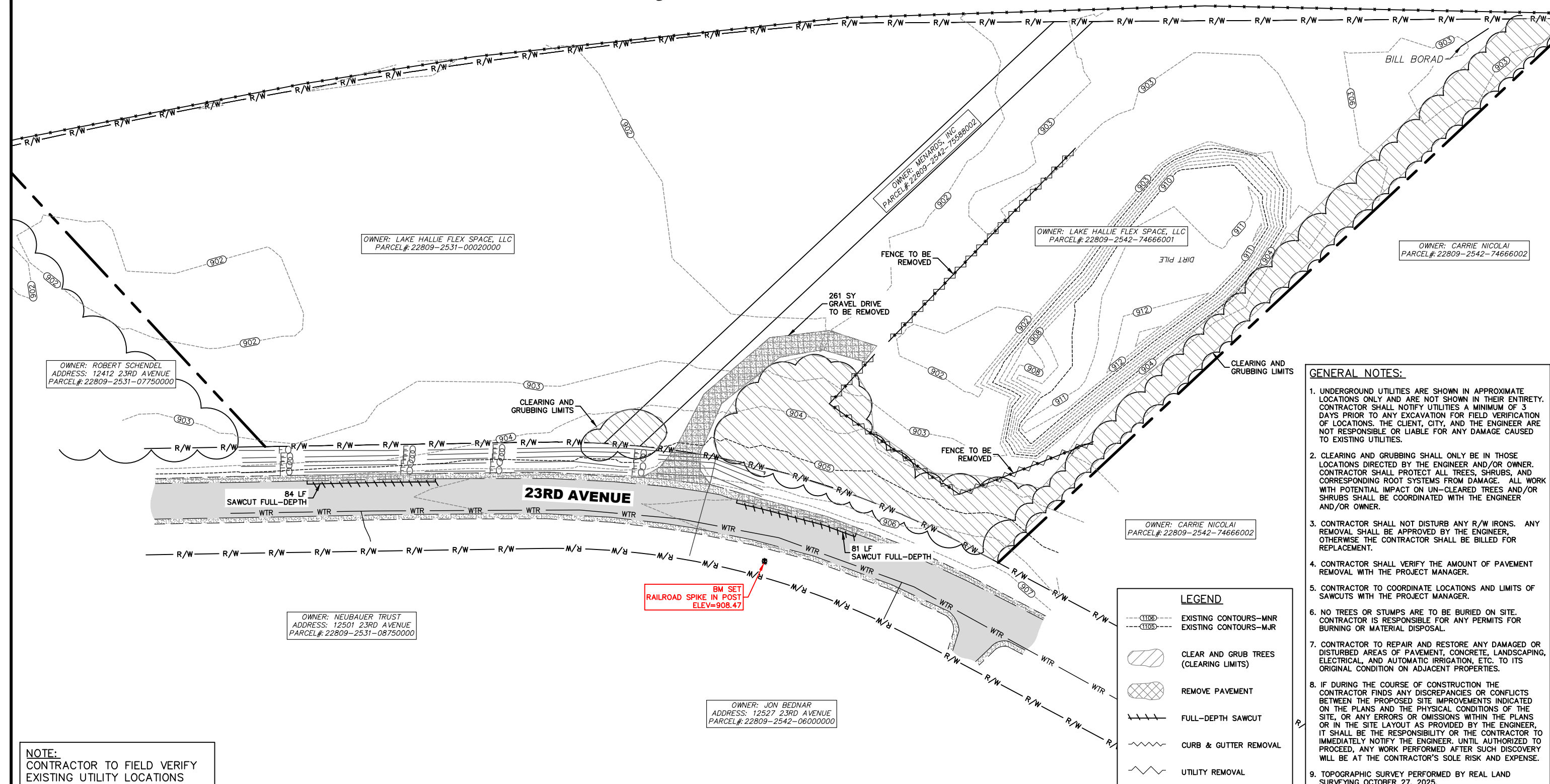


Know what's below.
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0 15 30 60

US HIGHWAY 53



NOTE:
CONTRACTOR TO FIELD VERIFY
EXISTING UTILITY LOCATIONS

- GENERAL NOTES:**
1. UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS ONLY AND ARE NOT SHOWN IN THEIR ENTIRETY. CONTRACTOR SHALL NOTIFY UTILITIES A MINIMUM OF 3 DAYS PRIOR TO ANY EXCAVATION FOR FIELD VERIFICATION OF LOCATIONS. THE CLIENT, CITY, AND THE ENGINEER ARE NOT RESPONSIBLE OR LIABLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES.
 2. CLEARING AND GRUBBING SHALL ONLY BE IN THOSE LOCATIONS DIRECTED BY THE ENGINEER AND/OR OWNER. CONTRACTOR SHALL PROTECT ALL TREES, SHRUBS, AND CORRESPONDING ROOT SYSTEMS FROM DAMAGE. ALL WORK WITH POTENTIAL IMPACT ON UN-CLEARED TREES AND/OR SHRUBS SHALL BE COORDINATED WITH THE ENGINEER AND/OR OWNER.
 3. CONTRACTOR SHALL NOT DISTURB ANY R/W IRONS. ANY REMOVAL SHALL BE APPROVED BY THE ENGINEER, OTHERWISE THE CONTRACTOR SHALL BE BILLED FOR REPLACEMENT.
 4. CONTRACTOR SHALL VERIFY THE AMOUNT OF PAVEMENT REMOVAL WITH THE PROJECT MANAGER.
 5. CONTRACTOR TO COORDINATE LOCATIONS AND LIMITS OF SAWCUTS WITH THE PROJECT MANAGER.
 6. NO TREES OR STUMPS ARE TO BE BURIED ON SITE. CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS FOR BURNING OR MATERIAL DISPOSAL.
 7. CONTRACTOR TO REPAIR AND RESTORE ANY DAMAGED OR DISTURBED AREAS OF PAVEMENT, CONCRETE, LANDSCAPING, ELECTRICAL, AND AUTOMATIC IRRIGATION, ETC. TO ITS ORIGINAL CONDITION ON ADJACENT PROPERTIES.
 8. IF DURING THE COURSE OF CONSTRUCTION THE CONTRACTOR FINDS ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PROPOSED SITE IMPROVEMENTS INDICATED ON THE PLANS AND THE PHYSICAL CONDITIONS OF THE SITE, OR ANY ERRORS OR OMISSIONS WITHIN THE PLANS OR IN THE SITE LAYOUT AS PROVIDED BY THE ENGINEER, IT SHALL BE THE RESPONSIBILITY 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.
 9. TOPOGRAPHIC SURVEY PERFORMED BY REAL LAND SURVEYING OCTOBER 27, 2025.

LEGEND

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

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.
25074



ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
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EXISTING CONDITIONS & DEMOLITION PLAN

LAKE HALLIE FLEX SPACE
R. TOM TOY, LLC
23RD AVENUE
LAKE HALLIE, WI 54729

DWG NAME
25074 PG2
EX & DEMO
DATE
01/2026

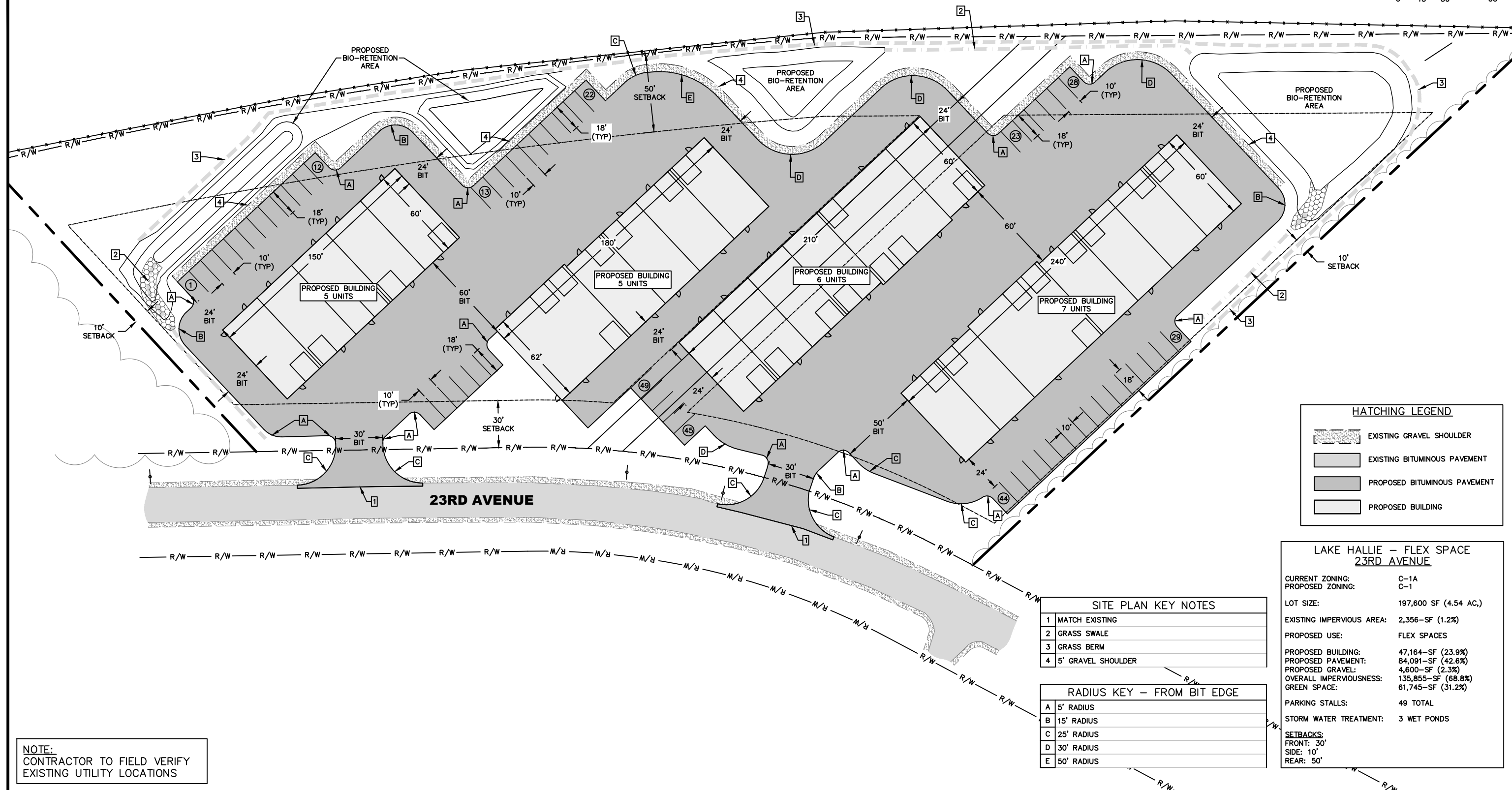
2
13



Know what's below.
Call before you dig.



0 15 30 60



NOTE:
CONTRACTOR TO FIELD VERIFY
EXISTING UTILITY LOCATIONS

HATCHING LEGEND	
	EXISTING GRAVEL SHOULDER
	EXISTING BITUMINOUS PAVEMENT
	PROPOSED BITUMINOUS PAVEMENT
	PROPOSED BUILDING

SITE PLAN KEY NOTES	
1	MATCH EXISTING
2	GRASS SWALE
3	GRASS BERM
4	5' GRAVEL SHOULDER

RADIUS KEY - FROM BIT EDGE	
A	5' RADIUS
B	15' RADIUS
C	25' RADIUS
D	30' RADIUS
E	50' RADIUS

LAKE HALLIE - FLEX SPACE 23RD AVENUE	
CURRENT ZONING:	C-1A
PROPOSED ZONING:	C-1
LOT SIZE:	197,600 SF (4.54 AC.)
EXISTING IMPERVIOUS AREA:	2,356-SF (1.2%)
PROPOSED USE:	FLEX SPACES
PROPOSED BUILDING:	47,164-SF (23.9%)
PROPOSED PAVEMENT:	84,091-SF (42.6%)
PROPOSED GRAVEL:	4,600-SF (2.3%)
OVERALL IMPERVIOUSNESS:	135,855-SF (68.8%)
GREEN SPACE:	61,745-SF (31.2%)
PARKING STALLS:	49 TOTAL
STORM WATER TREATMENT:	3 WET PONDS
SETBACKS:	
FRONT:	30'
SIDE:	10'
REAR:	50'

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.
25074



ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
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SITE PLAN

LAKE HALLIE FLEX SPACE
R. TOM TOY, LLC
23RD AVENUE
LAKE HALLIE, WI 54729

DWG NAME
25074 PG3
SITE
DATE
01/2026

3

13

THE EROSION CONTROL ON THIS PLAN HAS BEEN PREPARED AS A GUIDE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING, MODIFYING AND IMPLEMENTING AN ALTERNATE EROSION CONTROL PLAN BASED ON THEIR MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION.

EROSION CONTROL NOTES:

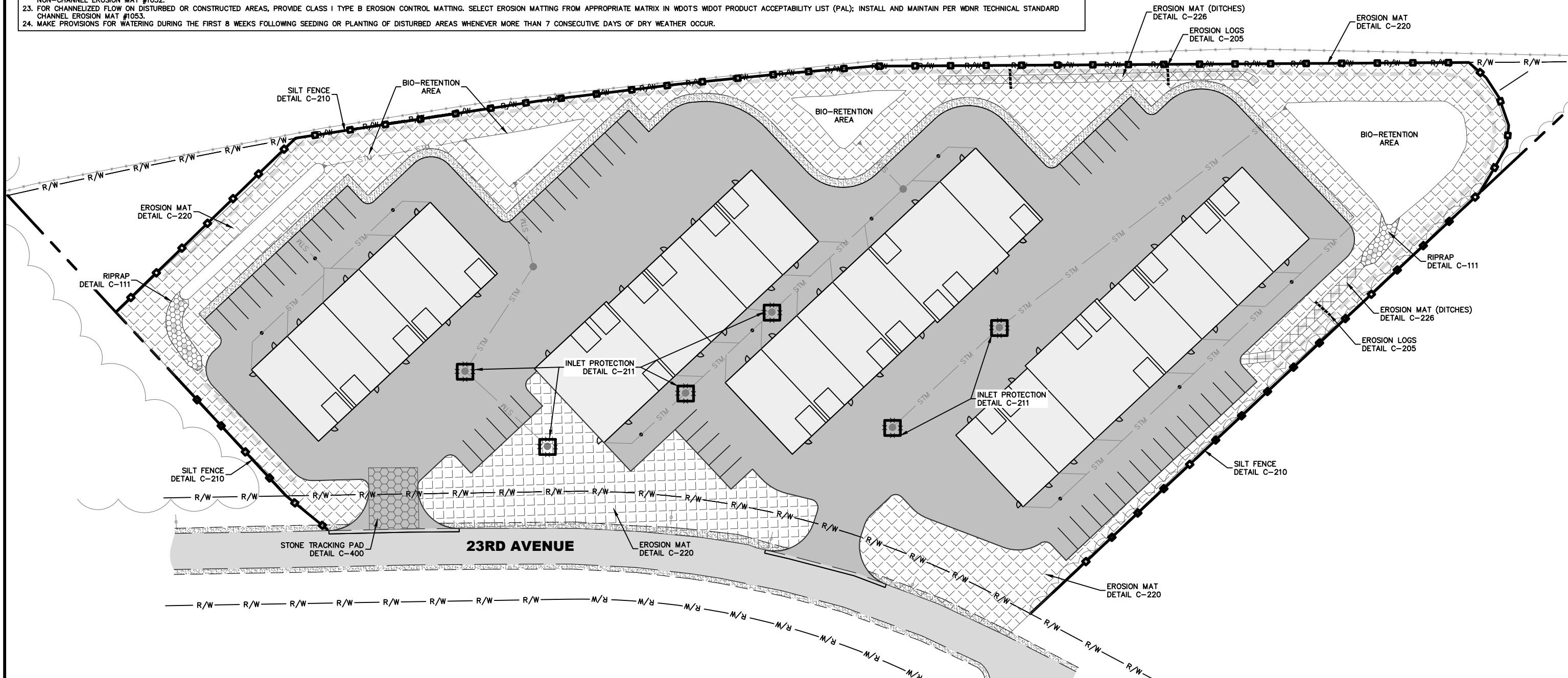
1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. 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. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS #1071.
15. 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.
16. 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.
17. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
18. 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 CONTRACTOR. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
19. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068.
20. 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.
21. COORDINATE WITH CONTRACTOR 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).
22. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I TYPE A EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOTS WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.
23. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS I TYPE B EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOTS WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.
24. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

EROSION CONTROL LEGEND

- SILT FENCE
DETAIL C-210
- STONE TRACKING PAD
DETAIL C-400
- EROSION MAT
DETAIL C-220
- EROSION MAT (DITCHES)
DETAIL C-226
- EROSION LOGS
DETAIL C-205
- RIPRAP
DETAIL C-111
- INLET PROTECTION
TYPE-A
DETAIL C-211



Know what's below.
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						PROJ. NO. 25074		ADVANCED ENGINEERING CONCEPTS 1360 INTERNATIONAL DR EAU CLAIRE, WI 54701 PH: 715-552-0330 info@aec.engineering COPYRIGHT 2026 AEC LLC.	EROSION CONTROL PLAN	LAKE HALLIE FLEX SPACE R. TOM TOY, LLC 23RD AVENUE LAKE HALLIE, WI 54729	DWG NAME 25074 PG5 ERO CON	5
NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED						DATE 01/2026	13



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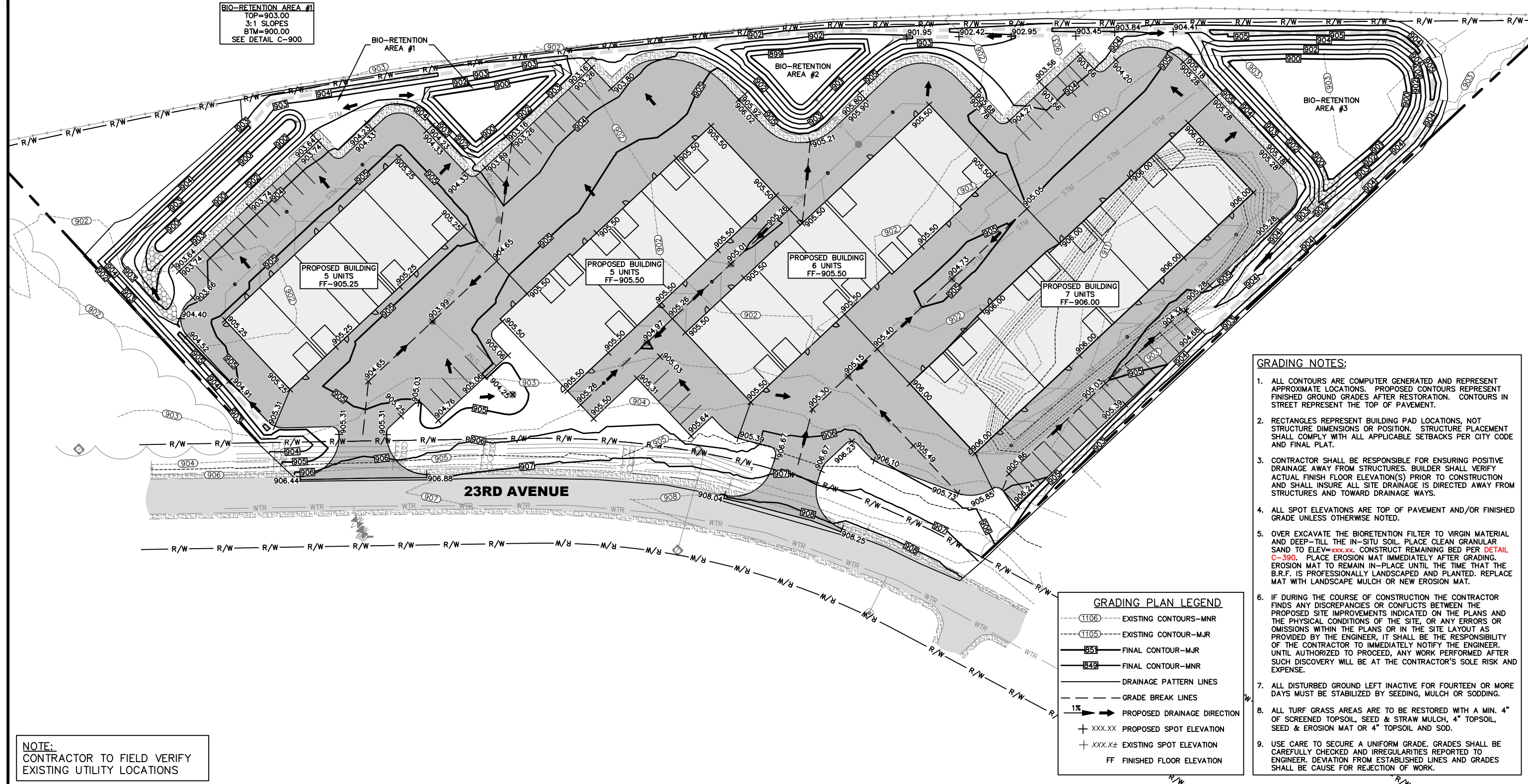


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BIO-RETENTION AREA #1
TOP=903.00
3:1 SLOPES
BTM=900.00
SEE DETAIL C-900

BIO-RETENTION AREA #2
TOP=903.00
3:1 SLOPES
BTM=899.00
SEE DETAIL C-901

BIO-RETENTION AREA #3
TOP=904.00
3:1 SLOPES
BTM=900.00
SEE DETAIL C-902



NOTE:
CONTRACTOR TO FIELD VERIFY
EXISTING UTILITY LOCATIONS

GRADING PLAN LEGEND

- (1106)--- EXISTING CONTOURS-MNR
- (1105)--- EXISTING CONTOUR-MJR
- (85)--- 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
- FF FINISHED FLOOR ELEVATION

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 CITY CODE AND FINAL PLAT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING 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. OVER EXCAVATE THE BIORETENTION FILTER TO VIRGIN MATERIAL AND DEEP-TILL THE IN-SITU SOIL. PLACE CLEAN GRANULAR SAND TO ELEV=xxx.xx. CONSTRUCT REMAINING BED PER DETAIL C-390. PLACE EROSION MAT IMMEDIATELY AFTER GRADING. EROSION MAT TO REMAIN IN-PLACE UNTIL THE TIME THAT THE B.R.F. IS PROFESSIONALLY LANDSCAPED AND PLANTED. REPLACE MAT WITH LANDSCAPE MULCH OR NEW EROSION MAT.
6. 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.
7. ALL DISTURBED GROUND LEFT INACTIVE FOR FOURTEEN OR MORE DAYS MUST BE STABILIZED BY SEEDING, MULCH OR SODDING.
8. 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.
9. 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.

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GRADING PLAN

LAKE HALLIE FLEX SPACE
R. TOM TOY, LLC
23RD AVENUE
LAKE HALLIE, WI 54729

DWG NAME
25074 PG4
GRADING
DATE
01/2026

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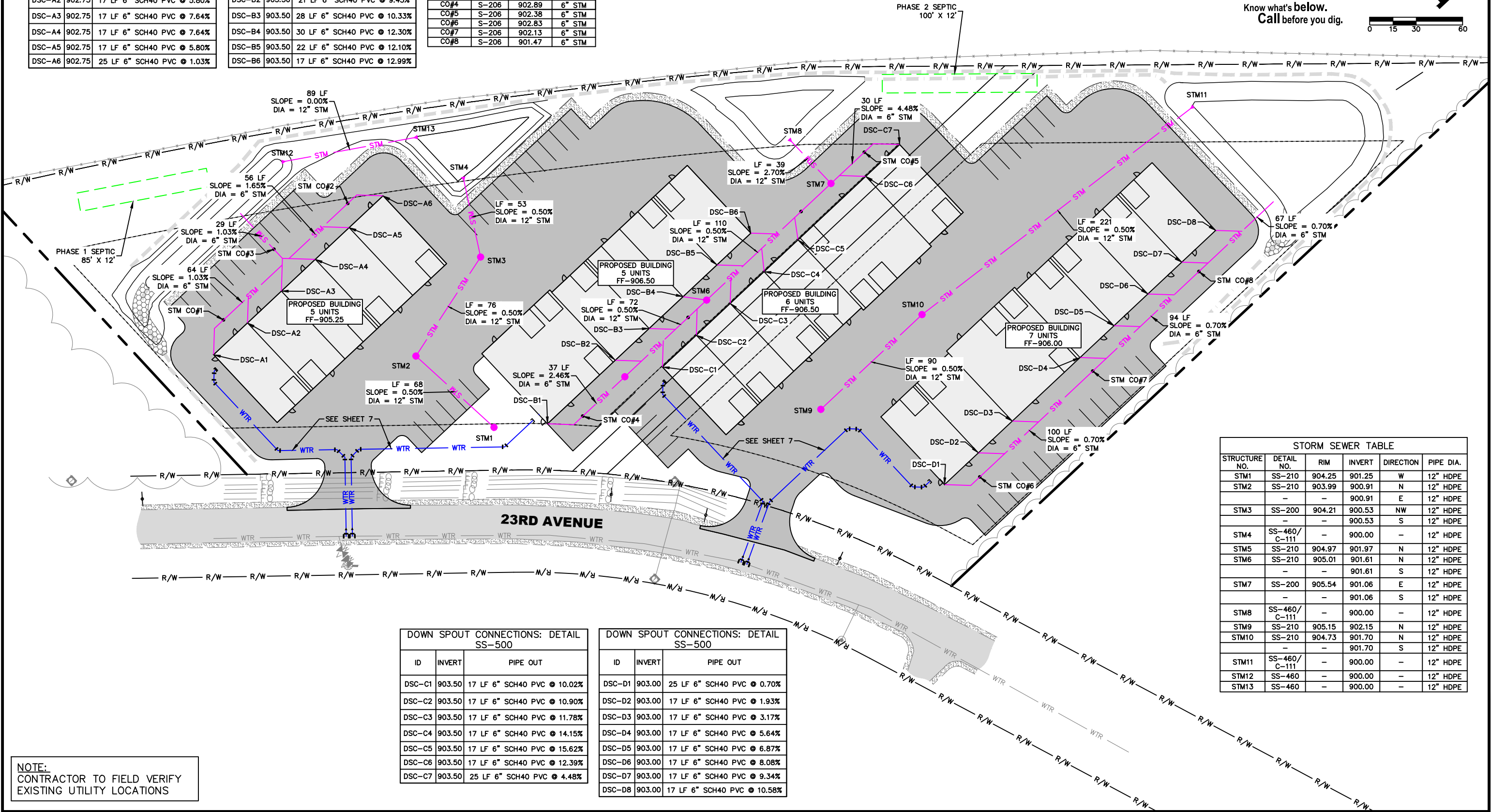
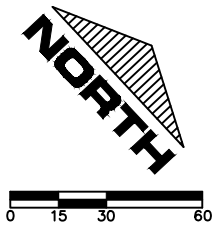
DOWN SPOUT CONNECTIONS: DETAIL SS-500		
ID	INVERT	PIPE OUT
DSC-A1	902.75	25 LF 6" SCH40 PVC @ 1.03%
DSC-A2	902.75	17 LF 6" SCH40 PVC @ 5.80%
DSC-A3	902.75	17 LF 6" SCH40 PVC @ 7.64%
DSC-A4	902.75	17 LF 6" SCH40 PVC @ 7.64%
DSC-A5	902.75	17 LF 6" SCH40 PVC @ 5.80%
DSC-A6	902.75	25 LF 6" SCH40 PVC @ 1.03%

DOWN SPOUT CONNECTIONS: DETAIL SS-500		
ID	INVERT	PIPE OUT
DSC-B1	903.5	25 LF 6" SCH40 PVC @ 2.46%
DSC-B2	903.50	21 LF 6" SCH40 PVC @ 9.45%
DSC-B3	903.50	28 LF 6" SCH40 PVC @ 10.33%
DSC-B4	903.50	30 LF 6" SCH40 PVC @ 12.30%
DSC-B5	903.50	22 LF 6" SCH40 PVC @ 12.10%
DSC-B6	903.50	17 LF 6" SCH40 PVC @ 12.99%

STORM CLEANOUT TABLE			
STRUCTURE NO.	DETAIL NO.	INVERT	PIPE DIA.
CO#1	S-206	901.99	6" STM
CO#2	S-206	901.99	6" STM
CO#3	S-206	901.33	6" STM
CO#4	S-206	902.89	6" STM
CO#5	S-206	902.38	6" STM
CO#6	S-206	902.83	6" STM
CO#7	S-206	902.13	6" STM
CO#8	S-206	901.47	6" STM



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DOWN SPOUT CONNECTIONS: DETAIL SS-500		
ID	INVERT	PIPE OUT
DSC-C1	903.50	17 LF 6" SCH40 PVC @ 10.02%
DSC-C2	903.50	17 LF 6" SCH40 PVC @ 10.90%
DSC-C3	903.50	17 LF 6" SCH40 PVC @ 11.78%
DSC-C4	903.50	17 LF 6" SCH40 PVC @ 14.15%
DSC-C5	903.50	17 LF 6" SCH40 PVC @ 15.62%
DSC-C6	903.50	17 LF 6" SCH40 PVC @ 12.39%
DSC-C7	903.50	25 LF 6" SCH40 PVC @ 4.48%

DOWN SPOUT CONNECTIONS: DETAIL SS-500		
ID	INVERT	PIPE OUT
DSC-D1	903.00	25 LF 6" SCH40 PVC @ 0.70%
DSC-D2	903.00	17 LF 6" SCH40 PVC @ 1.93%
DSC-D3	903.00	17 LF 6" SCH40 PVC @ 3.17%
DSC-D4	903.00	17 LF 6" SCH40 PVC @ 5.64%
DSC-D5	903.00	17 LF 6" SCH40 PVC @ 6.87%
DSC-D6	903.00	17 LF 6" SCH40 PVC @ 8.08%
DSC-D7	903.00	17 LF 6" SCH40 PVC @ 9.34%
DSC-D8	903.00	17 LF 6" SCH40 PVC @ 10.58%

STORM SEWER TABLE					
STRUCTURE NO.	DETAIL NO.	RIM	INVERT	DIRECTION	PIPE DIA.
STM1	SS-210	904.25	901.25	W	12" HDPE
STM2	SS-210	903.99	900.91	N	12" HDPE
			900.91	E	12" HDPE
STM3	SS-200	904.21	900.53	NW	12" HDPE
			900.53	S	12" HDPE
STM4	SS-460/C-111	-	900.00	-	12" HDPE
STM5	SS-210	904.97	901.97	N	12" HDPE
STM6	SS-210	905.01	901.61	N	12" HDPE
			901.61	S	12" HDPE
STM7	SS-200	905.54	901.06	E	12" HDPE
			901.06	S	12" HDPE
STM8	SS-460/C-111	-	900.00	-	12" HDPE
STM9	SS-210	905.15	902.15	N	12" HDPE
STM10	SS-210	904.73	901.70	N	12" HDPE
			901.70	S	12" HDPE
STM11	SS-460/C-111	-	900.00	-	12" HDPE
STM12	SS-460	-	900.00	-	12" HDPE
STM13	SS-460	-	900.00	-	12" HDPE

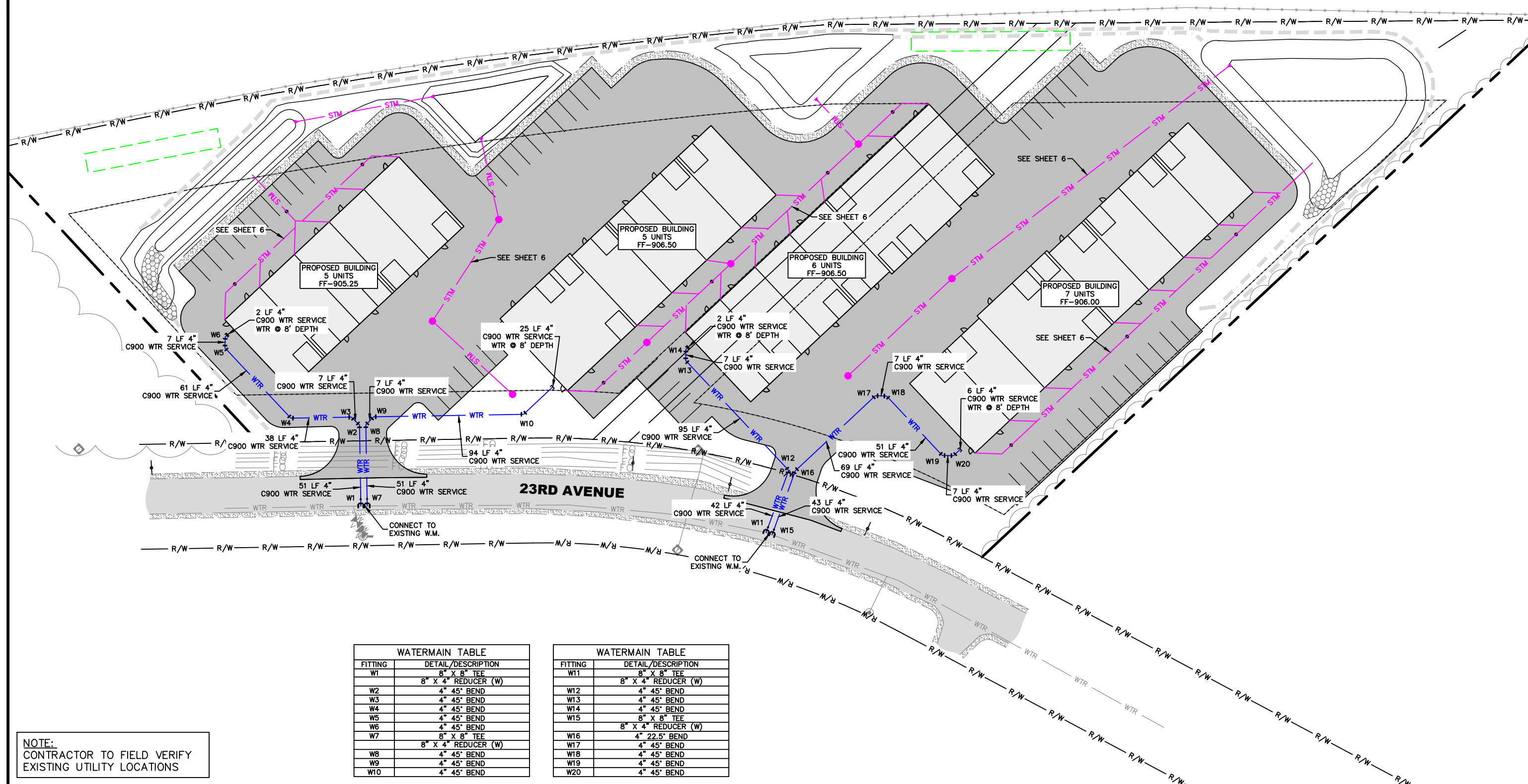
NOTE:
CONTRACTOR TO FIELD VERIFY
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NOTE:
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WATERMAIN TABLE	
FITTING	DETAIL/DESCRIPTION
W1	8" X 8" TEE
W2	8" X 4" REDUCER (W)
W3	4" 45° BEND
W4	4" 45° BEND
W5	4" 45° BEND
W6	4" 45° BEND
W7	8" X 8" TEE
W8	8" X 4" REDUCER (W)
W9	4" 45° BEND
W10	4" 45° BEND

WATERMAIN TABLE	
FITTING	DETAIL/DESCRIPTION
W11	8" X 8" TEE
W12	8" X 4" REDUCER (W)
W13	4" 45° BEND
W14	4" 45° BEND
W15	4" 45° BEND
W16	8" X 8" TEE
W17	8" X 4" REDUCER (W)
W18	4" 22.5° BEND
W19	4" 45° BEND
W20	4" 45° BEND

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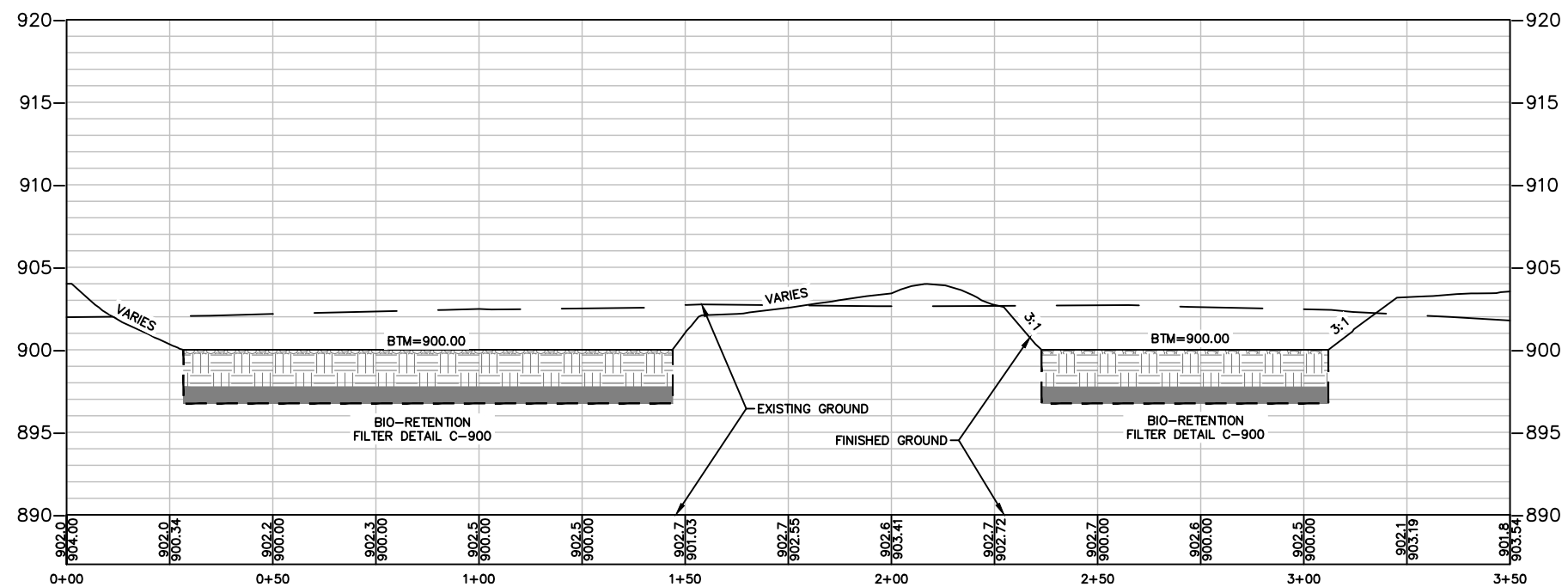
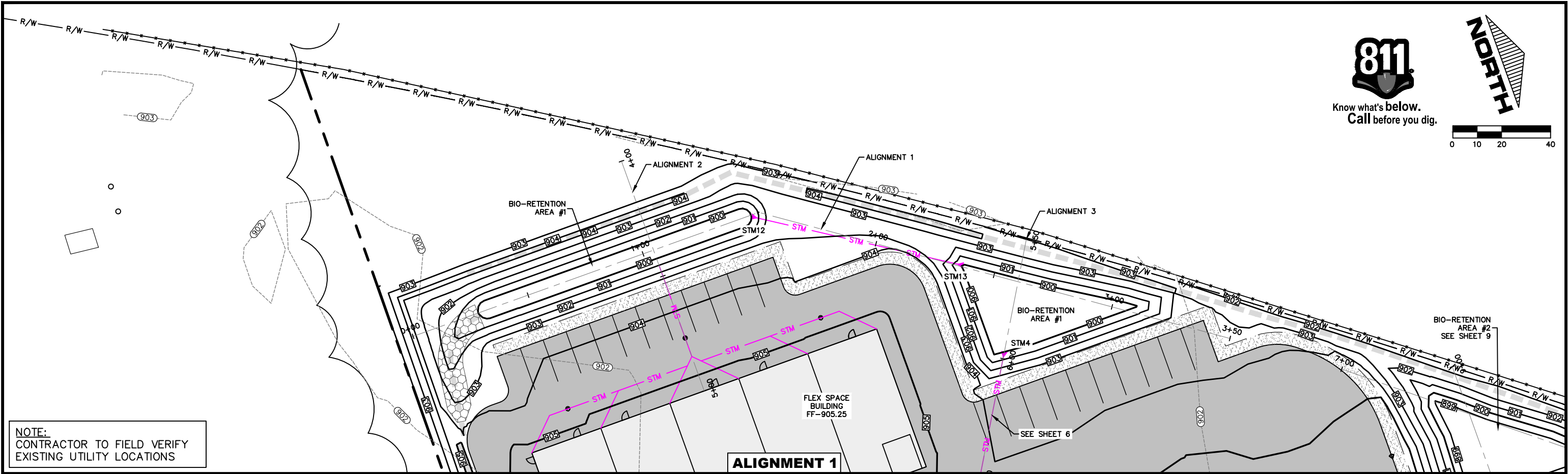
WATERMAIN PLAN

LAKE HALLIE FLEX SPACE
R. TOM TOY, LLC
23RD AVENUE
LAKE HALLIE, WI 54729

DWG NAME
25074 PG7
WTR MAIN
DATE
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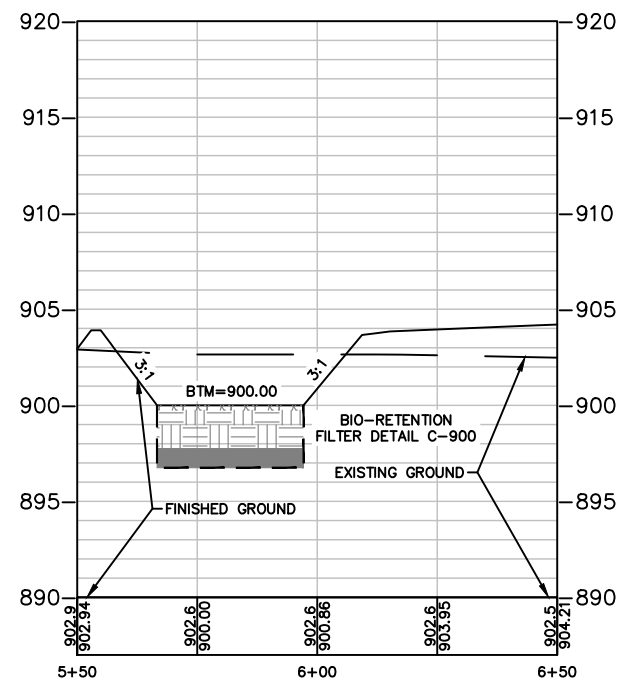
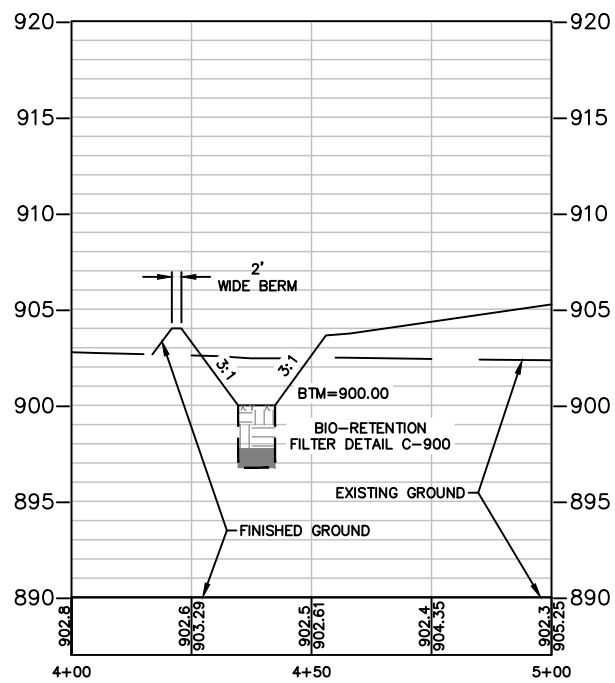
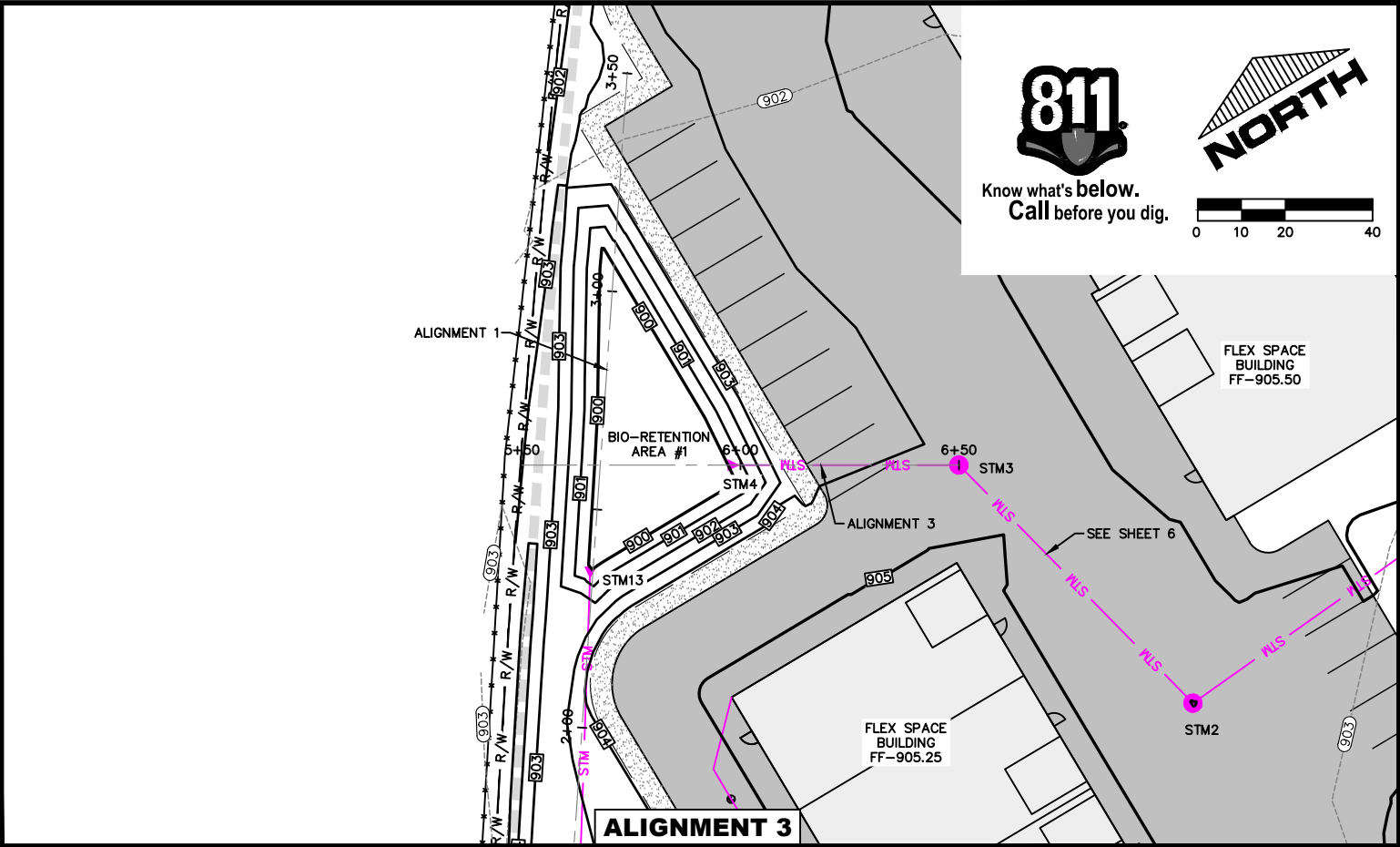
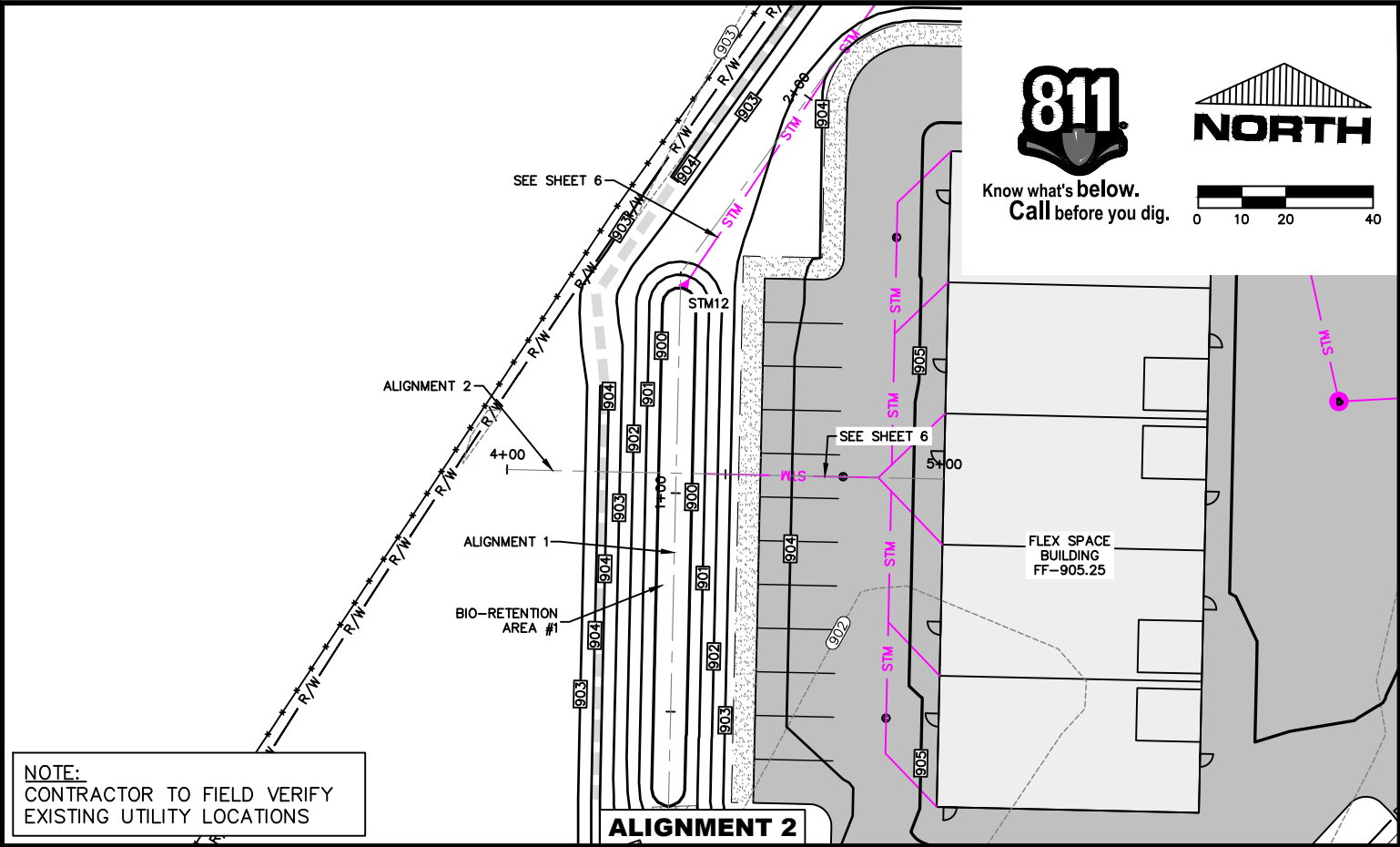
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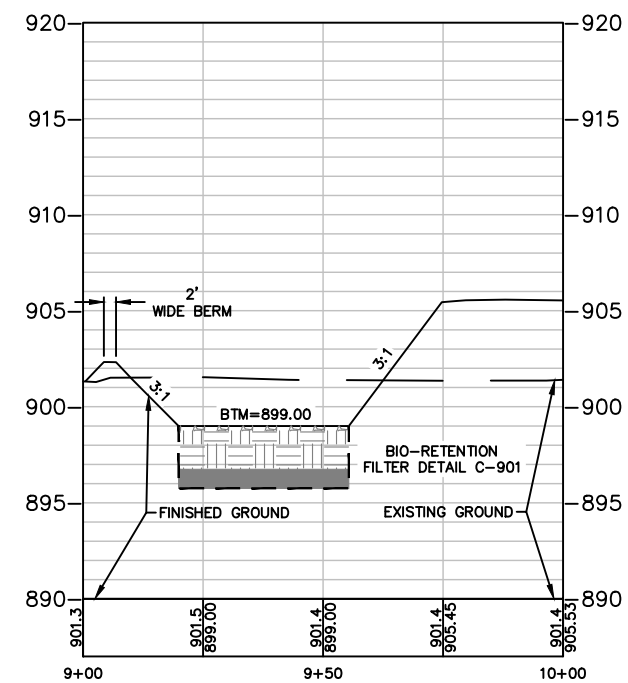
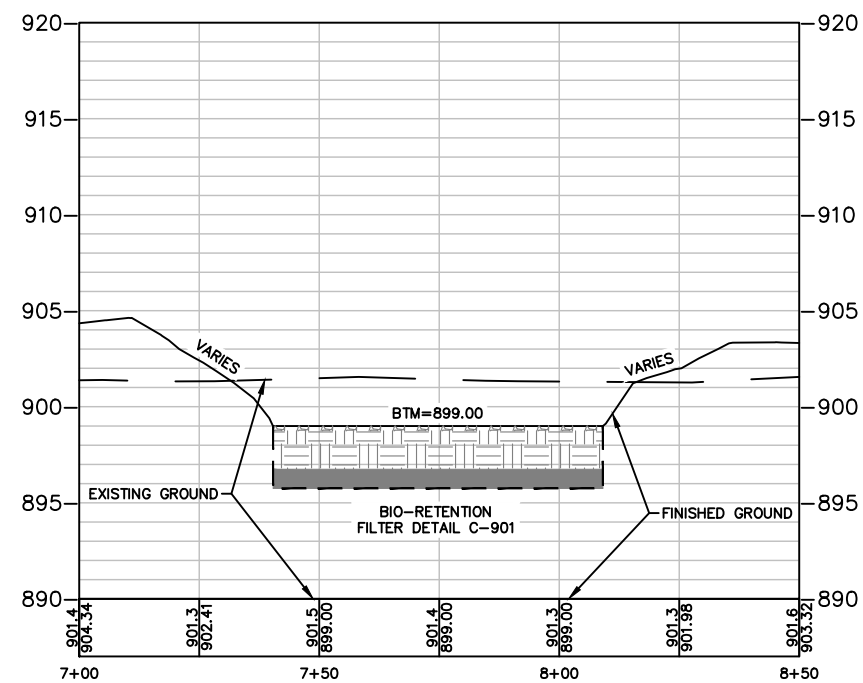
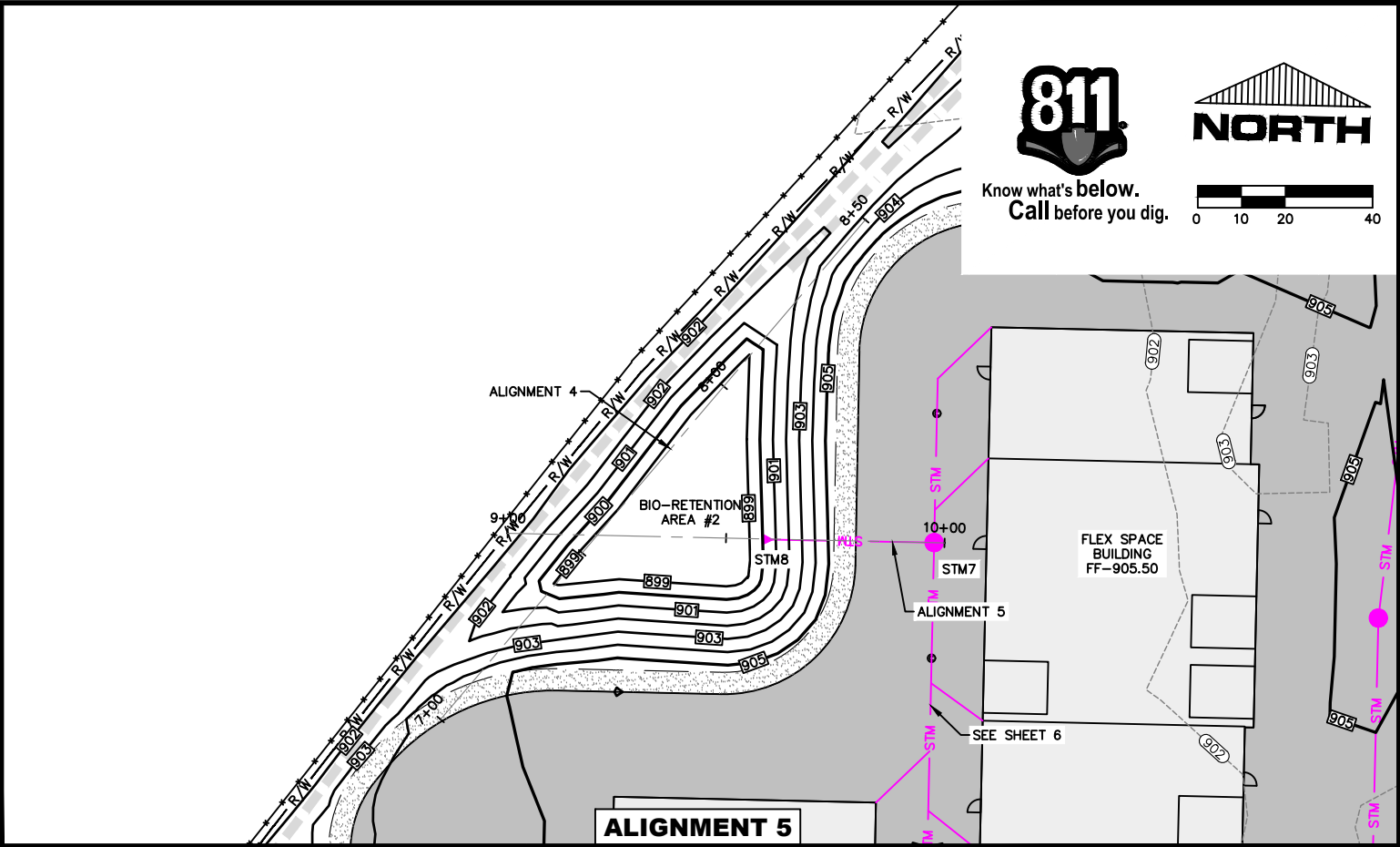
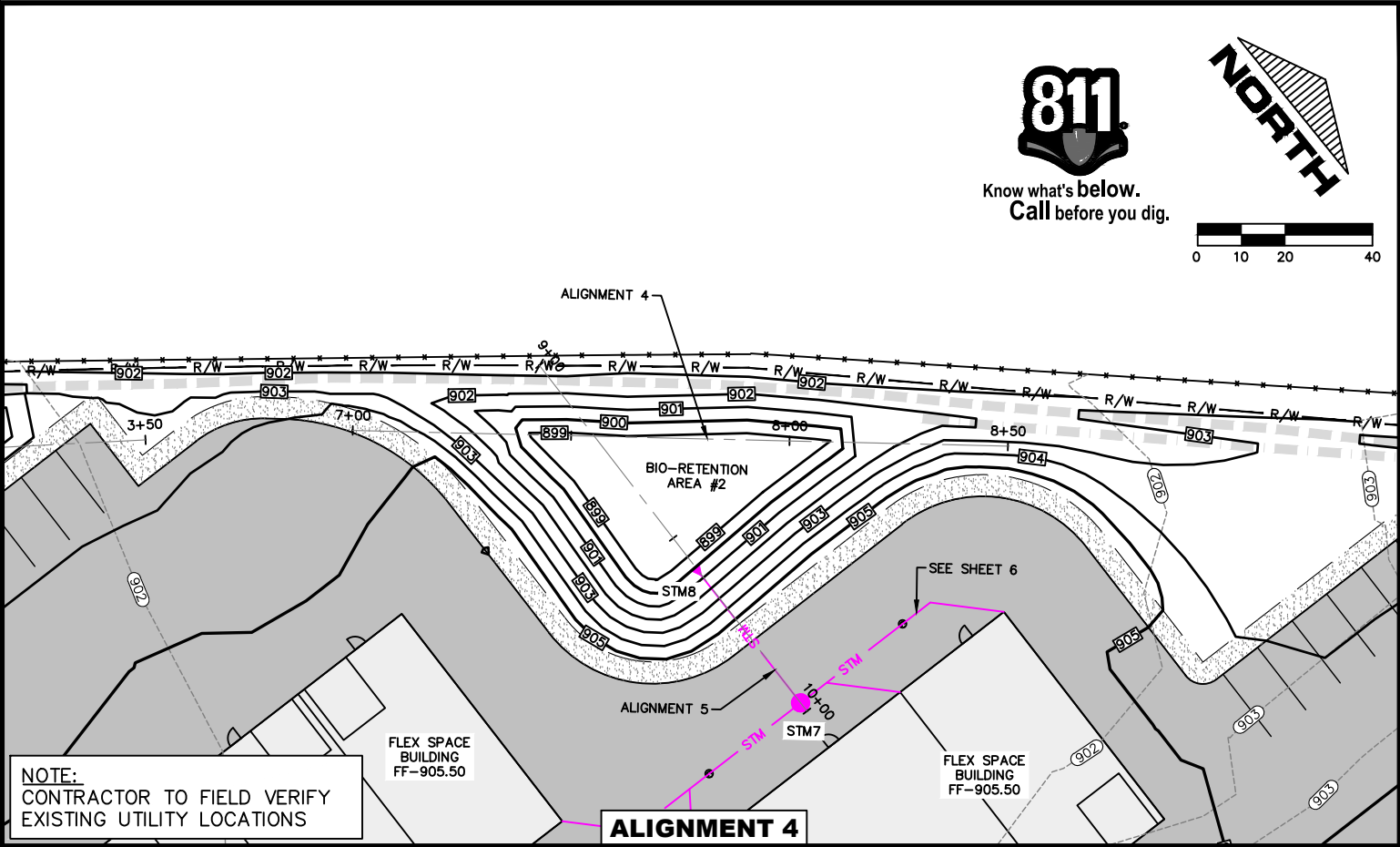
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POND PLAN & PROFILES
ALIGNMENT 2 - STA 4+00 TO 5+00
ALIGNMENT 3 - STA 5+50 TO 6+50

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R. TOM TOY, LLC
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LAKE HALLIE, WI 54729

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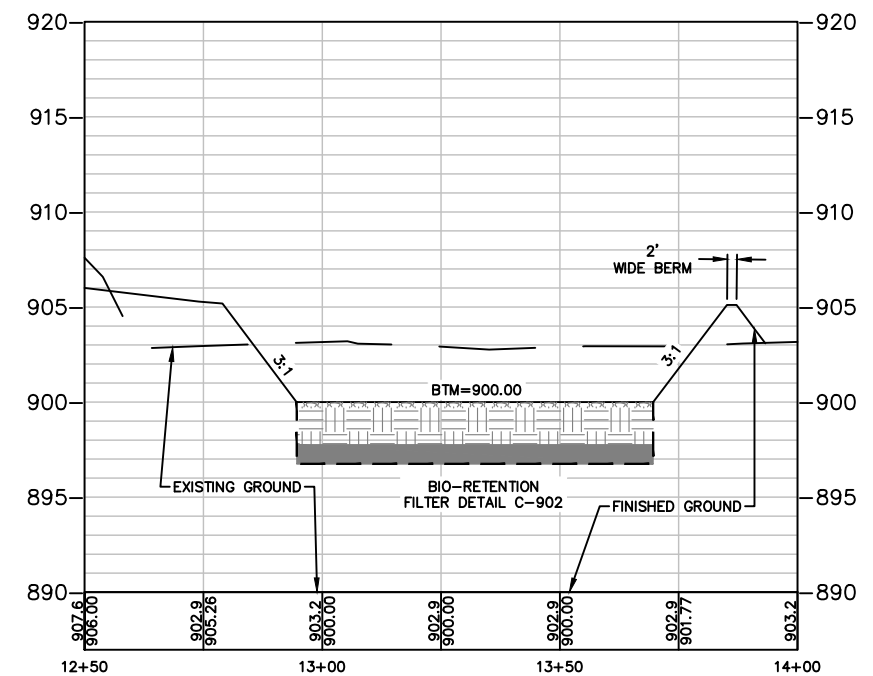
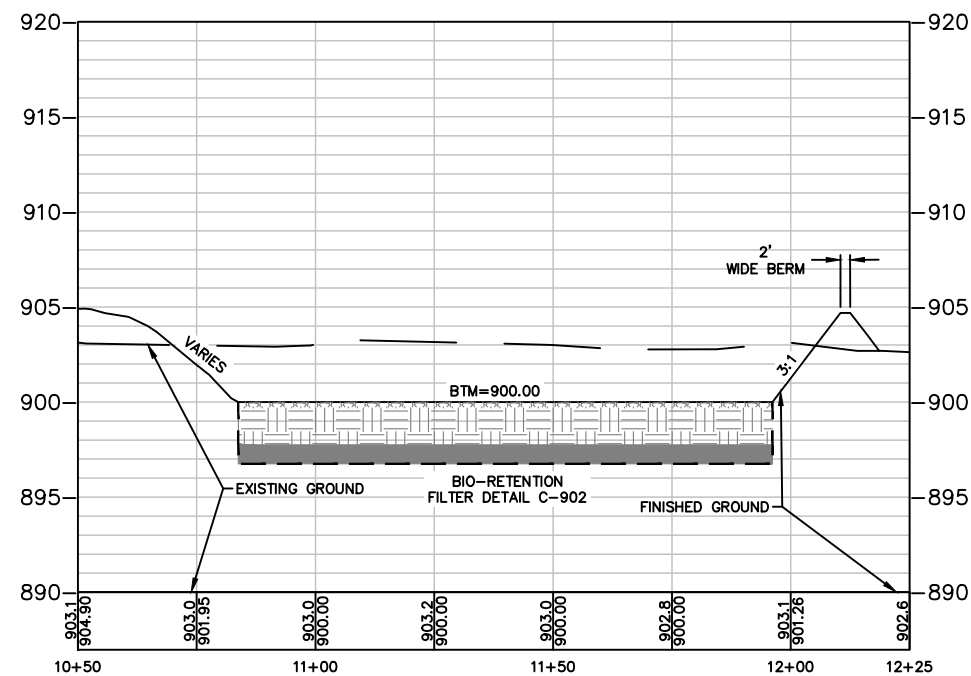
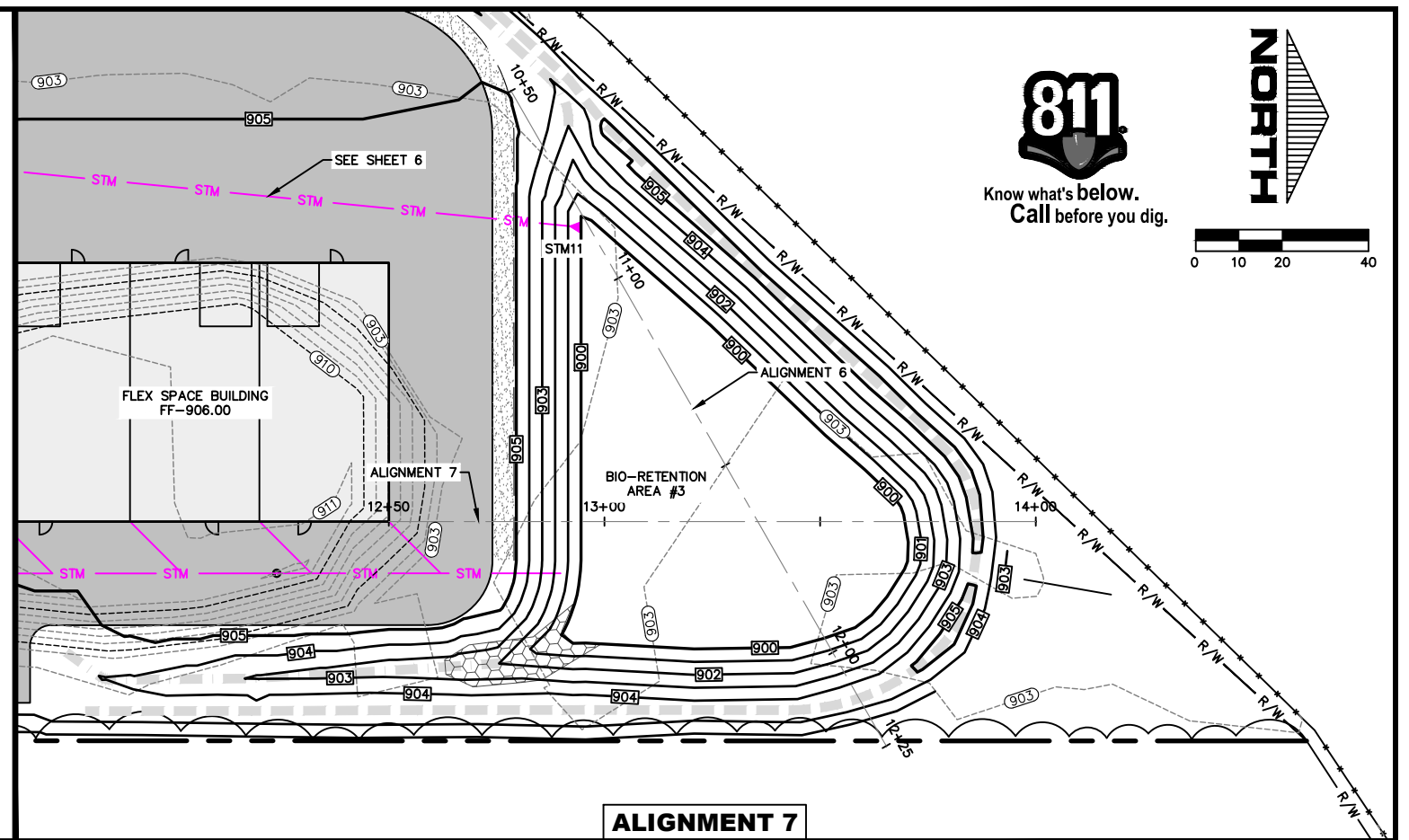
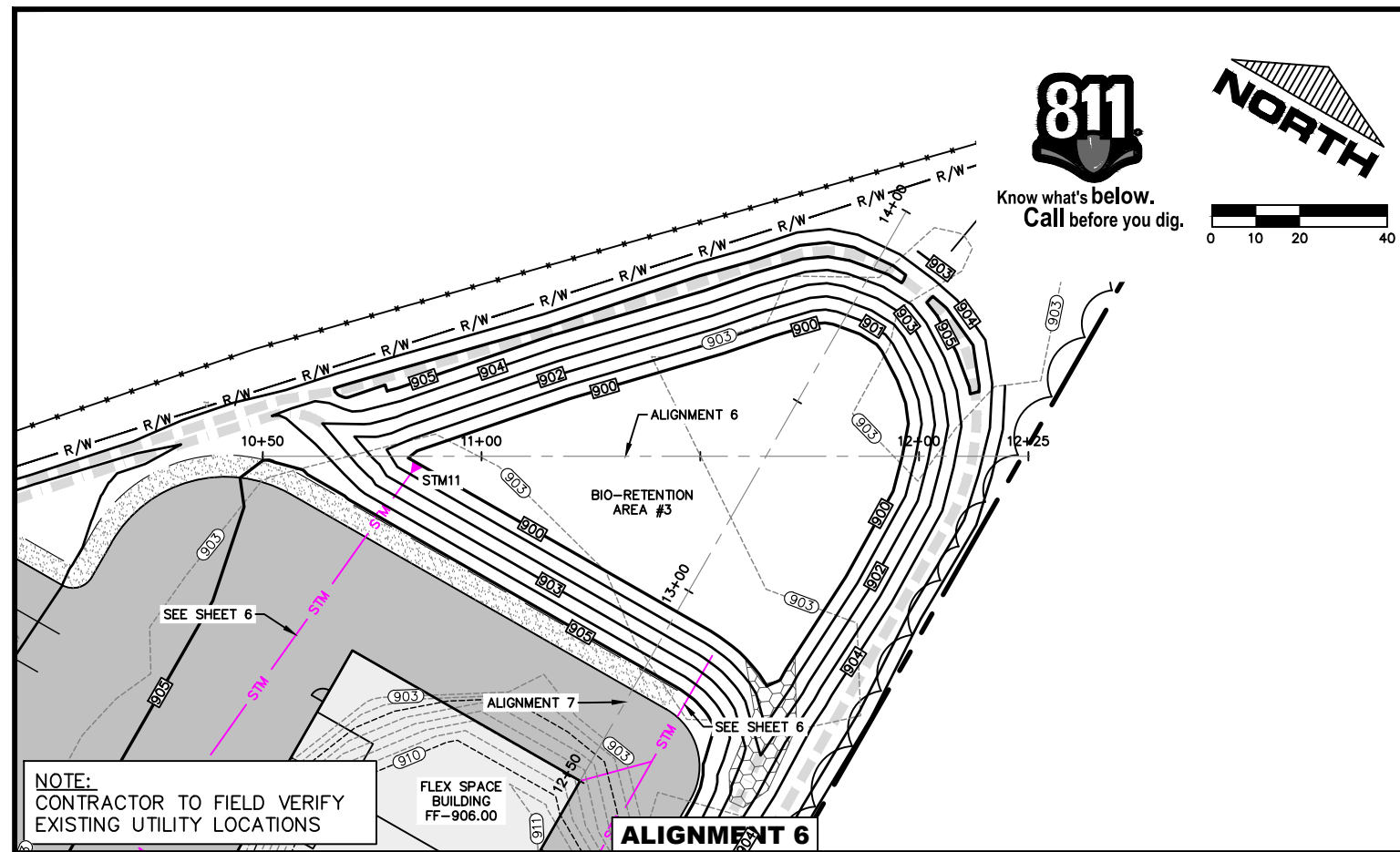
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POND PLAN & PROFILES
ALIGNMENT 4 - STA 7+00 TO 8+50
ALIGNMENT 5 - STA 9+00 TO 10+00

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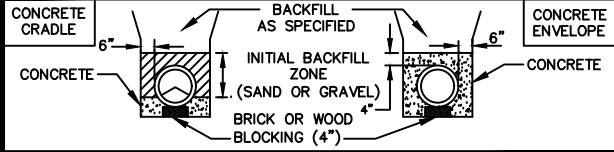
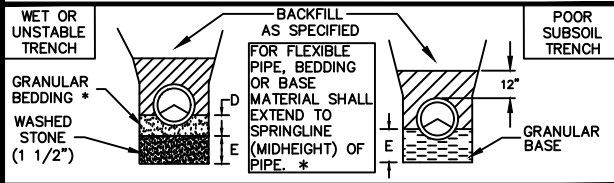
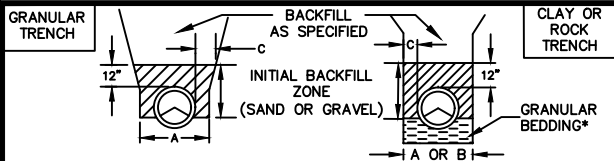
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POND PLAN & PROFILE
ALIGNMENT 6 - STA. 10+50 TO 12+25
ALIGNMENT 7 - STA. 12+50 TO 14+00

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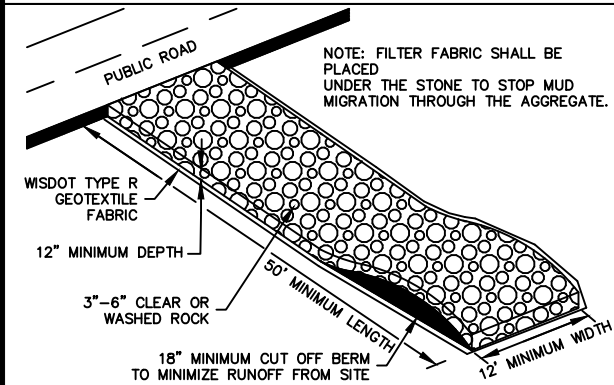
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A=O.D. PIPE + 24"(MAX.)
B=O.D. PIPE + 18"(MAX.) FOR ROCK
C=6" MIN.
D=3/4/6" BELOW BARREL FOR CLAY
E=DETERMINED BY A/E

STANDARD TRENCH SECTION

C 100 NOT TO SCALE

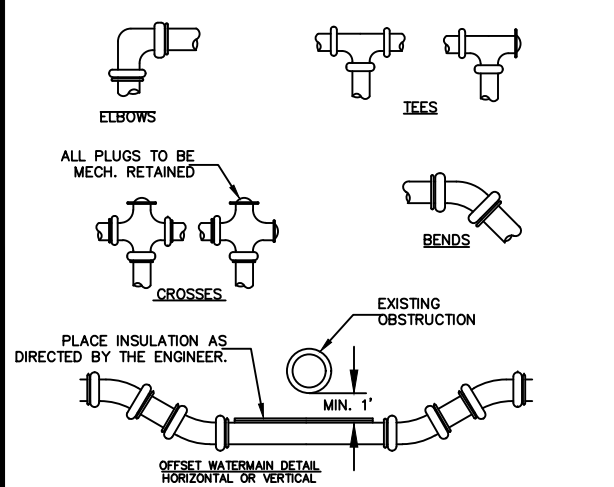


NOTES:
1. IF A 50-FT PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
2. SLOPE THE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
3. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12-FOOT WIDE ACROSS THE TOP OF THE PAD.

STONE TRACKING PAD AND TIRE WASHING DETAIL

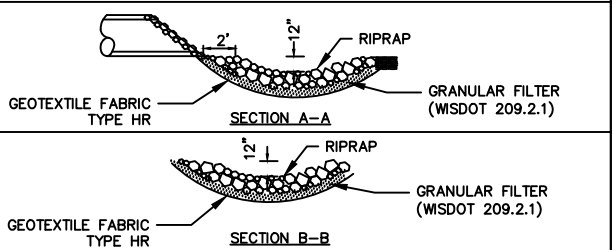
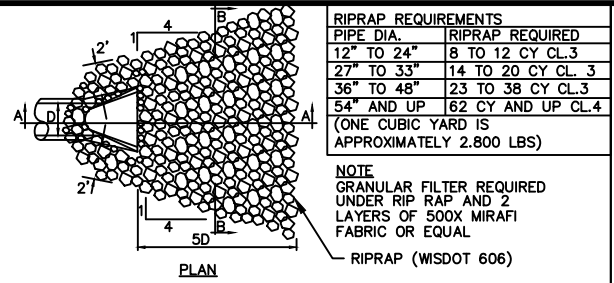
C 400 NOT TO SCALE

FIELD LOK GASKETS REQUIRED UNLESS DIRECTED OTHERWISE BY THE ENGINEER. RETAINER GLANDS ONLY WHEN APPROVED BY THE ENGINEER



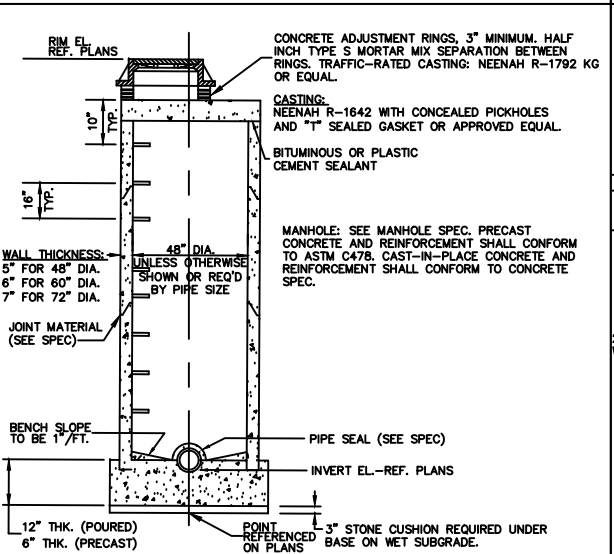
WATERMAIN JOINT DETAIL

W 100 NOT TO SCALE



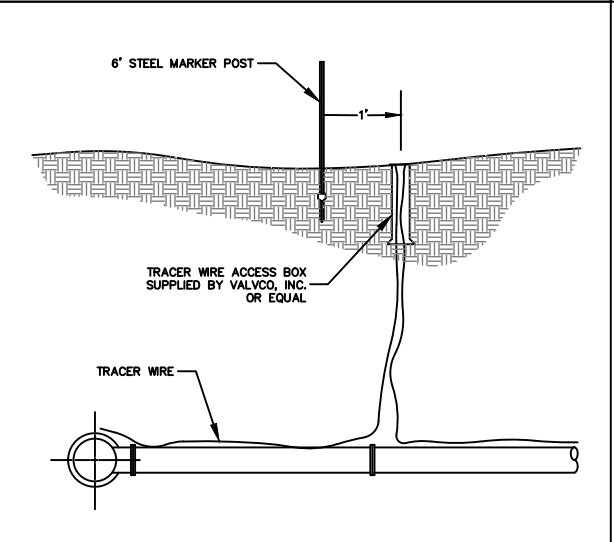
RIPRAP CULVERT DISCHARGE DETAIL

C 111 NOT TO SCALE



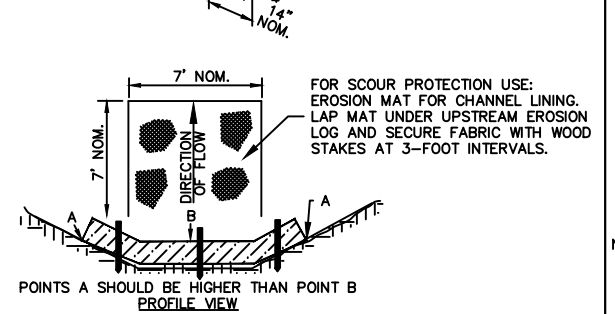
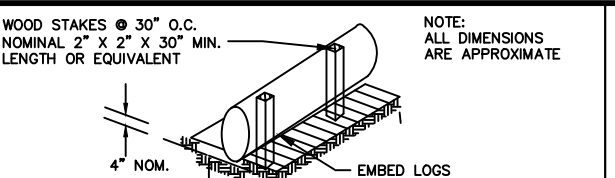
STANDARD 48" MANHOLE

SS 200 NOT TO SCALE



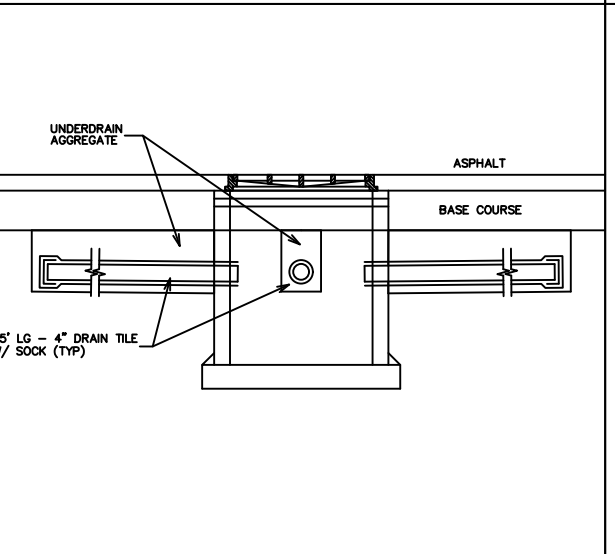
TRACER WIRE ACCESS BOX

W 600 NOT TO SCALE



PROPER PLACEMENT OF EROSION LOG BARRIER IN DRAINAGE WAY

C 205 NOT TO SCALE



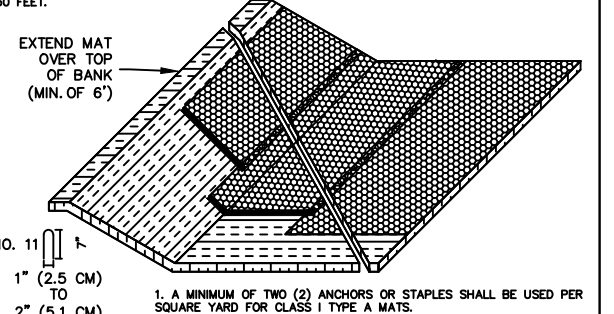
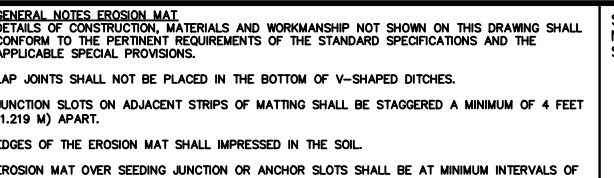
STANDARD UNDERDRAIN MANHOLE

SS 206 NOT TO SCALE



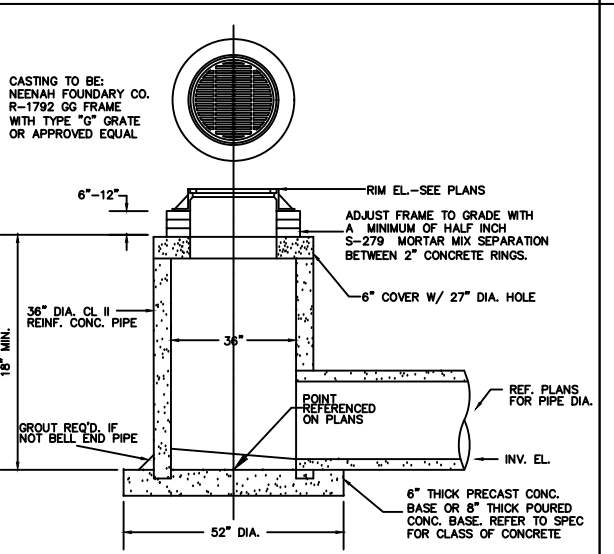
AREA INLET (FLAT GRATE)

SS 210 NOT TO SCALE



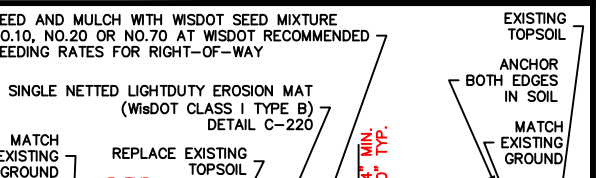
EROSION CONTROL MAT

C 220 NOT TO SCALE



AREA INLET (FLAT GRATE)

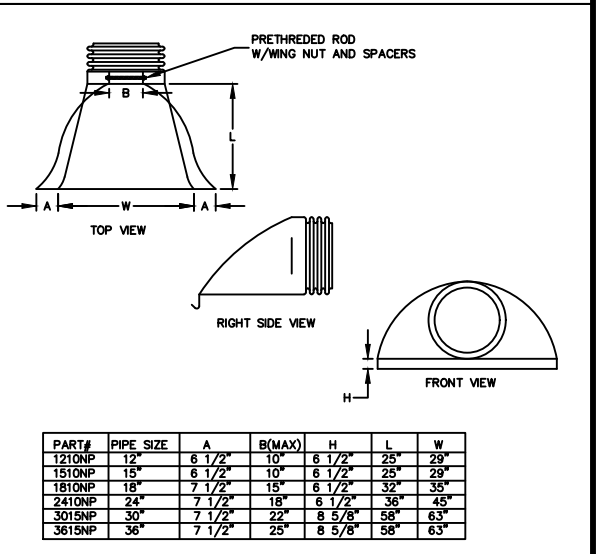
SS 210 NOT TO SCALE



NOTES:
1. UPSTREAM END OF EROSION MAT SHALL BE BURIED/ANCHORED IN SOIL
2. THE AREA SHALL BE GRADED SMOOTH BEFORE PLACING EROSION MAT.
3. 24" OVERLAP REQUIRED ON FABRIC
4. MIN. 2 STAPLES/ANCHORS PER SQUARE YARD
5. EROSION MAT TO BE WISDOT CLASS I TYPE A OR APPROVED EQUAL

GRASS SWALE WITH EROSION CONTROL MAT

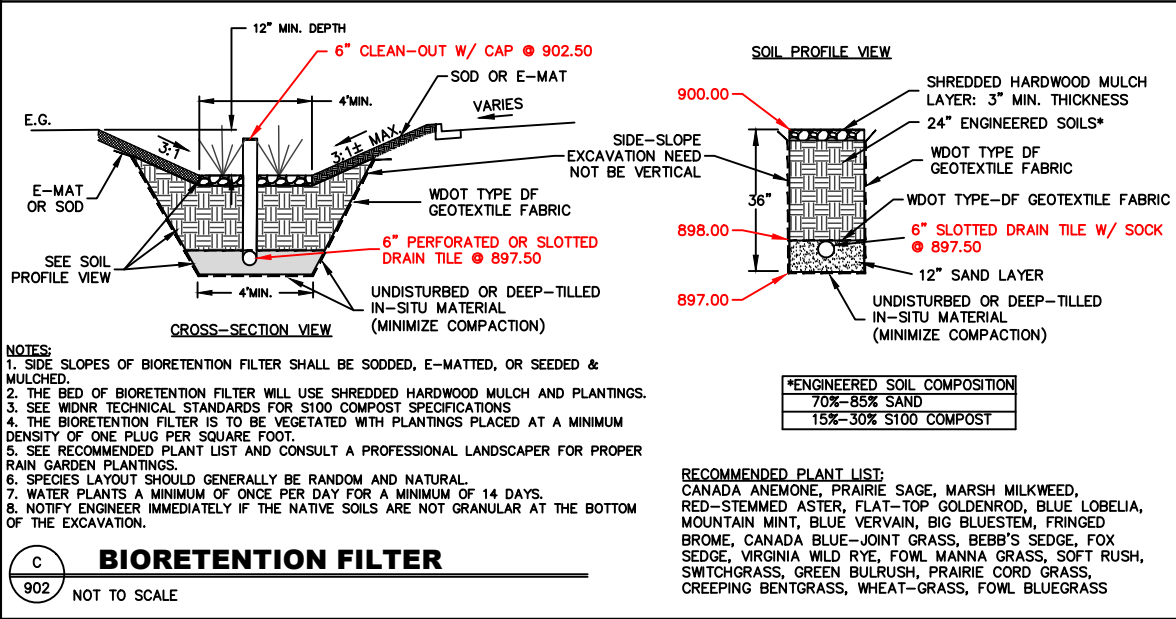
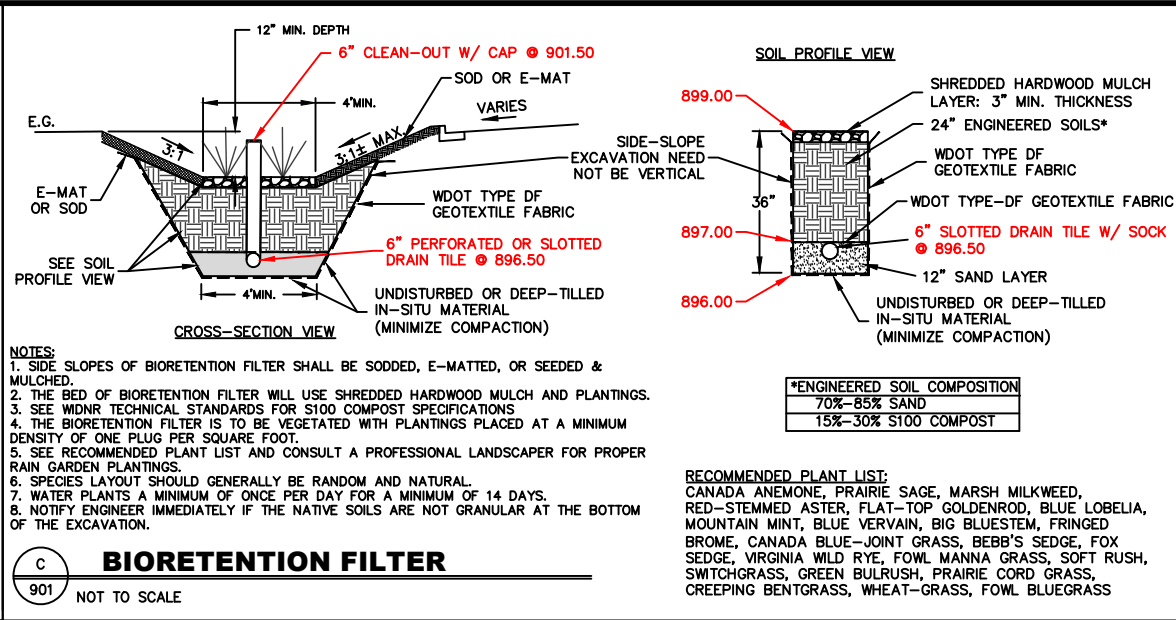
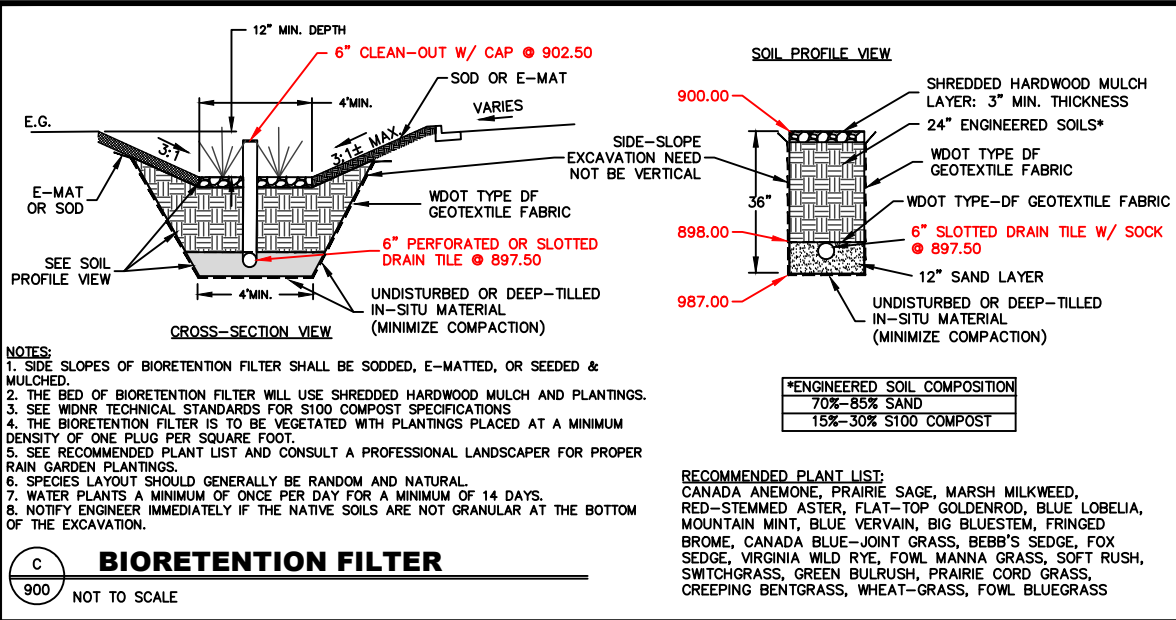
C 226 NOT TO SCALE



FLARED END SECTION FOR HDPE

SS 460 NOT TO SCALE

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED



NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED



FLOOR PLAN KEYNOTES	
KEYNOTE #	KEYNOTE DESCRIPTION
1	RECESSED BOTTLE FILLER
2	RECESSED FIRE EXTINGUISHER CABINET
3	WALL MOUNTED FIRE EXTINGUISHER
4	WALL MOUNTED BOTTLE FILLER
5	FUME HOOD
6	CUBICAL CURTAIN & TRACK
7	WELDING BOOTH
8	EPOXY RESIN COUNTERTOPS WITH UNDERMOUNT SINKS
9	WALL MOUNTED CLIMBING WALL
10	FLOOR MOUNTED MOP SINK
11	ROOF ACCESS HATCH
12	WALL MOUNTED OVER THE ROOF LADDER
13	WALL MOUNTED SCORE BOARD
14	AIR HEELING UNIT, SEI MECHANICAL
15	EXHAUST FAN, SEE MECHANICAL
16	36" STAINLESS STEEL GRAB BAR
17	42" STAINLESS STEEL GRAB BAR
18	DUAL ROOL TOILET PAPER DISPENSER
19	SURFACE MOUNTED SANITARY NAPKIN DISPENSER
20	SEMI-RECESSED AUTOMATIC ROLL PAPER TOWEL DISPENSER WITH WASTE RECEPTACLE
21	SURFACE-MOUNTED HAND DRYER
22	AUTOMATIC HAND SOAP DISPENSER
23	FRAMELESS MIRROR
24	UNDER SCREEN
25	5'-7" TURNING CLEARANCE
26	GYM WALL PADDING
27	WALL MOUNT ROOF ACCESS LADDER
28	PEDESTAL BENCH
29	(100) 1" TIRED LOCKER
30	(34) SINGLE LOCKER

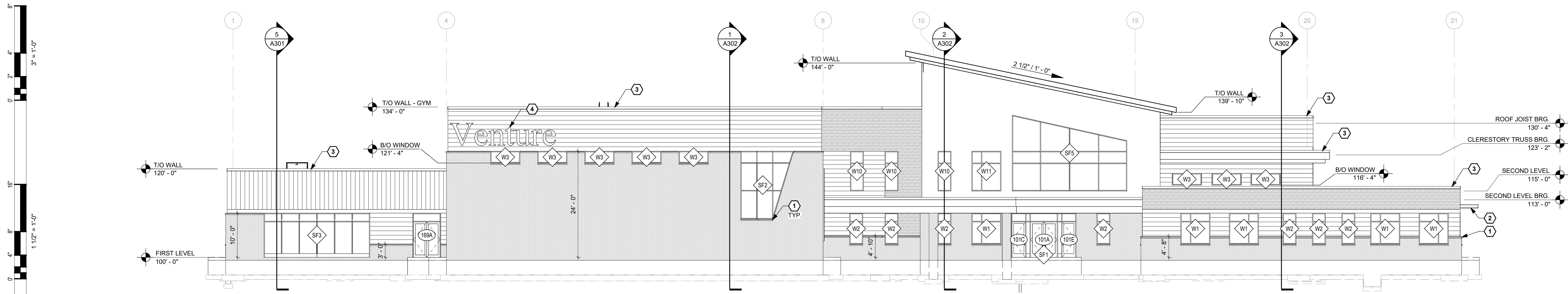
KEY PLAN



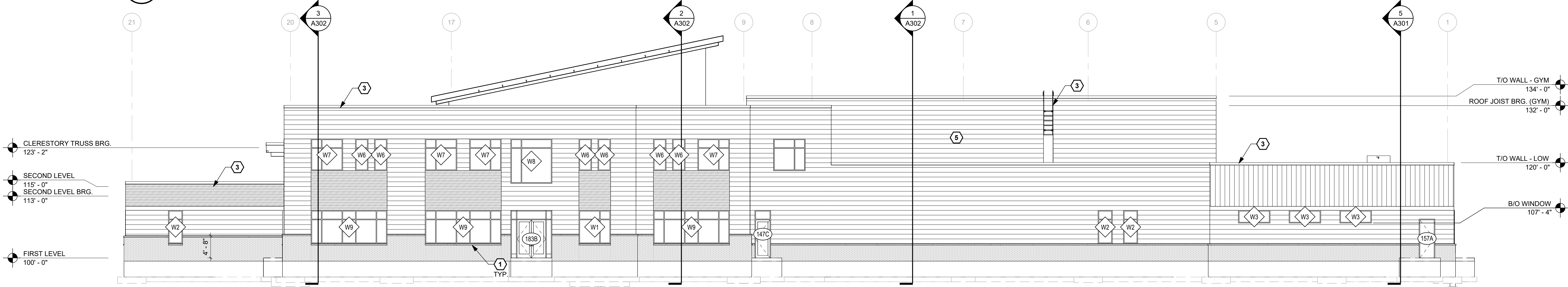
The key plan shows a site layout with three buildings labeled A, B, and C. Building A is on the left, Building B is in the center, and Building C is on the right. They are connected by a central corridor. The buildings are shaded gray, and the labels A, B, and C are in white boxes.



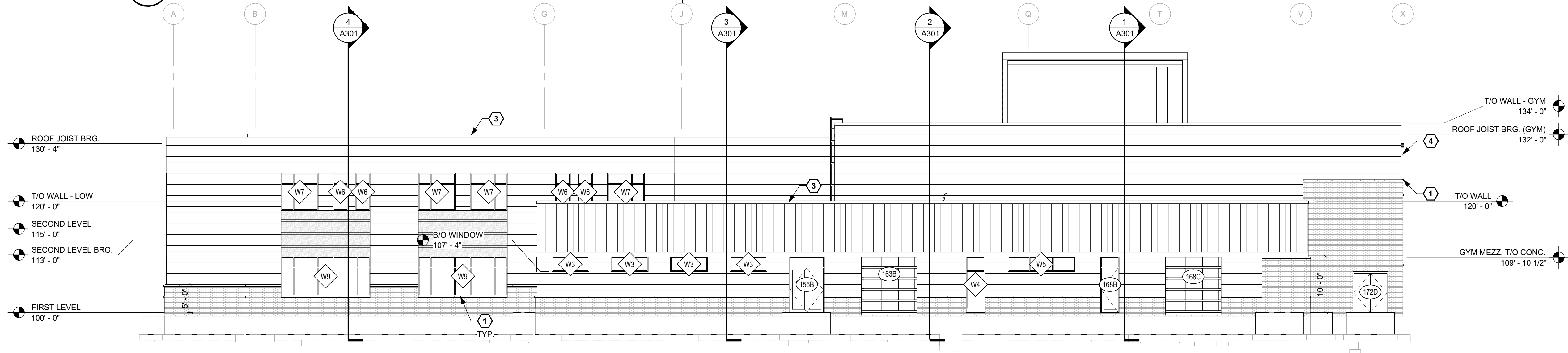
2/9/2025 10:55:10 AM Autodesk Docs\\25-128 Venture Academy Addition\\Architectural\\25-128 Venture Academy_R24.rvt



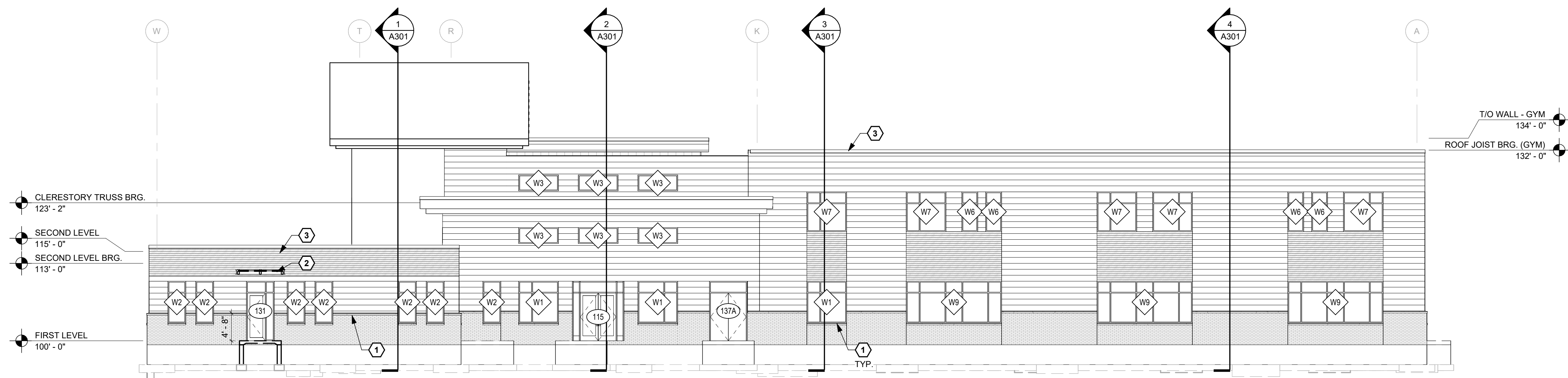
1 NORTH ELEVATION
A202 3/32" = 1'-0"



2 SOUTH ELEVATION
A202 3/32" = 1'-0"



3 EAST ELEVATION
A202 3/32" = 1'-0"



4 WEST ELEVATION
A202 3/32" = 1'-0"

GENERAL NOTES

A. GENERAL NOTES ON THIS SHEET ARE APPLICABLE TO THIS SHEET ONLY.
B. SEE SHEET A200 & A201 FOR DOOR AND WINDOW SIZES AND HEAD HEIGHTS.

EXTERIOR FINISH LEGEND

	UTILITY BRICK		METAL SIDING (WOOD GRAIN)
	RIBBED METAL SIDING (HORIZONTAL)		RIBBED METAL SIDING (VERTICAL)
	SMOOTH METAL SIDING (HORIZONTAL)		

EXTERIOR ELEVATION KEYNOTES

KEYNOTE #	KEYNOTE DESCRIPTION
1	CAST STONE SILL
2	ALUMINUM CANOPY
3	PREFINISHED METAL ROOF COPING
4	BACK LIT SIGNAGE, BY OTHERS
5	WALL MOUNTED OVER THE ROOF LADDER



NOT FOR CONSTRUCTION - CONSTRUCTION DOCUMENTS

JACOB'S WELL CHURCH
VENTURE ACADEMY
CHIPPEWA FALLS, WISCONSIN

NO.	DATE	DESCRIPTION

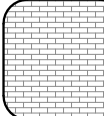
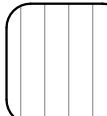
DRAWN BY: AB
PM: MP
JOB NO: 25-128
DATE: 02.09.2025

EXTERIOR
ELEVATIONS

A202

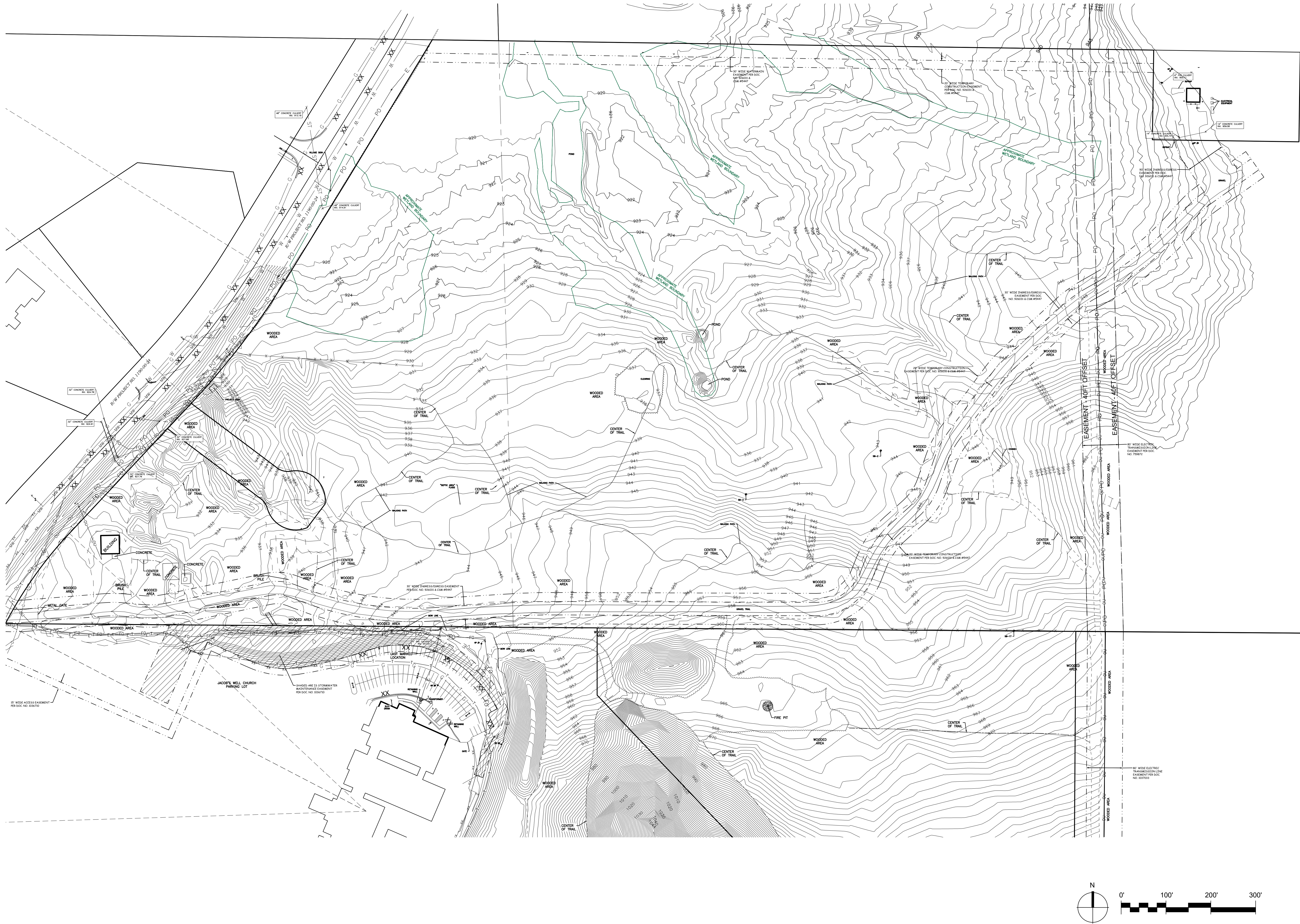


GENERAL NOTES	
A.	GENERAL NOTES ON THIS SHEET ARE APPLICABLE TO THIS SHEET ONLY.
B.	SEE SHEET A&000 & A&01 FOR DOOR AND WINDOW SIZES AND HEAD HEIGHTS.

EXTERIOR FINISH LEGEND	
 UTILITY BRICK	 METAL SIDING (WOOD GRAIN)
 RIBBED METAL SIDING (HORIZONTAL)	 RIBBED METAL SIDING (VERTICAL)
 SMOOTH METAL SIDING (HORIZONTAL)	

EXTERIOR ELEVATION KEYNOTES	
KEYNOTE #	KEYNOTE DESCRIPTION
1	CAST STONE SILL
2	ALUMINUM CANOPY
3	REFINISHED METAL ROOF COPING
4	BACK LIT SIGNAGE BY OTHERS
5	WALL MOUNTED OVER THE ROOF LADDER





NOT FOR CONSTRUCTION - DESIGN DEVELOPMENT

NO.	DATE	DESCRIPTION

DRAWN BY: RAR
PM: MH
JOB NO: 25-128
DATE: 01.20.2026

CIVIL SITE PLAN
EXISTING SITE
PLAN (ENTIRE)
C100



JACOB'S WELL CHURCH
VENTURE ACADEMY
989 122ND STREET, CHIPPEWA FALLS, WI 54729

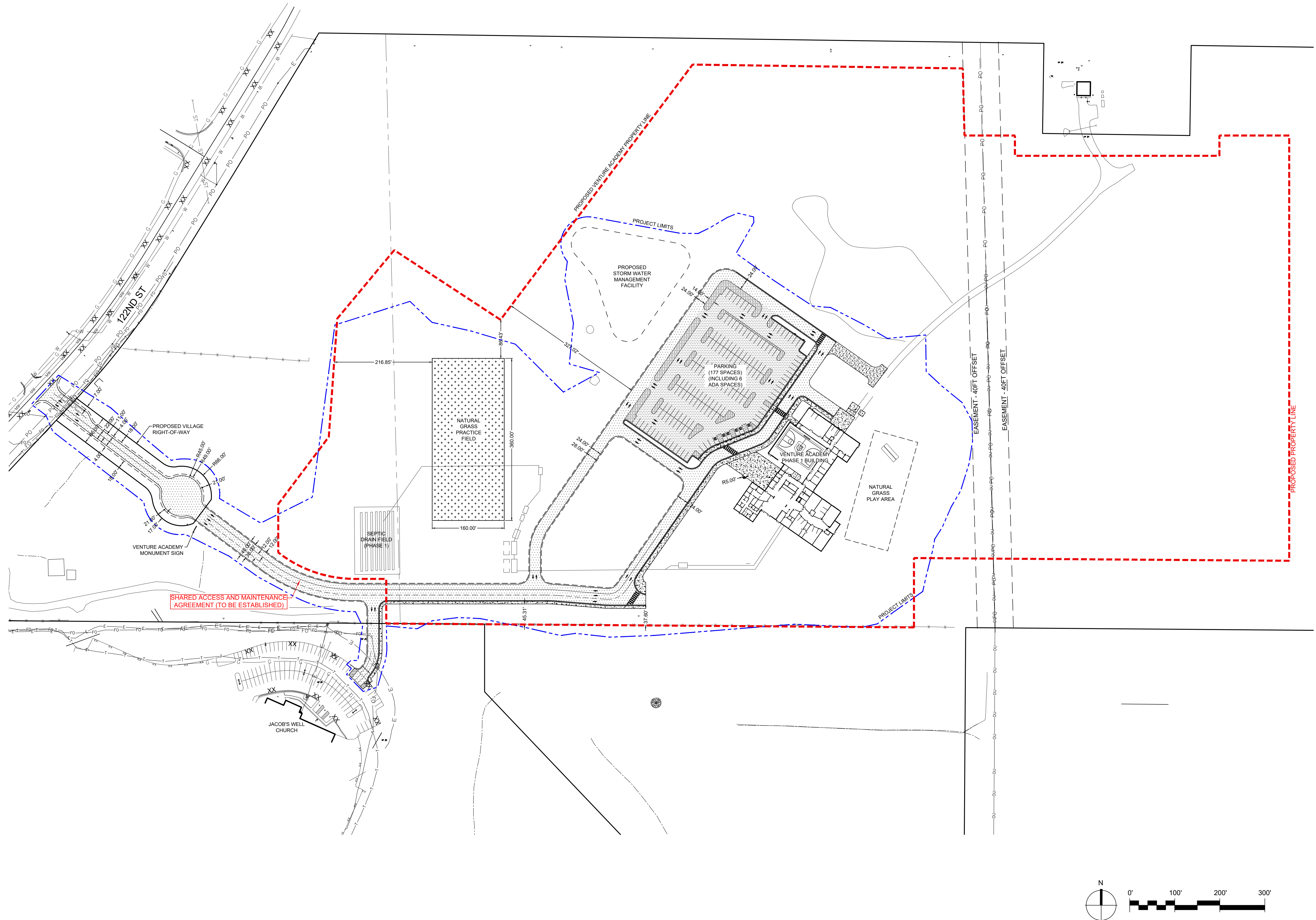
DRAWN BY:	RAR
PM:	MH
JOB NO:	25-128
DATE:	02.16.2026

CIVIL SITE PLAN

SITE LAYOUT
PLAN (ENTIRE

C300

NOT FOR CONSTRUCTION - DESIGN DEVELOPMENT





KEYNOTES

- 1 STADIUM WITH RUNNING TRACK & ATHLETIC FIELD
- 2 FIELDHOUSE (75'x130')
- 3 BASEBALL
- 4 SOFTBALL

- 5 TENNIS (6 COURTS)
- 6 SHOT PUT
- 7 DISCUS
- 8 ELECTRICAL EASEMENT AREA
- 9 PARKING (~74 SPACES)

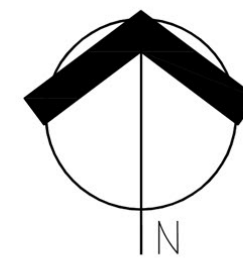
- 10 PARKING (~170 SPACES)
- 11 PARKING (~21 SPACES)
- 12 PARKING (~108 SPACES)
- 13 VENTURE ACADEMY
- 14 PRACTICE FIELD (160'x360')

- 15 PLAYGROUND
- 16 STORM WATER MANAGEMENT AREA
- 17 POTENTIAL SEPTIC AREA
- 18 BUS DROP OFF/PICKUP AREA
- 19 PARENT DROP OFF/PICKUP AREA

- 20 MUNICIPAL WELL ACCESS
- 21 MAINTENANCE BUILDING

APPROXIMATE WETLANDS

VENTURE ACADEMY
CONCEPT 4a
LAKE HALLIE, WISCONSIN



3317 BUSINESS PARK DRIVE, STEVENS POINT, WI 54482
TELEPHONE: 715-341-2633, FAX: 715-341-0431
EMAIL: INFO@RETTLER.COM • WEBSITE: WWW.RETTLER.COM

TOM TOY HALLIE FLEX BLDG 'A'

EAU CLAIRE, WI



NOTE:
THIS IMAGE IS GENERATED AS A DESIGN CONCEPT FOR THE PURPOSE OF VISUALIZING YOUR FINISHED PROJECT AND MAY NOT BE AN EXACT REPRESENTATION OF FINAL CONSTRUCTION. FINAL RESULTS MAY VARY IN PRICE, MATERIALS, AND SPECIFICATIONS.

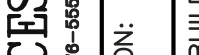
MAJOR STRUCTURAL COMPONENTS	
MIDWEST MANUFACTURING STRUCTURAL COMPONENTS (COLUMNS, TRUSSES, AND STEEL) ARE USED IN THE DESIGN OF THIS BUILDING. ANY DEVIATIONS OR SUBSTITUTIONS OF THESE MATERIALS REQUIRE A CHANGE ORDER DUE TO THE DESIGN VALUES OF THE MATERIALS SPECIFIED.	
*A CHANGE ORDER CAN BE OBTAINED FROM ENGINEERING@MIDWESTMANUFACTURING.COM AND IS REQUIRED FOR ANY STRUCTURAL, LAYOUT, OR MATERIAL CHANGES.	
COLUMNS:	- ALL LAMINATED COLUMNS SHALL BE MIDWEST MANUFACTURING'S, RIVET CLINCHED, WITH STEEL REINFORCED JOINTS UNLESS SPECIFIED OTHERWISE.
TRUSSES:	- DESIGNED IN ACCORDANCE TO 2021 IBC - TPI APPROVED - THIRD PARTY INSPECTED - MIDWEST MANUFACTURING TRUSS QUOTE NUMBER: QTRC0956663 - LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEET(S) FOR LATERAL BRACE LOCATIONS.
STEEL PANEL:	- MIDWEST MANUFACTURING'S PREMIUM PRO-RIB STEEL PANEL - .0157" MINIMUM THICKNESS BEFORE PAINTING - .018" NOMINAL THICKNESS AFTER PAINTING - G100 GALVANIZED COATING PLUS ZINC PHOSPHATE - LIFETIME PAINT WARRANTY - STRUCTURAL STRENGTH ASTM-A653 GRADE 80 (FULL HARD STEEL) - 100,000 PSI NOMINAL TENSILE STRENGTH

SHEET INDEX	
SHEET #	SHEET DESCRIPTION
S1	COVER SHEET
S2	GENERAL NOTES, BUILDING SPECIFICATIONS, AND SITE PLAN
S3	ELEVATIONS
S4	FLOOR PLAN
S5	ROOF FRAMING PLAN
S6	SIDEWALL SECTION AT LOW SIDE AND SECTION DETAILS
S7	SIDEWALL SECTION AT HIGH SIDE AND SECTION DETAILS
S8	ENDWALL SECTION, SECTION DETAILS AND OVERHEAD DOOR DETAILS
S9	EQUIPMENT PLATFORM FRAMING PLAN, DETAILS AND AWNING SECTION
S10	RESTROOM LAYOUT AND DETAILS
S11	STEEL APPLICATION DETAILS

ENGINEERING SERVICES		
5311 KANE RD. EAU CLAIRE, WI 54703 (715) 876-5555		
CERTIFICATE OF AUTHORIZATION: 3224		
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING: ENGINEERING@MIDWESTMANUFACTURING.COM		
CONTRACTOR:		
ED SABINI		
PROJECT TITLE:		
TOM TOY HALLIE FLEX BLDG 'A'		
LAKE HALLIE, WI		
PROF. ENGINEER: JEFF MURRAY		
PLAN DESIGNER: KENT HODNY		
DRAWN BY: KWK		
DATE: 1/22/2026		
SCALE: AS NOTED		
REVISIONS		
NO	DATE	DESCRIPTION
1		
2		
SHEET TITLE:		
COVER SHEET		
FILE NAME: S73925WI		
SHEET NO.		
S1		

[illegible]

GENERAL NOTES	
DESIGNER LIABILITY LIMITED TO THE PREPARATION OF THE DRAWINGS WITH THE PARAMETER CONTRACTED AND ASCERTAINING TO CODE COMPLIANCE.	
THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. ADDITIONAL DATA SHALL BE RECEIVED FROM THE ENGINEER PROVIDING WRITTEN CORRECTIONS. VERIFY ALL EXISTING CONDITIONS, ELEVATIONS, & DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF THE WORK.	
NO CHANGES, MODIFICATIONS, OR DEVIATIONS SHALL BE MADE FROM THESE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ENGINEER.	
INTERPRETATION FROM THE ENGINEER BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.	
IMPORTANT!! THIS BUILDING IS DESIGNED USING THE ROOF AS A DIAPHRAGM (DEEP THIN BEAM) TO TRANSFER SIDEWALL AND ROOF WIND LOADS TO THE ENDWALL SHEAR WALLS. STEEL PANELS ARE AN INTEGRAL PART OF THE BUILDING STRUCTURE AND ANY FUTURE FIELD MODIFICATIONS MADE MAY BE DETRIMENTAL TO THE BUILDING'S STRUCTURAL PERFORMANCE.	
THESE PLANS ARE FOR THE STRUCTURAL BUILDING DESIGN. ANY FEATURES DEAMED BY THE BUILDING OFFICIAL REQUIRING ARCHITECTURAL REVIEW SHALL BE PERFORMED BY A LICENSED ARCHITECT.	
OWNER RESPONSIBLE FOR VERIFYING SITE SOIL CONDITIONS. ALL SOILS TO MEET OR EXCEED REQUIREMENTS AS REFERENCED IN THE GENERAL NOTES. CONSULT GEOTECHNICAL ENGINEER IF NECESSARY.	
ALL SOILS BELOW CONCRETE SHALL BE A NON-FROST SUSCEPTIBLE SOIL AS REQUIRED IN ASCE 32.	
ALL FOOTINGS AND SLAB TO BEAR ON UNDISTURBED INORGANIC SOIL OR SOIL COMPACTED TO 95% MODIFIED PROCTOR DENSITY.	
SOIL DESIGN BASED ON IBC CHAPTER 18 (CHAPTERS 16, 19, 21, 22 AND 23)	
PRESUMPTIVE SOIL TYPE FROM WEB SOIL SURVEY, USDA AND NRCS: (CLASS OF MATERIAL: SW, SP, SM, AND SC).	
SOIL CONSISTENCY: MEDIUM	
A SOIL BEARING PRESSURE AT GRADE ASSUMED AT A MINIMUM 2000 PSF.	
CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318.	
ALL NEW CONCRETE SHALL BE MINIMUM 4000 PSI AT 28 DAYS.	
ALL DEFORMED REBAR SHALL MEET A605 GRADE 60 OR BETTER.	
ALL WOOD CONSTRUCTION SHALL BE OF MATERIALS SHOWN AND WORKSMANSHIP SHALL BE IN ACCORDANCE TO THE NATIONAL FOREST SERVICE NDS SOURCE.	
ALL 2x4, 2x6, 2x8 LUMBER SHALL BE #2 OR BETTER UNLESS NOTED OTHERWISE. ALL 2x10 & 2x12 LUMBER SHALL BE AS SPECIFIED ON THE BUILDING PRINT.	
FOR LUMBER REQUIRED TO BE PROTECTED FROM DECAY AND/OR INSECTS. SEE MOST CURRENT AWPA U1 FOR USE CATEGORIES AND EXPOSURE CONDITIONS.	
COLOR MATCHED STEEL TRIMS	
CERAM-A-STAR 1050 PAINT SYSTEM	
ALL FASTENERS SHALL BE AS LISTED BELOW UNLESS NOTED OTHERWISE.	
ALL FASTENERS SHALL BE EXTERIOR RATED FINISH UNLESS NOTED OTHERWISE.	
PRIMARY FASTENERS (WOOD SCREWS):	
#14 x 4" WOOD SCREWS	
#14 x 6" WOOD SCREWS	
SECONDARY FASTENERS (WOOD SCREWS):	
#10 x 3" WOOD SCREWS	
#14 x 4" WOOD SCREWS	
ALL WTEK PRODUCTS, I.E. JOIST HANGERS, TRUSS TIES, FRAMING ANGLES, ETC., SHALL BE SECURED PER MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE.	
COLOR MATCHED GALVANIZED WOODGRIP SCREWS, #10 DIAMETER, 1/4" HEX HEAD.	
ALL STEEL PANELS AND TRUSS PRODUCTS SHOULD BE HANDLED AND STORED PER MANUFACTURER SPECIFICATIONS.	
ALL FINISHED GRADES TO SLOPE AWAY FROM BUILDING AT A MIN. 5% GRADE FOR PROPER DRAINAGE (2% FOR IMPERVIOUS SURFACES) (IBC 1804).	
TEMPORARY BRACING DURING CONSTRUCTION SHALL BE CONTRACTORS' RESPONSIBILITY. REFER TO BC31-B1 AND/OR B10 SUMMARY.	
BRACING SHALL BE RESTRAINING AND BRACING OF TRUSSES, BY THE TRUSS PLATE INSTITUTE (TPi) AND THE WOOD TRUSS COUNCIL OF AMERICA (WTCA).	
HEATING, VENTING, AND AIR CONDITIONING REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWINGS AND SHOULD BE APPROVED BY LOCAL OFFICIALS.	
PLUMBING REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWINGS AND SHOULD BE INSTALLED IN ACCORDANCE WITH REQUIRED BUILDING CODES.	
ELECTRICAL REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWINGS AND SHOULD BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES.	
EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH THE ICC ELECTRICAL CODE.	
SHALL COMPLY WITH ICC/ANSI A117.1 CHAPTER 5.	
SHALL COMPLY WITH ICC/ANSI A117.1 CHAPTER 4.	
SHALL COMPLY WITH ICC/ANSI A117.1 CHAPTER 3 SECTION 309. HANDLES, PULLS, LATCHES, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING. TIGHT GRASPING IS NOT ALLOWED. ACCESSIBLE DOOR HANDLES ARE ACCESSIBLE DESIGNS WHEN SLIDING DOORS ARE FULLY OPENED. OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES. HARDWARE REQUIRED FOR ACCESSIBLE DOOR PASSAGE SHALL BE MOUNTED NO HIGHER THAN 48" (1220 MM) ABOVE FINISHED FLOOR. THE THRESHOLD OF SERVICE DOORS MAY NOT EXCEED 1/2" ON EITHER SIDE OF THE DOOR WITH 1:2 SLOPE IF GREATER THAN 1/4".	
SHALL BE INSTALLED, PROVIDED, AND MAINTAINED AS SPECIFIED IN NFPA NO. 10 (BY OTHERS).	



M&M
ENGINEERING SERVICES

5031 SAND RD. BAU CLAIRE, WI 54705 (715) 676-5656

CERTIFICATE OF AUTHORIZATION: 33274

FOR QUESTIONS PLEASE CONTACT: CONTACT BUILDING
ENGINEERING@M&MENGINEERING.COM
ENGINEERING@M&MENGINEERING.COM

CONTRACTOR:

ED SABINI

PROJECT TITLE:

TOM TOY

HALLIE FLEX BLDG 'A'

LAKE HALLIE, WI

PROF. ENGINEER: JEFF MURRAY

PLAN DESIGNER: KENT HOONY

DRAWN BY: KWK

DATE: 1/22/2026

SCALE: AS NOTED

REVISIONS

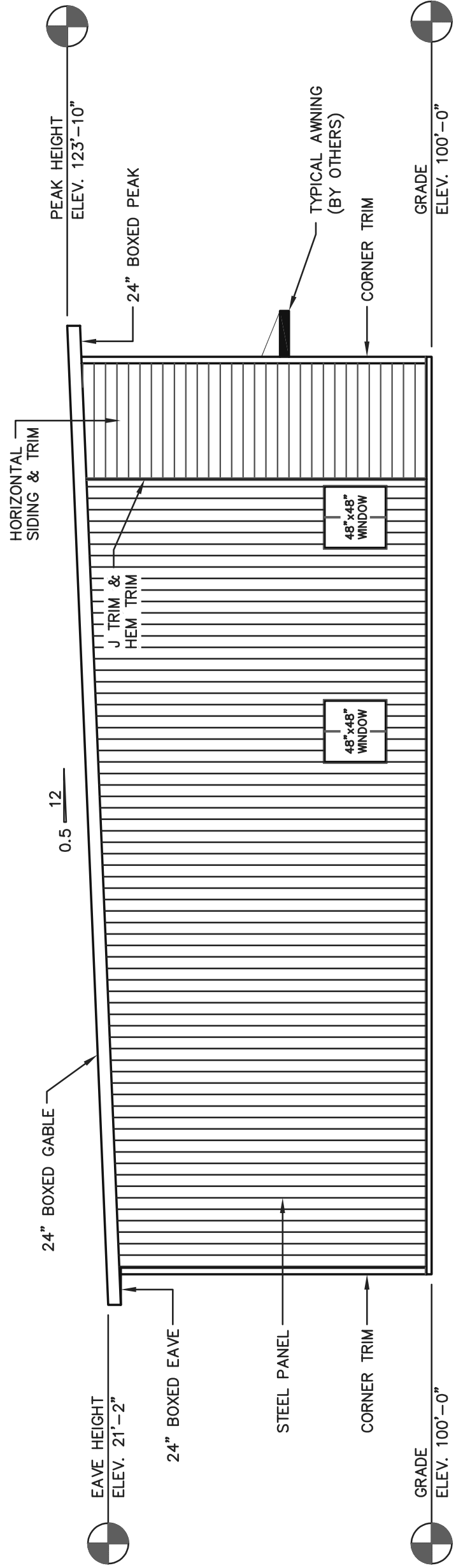
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SHEET TITLE: GENERAL NOTES,
BUILDING SPECIFICATIONS,
AND SITE PLAN

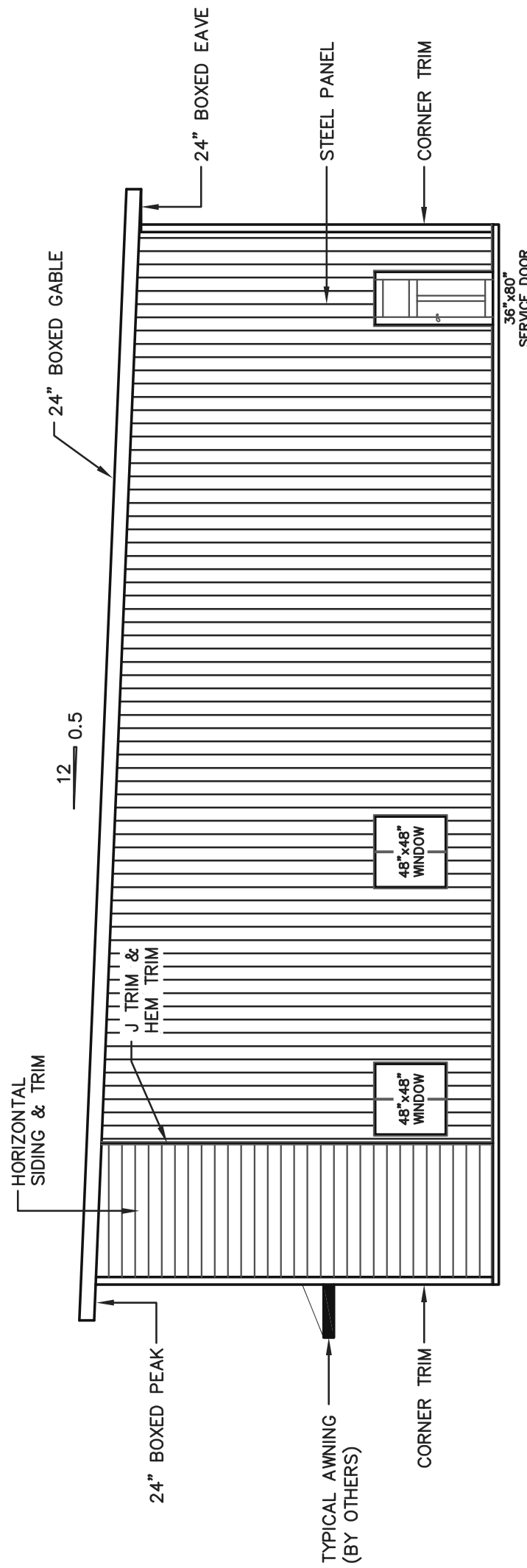
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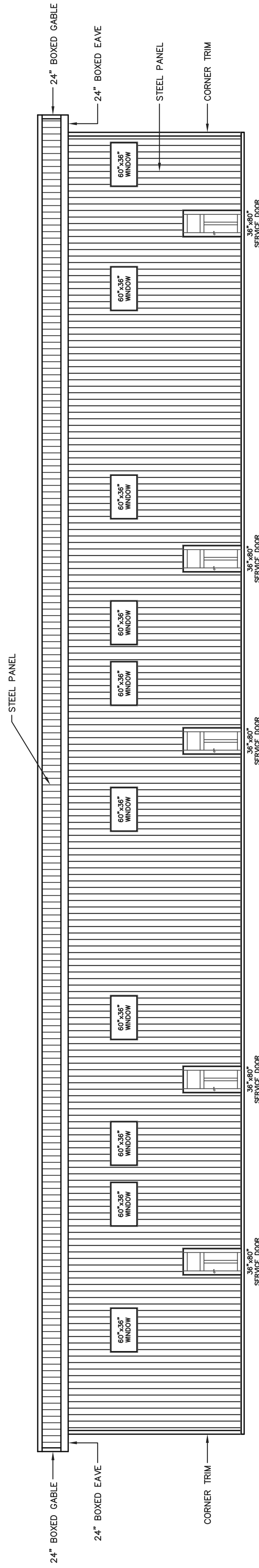
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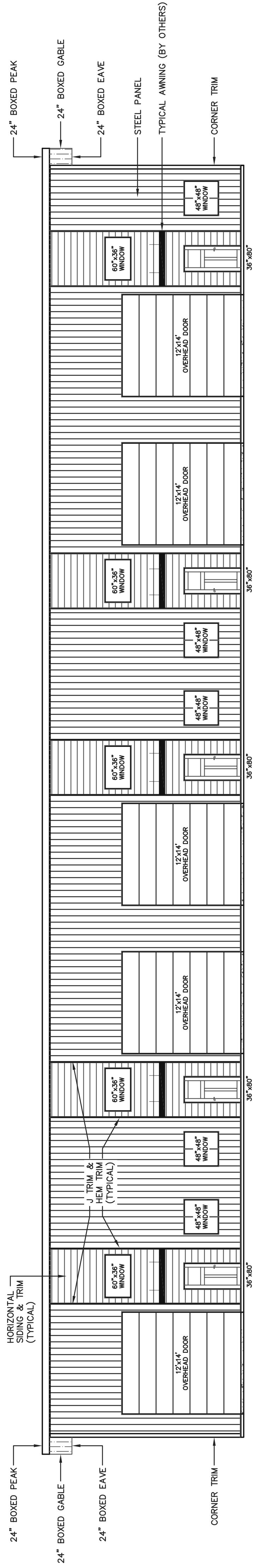
NORTH ELEVATION



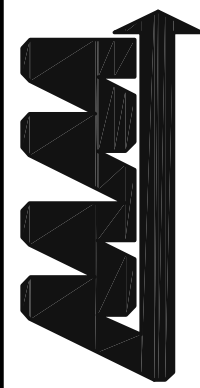
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



ENGINEERING SERVICES
3001 KANE RD. LAKE HALLIE, WI 53024 (715) 876-5666

CERTIFICATE OF AUTHORIZATION:
32224

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM
CONTRACTOR:

ED SABINI

PROJECT TITLE:
TOM TOY
HALLIE FLEX BLDG 'A'

LAKE HALLIE, WI
PROF. ENGINEER: JEFF MURRAY
PLAN DESIGNER: KENT HOONY
DRAWN BY: KWK
DATE: 1/22/2026
SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:
ELEVATIONS

FILE NAME: S73925WI
SHEET NO.

S3

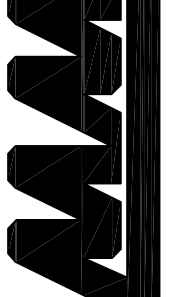
HALLIE FLEX BLDG 'B'

TOM TOY

EAU CLAIRE, WI



NOTE:
THIS IMAGE IS GENERATED AS A DESIGN CONCEPT FOR THE PURPOSE OF VISUALIZING YOUR FINISHED PROJECT. IT IS NOT A REPRESENTATION OF THE FINAL CONSTRUCTION. FINAL RESULTS MAY VARY IN PRICE, MATERIALS, AND SPECIFICATIONS.

 ENGINEERING SERVICES 531 MAIN RD. EAU CLAIRE, WI 54601 (715) 876-5666			
CERTIFICATE OF AUTHORIZATION: 3224			
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING: ENGINEERING@MIDWESTMANUFACTURING.COM			
CONTRACTOR:			
ED SABINI			
PROJECT TITLE:			
TOM TOY			
HALLIE FLEX BLDG 'B'			
LAKE HALLIE, WI			
PROF. ENGINEER:	JEFF MURRAY		
PLAN DESIGNER:	KENT HODNY		
DRAWN BY:	KWK		
DATE:	1/26/2026		
SCALE:	AS NOTED		
REVISIONS			
NO	DATE	DESCRIPTION	BY
1			
2			
SHEET TITLE:			
COVER SHEET			
FILE NAME:		S73825WI	
SHEET NO.		S1	

MAJOR STRUCTURAL COMPONENTS

MIDWEST MANUFACTURING STRUCTURAL COMPONENTS (COLUMNS, TRUSSES, AND STEEL) ARE USED IN THE DESIGN OF THIS BUILDING. ANY DEVIATIONS OR SUBSTITUTIONS OF THESE MATERIALS REQUIRE A CHANGE ORDER DUE TO THE DESIGN VALUES OF THE MATERIALS SPECIFIED.

*A CHANGE ORDER CAN BE OBTAINED FROM ENGINEERING@MIDWESTMANUFACTURING.COM AND IS REQUIRED FOR ANY STRUCTURAL, LAYOUT, OR MATERIAL CHANGES.

COLUMNS:	ALL LAMINATED COLUMNS SHALL BE MIDWEST MANUFACTURING'S, RIVET CLINCHED, WITH STEEL REINFORCED JOINTS UNLESS SPECIFIED OTHERWISE.
TRUSSES:	- DESIGNED IN ACCORDANCE TO 2021 IBC - THIRD PARTY INSPECTED - MIDWEST MANUFACTURING TRUSS QUOTE NUMBER: QTRC0956075 - LATERAL BRACING IS REQUIRED. SEE TRUSS SPECIFICATION SHEET(S) FOR LATERAL BRACE LOCATIONS.
STEEL PANEL:	- MIDWEST MANUFACTURING'S PREMIUM PRO-RIB STEEL PANEL 0.075" MINIMUM THICKNESS - PRE-PREPAINTED 60" NOMINAL THICKNESS AFTER PAINTING - G100 GALVANIZED COATING PLUS ZINC PHOSPHATE - LIFETIME PAINT WARRANTY - STRUCTURAL STRENGTH ASTM-A653 GRADE 80 (FULL HARD STEEL) 100,000 PSI NOMINAL TENSILE STRENGTH

SHEET #	SHEET DESCRIPTION
S1	COVER SHEET
S2	GENERAL NOTES, BUILDING SPECIFICATIONS, AND SITE PLAN
S3	ELEVATIONS
S4	FLOOR PLAN
S5	ROOF FRAMING PLAN
S6	SIDEWALL SECTION AT LOW SIDE AND SECTION DETAILS
S7	ENDWALL SECTION AT LOW SIDE AND SECTION DETAILS
S8	ENDWALL SECTION, SECTION DETAILS, AND AWNING SECTION
S9A	OVERHEAD DOOR DETAILS (60' WIDE BUILDING)
S9B	OVERHEAD DOOR DETAILS (62' WIDE BUILDING)
S10	EQUIPMENT PLATFORM FRAMING PLAN, DETAILS AND AWNING SECTION
S11	3-HOUR FIRE-RESISTIVE WALL SECTION AND SECTION DETAILS
S12	RESTROOM LAYOUT AND DETAILS
S13	STEEL APPLICATION DETAILS

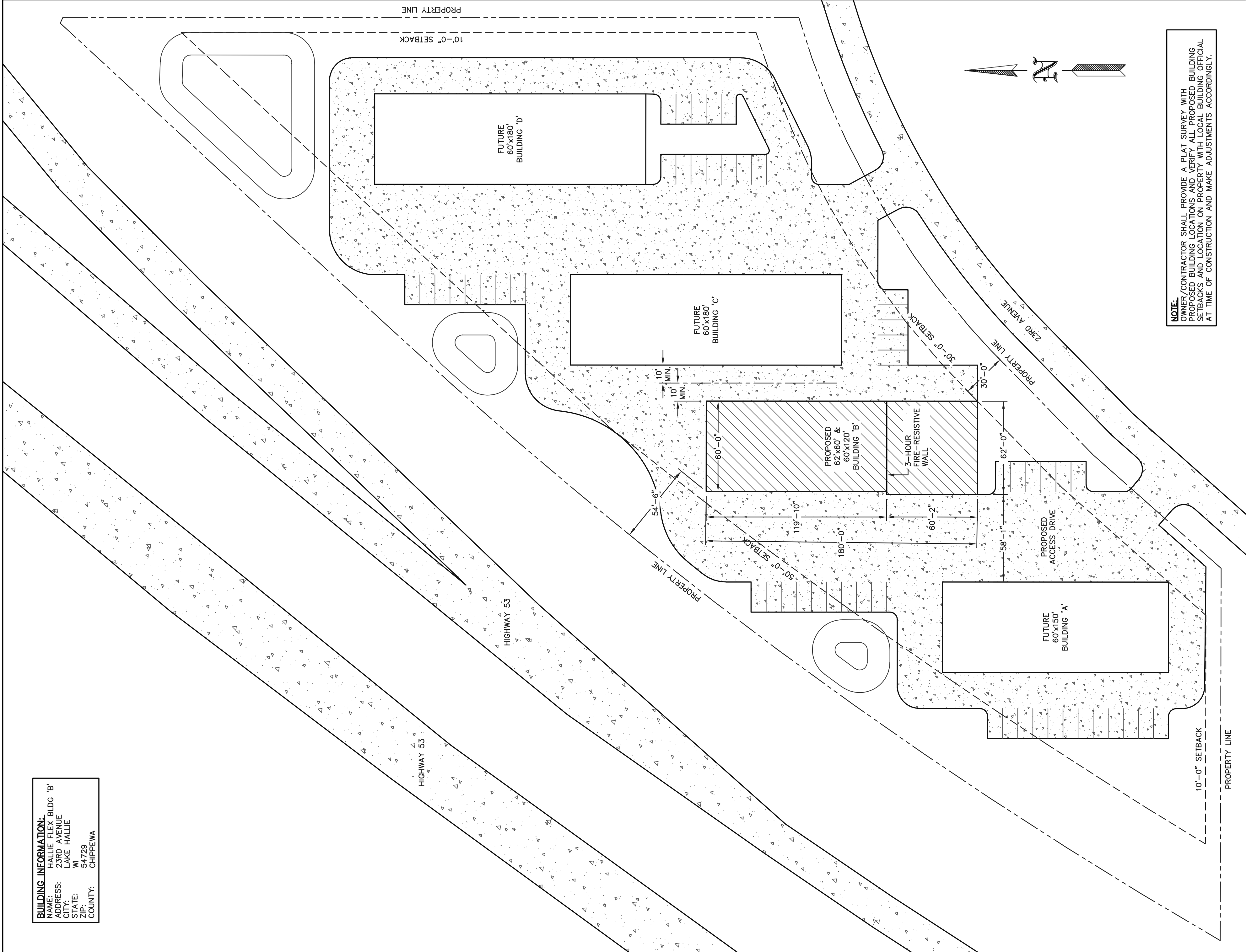
BUILDING SPECIFICATIONS

OWNERS INFORMATION: - NAME: TOM TOY - ADDRESS: 7232 HICKORY ROAD - STATE: WI - CITY: LAKE HALLIE - ZIP: 54701	BUILDING DESIGN LOADS: - SNOW -(Pg) = 50.00 PSF -(G₀) = 0.00 -(G₁) = 1.10 -(G₂) = 1.10 -(F₁) = 34.65 PSF -(G_a) = 1.00 -(G_b) = 1.00 -(P_g) = 34.65 PSF -(L₇) = 20.00 PSF *WITH UNBALANCED LOADS AS REQUIRED
BUILDING DESIGN INFORMATION: - DESIGN CODE: 2025 WI BLDG CODE (2021 IBC) - USE OF BUILDING: STORAGE - OCCUPANCY CLASSIFICATION: GROUP (S-1) - RISK CATEGORY: 2 - FIRE SUPPRESSION SYSTEM: N.O.	WIND: - B.W.S. = 115 MPH - EXPOSURE = C
BUILDING AREA: - AREA OF WORK: 10921 SQFT - EXISTING BUILDING AREA: 0 SQFT - TOTAL BUILDING AREA: 10921 SQFT	SEISMIC: - SEISMIC IMPORTANCE FACTOR: 1.00 - SPECTRA RESPONSE COEFFICIENT: 0.048 - SPECTRA RESPONSE COEFFICIENT SD1: 0.052 - SITE CLASSIFICATION: D - SEISMIC DESIGN CATEGORY: A
ALLOWABLE AREA: - TABLE AREA: 9000 SQFT - PERMETER INCREASE: 3308 SQFT - SPRINKLER INCREASE: 0 SQFT - TOTAL ALLOWABLE AREA: 12308 SQFT	TRUSS DEAD LOADS: - DLTC = 10 PSF - DLBC = 7 PSF
SPECIAL INSPECTION CHART: SEE SHEET S/5.	MEZZANINE LOADS (EQUIPMENT PLATFORM) - LIVE LOAD = 125 PSF - DEAD LOAD = 15 PSF

GENERAL NOTES

PLEASE NOTE:	- DESIGNER LIABILITY LIMITED TO THE PREPARATION OF THE DRAWINGS WITH THE PARAMETER CONTRACTED AND ASCERTAINING TO CODE COMPLIANCE. - THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. ADDITIONAL DATA SHALL BE RECEIVED FROM THE ENGINEER PRIOR TO CONSTRUCTION. - NO CHANGES, MODIFICATIONS, OR DEVIATIONS SHALL BE MADE FROM THESE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM THE ENGINEER. - IMPORTANT! THIS BUILDING IS DESIGNED USING THE ROOF AS A DIAPHRAGM (DEEP THIN BEAM) TO TRANSFER SIDEWALL AND ROOF WIND LOADS TO THE ENDWALL SHEAR WALLS. STEEL PANELS ARE AN INTEGRAL PART OF THE BUILDING STRUCTURE AND ANY FUTURE FIELD MODIFICATIONS MADE MAY BE DETRIMENTAL TO THE BUILDING'S STRUCTURAL PERFORMANCE. - THESE PLANS ARE FOR THE STRUCTURAL BUILDING DESIGN. ANY FEATURES DEEMED BY THE BUILDING OFFICIAL REQUIRING ARCHITECTURAL REVIEW SHALL BE PERFORMED BY A LICENSED ARCHITECT. - OWNER RESPONSIBLE FOR VERIFYING SITE SOIL CONDITIONS. ALL SOILS TO MEET OR EXCEED REQUIREMENTS AS REFERENCED IN THE GENERAL NOTES. CONSULT GEOTECHNICAL ENGINEER IF NECESSARY. - ALL SOILS BELOW CONCRETE SHALL BE A NON-FROST SUSCEPTIBLE SOIL AS REQUIRED IN ASCE 32. - FOOTING AND FOUNDATION SHALL BE CAST IN UNDISTURBED INORGANIC SOIL OR SOIL COMPACTED TO 95% MODIFIED PROCTOR DENSITY. - SOIL DESIGN BASED ON IBC CHAPTER 18 (CHAPTERS 16, 19, 21, 22 AND 23) - PRESUMPTIVE SOIL TYPE FROM WEB SOIL SURVEY, USDA AND NRCS: (CLASS OF MATERIAL: SW, SP, SM, AND SC). - SOIL CONSISTENCY: MEDIUM - A SOIL BEARING PRESSURE AT GRADE ASSUMED AT A MINIMUM 2000 PSF. - CONCRETE SHALL BE IN ACCORDANCE WITH ACI 318. - CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. - ALL DETAINED REBAR SHALL MEET A55 GRADE 60 OR BETTER. - ALL WOOD CONSTRUCTION SHALL BE OF MATERIALS SHOWN AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFA) GRADE 220 LUMBER SPECIFICATIONS. ALL 2x10 & 2x12 LUMBER SHALL BE #2 SPT OR BETTER UNLESS NOTED OTHERWISE. ALL 2x10 & 2x12 LUMBER SHALL BE AS SPECIFIED ON THE BUILDING PRINT. - FOR LUMBER REQUIRED TO BE PROTECTED FROM DECAY AND/OR INSECTS, SEE MOST CURRENT AWPA U1 FOR USE CATEGORIES AND EXPOSURE CONDITIONS.
SOIL:	- COLOR MATCHED STEEL TRIMS - CERAM-X STAR 1050 PAINT SYSTEM - ALL FASTENERS SHALL BE AS LISTED BELOW UNLESS NOTED OTHERWISE. - ALL FASTENERS SHALL BE EXTERIOR RATED FINISH UNLESS NOTED OTHERWISE.
CONCRETE:	- PRIMARY FASTENERS (WOOD SCREWS): #14 x 4" WOOD SCREWS #14 x 6" WOOD SCREWS - SECONDARY FASTENERS (WOOD SCREWS): #10 x 3" WOOD SCREWS #14 x 4" WOOD SCREWS - ALL MITEK PRODUCTS, I.E. JOIST HANGERS, TRUSS TIES, FRAMING ANGLES, ETC., SHALL BE SECURED PER MANUFACTURER'S SPECIFICATIONS UNLESS NOTED OTHERWISE.
LUMBER:	- COLOR MATCHED GALVANIZED WOODGRIP SCREWS, #10 DIAMETER, 1/4" HEX HEAD. - ALL STEEL PANELS AND TRUSS PRODUCTS SHOULD BE HANDLED AND STORED PER MANUFACTURER SPECIFICATIONS. - ALL FINISHED GRADES TO SLOPE AWAY FROM BUILDING AT A MIN. 5% GRADE FOR PROPER DRAINAGE (2% FOR IMPERVIOUS SURFACES) (IBC 1804).
STEEL TRIMS:	TEMPORARY BRACING DURING CONSTRUCTION SHALL BE CONTRACTORS' RESPONSIBILITY. REFER TO BCSS-B1 AND/OR B10 SUMMARY SHEET "GUIDE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF TRUSSES", BY THE TRUSS PLATE INSTITUTE (TPI) AND THE WOOD TRUSS COUNCIL OF AMERICA (WTCA).
FRAMING FASTENERS:	HEATING, VENTING, AND AIR CONDITIONING REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWINGS AND SHOULD BE APPROVED BY LOCAL OFFICIALS.
PANEL FASTENERS:	PLUMBING REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWINGS AND SHOULD BE INSTALLED IN ACCORDANCE WITH REQUIRED BUILDING CODES.
HANDLING AND STORING:	ELECTRICAL REQUIREMENTS WERE NOT ADDRESSED ON THE DRAWINGS AND SHOULD BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ANY LOCAL CODES.
GRADE:	EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. THE EXIT SIGNS SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH THE ICC ELECTRICAL CODE.
CONSTRUCTION BRACING:	SHALL COMPLY WITH ICC/ANSI A117.1 CHAPTER 5.
HVAC:	SHALL COMPLY WITH ICC/ANSI A117.1 CHAPTER 4.
PLUMBING:	SHALL COMPLY WITH ICC/ANSI A117.1 CHAPTER 3 SECTION 309. HANDLES, PULLS, LATCHES, AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE. LEVER OPERATED MECHANISMS, PUSH-TYPE MECHANISMS, AND U-SHAPED HANDLES ARE ACCEPTABLE DESIGNS. WHEN SLIDING DOORS ARE FULLY OPENED, OPERATING MECHANISMS SHALL BE EXPOSED AND ACCESSIBLE TO ALL PERSONS. THE THRESHOLD OF SERVICE DOORS MAY NOT EXCEED 1/2" ON EITHER SIDE OF THE DOOR WITH 1:2 SLOPE IF GREATER THAN 1/4".
ELECTRICAL:	SHALL BE INSTALLED, PROVIDED, AND MAINTAINED AS SPECIFIED IN NFPA NO. 10 (BY OTHERS).
EXIT LIGHTS:	
ACCESSIBLE PARKING:	
ACCESSIBLE ROUTE:	
ACCESSIBLE DOOR HARDWARE:	
FIRE EXTINGUISHERS:	

BUILDING INFORMATION:
NAME: HALLIE FLEX BLDG 'B'
ADDRESS: 23RD AVENUE
STATE: LAKE HALLIE
ZIP: 54729
COUNTY: CHIPPEWA



SITE PLAN
SCALE: 1"=40'

NOTE:
PARKING LOT REQUIRES HANDICAP ACCESSIBLE PARKING SPACES (ANSI 502) AND SIGNAGE (ANSI 503). SEE WISCONSIN CODE SECTION 1106.

NOTE:
THE OWNER SHALL PROVIDE AN ALL WEATHER HARD SURFACE DRIVEWAY TO THE BUILDING. THE DRIVEWAY SHALL BE THE LENGTH OF ONE SIDE OF THE PROPOSED STRUCTURE AND MUST BE ACCESSIBLE TO FIRE FIGHTING EQUIPMENT.

NOTE:
FLOOR ELEVATION @ ALL SERVICE DOORS SHALL BE LEVEL AND FLUSH WITH ADJACENT INSIDE AND OUTSIDE FLOORS AS PER IBC 1008.1.5.

NOTE:
THE OWNER SHALL PROVIDE DESIGNATED SPACE WITHIN OR ADJACENT TO STRUCTURE FOR THE COLLECTION OF RECYCLABLE MATERIALS AS PER SPS 362.0400(2).

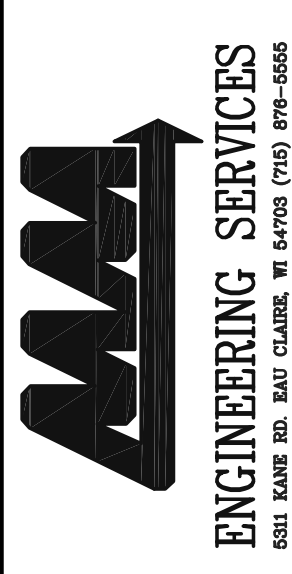
NOTE:
SERVICE DOOR @ EACH UNIT SHALL BE EQUIPPED WITH LEVER OPERATED HANDLES AS PER ADAAG 4.13.9.

NOTE:
CURB RAMPS COMPLYING WITH ADAAG 4.7 ARE REQUIRED WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.

NOTE:
OWNER/CONTRACTOR SHALL VERIFY ALL SETBACKS WITH LOCAL BUILDING OFFICIAL AT TIME OF CONSTRUCTION.

NOTE:
IF MORE THAN ONE ACRE OF LAND IS DISTURBED BY BUILDING ERECTION AND/OR PARKING AND ACCESS DRIVE SURFACES, THE OWNER/CONTRACTOR SHALL SUBMIT A STATE RESOURCES COMMISSION APPLICATION FOR PROJECT PERMITS (WRAPP) AS PER NR 216.

NOTE:
OWNER SHALL PROVIDE AT LEAST ONE ACCESSIBLE ENTRY DOOR FOR EACH BUILDING (5% OF TOTAL) TO MEET ADAAG 4.13 ACCESSIBILITY REQUIREMENTS.



CERTIFICATE OF AUTHORIZATION:
3224
FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM
CONTRACTOR:

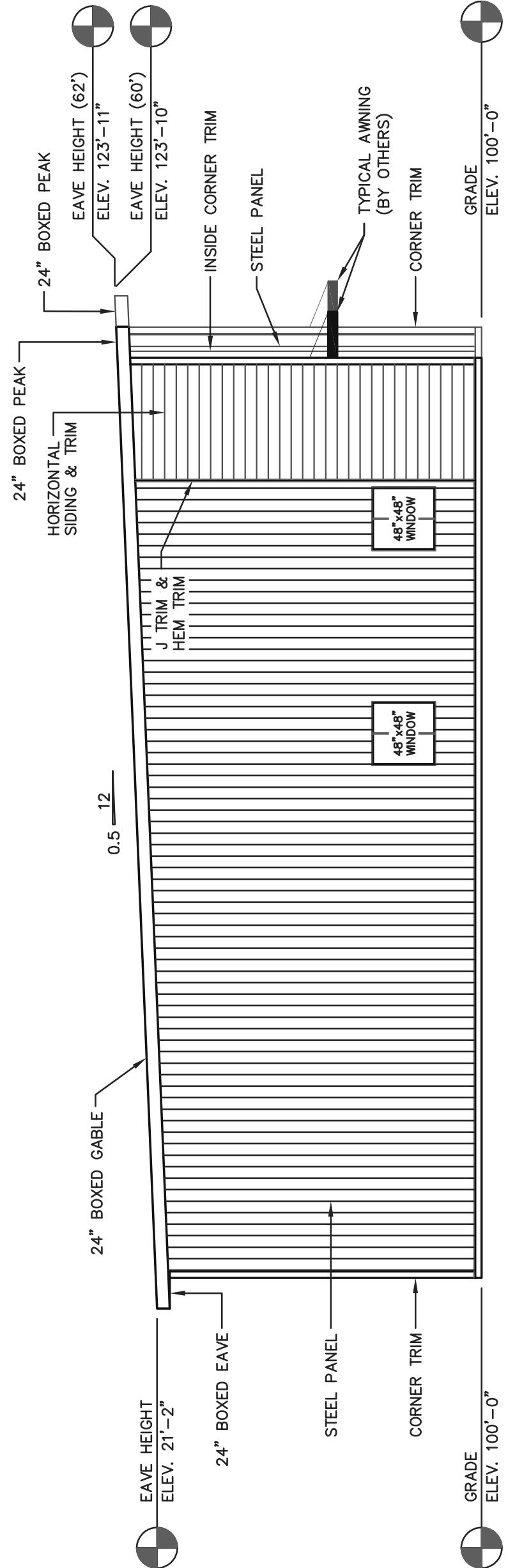
ED SABINI

PROJECT TITLE:
TOM TOY
HALLIE FLEX BLDG 'B'
LAKE HALLIE, WI
PROF. ENGINEER: JEFF MURRAY
PLAN DESIGNER: KENT HOONY
DRAWN BY: KWK
DATE: 1/26/2026
SCALE: AS NOTED

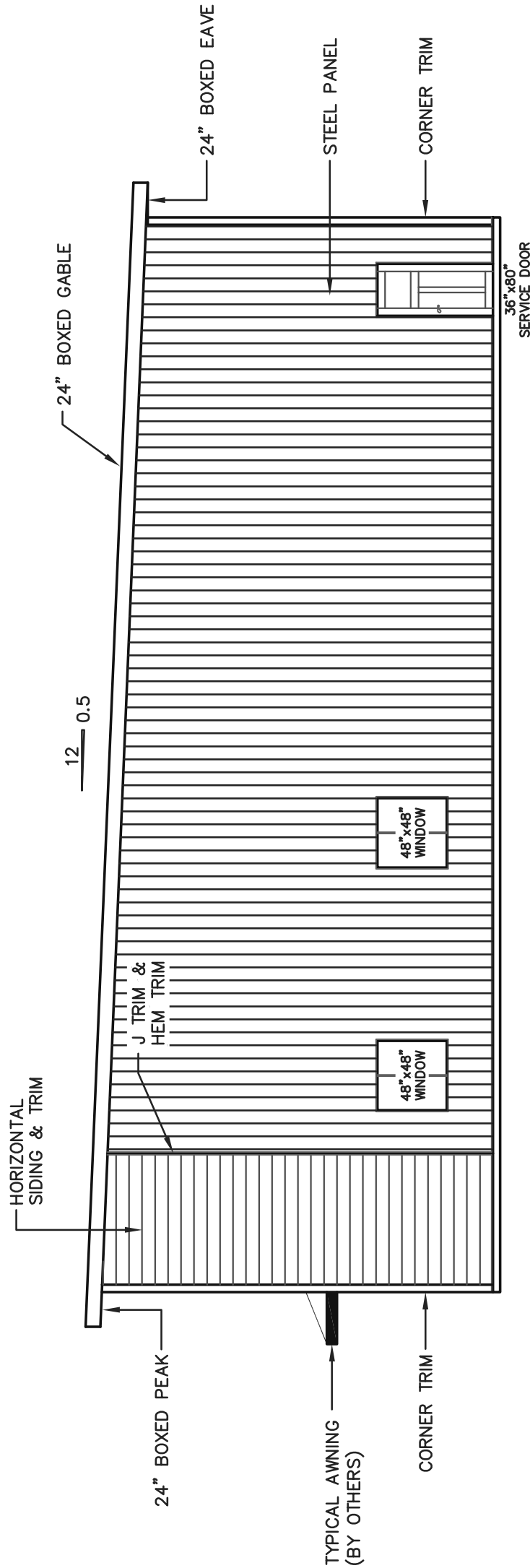
REVISIONS	
NO	DATE DESCRIPTION BY
1	
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SHEET TITLE: GENERAL NOTES
BUILDING SPECIFICATIONS,
AND SITE PLAN
FILE NAME: S73825W
SHEET NO.

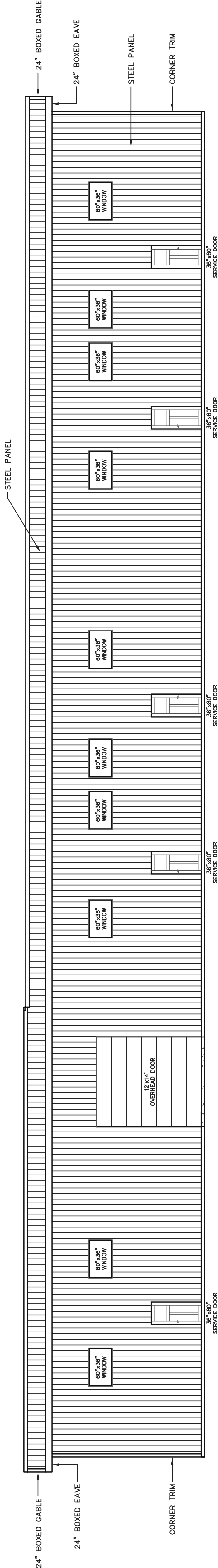
S2



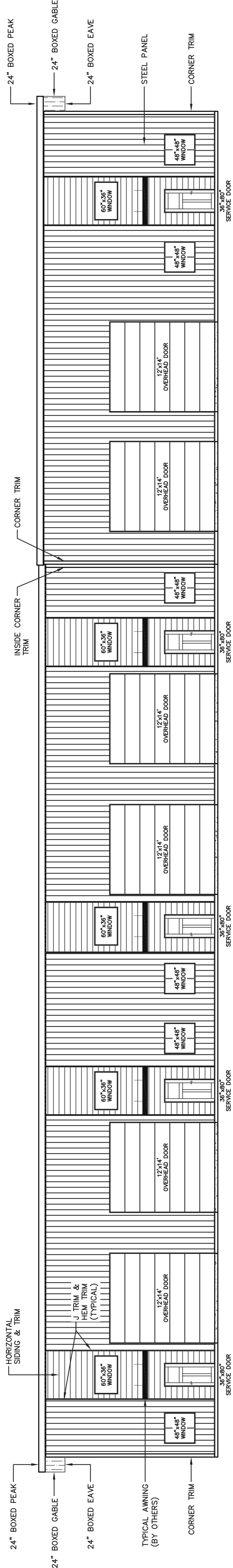
NORTH ELEVATION



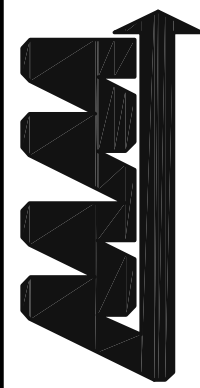
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



ENGINEERING SERVICES
3031 KANE RD. MAU GARDEN, WI 53053 (715) 875-5555

CERTIFICATE OF AUTHORIZATION:
32224

FOR QUESTIONS PLEASE CONTACT BUILDING DESIGNER AT THE FOLLOWING:
ENGINEERING@MIDWESTMANUFACTURING.COM

CONTRACTOR:

ED SABINI

PROJECT TITLE:
**TOM TOY
HALLIE FLEX BLDG 'B'**

LAKE HALLIE, WI
PROF. ENGINEER: JEFF MURRAY
PLAN DESIGNER: KENT HOONY
DRAWN BY: KWK
DATE: 1/26/2026
SCALE: AS NOTED

REVISIONS

NO	DATE	DESCRIPTION	BY
1			
2			

SHEET TITLE:
ELEVATIONS

FILE NAME: S73825WI
SHEET NO.

S3

BUILDING B ELEVATIONS
SCALE: 1/8"=1'-0"



Resolution 2026-007

Village of Lake Hallie
Chippewa County

RESOLUTION APPOINTING PERSONS TO SERVE AS ELECTION OFFICIALS FOR THE VILLAGE OF LAKE HALLIE

WHEREAS, State Statutes require persons who conduct elections within a municipality be appointed by the governing body; and

WHEREAS, the two dominant political parties have submitted people to serve as election officials for all elections held in 2026 and 2027.

NOW THEREFORE BE IT RESOLVED, by the Village Board of the Village of Lake Hallie that the persons named on the list attached hereto and made a part hereof, pursuant to s. 7.30, are appointed to serve as Election Officials at elections held in the Village of Lake Hallie in 2026 and 2027.

ADOPTED this 16th day of March, 2026.

Gary Spilde, Village President

Kenneth Greenwood III, Trustee

Bradley Hudson, Trustee

Timothy Calkins, Trustee

Peter Lehmann, Trustee



**VILLAGE OF LAKE HALLIE ELECTION INSPECTORS
2026-005
RESOLUTION 2026-005 Attachment)**

1. Karen Tschida
2. Carolyn Prochnow
3. Jackie Nordwig
4. Patrick Perrenoud
5. Stephen Perrenoud



Resolution 2026-008

Village of Lake Hallie
Chippewa County

RESOLUTION ADOPTING A PROCUREMENT AND PURCHASING POLICY FOR THE VILLAGE OF LAKE HALLIE

WHEREAS, the Village of Lake Hallie is committed to the responsible stewardship of public funds and maintaining transparency and accountability in the expenditure of Village resources; and

WHEREAS, the Village Board recognizes the importance of establishing clear and consistent procedures for the procurement of goods, services, and public works projects; and

WHEREAS, the Village has previously maintained procurement practices and policies, and the Village Board finds it necessary and beneficial to revise and clarify those procedures to improve consistency, transparency, and fiscal oversight; and

WHEREAS, the establishment of a revised procurement and purchasing policy will promote fair and competitive purchasing practices, provide clear guidance to Village staff and commissions, and strengthen internal financial controls; and

WHEREAS, Wisconsin law establishes requirements for competitive bidding on certain public works projects, including those outlined in Wisconsin Statutes §62.15 and §66.0901, and the Village seeks to ensure its purchasing practices are consistent with applicable state law; and

WHEREAS, the Village Board finds that adoption of a revised procurement and purchasing policy will improve operational consistency, support sound fiscal management, and provide clear purchasing thresholds and procedures for Village departments and commissions; and

WHEREAS, the proposed revised Procurement and Purchasing Policy has been reviewed by the Village Attorney and recommended for adoption.

NOW, THEREFORE, BE IT RESOLVED by the Village Board of the Village of Lake Hallie, Chippewa County, Wisconsin, that the revised Procurement and Purchasing Policy attached hereto is hereby adopted and shall govern the procurement of goods, services, and public works projects for the Village of Lake Hallie.

BE IT FURTHER RESOLVED that the Village Administrator/Clerk-Treasurer is authorized to administer and implement this policy and to develop procedures, templates, and supporting documentation necessary to carry out the intent of this policy.



BE IT FURTHER RESOLVED that this resolution and the revised Procurement and Purchasing Policy shall take effect immediately upon adoption.

ADOPTED this 16th day of March, 2026.

Gary Spilde, Village President

Kenneth Greenwood III, Trustee

Bradley Hudson, Trustee

Timothy Calkins, Trustee

Peter Lehmann, Trustee



MEMORANDUM

TO: Village of Lake Hallie Board of Trustees
FROM: Anastasia Stueber, Village Administrator/Clerk-Treasurer
DATE: March 16, 2026
SUBJECT: Adoption of Revised Procurement and Purchasing Policy

PURPOSE

To recommend adoption of a formal Procurement and Purchasing Policy for the Village of Lake Hallie. Currently, purchasing decisions are often made through informal quote requests without a standardized process. Establishing a formal policy will create consistency, improve transparency, and ensure responsible stewardship of Village funds.

DETAILS

The proposed policy establishes clear purchasing thresholds, defines when quotes or competitive bids are required, and aligns Village practices with Wisconsin statutory requirements for public works projects.

The policy also clarifies the authority of Village departments and commissions, including the Parks, Recreation, and Tourism Commission, ensuring that purchases exceeding approved budgets or procurement thresholds receive Village Board approval.

Key benefits of adopting this policy include improved financial oversight, greater transparency for vendors and the public, clear expectations for staff and commissions, and stronger compliance with audit and legal requirements.

I recommend adopting the revised Procurement and Purchasing Policy to provide a consistent framework for Village purchasing and to support responsible fiscal management.

RECOMMENDATION

Approve the revised Procurement and Purchasing Policy by resolution.



PROCUREMENT POLICY

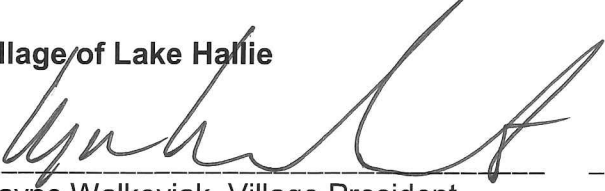
The following represents the procurement policy of the Village of Lake Hallie

It shall be the policy that all supplies, materials, and/or services purchased by the Village of Lake Hallie shall be obtained in a manner that is as efficient and economical as possible, along with the following:

- a. Professional services contracts may, at the discretion and approval of the Village Board, be awarded to consultants/vendors that best serve the interest of the Village.
- b. All purchases exceeding \$1,500 will require Village Board approval unless in the case of a true bona-fide emergency.
- c. Competitive bidding for municipal contracts involving public construction will be bid in accordance with Wisconsin State Statute 66.0901
- d. The Village maintains the right to reject/accept any and all bid proposals.

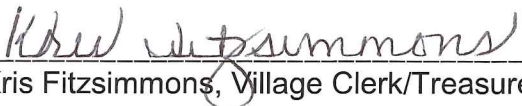
Approved this 5th day of February, 2018.

Village of Lake Hallie


Wayne Walkoviak, Village President


2/6/2018
Date

Attest:


Kris Fitzsimmons, Village Clerk/Treasurer

2/6/2018
Date



PROCUREMENT AND PURCHASING POLICY

1. PURPOSE

The purpose of this policy is to establish a transparent and consistent process for the procurement of goods, services, and public works projects by the Village of Lake Hallie. This policy promotes responsible stewardship of public funds, fair vendor participation, and compliance with Wisconsin law.

2. SCOPE

This policy applies to all Village departments, commissions, and officials involved in purchasing goods, services, equipment, or public works improvements using Village funds.

3. GUIDING PRINCIPLES

Village procurement shall promote transparency and fairness, encourage competitive pricing when appropriate, ensure fiscal responsibility, maintain compliance with Wisconsin statutes, and provide proper documentation for audit and public accountability.

4. PURCHASING AUTHORITY AND THRESHOLDS

All purchases must be within the approved Village budget unless otherwise authorized by the Village Board.

Purchases up to \$1,500

Purchases up to \$1,500 may be authorized by the Village Administrator/Clerk-Treasurer upon request from the department head, provided funds are available within the approved budget and the purchase is necessary for operations.

Purchases from \$1,500 to \$5,000

Purchases between \$1,500 and \$5,000 shall be presented to the Village Board and include a description of the purchase, the proposed vendor, and estimated cost. Board approval must be obtained prior to purchase.

Purchases from \$5,000 to \$25,000

Purchases between \$5,000 and \$25,000 require a minimum of two to three written quotes when feasible. Quotes must be documented and presented to the Village Board for approval prior to purchase.

Purchases over \$25,000

Purchases exceeding \$25,000 require a formal bid or Request for Proposals (RFP) process. The process generally includes development of a project scope, public notice of the bid or RFP, proposal submission deadline, evaluation of proposals, and Village Board approval.



5. PUBLIC WORKS PROJECTS AND STATE STATUTE

Public construction projects shall comply with Wisconsin Statute §62.15 and §66.0901. Public works projects exceeding \$25,000 must be competitively bid and awarded to the lowest responsible bidder in accordance with state law.

6. REQUEST FOR PROPOSALS (RFP)

An RFP may be used when professional services are required, when projects are complex, or when evaluation criteria extend beyond price. Proposals may be evaluated based on cost, qualifications, experience, methodology, timeline, and references.

7. EXCEPTIONS TO COMPETITIVE PROCUREMENT

Competitive procurement requirements may be waived in emergency situations, when only one vendor is available, when cooperative purchasing agreements are used, or when specialized professional services are required. Exceptions must be documented and approved by the Village Board.

8. PARKS, RECREATION AND TOURISM COMMISSION AUTHORITY

The Parks, Recreation and Tourism Commission operates under the authority granted in Village Ordinance Section 2.8.02. The Commission may authorize purchases necessary for park operations only within the limits of its approved annual budget. The Commission may not transfer funds between budget line items or enter into contracts exceeding budget authority without Village Board approval.

9. DOCUMENTATION AND RECORDKEEPING

All procurement activities shall be documented and retained for audit and transparency purposes. Documentation may include quotes received, bid or RFP documents, evaluation notes, board approvals, and executed contracts.

10. CONFLICT OF INTEREST

Village officials and employees involved in procurement shall disclose any potential conflicts of interest and shall not participate in the selection process where a conflict exists.

11. POLICY ADMINISTRATION

The Village Administrator/Clerk-Treasurer is responsible for administering this policy and may develop procedures, templates, and forms necessary to support implementation.