

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
JUNE 23, 2022
CHIPPEWA COUNTY COURTHOUSE, RM 302
4:30 PM

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
David Eisenhuth	Chippewa County	District 15 (Chair)	Present	
Jason Bergeron	Chippewa County	District 7 (Vice-Chair)	Excused	
Dean Gullickson	Chippewa County	District 5	Present	
Caden Berg	Chippewa County	District 13	Present	
Chuck Hull	Chippewa County	District 19	Present	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Motion to approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Gullickson, District 5
SECONDER:	Chuck Hull, District 19
AYES:	Eisenhuth, Gullickson, Berg, Hull
EXCUSED:	Bergeron

1. Approve the Agenda

2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - May 19, 2022 4:30 PM

Planning & Zoning Committee - Regular Meeting - Jun 1, 2022 1:00 PM

3. Schedule Next Meeting Date - July 21, 2022 @ 4:30 PM

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

- 2022-0007 - Kyle & Shalene Button - CUP - Town of Eagle Point
Motion to approve a CUP for a wedding barn as outlined in the submitted information, the towns approval. Permit is issued to the existing property owner and is not transferable, unless approved by the Planning & Zoning Committee.

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

June 23, 2022
4:30 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chuck Hull, District 19
SECONDER:	Dean Gullickson, District 5
AYES:	Eisenhuth, Gullickson, Berg, Hull
EXCUSED:	Bergeron

2. 2022-0008 - Town of Lafayette - Rezone

Clary informed the Planning & Zoning Committee that he was contacted by Ms. Alberta Normand, who owns the property at 16836 58th Avenue (Lots 10, 11 and 12, Block 1 of the Card's Subdivision). This property is a duplex. Clary recommended that these parcels remain in the R2 district because of the existing two-family dwelling.

Motion to Approve the rezone petition with leaving Lots 10, 11 and 12, Block 1 of the Card's Subdivision in the Residential 2 Zoning District.

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

6. BUSINESS ITEMS

1. Elk Ridge South 3rd Addition County Plat Preliminary & Final Approval - Town of Wheaton

Motion to approve as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Gullickson, District 5
SECONDER:	Chuck Hull, District 19
AYES:	Eisenhuth, Gullickson, Berg, Hull
EXCUSED:	Bergeron

2. Riverbelle II - State Plat - Preliminary Review - Town of Lafayette

Motion to approve plat with the submittal of adequate information showing the areas of the lots that exceed 20% in slopes and then reviewing the minimum requirement of 50% buildable area of a lot.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chuck Hull, District 19
SECONDER:	Caden Berg, District 13
AYES:	Eisenhuth, Gullickson, Berg, Hull
EXCUSED:	Bergeron

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

June 23, 2022
4:30 PM

8. ADJOURN

Motion to Approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Gullickson, District 5
SECONDER:	Chuck Hull, District 19
AYES:	Eisenhuth, Gullickson, Berg, Hull
EXCUSED:	Bergeron

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
MAY 19, 2022
CHIPPEWA COUNTY COURTHOUSE, RM 302
4:30 PM

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
David Eisenhuth	Chippewa County	District 15 (Chair)	Present	
Jason Bergeron	Chippewa County	District 7 (Vice-Chair)	Present	
Dean Gullickson	Chippewa County	District 5	Present	
Caden Berg	Chippewa County	District 13	Present	
Chuck Hull	Chippewa County	District 19	Present	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Motion to Approve Minutes.

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

1. Approve the Agenda
2. Approve the Minutes

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

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

1. 2022-0004 - Confidential Records - CUP - Town of Wheaton
 Motion to Approve the CUP as proposed in the submitted information.

RESULT: APPROVED [UNANIMOUS]
MOVER: Chuck Hull, District 19
SECONDER: Dean Gullickson, District 5
AYES: Eisenhuth, Bergeron, Gullickson, Berg, Hull

2. 2022-0005 - Micheal Dresel - Rezone - Town of Anson
 Motion to approve the rezoned as presented.

Minutes Acceptance: Minutes of May 19, 2022 4:30 PM (Consent Agenda)

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

May 19, 2022
4:30 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jason Bergeron, District 7 (Vice-Chair)
SECONDER:	Caden Berg, District 13
AYES:	Eisenhuth, Bergeron, Gullickson, Berg, Hull

6. REPORTS

1. Planning & Zoning Committee Orientation - Doug Clary
Clary provided an overview of the Department of Planning & Zoning.
2. Introduction to the County Highway T Corridor Mapping Project - Doug Clary
Clary briefed the committee of the CTH T Corridor Mapping Project.

7. BUSINESS ITEMS

1. Establish Regular Committee Meeting Dates & Time
Motion to approve the PZC meeting dates and times until March of 2024.

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

8. AGENDA ITEMS FOR FUTURE CONSIDERATION

Special meeting for June 1, 2022 at 1PM.

9. ADJOURN

Motion to Adjourn.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chuck Hull, District 19
SECONDER:	Dean Gullickson, District 5
AYES:	Eisenhuth, Bergeron, Gullickson, Berg, Hull

Minutes Acceptance: Minutes of May 19, 2022 4:30 PM (Consent Agenda)

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
JUNE 1, 2022
CHIPPEWA COUNTY COURTHOUSE, RM 302
1:00 PM

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
David Eisenhuth	Chippewa County	District 15 (Chair)	Present	
Jason Bergeron	Chippewa County	District 7 (Vice-Chair)	Present	
Dean Gullickson	Chippewa County	District 5	Present	
Caden Berg	Chippewa County	District 13	Present	
Chuck Hull	Chippewa County	District 19	Present	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Motion to Approve.

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

1. Approve the Agenda
2. Schedule Next Meeting Date - June 23, 2022 @ 4:30 PM

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

1. 2022-0006 OCC Conditional Use Permit
 Motion to approve as presented in the submitted documentation with the condition that adequate erosion control measures are installed per the Wisconsin Construction Site Erosion Control Field Guide and that the State of Wisconsin permits will be satisfied.

RESULT:	APPROVED WITH CONDITIONS [UNANIMOUS]
MOVER:	Dean Gullickson, District 5
SECONDER:	Chuck Hull, District 19
AYES:	Eisenhuth, Bergeron, Gullickson, Berg, Hull

6. ADJOURN

Motion to adjourn.

Minutes Acceptance: Minutes of Jun 1, 2022 1:00 PM (Consent Agenda)

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

June 1, 2022
1:00 PM

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

Minutes Acceptance: Minutes of Jun 1, 2022 1:00 PM (Consent Agenda)



STATEMENT OF EXPLANATION

5.1

2022-0007 - KYLE & SHALENE BUTTON - CUP - TOWN OF EAGLE POINT

To allow a wedding venue in the Agricultural District in accordance with sections 70-115(b)(6) and 70-108 of the Chippewa County Zoning Ordinance on Lot 1, Certified Survey Map 4814 Parcel Number 23008-1714-74814001 and Parcel Number 23008-1714-00020001. Both parcels are located in the SE 1/4 of the NE 1/4, Section 17, Township 30 North, Range 08 West. Town of Eagle Point. Physical Address: 14900 165th Avenue.

(Publish – Chippewa Herald – June 9 and June 16, 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 **June 23, 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:

Conditional Use Petition: 2022-0007

Petitioner: Kyle & Shalene Button

To allow a wedding venue in the Agricultural District in accordance with section 70-115(b)(6) and 70-108 of the Chippewa County Zoning Ordinance on Lot 1, Certified Survey Map 4814 (Parcel Number 23008-1714-74814001) and Parcel Number 23008-1714-00020001. Both parcels are located in the SE ¼ of the NE ¼, Section 17, Township 30 North, Range 08 West. Town of Eagle Point. Physical Address: 14900 165th Avenue.

Rezone Petition: 2022-0008

Petitioner: Town of Lafayette

Area 1: Rezone Parcels 22808-0333-0075000 and 22808-0333-01050000, located in SW ¼ of the SW ¼, Section 3, Township 28 North, Range 08 West. Physical Addresses: 6182 and 6200 163rd Street.

From: Residential 2

To: Residential 1

Area 2: Lot 3 of Certified Survey Map 2264, located in the SW ¼ of the SW ¼, Section 3, Township 28 North, Range 08 West. Physical Addresses: 6012/6014 163rd Street.

From: Residential 3

To: Residential 2

Area 3: Units 1 & 2 of the Hydro Land Residential Condo and Lot 1 of Certified Survey Map 2264, located in the NW ¼ of the NW ¼, Section 10, Township 28 North, Range 08 West. Physical Addresses: 5950 and 5952 163rd Street.

From: Residential 3

To: Residential 2

Area 4: All parcels located east of 163rd Street, south of the Wisconsin Central Limited Railroad, north of County Highway J and west of 167th street, except parcel number 22808-1012-09000000 (located at 5780 163rd Street) and parcel number 22808-1012-08800000 (located at 16636 County Highway J), located in the SE ¼ of the SW ¼ Section 3, the NE ¼ of the NW ¼ and the NE ¼ of Section 10, Township 28 North, Range 08 West.

From: Residential 2

To: Residential 1

Area 5: Parcel number 22808-1012-08800000, located in the NE ¼, Section 10, Township 28 North, Range 08 West. Physical Address: 16636 County Highway J.

From: Residential 2

To: Residential 3

Area 6: Lots 1-13 and 18-19, Block 1 of the Card's subdivision, Lot 1 of Certified Survey Map 5245, Lots 1-9, 16-17 and Outlot 1 of Block 2 of the Card's subdivision and Lot 1 of Certified Survey Map 5310, located in the NE ¼ of the NE ¼, Section 10, Township 28 North, Range 08 West.

From: Residential 2

To: Residential 1

Area 7: All parcels north of CTH J and east of 167th Street, except Lots 1-3 of Certified Survey Map 5401 located in the SE ¼ of the NE ¼, Section 10, Township 28 North, Range 08 West.

From: Residential 2

To: Residential 1

Area 8: Parcel number 22808-1123-03750000 located in the SW ¼ of the NW ¼, Section 11, Township 28 North, Range 08 West. Physical Address: 17030 County Highway J.

From: Residential 2

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 this hearing.

Dated this 6th day of June, 2022

Douglas Clary, Director
Department of Planning & Zoning
Chippewa County

Attachment: 2022-0007 Button - CUP - Public Hearing Notices & Maps (7104 : 2022-0007 - Kyle & Shalene Button - CUP)

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

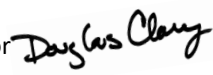
Land Planning

Land Records & G.I.S.

POWTS & Wells

Date: June 6, 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 request for a conditional use. 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 parcels associated with this conditional use petition. If you have any questions regarding this conditional use petition, please contact me at (715) 726-7941.

Conditional Use Petition: 2022-0007

Petitioner: Kyle & Shalene Button

To allow a wedding venue in the Agricultural District in accordance with section 70-115(b)(6) and 70-108 of the Chippewa County Zoning Ordinance on Lot 1, Certified Survey Map 4814 (Parcel Number 23008-1714-74814001) and Parcel Number 23008-1714-00020001. Both parcels are located in the SE ¼ of the NE ¼, Section 17, Township 30 North, Range 08 West. Town of Eagle Point. Physical Address: 14900 165th Avenue.

Eagle Point Plan Commission

The Eagle Point Plan Commission will **REVIEW** this request on **June 13, 2022 at 7:00 PM**, at the Eagle Point Town Hall, 14802 State Highway 124, Chippewa Falls, Wisconsin 54729. The Plan Commission will forward an **ADVISORY** recommendation to the Town Board to approve, disapprove or approve with conditions.

Eagle Point Town Board

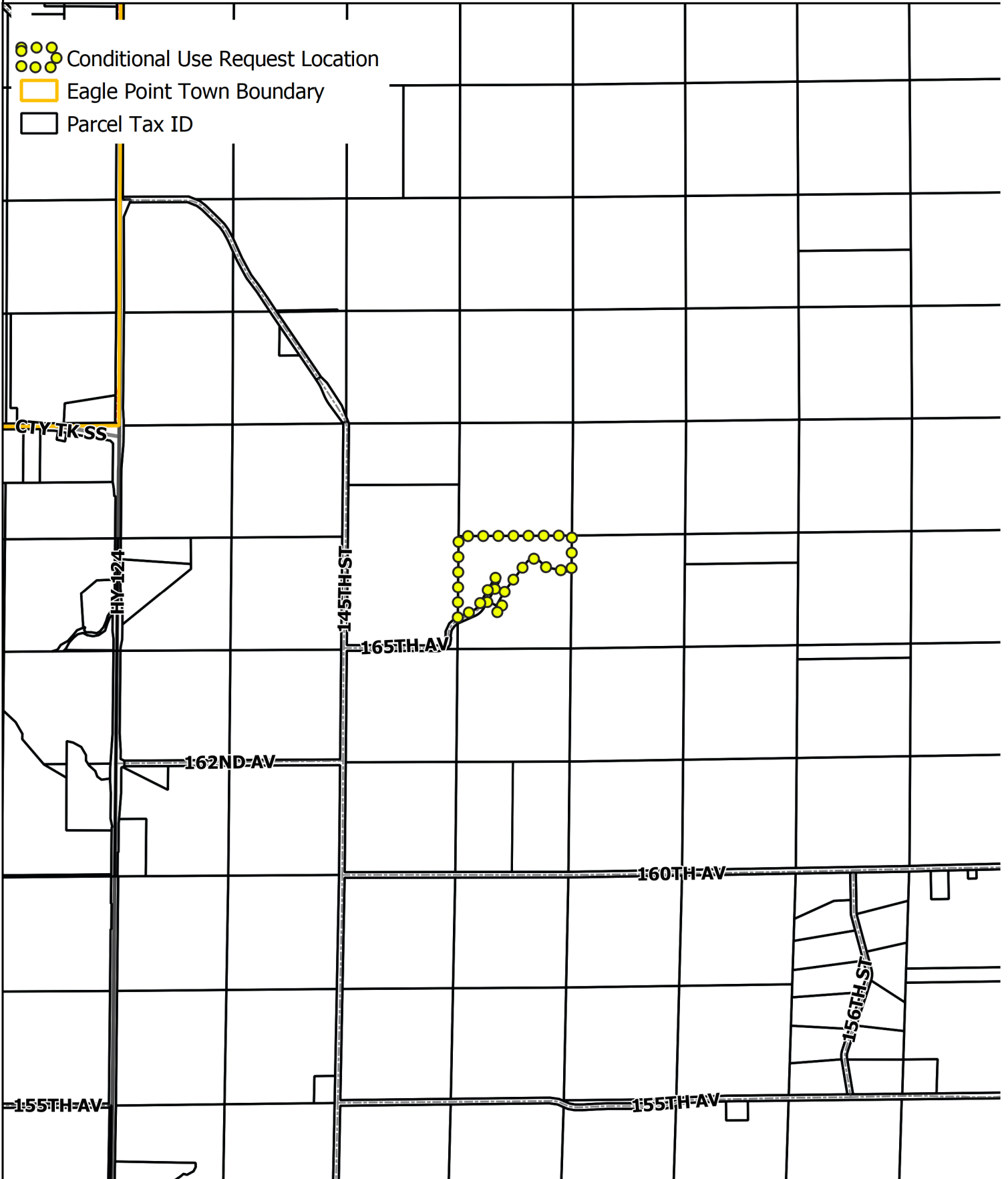
The Eagle Point Town Board will **REVIEW** this request on **June 20, 2022 at 7:00 PM**, at the Eagle Point Town Hall, 14802 State Highway 124, Chippewa Falls, Wisconsin 54729. The Town Board will forward an **ADVISORY** recommendation to the Chippewa County Planning & Zoning Committee to approve, disapprove or approve with conditions.

Chippewa County Planning & Zoning Committee

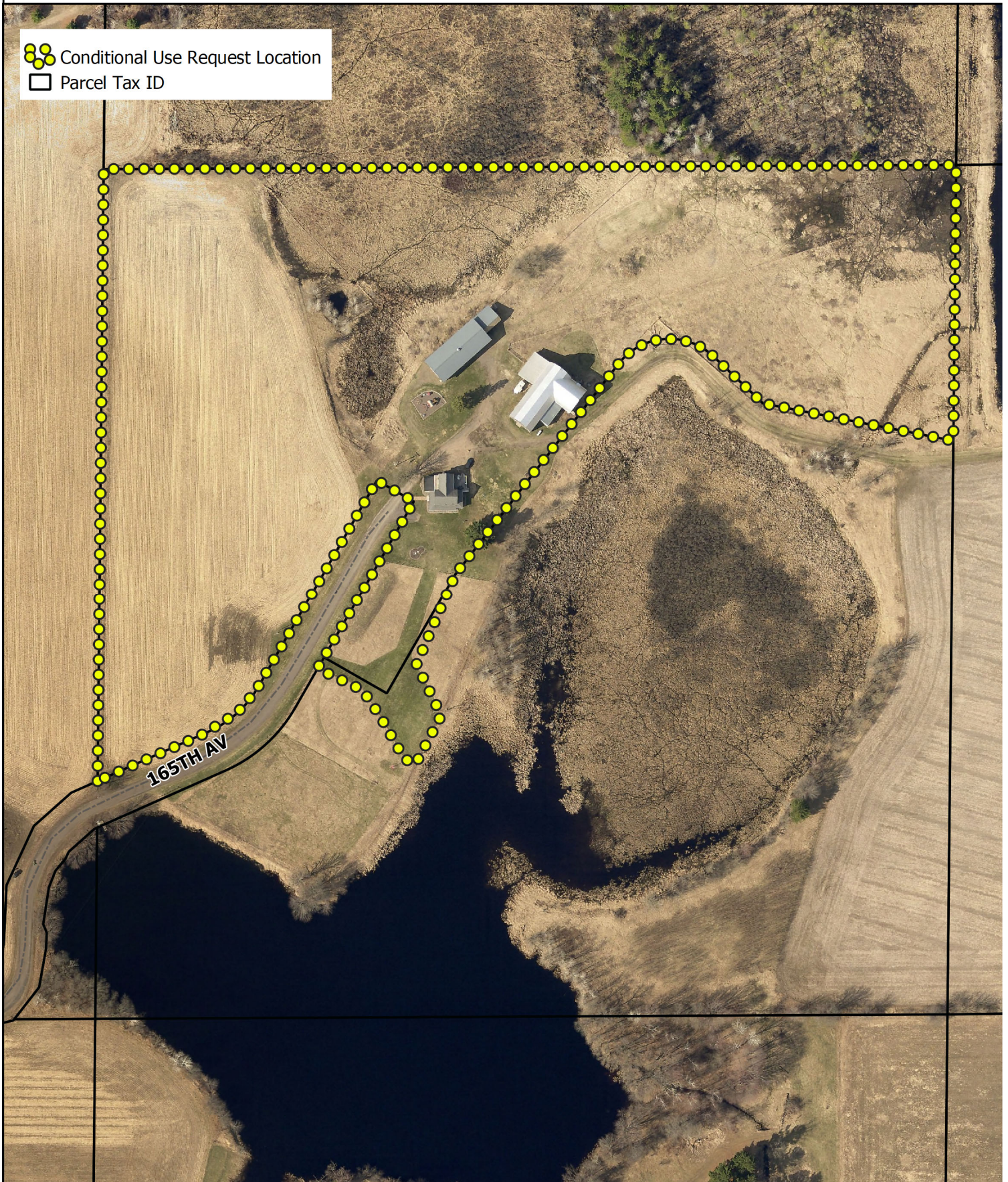
The Chippewa County Planning & Zoning Committee will hold a **PUBLIC HEARING** on **June 23, 2022 at 4:30 PM**. The Committee will make a final determination to approve, disapprove or approve with modification(s) and/or conditions.

Attachment: 2022-0007 Button - CUP - Public Hearing Notices & Maps (7104 : 2022-0007 - Kyle & Shalene Button - CUP)

2022-0007 Button - Conditional Use Request - Location Map

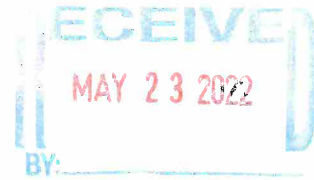


Attachment: 2022-0007 Button - CUP - Public Hearing Notices & Maps (7104 : 2022-0007 - Kyle & Shalene Button - CUP)

2022-0007 Button - Conditional Use Request - Aerial (2020)

Attachment: 2022-0007 Button - CUP - Public Hearing Notices & Maps (7104 : 2022-0007 - Kyle & Shalene Button - CUP)

Chippewa County Zoning
Room 009
711 N. Bridge St.
Chippewa Falls, WI 54724



Chippewa County Treasurer,

We are writing this letter in hopes to get approval for a condition use permit.

My husband and I would like to get a conditional use permit for a wedding venue. We are both from the Eau Claire area and recently bought an old, foreclosed/abandoned farm on 170 acres the address is 14900 165th Ave. Bloomer, WI 54724. We restored the farm beautifully and have put our hearts and souls into preserving the property. We would like to create a wedding venue for brides and grooms around the area to enjoy the natural beauty of the country as much as we do. Our plan is to rent the venue.

I firmly believe that if you put your heart and soul into something you can be successful. There is no doubt we have put everything we have into the property and will continue do to that to create a successful business. There are some wedding barns around the area, but it truly takes a special location with spectacular views and great marketing skills to be successful.

What couples look for most in a wedding venue is location, photo op opportunities, and price. We have amazing views and are located only 20 minutes away from Eau Claire a wonderful location. Located on a dead end road situated on 170 acres there is ample room for parking without disturbing the traffic around the area. Our facility will run Friday-Sunday only hosting one wedding a weekend. The couples would be welcome to have their rehearsal dinner on Friday and decorate, they would be welcome 4:00-8:00 Friday evening. The couple would then be able to enjoy their entire day Saturday from 8:00 AM-12:00 AM. On Sunday they would have the opportunity to clean up and be out by 11:00. Our venue comfortably holds 250 guests. We plan to get 3 portable bathrooms with hand sanitizer, 2 regular ones, and 1 handicap one for guests, which is enough for 250 people. We live on the property and want to create an exceptional experience; we believe that for us to create an exceptional experience we still need to take time as a family during the summer months and plan to only host 8-10 weddings a year, spreading them throughout the months of May-October.

We understand that marketing is huge to succeed. Our marketing plan includes investing in an interactive website, online advertising, actively posting on social media, investing in professional business handouts, and being active with the chamber of commerce, and attending wedding expos.

The fire chief has been to our property and had some suggestions and we are working diligently to get them done. We are planning on meeting with him again soon for him to look at the progress we have made and will continue to make improvements as needed.

We have talked to our neighbors, and they do not have any issues with us creating a wedding venue.

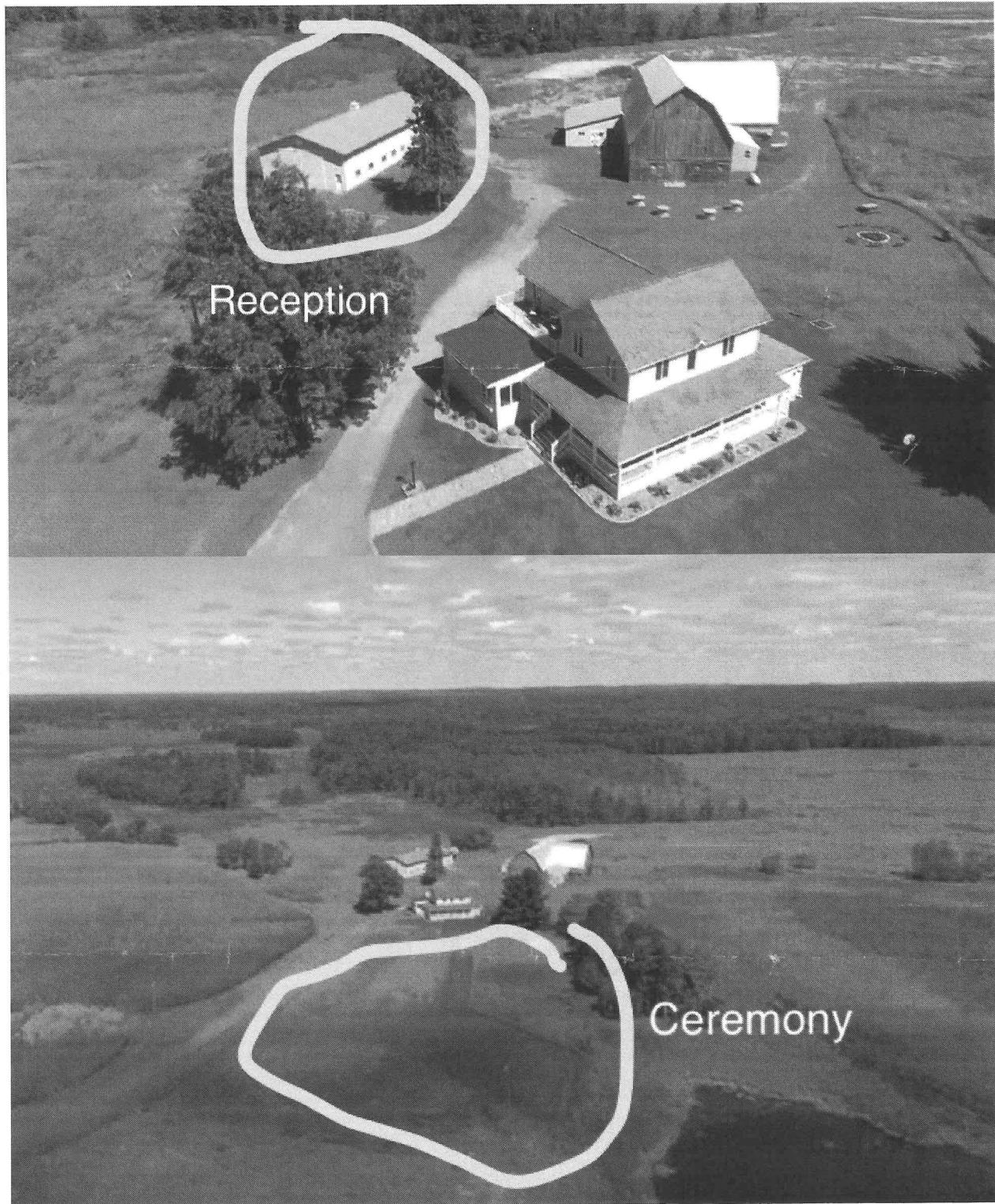
Attachment: 2022-0007 Button - CUP - Submitted Information (7104 : 2022-0007 - Kyle & Shalene Button - CUP)

2022-0007
3008-1714-74814001

We are in contact with the town of Eagle Point, Rick Bowe, and are planning on meeting with the township to get approval from them also.

Included are 2 aerial shots and a description of where the wedding and reception would take place.

Thank you for your consideration,
Shalene and Kyle Button





**STATEMENT OF EXPLANATION
2022-0008 - TOWN OF LAFAYETTE - REZONE**

5.2

Area 1: Rezone Parcels 22808-0333-0075000 and 222808-0333-01050000, located in SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 3, Township 28 North, Range 08 West. Physical Addresses: 6182 and 6200 163rd Street.

From: Residential 2 **To:** Residential 1

Area 2: Lot 3 of Certified Survey Map 2264, located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 3, Township 28 North, Range 08 West. Physical Addresses: 6012/6014 163rd Street.

From: Residential 3 **To:** Residential 2

Area 3: Units 1 & 2 of the Hydro Land Residential Condo and Lot 1 of Certified Survey Map 2264, located in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 10, Township 28 North, Range 08 West. Physical Addresses: 5950 and 5952 163rd Street.

From: Residential 3 **To:** Residential 2

Area 4: All parcels located east of 163rd Street, south of the Wisconsin Central Limited Railroad, north of County Highway J and west of 167th street, except parcel number 22808-1012-09000000 (located at 5780 163rd Street) and parcel number 22808-1012-08800000 (located at 16636 County Highway J), located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ Section 3, the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ of Section 10, Township 28 North, Range 08 West.

From: Residential 2 **To:** Residential 1

Area 5: Parcel number 22808-1012-08800000, located in the NE $\frac{1}{4}$, Section 10, Township 28 North, Range 08 West. Physical Address: 16636 County Highway J.

From: Residential 2 **To:** Residential 3

Area 6: Lots 1-9, 13 and 18-19, Block 1 of the Card's subdivision, Lot 1 of Certified Survey Map 5245, Lots 1-9, 16-17 and Outlot 1 of Block 2 of the Card's subdivision and Lot 1 of Certified Survey Map 5310, located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 10, Township 28 North, Range 08 West.

From: Residential 2 **To:** Residential 1

Area 7: All parcels north of CTH J and east of 167th Street, except Lots 1-3 of Certified Survey Map 5401 located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 10, Township 28 North, Range 08 West.

From: Residential 2 **To:** Residential 1

Area 8: Parcel number 22808-1123-03750000 located in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 11, Township 28 North, Range 08 West. Physical Address: 17030 County Highway J.

From: Residential 2 **To:** Residential 1

(Publish – Chippewa Herald – June 9 and June 16, 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 **June 23, 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:

Conditional Use Petition: 2022-0007

Petitioner: Kyle & Shalene Button

To allow a wedding venue in the Agricultural District in accordance with section 70-115(b)(6) and 70-108 of the Chippewa County Zoning Ordinance on Lot 1, Certified Survey Map 4814 (Parcel Number 23008-1714-74814001) and Parcel Number 23008-1714-00020001. Both parcels are located in the SE ¼ of the NE ¼, Section 17, Township 30 North, Range 08 West. Town of Eagle Point. Physical Address: 14900 165th Avenue.

Rezone Petition: 2022-0008

Petitioner: Town of Lafayette

Area 1: Rezone Parcels 22808-0333-0075000 and 22808-0333-01050000, located in SW ¼ of the SW ¼, Section 3, Township 28 North, Range 08 West. Physical Addresses: 6182 and 6200 163rd Street.

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Area 2: Lot 3 of Certified Survey Map 2264, located in the SW ¼ of the SW ¼, Section 3, Township 28 North, Range 08 West. Physical Addresses: 6012/6014 163rd Street.

From: Residential 3

To: Residential 2

Area 3: Units 1 & 2 of the Hydro Land Residential Condo and Lot 1 of Certified Survey Map 2264, located in the NW ¼ of the NW ¼, Section 10, Township 28 North, Range 08 West. Physical Addresses: 5950 and 5952 163rd Street.

From: Residential 3

To: Residential 2

Area 4: All parcels located east of 163rd Street, south of the Wisconsin Central Limited Railroad, north of County Highway J and west of 167th street, except parcel number 22808-1012-09000000 (located at 5780 163rd Street) and parcel number 22808-1012-08800000 (located at 16636 County Highway J), located in the SE ¼ of the SW ¼ Section 3, the NE ¼ of the NW ¼ and the NE ¼ of Section 10, Township 28 North, Range 08 West.

From: Residential 2

To: Residential 1

Area 5: Parcel number 22808-1012-08800000, located in the NE ¼, Section 10, Township 28 North, Range 08 West. Physical Address: 16636 County Highway J.

From: Residential 2

To: Residential 3

Area 6: Lots 1-13 and 18-19, Block 1 of the Card's subdivision, Lot 1 of Certified Survey Map 5245, Lots 1-9, 16-17 and Outlot 1 of Block 2 of the Card's subdivision and Lot 1 of Certified Survey Map 5310, located in the NE ¼ of the NE ¼, Section 10, Township 28 North, Range 08 West.

From: Residential 2

To: Residential 1

Area 7: All parcels north of CTH J and east of 167th Street, except Lots 1-3 of Certified Survey Map 5401 located in the SE ¼ of the NE ¼, Section 10, Township 28 North, Range 08 West.

From: Residential 2

To: Residential 1

Area 8: Parcel number 22808-1123-03750000 located in the SW ¼ of the NW ¼, Section 11, Township 28 North, Range 08 West. Physical Address: 17030 County Highway J.

From: Residential 2

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 this hearing.

Dated this 6th day of June, 2022

Douglas Clary, Director
Department of Planning & Zoning
Chippewa County

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: June 6, 2022

To: Property Owner(s)

From: Douglas Clary, Director

Re: Rezone Petition # 2022-0008

Dear Property Owner(s):

Over the past several years, the Town of Lafayette has been reviewing and updating their zoning maps. The zoning maps, which work in conjunction with the Chippewa County Zoning Ordinance, help guide and preserve development within the Town. In order to change the zoning maps, certain steps need to be followed, including notices to property owners, publishing of public hearing notices in the local newspaper (Chippewa Herald) and a public hearing.

Currently, a single-family dwelling is an approved use within the R1 zoning district, while a two-family dwelling, such as a duplex or two-family dwelling, is an approved use within the R2 or the Residential 3 (R3) zoning district. A multi-family dwelling, such as a three-plex or greater, is an approved use within the R3 zoning district.

It is important to note in the past, the R2 and R3 districts allowed for single-family and two-family (such as duplex type units) dwellings. The zoning ordinance text was modified years ago to only allow single-family homes in the R1 district and two-family homes in the R2 district or R3 district. The text changes were made because of the potential for two-family dwellings being constructed on an existing vacant lot within a subdivision or area primarily dominated by single-family dwellings. Thus, the Town of Lafayette is making the necessary adjustments to their zoning maps.

You are receiving this notice because your property will see a change in the zoning classification. I have attached a listing of the parcels by property owner to be rezoned and a map showing the location of the lots affected by this rezone petition (outlined in a red dotted pattern).

Rezone Petition # 2022-0008, if approved as presented, will rezone:

1. A majority of the identified parcels from the Residential 2 (R2) Zoning District to the Residential 1 (R1) Zoning District,
2. Several parcels will be rezoned from the Residential 3 (R3) Zoning District to the Residential 2 (R2) or the Residential 1 (R1) Zoning District.
3. One parcel will be rezoned from the Residential 2 (R2) Zoning District to the Residential 3 (R3) Zoning District

If you have any questions regarding this request, please feel free to contact me at (715) 726-7941 and/or attend the meeting(s) as described in the enclosed property owner notification.

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

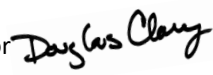
Land Planning

Land Records & G.I.S.

POWTS & Wells

Date: June 6, 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 request for a rezone. 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 parcels associated with this rezone petition. If you have any questions regarding this petition, please contact me at (715) 726-7941.

Rezone Petition: 2022-0008

Petitioner: Town of Lafayette

Area 1: Rezone Parcels 22808-0333-0075000 and 222808-0333-01050000, located in SW ¼ of the SW ¼, Section 3, Township 28 North, Range 08 West. Physical Addresses: 6182 and 6200 163rd Street.

From: Residential 2 **To:** Residential 1

Area 2: Lot 3 of Certified Survey Map 2264, located in the SW ¼ of the SW ¼, Section 3, Township 28 North, Range 08 West. Physical Addresses: 6012/6014 163rd Street.

From: Residential 3 **To:** Residential 2

Area 3: Units 1 & 2 of the Hydro Land Residential Condo and Lot 1 of Certified Survey Map 2264, located in the NW ¼ of the NW ¼, Section 10, Township 28 North, Range 08 West. Physical Addresses: 5950 and 5952 163rd Street.

From: Residential 3 **To:** Residential 2

Area 4: All parcels located east of 163rd Street, south of the Wisconsin Central Limited Railroad, north of County Highway J and west of 167th street, except parcel number 22808-1012-09000000 (located at 5780 163rd Street) and parcel number 22808-1012-08800000 (located at 16636 County Highway J), located in the SE ¼ of the SW ¼ Section 3, the NE ¼ of the NW ¼ and the NE ¼ of Section 10, Township 28 North, Range 08 West.

From: Residential 2 **To:** Residential 1

Area 5: Parcel number 22808-1012-08800000, located in the NE ¼, Section 10, Township 28 North, Range 08 West. Physical Address: 16636 County Highway J.

From: Residential 2 **To:** Residential 3

Area 6: Lots 1-13 and 18-19, Block 1 of the Card's subdivision, Lot 1 of Certified Survey Map 5245, Lots 1-9, 16-17 and Outlot 1 of Block 2 of the Card's subdivision and Lot 1 of Certified Survey Map 5310, located in the NE ¼ of the NE ¼, Section 10, Township 28 North, Range 08 West.

From: Residential 2 **To:** Residential 1

Area 7: All parcels north of CTH J and east of 167th Street, except Lots 1-3 of Certified Survey Map 5401 located in the SE ¼ of the NE ¼, Section 10, Township 28 North, Range 08 West.

From: Residential 2 **To:** Residential 1

Area 8: Parcel number 22808-1123-03750000 located in the SW ¼ of the NW ¼, Section 11, Township 28 North, Range 08 West. Physical Address: 17030 County Highway J.

From: Residential 2 **To:** Residential 1

(OVER)

Attachment: 2022-0008 Lafayette Rezone #1 - Public Hearing Notice & Maps (7105 : 2022-0008 - Town of Lafayette - Rezone)

Rezone Petition: 2022-0008 Meeting Schedule

Lafayette Town Park, Recreation & Land Use Planning Commission (PRLPC):

The PRLPC will **REVIEW** this request on **June 13, 2022** at approximately **7:00 PM**. The PRLPC will make an **ADVISORY** recommendation to the Lafayette Town Board to approve or disapprove. This meeting will be held at the Lafayette Town Hall, 5765 197th Street, Chippewa Falls, Wisconsin 54729.

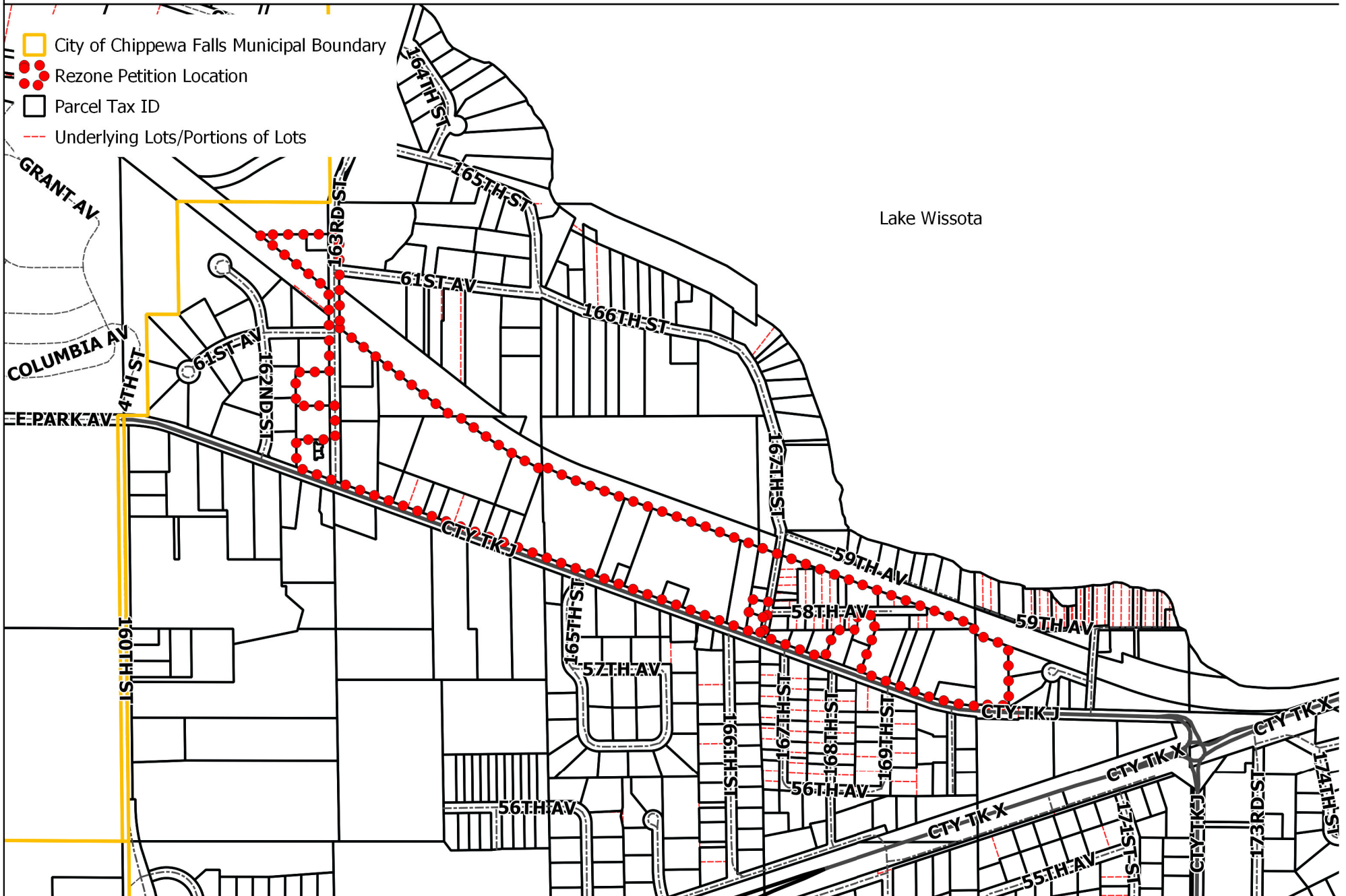
Lafayette Town Board:

The Town Board will **REVIEW** this request on **June 20, 2022** at approximately **7:00 PM**. 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). This meeting will be held at the Lafayette Town Hall, 5765 197th Street, Chippewa Falls, Wisconsin 54729.

Chippewa County Planning & Zoning Committee:

The Chippewa County Planning & Zoning Committee will hold a **PUBLIC HEARING** for this petition on **June 23, 2022** at **4:30 PM** in the Chippewa County Courthouse, Room 302, 711 N Bridge Street, Chippewa Falls, Wisconsin. 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 **July 12, 2022** at **6:00 PM** for their consideration. If the Planning & Zoning Committee disapproves, the petition will fail.

2022-0008 Lafayette Zoning Map Update #1 - Location Map



Map produced on Tuesday, June 7, 2022 by the Chippewa County Department of Planning & Zoning and is for reference purposes only.

2022-0008 Town of Lafayette Zoning Map Update # 1 - Aerial (2021)



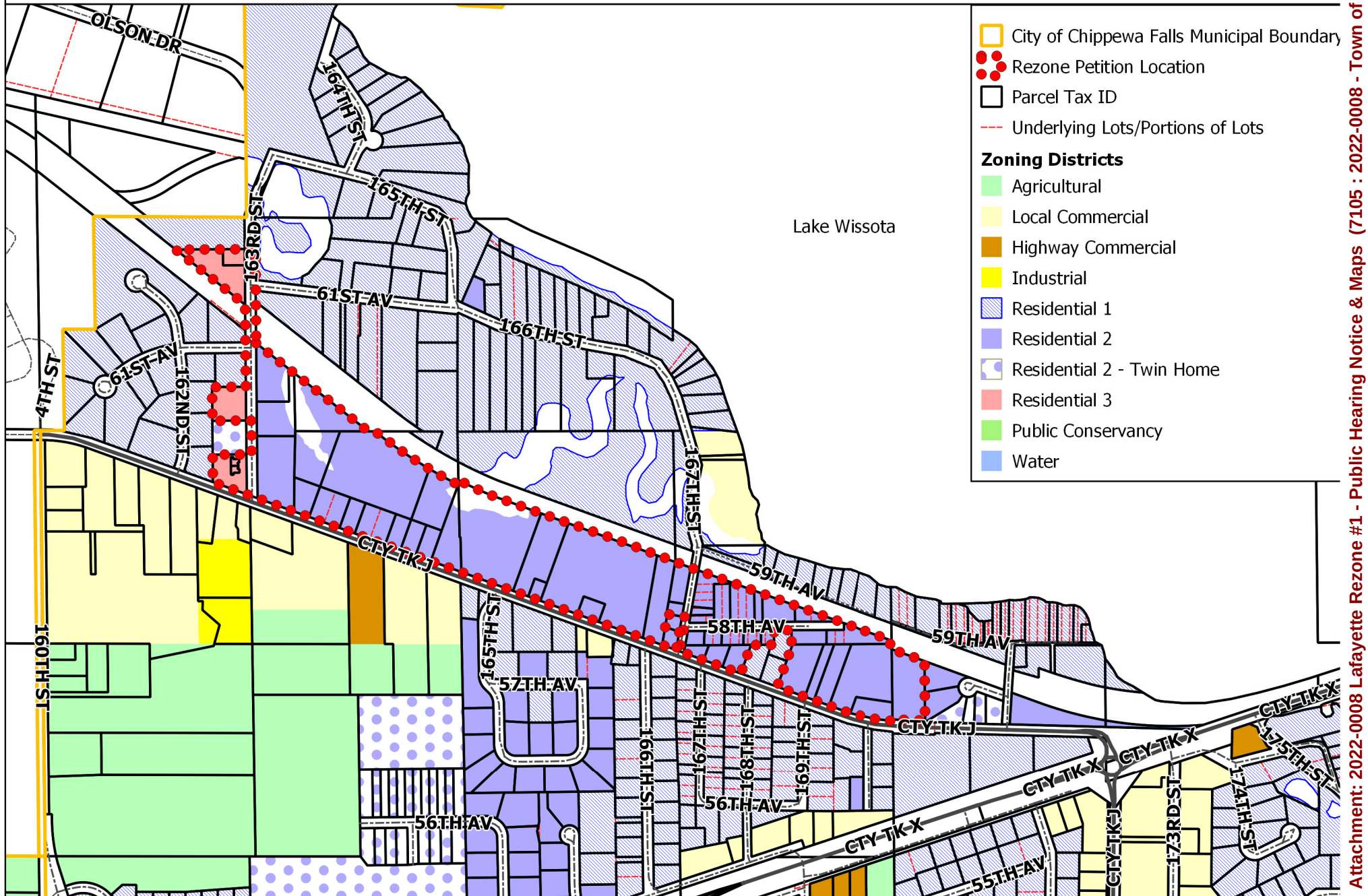
City of Chippewa Falls Municipal Boundary

Rezoning Petition Location

Parcel Tax ID

Underlying Lots/Portions of Lots

2022-0008 Lafayette Zoning Map Update #1 - Location Map



Map produced on Tuesday, June 7, 2022 by the Chippewa County Department of Planning & Zoning and is for reference purposes only.

2022-0008 Town of Lafayette Zoning Update # 1
(Alphabetical based on Last Name)

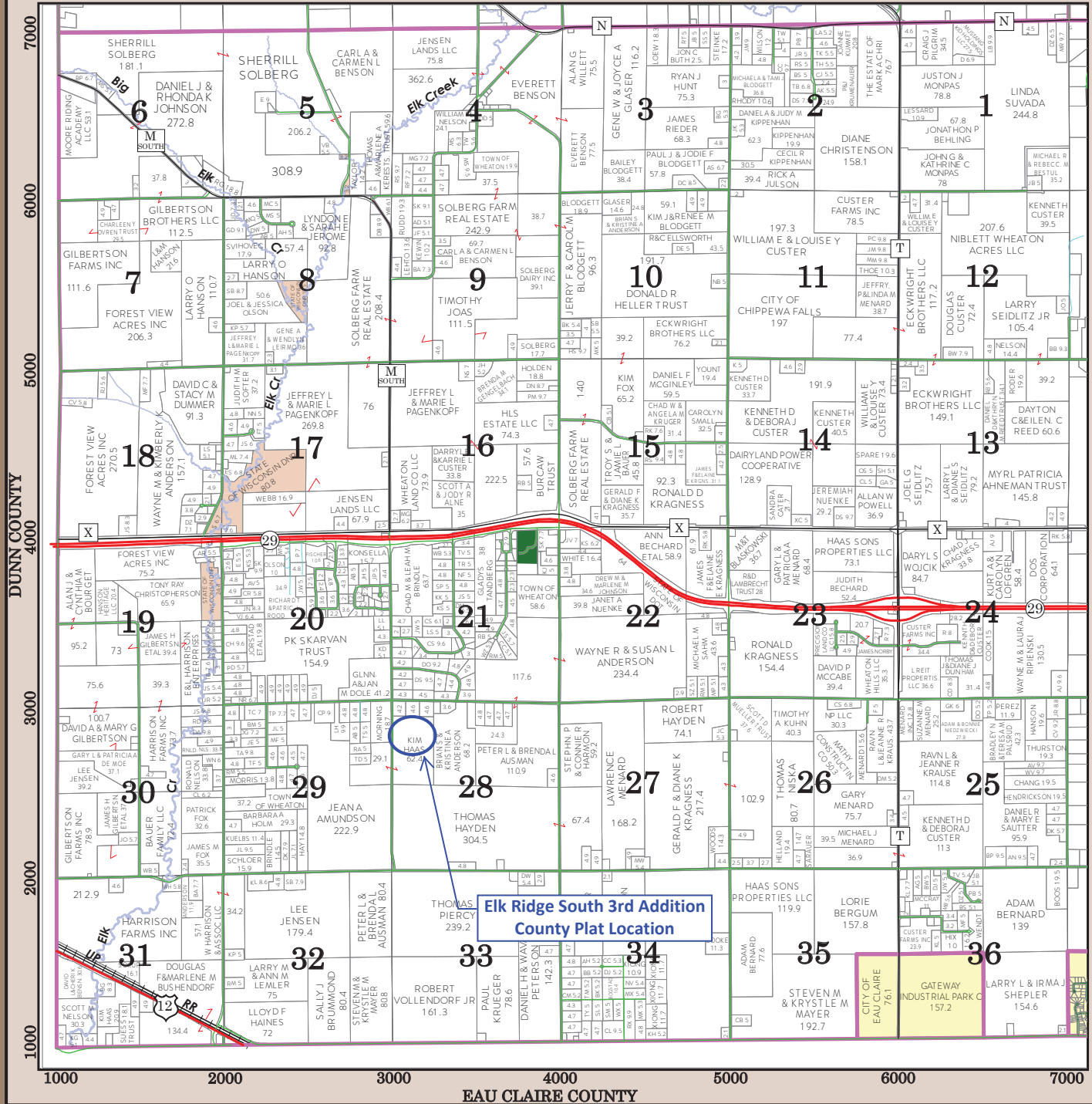
PARCEL TAX ID	CURRENT_ZONING	PROPOSED_ZONING	LAST_NAME	FIRST_NAME	MAILING_ADDRESS	CITY_STATE	ZIP	SITE_ADDRESS
22808-1022-92960001	R3	R2	ALLEN	JOHN W & DOROTHY E	5952 163RD ST	CHIPPEWA FALLS WI	54729	5952 163RD ST CHIPPEWA FALLS 54729
22808-1014-03000000	R2	R1	ANDERSON TRUST	GORDON	16770 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16770 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1011-62300108	R2	R1	BAKER	BRYAN M	16810 58TH AVE	CHIPPEWA FALLS WI	54729	16810 58TH AVE CHIPPEWA FALLS 54729
22808-1011-62300110	R2	R1	BELLMORE & NORMAND		16836 58TH AVE	CHIPPEWA FALLS WI	54729	16836 58TH AVE CHIPPEWA FALLS 54729
22808-1021-63370105	R2	R1	BLANCHETTE	TIMOTHY A & REBECCA L	16376 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16376 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1014-01750000	R2	R1	BURLINGAME	HUNTER	16904 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16904 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1011-62300216	R2	R1	CARD	CHARLES R & CHAROLENE M	5748 189TH ST	CHIPPEWA FALLS WI	54729	
22808-1011-62300101	R2	R1	CHARTRAND	JASON D	5821 167TH AVE	CHIPPEWA FALLS WI	54729	5821 167TH ST CHIPPEWA FALLS 54729
22808-1014-03250000	R2	R1	CHARTRAND	JASON D	16726 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16726 COUNTY HWY J CHIPPEWA FALLS 54729
22808-0334-06500000	R2	R1	CHMELIK	ADAM & LEAH	6444 BLOMMINGTON AVE S	RICHFIELD MN	55432	
22808-1021-00020000	R2	R1	CHMELIK	ADAM & LEAH	6444 BLOMMINGTON AVE S	RICHFIELD MN	55432	
22808-1021-63370107	R2	R1	CHMELIK	ADAM & LEAH	6444 BLOMMINGTON AVE S	RICHFIELD MN	55432	16402 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1012-04800000	R2	R1	DEUTSCHLANDER	JACOB	16568 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16560 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1012-07000000	R2	R1	DEUTSCHLANDER	JACOB	16568 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16568 COUNTY HWY J CHIPPEWA FALLS 54729
22808-0334-68390101	R2	R1	FRAZER	STEVEN L	4833 160TH ST	CHIPPEWA FALLS WI	54729	
22808-1011-62300118	R2	R1	FREDRICKSON	ALEX SHANE	16908 58TH AVE	CHIPPEWA FALLS WI	54729	16908 58TH AVE CHIPPEWA FALLS 54729
22808-1012-09200000	R2	R1	GLODOWSKI	DEVIN G	5802 167TH ST	CHIPPEWA FALLS WI	54729	5802 167TH ST CHIPPEWA FALLS 54729
22808-0333-01050000	R3	R1	GOODMAN	FRANK J & MARILYN J	9406 40TH ST	COLFAX WI	54730	6200 163RD ST CHIPPEWA FALLS 54729
22808-1021-03000000	R2	R1	GREYE	MARTIN A & JOYCE A	16346 COUNTY HWY J	CHIPPEWA FALLS WI	54729	
22808-1021-63370101	R2	R1	GREYE	MARTIN A & JOYCE A	16346 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16346 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1012-04000000	R2	R1	HALEY	MICHAEL G	3304 MARTIN ST	ALTOONA WI	54720	16518 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1012-08800000	R2	R3	HANSON	MERVIN W & CHERYL A	11661 COUNTY HWY X	CHIPPEWA FALLS WI	54729	16636 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1011-62300113	R2	R1	HEIDTKE	DUANE R	16876 58TH AVE	CHIPPEWA FALLS WI	54729	16848 58TH AVE CHIPPEWA FALLS 54729
22808-1011-75245001	R2	R1	HEIDTKE	DUANE R	16876 58TH AVE	CHIPPEWA FALLS WI	54729	16876 58TH AVE CHIPPEWA FALLS 54729
22808-1014-03500000	R2	R1	KIPP JR	KENNETH	4078 110TH ST	CHIPPEWA FALLS WI	54729	16712 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1011-62300105	R2	R1	KORN	RICHARD	364 W CEDAR ST	CHIPPEWA FALLS WI	54729	5811 167TH ST CHIPPEWA FALLS 54729
22808-1014-02000000	R2	R1	KRUMENAUER	LARRY R	16884 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16884 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1011-62300202	R2	R1	LAWTON	JOHN	16797 58TH AVE	CHIPPEWA FALLS WI	54729	16797 58TH AVE CHIPPEWA FALLS 54729
22808-1011-62300209	R2	R1	LEIN	DANIEL	16861 58TH AVE	CHIPPEWA FALLS WI	54729	16861 58TH AVE CHIPPEWA FALLS 54729
22808-1014-00750000	R2	R1	LOVELIEN	GRACE	16970 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16970 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1011-62300204	R2	R1	LUND	ROGER A	16817 58TH AVE	CHIPPEWA FALLS WI	54729	16817 58TH AVE CHIPPEWA FALLS 54729
22808-1022-92960002	R3	R2	MCFaul	RICHARD G & JACQUELINE V	5950 163RD ST	CHIPPEWA FALLS WI	54729	5950 163RD ST CHIPPEWA FALLS 54729
22808-1011-62300201	R2	R1	MILLER	SHANE	5765 167TH ST	CHIPPEWA FALLS WI	54729	5765 167TH ST CHIPPEWA FALLS 54729
22808-1021-63370102	R2	R1	NORMAND	SCOTT	5249 COUNTY HWY K	CHIPPEWA FALLS WI	54729	16354 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1021-63370104	R2	R1	NORMAND	JOHN D & CLAUDIA A	16362 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16362 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1011-62300207	R2	R1	NYHUS	CHRISTOPHER	16847 58TH AVE	CHIPPEWA FALLS WI	54729	16847 58TH AVE CHIPPEWA FALLS 54729
22808-1011-75310001	R2	R1	O'CONNOR	ARVELLA M	16899 58TH AVE	CHIPPEWA FALLS WI	54729	16899 58TH AVE CHIPPEWA FALLS 54729
22808-0334-75478002	R2	R1	OPSAHL	MARVIN	5927 163RD ST	CHIPPEWA FALLS WI	54729	5927 163RD ST CHIPPEWA FALLS 54729
22808-0333-72264003	R3	R2	OSTER	IRMA A	6014 163RD ST	CHIPPEWA FALLS WI	54729	6014 163RD ST CHIPPEWA FALLS 54729
22808-1012-04600000	R2	R1	PAULSON	JEFFREY J	16548 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16548 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1021-01000000	R2	R1	RIHN	JOEL J	16452 COUNTY HWY J	CHIPPEWA FALLS WI	54729	
22808-1021-63370109	R2	R1	RIHN	JOEL J	16452 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16452 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1021-75111001	R2	R1	ROSE	DAVID M	16480 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16480 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1021-63370108	R2	R1	SARAUER	JON P & SUSAN A	16436 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16436 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1014-01500000	R2	R1	SIKKEMA	PAUL	16920 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16920 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1011-62300106	R2	R1	SIMINGTON	TIMOTHY P & LINDA L	5807 167TH ST	CHIPPEWA FALLS WI	54729	5807 167TH ST CHIPPEWA FALLS 54729
22808-1012-07600000	R2	R1	SIVERLING	RAYMOND & THERESA	16588 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16588 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1123-03750000	R2	R1	TILLER	JOSEPH M & SHERRIE M	17030 COUNTY HWY J	CHIPPEWA FALLS WI	54729	17030 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1014-01250000	R2	R1	TIRY	MICHAEL J & LINDA F	16938 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16938 COUNTY HWY J CHIPPEWA FALLS 54729
22808-0333-00750000	R3	R1	TOWN OF LAFAYETTE		5765 197TH ST	CHIPPEWA FALLS WI	54729	6182 163RD ST CHIPPEWA FALLS 54729
22808-0334-75478001	R2	R1	WILLIAMS	COLE	543 CHURCHILL ST	EAU CLAIRE WI	54703	5995 163RD ST CHIPPEWA FALLS 54729
22808-1012-08500000	R2	R1	WOODFORD	WYATT	5818 167TH ST	CHIPPEWA FALLS WI	54729	
22808-1012-09500000	R2	R1	WOODFORD	WYATT	5818 167TH ST	CHIPPEWA FALLS WI	54729	5818 167TH ST CHIPPEWA FALLS 54729

2022-0008 Town of Lafayette Zoning Update # 1
(Numerical based on Parcel Tax ID)

PARCEL TAX ID	CURRENT_ZONING	PROPOSED_ZONING	LAST_NAME	FIRST_NAME	MAILING_ADDRESS	CITY_STATE	ZIP	SITE_ADDRESS
22808-0333-00750000	R3	R1	TOWN OF LAFAYETTE		5765 197TH ST	CHIPPEWA FALLS WI	54729	6182 163RD ST CHIPPEWA FALLS 54729
22808-0333-01050000	R3	R1	GOODMAN	FRANK J & MARILYN J	9406 40TH ST	COLFAX WI	54730	6200 163RD ST CHIPPEWA FALLS 54729
22808-0333-72264003	R3	R2	OSTER	IRMA A	6014 163RD ST	CHIPPEWA FALLS WI	54729	6014 163RD ST CHIPPEWA FALLS 54729
22808-0334-06500000	R2	R1	CHMELIK	ADAM & LEAH	6444 BLOMMINGTON AVE S	RICHFIELD MN	55432	
22808-0334-68390101	R2	R1	FRAZER	STEVEN L	4833 160TH ST	CHIPPEWA FALLS WI	54729	
22808-0334-75478001	R2	R1	WILLIAMS	COLE	543 CHURCHILL ST	EAU CLAIRE WI	54703	5995 163RD ST CHIPPEWA FALLS 54729
22808-0334-75478002	R2	R1	OPSAHL	MARVIN	5927 163RD ST	CHIPPEWA FALLS WI	54729	5927 163RD ST CHIPPEWA FALLS 54729
22808-1011-62300101	R2	R1	CHARTRAND	JASON D	5821 167TH AVE	CHIPPEWA FALLS WI	54729	5821 167TH ST CHIPPEWA FALLS 54729
22808-1011-62300105	R2	R1	KORN	RICHARD	364 W CEDAR ST	CHIPPEWA FALLS WI	54729	5811 167TH ST CHIPPEWA FALLS 54729
22808-1011-62300106	R2	R1	SIMINGTON	TIMOTHY P & LINDA L	5807 167TH ST	CHIPPEWA FALLS WI	54729	5807 167TH ST CHIPPEWA FALLS 54729
22808-1011-62300108	R2	R1	BAKER	BRYAN M	16810 58TH AVE	CHIPPEWA FALLS WI	54729	16810 58TH AVE CHIPPEWA FALLS 54729
22808-1011-62300110	R2	R1	BELLMORE & NORMAND		16836 58TH AVE	CHIPPEWA FALLS WI	54729	16836 58TH AVE CHIPPEWA FALLS 54729
22808-1011-62300113	R2	R1	HEIDTKE	DUANE R	16876 58TH AVE	CHIPPEWA FALLS WI	54729	16848 58TH AVE CHIPPEWA FALLS 54729
22808-1011-62300118	R2	R1	FREDRICKSON	ALEX SHANE	16908 58TH AVE	CHIPPEWA FALLS WI	54729	16908 58TH AVE CHIPPEWA FALLS 54729
22808-1011-62300201	R2	R1	MILLER	SHANE	5765 167TH ST	CHIPPEWA FALLS WI	54729	5765 167TH ST CHIPPEWA FALLS 54729
22808-1011-62300202	R2	R1	LAWTON	JOHN	16797 58TH AVE	CHIPPEWA FALLS WI	54729	16797 58TH AVE CHIPPEWA FALLS 54729
22808-1011-62300204	R2	R1	LUND	ROGER A	16817 58TH AVE	CHIPPEWA FALLS WI	54729	16817 58TH AVE CHIPPEWA FALLS 54729
22808-1011-62300207	R2	R1	NYHUS	CHRISTOPHER	16847 58TH AVE	CHIPPEWA FALLS WI	54729	16847 58TH AVE CHIPPEWA FALLS 54729
22808-1011-62300209	R2	R1	LEIN	DANIEL	16861 58TH AVE	CHIPPEWA FALLS WI	54729	16861 58TH AVE CHIPPEWA FALLS 54729
22808-1011-62300216	R2	R1	CARD	CHARLES R & CHAROLENE M	5748 189TH ST	CHIPPEWA FALLS WI	54729	
22808-1011-75245001	R2	R1	HEIDTKE	DUANE R	16876 58TH AVE	CHIPPEWA FALLS WI	54729	16876 58TH AVE CHIPPEWA FALLS 54729
22808-1011-75310001	R2	R1	O'CONNOR	ARVELLA M	16899 58TH AVE	CHIPPEWA FALLS WI	54729	16899 58TH AVE CHIPPEWA FALLS 54729
22808-1012-04000000	R2	R1	HALEY	MICHAEL G	3304 MARTIN ST	ALTOONA WI	54720	16518 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1012-04600000	R2	R1	PAULSON	JEFFREY J	16548 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16548 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1012-04800000	R2	R1	DEUTSCHLANDER	JACOB	16568 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16560 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1012-07000000	R2	R1	DEUTSCHLANDER	JACOB	16568 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16568 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1012-07600000	R2	R1	SIVERLING	RAYMOND & THERESA	16588 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16588 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1012-08500000	R2	R1	WOODFORD	WYATT	5818 167TH ST	CHIPPEWA FALLS WI	54729	
22808-1012-08800000	R2	R3	HANSON	MERVIN W & CHERYL A	11661 COUNTY HWY X	CHIPPEWA FALLS WI	54729	16636 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1012-09200000	R2	R1	GLADOWSKI	DEVIN G	5802 167TH ST	CHIPPEWA FALLS WI	54729	5802 167TH ST CHIPPEWA FALLS 54729
22808-1012-09500000	R2	R1	WOODFORD	WYATT	5818 167TH ST	CHIPPEWA FALLS WI	54729	5818 167TH ST CHIPPEWA FALLS 54729
22808-1014-00750000	R2	R1	LOVELIEN	GRACE	16970 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16970 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1014-01250000	R2	R1	TIRY	MICHAEL J & LINDA F	16938 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16938 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1014-01500000	R2	R1	SIKKEMA	PAUL	16920 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16920 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1014-01750000	R2	R1	BURLINGAME	HUNTER	16904 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16904 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1014-02000000	R2	R1	KRUMENAUER	LARRY R	16884 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16884 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1014-03000000	R2	R1	ANDERSON TRUST	GORDON	16770 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16770 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1014-03250000	R2	R1	CHARTRAND	JASON D	16726 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16726 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1014-03500000	R2	R1	KIPP JR	KENNETH	4078 110TH ST	CHIPPEWA FALLS WI	54729	16712 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1021-00020000	R2	R1	CHMELIK	ADAM & LEAH	6444 BLOMMINGTON AVE S	RICHFIELD MN	55432	
22808-1021-01000000	R2	R1	RIHN	JOEL J	16452 COUNTY HWY J	CHIPPEWA FALLS WI	54729	
22808-1021-03000000	R2	R1	GREYE	MARTIN A & JOYCE A	16346 COUNTY HWY J	CHIPPEWA FALLS WI	54729	
22808-1021-63370101	R2	R1	GREYE	MARTIN A & JOYCE A	16346 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16346 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1021-63370102	R2	R1	NORMAND	SCOTT	5249 COUNTY HWY K	CHIPPEWA FALLS WI	54729	16354 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1021-63370104	R2	R1	NORMAND	JOHN D & CLAUDIA A	16362 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16362 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1021-63370105	R2	R1	BLANCHETTE	TIMOTHY A & REBECCA L	16376 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16376 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1021-63370107	R2	R1	CHMELIK	ADAM & LEAH	6444 BLOMMINGTON AVE S	RICHFIELD MN	55432	16402 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1021-63370108	R2	R1	SARAUER	JON P & SUSAN A	16436 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16436 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1021-63370109	R2	R1	RIHN	JOEL J	16452 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16452 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1021-75111001	R2	R1	ROSE	DAVID M	16480 COUNTY HWY J	CHIPPEWA FALLS WI	54729	16480 COUNTY HWY J CHIPPEWA FALLS 54729
22808-1022-92960001	R3	R2	ALLEN	JOHN W & DOROTHY E	5952 163RD ST	CHIPPEWA FALLS WI	54729	5952 163RD ST CHIPPEWA FALLS 54729
22808-1022-92960002	R3	R2	MCFAYL	RICHARD G & JACQUELINE V	5950 163RD ST	CHIPPEWA FALLS WI	54729	5950 163RD ST CHIPPEWA FALLS 54729
22808-1123-03750000	R2	R1	TILLER	JOSEPH M & SHERRIE M	17030 COUNTY HWY J	CHIPPEWA FALLS WI	54729	17030 COUNTY HWY J CHIPPEWA FALLS 54729



SEE PAGE 26



EAU CLAIRE COUNTY

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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.

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Mobile Parcel Viewer

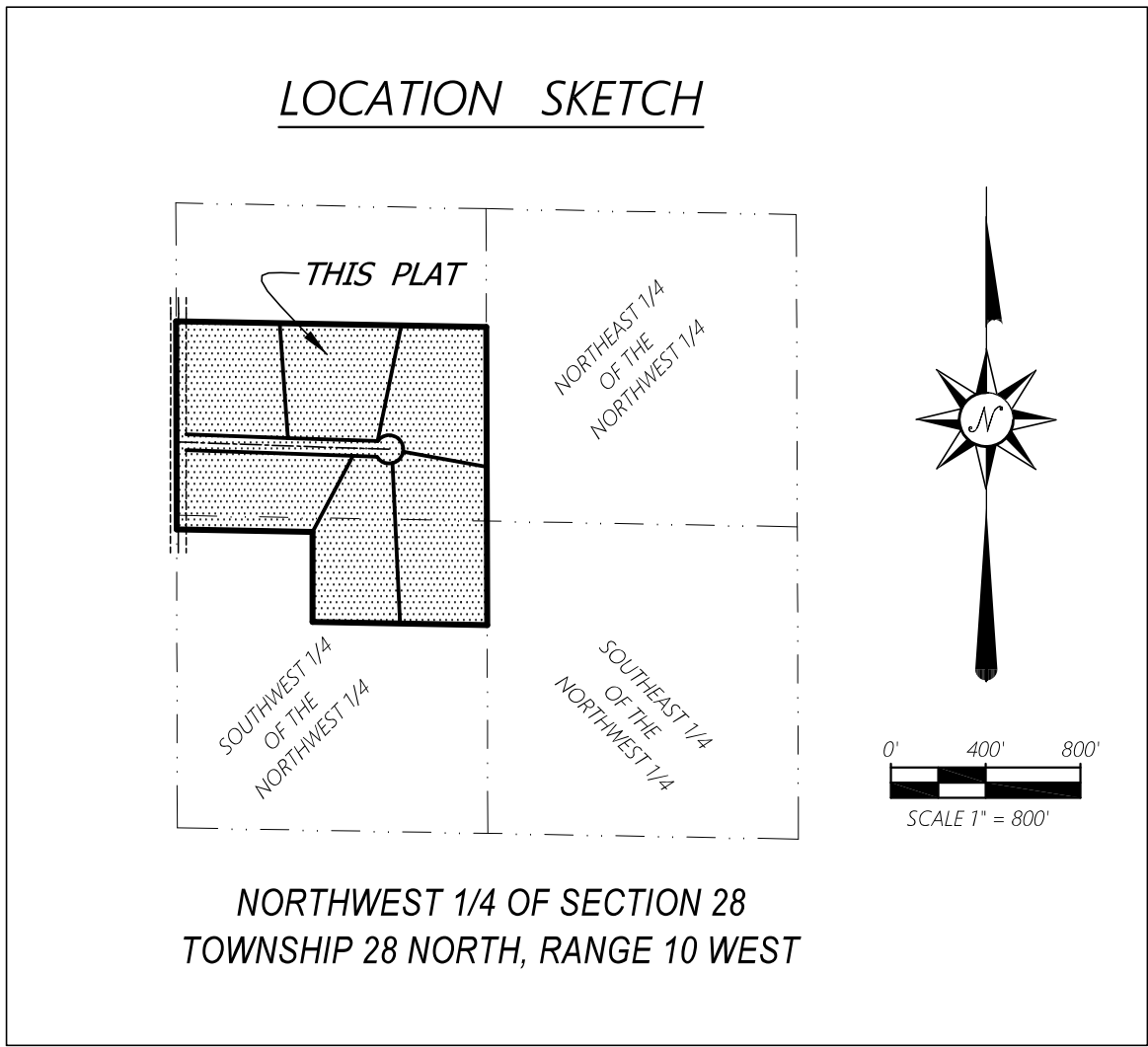
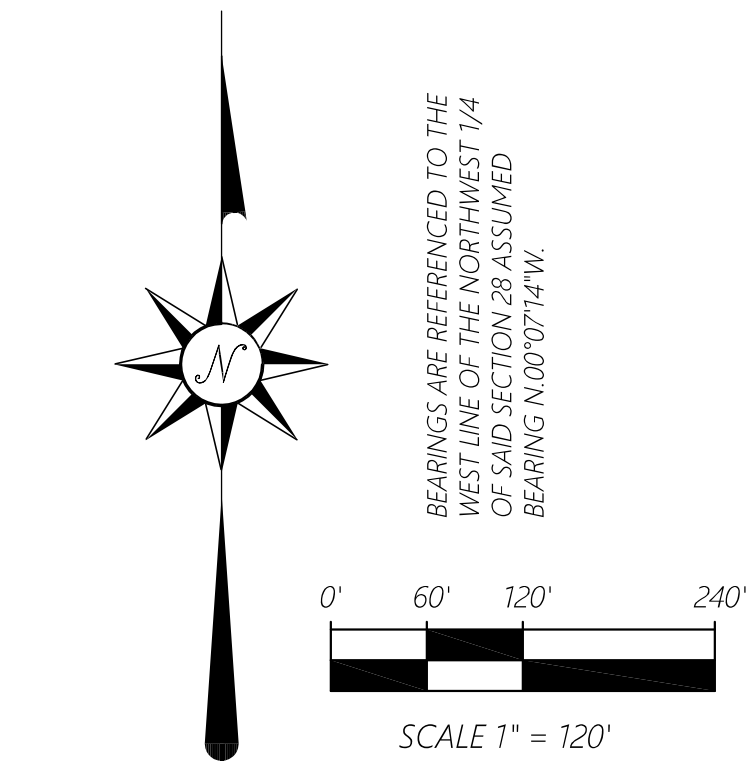
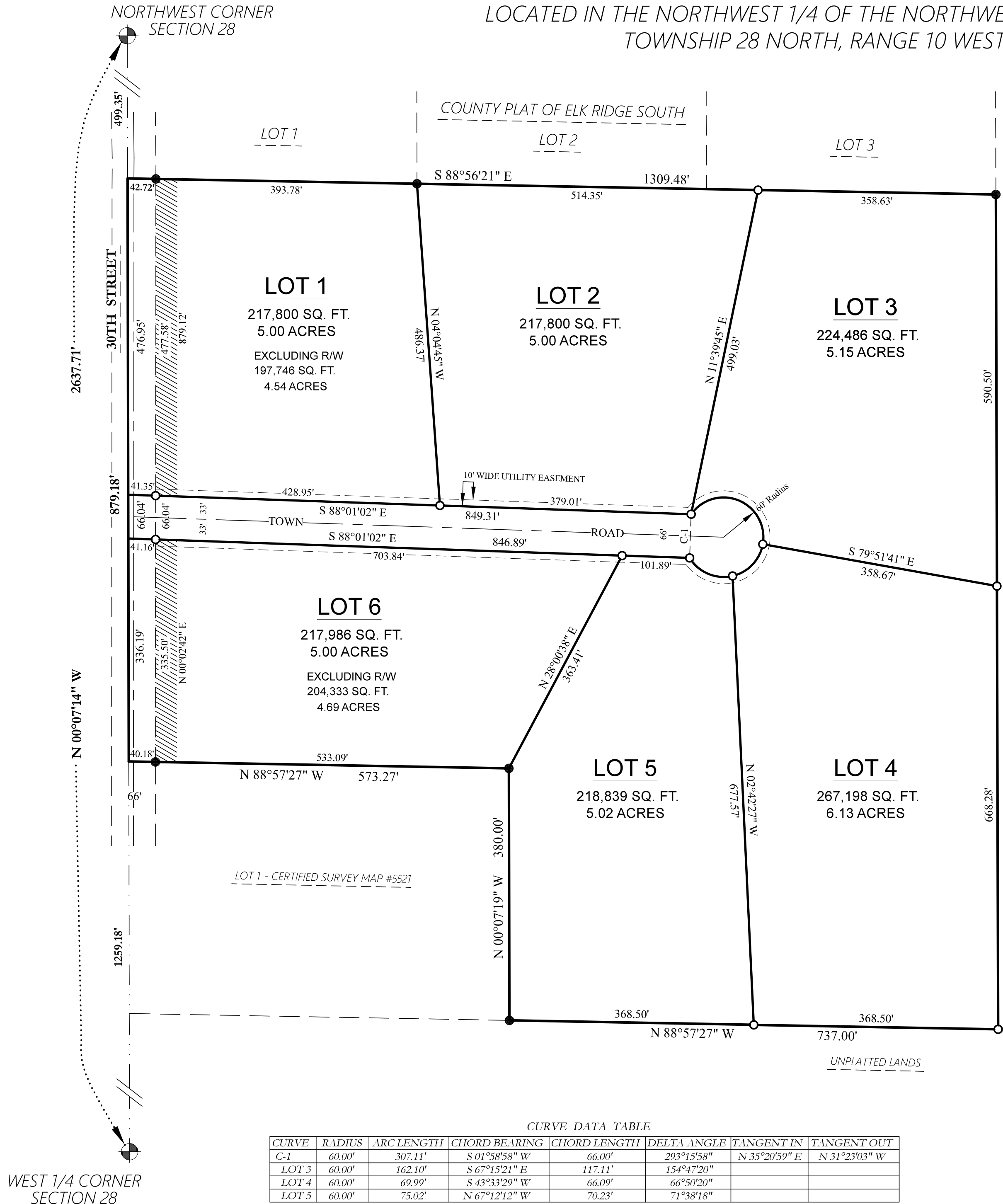
View parcel data and so much more all from your mobile device

Explore the world around you from anywhere!

Visit <https://www.co.chippewa.wi.us/> and search "mobile" or go to: <https://chipcogis.maps.arcgis.com/apps/webappviewer/index.html?id=258d5a3b2ee2476bb1953a443cd703c8>

COUNTY PLAT OF ELK RIDGE SOUTH 3RD ADDITION

LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 28,
TOWNSHIP 28 NORTH, RANGE 10 WEST, TOWN OF WHEATON, CHIPPEWA COUNTY, WISCONSIN.



- LEGEND**
- Found 4" Outside Diameter Cast-Iron Monument
 - Found 1" O.D. Iron Pipe
 - Set 1" Outside Diameter x 18" Iron Pipe weighing 1.13 pounds per linear foot
 - Hatched Area = No Access Allowed to 30th Street
 - R/W = Right-of-Way
 - SQ. FT. = Square Feet
 - The ties were verified for the Section Corners shown.
 - Fieldwork was completed on February 19, 2022.

TOWN OF WHEATON APPROVAL CERTIFICATE:

Resolved, that this County Plat of Elk Ridge South 3rd Addition in the Town of Wheaton, is hereby approved by the Town Board.

Date _____ Signed _____
Mark Blaskowski, Town Chairman

Date _____ Signed _____
Scott Deutscher, Town Clerk

CHIPPEWA COUNTY DEPARTMENT OF PLANNING AND ZONING:

I, Douglas Clary, Director of the Chippewa County Department of Planning and Zoning, certify that The County Plat of Elk Ridge South 3rd Addition in the Town of Wheaton, Kim Haas, owner, is hereby approved of as complying with Chapter 38 and other applicable Chapters of the County Code of General Ordinances.

Dated this _____ day of _____, 2022.

Douglas Clary, Director

SURVEYOR'S CERTIFICATE:

I, James Scheffler, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of Kim Haas, owner, I have surveyed part of the Northwest 1/4 of the Northwest 1/4 and part of the Southwest 1/4 of the Northwest 1/4 of Section 28, Township 28 North, Range 10 West, Town of Wheaton, Chippewa County, Wisconsin. The parcel is more particularly described as follows:

COMMENCING at the West 1/4 Corner of said Section 28; thence, N.00°07'14"W. along the West Line of the Northwest 1/4, 1259.18 feet to the Northwest Corner of Lot 1 of Certified Survey Map Number 5521 and the POINT OF BEGINNING; thence, continuing along said West Line N .00°07'14"W., 879.18 feet; thence, S.88°56'21"E. along the South Line of the County Plat of Elk Ridge South, 1309.48 feet; thence, S.00°09'26"E., 1258.78 feet; thence, N.88°57'27"W., 737.00 feet to the Southeast Corner of Lot 1 of CSM Number 5521; thence, N.00°07'19"W., 380.00 feet to the Northeast Corner of said Lot 1; thence, N.88°57'27"W. along the North Line of said Lot 1, 573.27 feet to the POINT OF BEGINNING. Being subject to any easements of record.

I further certify that said County Plat is a correct representation of the exterior boundaries and the subdivision thereof made and I have complied with the provisions of the Subdivision Regulations of Chippewa County and the Town of Wheaton in surveying, dividing, and mapping the same.

Date _____ Signed _____
James M. Scheffler, Professional Land Surveyor S-2897



CITY OF EAU CLAIRE APPROVAL CERTIFICATE:

Resolved, that this County Plat of Elk Ridge South 3rd Addition in the Town of Wheaton, is hereby approved by the Common Council.

Approved _____ (Date) Signed _____
Scott Allen, Director of Community Development

COUNTY PLAT OF ELK RIDGE SOUTH 3RD ADDITION

LOCATED IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 28,
TOWNSHIP 28 NORTH, RANGE 10 WEST, TOWN OF WHEATON, CHIPPEWA COUNTY, WISCONSIN.

CERTIFICATE OF TOWN TREASURER:

STATE OF WISCONSIN} **SS**
COUNTY OF CHIPPEWA}

I, Laura Hayden, being the duly elected, qualified and acting Town Treasurer of the Town of Wheaton, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____, 2022 on any of the land included in the County Plat of Elk Ridge South 3rd Addition.

Laura Hayden, Town Treasurer

Date

COUNTY TREASURER'S CERTIFICATE:

STATE OF WISCONSIN} **SS**
COUNTY OF CHIPPEWA}

I, Patricia Schimmel, being the duly elected, acting and qualified Treasurer of the County of Chippewa, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of this _____ day of _____, 2022, on any of the lands included in the County Plat of Elk Ridge South 3rd Addition.

Patricia Schimmel, County Treasurer

Date

OWNER'S CERTIFICATE:

As owner, I hereby certify that I caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. I also certify that this plat is required by s.236.10 or 236.12 to be submitted to the following for approval or objection:
--Town of Wheaton
--City of Eau Claire
--Chippewa County

In the presence of: _____
Kim Haas, Owner

Date

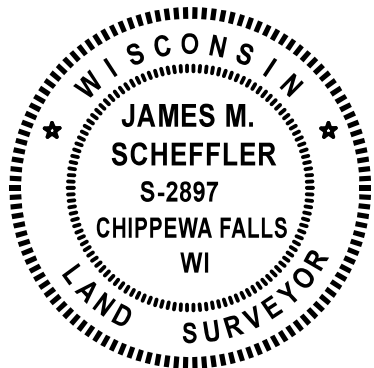
STATE OF WISCONSIN} **SS**

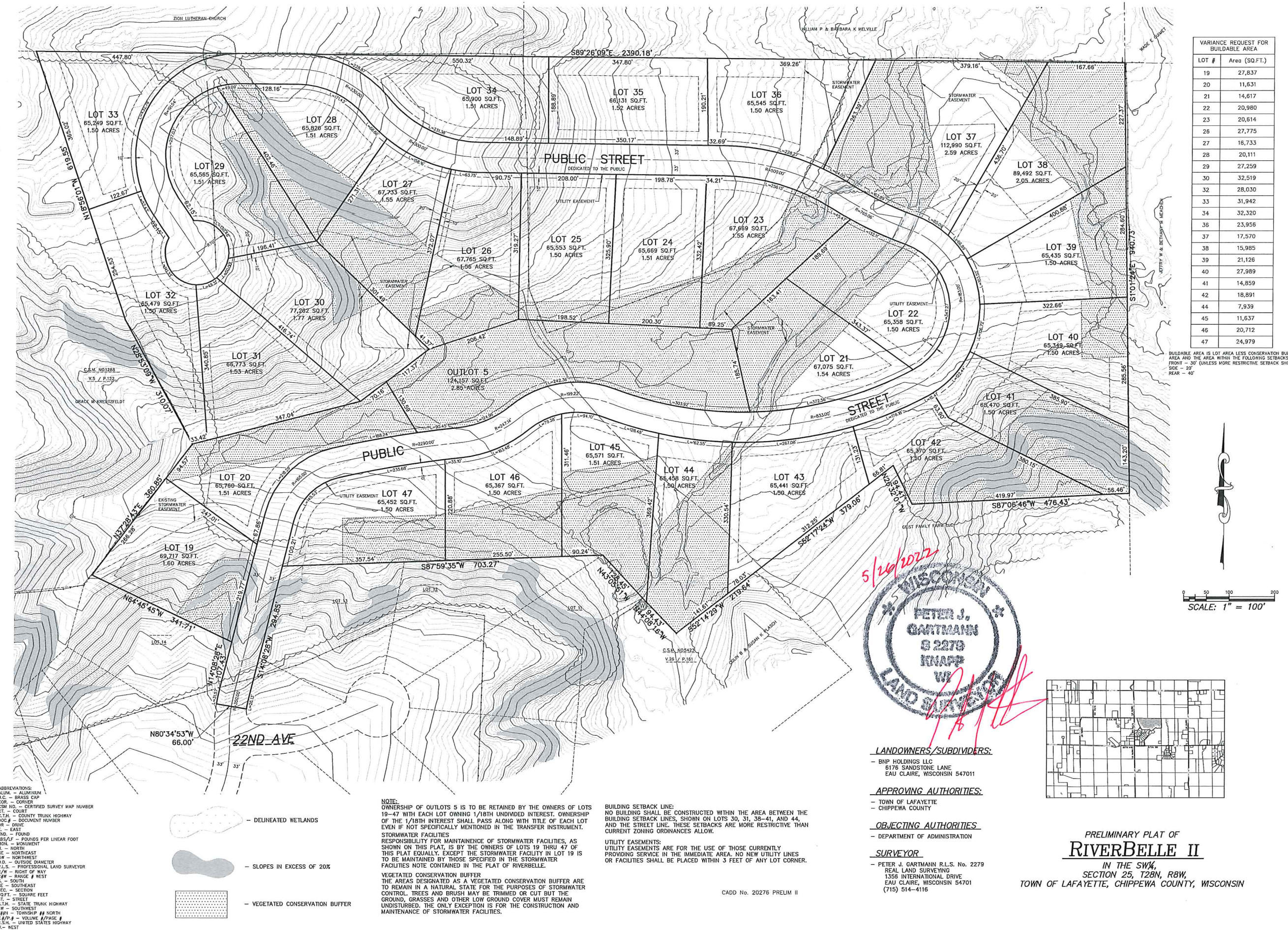
COUNTY}

Personally came before me this _____ day of _____, 2022, the above named Kim Haas to me known to be the same person who executed the foregoing instrument and acknowledged the same.

(Notary Seal) _____ Notary Public, _____, Wisconsin

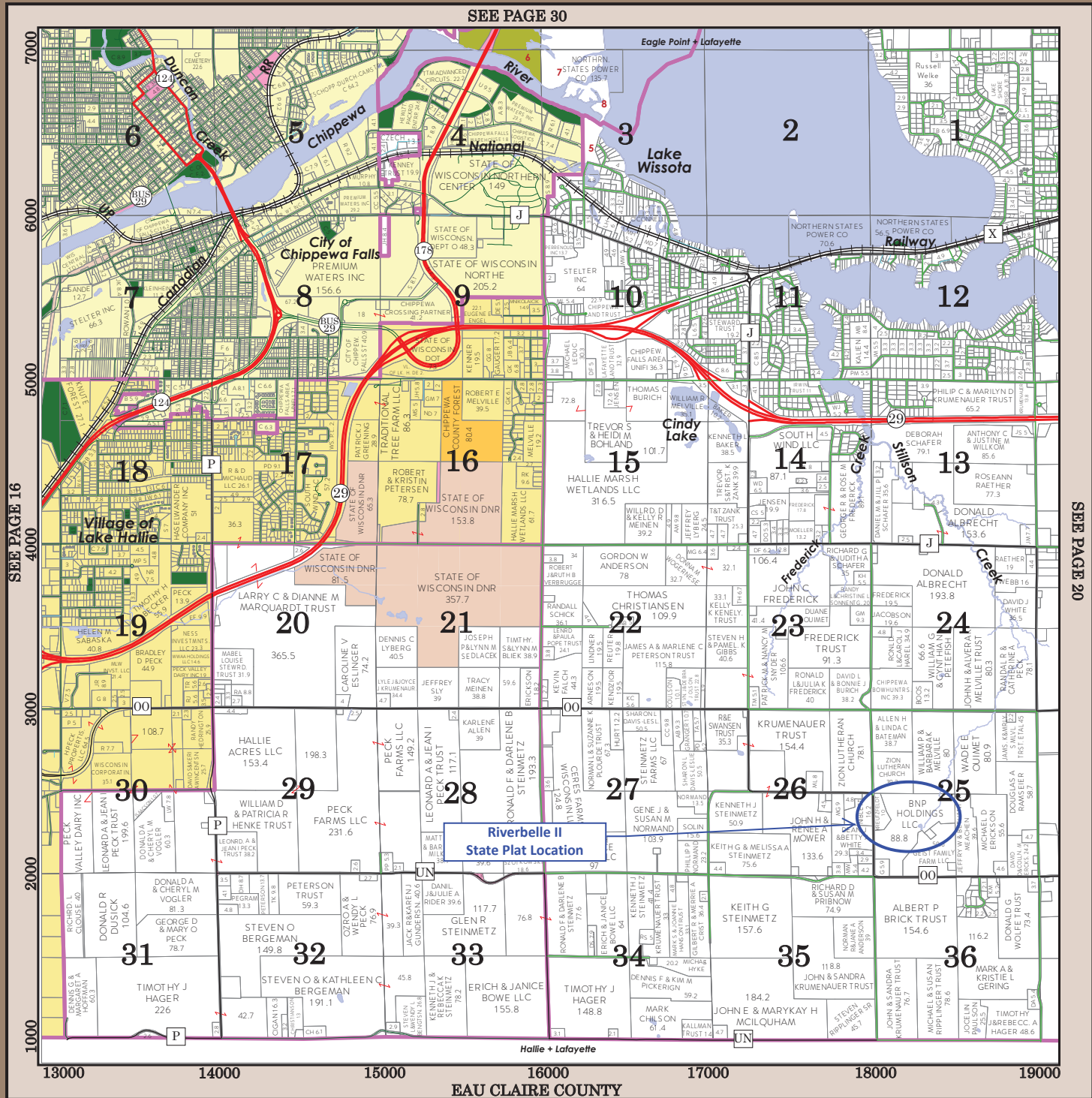
My commission expires _____







SEE PAGE 30



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.

American Land Surveying



Industrial/Utility Residential Recreational Commercial Vacation Land
Phone 715-214-6508 Eau Claire, Wisconsin www.americanlandsurveying.net

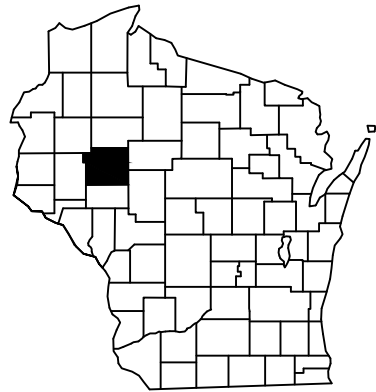
Your Local Land Surveying Experts Serving All of The Chippewa Valley!

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Chippewa County Land Records
711 North Bridge Street
Chippewa Falls, WI 54729
715.726.7928

SEE PAGE 20

CHIPPEWA COUNTY

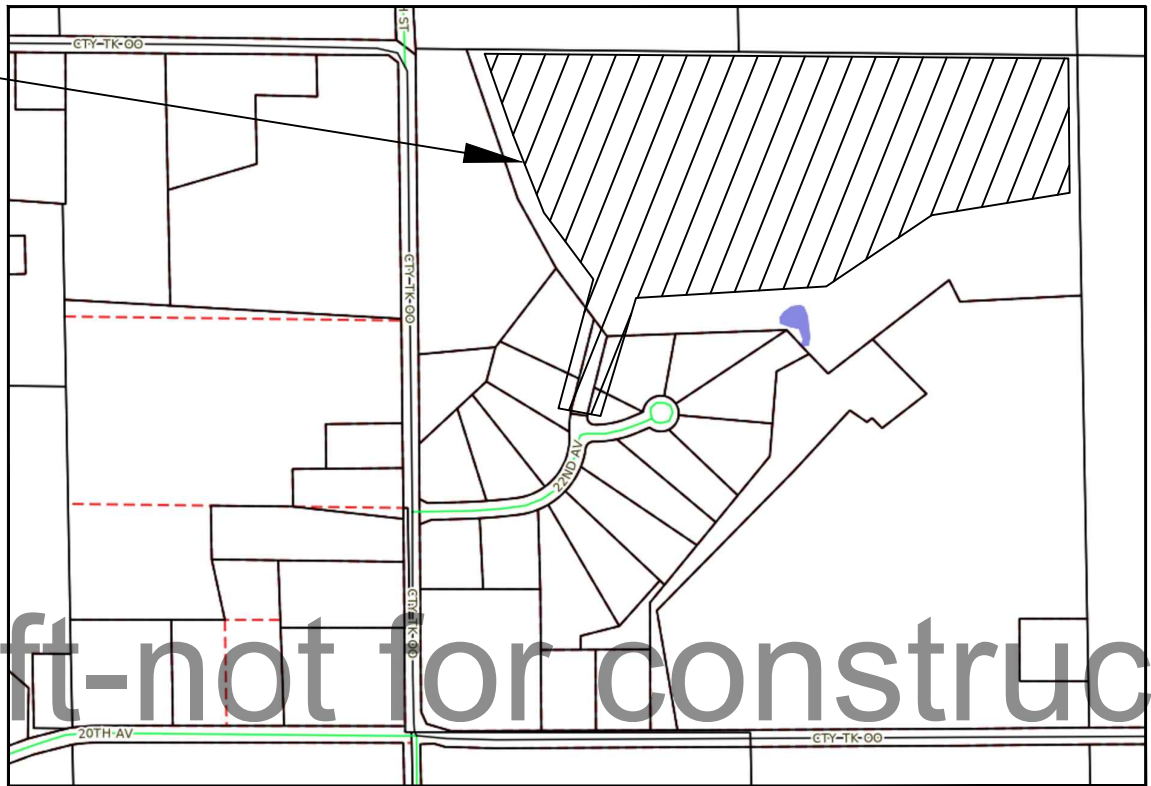


VICINITY MAP

PROJECT LOCATION

CONTACTS	
CHIPPEWA COUNTY	CHIPPEWA COUNTY PLANNING & ZONING OFFICE DOUG CLARY (715) 726-7940
ELECTRIC	XCEL ENERGY: DESIGN SECTION ATTN: JOHN KELSER (715) 737-1431
GAS	XCEL ENERGY: DESIGN SECTION ATTN: MELISSA GOETTL (EWINGS) (715) 737-6079
TELEPHONE	AT&T ATTN: KEN SCHICK (715) 839-5820
CABLE	CHARTER COMMUNICATIONS ATTN: TERRY WRIGHT (715) 831-8940 ext. 51112
CHIPPEWA COUNTY	LAND CONSERVATION & FOREST MANAGEMENT KETTY CLOW, P.E. (715) 726-7920
TOWN OF LAFAYETTE	TOWN CHAIR DAVE STABER (715) 215-0461

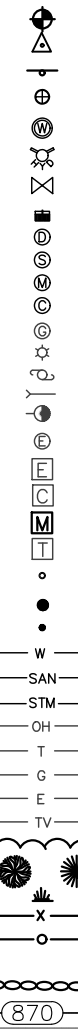
RIVERBELLE II
BnP HOLDINGS, LLC
COUNTY ROAD OO
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI



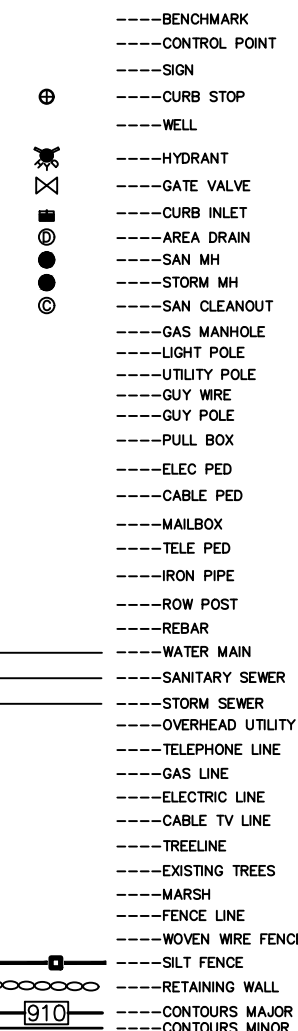
LOCATION MAP

LEGEND

EXISTING



PROPOSED



ABBREVIATIONS:

BC=BACK OF CURB
BLK=BLOCK NUMBER
BOT=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)
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
STA=STATION
STM=STORM SEWER
TC=TOP OF CURB
TYP=TYPICAL
W=WATER FITTINGS
WAT=WATER
WM=WATERMAIN
WO=WALKOUT STYLE HOME

SHEET SCHEDULE	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2-3	SHEET INDEX AND ALIGNMENT REPORT
4	EXISTING SITE AND DEMOLITION PLAN
5-7	GRADING PLAN
8-10	EROSION CONTROL PLAN
11-18	ALIGNMENT 1 - ROAD A - PLAN & PROFILE
19-25	CROSS SECTIONS
26-31	STORMWATER FACILITY GRADING PLANS & CROSS-SECTIONS
32-34	DETAILS

AEC PROJECT #: 22000 PLANS DATED: MAY 2022

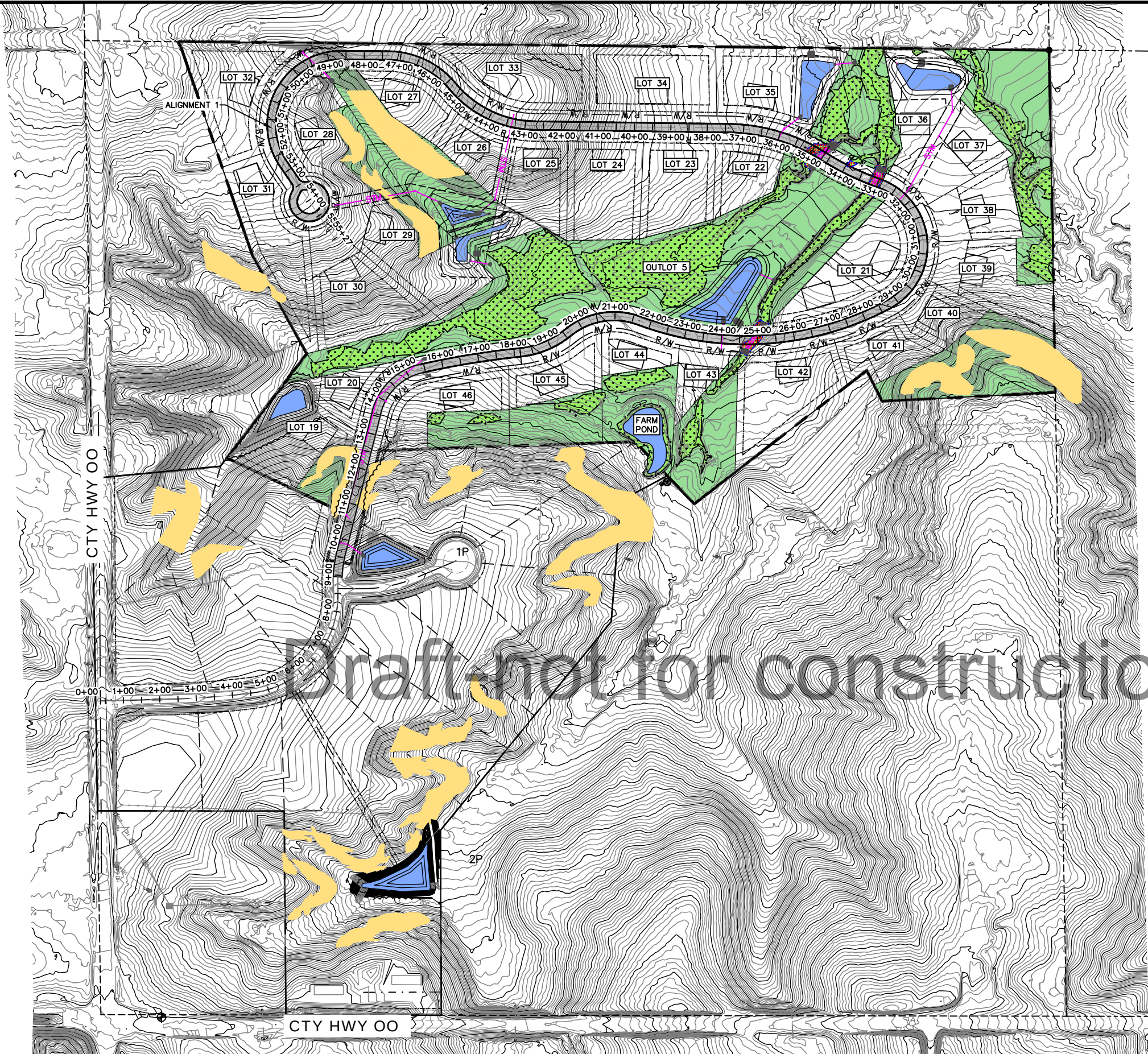


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1360 INTERNATIONAL DR
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PH: 715-552-0330
info@aec.engineering
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PROJECT OWNER/ CLIENT:
BnP HOLDINGS, LLC
ATTN: ADAM ASHLEY
6176 SANDSTONE RD
EAU CLAIRE, WI 54701
PHONE: 715.271.6504
EMAIL: adam@ashleyconstruction.co

PROJECT ENGINEER:
ADVANCED ENGINEERING CONCEPTS
ATTN: MATT APPEL, P.E.
1360 INTERNATIONAL DRIVE, SUITE #1
EAU CLAIRE, WI 54701
PHONE: 715.552.0330
EMAIL: mappel@aec.engineering

SCHEDULE OF REQUIRED PERMITS		
APPROVALS NEEDED	DATE SUBMITTED	APPROVAL
WDNR WRAPP PERMIT		
WDNR GENERAL PERMIT: WETLAND DISTURBANCE		
CHIPPEWA COUNTY STORMWATER PERMIT		



Know what's below.
Call before you dig.



NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.
22000



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SHEET INDEX

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BNP HOLDINGS, LLC
COUNTY ROAD 00
TOWN OF LAFAYETTE
CHIPPWA COUNTY, WI

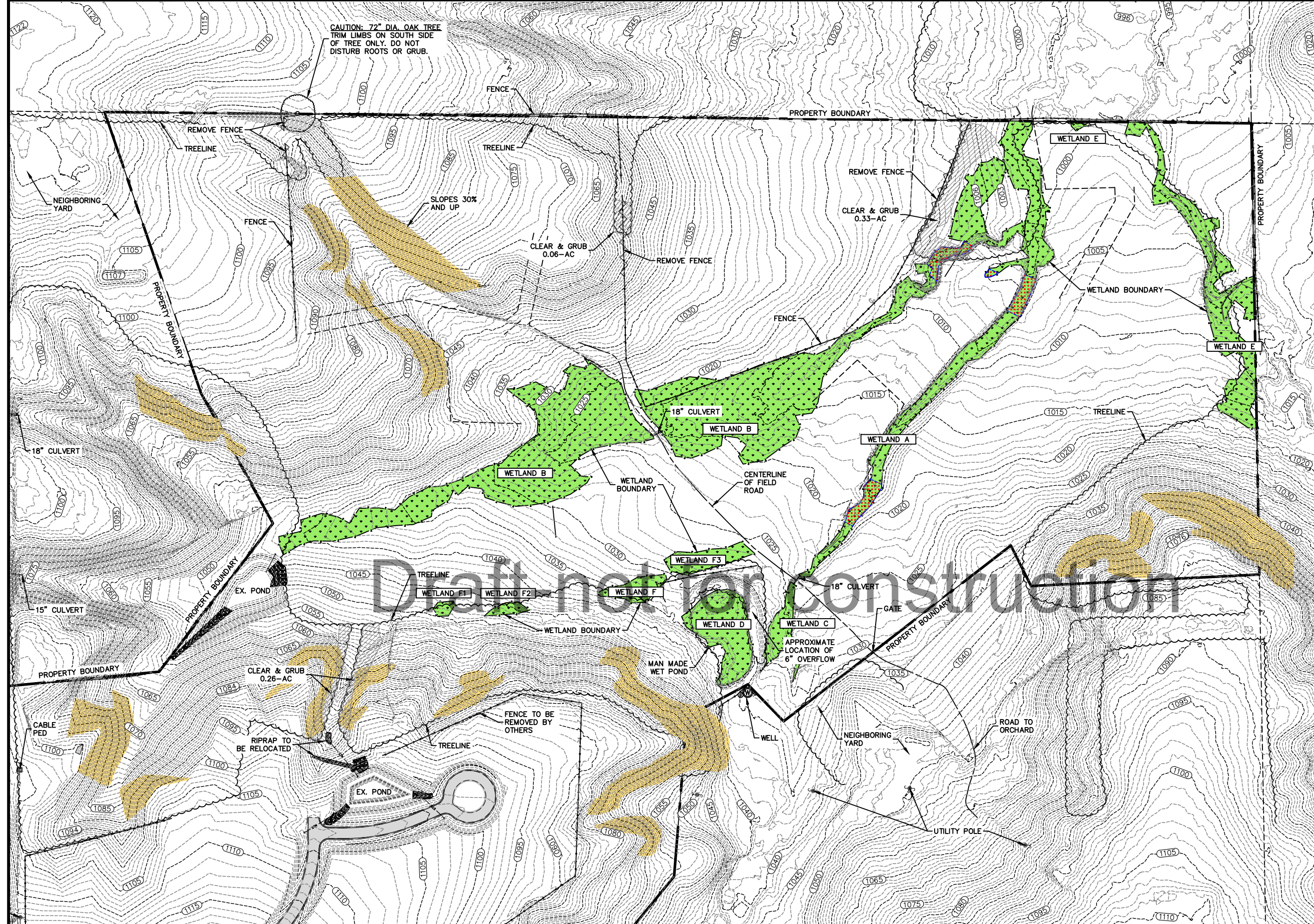
DWG NAME
22000 PG2
INDEX
DATE
5/2022

2

34



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LEGEND

- (1105)--- EXISTING CONTOURS-MNR
- (1105)--- EXISTING CONTOURS-MJR
- [Hatched Box] CLEAR AND GRUB TREES (CLEARING LIMITS)
- [Cross-hatched Box] REMOVE PAVEMENT
- [Line with Ticks] FULL-DEPTH SAWCUT
- [Wavy Line] CURB & GUTTER REMOVAL
- [Line with Ticks] UTILITY REMOVAL

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.

NOTE:
CONTRACTOR TO FIELD VERIFY
EXISTING UTILITY LOCATIONS

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.
22000

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EXISTING CONDITIONS &
DEMOLITION PLAN

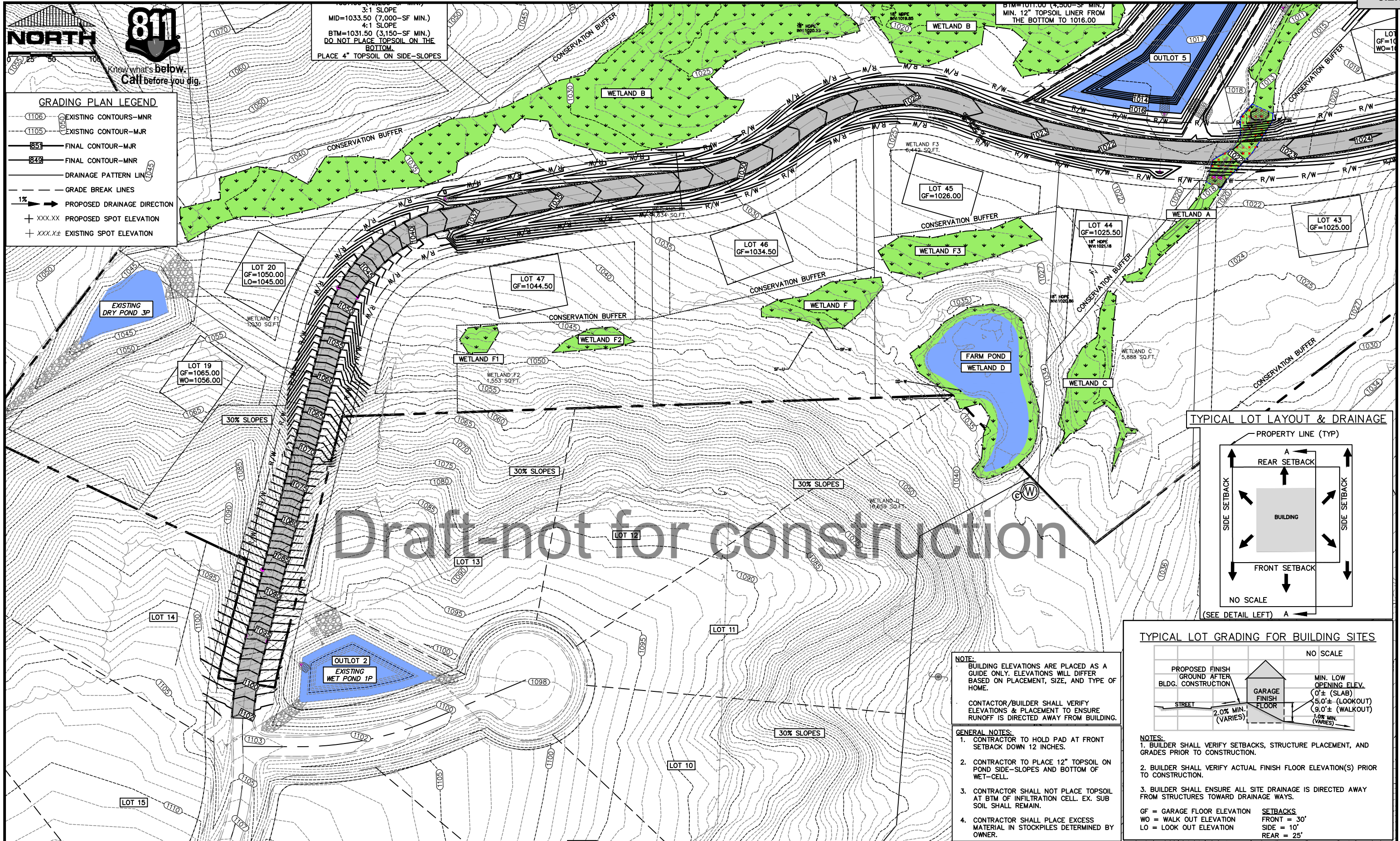
RIVERBELLE II
BNP HOLDINGS, LLC
COUNTY ROAD 00
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME
22000 PG4
EXISTING

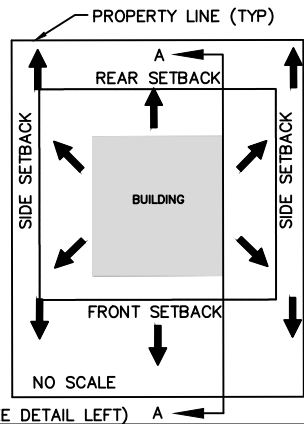
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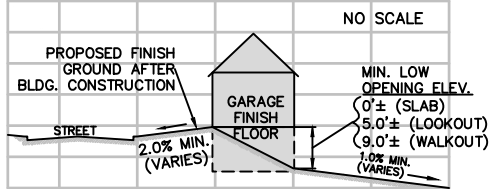
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TYPICAL LOT LAYOUT & DRAINAGE



TYPICAL LOT GRADING FOR BUILDING SITES



NOTE:
BUILDING ELEVATIONS ARE PLACED AS A GUIDE ONLY. ELEVATIONS WILL DIFFER BASED ON PLACEMENT, SIZE, AND TYPE OF HOME.
CONTRACTOR/BUILDER SHALL VERIFY ELEVATIONS & PLACEMENT TO ENSURE RUNOFF IS DIRECTED AWAY FROM BUILDING.

- GENERAL NOTES:**
1. CONTRACTOR TO HOLD PAD AT FRONT SETBACK DOWN 12 INCHES.
 2. CONTRACTOR TO PLACE 12" TOPSOIL ON POND SIDE-SLOPES AND BOTTOM OF WET-CELL.
 3. CONTRACTOR SHALL NOT PLACE TOPSOIL AT BTM OF INFILTRATION CELL. EX. SUB SOIL SHALL REMAIN.
 4. CONTRACTOR SHALL PLACE EXCESS MATERIAL IN STOCKPILES DETERMINED BY OWNER.

NOTES:

1. BUILDER SHALL VERIFY SETBACKS, STRUCTURE PLACEMENT, AND GRADES PRIOR TO CONSTRUCTION.
2. BUILDER SHALL VERIFY ACTUAL FINISH FLOOR ELEVATION(S) PRIOR TO CONSTRUCTION.
3. BUILDER SHALL ENSURE ALL SITE DRAINAGE IS DIRECTED AWAY FROM STRUCTURES TOWARD DRAINAGE WAYS.

GF = GARAGE FLOOR ELEVATION
WO = WALK OUT ELEVATION
LO = LOOK OUT ELEVATION

SETBACKS:
FRONT = 30'
SIDE = 10'
REAR = 25'

NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.
22000



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NORTH CENTRAL
GRADING PLAN

RIVERBELLE II
BNP HOLDINGS, LLC
COUNTY ROAD 00
TOWN OF LAFAYETTE
CHIPPewa COUNTY, WI

DWG NAME
20276 PG8
GRADING
DATE
5/2022

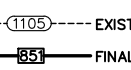
8

34



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GRADING PLAN LEGEND

- 
- | | |
|--|-----------------------------|
|  | EXISTING CONTOURS-MNR |
|  | EXISTING CONTOUR-MJR |
|  | FINAL CONTOUR-MJR |
|  | FINAL CONTOUR-MNR |
|  | DRAINAGE PATTERN LINES |
|  | GRADE BREAK LINES |
|  | PROPOSED DRAINAGE DIRECTION |
|  XXX.XX | PROPOSED SPOT ELEVATION |
|  XXX.X± | EXISTING SPOT ELEVATION |

GENERAL NOTES:

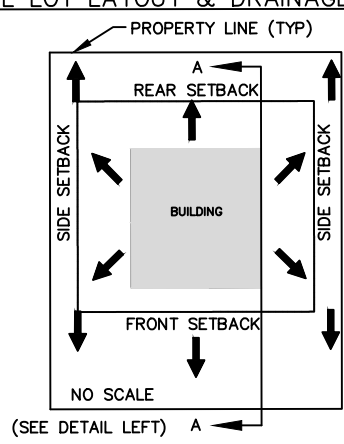
1. CONTRACTOR TO HOLD PAD AT FRONT SETBACK DOWN 12 INCHES.
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3. CONTRACTOR SHALL NOT PLACE TOPSOIL AT BTM OF INFILTRATION CELL. EX. SUB SOIL SHALL REMAIN.
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NOTE:

NOTE: BUILDING ELEVATIONS ARE PLACED AS A GUIDE ONLY. ELEVATIONS WILL DIFFER BASED ON PLACEMENT, SIZE, AND TYPE OF HOME.

CONTACTOR/BUILDER SHALL VERIFY ELEVATIONS & PLACEMENT TO ENSURE RUNOFF IS DIRECTED AWAY FROM BUILDING.

TYPICAL LOT LAYOUT & DRAINAGE



TYPICAL LOT GRADING FOR BUILDING SITES

NO SCALE

PROPOSED FINISH GROUND AFTER BLDG. CONSTRUCTION

STREET

2.0% MIN. (VARIES)

GARAGE FINISH FLOOR

MIN. LOW OPENING ELEV.
(0 ± (SLAB))
5.0' ± (LOOK OUT)
(9.0' ± (WALK OUT))

1.0% MIN. (VARIES)

NOTES:

1. BUILDER SHALL VERIFY SETBACKS, STRUCTURE PLACEMENT, AND GRADES PRIOR TO CONSTRUCTION.
2. BUILDER SHALL VERIFY ACTUAL FINISH FLOOR ELEVATION(S) PRIOR TO CONSTRUCTION.
3. BUILDER SHALL ENSURE ALL SITE DRAINAGE IS DIRECTED AWAY FROM STRUCTURES TOWARD DRAINAGE WAYS.

GF = GARAGE FLOOR ELEVATION
WO = WALK OUT ELEVATION
LO = LOOK OUT ELEVATION

SETBACKS
FRONT = 30'
SIDE = 10'
REAR = 25'

ON SETBACKS
FRONT = 30'
SIDE = 10'
REAR = 25'

[illegible]

PROJ. NO.	22000
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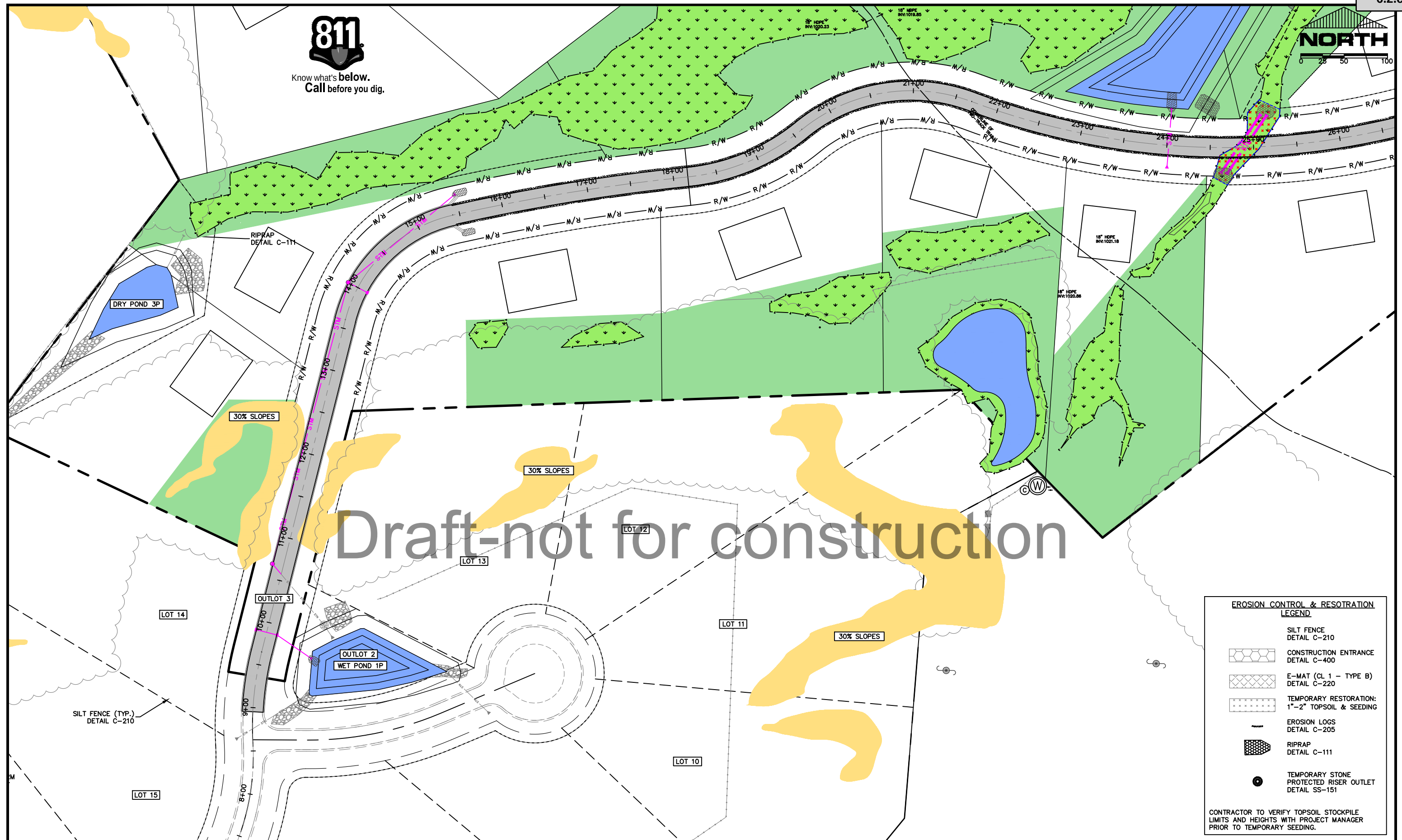
NORTHEAST
GRADING PLAN

RIVERBELLE II
BNP HOLDINGS, LLC
COUNTY ROAD 00
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME	20276 PG10
GRADING	
DATE	5/2022

10

34



EROSION CONTROL & RESOTATION LEGEND

- SILT FENCE
DETAIL C-210
- CONSTRUCTION ENTRANCE
DETAIL C-400
- E-MAT (CL 1 - TYPE B)
DETAIL C-220
- TEMPORARY RESTORATION:
1"-2" TOPSOIL & SEEDING
- EROSION LOGS
DETAIL C-205
- RIPRAP
DETAIL C-111
- TEMPORARY STONE
PROTECTED RISER OUTLET
DETAIL SS-151

CONTRACTOR TO VERIFY TOPSOIL STOCKPILE
LIMITS AND HEIGHTS WITH PROJECT MANAGER
PRIOR TO TEMPORARY SEEDING.

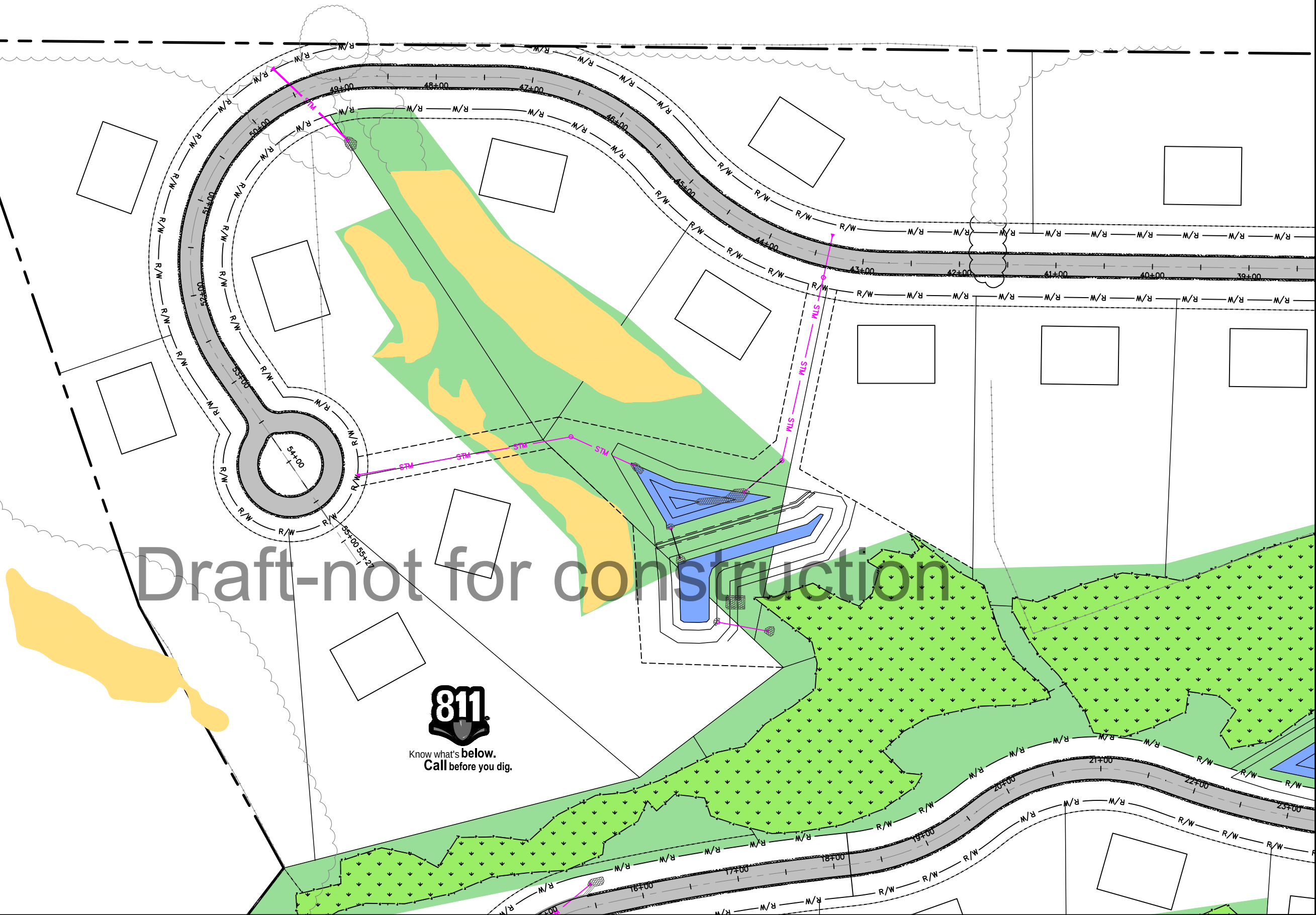
NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED



EROSION CONTROL & RESOTRATION LEGEND

- SILT FENCE
DETAIL C-210
- CONSTRUCTION ENTRANCE
DETAIL C-400
- E-MAT (CL 1 - TYPE B)
DETAIL C-220
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DETAIL C-205
- RIPRAP
DETAIL C-111
- TEMPORARY STONE
PROTECTED RISER OUTLET
DETAIL SS-151

CONTRACTOR TO VERIFY TOPSOIL STOCKPILE LIMITS AND HEIGHTS WITH PROJECT MANAGER PRIOR TO TEMPORARY SEEDING.



NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED

PROJ. NO.
22000

AEC

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NORTHWEST
EROSION CONTROL PLAN

RIVERBELLE II
BNP HOLDINGS, LLC
COUNTY ROAD 00
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME
22000 PG14
EROS CTRL

DATE
5/2022

14
34

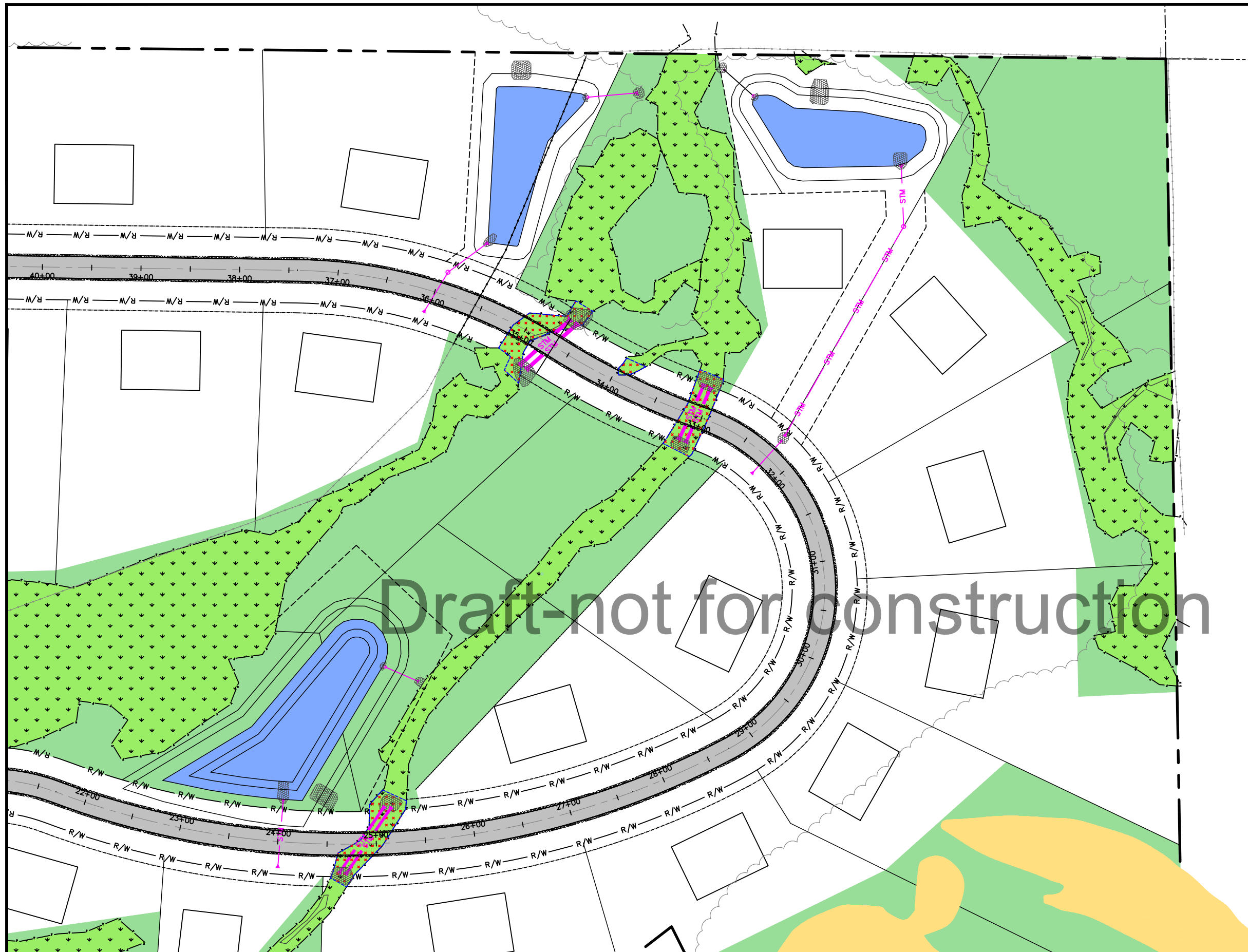


EROSION CONTROL & RESOTRATION
LEGEND

- SILT FENCE
DETAIL C-210
- CONSTRUCTION ENTRANCE
DETAIL C-400
- E-MAT (CL 1 - TYPE B)
DETAIL C-220
- TEMPORARY RESTORATION:
1"-2" TOPSOIL & SEEDING
- EROSION LOGS
DETAIL C-205
- RIPRAP
DETAIL C-111
- TEMPORARY STONE
PROTECTED RISER OUTLET
DETAIL SS-151

CONTRACTOR TO VERIFY TOPSOIL STOCKPILE
LIMITS AND HEIGHTS WITH PROJECT MANAGER
PRIOR TO TEMPORARY SEEDING.

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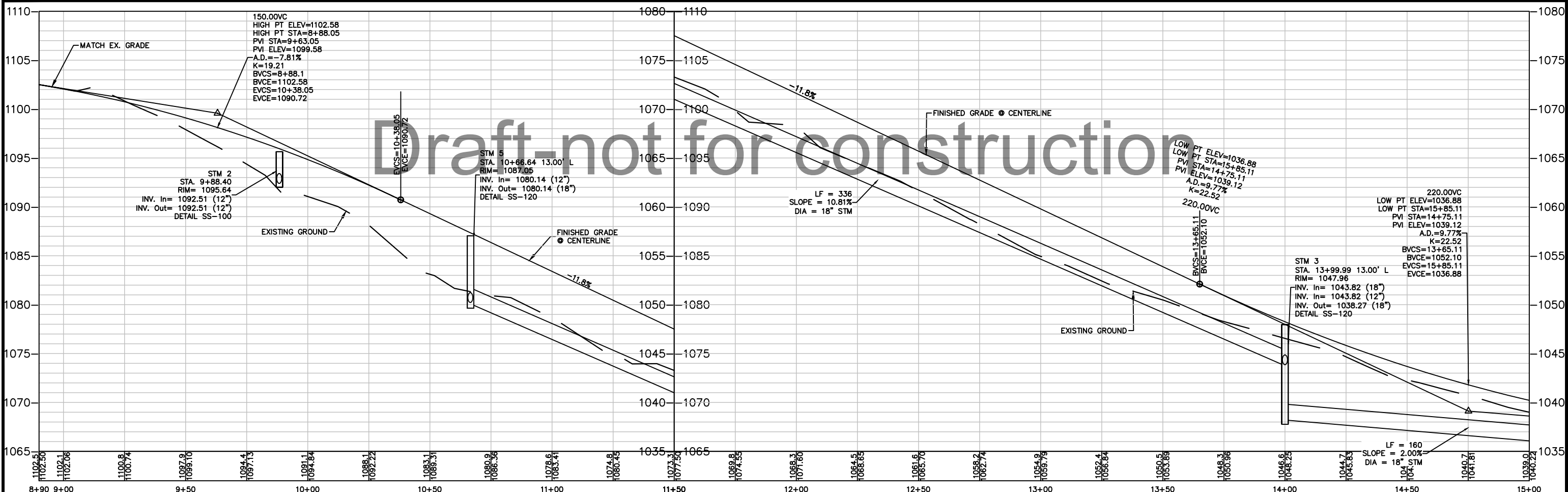
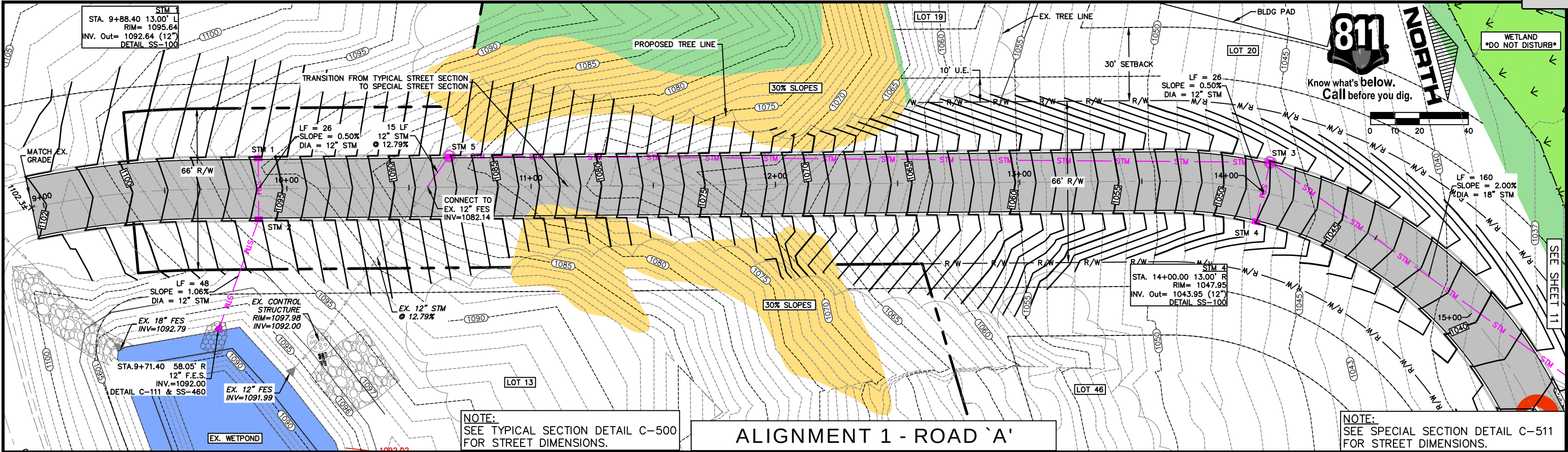


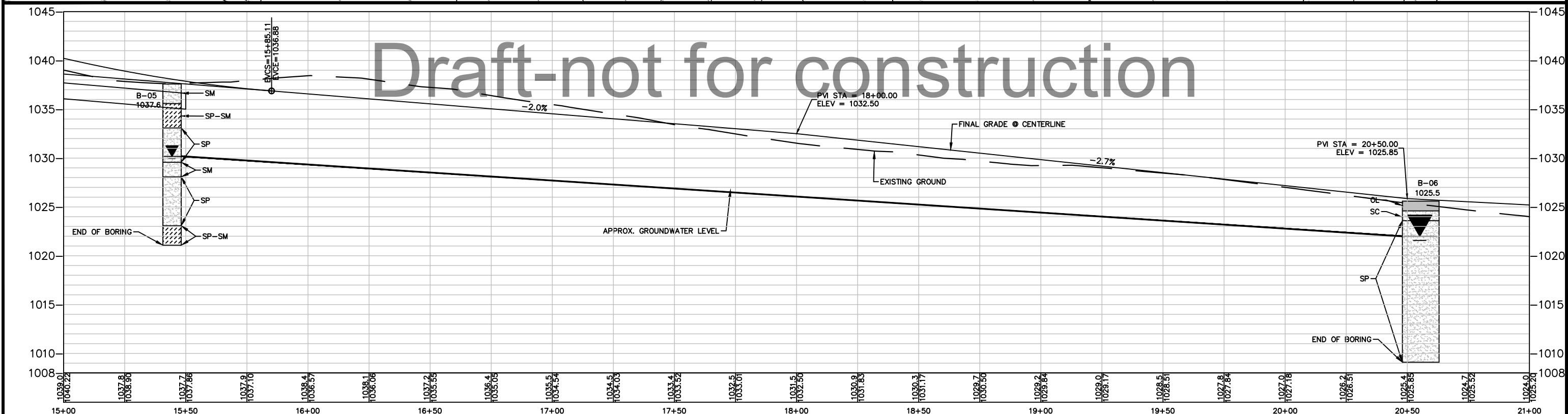
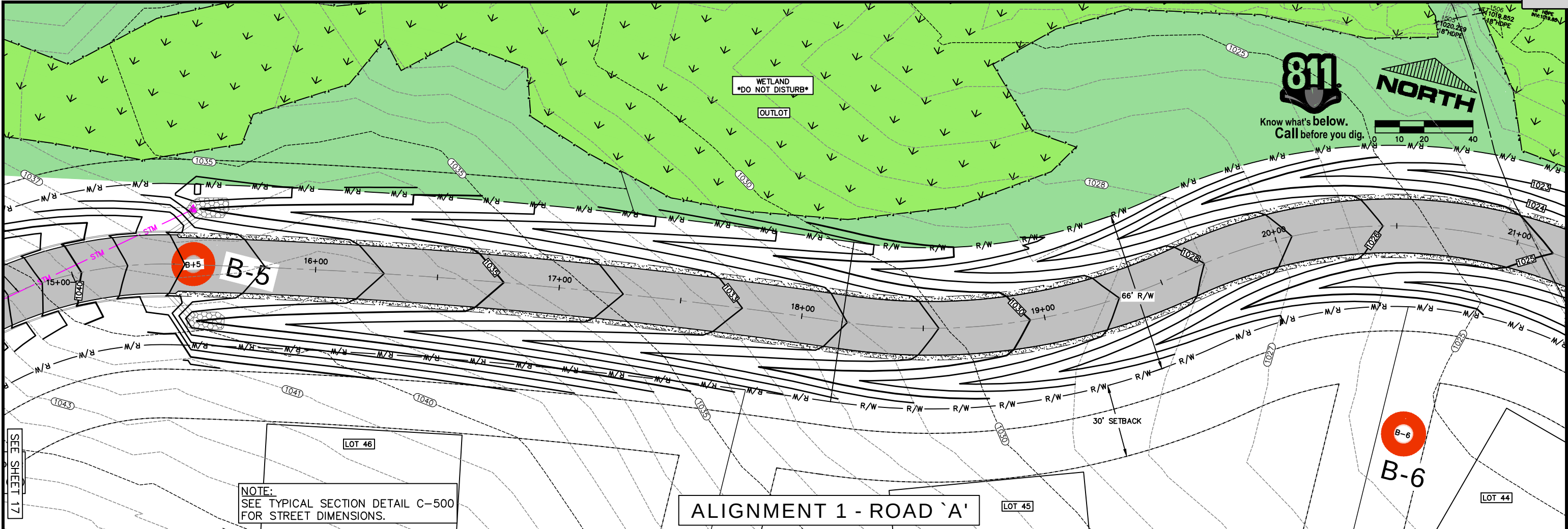
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EROSION CONTROL PLAN

RIVERBELLE II
BNP HOLDINGS, LLC
COUNTY ROAD 00
TOWN OF LAFAYETTE
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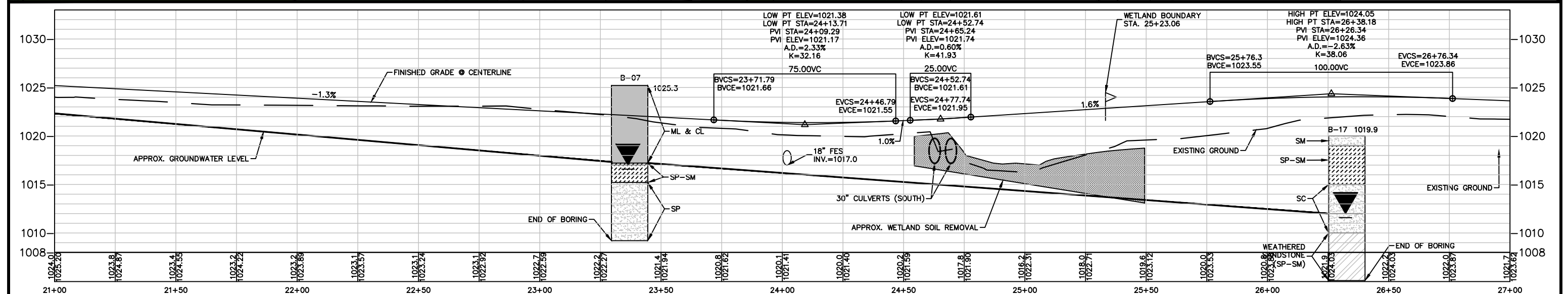
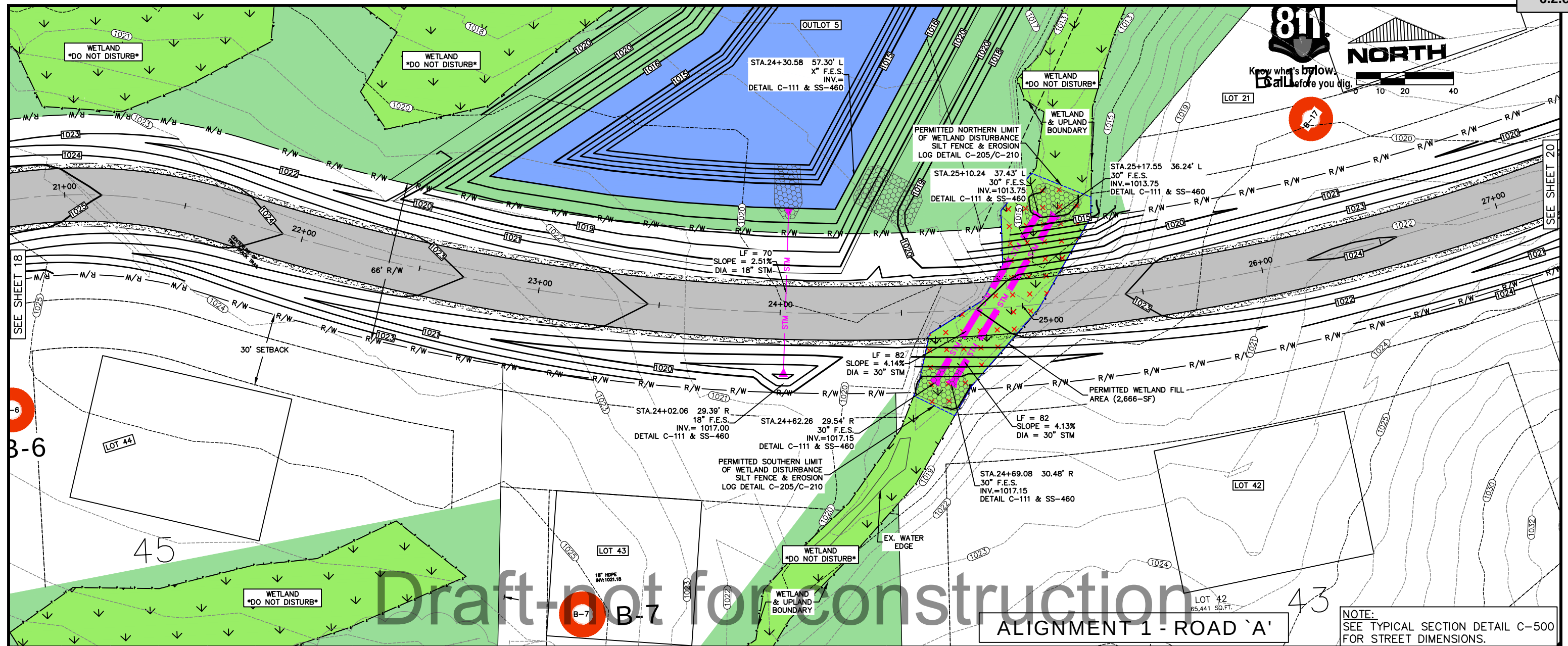
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DATE 5/2022	34



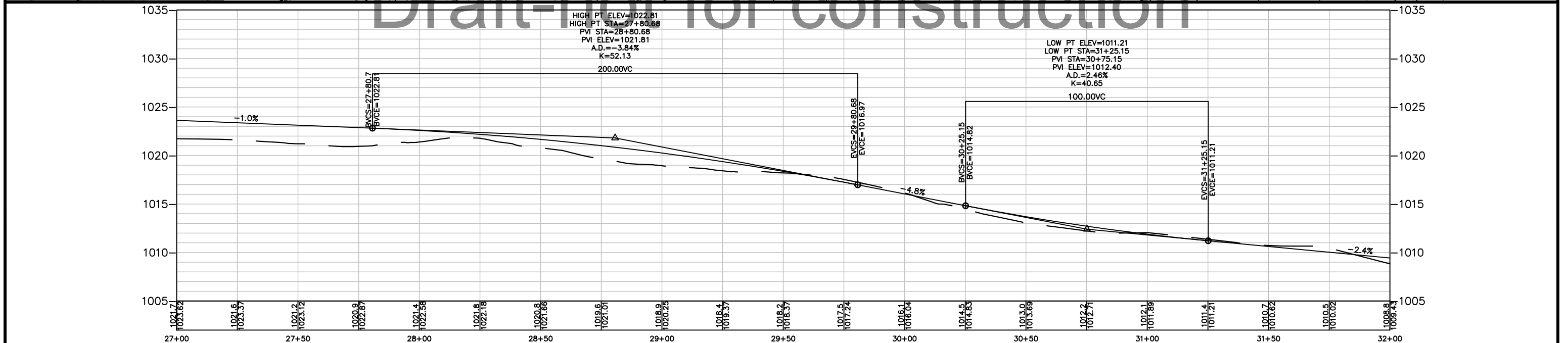
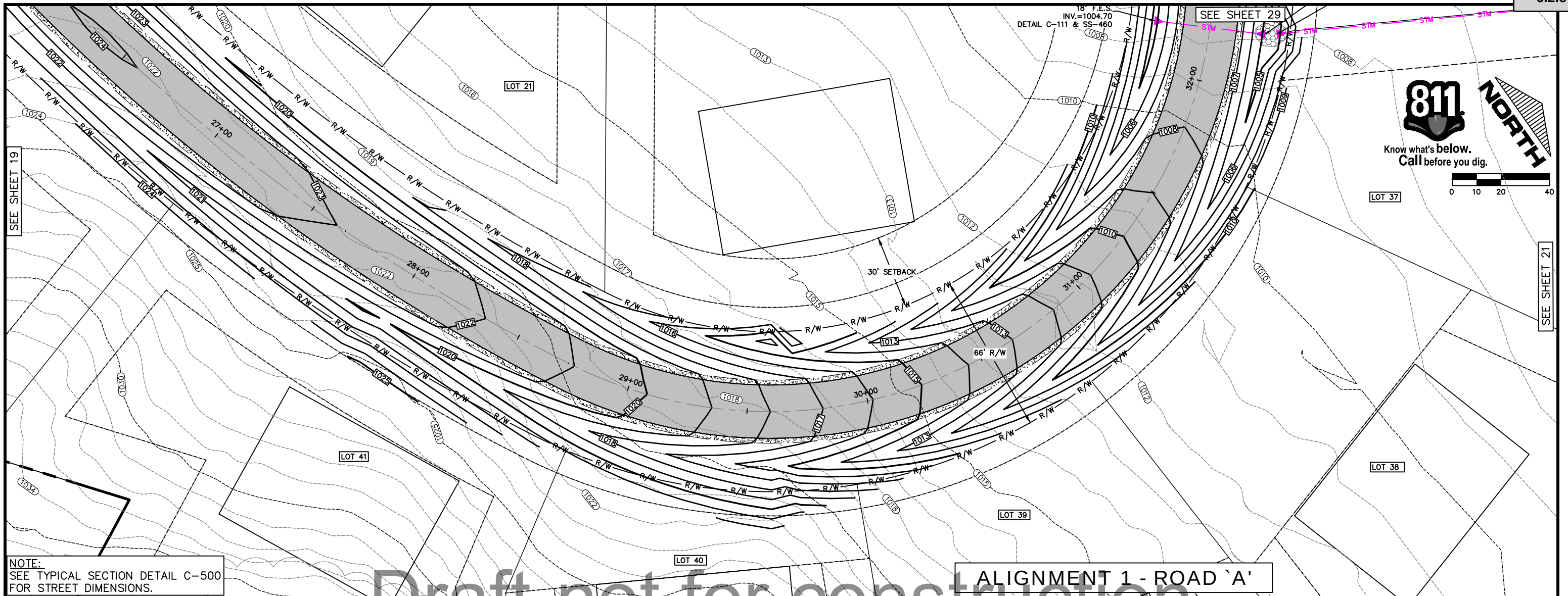


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											DATE 5/2022		34	
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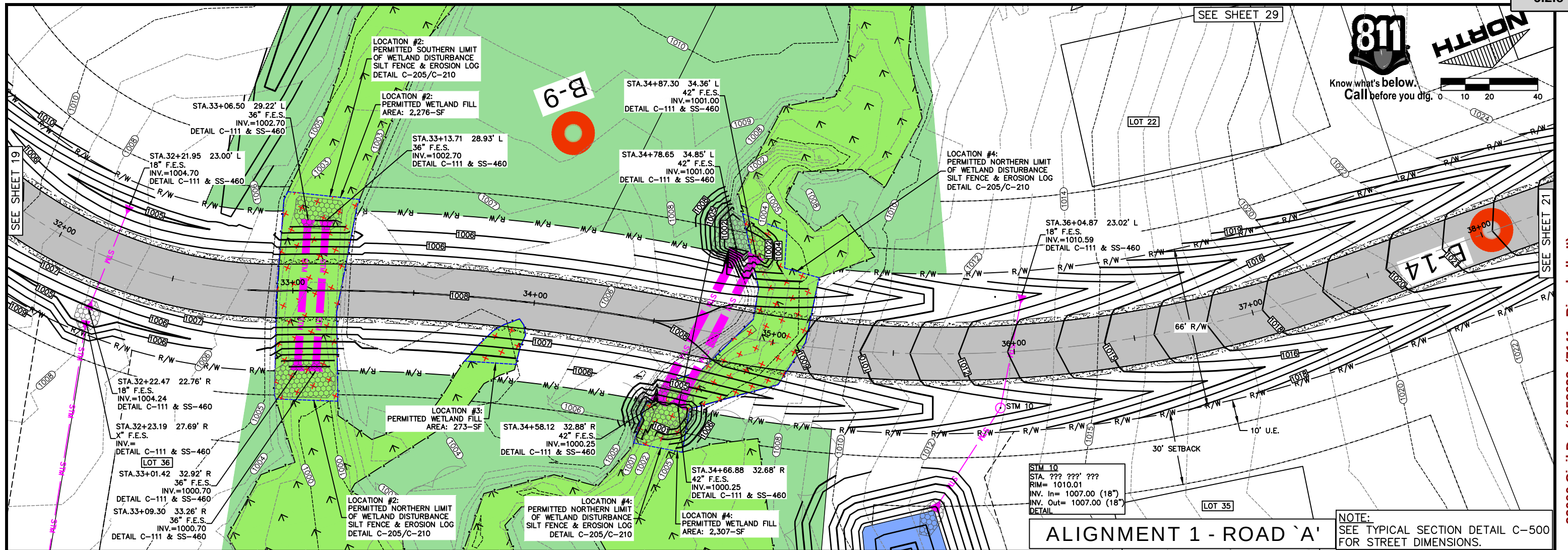
Packet Pg. 42



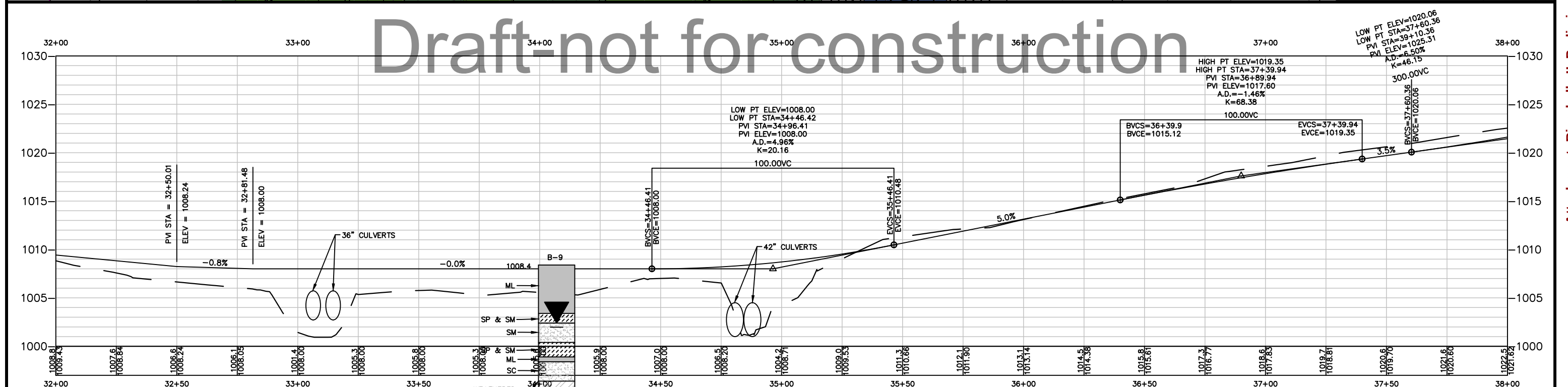
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											DATE 5/2022	
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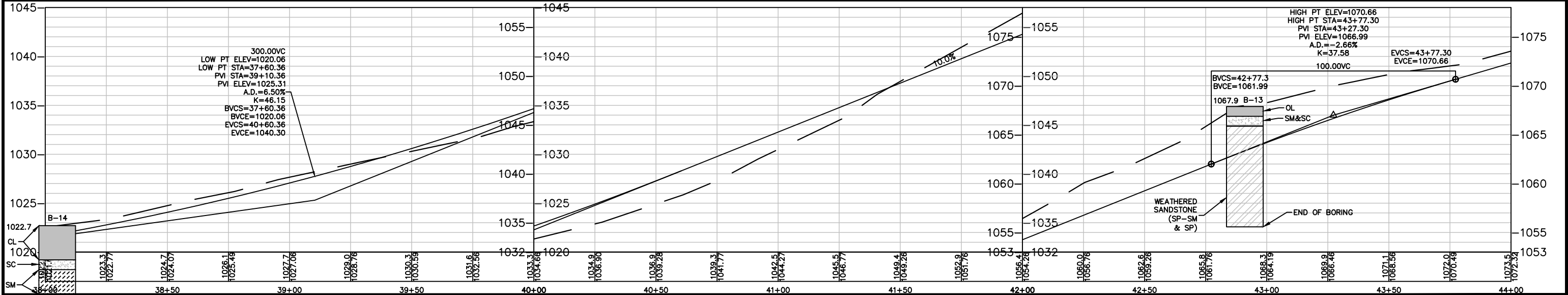
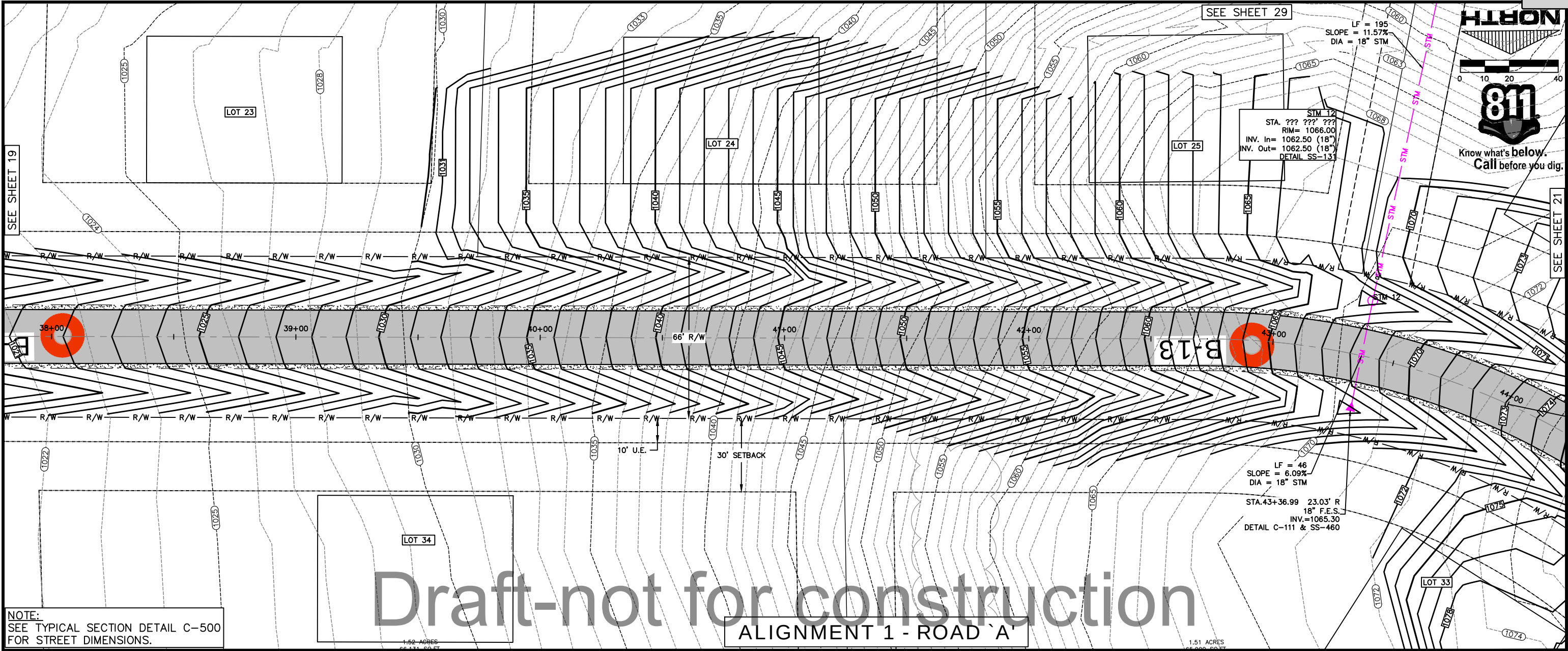


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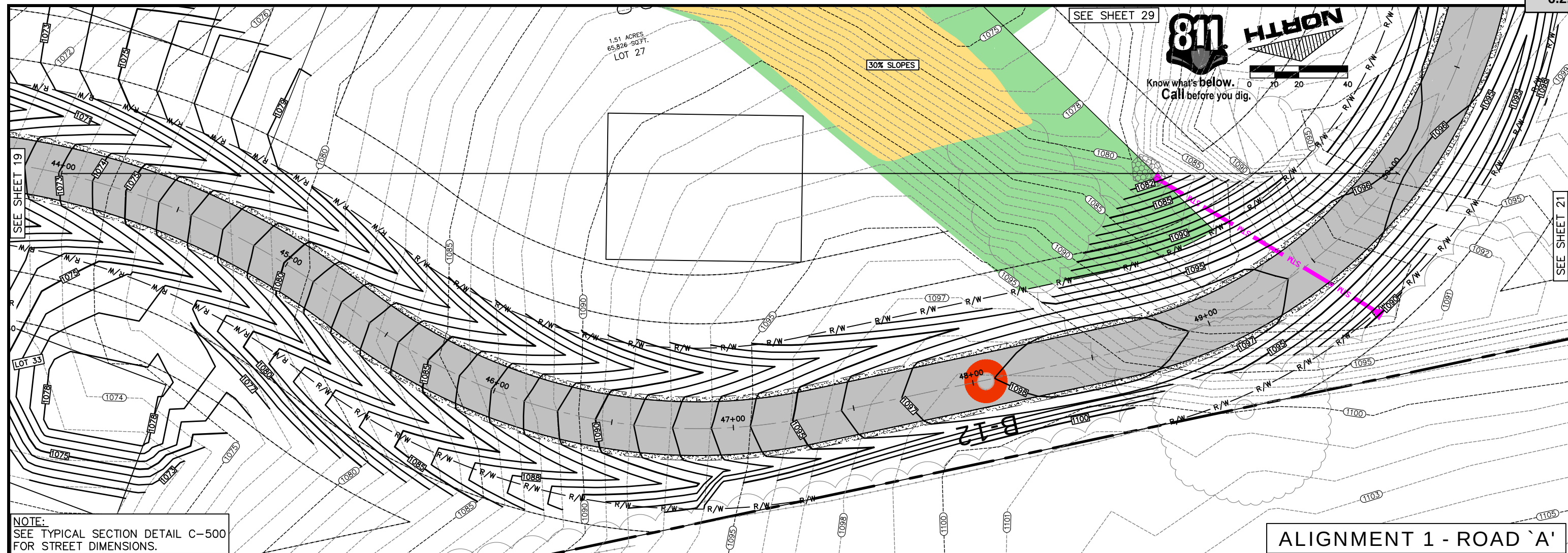


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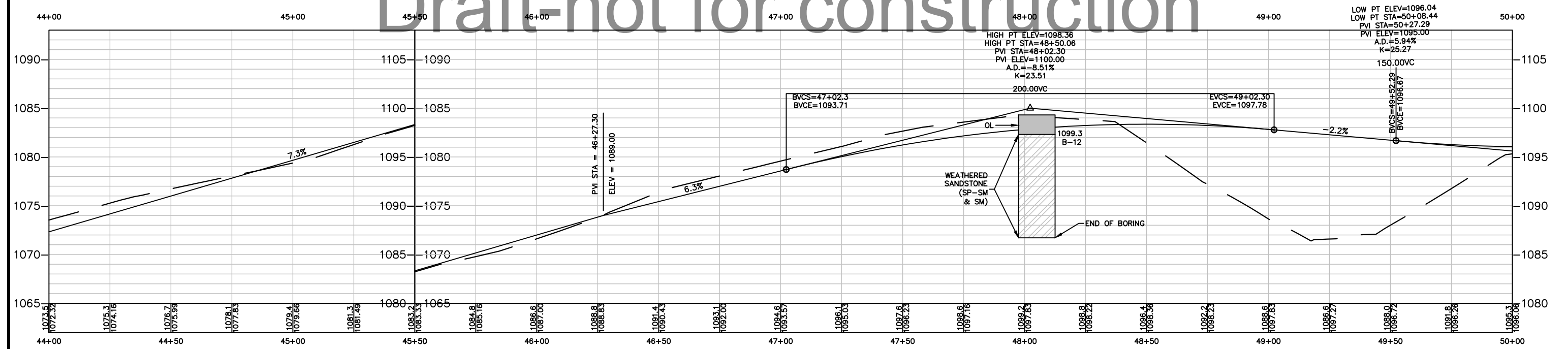
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ALIGNMENT 1 - ROAD 'A'			PLAN AND PROFILE			STATION 38+00 TO 44+00		
RIVERBELLE II			BNP HOLDINGS, LLC			COUNTY ROAD 00		
TOWN OF LAFAYETTE			CHIPPEWA COUNTY, WI					

DWG NAME	22000 PG16	16
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DATE	5/2022	34

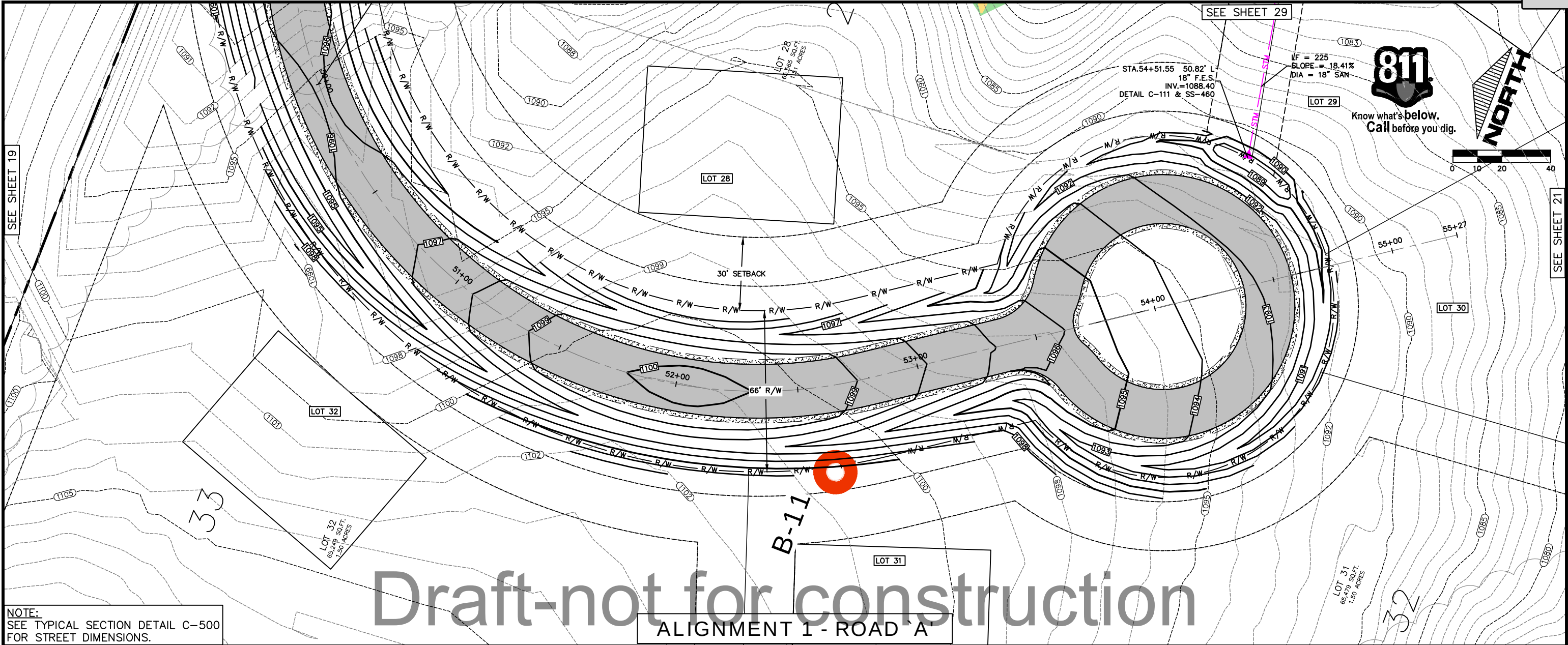


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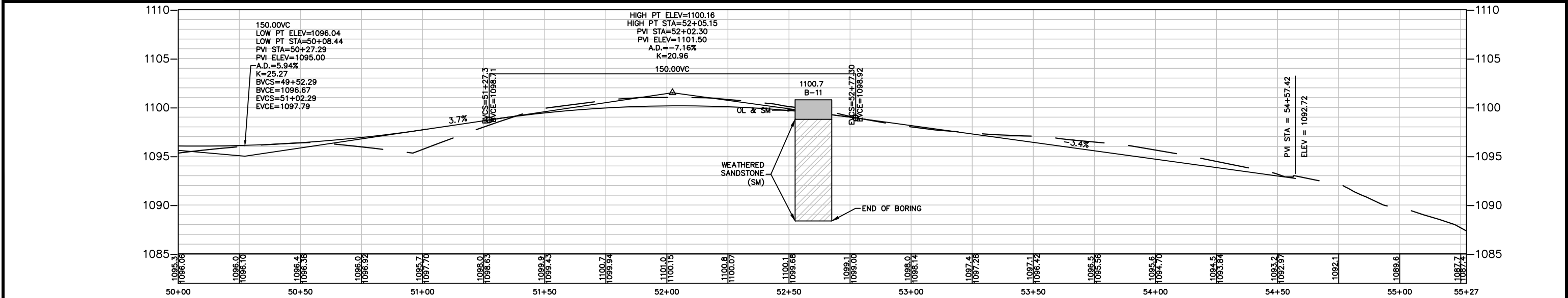


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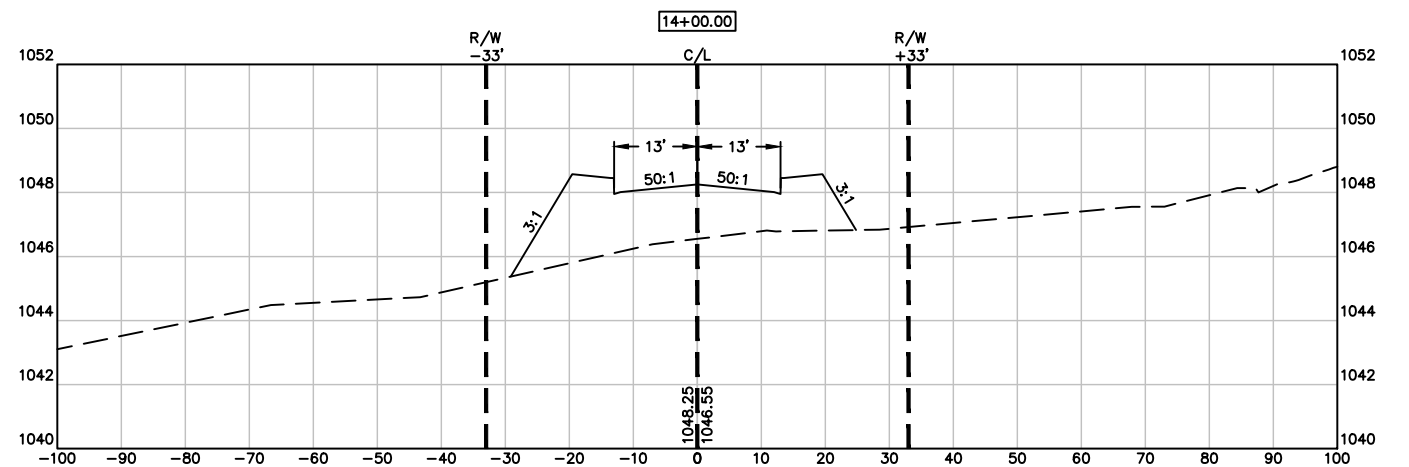
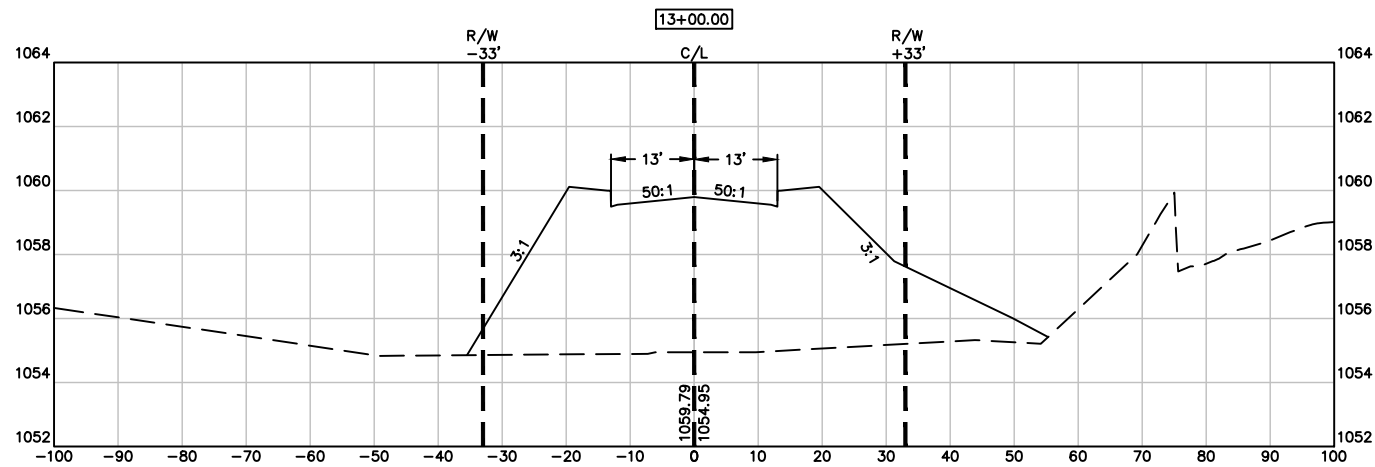
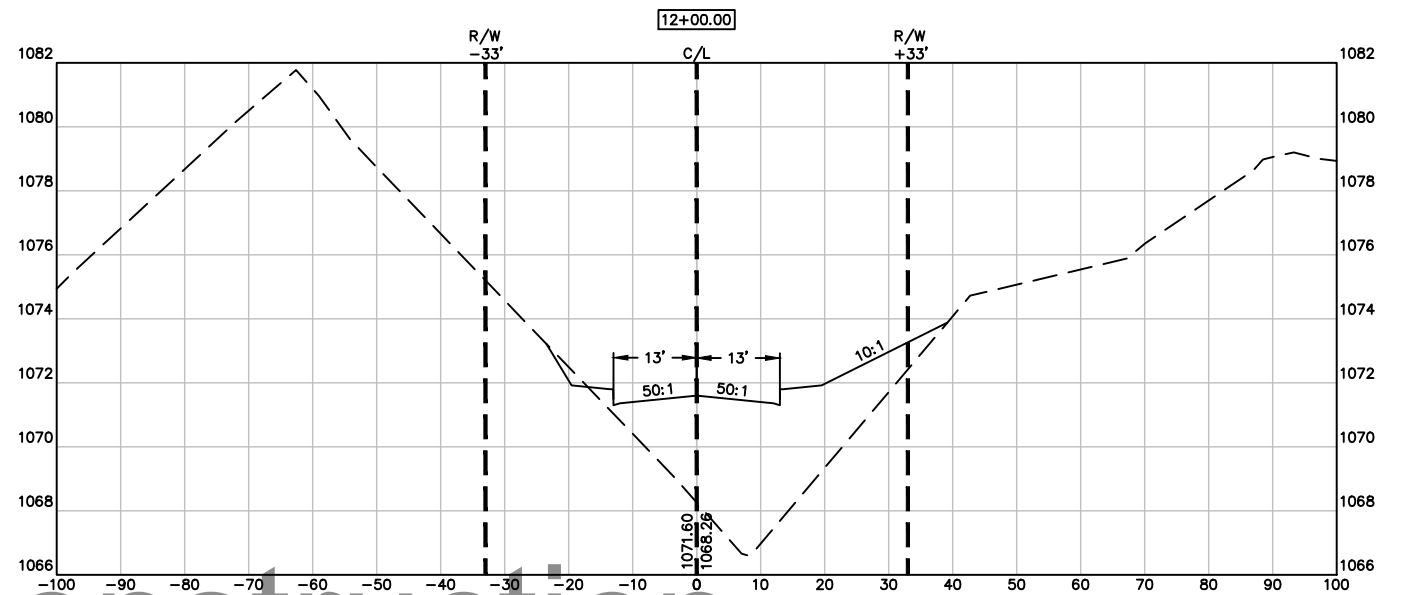
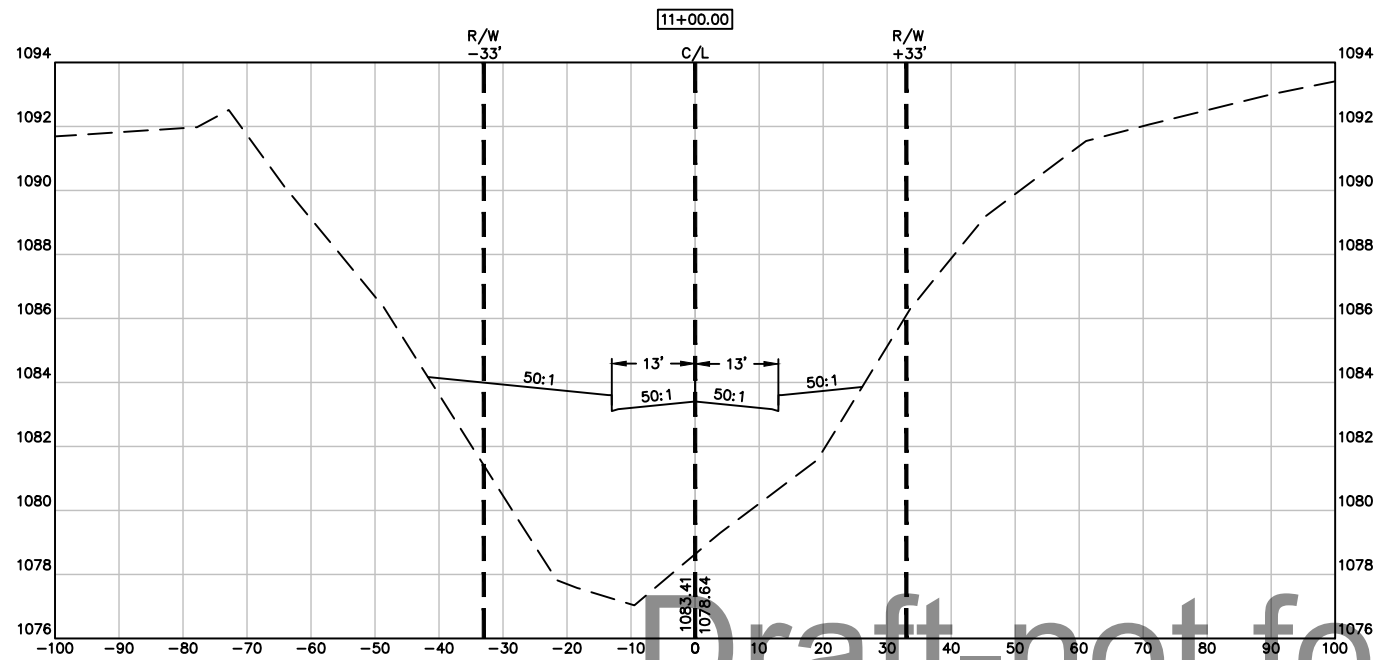
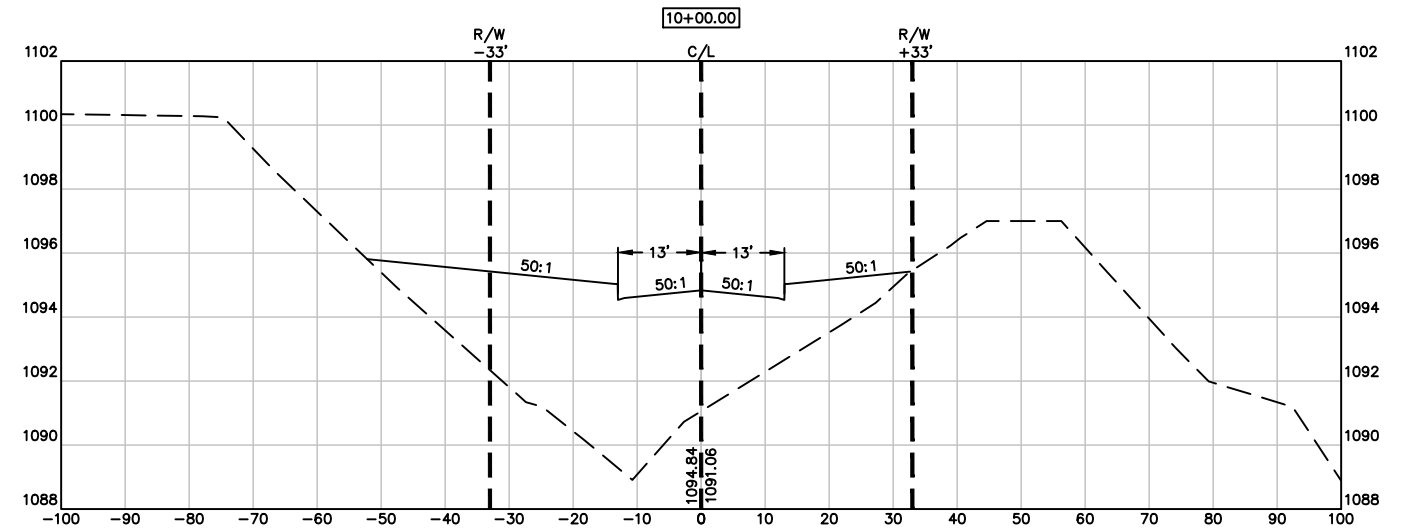
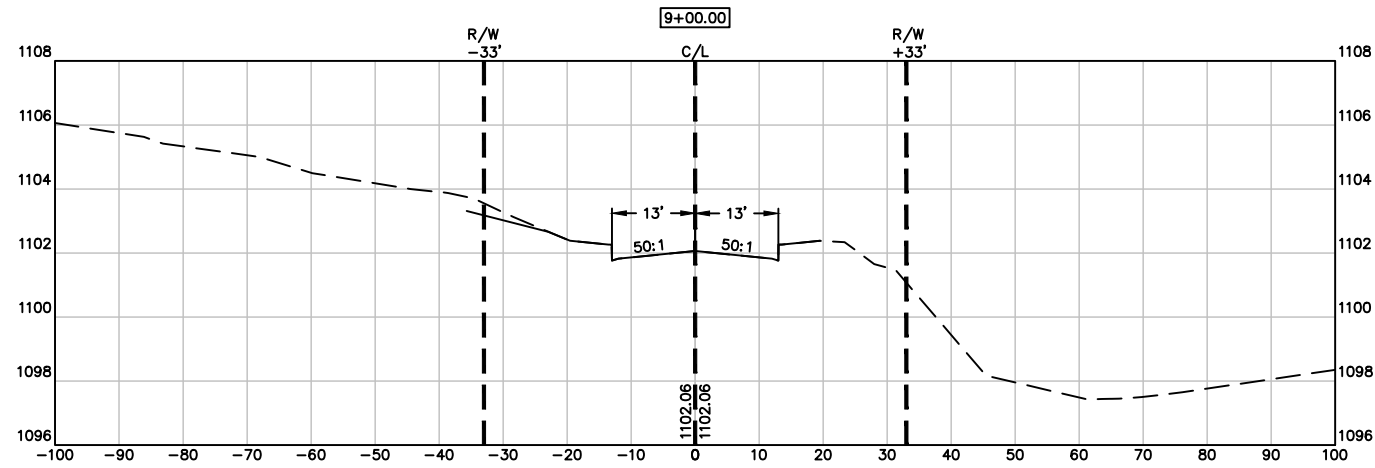
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ALIGNMENT 1 - ROAD 'A'		PLAN AND PROFILE		STATION 44+00 TO 50+00		RIVERBELLE II		BNP HOLDINGS, LLC		COUNTY ROAD 00		TOWN OF LAFAYETTE		CHIPPEWA COUNTY, WI	
DWG NAME		22000 PG17		ALN 1		DATE		5/2022		17		34		Packet Pg. 47	



NOTE:
SEE TYPICAL SECTION DETAIL C-500
FOR STREET DIMENSIONS.



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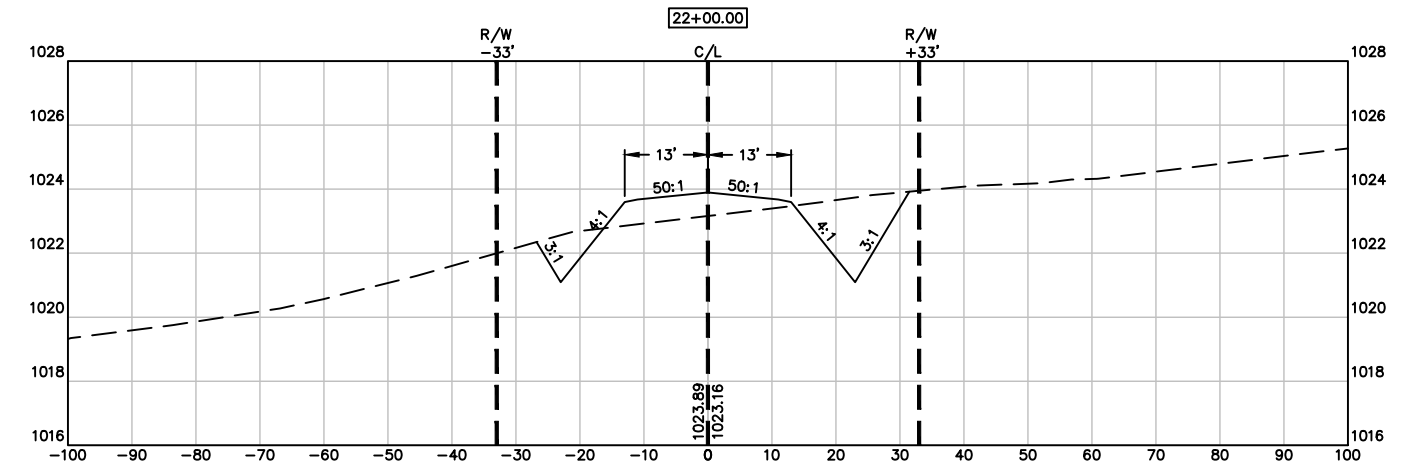
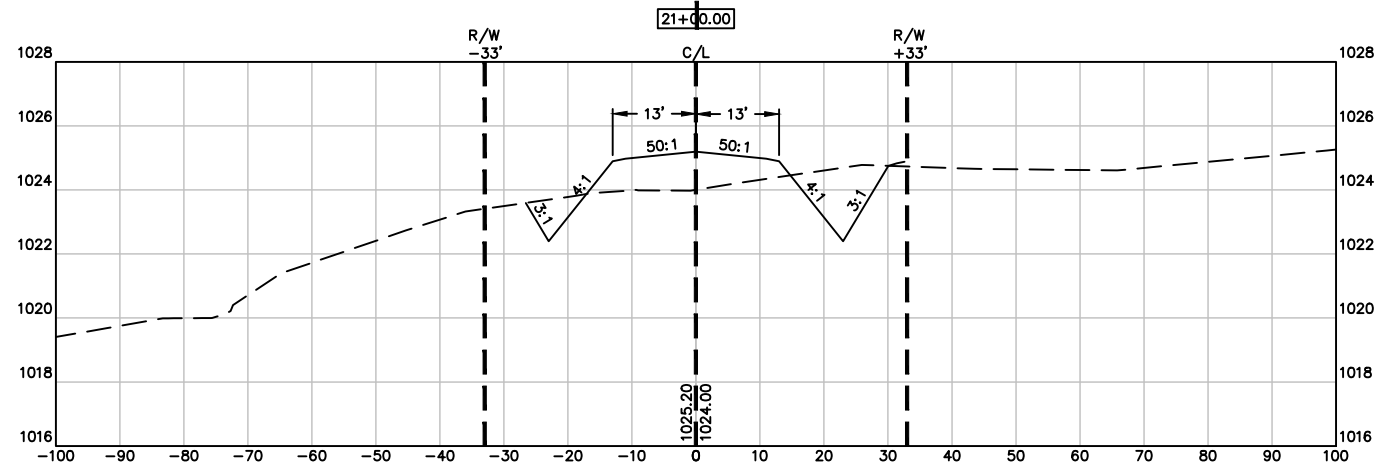
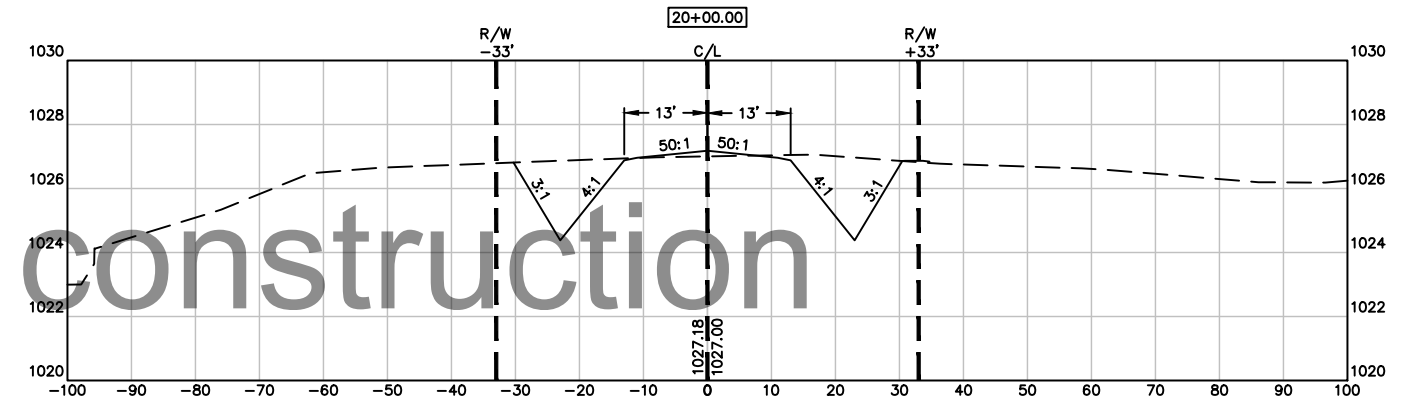
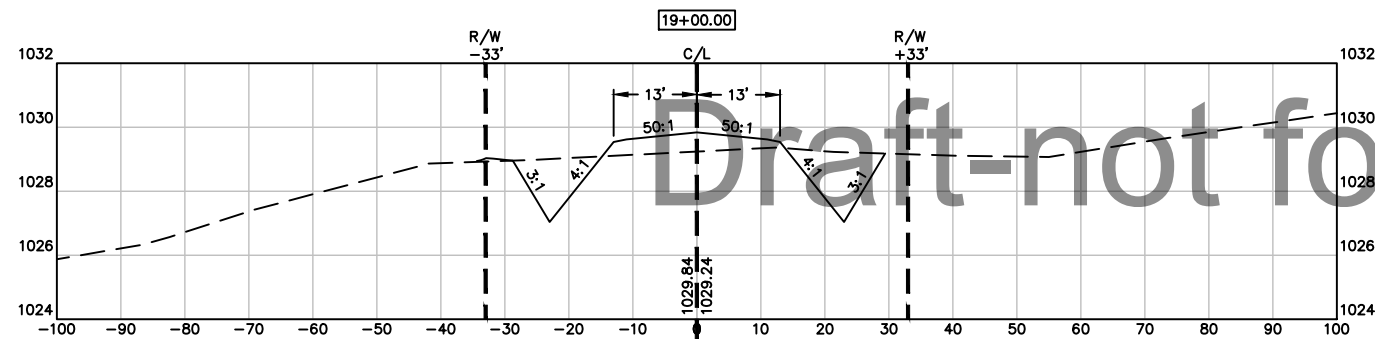
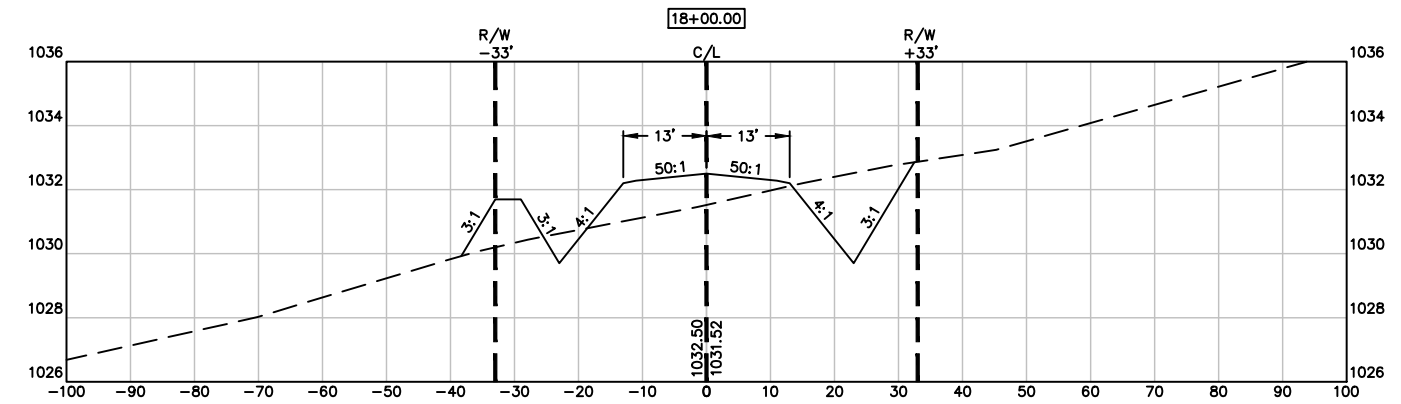
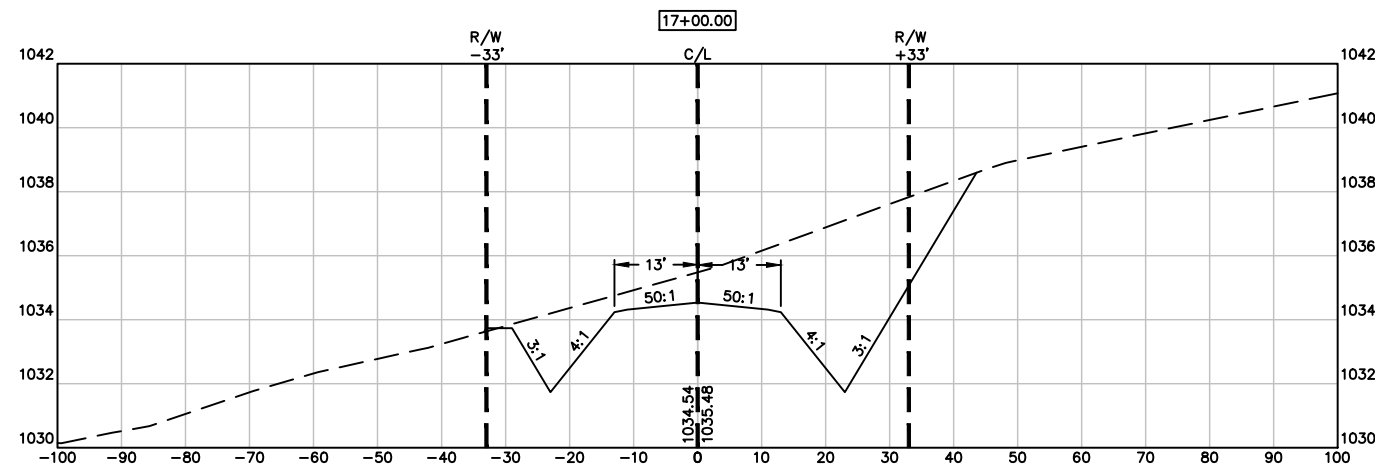
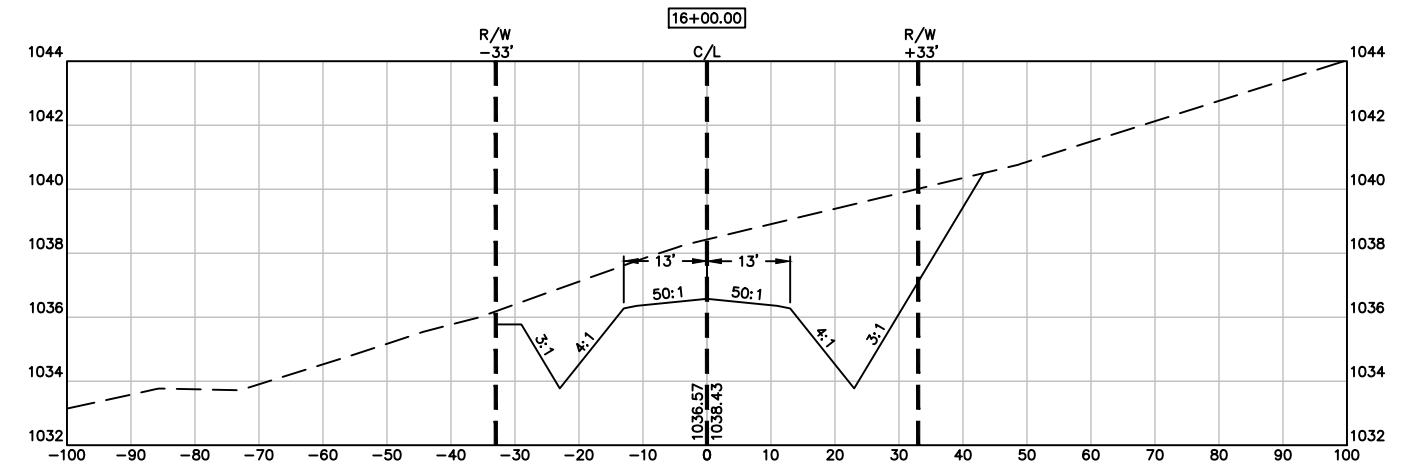
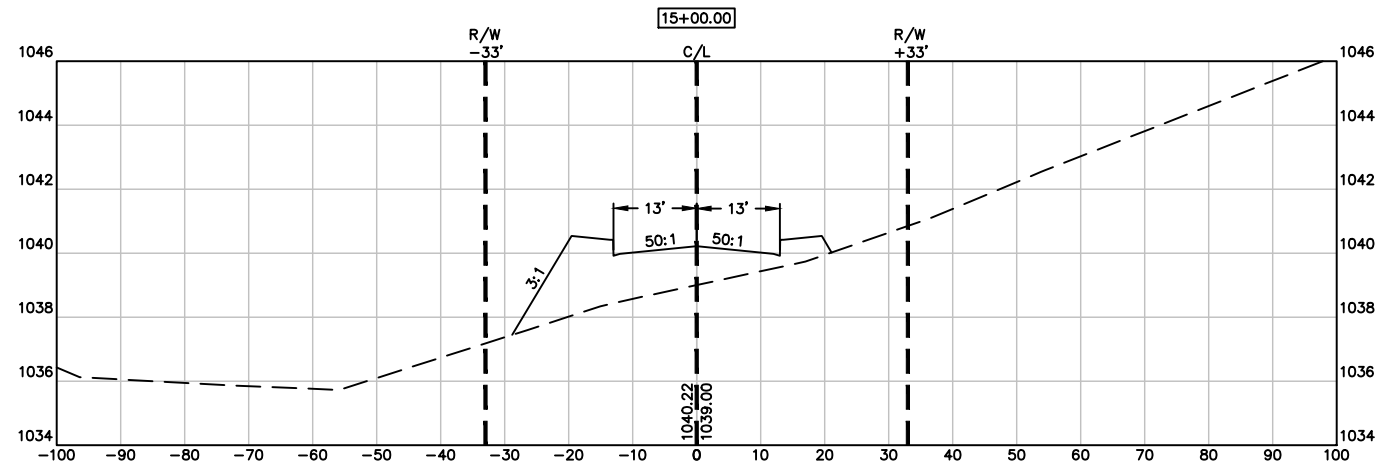
ALIGNMENT 1 – ROAD 'A'
STA. 9+00 TO 14+00
CROSS SECTIONS

RIVERBELLE II
BNP HOLDINGS, LLC
COUNTY ROAD 00
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME
22000 PG19
X-SECTIONS
DATE
5/2022

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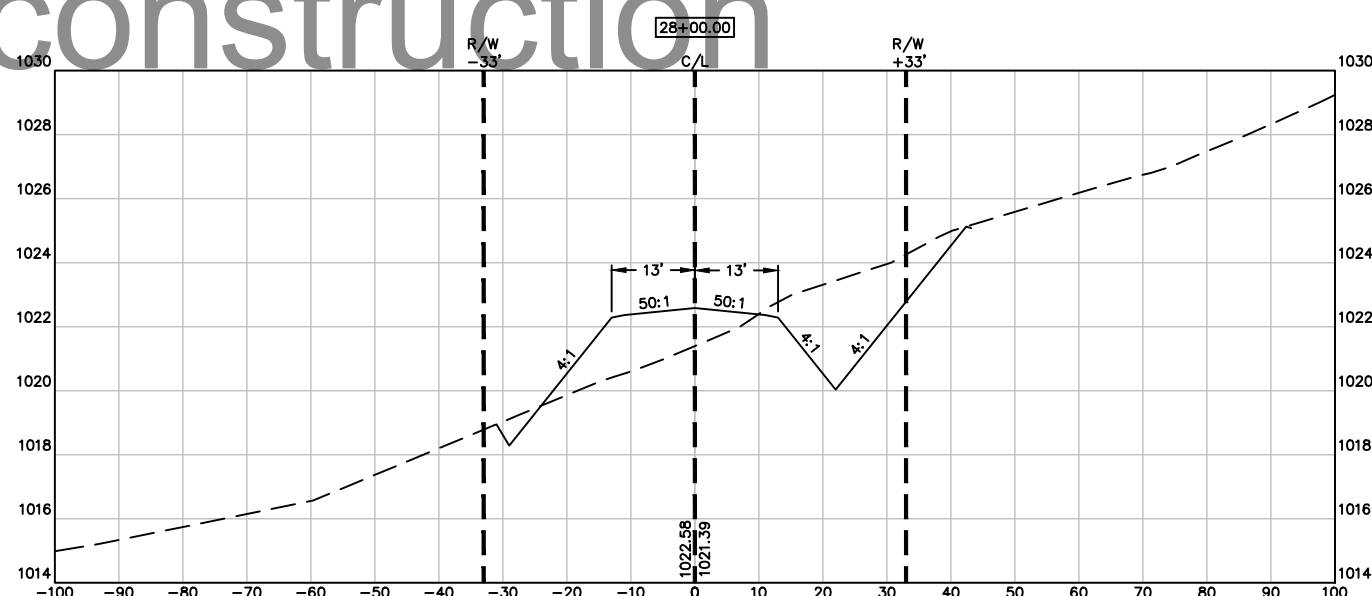
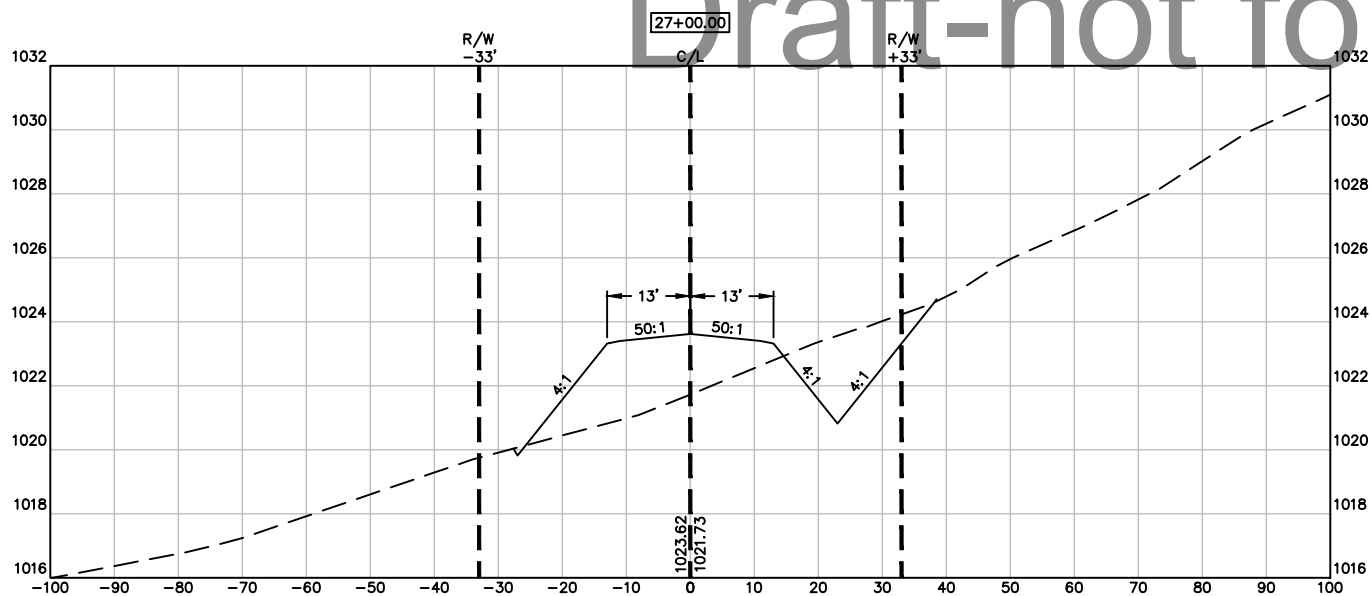
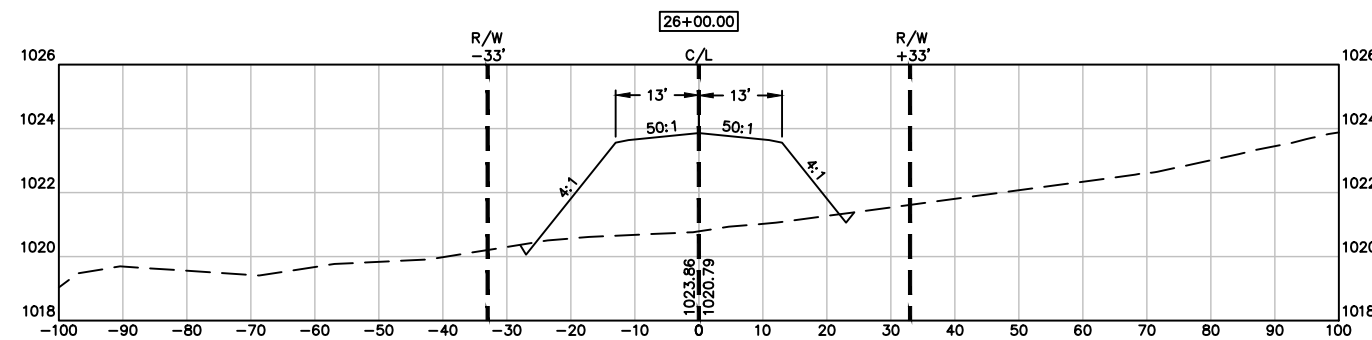
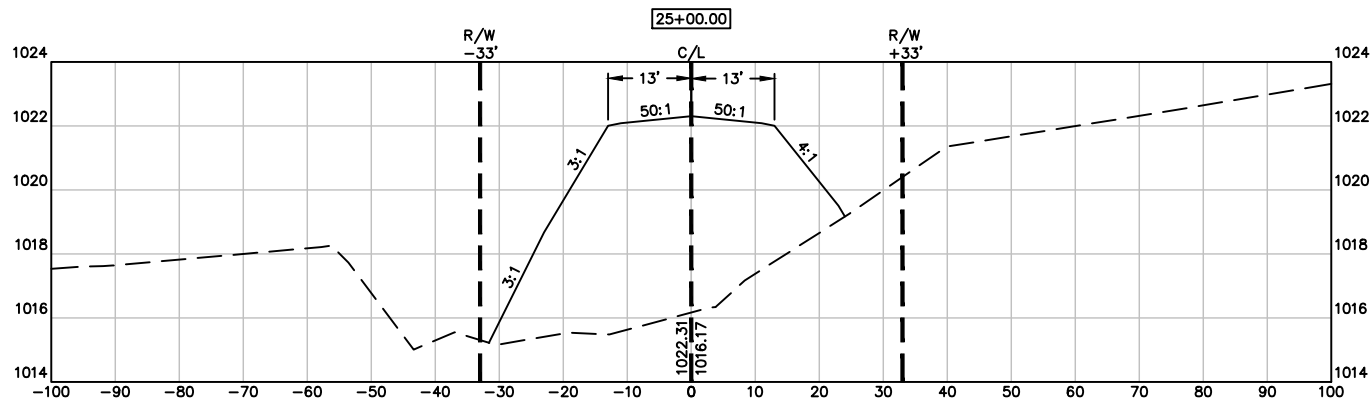
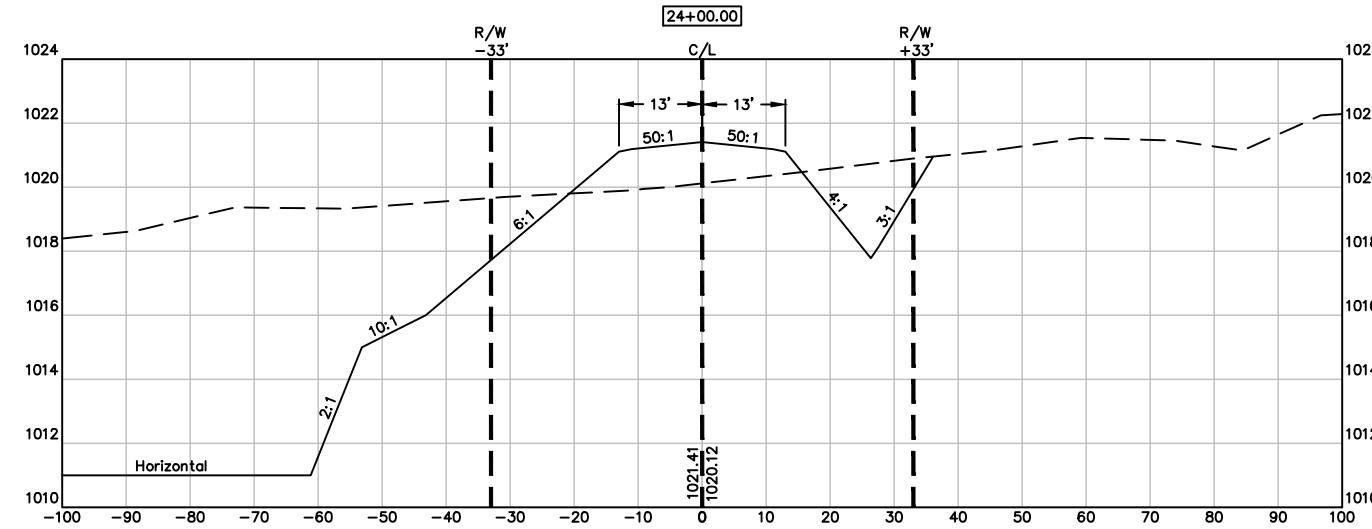
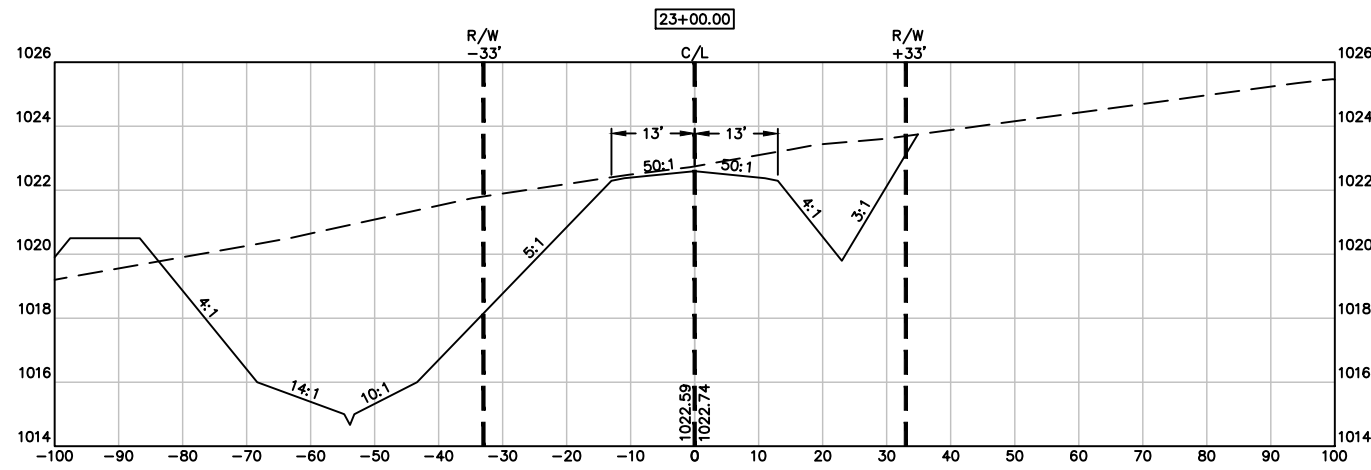
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ALIGNMENT 1 – ROAD 'A'
STA. 15+00 TO 22+00
CROSS SECTIONS

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COUNTY ROAD 00
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME
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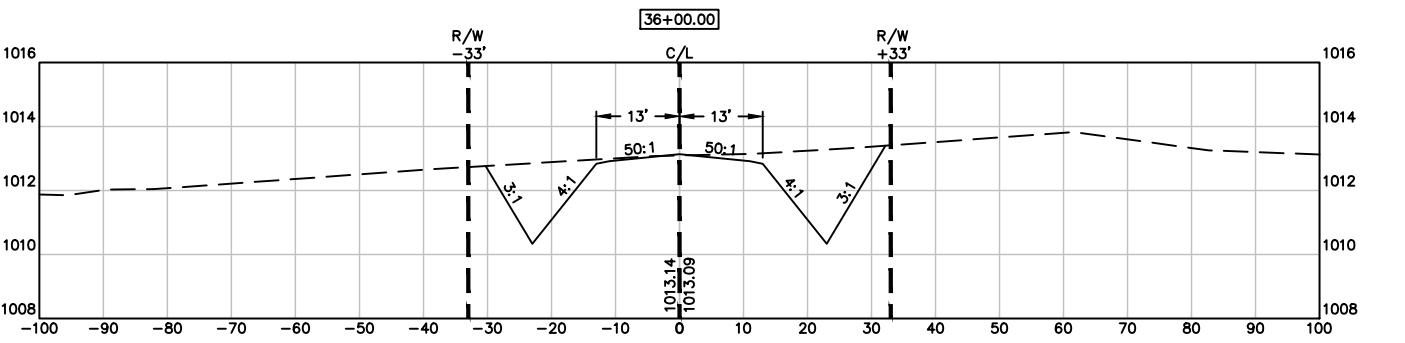
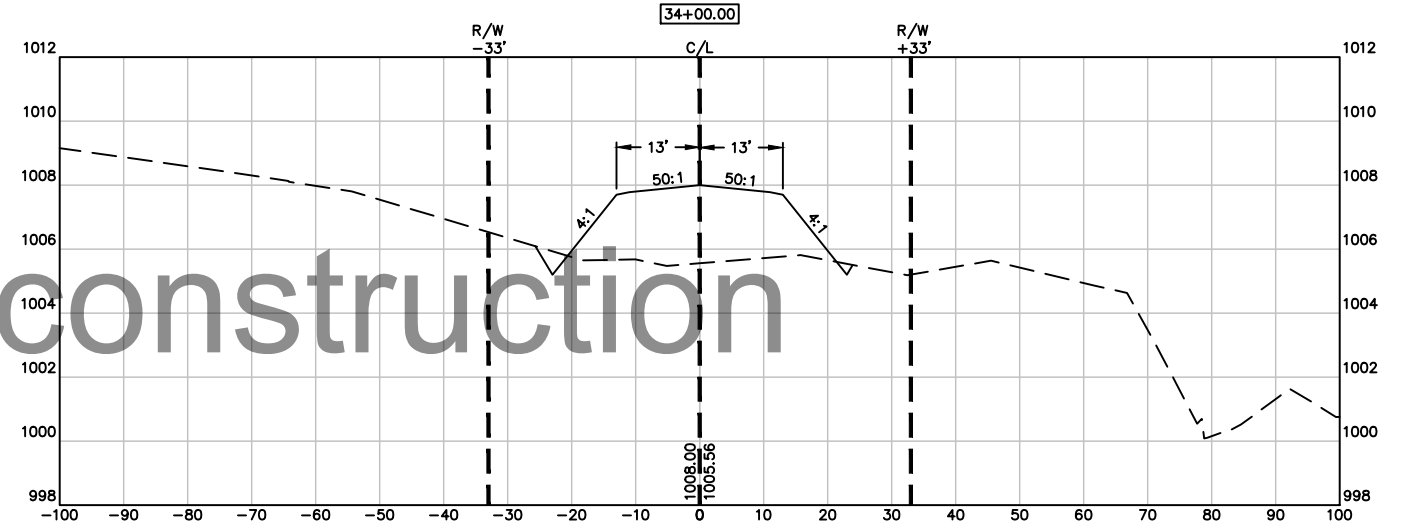
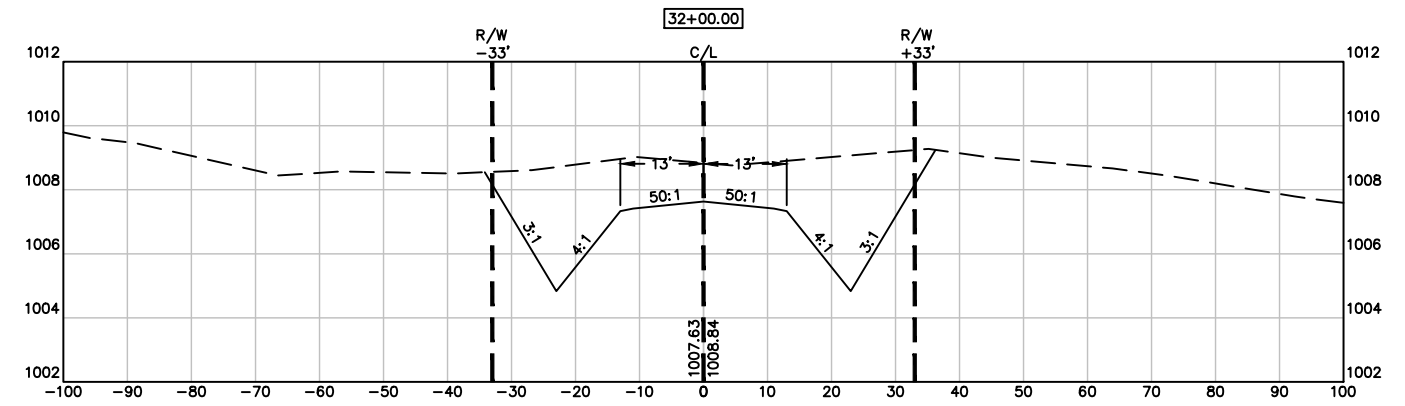
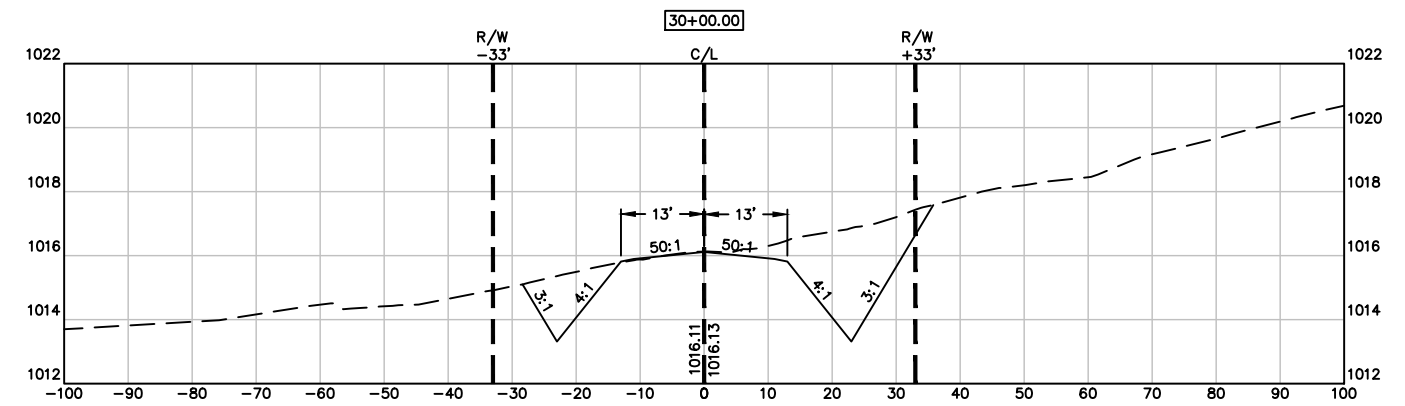
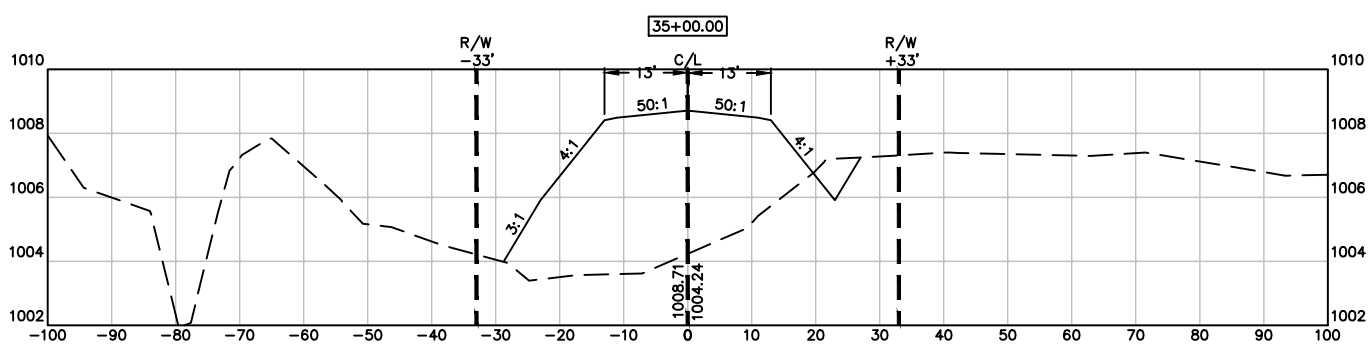
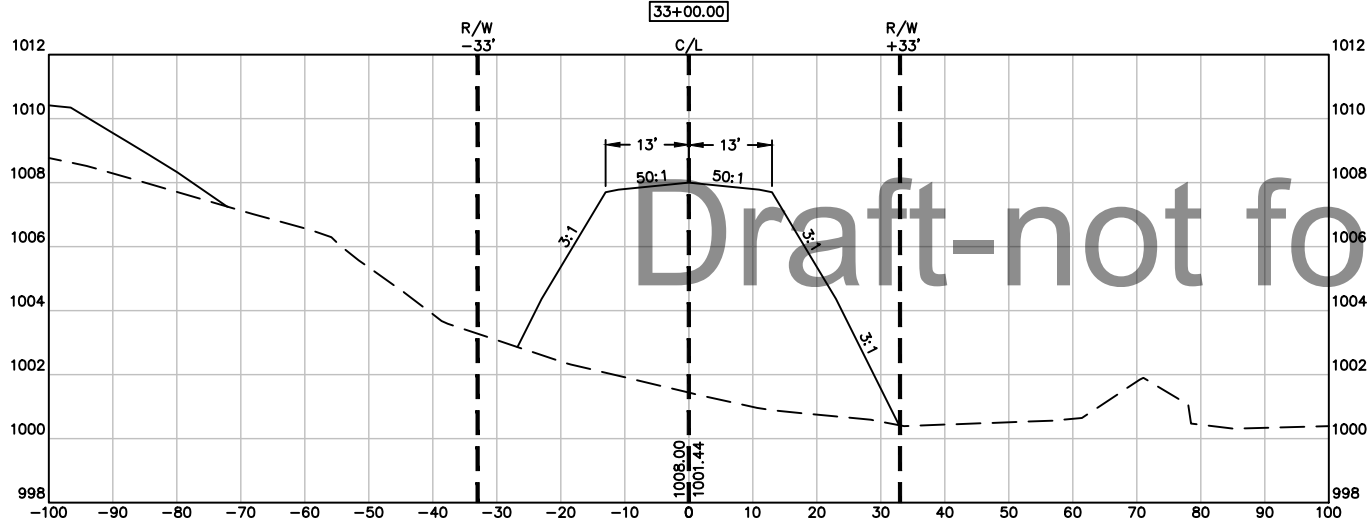
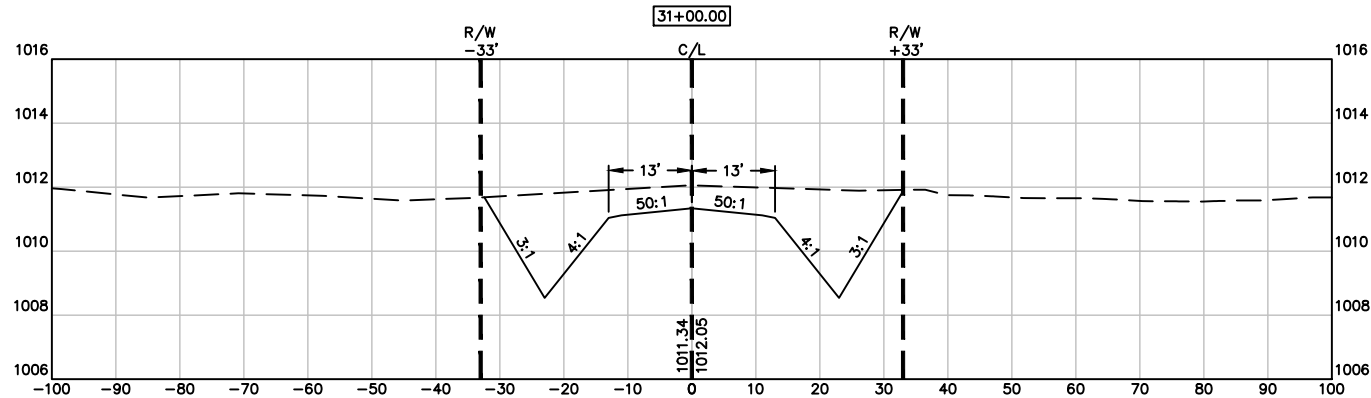
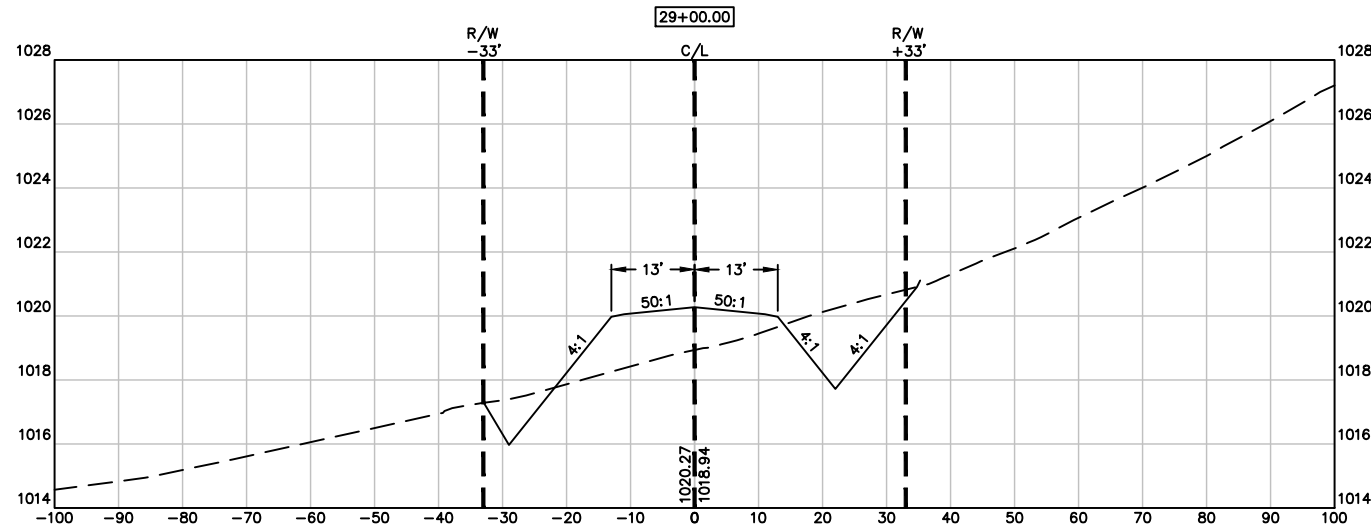
ALIGNMENT 1 – ROAD 'A'
STA. 23+00 TO 28+00
CROSS SECTIONS

RIVERBELLE II
BNP HOLDINGS, LLC
COUNTY ROAD 00
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME
22000 PG21
X-SECTIONS
DATE
5/2022

21

34



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22000



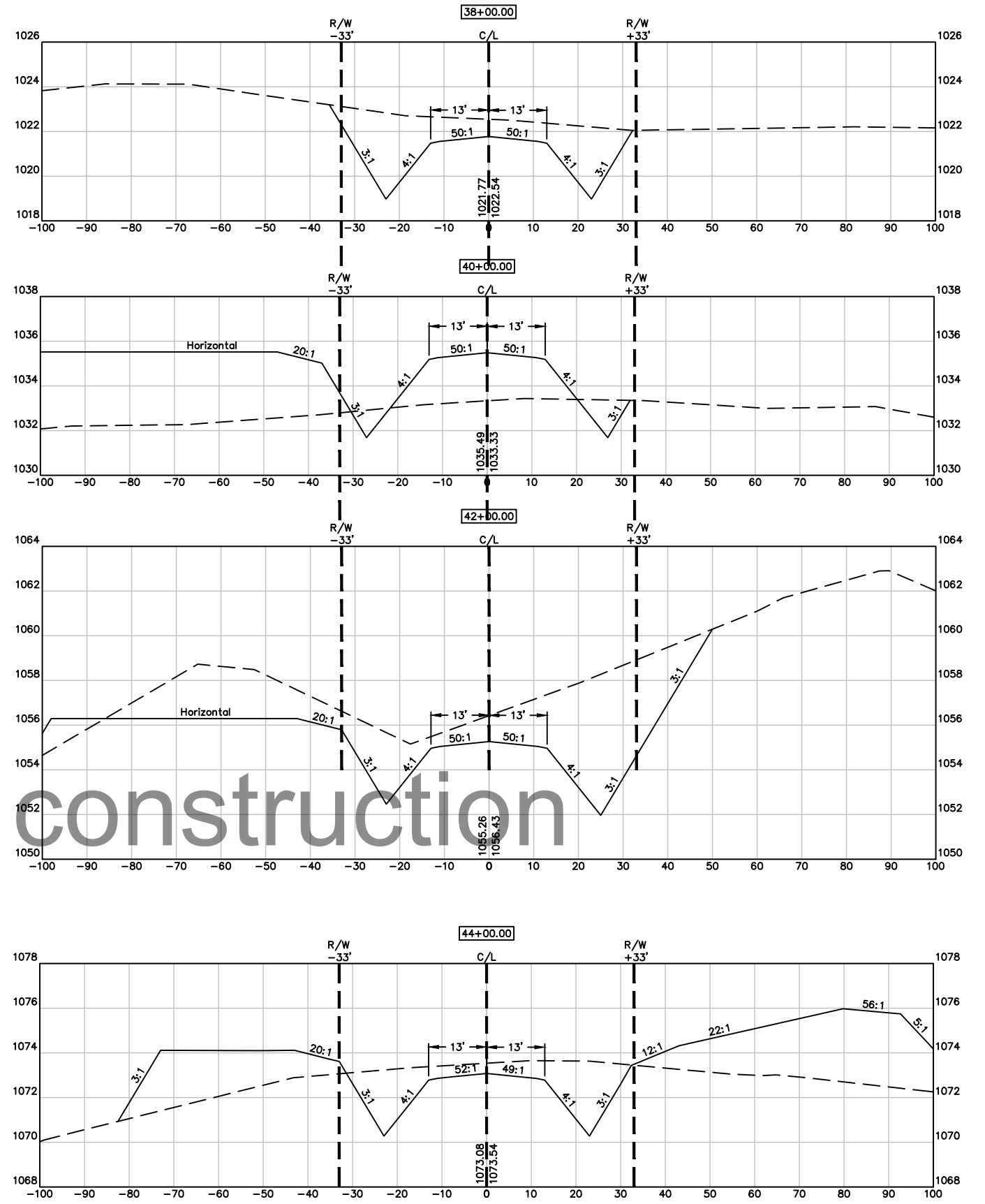
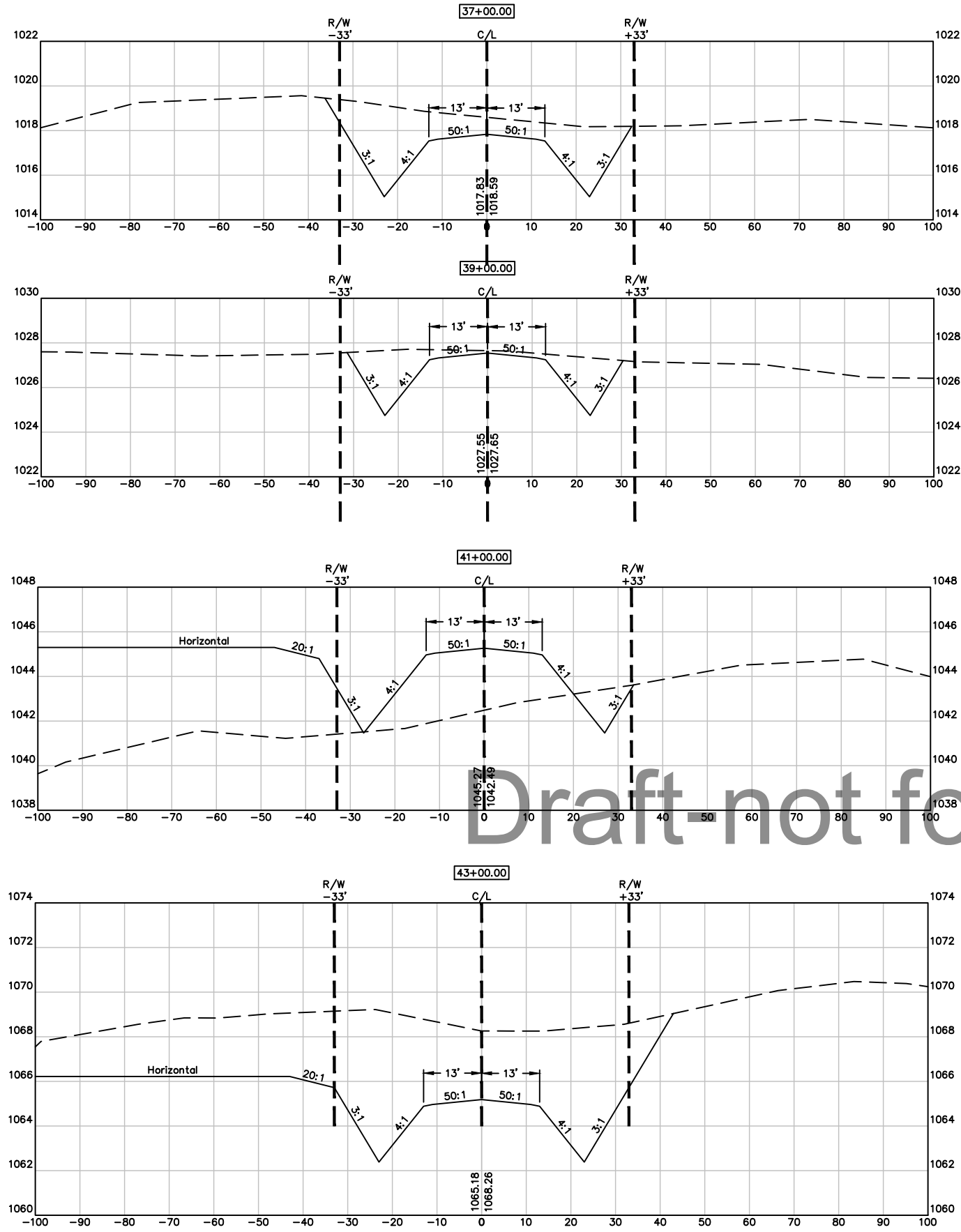
ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
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ALIGNMENT 1 – ROAD 'A'
STA. 29+00 TO 36+00
CROSS SECTIONS

RIVERBELLE II
BNP HOLDINGS, LLC
COUNTY ROAD 00
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME
22000_PG22
X-SECTIONS
DATE
5/2022

22
34



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PROJ. NO.
22000

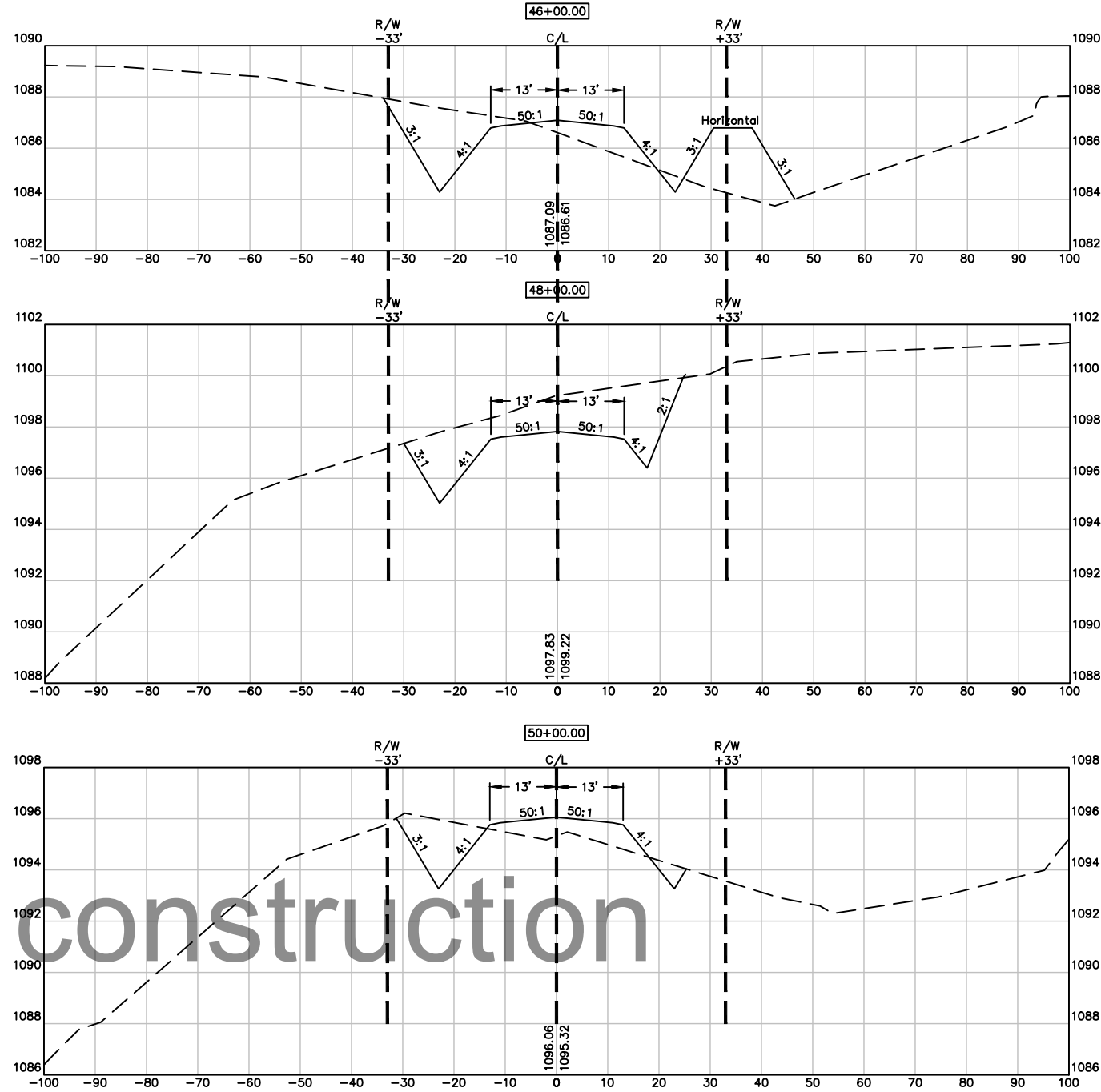
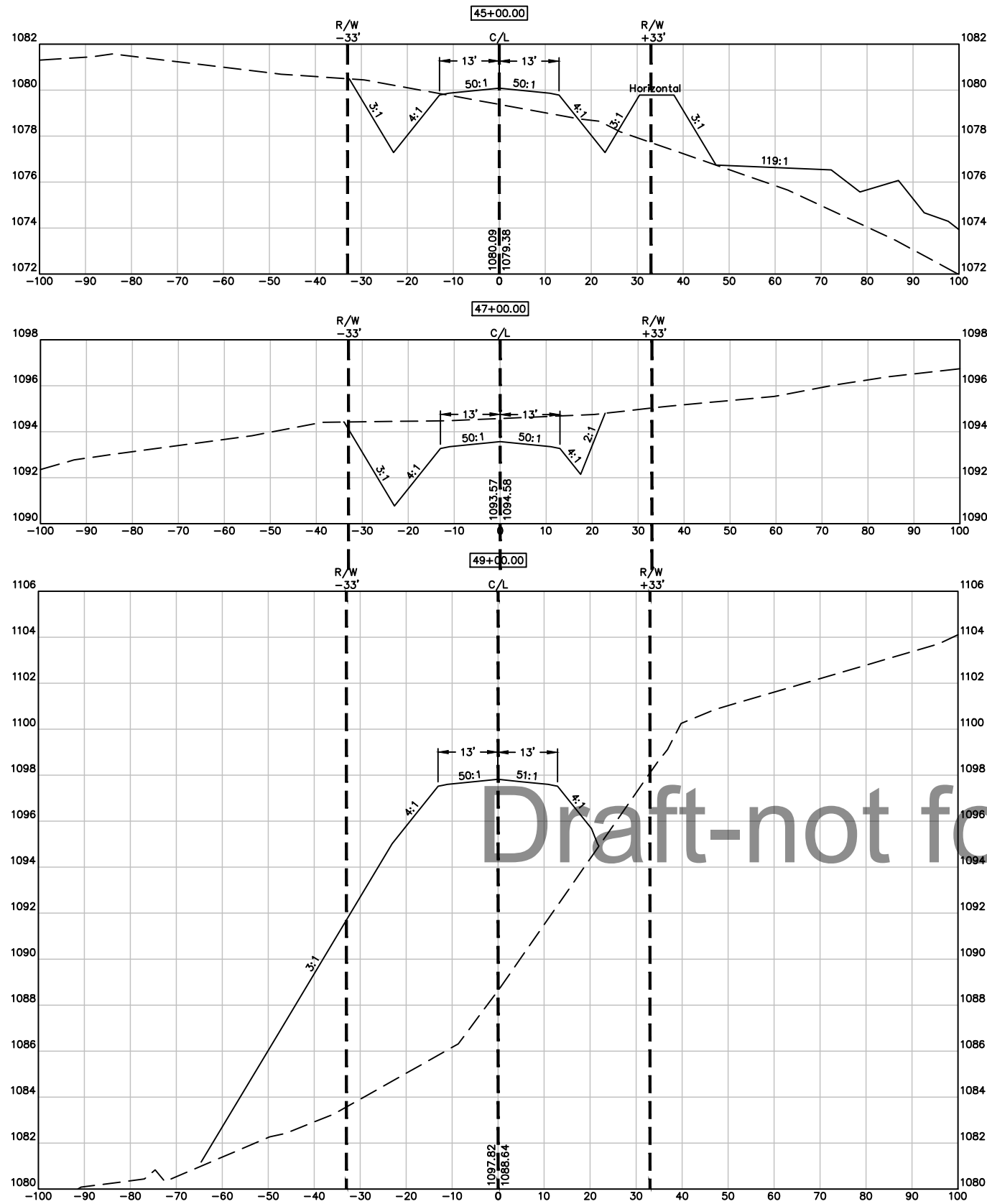
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ALIGNMENT 1 – ROAD 'A'
STA. 37+00 TO 44+00
CROSS SECTIONS

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BNP HOLDINGS, LLC
COUNTY ROAD 00
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

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22000_PG23
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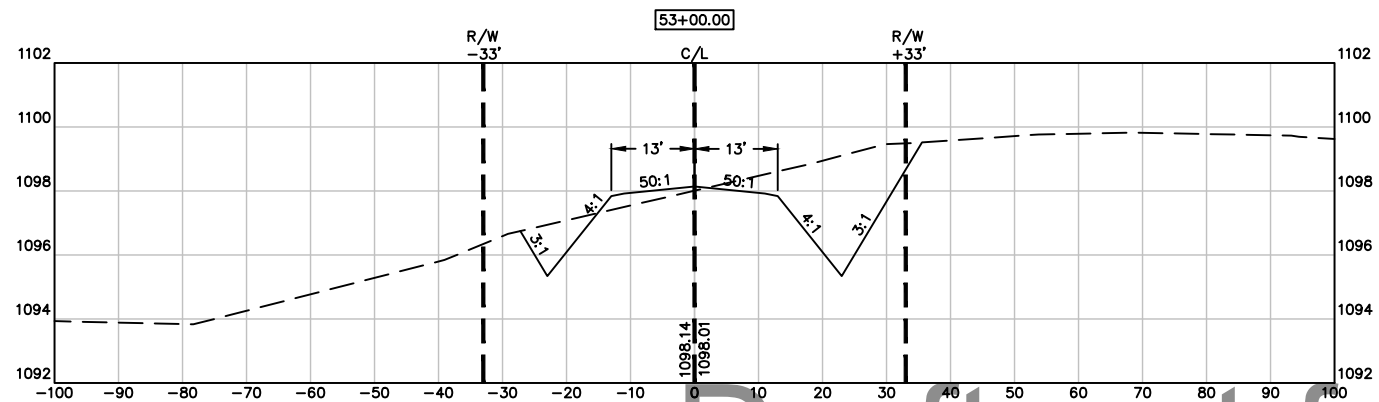
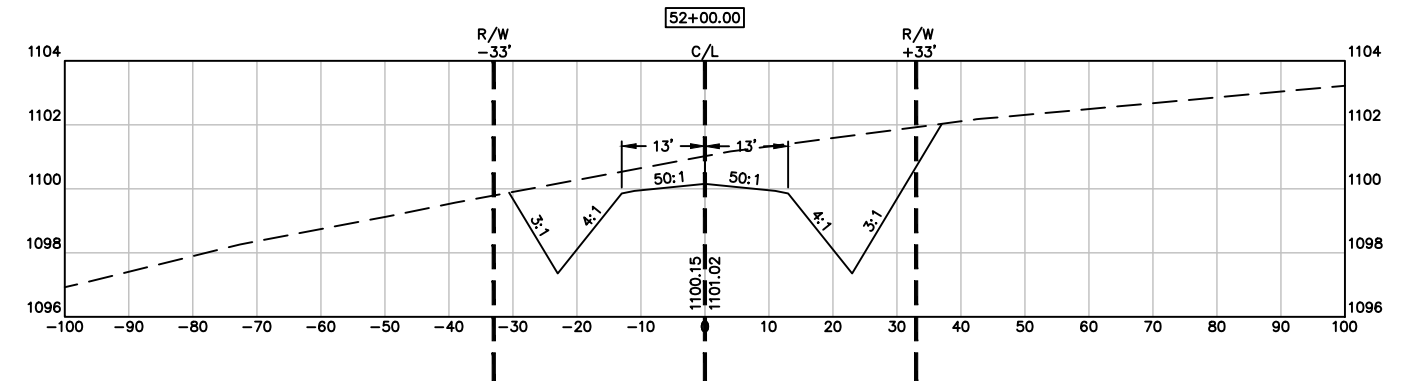
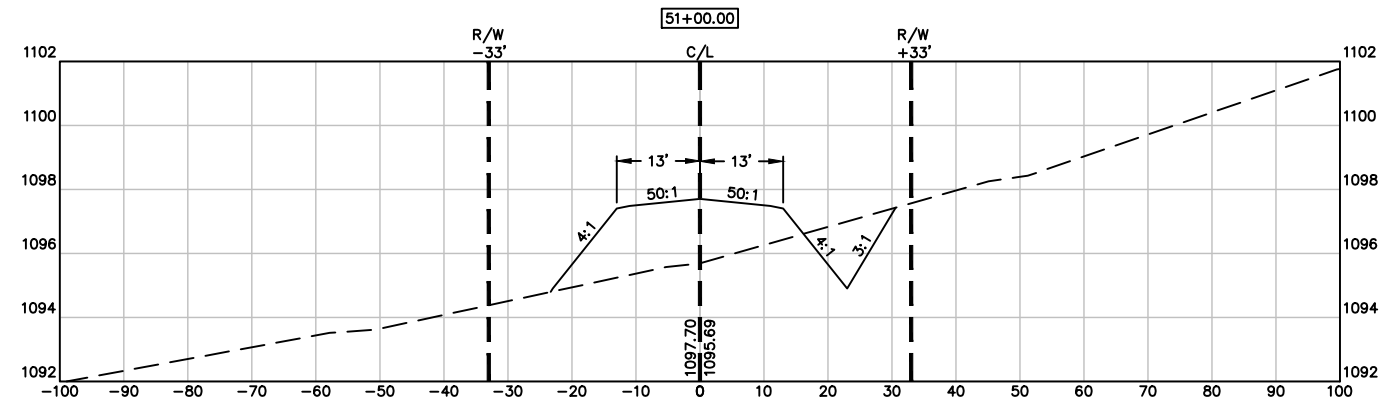
ALIGNMENT 1 – ROAD 'A'
STA. 45+00 TO 50+00
CROSS SECTIONS

RIVERBELLE II
BNP HOLDINGS, LLC
COUNTY ROAD 00
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

DWG NAME
22000_PG24
X-SECTIONS
DATE
5/2022

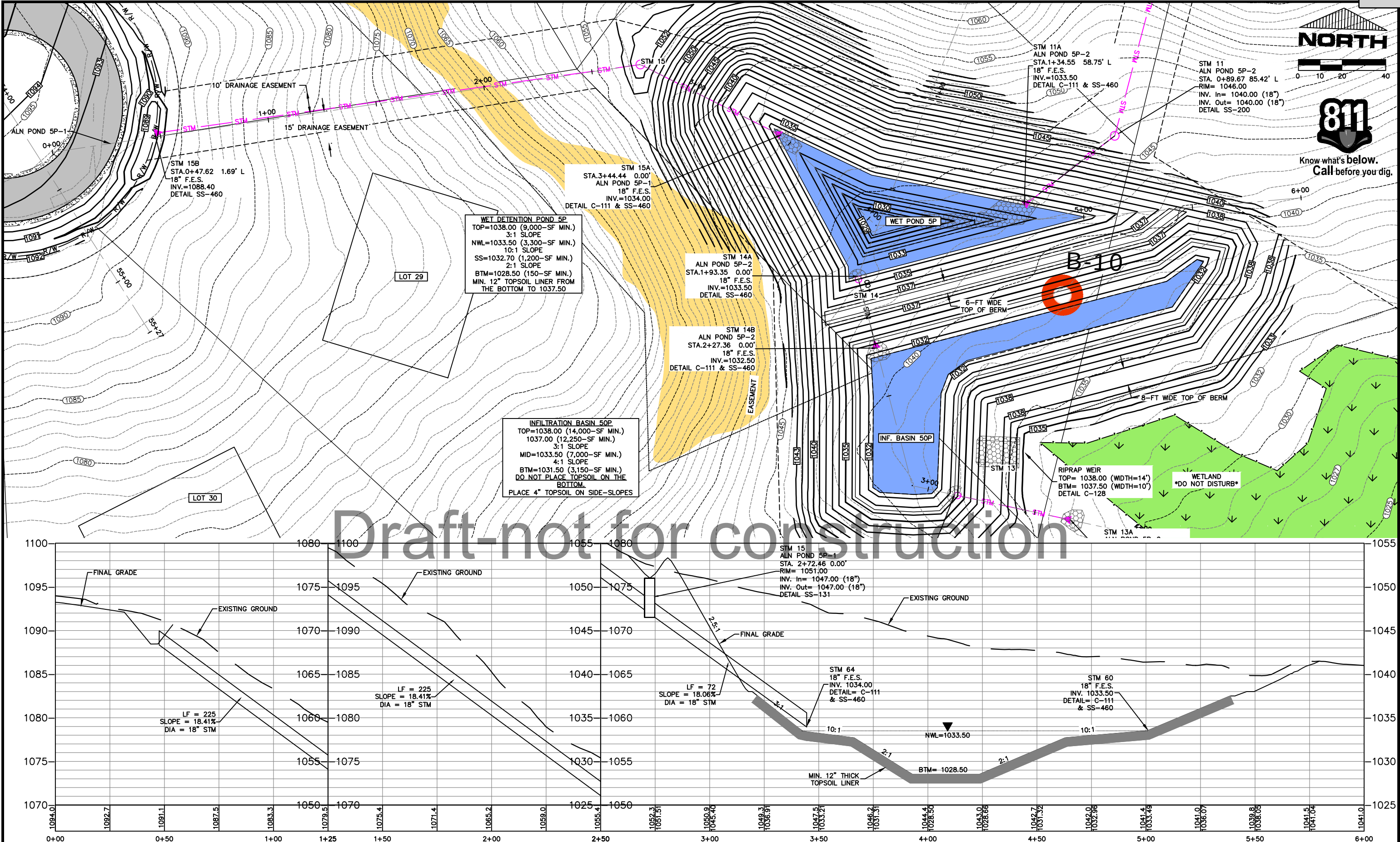
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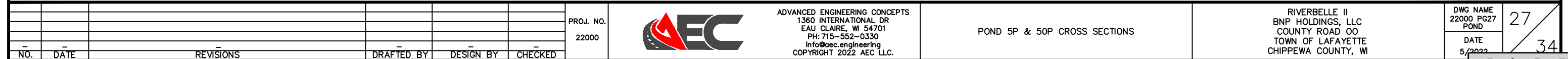
Draft-not for construction

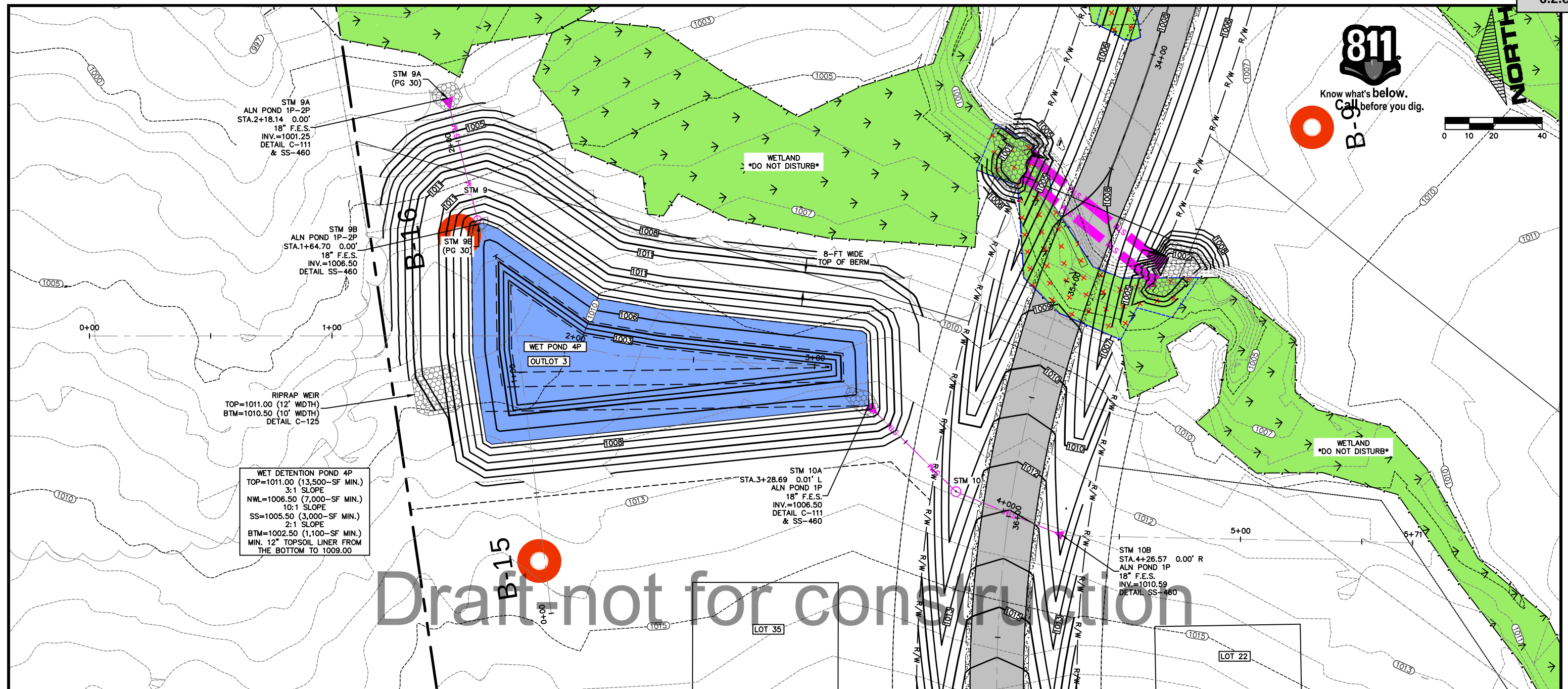
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											DATE 5/2022	34
NO.	DATE	REVISIONS	DRAFTED BY	DESIGN BY	CHECKED						Packet Pg. 55	



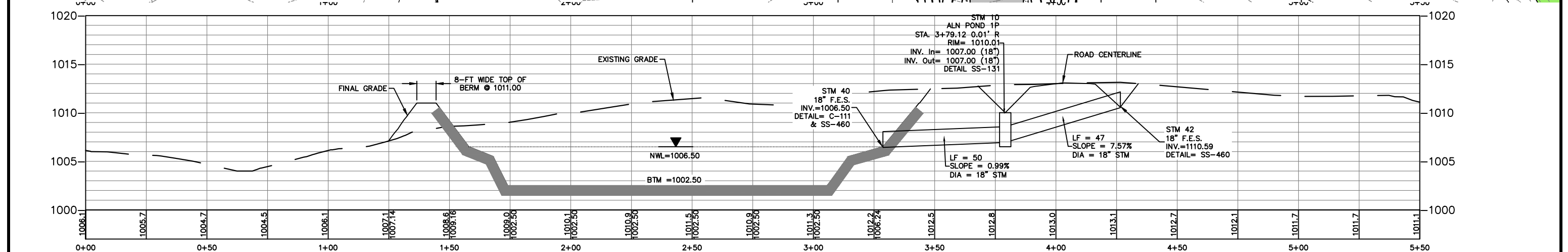
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NO.		DATE		REVISIONS		DRAFTED BY		DESIGN BY		CHECKED													

Packet Pg. 5

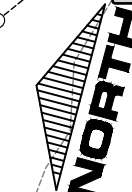




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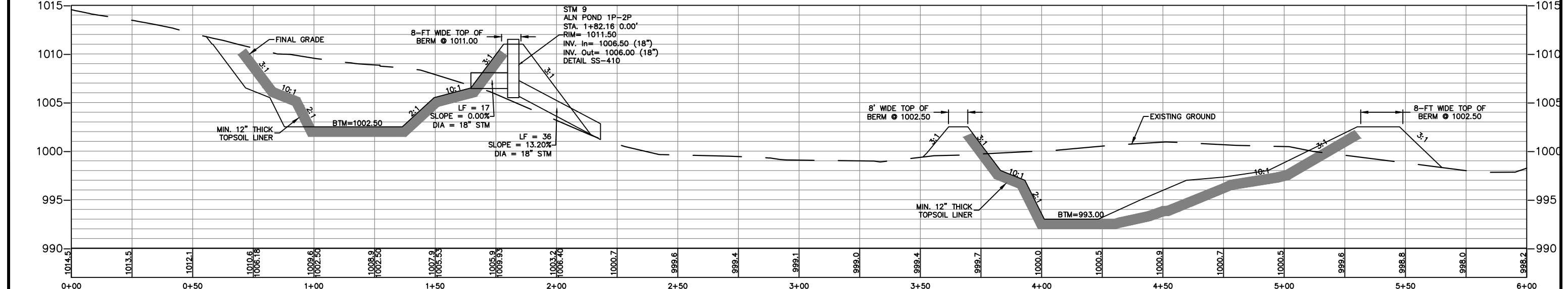
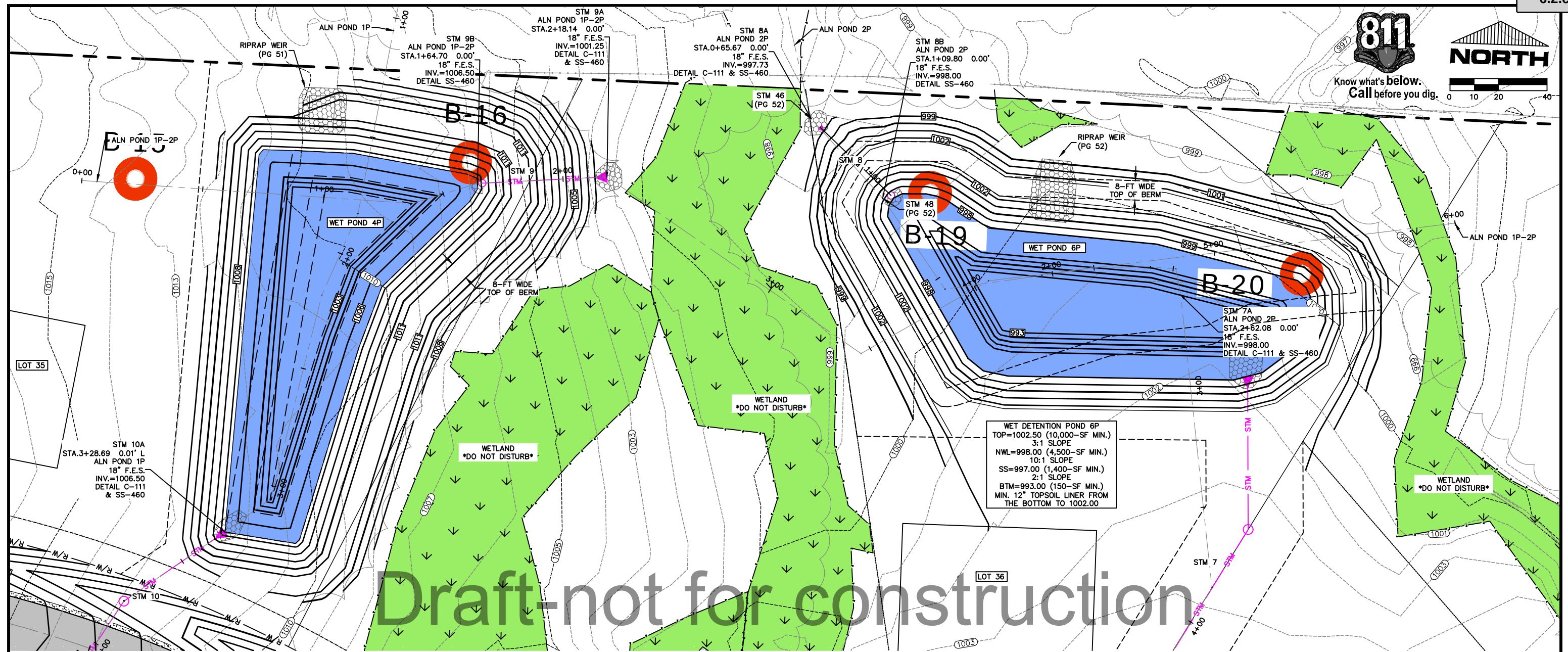


POND 6P CROSS SECTIONS

DWG NAME	22000 PG
POND	
DATE	5/2022

9	28
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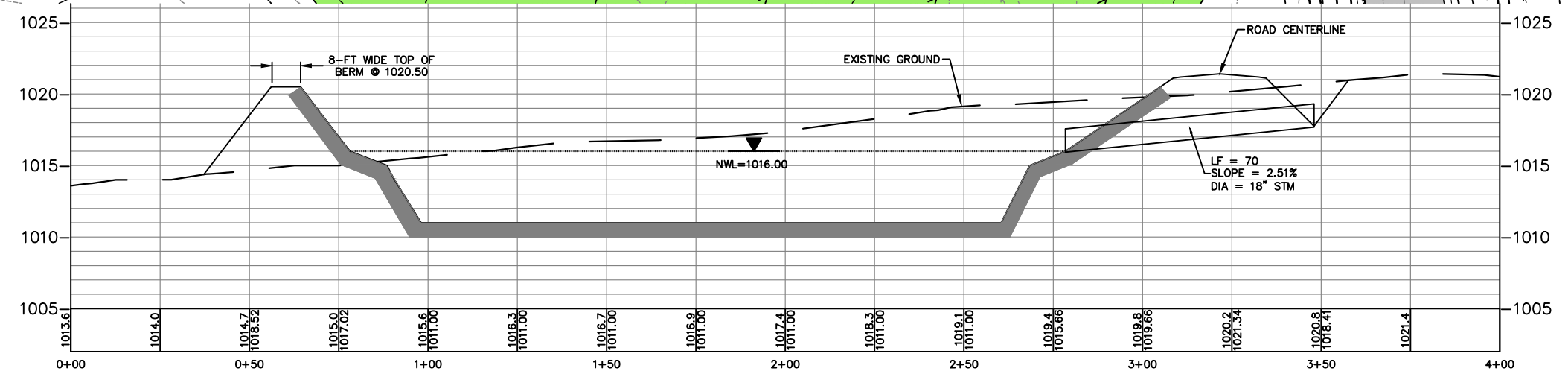
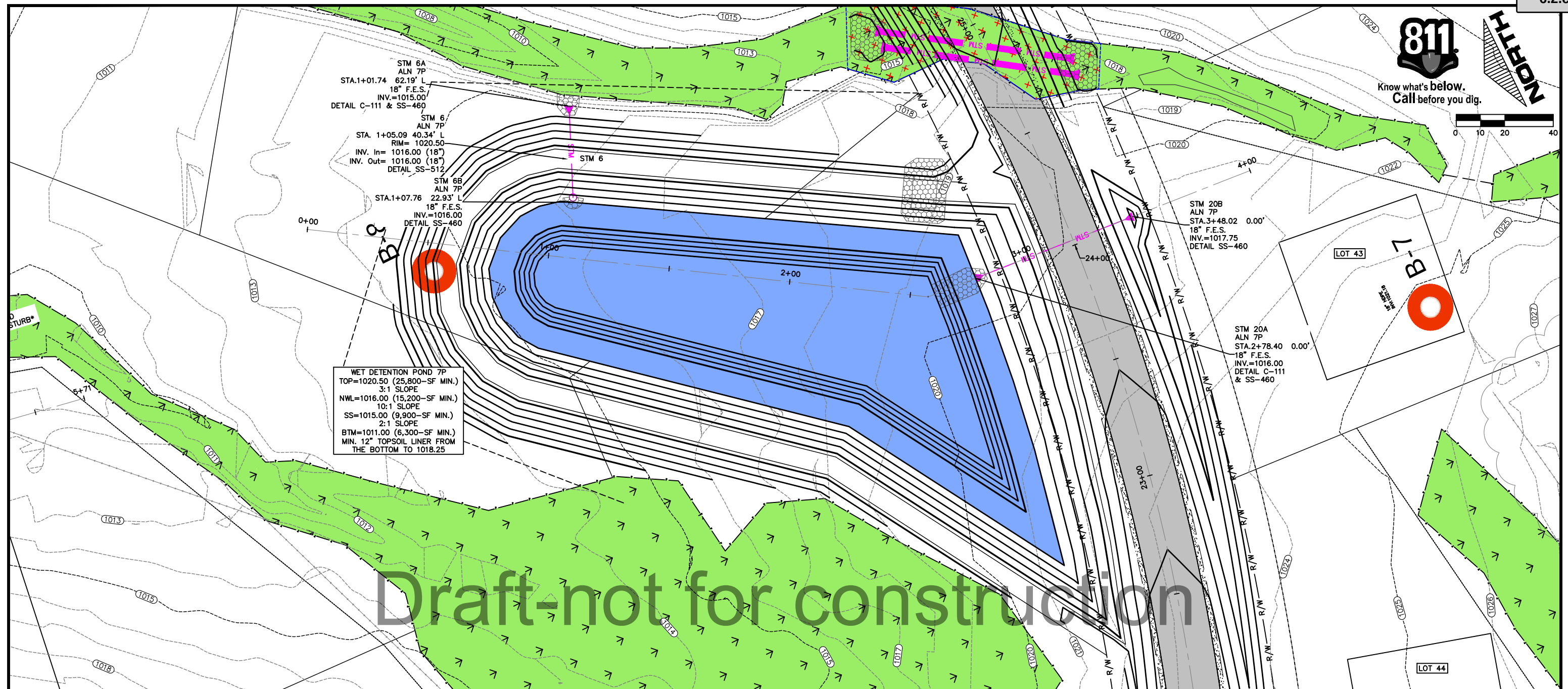
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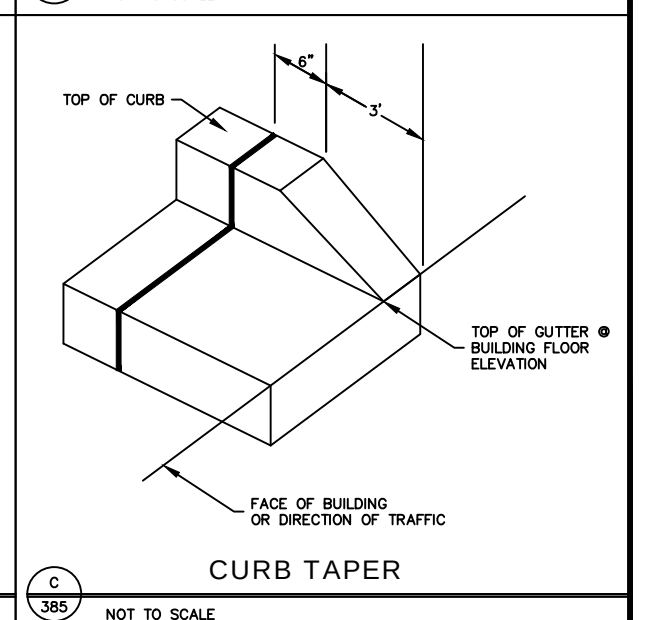
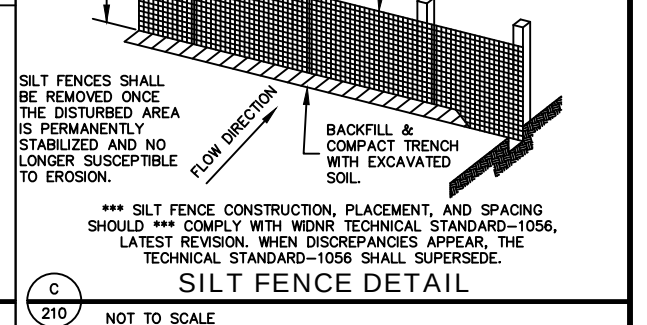
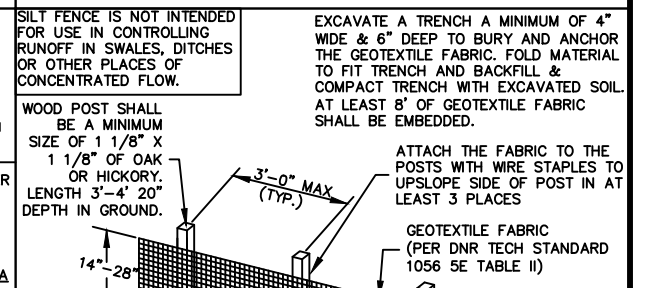
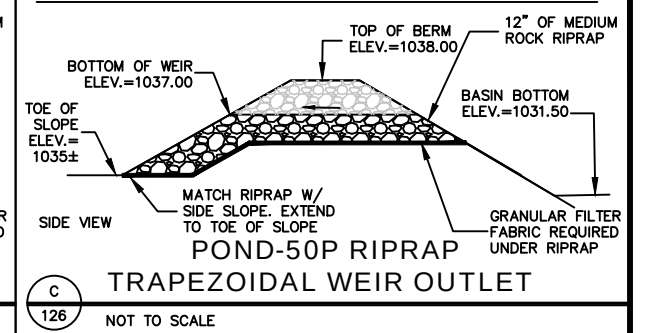
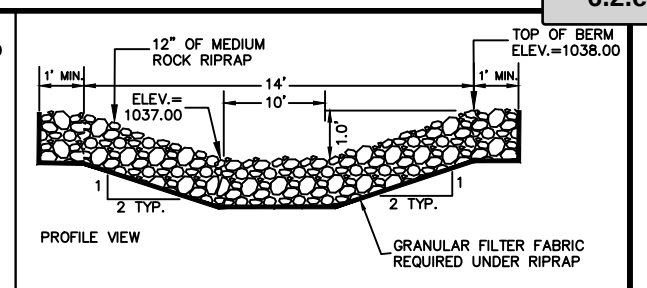
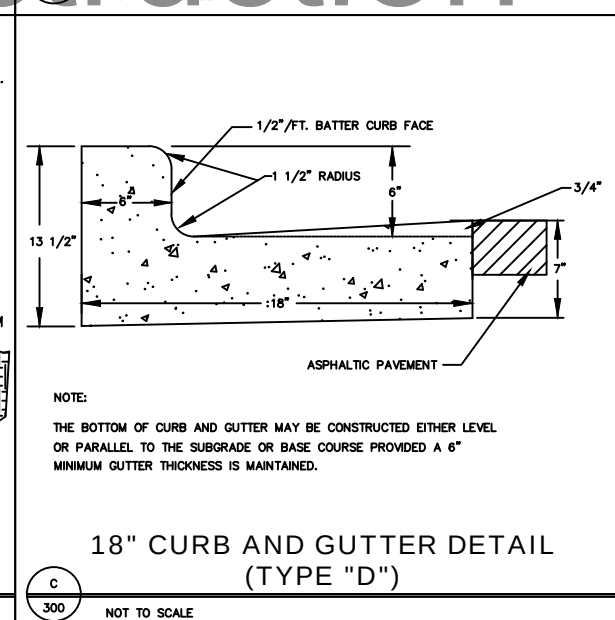
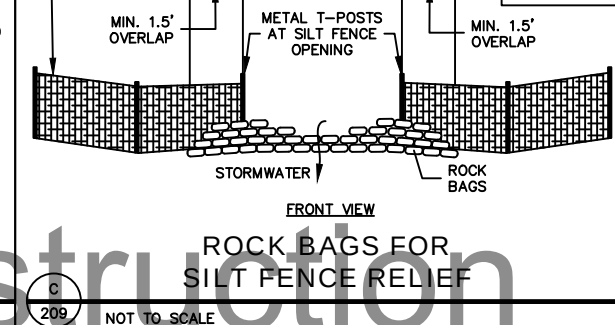
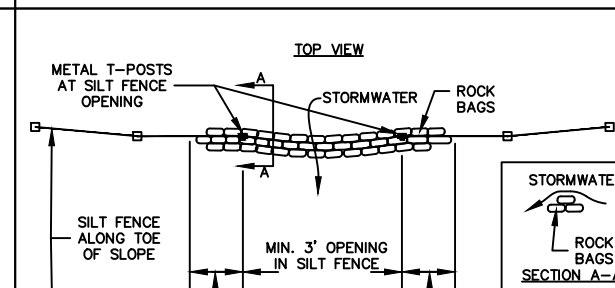
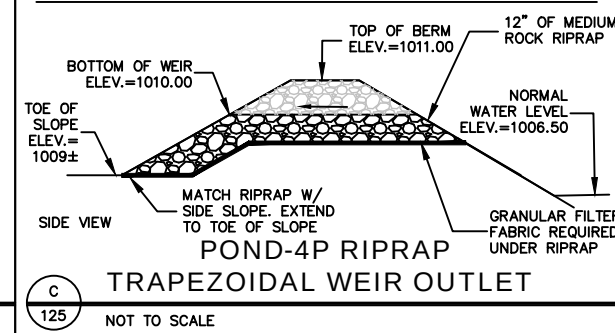
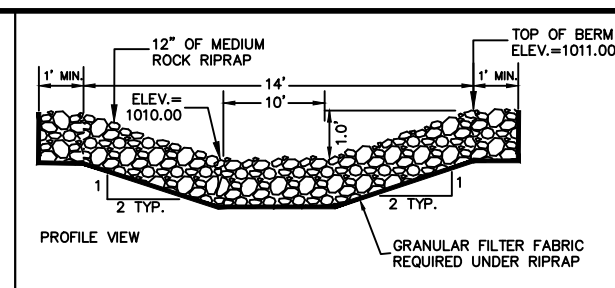
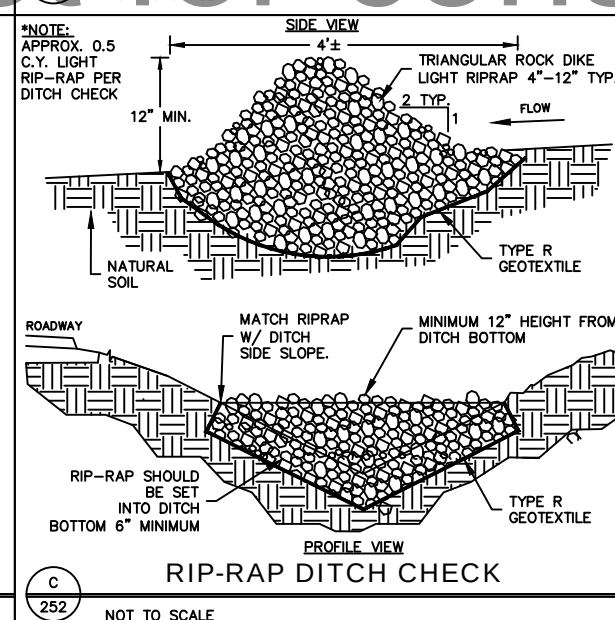
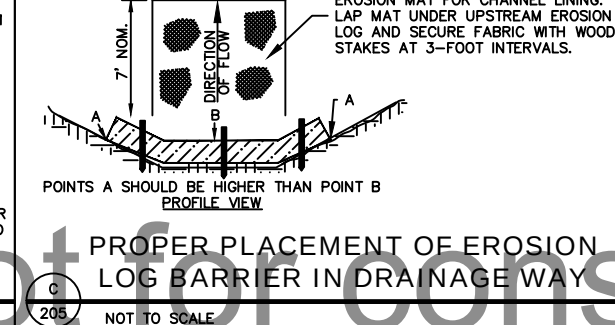
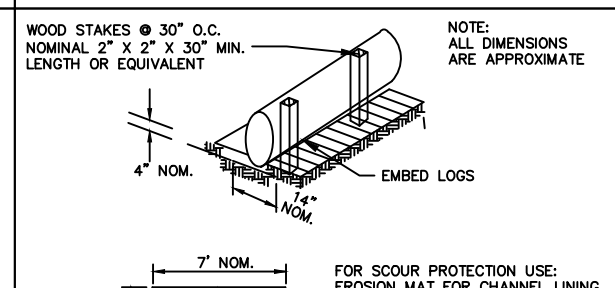
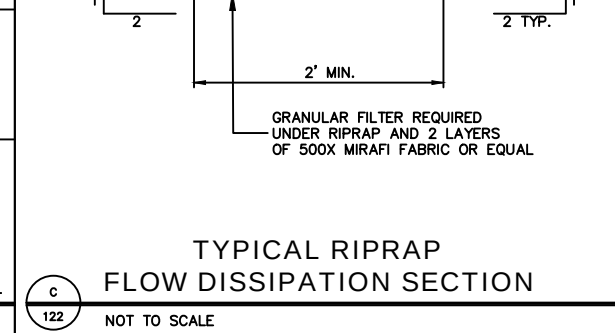
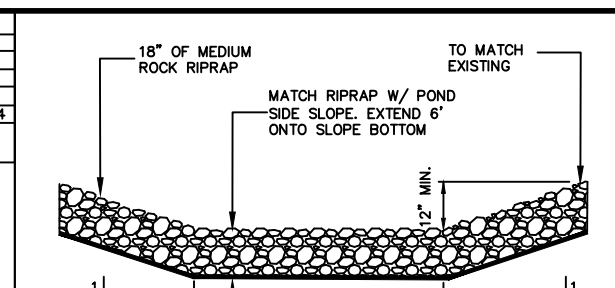
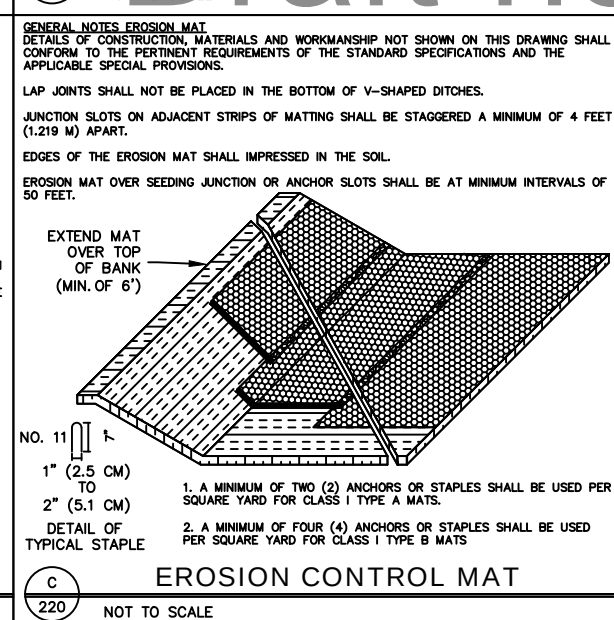
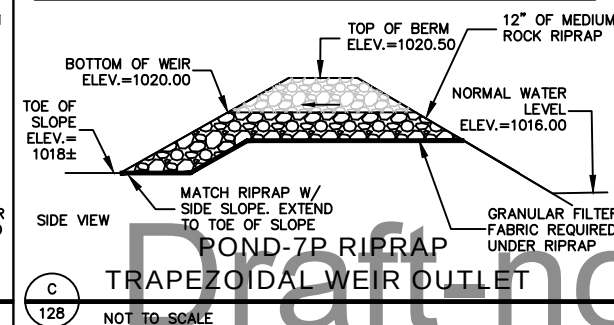
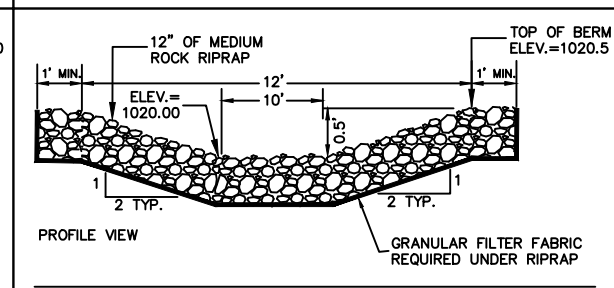
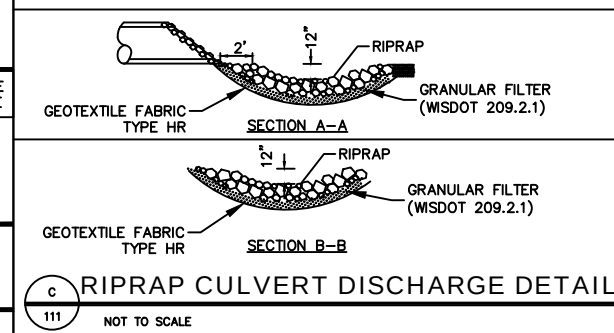
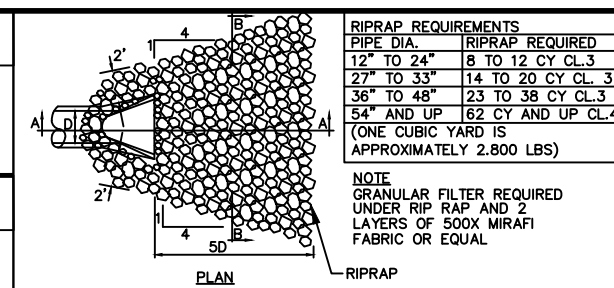
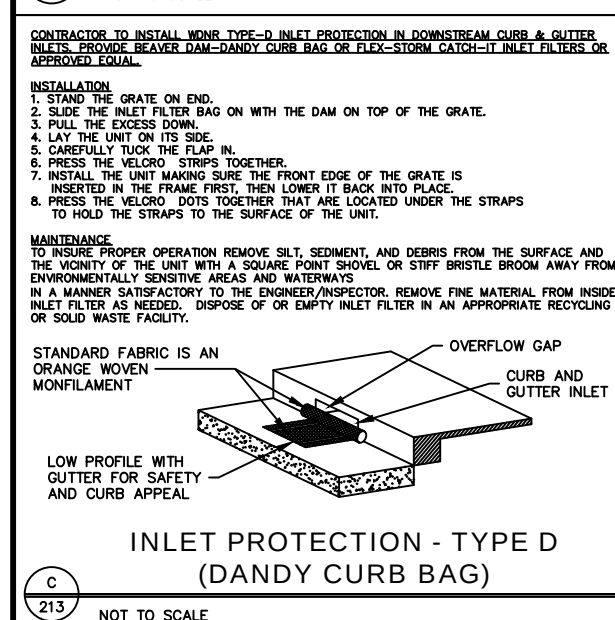
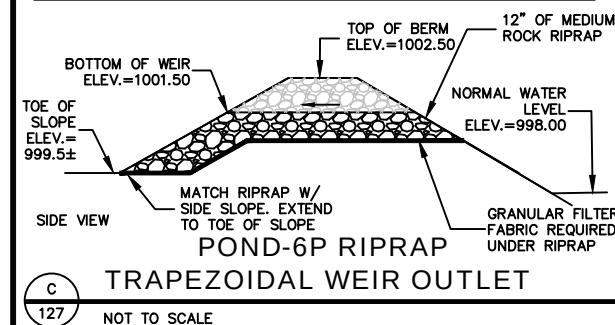
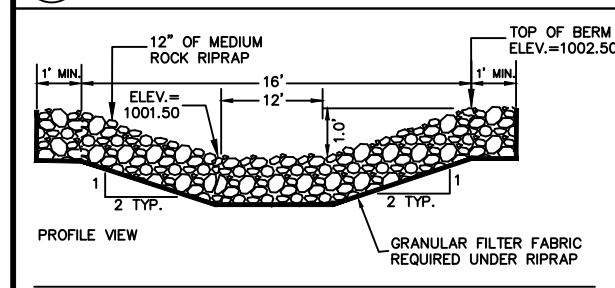
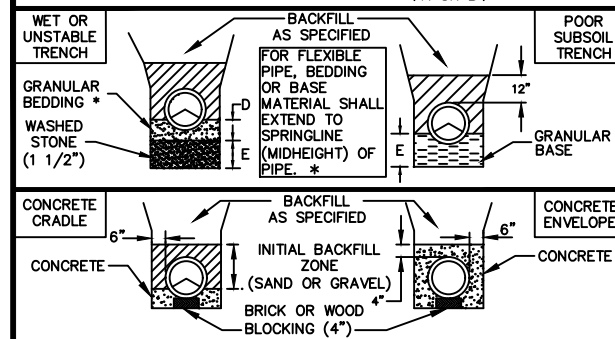
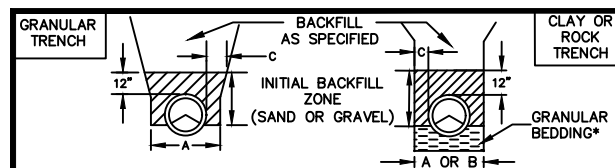
PROJ. NO.	22000
ADVANCED ENGINEERING CONCEPTS	1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701	PH: 715-552-0330
info@aec.engineering	COPYRIGHT 2022 AEC LLC.

POND 4P & 6P CROSS SECTIONS

RIVERBELLE II	BNP HOLDINGS, LLC	COUNTY ROAD 00	TOWN OF LAFAYETTE	CHIPPEWA COUNTY, WI
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DWG NAME	22000 PG30	30
POND		
DATE	5/2022	34





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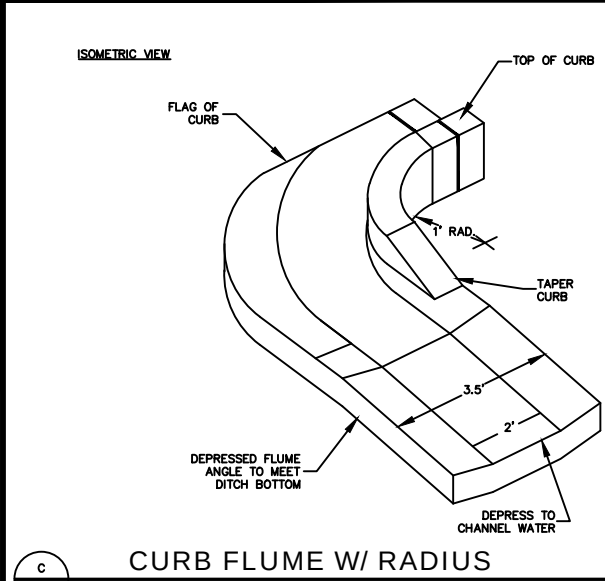
DETAILS

RIVERBELLE II
BNP HOLDINGS, LLC
COUNTY ROAD 00
TOWN OF LAFAYETTE
CHIPPEWA COUNTY, WI

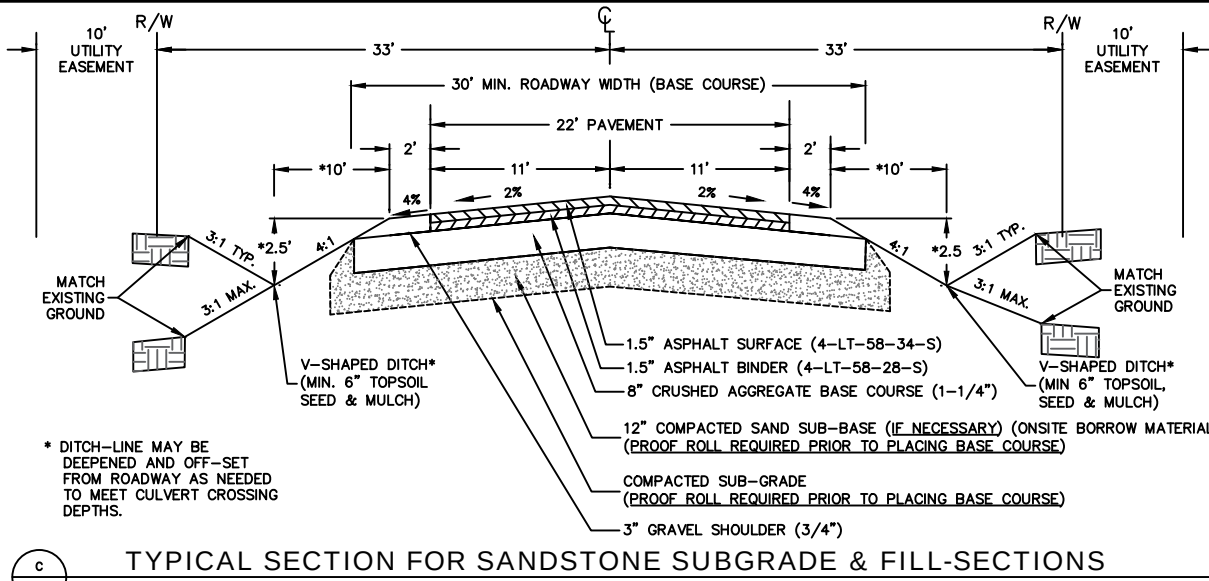
DWG NAME
20276 PG18
DETAILS
DATE
5/2022

32

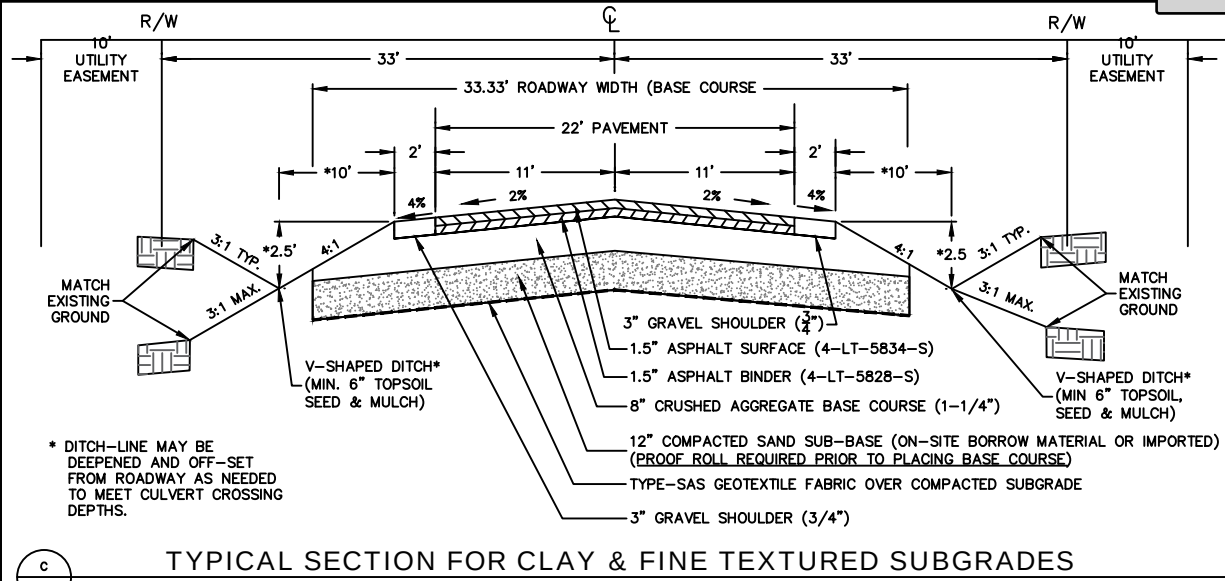
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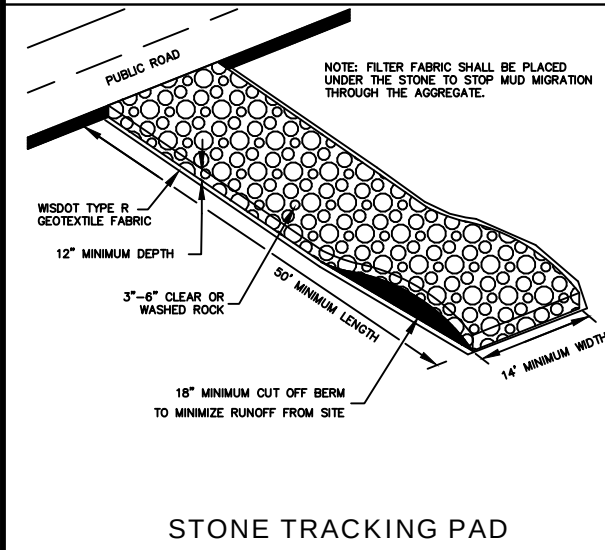
CURB FLUME W/ RADIUS
387 NOT TO SCALE



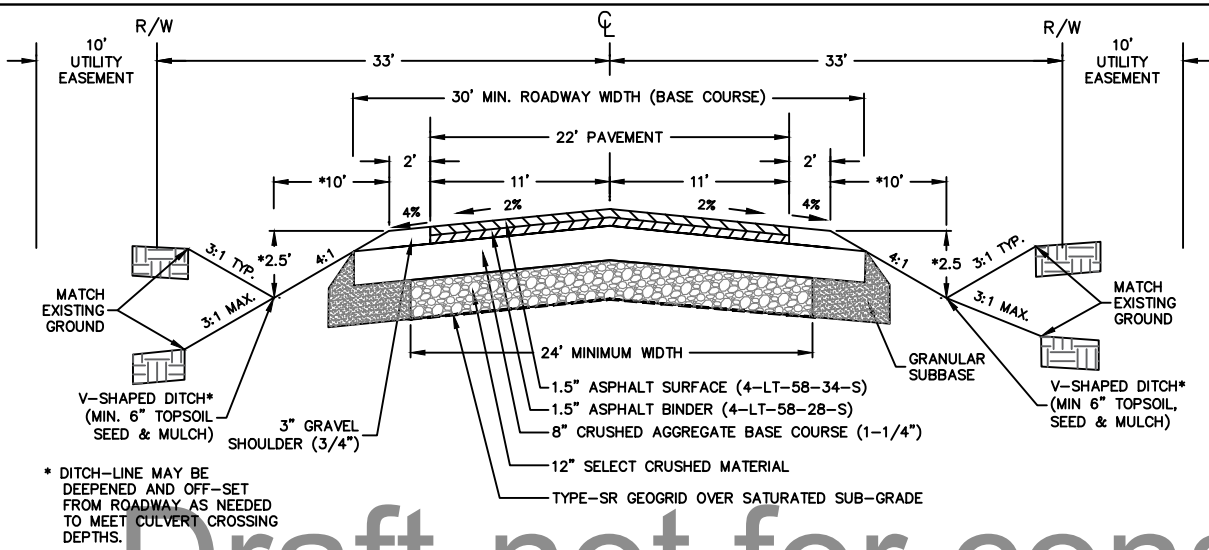
TYPICAL SECTION FOR SANDSTONE SUBGRADE & FILL-SECTIONS
500 NOT TO SCALE STREET NAME: ALIGNMENT 1 & 2 STATION: TO STATION: AND STATION: TO STATION:



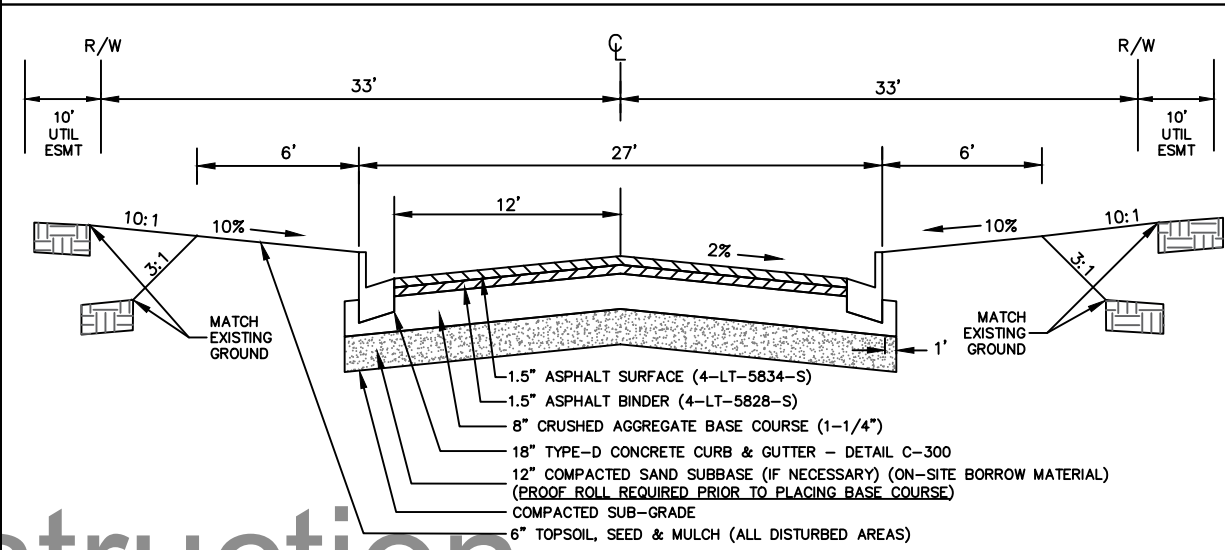
TYPICAL SECTION FOR CLAY & FINE TEXTURED SUBGRADES
502 NOT TO SCALE STREET NAME: ALIGNMENT 1, 2 & 3 STATION: TO STATION: AND STATION: TO STATION:



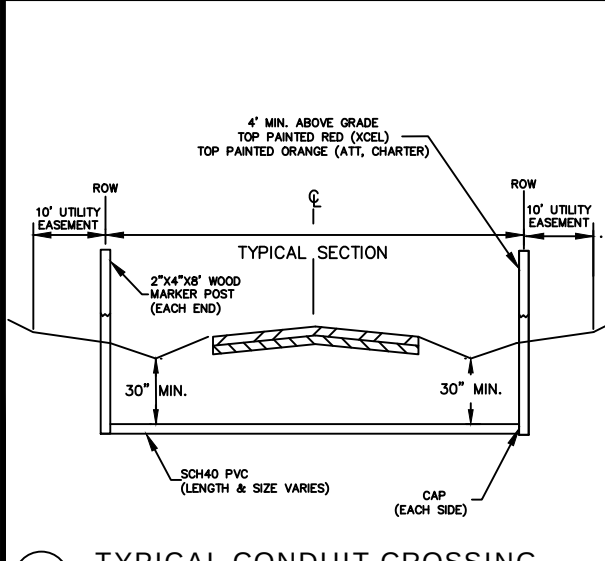
STONE TRACKING PAD AND TIRE WASHING DETAIL
400 NOT TO SCALE



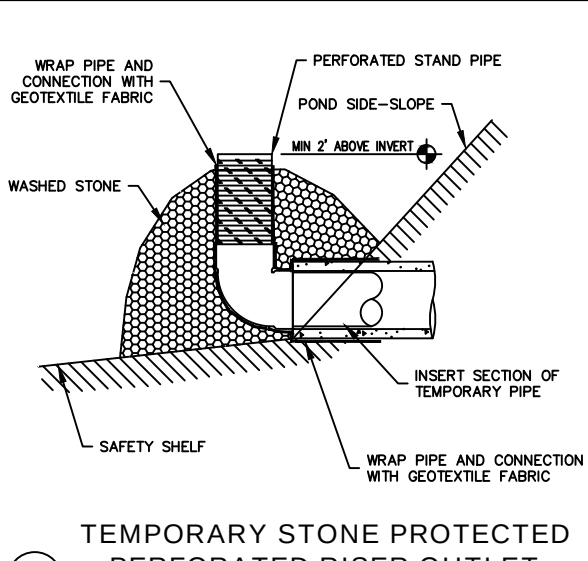
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503 NOT TO SCALE STREET NAME: ALIGNMENT 1 & 2 STATION: TO STATION: AND STATION: TO STATION:



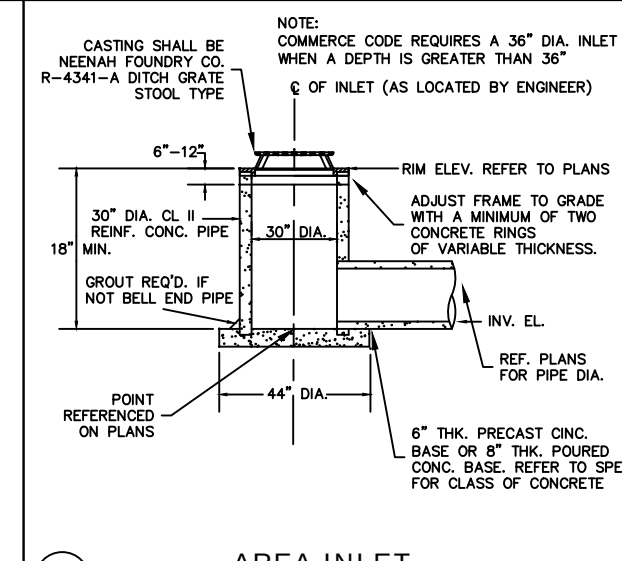
SPECIAL SECTION #1
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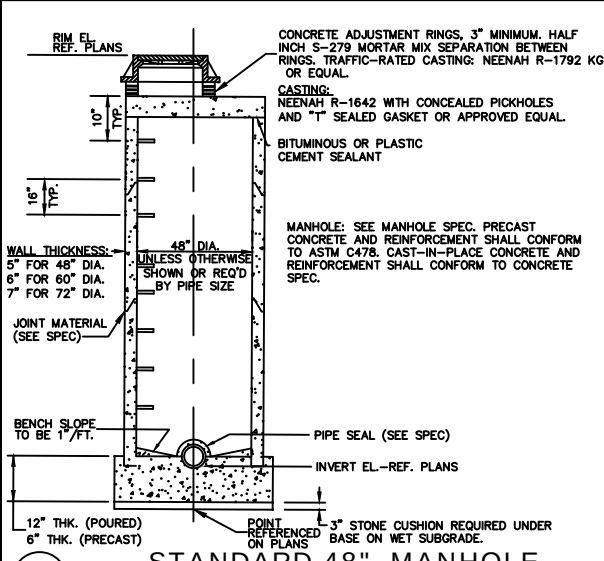
TYPICAL CONDUIT CROSSING
600 NOT TO SCALE



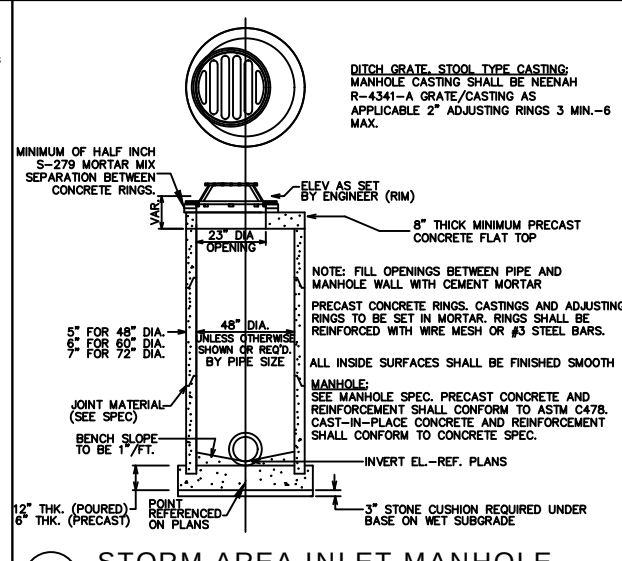
TEMPORARY STONE PROTECTED PERFORATED RISER OUTLET
151 NOT TO SCALE



AREA INLET
131 NOT TO SCALE



STANDARD 48\"/>



STORM AREA INLET MANHOLE
226 NOT TO SCALE

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PROJ. NO. 22000

AEC

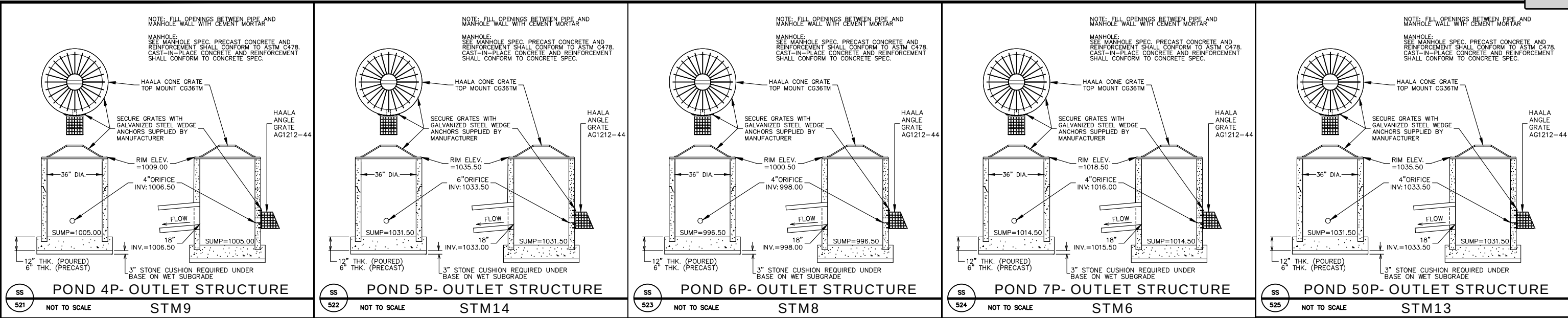
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DETAILS

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TOWN OF LAFAYETTE
CHIPPewa COUNTY, WI

DWG NAME 20276 PG19 DETAILS
DATE 5/2022

33
34



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