W380N6197 WI 67 Development Overview

Single approximately 4.85 acre residential parcel with conceptual potential for up to three homesites

The property is being offered as one parcel. Preliminary environmental and development work outlines a potential path for residential redevelopment, including a conceptual three-home layout. Any land division or development plan remains subject to final engineering and approval by the Wisconsin DNR and the Village of Lac La Belle.

Property and planning status

Item	Current information
Offering	One vacant, wooded parcel; not three separately approved lots
Conceptual use	Residential development with potential for up to three homesites, subject to approvals
Environmental status	Historic fill in the delineated central and northern area; PAHs and metals require direct-contact protection
Work completed	Site investigation, conceptual grading, wetland delineation, septic evaluations, geotechnical study and three DNR well variances
Current DNR step	Revised Remedial Action Options Report and Interim Action Plan are being finalized for DNR review

How grading is expected to support redevelopment

- **Coordinate the site plan and grading.** Final grades would be designed around building pads, driveways, utilities, septic systems, drainage and the approved environmental remedy.
- **Excavate where development requires it.** Foundations, utilities, septic areas and grade changes may require removal or over-excavation of fill and placement of suitable imported material.
- **Manage affected material.** A DNR-reviewed Remedial Action Plan and Material Management Plan would direct testing, handling, on-site management or off-site disposal of affected soil and fill.

How the permanent cap could be integrated

Development element	Potential role in the approved remedy
Homes, garages and approved structures	Hard-surface barriers over portions of remaining affected soil
Driveways, private roads and paved areas	Pavement barriers that prevent direct contact
Yards and open space	Approved clean-soil cover with vegetation or landscaping
Foundations, utilities and septic areas	Targeted excavation and material management before construction

Anticipated development process

1. Finalize the site, subdivision concept and grading plan.
2. Prepare the DNR remedial design and Material Management Plan.
3. Obtain DNR, Village and other required approvals.
4. Construct the development and integrated remedy.
5. Document the completed work, engineered barriers and continuing obligations.

Additional information available Detailed environmental, grading, wetland, septic, geotechnical and well-variance documents are available for qualified buyer review.

Planning summary only. The three-homesite layout and described cap components are conceptual and are not approvals or guarantees. Final subdivision, grading, structures, soil management, engineered barriers and continuing obligations must comply with applicable DNR, Village and other governmental requirements. Buyers should review the complete technical documents and conduct independent engineering, environmental and legal due diligence.