

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
MARCH 24, 2022
CHIPPEWA COUNTY COURTHOUSE, RM 302
4:30 PM

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Chuck Hull	Chippewa County	District 14 (Chair)	Present	
Don Hauser	Chippewa County	District 6 (Vice-Chair)	Present	
Ronald McGill	Chippewa County	District 15	Excused	
David Eisenhuth	Chippewa County	District 11	Absent	
Dean Gullickson	Chippewa County	District 7	Present	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Motion to Approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Gullickson, District 7
SECONDER:	Don Hauser, District 6 (Vice-Chair)
AYES:	Hull, Hauser, Gullickson
ABSENT:	Eisenhuth
EXCUSED:	McGill

1. Approve the Agenda
2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - Feb 24, 2022 4:30 PM

3. Schedule Next Meeting Date - Tentative: May 19, 2022 @ 4:30 PM

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

1. 2022-0002 - Bauer Rezone - Town of Eagle Point - Doug Clary
Motion to Approve as Presented.

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

March 24, 2022
4:30 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Gullickson, District 7
SECONDER:	Don Hauser, District 6 (Vice-Chair)
AYES:	Hull, Hauser, Gullickson
ABSENT:	Eisenhuth
EXCUSED:	McGill

6. BUSINESS ITEMS

1. Autumn Winds - Final Plat - Doug Clary
Motion to Approve with the following conditions: (1) County Highway Approval of Access onto CTH J, (2) Stormwater Management Plans Approval, (3) Existing Buildings on Lots 14, 15 and 16 be removed and/or brought into conformance with the zoning ordinance requirements for setbacks to the proposed lot lines and other applicable zoning ordinance requirements.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Don Hauser, District 6 (Vice-Chair)
SECONDER:	Dean Gullickson, District 7
AYES:	Hull, Hauser, Gullickson
ABSENT:	Eisenhuth
EXCUSED:	McGill

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

None.

8. ADJOURN

Motion to Adjourn.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Don Hauser, District 6 (Vice-Chair)
SECONDER:	Dean Gullickson, District 7
AYES:	Hull, Hauser, Gullickson
ABSENT:	Eisenhuth
EXCUSED:	McGill

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
FEBRUARY 24, 2022
CHIPPEWA COUNTY COURTHOUSE, RM 302
4:30 PM

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Chuck Hull	Chippewa County	District 14 (Chair)	Present	
Don Hauser	Chippewa County	District 6 (Vice-Chair)	Present	4:35 PM
Ronald McGill	Chippewa County	District 15	Present	
David Eisenhuth	Chippewa County	District 11	Absent	
Dean Gullickson	Chippewa County	District 7	Present	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Motion to Approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Gullickson, District 7
SECONDER:	Ronald McGill, District 15
AYES:	Hull, Hauser, McGill, Gullickson
ABSENT:	Eisenhuth

1. Approve the Agenda

2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - Jan 20, 2022 4:30 PM

3. Schedule Next Meeting Date - March 24, 2022 @ 4:30 PM

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

- 2022-0001 - Town of Eagle Point Rezone - Town of Eagle Point - Tony Roder
Motion to Approve as presented.

Minutes Acceptance: Minutes of Feb 24, 2022 4:30 PM (Consent Agenda)

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

February 24, 2022
4:30 PM

RESULT: APPROVED [UNANIMOUS]
MOVER: Ronald McGill, District 15
SECONDER: Dean Gullickson, District 7
AYES: Hull, Hauser, McGill, Gullickson
ABSENT: Eisenhuth

6. BUSINESS ITEMS

Motion by Gullickson to combine items 1-8 into one motion. Seconded by McGill. All in Favor.

Motion to approve the renewal of items 1-8 for an additional 4 years and for staff to make any necessary updates to the parcel numbers.

RESULT: APPROVED [UNANIMOUS]
MOVER: Dean Gullickson, District 7
SECONDER: Don Hauser, District 6 (Vice-Chair)
AYES: Hull, Hauser, McGill, Gullickson
ABSENT: Eisenhuth

1. 1989-0079 - Haas - CUP Renewal Burtness Pit - Town of Wheaton

Motion by Gullickson to combine items 1-8 into one motion. Seconded by McGill. All in Favor.

Motion to approve the renewal of items 1-8 for an additional 4 years and for staff to make any necessary updates to the parcel numbers.

RESULT: APPROVED [UNANIMOUS]
MOVER: Dean Gullickson, District 7
SECONDER: Don Hauser, District 6 (Vice-Chair)
AYES: Hull, Hauser, McGill, Gullickson
ABSENT: Eisenhuth

2. 2001-0004 - Haas - CUP Renewal Veum Pit - Town of Wheaton

Motion by Gullickson to combine items 1-8 into one motion. Seconded by McGill. All in Favor.

Motion to approve the renewal of items 1-8 for an additional 4 years and for staff to make any necessary updates to the parcel numbers.

RESULT: APPROVED [UNANIMOUS]
MOVER: Dean Gullickson, District 7
SECONDER: Don Hauser, District 6 (Vice-Chair)
AYES: Hull, Hauser, McGill, Gullickson
ABSENT: Eisenhuth

3. 2001-0029 - Haas - CUP Renewal Lawin Pit - Town of Eagle Point

Motion by Gullickson to combine items 1-8 into one motion. Seconded by McGill. All in Favor.

Minutes Acceptance: Minutes of Feb 24, 2022 4:30 PM (Consent Agenda)

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

February 24, 2022
4:30 PM

Motion to approve the renewal of items 1-8 for an additional 4 years and for staff to make any necessary updates to the parcel numbers.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Gullickson, District 7
SECONDER:	Don Hauser, District 6 (Vice-Chair)
AYES:	Hull, Hauser, McGill, Gullickson
ABSENT:	Eisenhuth

4. 2004-0009 - Haas - CUP Renewal Jenneman Pit - Town of Woodmohr

Motion by Gullickson to combine items 1-8 into one motion. Seconded by McGill. All in Favor.

Motion to approve the renewal of items 1-8 for an additional 4 years and for staff to make any necessary updates to the parcel numbers.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Gullickson, District 7
SECONDER:	Don Hauser, District 6 (Vice-Chair)
AYES:	Hull, Hauser, McGill, Gullickson
ABSENT:	Eisenhuth

5. 2008-0012 - Haas - CUP Renewal Hilger Pit - Town of Eagle Point

Motion by Gullickson to combine items 1-8 into one motion. Seconded by McGill. All in Favor.

Motion to approve the renewal of items 1-8 for an additional 4 years and for staff to make any necessary updates to the parcel numbers.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Gullickson, District 7
SECONDER:	Don Hauser, District 6 (Vice-Chair)
AYES:	Hull, Hauser, McGill, Gullickson
ABSENT:	Eisenhuth

6. 2012-0007 - Haas - CUP Renewal Lawin South Pit - Town of Eagle Point

Motion by Gullickson to combine items 1-8 into one motion. Seconded by McGill. All in Favor.

Motion to approve the renewal of items 1-8 for an additional 4 years and for staff to make any necessary updates to the parcel numbers.

Minutes Acceptance: Minutes of Feb 24, 2022 4:30 PM (Consent Agenda)

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

February 24, 2022
4:30 PM

RESULT: APPROVED [UNANIMOUS]
MOVER: Dean Gullickson, District 7
SECONDER: Don Hauser, District 6 (Vice-Chair)
AYES: Hull, Hauser, McGill, Gullickson
ABSENT: Eisenhuth

7. 2013-0009 - Haas - CUP Renewal LaGessee Pit - Town of Woodmohr
Motion by Gullickson to combine items 1-8 into one motion. Seconded by McGill. All in Favor.

Motion to approve the renewal of items 1-8 for an additional 4 years and for staff to make any necessary updates to the parcel numbers.

RESULT: APPROVED [UNANIMOUS]
MOVER: Dean Gullickson, District 7
SECONDER: Don Hauser, District 6 (Vice-Chair)
AYES: Hull, Hauser, McGill, Gullickson
ABSENT: Eisenhuth

8. 2014-0008 - Haas - CUP Renewal Hwy 124 Pit - Town of Woodmohr
Motion by Gullickson to combine items 1-8 into one motion. Seconded by McGill. All in Favor.

Motion to approve the renewal of items 1-8 for an additional 4 years and for staff to make any necessary updates to the parcel numbers.

RESULT: APPROVED [UNANIMOUS]
MOVER: Dean Gullickson, District 7
SECONDER: Don Hauser, District 6 (Vice-Chair)
AYES: Hull, Hauser, McGill, Gullickson
ABSENT: Eisenhuth

9. Review and Action on Request to Sell Type B Tax Deeded Land - Doug Clary
Motion to advertise the sale of Outlot 1 and Lot 1 as individual lots at the appraisal price.

RESULT: APPROVED [3 TO 1]
MOVER: Ronald McGill, District 15
SECONDER: Dean Gullickson, District 7
AYES: Hull, McGill, Gullickson
NAYS: Hauser
ABSENT: Eisenhuth

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

None.

Minutes Acceptance: Minutes of Feb 24, 2022 4:30 PM (Consent Agenda)

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

February 24, 2022
4:30 PM

8. ADJOURN

Motion to adjourn.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ronald McGill, District 15
SECONDER:	Don Hauser, District 6 (Vice-Chair)
AYES:	Hull, Hauser, McGill, Gullickson
ABSENT:	Eisenhuth

Minutes Acceptance: Minutes of Feb 24, 2022 4:30 PM (Consent Agenda)



STATEMENT OF EXPLANATION
2022-0002 - BAUER REZONE - TOWN OF EAGLE POINT - DOUG CLARY

5.1

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 zoning map shows how a town board has designated the particular zoning classifications or districts to parcels of land within their particular jurisdiction. 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 respective town and county.

LEGAL DESCRIPTION

Lot 2, Block 1, Hathaways Cornell Lake Subdivision (Parcel Number 23008-0322-62530102) which is located in the NW ¼ of the NW ¼, Section 03, Township 30 North, Range 08 West, Town of Eagle Point. Property address: 16110 190th Ave.

From: Residential 3

To: Residential 1

Zoning Petition No:	2022-0002
Town Board Action:	March 21, 2022
Planning & Zoning Committee Public Hearing:	March 24, 2022
Recommendation from Planning & Zoning Committee:	<i>To Be Determined</i>

Comments/Conditions: *To Be Determined*

The Chippewa County Board of Supervisors does ordain as follows:

That the Zoning maps, dated 1974 and land description listing the boundaries of the eleven zoning districts, and referred to in Chapter 70-61 of the Chippewa County Zoning Ordinance, adopted on February 14, 2006, to be amended as follows:

LEGAL DESCRIPTION

Lot 2, Block 1, Hathaways Cornell Lake Subdivision (Parcel Number 23008-0322-62530102) which is located in the NW ¼ of the NW ¼, Section 03, Township 30 North, Range 08 West, Town of Eagle Point. Property address: 16110 190th Ave.

From: Residential 3

To: Residential 1

The new map, now dated May, 2022, and land description are made a part of the Zoning Ordinance. All notations, references and other information shown upon said "zoning map" dated May, 2022 and land description shall be as much a part of this Ordinance as if the matter and things set forth by said map and land description were fully described herein.

This Ordinance shall become effective upon passage.

Dated this 10th day of May, 2022.

CHIPPEWA COUNTY 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 •

2022 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 zoning map shows how a town board has designated the particular zoning classifications or districts to parcels of land within their particular jurisdiction. 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 respective town and county.

SECTION I: Parcel Owner Information			SECTION II: Agent Information		
Name: Bryan and Lori Bauer			Name:		
Mailing Address: 1208 Marilyn Ave			Mailing Address:		
City: Durand	State: WI	Zip: 54736	City:	State:	Zip:
Telephone: 715-495-4610			Telephone:		
Email Address (Required): bauer4@nelson-tel.net			Email Address (Required):		
SECTION III: Parcel Information					
Town of: Eagle Point			Property Address: 16110 190th Ave		
Parcel Number(s): 23008-0322-62530102			City: Bloomer	State: WI	Zip: 54724
Existing Zoning District(s): R3			Proposed Zoning District(s): R1		

GENERAL DIRECTIONS:

- Complete this Application form and the required four (4) parts:
 - ☒ Part 1: General Questions related to the request
 - ☒ Part 2: Planning & Zoning Committee Schedule - 2022
 - ☒ Part 3: General Rezoning Process
 - ☒ Part 4: Applicant Acknowledgement/Signature
- Submit the completed application, all required information and a **\$350.00** public hearing fee (Make check payable to: Chippewa County Treasurer) by the deadline (as listed in Part 2) to the Chippewa County Department of Planning & Zoning, Room 009, 711 N. Bridge Street, Chippewa Falls, Wisconsin 54729.
- Make arrangements to attend or have a representative attend any local town plan commission or town board meetings, and the required Planning & Zoning public hearing. This presence is needed so that questions can be answered and concerns addressed.

FOR DEPARTMENT OF PLANNING & ZONING STAFF USE:		
Receipt Number: 19476	Appeal Number: 2022-0002	Public Hearing Date: 2-24-22

Attachment: 2022-0002 Bauer - Rezone - Application (6924 : Rezone Petition 2022-0002 - Bauer)

1. We, Bryan Bauer and Lori Bauer, have the title for this parcel.
2. The parcel number of this property is 23008-0322-62530102
3. This parcel currently contains a 70X14 mobile home that we use as a seasonal cabin.
4. We are hoping to replace the trailer with a year-around home with a garage.
5. The only change to the parcel will be the fact that we will be year-around residents on that parcel with permanent structures replacing the trailer. We will have to update the septic system and dig a new well.

Chippewa County – 2022 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 Chippewa County Planning & Zoning Committee. In addition, your neighbors, the Town Board and any appropriate county or state agencies will be notified. At the public hearing, any party may appear in person or may be represented by an agent or attorney to present information to the Planning & Zoning Committee 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.

1. 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.
2. Identify the parcel(s) that are or will be part of this rezone request. If needed, an additional sheet listing those parcels can be attached.
3. Describe the present and, if known, any proposed improvements on each parcel of land.
4. Explain why you are requesting to rezone of each parcel. Please identify the proposed use of each parcel.
5. Explain the compatibility of your proposed use(s) with the existing use(s) on adjacent parcels and those in the vicinity of this parcel(s).
6. Discuss any additional issues you feel that supports the consistency of your proposed use with County ordinances and plans as well as any Town ordinances or plans.

Be prepared to give a detailed presentation when called upon at the public hearing before the Planning and Zoning Committee. Prepare an outline of your proposal, something similar to a "business plan", detailing for the Planning & Zoning Committee your proposal. Include any documentation you feel is necessary as part of your presentation in defining your proposal for the Committee and possibly the County Board. 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: Planning & Zoning Committee Schedule - 2022

Applications will not be placed on the appropriate agenda unless they are properly completed and include ALL required supporting information or documents and 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 the application forms might be necessary in order for the department to accept and process your application. Please CIRCLE or HIGHLIGHT the meeting you intend on attending:

<u>Application Deadline: 12:00 Noon</u>	<u>Public Hearing</u>
December 22, 2021	January 20, 2022
January 27, 2022	February 24, 2022
February 24, 2022	March 24, 2022
Due to the County Board Reorganization, the April meeting will not occur.	
April 21, 2022	May 19, 2022
May 26, 2022	June 23, 2022
June 23, 2022	July 21, 2022
July 21, 2022	August 18, 2022
August 25, 2022	September 22, 2022
September 22, 2022	October 20, 2022
October 20, 2022	November 17, 2022
November 17, 2022	December 15, 2022

Note: Applications and all supporting information are due at 12:00 Noon on the designated date.

Note: Typically, the Planning & Zoning Committee meetings start at 4:30 PM on the designated dates above.

Note: Deadlines, public hearing dates and times after April 1st are subject to change due to the County Board Reorganization.

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.

Chippewa County – 2022 Rezone Application

- (B) The Town Board will be notified of the rezone application. The Town Board can recommend approval or denial of a rezoning request. If the Town Board denies a rezone request, the Planning & Zoning Committee can only recommend an approval with modification to the rezone request or deny the rezone request.
- (C) 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.
- (D) Property owners of the land and those property owners within 400' (or maybe a greater distance) of the requested rezone change are notified directly by mail as well as the Town Board Chair and Town Clerk. The notice to the property owners will generally contain a portion of the public hearing notice and information pertaining to meetings to be held at the Town level (plan commission, town board, etc) as well as the Public Hearing in front of the Planning & Zoning Committee.
- (E) General maps (location map, aerial view and existing zoning districts map) will be prepared for the request by the Department.
- (F) A department staff report is prepared and sent to the Planning & Zoning Committee, while comments from the general public are solicited.
- (G) Following the Public Hearing, the Planning & Zoning Committee will make a motion to either approve, approve with modification or deny the rezoning request. If the rezone request receives an approval or approval with modification an ordinance amendment will be prepared and placed on the next County Board meeting agenda for their approval.
- (H) If the County Board approves the rezone and the town board files an objection to the approval, the town board will then have 45 days to veto the rezone request following the applicable state statutes.
- (I) If the rezone request receives County Board approval, the final step is the publication of the amendment in the Chippewa Herald. Once published, the zoning district amendment takes effect. The entire process from application deadline to final publication can take two months or more to complete depending upon the scheduling of hearing dates.

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 Planning & Zoning Committee information in favor of this request.
- I have the authority to allow the staff of the Department of Planning & Zoning and Planning & Zoning Committee 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 Planning & Zoning Committee 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 Planning & Zoning Committee, 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 Planning & Zoning Committee during the designated public hearing or my failure to observe the above mentioned rules, my request may be **DENIED**.

Signed: Bryan A Bauer Date: 1-28-22
Owner/Agent

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

(Publish – Chippewa Herald – March 12 and March 17, 2022)

CHIPPEWA COUNTY PLANNING & ZONING COMMITTEE
NOTICE OF PUBLIC HEARING
STATE OF WISCONSIN

PUBLIC NOTICE is hereby given to all persons in the County of Chippewa, Wisconsin, that a public hearing will be held on **March 24, 2022** beginning at **4:30 PM** at the Chippewa County Courthouse, Room 302, 711 N Bridge Street, Chippewa Falls, Wisconsin relative to the following request:

Rezoning Petition: 2022-0002

Petitioners: Bryan & Lori Bauer

Lot 2, Block 1, Hathaways Cornell Lake Subdivision (Parcel Number 23008-0322-62530102) which is located in the NW ¼ of the NW ¼, Section 03, Township 30 North, Range 08 West, Town of Eagle Point. Property address: 16110 190th Ave.

From: Residential 3

To: Residential 1

Specific information regarding these public hearings can be obtained at the Chippewa County Department of Planning & Zoning. All persons interested are invited to attend these hearings.

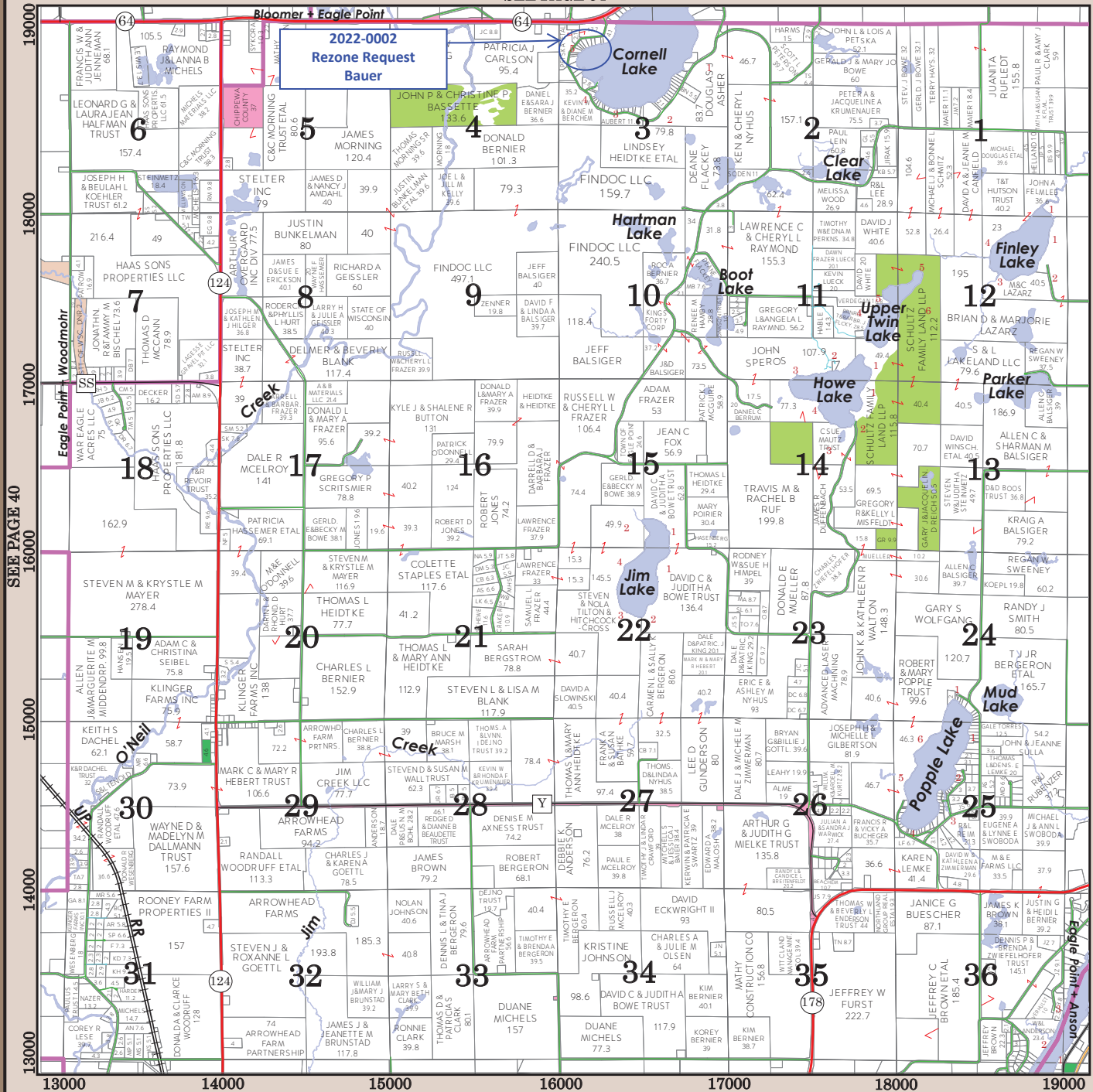
Dated this 9th day of **March**, 2022

Douglas Clary, Director
Department of Planning & Zoning
Chippewa County

Attachment: 2022-0002 Bauer - Rezoning - Public Hearing Notifications & Maps (6924 : Rezoning Petition 2022-0002 - Bauer)



SEE PAGE 54



SEE PAGE 30

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All acreages are computed & rounded to the closest tenth acre, roadways are excluded from totals. All mapping is for reference only and is not intended, or to be used for any legal purpose.



Photos by Caleb Meyer

Ice Age Trail



Larabee Lake



Mud Creek

CHIPPEWA COUNTY 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 •

Land Management

Land Planning

Land Records & G.I.S.

POWTS & Wells

Date: March 9, 2022

To: Property Owner(s)

From: Douglas Clary, Director

Re: Public Meetings & Hearing

Dear Property Owner(s):

The Chippewa County Department of Planning & Zoning has received a rezone petition on parcels of land that are 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 county and state requirements. I have enclosed a map identifying the location of the parcel associated with this rezone petition. If you have any questions regarding this rezone petition, please contact me at (715) 726-7941.

Rezone Petition: 2022-0002

Petitioners: Bryan & Lori Bauer

Lot 2, Block 1, Hathaways Cornell Lake Subdivision (Parcel Number 23008-0322-62530102), which is located in the NW ¼ of the NW ¼, Section 03, Township 30 North, Range 08 West, Town of Eagle Point. Property address: 16110 190th Ave.

From: Residential 3

To: Residential 1

Eagle Point Town Board

The Eagle Point Town Board will **REVIEW** this request on **March 21, 2022 at 7:00 PM**, at the Eagle Point Town Hall, 14802 State Highway 124, Chippewa Falls, Wisconsin 54729. The Town Board will forward an **ADVISORY** recommendation to the Chippewa County Planning & Zoning Committee to approve, disapprove or approve with modification(s) and/or condition(s).

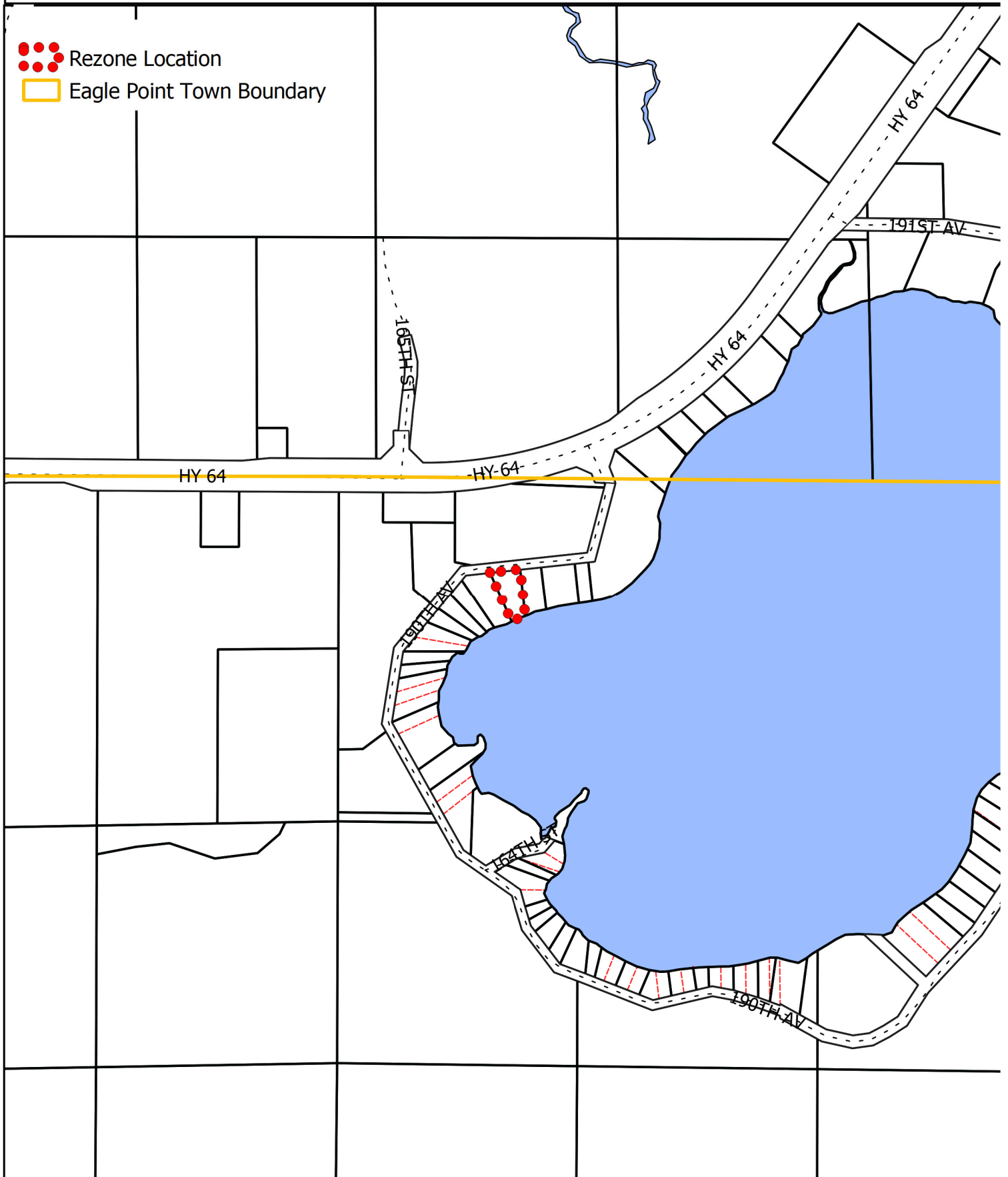
Chippewa County Planning & Zoning Committee

The Chippewa County Planning & Zoning Committee will hold a **PUBLIC HEARING** on **March 24, 2022 at 4:30 PM**. The Committee will make a final determination to approve or disapprove of the rezone petition. The Committee will make a determination on the petition to approve, disapprove or approve with modification(s) and/or conditions. If the Planning & Zoning Committee approves or approves with modification, the petition will be forwarded to the County Board meeting on **May 11, 2022 at 6:00 PM** for their consideration. If the Planning & Zoning Committee disapproves, the petition will fail.

Attachment: 2022-0002 Bauer - Rezone - Public Hearing Notifications & Maps (6924 : Rezone Petition 2022-0002 - Bauer)

2022-0002 Bauer - Rezone Request - Location Map

-  Rezone Location
-  Eagle Point Town Boundary



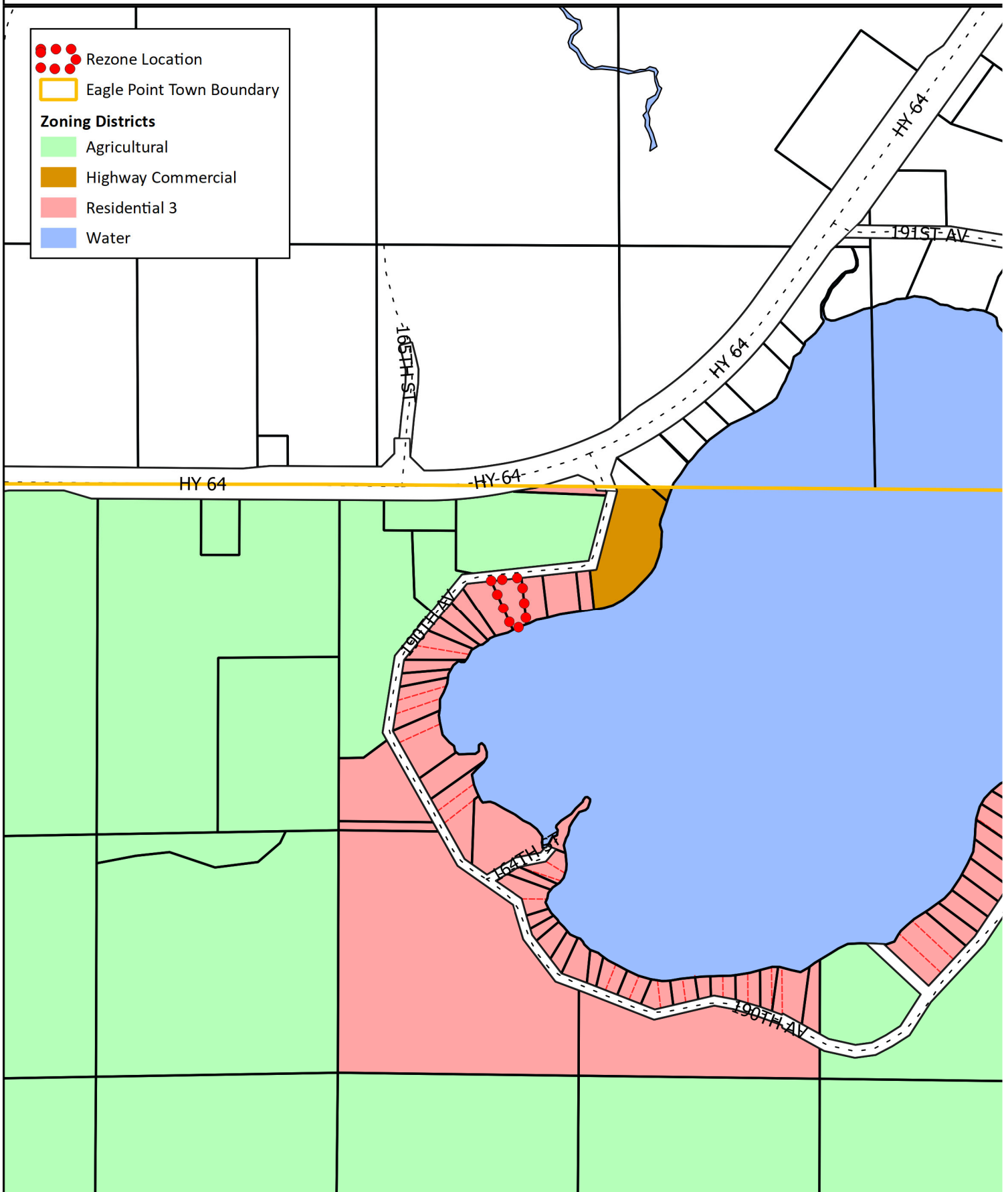
Attachment: 2022-0002 Bauer - Rezone - Public Hearing Notifications & Maps (6924 : Rezone Petition 2022-0002 - Bauer)

2022-0002 Bauer - Rezone Request - Aerial (2020)



Attachment: 2022-0002 Bauer - Rezone - Public Hearing Notifications & Maps (6924 : Rezone Petition 2022-0002 - Bauer)

2022-0002 Bauer - Rezone Request - Zoning Districts

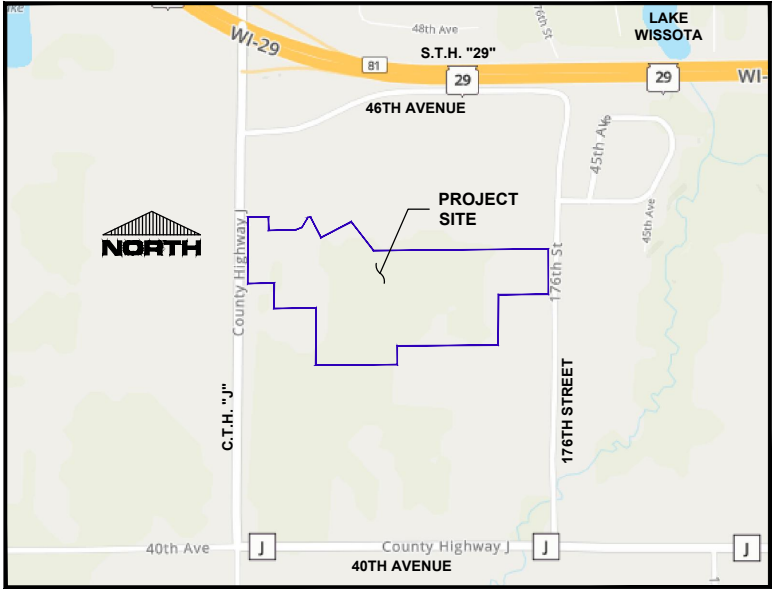


Attachment: 2022-0002 Bauer - Rezone - Public Hearing Notifications & Maps (6924 : Rezone Petition 2022-0002 - Bauer)

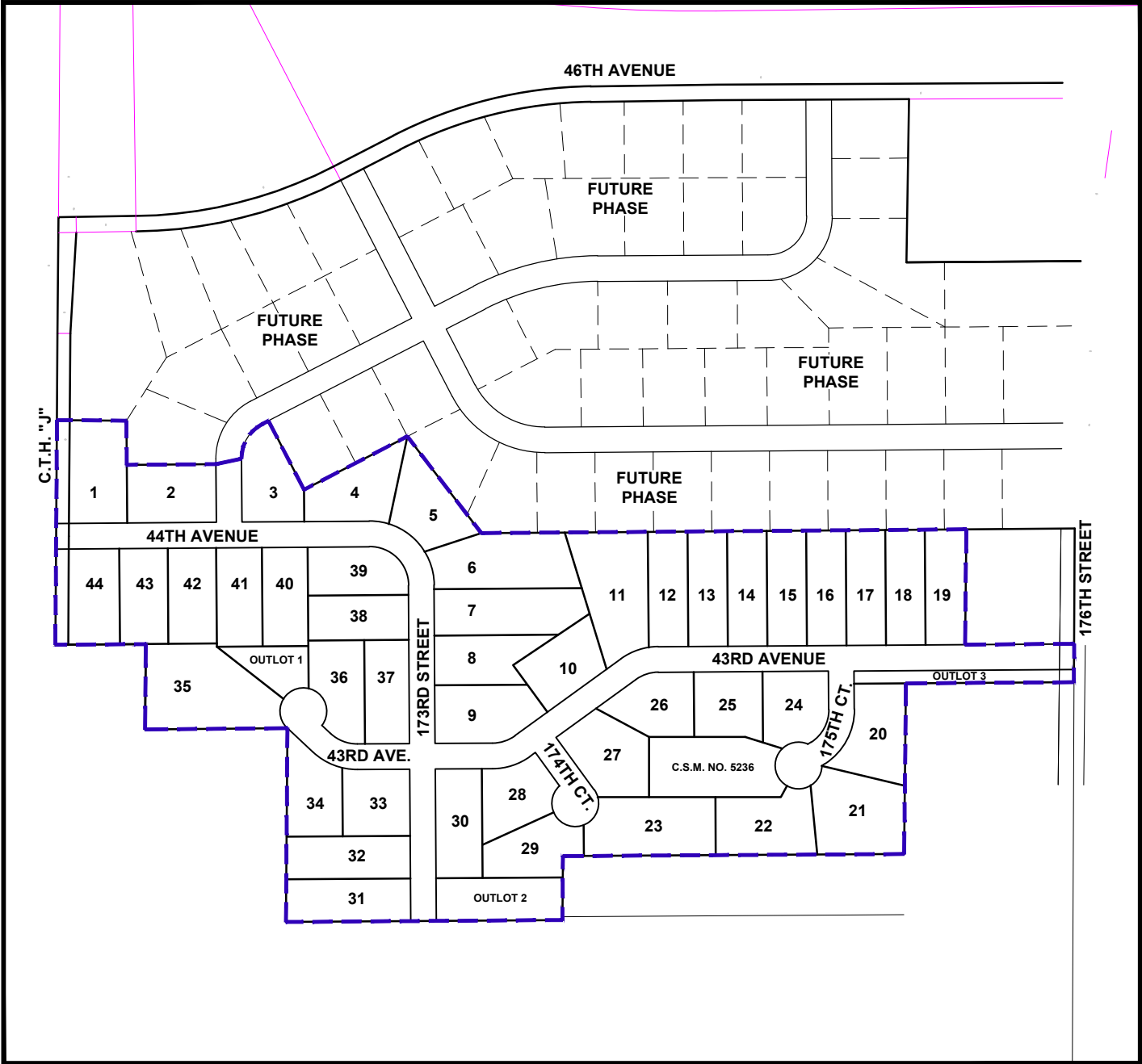
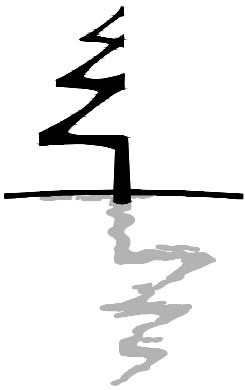
AUTUMN WINDS

STREET AND UTILITY CONSTRUCTION

TOWN OF LAFAYETTE, CHIPPEWA COUNTY



VICINITY MAP
(N.T.S.)



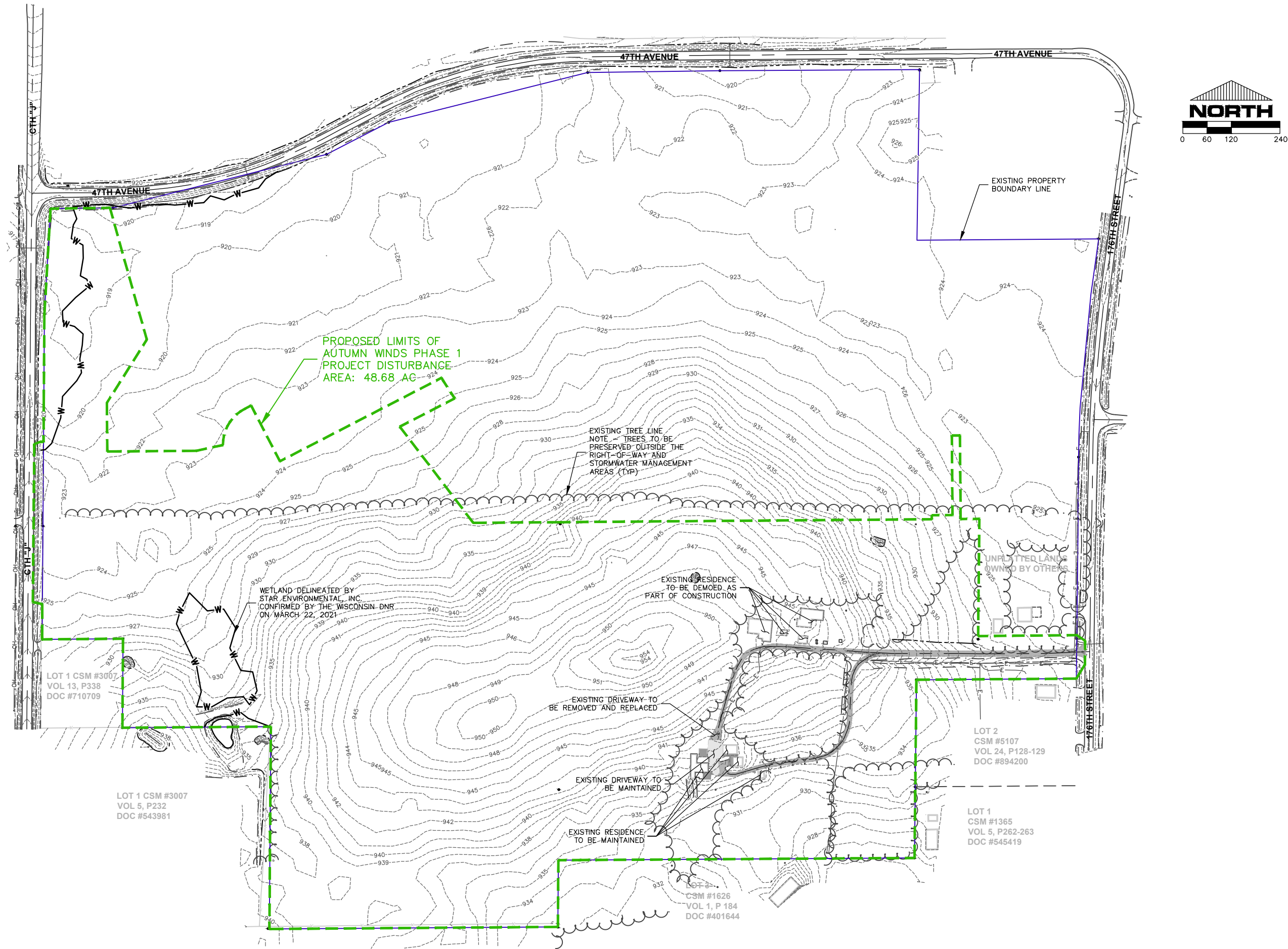
PROJECT SITE
C.T.H. "J" AND 46TH AVENUE, TOWN OF LAFAYETTE
(N.T.S.)

OWNER:
SOUTH WIND, LLC
MR. DENNIS LYBERG
14262 42ND STREET
CHIPPEWA FALLS, WI 54729
EMAIL: LYBERGHOMES@GMAIL.COM
PHONE: 715-829-1853

ENGINEER:
EVERYDAY SURVEYING & ENGINEERING, LLC
MR. DANIEL KNOWLTON
1818 BRACKETT AVENUE
EAU CLAIRE, WI 54701
EMAIL: DAN@ESELLC.CO
PHONE: 715-831-0654

SURVEYOR:
HIESS-LOKEN & ASSOCIATES, INC
MR. JASON HIESS
4905 WEST PARK AVENUE
CHIPPEWA FALLS, WI 54729
EMAIL: HLSURVEY@SBCGLOBAL.NET
PHONE: 715-720-4000

SHEET INDEX:	
C100	TITLE SHEET
C101	EXISTING CONDITIONS PLAN
C102	GRADING PLAN - WEST
C103	GRADING PLAN - CENTER
C104	GRADING PLAN - EAST
C105	44TH AVENUE - PLAN AND PROFILE 1
C106	44TH AVENUE - PLAN AND PROFILE 2
C107	173RD STREET - PLAN AND PROFILE
C108	43RD AVENUE - PLAN AND PROFILE 1
C109	43RD AVENUE - PLAN AND PROFILE 2
C110	43RD AVENUE - PLAN AND PROFILE 3
C111	174TH COURT - PLAN AND PROFILE
C112	175TH COURT - PLAN AND PROFILE
C500	CONSTRUCTION DETAILS



6.1.a

EVERYDAY SURVEYING & ENGINEERING

1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

DR BY: DHK	JOB NO: 20027
CHK BY: MAE	DWG NAME: EXISTING
DATE: 11.11.22	APPROV: [Signature]

AUTUMN WINDS
EXISTING CONDITIONS OVERVIEW

TOWN OF LAFAYETTE CHIPPewa COUNTY WI

Attachment: Autumn Winds Plan Set 030722 Revised (6925 : Final Plat - Autumn Winds)

SHEET NO: C101

Packet Pg. 21



EVERYDAY SURVEYING & ENGINEERING
1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

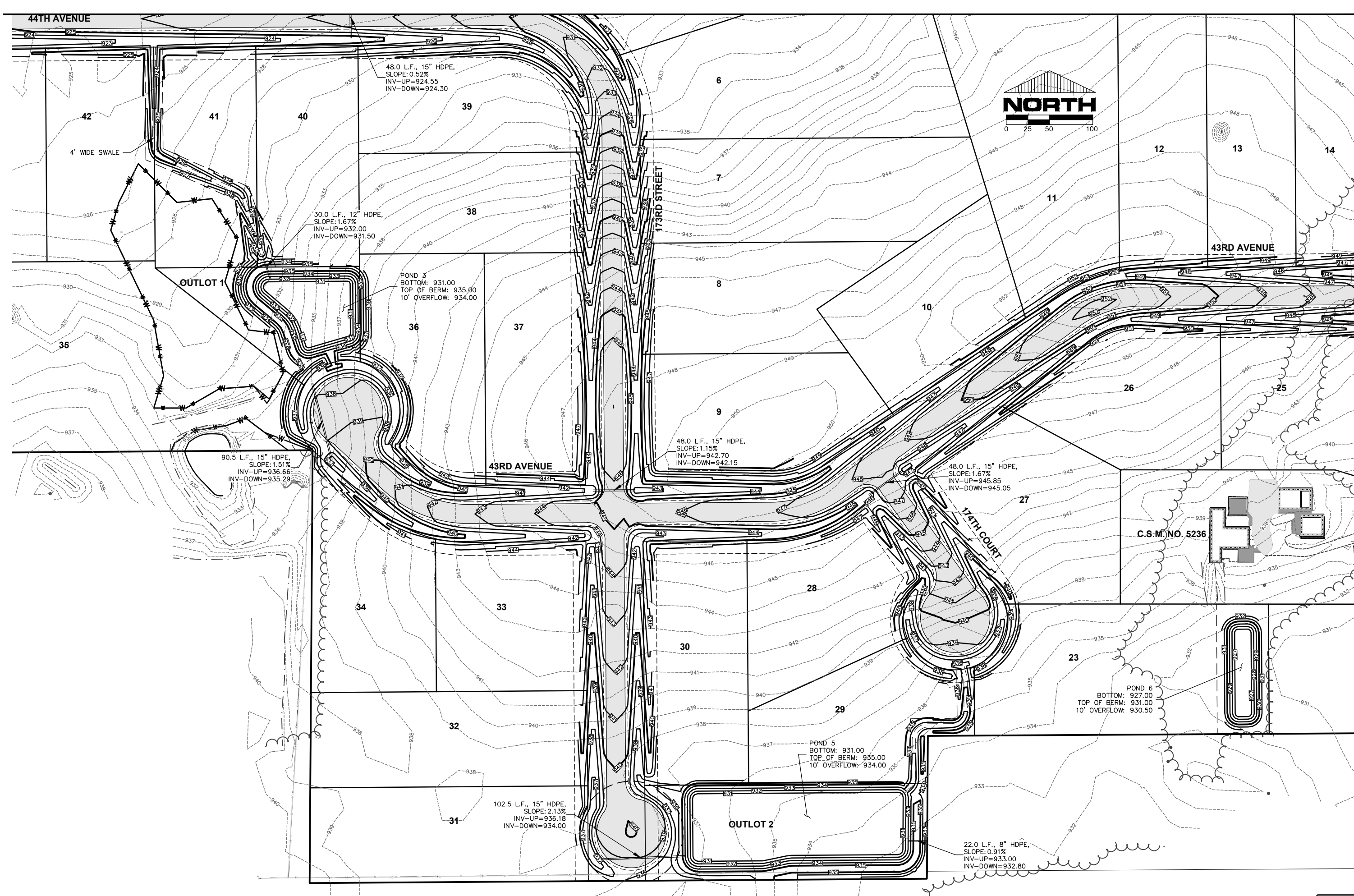
DR BY:	DHK	JOB NO:	20027
CHK BY:	MAE	DWG NAME:	GRADING
DATE:	11.11.22	APPROV:	MAE

AUTUMN WINDS
GRADING PLAN - NORTH AREA
TOWN OF LEAVETTE CHIPPewa COUNTY WI

SHEET NO:
C102



Attachment: Autumn Winds Plan Set 030722 Revised (6925 : Final Plat - Autumn Winds)



6.1.a

EVERDAY SURVEYING & ENGINEERING

1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

DR BY:	DHK	JOB NO:	20027
CHK BY:	MAE	DWG NAME:	GRADING 2
DATE:	11.11.22	APPROV:	vv vv vv

AUTUMN WINDS

GRADING PLAN - CENTER AREA

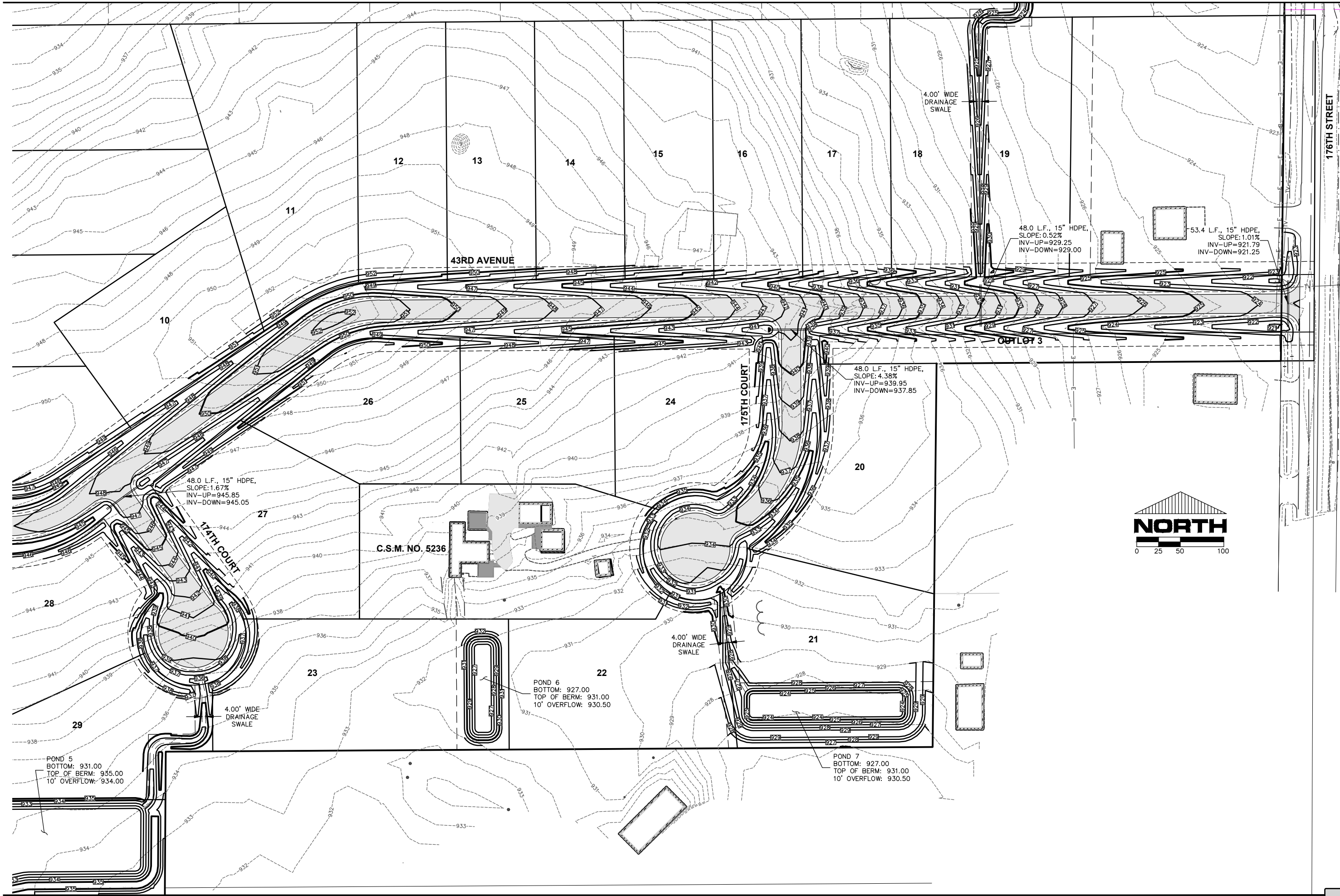
TOWN OF LAVERGNE CHIPPewa COUNTY WI

Attachment: **Autumn Winds Plan Set 030722 Revised (6925 : Final Plat - Autumn Winds)**

SHEET NO:

C103

Packet Pg. 23



6.1.a

EVERYDAY SURVEYING & ENGINEERING

1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

DR BY: DHK	JOB NO: 20027
CHK BY: MAE	DWG NAME: GRADING 3
DATE: 11.11.22	APPROVED: [Signature]

AUTUMN WINDS

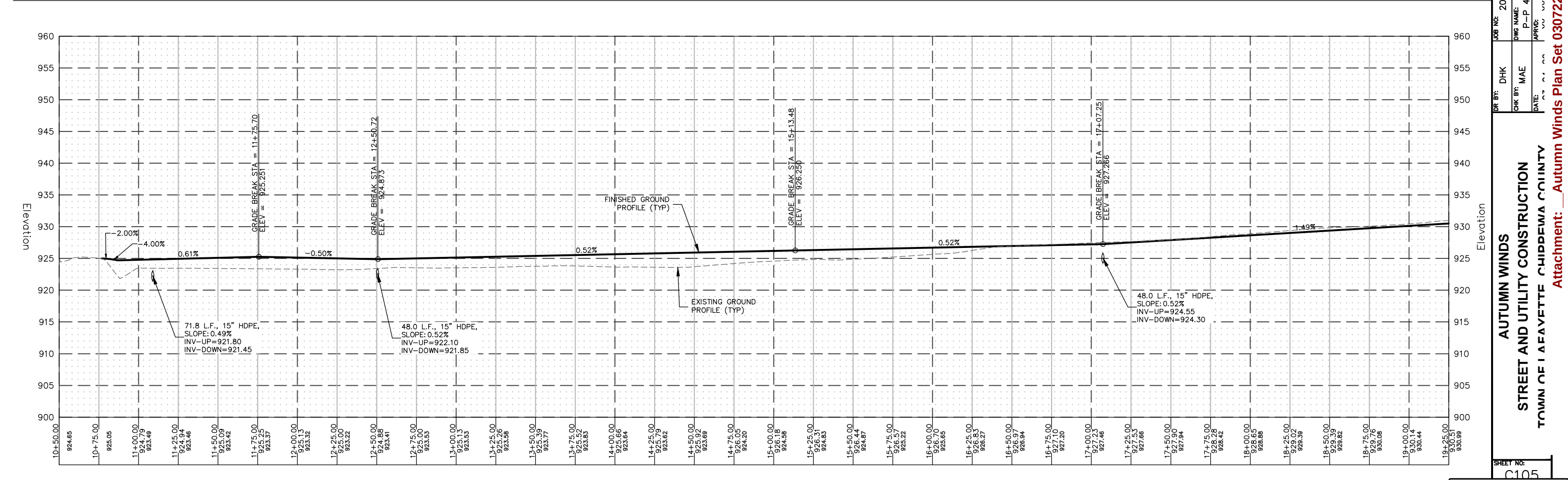
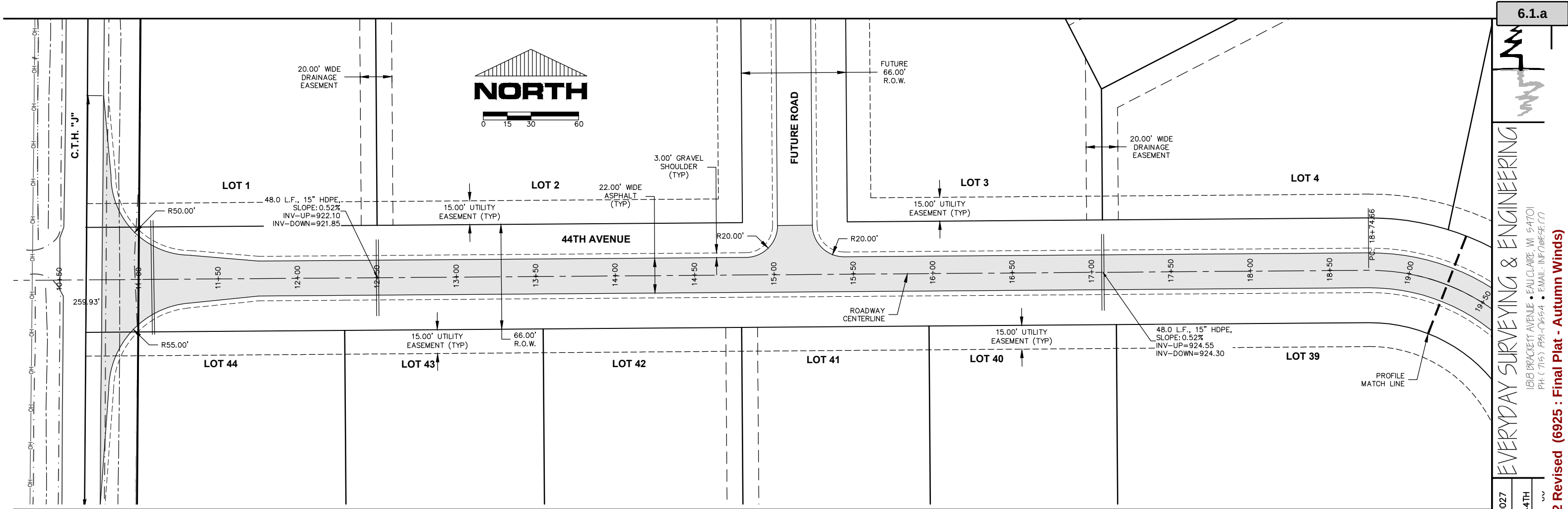
GRADING PLAN - EAST AREA

TOWN OF LEAVENWORTH CHIPPewa COUNTY WI

Attachment: **Autumn Winds Plan Set 030722 Revised (6925 : Final Plat - Autumn Winds)**

SHEET NO: C104

Packet Pg. 24



6.1.a

EVERYDAY SURVEYING & ENGINEERING

1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

DR BY: DHK

CHK BY: MAE

DATE: 11/15/2027

JOB NO: 20027

DWG NAME: P-P 44TH

APPRO: VV VV VV

AUTUMN WINDS

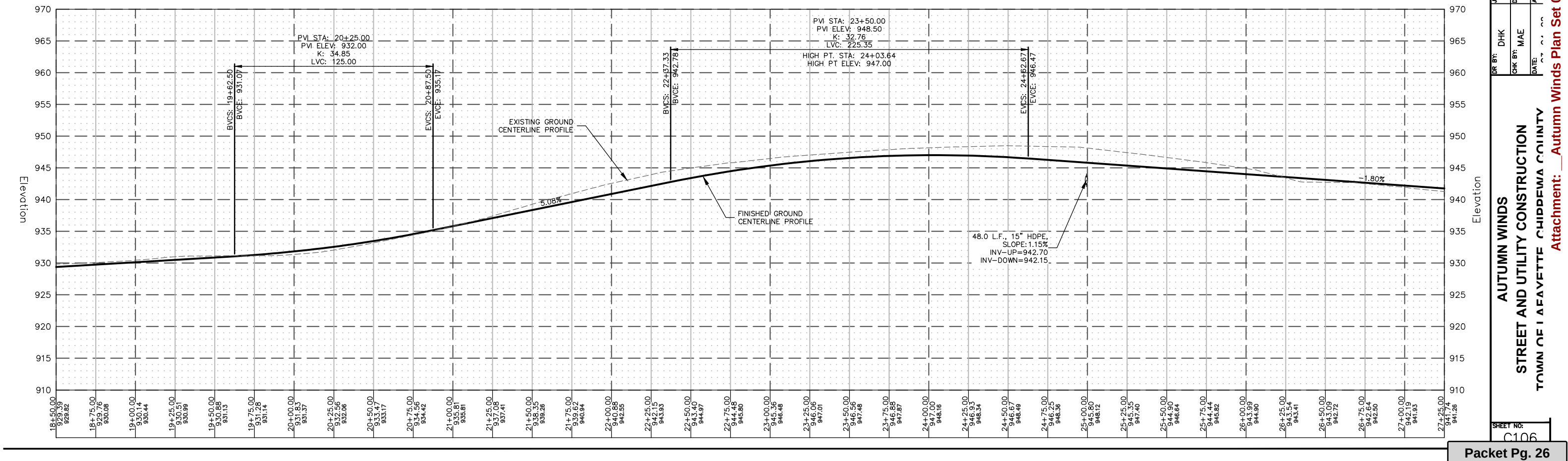
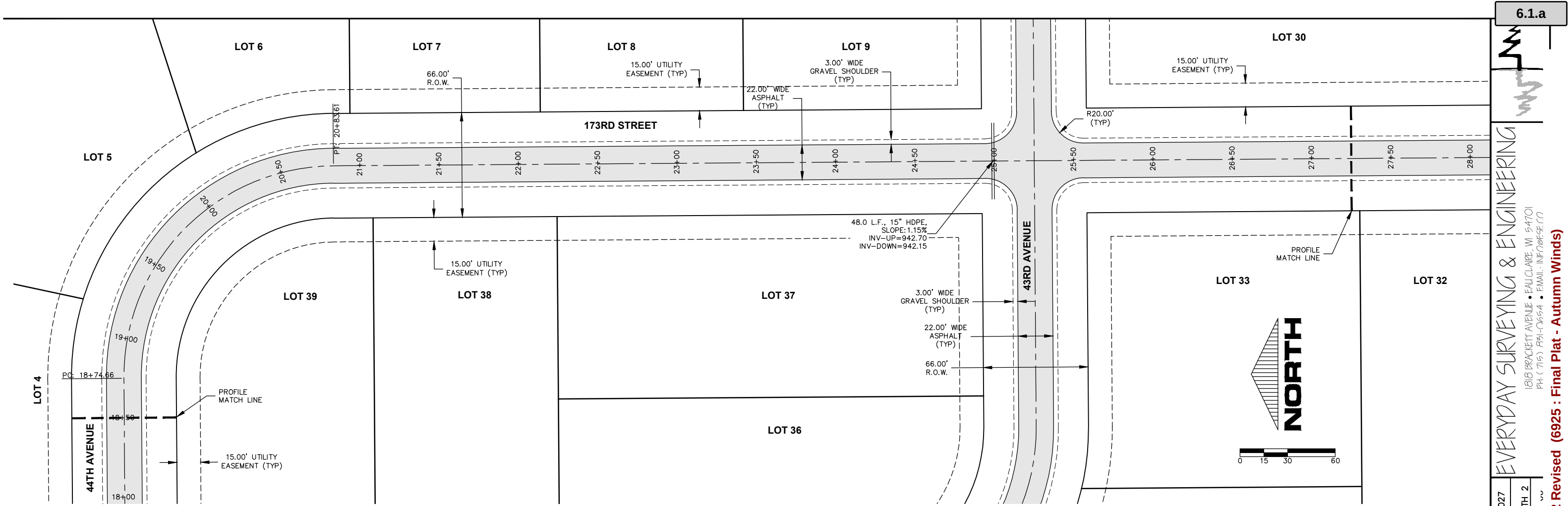
STREET AND UTILITY CONSTRUCTION

TOWN OF LAPELLETTE CHIPPewa COUNTY

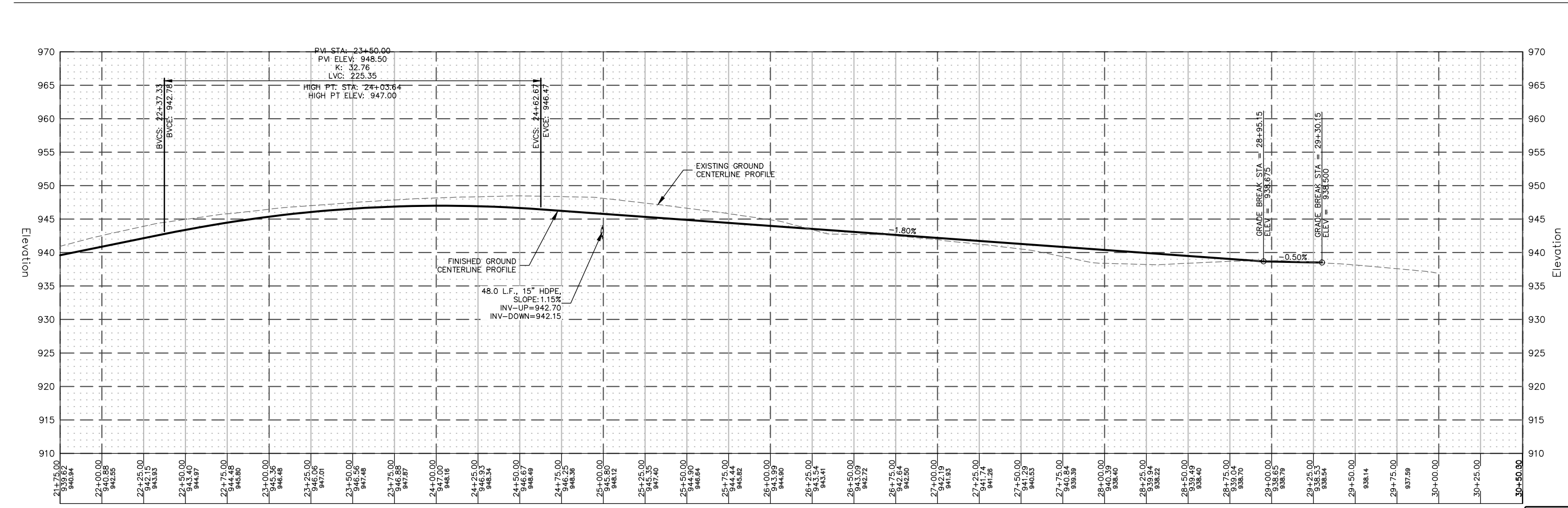
Attachment: **Autumn Winds Plan Set 030722 Revised (6925 : Final Plat - Autumn Winds)**

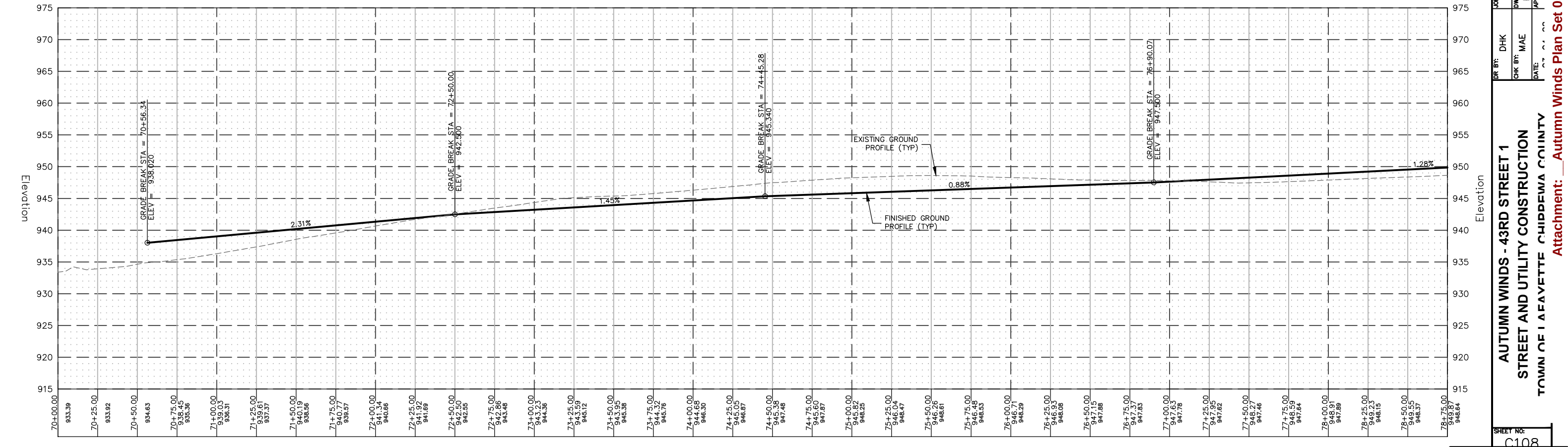
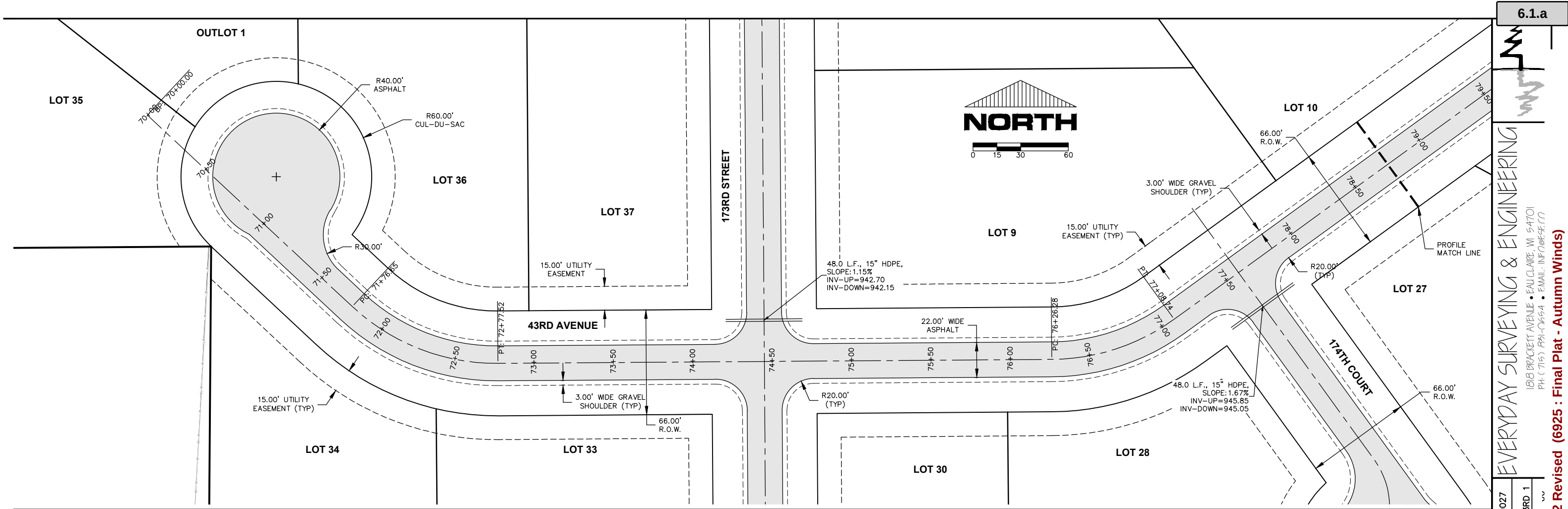
SHEET NO: 0105

Packet Pg. 25



**AUTUMN WINDS - 173RD STREET 2
STREET AND UTILITY CONSTRUCTION
TOWN OF LEAVETTE CHIBBEWA COUNTY**





6.1.a

EVERYDAY SURVEYING & ENGINEERING

1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

DR BY: DHK

CHK BY: MAE

DATE: 11/15/2027

JOB NO: 20027

DWG NAME: P-P 43RD 1

APPROVED: [Signature]

AUTUMN WINDS - 43RD STREET 1

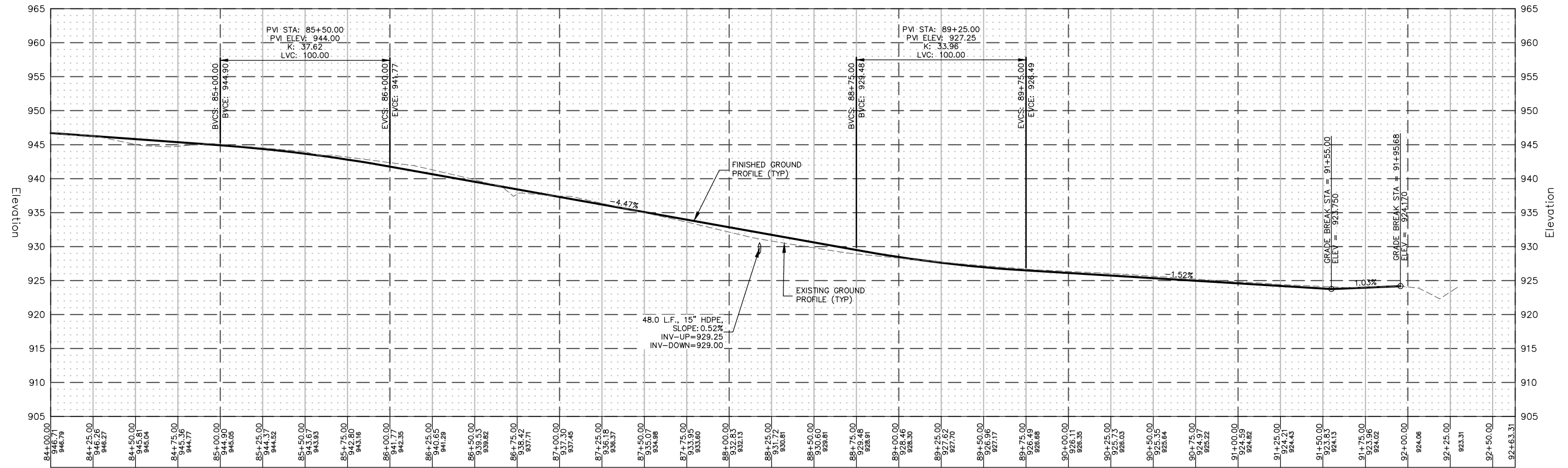
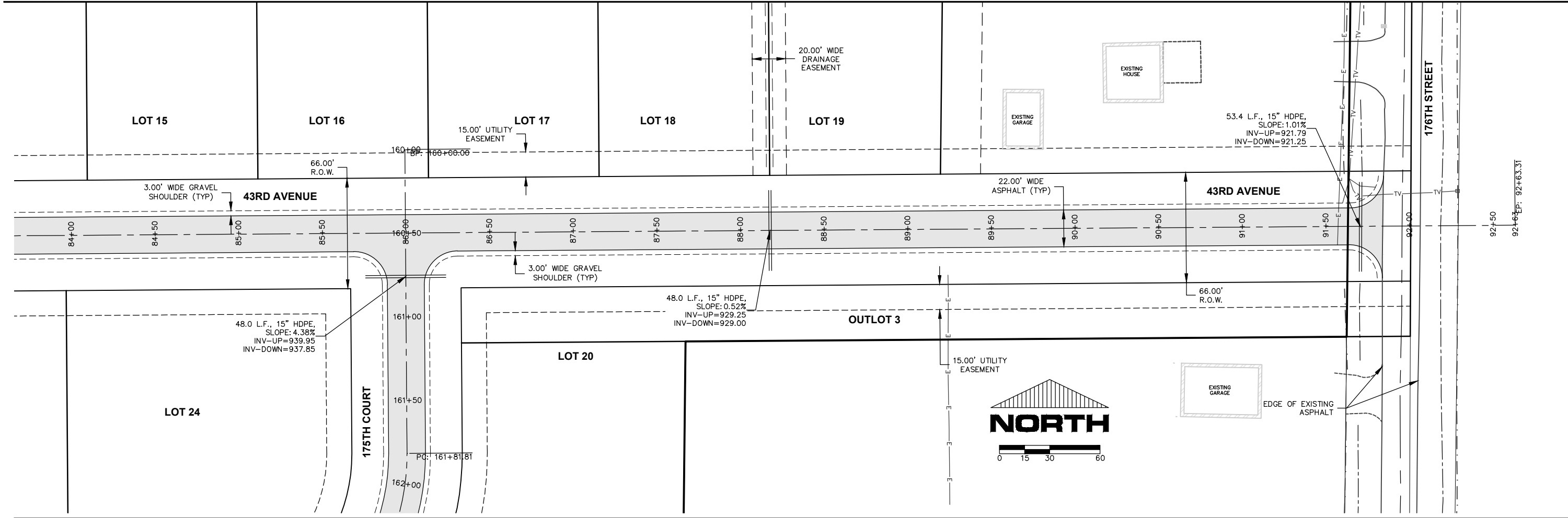
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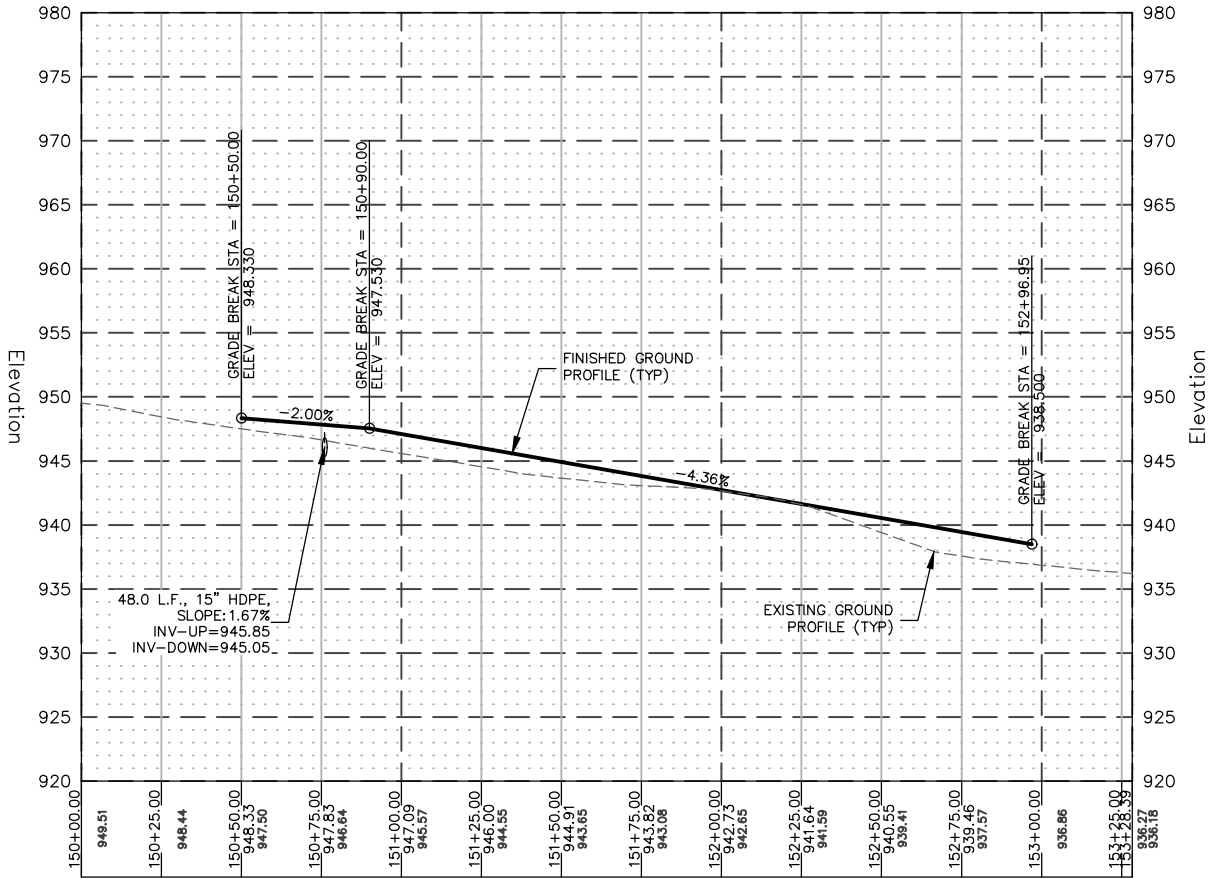
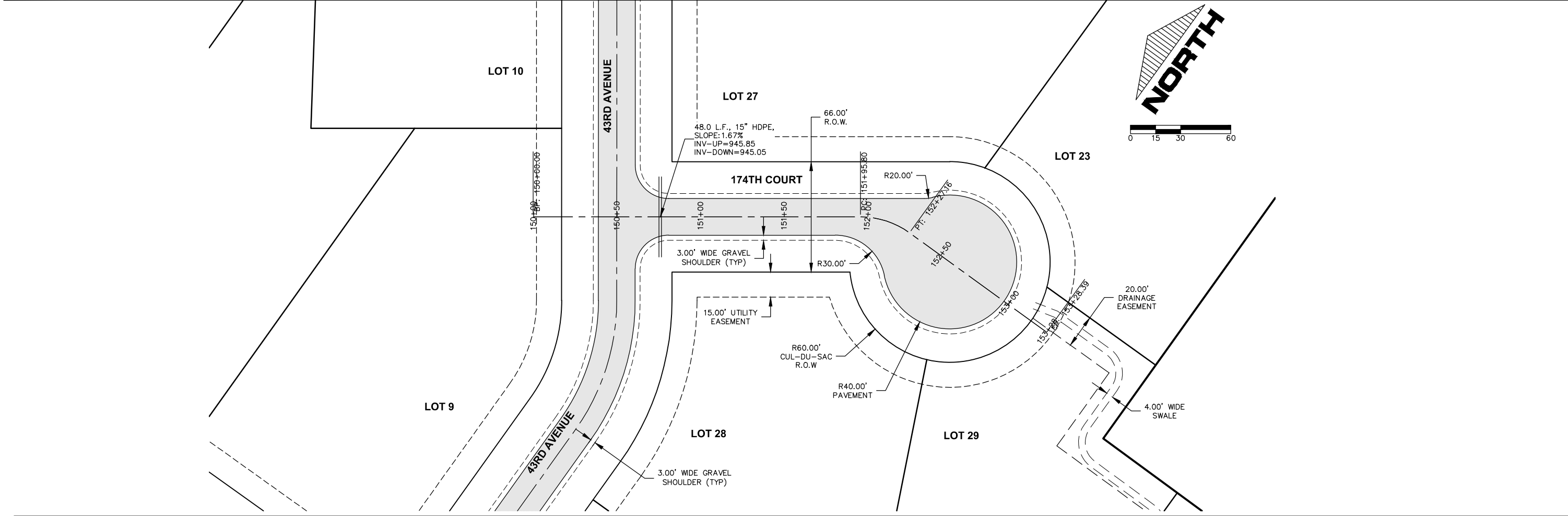
TOWN OF LA PRAIRIE CHIPPewa COUNTY

SHEET NO: 0108

Packet Pg. 28

Attachment: **Autumn Winds Plan Set 030722 Revised (6925 : Final Plat - Autumn Winds)**





6.1.a

EVERYDAY SURVEYING & ENGINEERING

1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH: (715) 831-0654 • EMAIL: INFO@ESE.CO

DR BY: DHK

CHK BY: MAE

DATE: 11/15/2027

JOB NO: 20027

DWG NAME: P-P 174TH

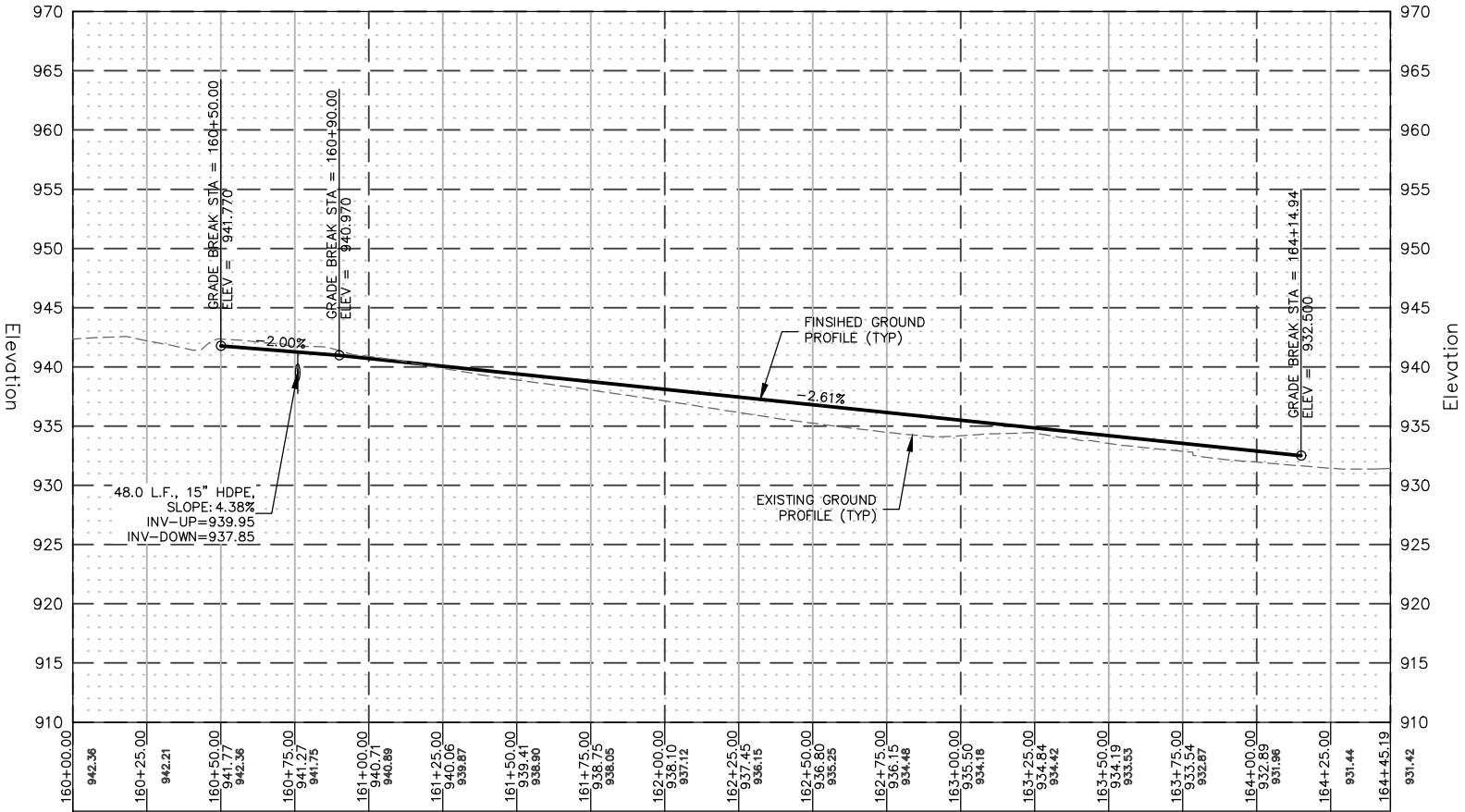
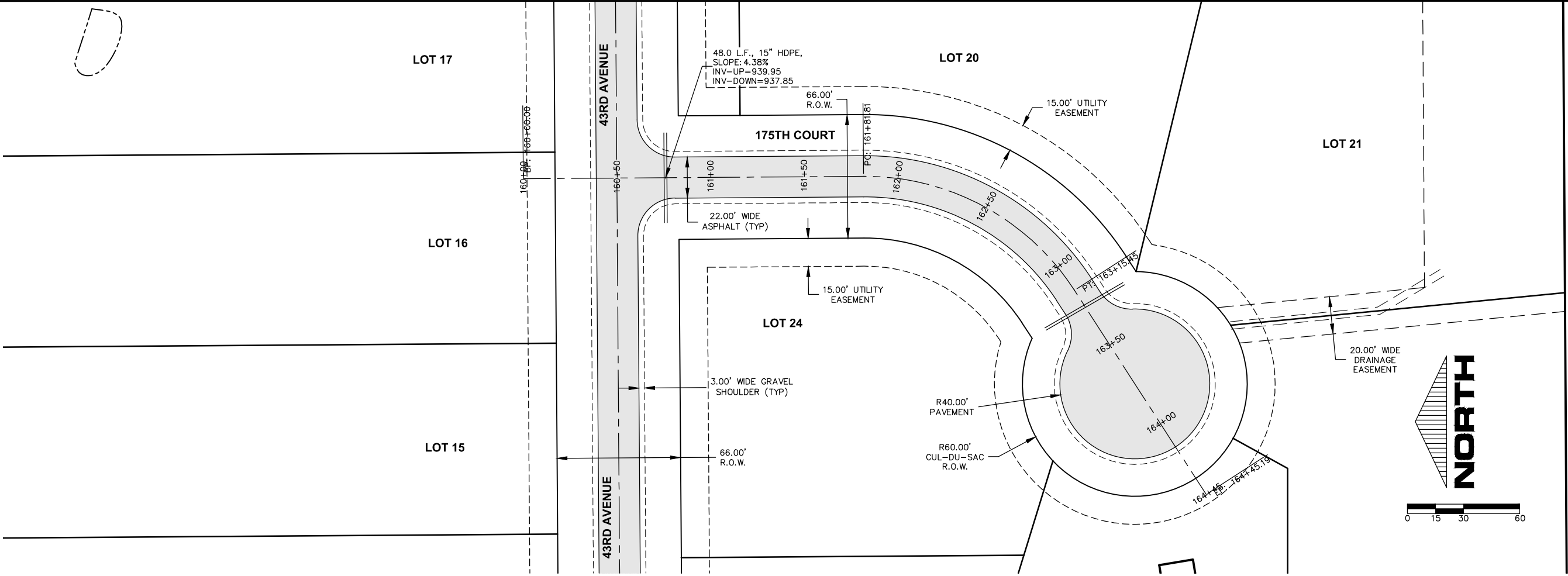
APPRO: 11/15/2027

AUTUMN WINDS - 174TH COURT
STREET AND UTILITY CONSTRUCTION
TOWN OF LEAVETTE CHIPPewa COUNTY

Attachment: Autumn Winds Plan Set 030722 Revised (6925 : Final Plat - Autumn Winds)

SHEET NO: C111

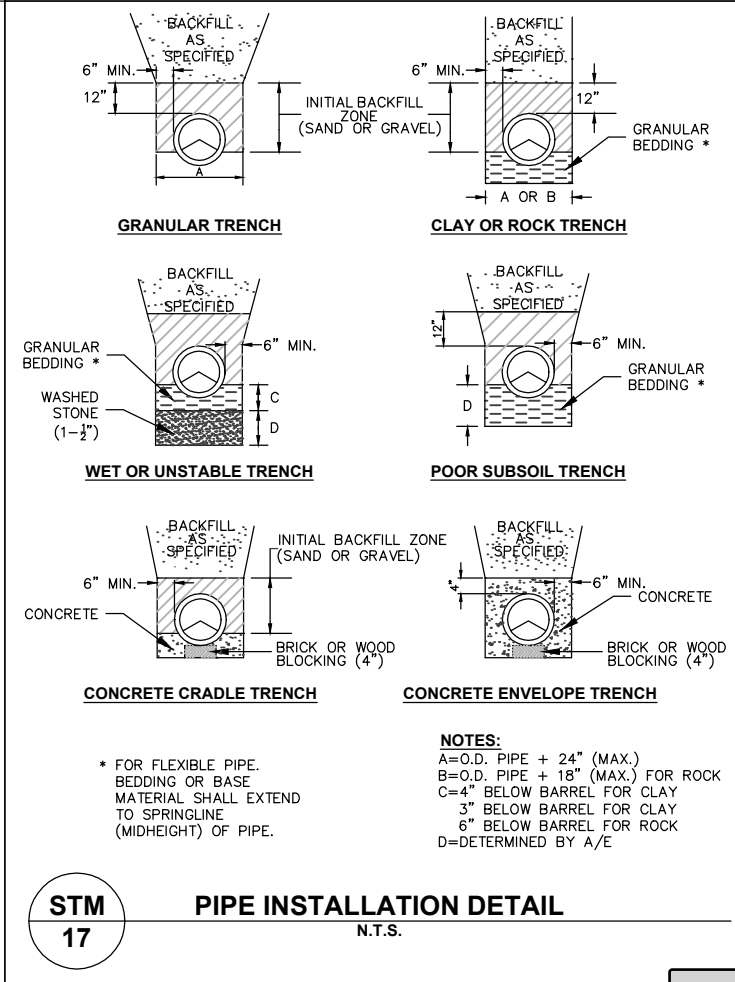
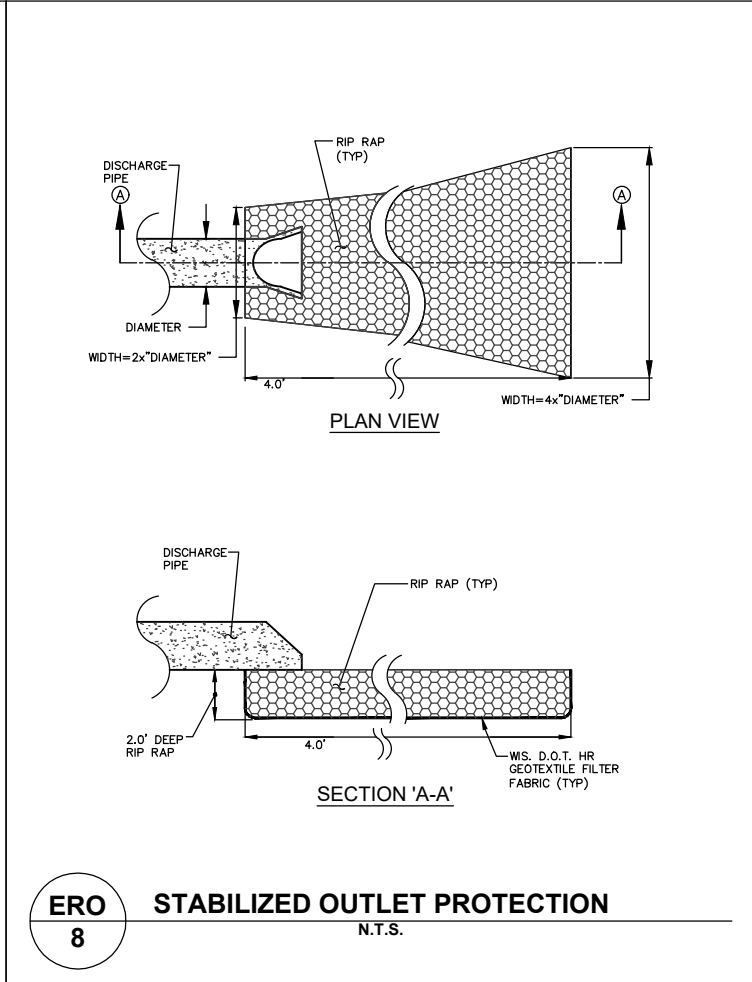
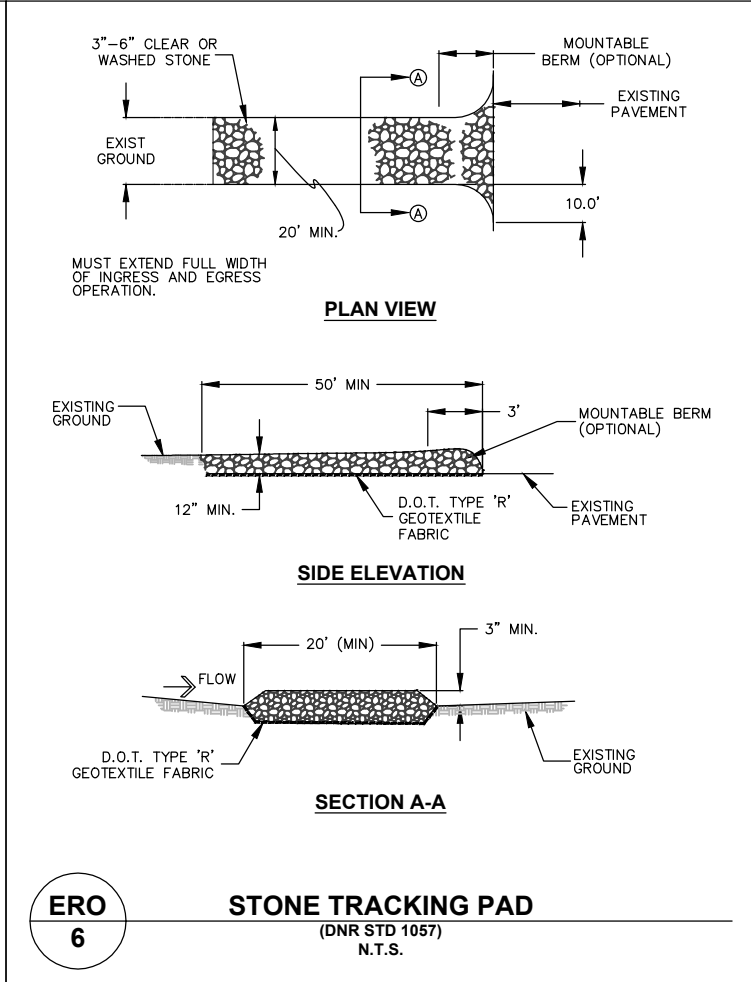
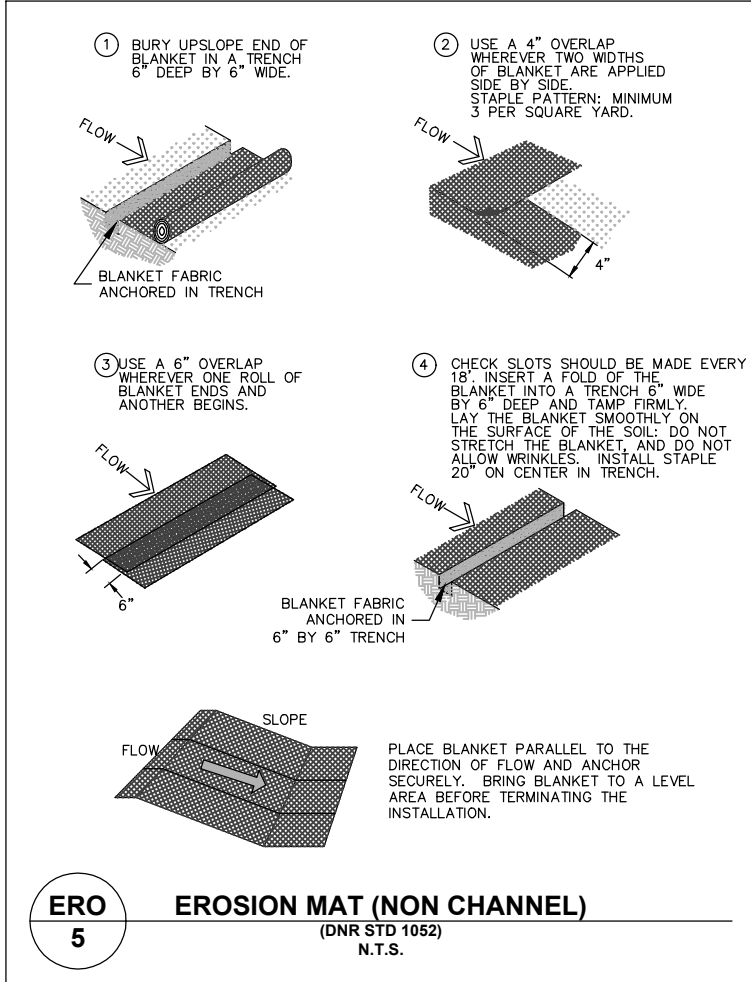
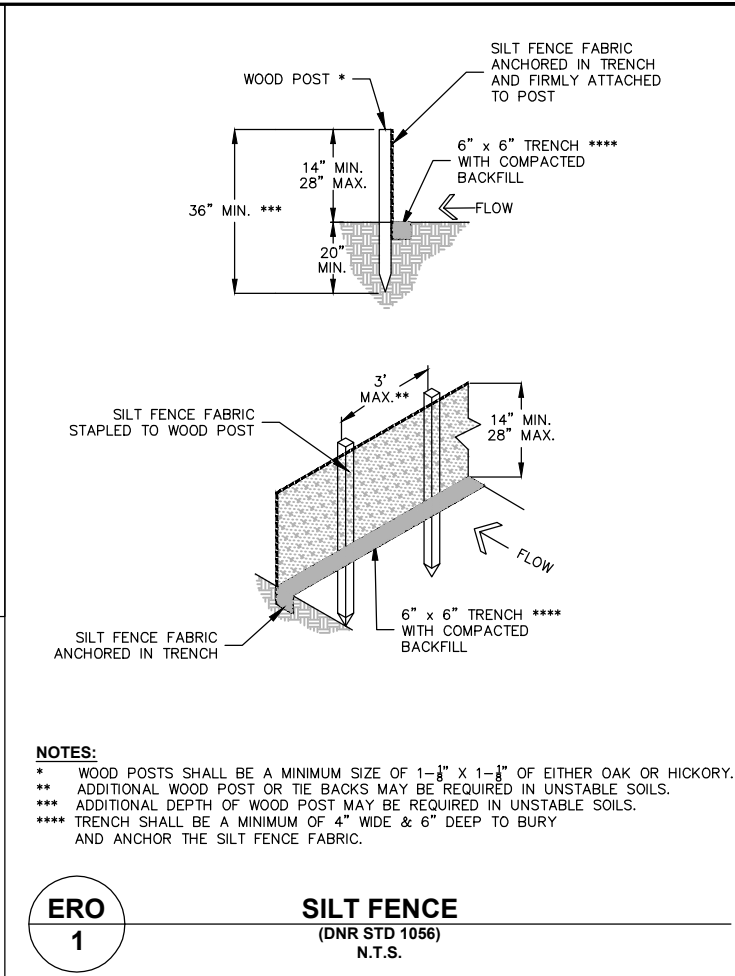
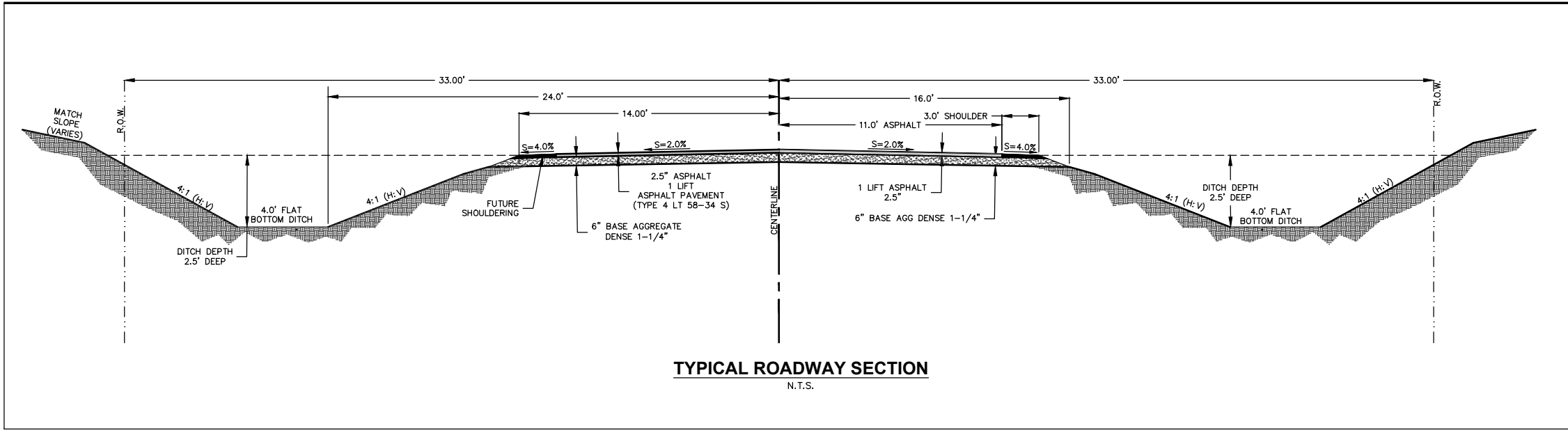
Packet Pg. 31

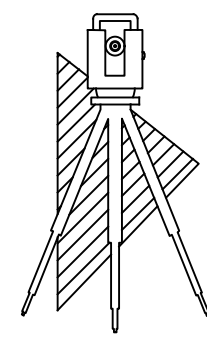
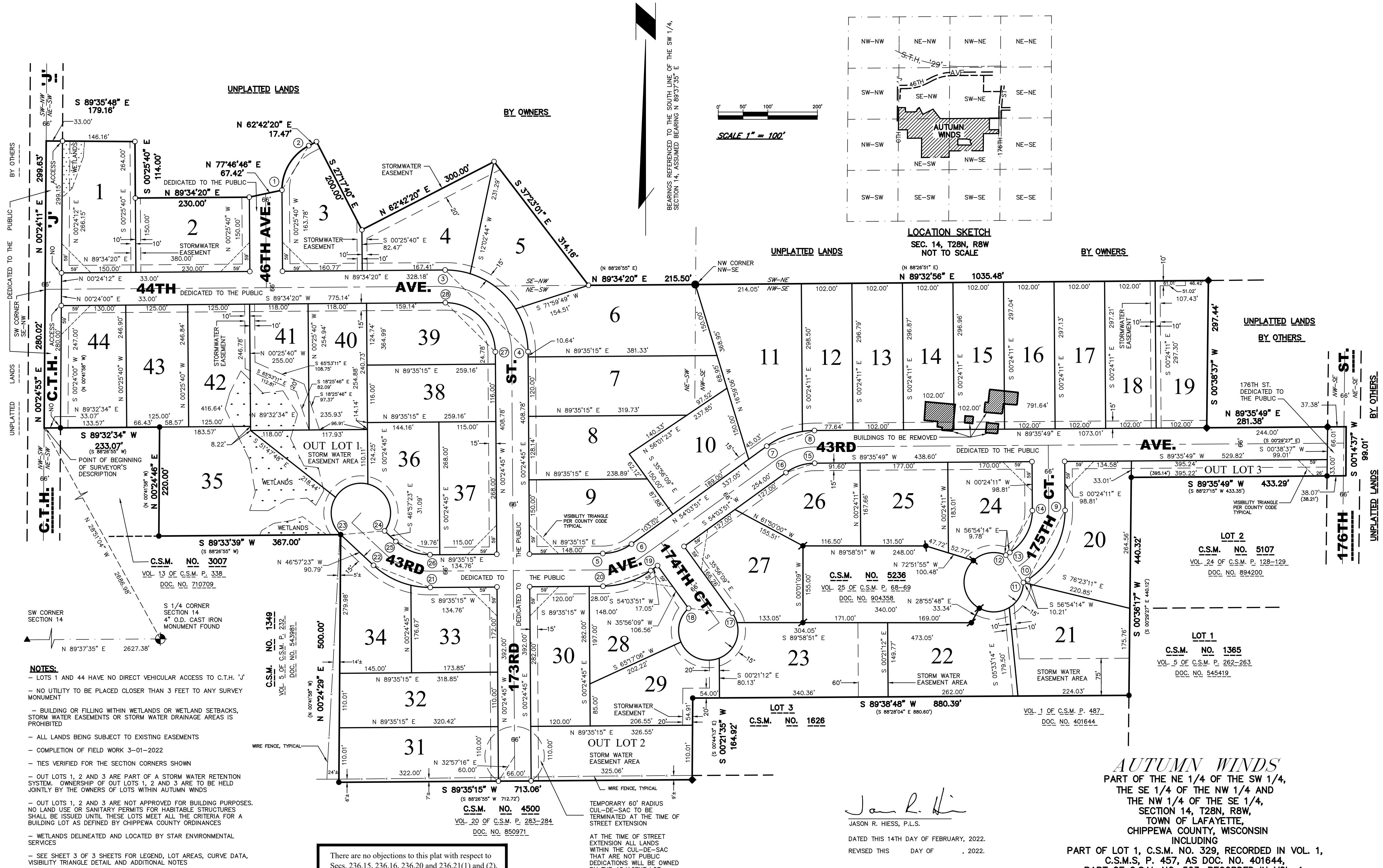


DR BY:	DHK	JOB NO:	20027
CHK BY:	MAE	DWG NAME:	P-P 175TH
DATE:	11/11/2027	APPROV:	W W W W W W

AUTUMN WINDS - 175TH COURT
STREET AND UTILITY CONSTRUCTION
TOWN OF LEAVETTE CHIPPewa COUNTY

SHEET NO:
C112





HIESSE-LOKEN
& ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYING
4905 WEST PARK AVE.
CHIPPEWA FALLS, WISCONSIN 54729
715-720-4000 PHONE
715-832-3300 PHONE
www.hiesse-loken.com
hlsurvey@bglobal.net



AUTUMN WINDS
PART OF THE NE 1/4 OF THE SW 1/4,
THE SE 1/4 OF THE NW 1/4 AND
THE NW 1/4 OF THE SE 1/4,
SECTION 14, T28N, R8W,
TOWN OF LAFAYETTE,
CHIPPEWA COUNTY, WISCONSIN
INCLUDING
PART OF LOT 1, C.S.M. NO. 329, RECORDED IN VOL. 1,
C.S.M.S, P. 457, AS DOC. NO. 401644,
PART OF C.S.M. NO. 503, RECORDED IN VOL. 1,
C.S.M.S, P. 716, AS DOC. NO. 422997,
AND LOT 1, C.S.M. NO. 5107, RECORDED IN VOL. 24,
C.S.M.S, P. 128-129, AS DOC. NO. 864200,
EXCLUDING
C.S.M. NO. 5236, RECORDED IN VOL. 25,
C.S.M.S, P. 68-69, AS DOC. NO. 904358
CAD NAME: AUTUMN WINDS FINAL 1-10-22

SURVEYOR'S CERTIFICATE

I, JASON R. HIESS, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE PLAT OF AUTUMN WIND BEING A PARCEL OF LAND LOCATED IN PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 14, TOWNSHIP 28 NORTH, RANGE 8 WEST, TOWN OF LAFAYETTE, CHIPPEWA COUNTY, WISCONSIN, INCLUDING PART OF LOT 1, CERTIFIED SURVEY MAP NUMBER 329, RECORDED IN VOLUME 1, OF CERTIFIED SURVEY MAPS, PAGE 457, AS DOCUMENT NUMBER 401644, PART OF CERTIFIED SURVEY MAP NUMBER 503, RECORDED IN VOLUME 1, OF CERTIFIED SURVEY MAPS, PAGE 716, AS DOCUMENT NUMBER 422997, AND LOT 1, CERTIFIED SURVEY MAP NUMBER 5107, RECORDED IN VOLUME 24, CERTIFIED SURVEY MAP NUMBERS, PAGE 128-129 AS DOCUMENT NUMBER 864200, EXCLUDING CERTIFIED SURVEY MAP NUMBER 5236, RECORDED IN VOLUME 25, CERTIFIED SURVEY MAP NUMBERS, PAGE 68-69 AS DOCUMENT NUMBER 904358, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 14; THENCE N.28°51'04"W. 2686.98 FEET TO THE WEST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE POINT OF BEGINNING; THENCE N.00°24'53"E. ALONG SAID WEST LINE, 280.02 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE N.00°24'11"E. ALONG THE WEST LINE THEREOF, 299.63 FEET; THENCE S.89°35'48"E. 179.16 FEET; THENCE S.00°25'40"E. 114.00 FEET; THENCE N.89°34'20"E. 230.00 FEET; THENCE N.77°46'46"E. 67.42 FEET; THENCE ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, WHOSE CHORD BEARS N.31°08'20"E. 104.70 FEET; THENCE N.62°42'20"E. 17.47 FEET; THENCE S.27°17'40"E. 200.00 FEET; THENCE N.62°42'20"E. 300.00 FEET; THENCE S.37°23'01"E. 314.16 FEET TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE N.89°34'20"E. ALONG SAID NORTH LINE, 215.50 FEET TO THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE N.89°32'56"E. ALONG THE NORTH LINE THEREOF, 1035.48 FEET; THENCE S.00°38'37"W. 297.44 FEET; THENCE N.89°35'49"E. 281.38 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE S.00°14'37"W. ALONG AND ALONG A NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1, CERTIFIED SURVEY MAP NUMBER 5107, RECORDED IN VOLUME 24 OF CERTIFIED SURVEY MAPS, PAGES 128-129, AS DOCUMENT NUMBER 894200, 99.01 FEET; THENCE S.89°35'49"W. ALONG THE SOUTH LINE OF SAID LOT 1, 433.29 FEET; THENCE S.00°36'17"W. ALONG THE EAST LINE OF SAID LOT 1, 440.32 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S.89°38'48"W. ALONG THE SOUTH LINE THEREOF, 880.39 FEET TO A POINT ON THE EAST LINE OF CERTIFIED SURVEY MAP NUMBER 503, RECORDED IN VOLUME 1 OF CERTIFIED SURVEY MAPS, PAGE 716, AS DOCUMENT NUMBER 422997; THENCE S.00°21'35"W. ALONG SAID EAST LINE, 164.92 FEET TO THE SOUTHEAST CORNER OF SAID CERTIFIED SURVEY MAP; THENCE S.89°35'15"W. ALONG THE SOUTH LINE THEREOF, 713.06 FEET TO THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NUMBER 1349, RECORDED IN VOLUME 5 OF CERTIFIED SURVEY MAPS, PAGE 232, AS DOCUMENT NUMBER 543981; THENCE N.00°24'29"E. ALONG THE EAST LINE THEREOF, 500.00 FEET TO THE NORTHEAST CORNER OF SAID CERTIFIED SURVEY MAP; THENCE S.89°33'39"W. ALONG THE NORTH LINE THEREOF, 367.00 FEET TO THE SOUTHEAST CORNER OF CERTIFIED SURVEY MAP NUMBER 3007, RECORDED IN VOLUME 13 OF CERTIFIED SURVEY MAP, PAGE 338, AS DOCUMENT NUMBER 710709; THENCE N.00°24'46"E. ALONG THE EAST LINE THEREOF, 220.00 FEET TO THE NORTHEAST CORNER OF SAID CERTIFIED SURVEY MAP; THENCE S.89°32'34"W. ALONG AND ALONG A WESTERLY EXTENSION OF THE NORTH LINE THEREOF, 233.07 FEET TO THE POINT OF BEGINNING.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF SOUTH WIND LLC AND DENNIS LYBERG, INDIVIDUALLY, OWNERS OF SAID LANDS.

THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, A-67 OF THE WISCONSIN ADMINISTRATIVE CODE AND THE SUBDIVISION REGULATIONS OF THE VILLAGE OF LAKE HALLIE, IN SURVEYING, DIVIDING AND MAPPING THE SAME.

Jason R. Hiess

JASON R. HIESS, P.L.S.

DATED THIS 14TH DAY OF FEBRUARY, 2022.

REVISED THIS DAY OF , 2022.



COMMON COUNCIL RESOLUTION

RESOLVED THAT THE PLAT OF AUTUMN WINDS, OWNERS, SOUTH WIND LLC, AND DENNIS LYBERG, LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CHIPPEWA FALLS IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS.

APPROVED: DATE SIGNED: GREGORY S. HOFFMAN, MAYOR

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF CHIPPEWA FALLS.

BRIDGETT GIVENS, CITY CLERK



TOWN BOARD RESOLUTION

RESOLVED THAT THE PLAT OF AUTUMN WIND, LOCATED IN THE TOWN OF LAFAYETTE IS HEREBY APPROVED BY THE TOWN BOARD OF LAFAYETTE.

APPROVED: DATE

SIGNED: DAVID STABER, TOWN CHAIRMAN

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN OF LAFAYETTE.

LAURA KNOWNSKI, TOWN CLERK

OWNER'S CERTIFICATE OF DEDICATION

SOUTH WIND, LLC, A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNERS DO HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT.

SOUTH WIND, LLC DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.

-----VILLAGE OF LAKE HALLIE
-----DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID SOUTH WIND, LLC, HAS CAUSED THIS DOCUMENT TO BE SIGNED BY DENNIS LYBERG AND STEVEN M. LAUER, AS MEMBERS, ON

THIS DAY OF , 20

DENNIS LYBERG STEVEN M. LAUER

STATE OF WISCONSIN SS

COUNTY OF

PERSONALLY CAME BEFORE ME THIS DAY OF , 20 THE ABOVE NAMED DENNIS LYBERG AND STEVEN M. LAUER, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES

OWNER'S CERTIFICATE OF DEDICATION

DENNIS LYBERG, AS OWNER DOES HEREBY CERTIFY THAT HE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THE PLAT.

DENNIS LYBERG, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR 236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION.

-----VILLAGE OF LAKE HALLIE
-----CITY OF CHIPPEWA FALLS
-----DEPARTMENT OF ADMINISTRATION

IN WITNESS WHEREOF, THE SAID DENNIS LYBERG, HAS CAUSED THIS DOCUMENT TO BE SIGNED BY DENNIS LYBERG, AS OWNER, ON

THIS DAY OF , 20

STATE OF WISCONSIN SS

COUNTY OF

PERSONALLY CAME BEFORE ME THIS DAY OF , 20 THE ABOVE NAMED DENNIS LYBERG, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES

COUNTY TREASURERS CERTIFICATE

STATE OF WISCONSIN SS

CHIPPEWA COUNTY

I, PATRICIA SCHIMMEL, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF CHIPPEWA, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED IN THIS PLAT OF AUTUMN WIND.

DATED THIS DAY OF , 20

PATRICIA SCHIMMEL, COUNTY TREASURER

VILLAGE TREASURERS CERTIFICATE

STATE OF WISCONSIN SS

CHIPPEWA COUNTY

I, LORI HANSON, TOWN OF LAFAYETTE TREASURER, BEING THE DULY QUALIFIED AND ACTING TOWN OF LAFAYETTE TREASURER OF THE TOWN OF LAFAYETTE, DO HEREBY CERTIFY THAT THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR SPECIAL ASSESSMENTS ON ANY OF THE LAND INCLUDED IN THIS PLAT OF AUTUMN WIND.

DATED THIS DAY OF , 20

LORI HANSON, TOWN TREASURER

CONSENT OF MORTGAGEE

STERLING BANK, A WISCONSIN BANKING CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING AND DEDICATION OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF SOUTH WIND, LLC, OWNERS.

IN WITNESS WHEREOF, THE SAID STERLING BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY AARON C. WEBER, ITS BRANCH PRESIDENT, AND COUNTER SIGNED BY TERRY WIRTH, VICE PRESIDENT, AT BARRON, WISCONSIN AND ITS CORPORATE SEAL HEREUNTO AFFIXED

THIS DAY OF , 20

IN PRESENCE OF:

STERLING BANK

AARON C. WEBER, BRANCH PRESIDENT

TERRY WIRTH, VICE PRESIDENT

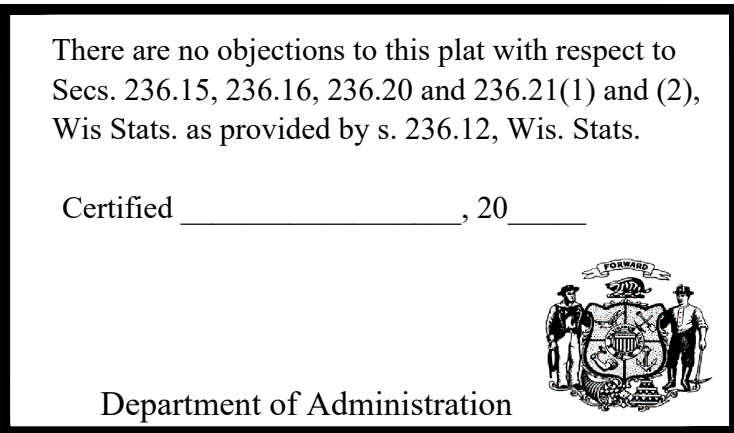
STATE OF WISCONSIN SS

COUNTY OF

PERSONALLY CAME BEFORE ME THIS DAY OF , 20 AARON C. WEBER, BRANCH PRESIDENT, AND COUNTER SIGNED BY TERRY WIRTH, VICE PRESIDENT OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH PRESIDENT AND VICE PRESIDENT OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES



AUTUMN WINDS
PART OF THE NE 1/4 OF THE SW 1/4,
THE SE 1/4 OF THE NW 1/4 AND
THE NW 1/4 OF THE SE 1/4,
SECTION 14, T28N, R8W,
TOWN OF LAFAYETTE,
CHIPPEWA COUNTY, WISCONSIN
INCLUDING

PART OF LOT 1, C.S.M. NO. 329, RECORDED IN VOL. 1,
C.S.M.S, P. 457, AS DOC. NO. 401644,
PART OF C.S.M. NO. 503, RECORDED IN VOL. 1,
C.S.M.S, P. 716, AS DOC. NO. 422997,
AND LOT 1, C.S.M. NO. 5107, RECORDED IN VOL. 24,
C.S.M.S, P. 128-129, AS DOC. NO. 864200,
EXCLUDING
C.S.M. NO. 5236, RECORDED IN VOL. 25,
C.S.M.S, P. 68-69, AS DOC. NO. 904358

CAD NAME: AUTUMN WINDS FINAL 1-10-22

CURVE TABLE								
CURVE	LOT	RADIUS	CHORD BEARING	CHORD	ARC	DELTA	TANGENT IN	TANGENT OUT
1-2		100.00'	N 31°08'20" E	104.70'	110.19'	063°07'59"	N 00°25'40" W	N 62°42'20" E
3-4		166.00'	S 45°25'12" E	234.79'	260.80'	090°00'54"	N 89°34'20" E	S 00°24'45" E
	4	166.00'	S 81°37'01" E	50.85'	51.05'	017°37'17"		
	5	166.00'	S 52°17'16" E	116.37'	118.89'	041°02'14"		
	6	166.00'	S 16°05'27" E	89.72'	90.85'	031°21'23"		
5-6		100.00'	N 71°49'33" E	61.01'	62.00'	035°31'24"	N 89°35'15" E	N 54°03'51" E
7-8		166.00'	N 71°49'50" E	101.31'	102.95'	035°31'58"	N 54°03'51" E	N 89°35'49" E
	11	166.00'	N 67°36'38" E	77.77'	78.50'	027°05'35"		
	12	166.00'	N 85°22'37" E	24.43'	24.45'	008°26'23"		
9-10		166.00'	S 28°15'01" W	159.20'	166.03'	057°18'26"	S 00°24'11" E	S 56°54'14" W
11-12		60.00'	N 32°43'30" W	66.00'	307.11'	293°15'52"	S 00°38'34" W	S 66°05'34" E
	21	60.00'	S 29°32'46" W	58.00'	60.54'	057°48'24"		
	22	60.00'	S 88°41'25" W	60.44'	63.34'	060°28'54"		
	CSM	60.00'	N 07°08'09" W	97.00'	112.96'	107°51'59"		
	24	60.00'	N 80°21'08" E	66.33'	70.28'	067°06'34"		
13-14		100.00'	N 28°15'01" E	95.90'	100.02'	057°18'26"	N 56°54'14" E	N 00°24'11" W
15-16		100.00'	S 71°49'50" W	61.03'	62.02'	035°31'58"	S 89°35'49" W	S 54°03'51" W
17-18		60.00'	N 83°48'20" W	88.99'	276.73'	264°15'39"	S 35°56'09" E	N 48°19'29" E
	27	60.00'	S 25°42'09" E	21.32'	21.43'	020°28'00"		
	23	60.00'	S 26°32'08" W	80.30'	87.97'	084°00'34"		
	29	60.00'	N 67°04'36" W	83.93'	92.96'	088°45'58"		
	28	60.00'	N 12°48'56" E	69.70'	74.37'	071°01'07"		
19-20		166.00'	S 71°49'33" W	101.28'	102.92'	035°31'24"	S 54°03'51" W	S 89°35'15" W
21-22		166.00'	N 68°41'04" W	122.91'	125.90'	043°27'22"	S 89°35'15" W	N 46°57'23" W
	33	166.00'	N 83°36'09" W	39.37'	39.46'	013°37'13"		
	34	166.00'	N 61°52'28" W	85.47'	86.44'	029°50'10"		
23-24		60.00'	N 85°10'27" E	88.99'	276.73'	264°15'39"	S 37°18'16" W	N 46°57'23" W
	35	60.00'	N 07°39'22" W	76.01'	82.31'	078°36'02"		
	O.L. 1	60.00'	N 67°33'42" E	70.39'	75.23'	071°50'05"		
	36	60.00'	S 19°36'30" E	100.54'	119.20'	113°49'32"		
25-26		100.00'	S 68°41'04" E	74.04'	75.85'	043°27'22"	S 46°57'23" E	N 89°35'15" E
27-28		100.00'	N 45°25'12" W	141.44'	157.11'	090°00'54"	N 00°24'45" W	S 89°34'20" W

LOT AREA TABLE		
LOT NUMBER	AREA (SQ. FT.)	AREA (ACRES)
1	39,249	0.90
2	34,500	0.79
3	31,990	0.73
4	35,088	0.81
5	34,203	0.79
6	50,104	1.15
7	45,278	1.04
8	31,435	0.72
9	37,251	0.86
10	31,235	0.72
11	53,434	1.23
12	30,282	0.70
13	30,276	0.70
14	30,285	0.70
15	30,294	0.70
16	30,303	0.70
17	30,311	0.70
18	30,320	0.70
19	31,137	0.71
20	41,665	0.96

LOT AREA TABLE		
LOT NUMBER	AREA (SQ. FT.)	AREA (ACRES)
21	47,265	1.09
22	39,771	0.91
23	49,198	1.13
24	30,631	0.70
25	30,110	0.69
26	31,099	0.71
27	37,380	0.86
28	30,675	0.70
29	31,038	0.71
30	33,840	0.78
31	35,333	0.81
32	35,160	0.81
33	29,962	0.69
34	31,432	0.72
35	64,902	1.49
36	32,075	0.74
37	30,820	0.71
38	30,063	0.69
39	30,188	0.69
40	30,071	0.69

LOT AREA TABLE		
LOT NUMBER	AREA (SQ. FT.)	AREA (ACRES)
41	30,086	0.69
42	30,851	0.71
43	30,859	0.71
44	32,543	0.75
O.L. 1	19,144	0.44
O.L. 2	35,838	0.82
O.L. 3	13,043	0.30

LEGEND

- --- 2 1/4" IRON PIPE FOUND
- ◆ --- 1" O.D. IRON PIPE FOUND
- --- 1 1/4" IRON PIPE FOUND
- ✂ --- 3/4" IRON REBAR FOUND
- --- 1 1/4" X 18" REBAR WEIGHING 4.30 LBS./LINEAL FOOT, SET

3/4" O.D. X 18" IRON PIPE WEIGHING 1.13 LBS./LINEAL FOOT, SET AT ALL OTHER LOT CORNERS

15' U E

--- UTILITY EASEMENT

- N. --- NORTH
- S. --- SOUTH
- E. --- EAST
- W. --- WEST
- NE --- NORTHEAST
- NW --- NORTHWEST
- SE --- SOUTHEAST
- SW --- SOUTHWEST
- ' --- DEGREES
- " --- MINUTES OR FEET
- " --- SECONDS or INCHES
- T --- TOWNSHIP
- R --- RANGE
- O.D. --- OUTSIDE DIAMETER
- LBS. --- POUNDS
- AC. --- ACRES
- SQ. --- SQUARE
- FT. --- FEET
- INCL. --- INCLUDING
- EXCL. --- EXCLUDING
- R/W --- RIGHT OF WAY
- C.S.M. --- CERTIFIED SURVEY MAP
- NO. --- NUMBER
- AVE. --- AVENUE
- DR. --- DRIVE
- ST. --- STREET
- RD. --- ROAD
- CT. --- COURT
- VOL. --- VOLUME
- P. --- PAGE
- DOC. --- DOCUMENT
- COR. --- CORNER
- P.L.S. --- PROFESSIONAL LAND SURVEYOR
- SEC. --- SECTION
- S.T.H. --- STATE TRUNK HIGHWAY
- C.T.H. --- COUNTY TRUNK HIGHWAY
- WI --- WISCONSIN
- LLC --- LIMITED LIABILITY COMPANY
- E.C. --- EAU CLAIRE
- CO. --- COUNTY
- FND. --- FOUND
- INC. --- INCORPORATED
- SECS. --- SECTIONS
- STATS. --- STATUTES
- WIS. --- WISCONSIN
- O.L. --- OUT LOT

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PART OF THE NE 1/4 OF THE SW 1/4,
THE SE 1/4 OF THE NW 1/4 AND
THE NW 1/4 OF THE SE 1/4,
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CAD NAME: AUTUMN WINDS FINAL 1-10-22

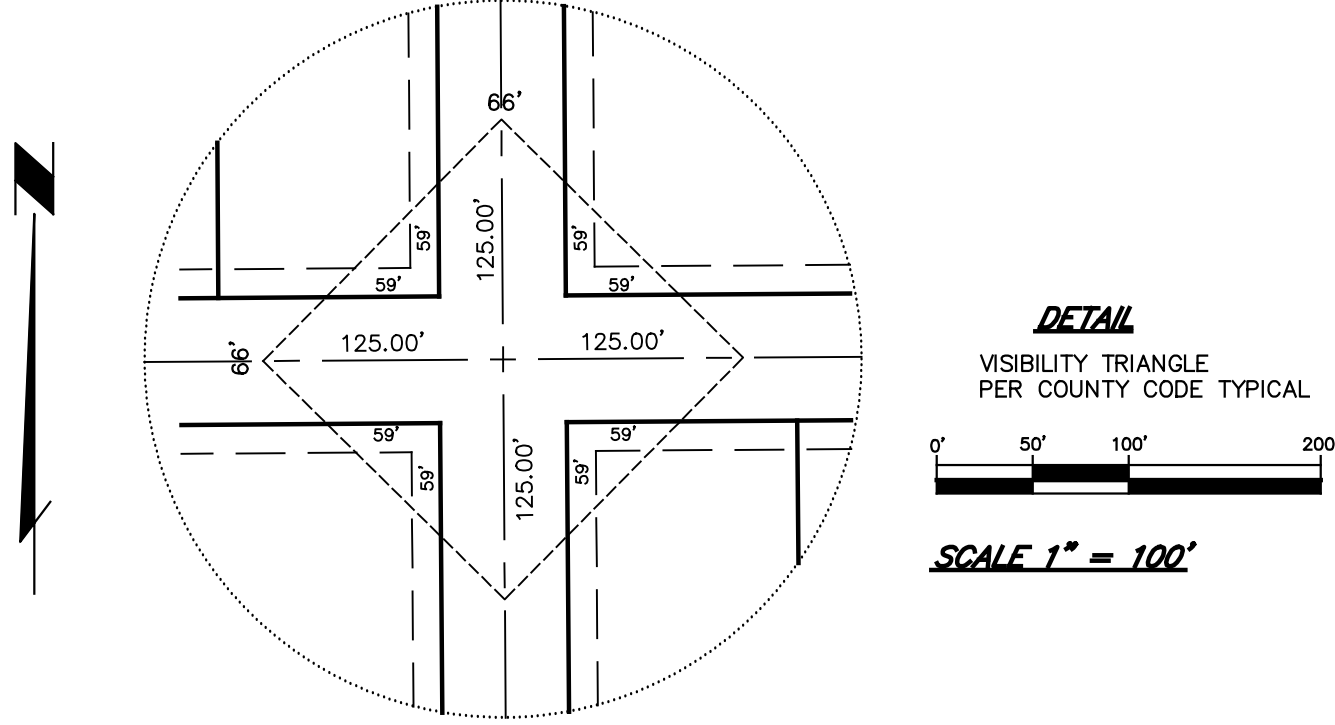
SHEET 3 OF 3 SHEETS

PER THE TOWN OF LAFAYETTE, SUBDIVISION ORDINANCE

NO ARTIFICIAL OBSTRUCTION MAY BE CONSTRUCTED, PLANTED OR MAINTAINED WITHIN ANY MAN-MADE OR NATURAL DRAINAGE WAY SO THAT SUCH OBSTRUCTION IMPEDES THE NATURAL FLOW OF WATER AND/OR DIMINISHES THE NATURAL AESTHETIC QUALITY OF THE DRAINAGE WAY.

UPON FAILURE OF THE PROPERTY OWNERS TO PERFORM MAINTENANCE OF THE DRAINAGE WAYS AND ASSOCIATED STRUCTURES, THE TOWN RETAINS THE RIGHT TO PERFORM MAINTENANCE AND/OR REPAIRS. THE PAYMENT OF SAID MAINTENANCE AND/OR REPAIRS SHALL BE EQUALLY ASSESSED AMONG THE PROPERTY OWNERS OF THE SUBDIVISION WITH A DRAINAGE COVENANT.

THIS FINAL PLAT IS SUBJECT TO ALL OF THE REQUIREMENTS OF SECTION 6.16 (E.), MUNICIPAL CODE OF THE TOWN OF LAFAYETTE. THE SUBDIVIDER, FOR HIM/HERSELF AND HIS/HER ASSIGNS, SHALL BE RESPONSIBLE FOR ALL MUNICIPAL IMPROVEMENTS, INCLUDING GRAVELED AND BLACKTOPPED STREETS, GRAVELED ROAD SHOULDERS, SEWER AND WATER, AND IF DETERMINED NECESSARY BY THE TOWN, CURB AND GUTTER, SEWER LIFT STATIONS, STORMWATER MANAGEMENT STRUCTURES, DEDICATED CLEAR WATER DRAINAGE EASEMENTS, AND STREET LIGHTING. PURSUANT TO CHAPTER 6.16(E.) OF THE MUNICIPAL CODE OF THE TOWN OF LAFAYETTE, THE TOWN RESERVES THE RIGHT TO WITHHOLD BUILDING PERMITS FOR THIS SUBDIVISION IF THE ABOVE STATED MUNICIPAL IMPROVEMENTS HAVE NOT BEEN COMPLETED, BY THE SUBDIVIDER, ACCORDING TO THE TERMS AND CONDITIONS OF 6.16(E.). FURTHERMORE, WHERE DECORATIVE STREET LIGHTING IS REQUIRED BY THE SUBDIVIDER/OWNER, THE DIFFERENCE IN COST BETWEEN REGULAR STREET LIGHTING AND DECORATIVE LIGHTING WILL BE ASSESSED ANNUALLY TO PROPERTY OWNERS WITHIN THE SUBDIVIDED AREA, ON AN ANNUAL COST BASIS, AS INCURRED BY THE TOWN OF LAFAYETTE. TOWN OF LAFAYETTE SHALL BE RESPONSIBLE ONLY FOR BASE AND REGULAR STREET LIGHTING COSTS AT INTERSECTIONS AND CUL-DE-SACS, WITH ANY EXCESS LIGHTING COST AS REQUIRED BY THE SUBDIVIDER OR PROPERTY OWNERS BEING ASSESSED DIRECTLY TO THE ABUTTING PROPERTY OWNERS.



Jason R. Hiess

JASON R. HIESS, P.L.S.

DATED THIS 14TH DAY OF FEBRUARY, 2022.

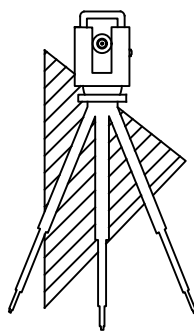
REVISED THIS DAY OF , 2022.



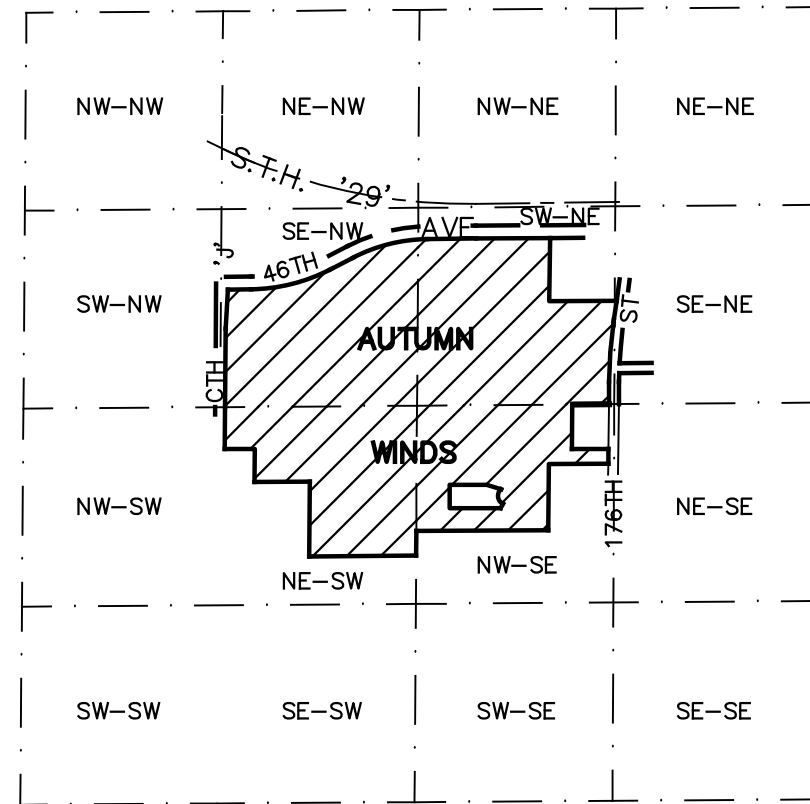
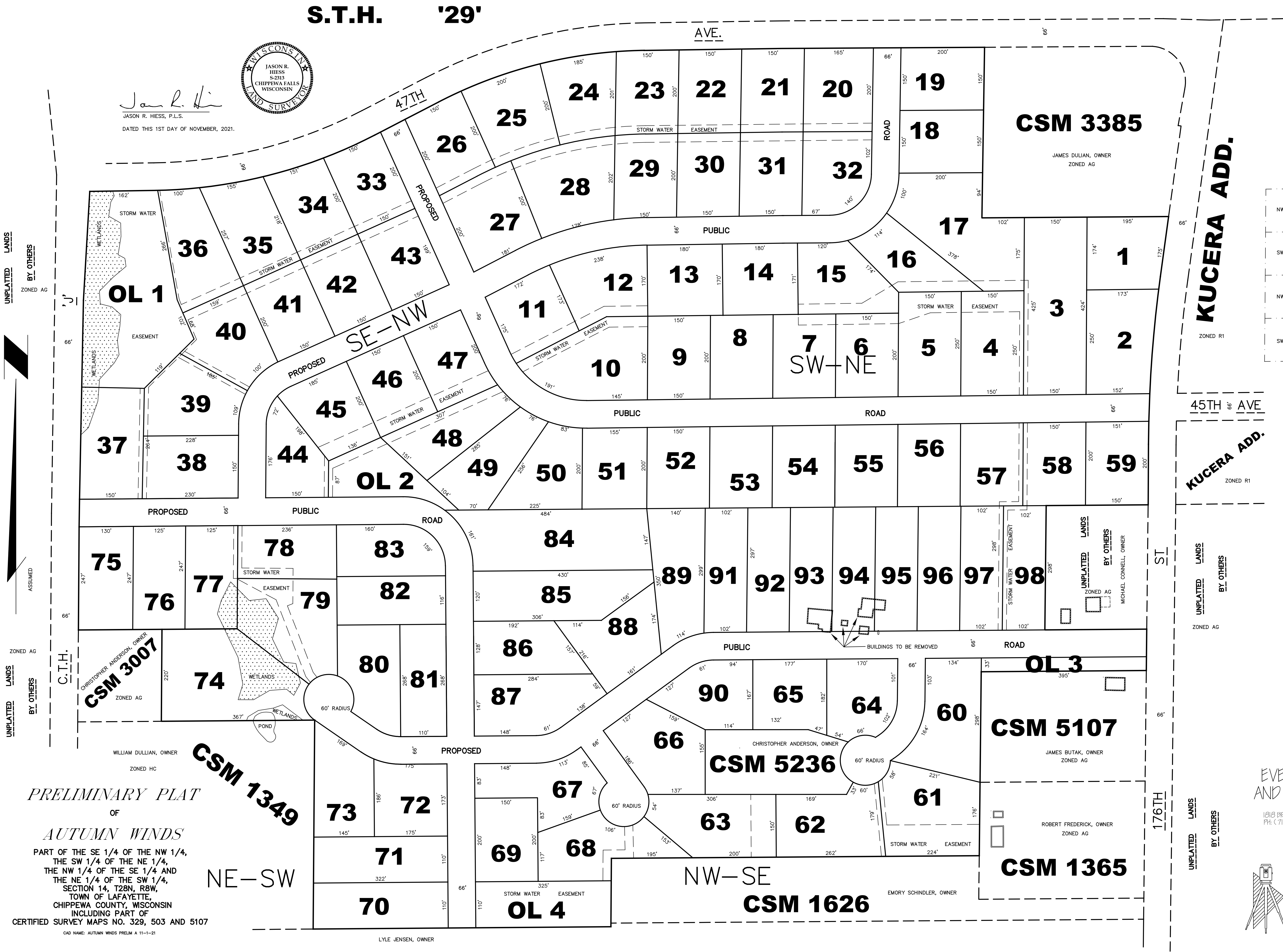
There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



Hiess-Loken
& ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYING
4905 WEST PARK AVE.
CHIPPEWA FALLS, WISCONSIN 54729
715-720-4000 PHONE
715-832-3300 PHONE
www.hiess-loken.com
hlsurvey@sbglobal.net



OWNERS

SOUTH WIND LLC AND
DENNIS LYBERG HOMES
14282 42ND AVE.
CHIPPEWA FALLS, WI 54729

APPROVING AUTHORITY

TOWN OF LAFAYETTE
CHIPPEWA COUNTY

OBJECTING AUTHORITY

DEPT. OF ADMINISTRATION, PLAT REVIEW

NOTES

DISTANCES AND AREAS ARE APPROXIMATE
AND MAYBE SUBJECT TO SLIGHT
ADJUSTMENTS

CONTOURS PROVIDED BY EVERYDAY
SURVEYING AND ENGINEERING, LLC

WETLANDS LOCATED BY STAR
ENVIRONMENTAL INC.

ALL LOTS MEET OR EXCEED 30,000 SQUARE
FEET AND 10,000 SQUARE FEET USABLE
AREA

ALL LOT DIMENSIONS MEET OR EXCEED TOWN
SUBDIVISION REQUIREMENTS

CONTOURS SHOWN AT 1' AND 5' INTERVALS

15' UTILITY EASEMENTS TO SERVE ALL LOTS
PER TOWN ORDINANCES

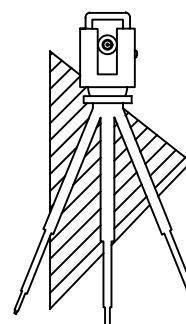
ALL LOTS ZONED R-1

TOTAL AREA 95.39 ACRES EXCL. RIGHT OF
WAYS

98 PROPOSED LOTS, 4 PROPOSED OUT LOTS

TOTAL STREET LENGTH: 8,900±

ENGINEERING SERVICES PROVIDED BY:
**EVERYDAY SURVEYING
AND ENGINEERING, LLC.**
d/b/a: KRAMER LAND DESIGN
1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH: (715) 891-0654 • EMAIL: INFO@KLDPS.NET



**HIESS-
LOKEN**
& ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYING
4905 WEST PARK AVE.
CHIPPEWA FALLS, WISCONSIN 54729
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www.hiess-loken.com
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