

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
OCTOBER 23, 2025
CHIPPEWA COUNTY COURTHOUSE, RM 302
5:00 PM

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Jason Bergeron	Chippewa County	District 7, Chair	Present	
Duane Shoebridge	Chippewa County	District 3, Vice-Chair	Present	
David Kelly	Chippewa County	District 14	Absent	
Rocky Kempe	Chippewa County	District 16	Present	
Chuck Hull	Chippewa County	District 19	Absent	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None

4. CONSENT AGENDA

Motion to approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rocky Kempe, District 16
SECONDER:	Duane Shoebridge, District 3, Vice-Chair
AYES:	Bergeron, Shoebridge, Kempe
ABSENT:	Kelly, Hull

1. Approve the Agenda

2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - Sep 18, 2025 5:00 PM

3. Schedule Next Meeting Date - November 20, 2025

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

1. 2025-0008 Back Rezone - Eagle Point

Motion to approve.

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

October 23, 2025
5:00 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Rocky Kempe, District 16
SECONDER:	Duane Shoebridge, District 3, Vice-Chair
AYES:	Bergeron, Shoebridge, Kempe
ABSENT:	Kelly, Hull

2. 2025-0012 Refuge Church Rezone - Town of Lafayette
Motion to approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Duane Shoebridge, District 3, Vice-Chair
SECONDER:	Rocky Kempe, District 16
AYES:	Bergeron, Shoebridge, Kempe
ABSENT:	Kelly, Hull

6. BUSINESS ITEMS

1. Comprehensive Plan Update
Chris Straight reviewed the results of the Chippewa County Farmland Owner Survey, shared tidbits from the Housing Focus Group , reviewed the schedule, discussed upcoming focus group meetings and Planning & Zoning Committee schedules. A discussion on the Future Land Use map occurred.

RESULT:	DISCUSSED
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7. REPORTS

1. Department of Planning & Zoning Dashboard
Clary indicated the dashboard was emailed to committee member during the meeting.

RESULT:	DISCUSSED
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8. AGENDA ITEMS FOR FUTURE CONSIDERATION

None

9. ADJOURN

Motion to Adjourn.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Duane Shoebridge, District 3, Vice-Chair
SECONDER:	Rocky Kempe, District 16
AYES:	Bergeron, Shoebridge, Kempe
ABSENT:	Kelly, Hull

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
SEPTEMBER 18, 2025
CHIPPEWA COUNTY COURTHOUSE, RM 302
5:00 PM

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Jason Bergeron	Chippewa County	District 7, Chair	Present	
Duane Shoebridge	Chippewa County	District 3, Vice-Chair	Present	
David Kelly	Chippewa County	District 14	Present	
Rocky Kempe	Chippewa County	District 16	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:	Rocky Kempe, District 16
SECONDER:	Duane Shoebridge, District 3, Vice-Chair
AYES:	Bergeron, Shoebridge, Kelly, Kempe, Hull

1. Approve the Agenda

2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - Aug 21, 2025 5:00 PM

3. Schedule Next Meeting Date - October 23, 2025

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

1. 2025-0005 Nelson - Home Occupation CUP Request - Wheaton

Clary introduced the petition to the committee. Mike Nelson gave an overview of the request along with changes that would reflect (1) no onsite customers and (2) no employees, except for the owners of the business. Mary Rudd spoke on behalf of the Town of Wheaton. The Town Board did not make a motion to deny or approve based on the fact that they did not have a revised document showing the redlined language. Dale Schiferl questioned the traffic in regards to pick-ups and deliveries. Nelson indicated that initially, there would be semi-load of product delivered, but then outgoing would be the smaller box-type of FedEx, Amazon etc. If they start moving a lot of product requiring more deliveries by semi, they would find an off-loading site. The goal is to get the business up and running in order to move into a commercial district.

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

September 18, 2025
5:00 PM

A general discussion occurred about the language of the proposal and what should be revised. Clary indicated that he would like to have the opportunity to review the proposed changes with Nelson, assuming those particular changes would be limited to those as discussed.

Motion to approve the request with Clary's review of the final edits.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Duane Shoebridge, District 3, Vice-Chair
SECONDER:	Rocky Kempe, District 16
AYES:	Bergeron, Shoebridge, Kelly, Kempe, Hull

6. REPORTS

1. Discussion on Catalis (Permitting Program) & the POWTS Maintenance Program

Clary discussed the status of Catalis (permitting program) and the POWTS maintenance program. Clary explained the department went live with the program about a year ago. The department has been working with the developer to make upgrades to the program so that it is not so cumbersome to get information entered into the program. The focus has been on the POWTS Maintenance notifications and reporting portion which is utilized by staff and service providers.

The POWTS maintenance notifications were delayed this year because of the data migration from the legacy system. 4,315 notices (postcards) for the septic system maintenance were mailed in early July. This list contained 1,725 septic system owners that did not have a maintenance record within the past 9 years. Based on a previous request by a service provider, we removed these records from the list provided to them. However, the department did send out notices to all 4,315 owners and offered to send the list of 1,725 to the service providers if they wanted it.

In late July, we became aware that the list did not capture all property owners that needed maintenance this year. After discussing this with Catalis, we discovered the provided query utilized in the initial mailing missed 6 months worth of records. After working with Catalis on a fix, another 1,089 records were sent postcards in late August.

A plan for POWTS maintenance enforcement (for those who have not pumped) was to be implemented in 2025. However, with the transition to Catalis, Clary felt it was appropriate to start the enforcement in 2026. DPZ will start working on the enforcement portion of the POWTS Maintenance Program in Q4 of 2025 with implementation in 2026.

RESULT:	DISCUSSED
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7. BUSINESS ITEMS

1. Discussion on section 70-115 of the Zoning Ordinance (Home Occupations)

Clary briefly reviewed the proposed modifications to section 70-115 for home occupations. Discussion was in regards to quiet home occupations and the sale of inventory on a regular basis. Clary will further review the language.

Minutes Acceptance: Minutes of Sep 18, 2025 5:00 PM (Consent Agenda)

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

September 18, 2025
5:00 PM

RESULT: DISCUSSED

2. Preliminary Review: Solar Energy Systems (Zoning Ordinance Amendment) - Draft 2025-09-12
Clary briefly reviewed the 2025-09-12 draft with the committee. Discussion centered around: excluding large SES's from the residential zoning districts, toxic chemicals from the solar panels, battery housing regulations, and the storage of batteries. Clary will look further into the toxic chemicals, battery housing and the storage of batteries onsite.

RESULT: DISCUSSED

8. AGENDA ITEMS FOR FUTURE CONSIDERATION

Home Occupations and Solar Amendments.

9. ADJOURN

Motion to approve.

RESULT: APPROVED [UNANIMOUS]
MOVER: Rocky Kempe, District 16
SECONDER: David Kelly, District 14
AYES: Bergeron, Shoebridge, Kelly, Kempe, Hull

Minutes Acceptance: Minutes of Sep 18, 2025 5:00 PM (Consent Agenda)



**STATEMENT OF EXPLANATION
2025-0008 BACK REZONE - EAGLE POINT**

5.1

Lot 1 of Certified Survey Map 6119, (parcel number 22908-0344-76119001), which is located in the SE ¼ of the SE ¼, Section 03, Township 29 North, Range 08 West. Town of Eagle Point. Physical Address: Vacant.

From: Agricultural

To: Residential 1

(Posted: October 3)
Chippewa County Website & County Clerk's Bulletin Board

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 public hearings will be held on **October 23, 2025**, beginning at **5:00 PM** at the Chippewa County Courthouse, Room 302, 711 N Bridge Street, Chippewa Falls, Wisconsin relative to the following petitions:

Rezone Petition: 2025-0008

Petitioner: Daniel Back

Agent: James Scheffler/ Surveyor

Lot 1, Certified Survey Map 6119, (parcel number 22908-0344-76119001), which is located in the SE ¼ of the SE ¼, Section 03, Township 29 North, Range 08 West. Town of Eagle Point. Physical Address: vacant.

From: Agricultural

To: Residential 1

REZONE PETITION: #2025-0012

Petitioner: Refuge Church of Chippewa Falls

Agent: Chad White/Architect

Lots 11 & 12, Block 2, Gerbers Addition, (parcel numbers 22808-1013-64220210 & 22808-1013-64220211), located in the SW ¼ of the NE ¼, and parcel number 22808-1041-03700000, which is part of the NE ¼ of the SE ¼, with all lots being located in Section 10, Township 28 North, Range 08 West. Town of Lafayette. Physical Address: 16760 County Hwy X (formerly the Golden Eagle Restaurant).

Option 1

From: Residential 1

To: Local Commercial

Note: Under this option, Lots 11 & 12, Block 2 of the Gerbers Addition will be rezoned to Local Commercial.

Option 2

From: Local Commercial

To: Residential 1

Note: Under this option, parcel number 22808-1041-03700000 will be rezoned 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 meeting.

Dated this 2nd day of October, 2025

Douglas Clary, Director
Department of Planning & Zoning
Chippewa County

Attachment: 2025-0008 Back Rezone - Public Notices & Maps (9250 : 2025-0008 Back Rezone - Town of Eagle Point)

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

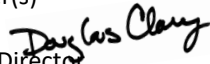
Land Records & G.I.S.

POWTS & Wells

Date: October 2, 2025

To: Property Owner(s)

From: Douglas Clary, Director



Re: Public Meetings & Public Hearing

Dear Property Owner(s):

The Chippewa County Department of Planning & Zoning has received a rezone petition for 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 parcels associated with the rezone petition. If you have any questions regarding this rezone petition, please contact me at (715) 726-7941.

REZONE PETITION: #2025-0008

Petitioner: Daniel Back

Agent: James Scheffler/Surveyor

Lot 1, Certified Survey Map 6119, (parcel number 22908-0344-76119001), which are located in the SE ¼ of the SE ¼, Section 03, Township 29 North, Range 08 West. Town of Eagle Point. Physical Address: vacant.

From: Agricultural

To: Residential 1

THESE MEETINGS ARE OPEN TO THE PUBLIC:

Eagle Point Plan Commission

The Eagle Point Town Board will **REVIEW** this request on **October 13, 2025 at 7:00 PM**, at the Eagle Point Town Hall, 14802 State Highway 124, Chippewa Falls, Wisconsin 54729. The Town Board will forward a recommendation on the petition to approve, disapprove or approve with modification(s) and/or conditions to the Planning & Zoning Committee.

Eagle Point Town Board

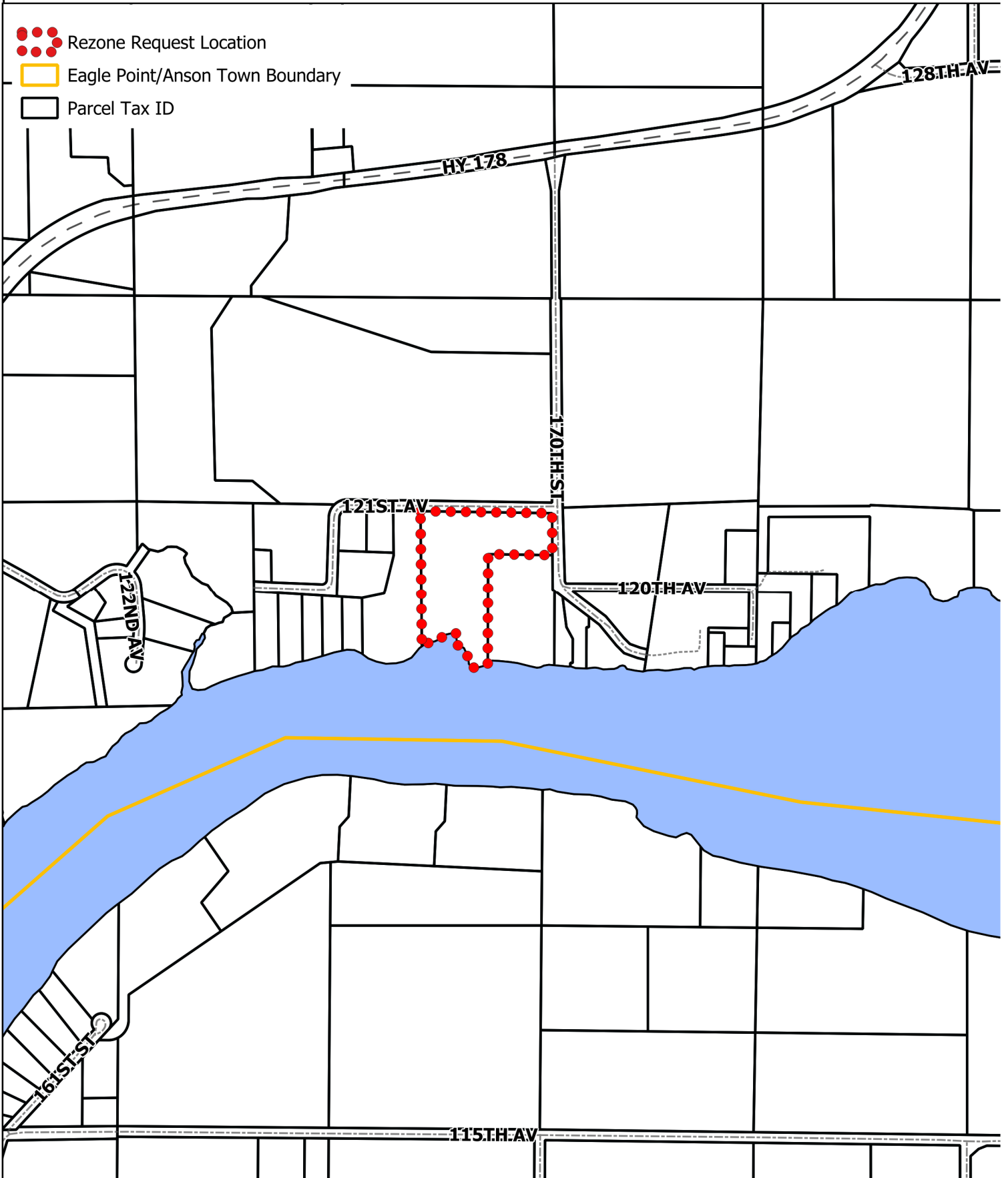
The Eagle Point Town Board will **REVIEW** this request on **October 20, 2025 at 7:00 PM**, at the Eagle Point Town Hall, 14802 State Highway 124, Chippewa Falls, Wisconsin 54729. The Town Board will forward a recommendation on the petition to approve, disapprove or approve with modification(s) and/or conditions to the Planning & Zoning Committee.

Chippewa County Planning & Zoning Committee:

The Chippewa County Planning & Zoning Committee will hold a **PUBLIC HEARING** for this petition on **October 23, 2025 at 5:00 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 **November 11, 2025 at 6:00 PM** for their consideration. If the Planning & Zoning Committee disapproves, the petition will fail.

Attachment: 2025-0008 Back Rezone - Public Notices & Maps (9250 : 2025-0008 Back Rezone - Town of Eagle Point)

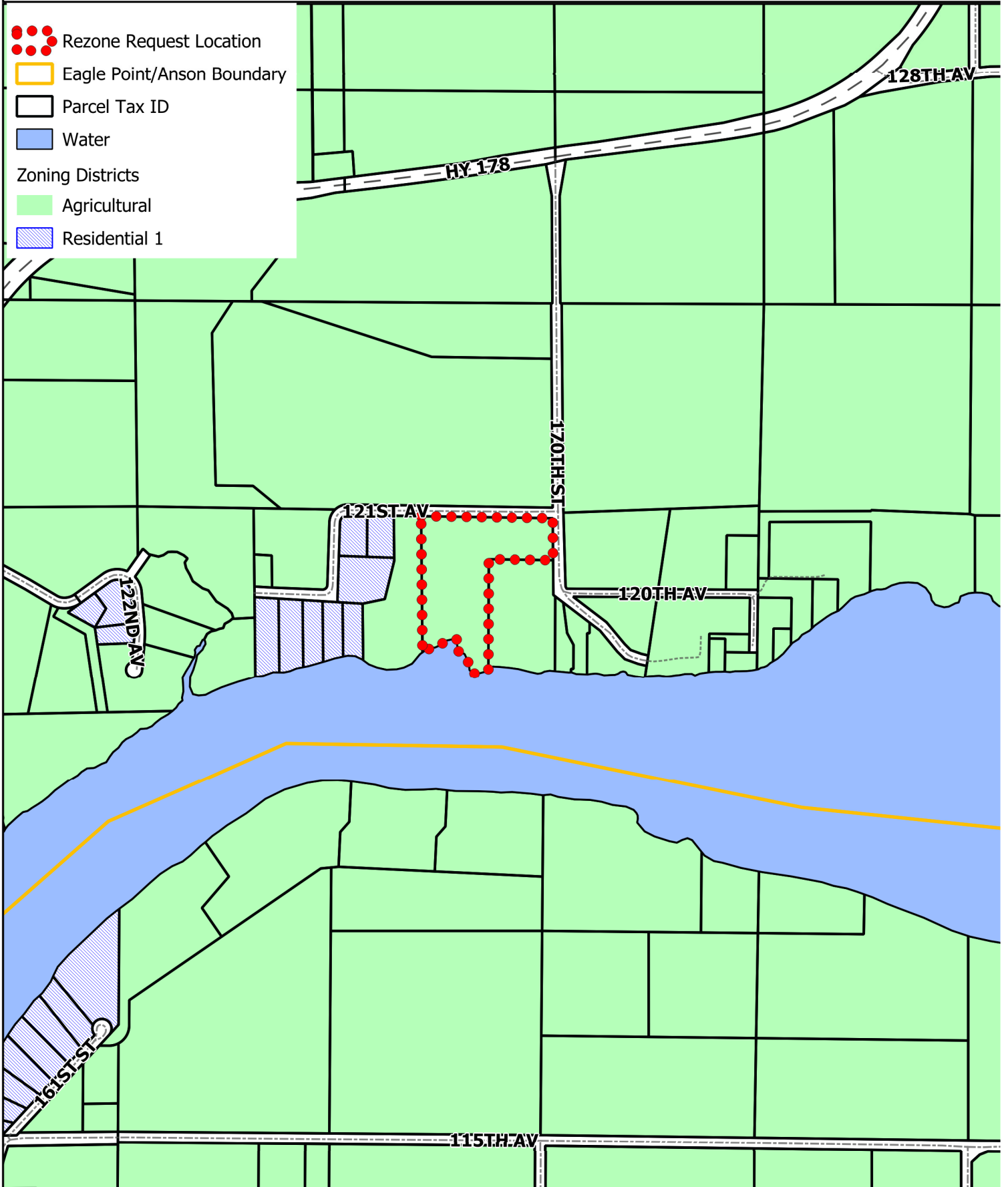
2025-0008 Back Rezone Request Location Map



Attachment: 2025-0008 Back Rezone - Public Notices & Maps (9250 : 2025-0008 Back Rezone - Town of Eagle Point)

2025-0008 Back Rezone Request Zoning Districts

-  Rezone Request Location
-  Eagle Point/Anson Boundary
-  Parcel Tax ID
-  Water
- Zoning Districts**
 -  Agricultural
 -  Residential 1



Attachment: 2025-0008 Back Rezone - Public Notices & Maps (9250 : 2025-0008 Back Rezone - Town of Eagle Point)

2025-0008 Back Rezone Request Location
Aerial (2023)



Attachment: 2025-0008 Back Rezone - Public Notices & Maps (9250 : 2025-0008 Back Rezone - Town of Eagle Point)

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 •

2025 Rezone Application



Comprehensive zoning consists of written text (commonly referred to as the zoning ordinance) and an official zoning map. The zoning ordinance is a guideline for permitted and conditional uses, which are separated into zoning classifications or districts. The 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: <u>Daniel Bach</u>				Name: <u>James Schaffer</u>			
Mailing Address: <u>17994 60th St.</u>				Mailing Address: <u>17681 120th Ave.</u>			
City: <u>Bloomer</u>	State: <u>WI</u>	Zip: <u>54724</u>		City: <u>Chippewa Falls</u>	State: <u>WI</u>	Zip: <u>54729</u>	
Telephone: <u>715-827-0967</u>				Telephone: <u>715-308-3010</u>			
Email Address (Required):				Email Address (Required): <u>Jim@Schaffersurveying.com</u>			
SECTION III: Parcel Information							
Town of: <u>Eagle Point</u>				Property Address: <u>None (Lot 1 CSM 6119)</u>			
Parcel Number(s): <u>22908-0344-76119001</u>				City:	State:	Zip:	
Existing Zoning District(s): <u>A1</u>				Proposed Zoning District(s): <u>R1</u>			

GENERAL DIRECTIONS:

- Complete** this Application form and the required four (4) parts:
 - ☒ Part 1: General Questions related to the request
 - ☒ Part 2: Planning & Zoning Committee Schedule - 2025
 - ☒ 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:	Appeal Number: <u>2025-0008</u>	Public Hearing Date: <u>10-23-25</u>
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Attachment: 2025-0008 Back Rezone - Application (9250 : 2025-0008 Back Rezone - Town of Eagle Point)

General Questions for rezone

- A.) The current owner is DANIEL BACK
- B.) Parcel number 22908-0344-76119001 (Lot 1 of CSM 6119)
- C.) Present use is vacant woodland. The proposed use is residential housing
- D.) We would like to rezone the property to R1 to fit the future use of the property as residential. This use fits the common usage of the area.
- E.) The proposed use matches the uses on both the east and west sides of the property as residential.
- F.) The Town Plan Commission has unanimously voted and approved the proposed rezone

Chippewa County – 2025 Rezone Application

Once a completed application is received, the Chippewa County Department of Planning & Zoning will prepare a public hearing notice for your administrative appeal. The public hearing notice will be posted to the Chippewa County Website and the County Clerks bulletin board. In addition, your neighbors, the Town Board and any applicable county or state agency(s) will also be notified. At the 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 opposition or support of your request.

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

- (A) As the applicant, do you have legal title to the parcel(s)? If you **do not** have legal title to the property, please have the property owner sign this application.
- (B) Identify the parcel(s) that are or will be part of this rezone request. If needed, an additional sheet listing those parcels can be attached.
- (C) Describe the present and, if known, any proposed improvements on each parcel of land.
- (D) Explain why you are requesting to rezone of each parcel. Please identify the proposed use of each parcel.
- (E) 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).
- (F) 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 - 2025

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 ensure 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:

	2025 - Thursdays											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Applications Due @ 12:00 Noon	12-26	01-23	02-20	03-27	04-24	05-22	06-26	07-24	08-21	09-25	10-23	11-20
Public Hearing/Meeting (Thu)	01-23	02-20	03-20	04-24	05-22	06-19	07-24	08-21	09-18	10-23	11-20	12-18
County Board Meeting (Tues)	02-11	03-11	04-08	05-13	06-10	07-08	08-12	09-09	10-14	11-11	12-09	01-13

Note: Typically, the Planning & Zoning Committee meetings start at 5:00 PM on the designated dates above.

Note: No Committee meeting in April due to the Spring Election.

PART 3: General Rezoning Process:

- (A) The rezone application is filed with the Department of Planning & Zoning. This includes the legal description of the parcels to be rezoned, a written statement addressing the questions as listed in Part 1 and any other information your feel will aid in a decision on this request.
- (B) 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) The public hearing notice will be posted to the Chippewa County Website and the County Clerks bulletin board detailing the request and the date and time of the Public Hearing.

Chippewa County – 2025 Rezone Application

- (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: _____

Owner/Agent

Date: _____

9-10-2025

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

Wisconsin DNR

US Army Corp of Engineers

Wisconsin DOT

View Real Estate Property  Search View Real Estate Property

View Real Estate Property

Property #: 22908-0344-76119001

Municipality: 020 - TOWN OF
EAGLE POINT

Tax Year: 2026

Bill Number: 0

Current Owner: BACK, DANIEL J

Property Address:

[General](#) [Legal](#) [Values](#) [Taxes](#) [Special](#) [Extras](#)

Property

Property #

22908-0344-76119001

Alternate Property #

020-0426.3100

Current

Assessed

Taxed

Creation Date: 6/9/2025

Historical Date:

Municipality: 020 - TOWN OF EAGLE POINT

Districts

State Code

Description

	STATE OF WISCONSIN
	CHIPPEWA COUNTY
	LOCAL
0100	CHIPPEWA VALLEY TECHNICAL
1092	CHIPPEWA FALLS SD

Ownership

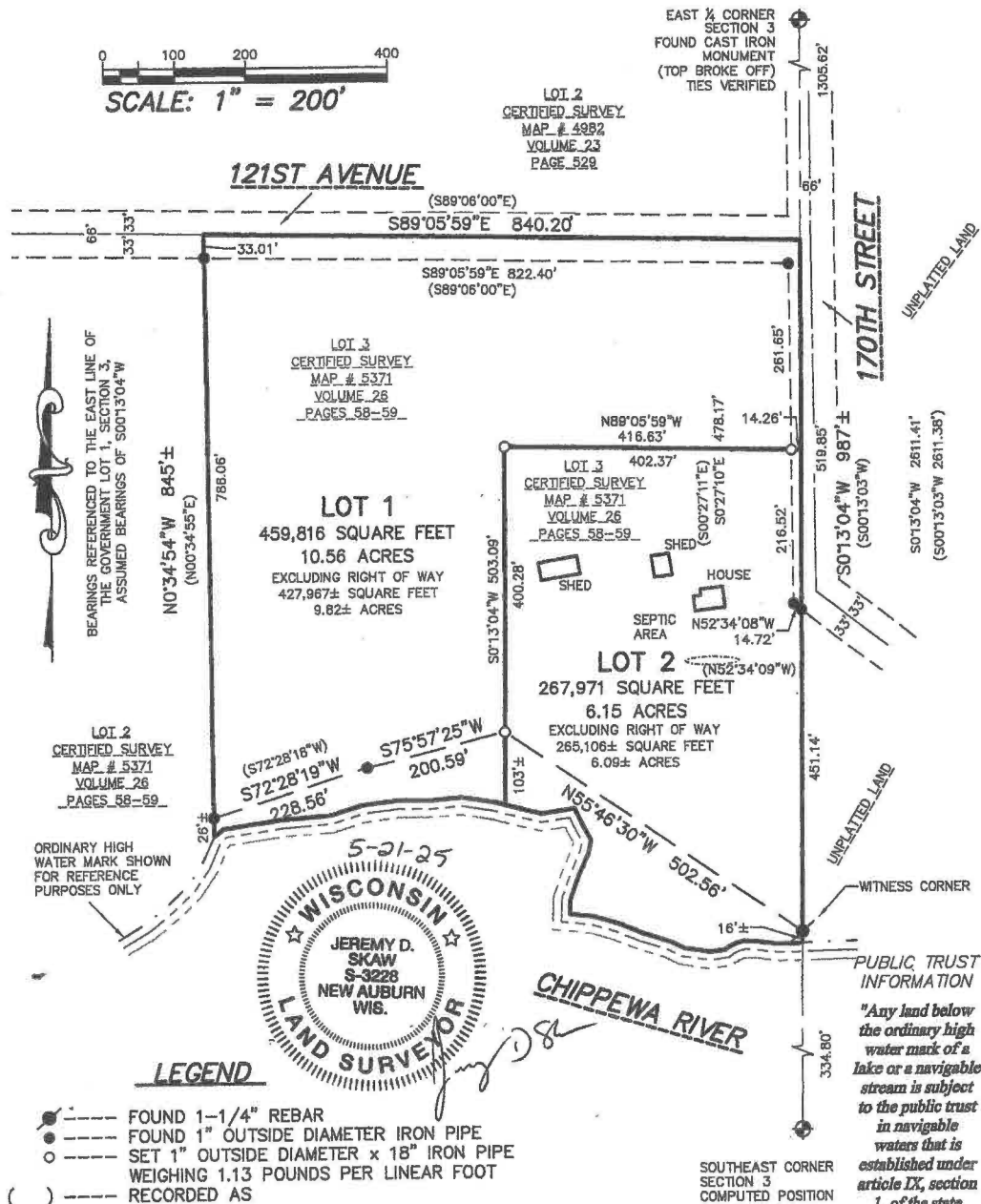
Name	Status	Type
BACK, DANIEL J	CURRENT OWNER	
BACK, JOHN M	CURRENT CO-OWNER	
BACK, TONI A	CURRENT CO-OWNER	
BERGERON, JEANINE M	FORMER OWNER	
BERGERON, HAROLD L & JEANINE M	FORMER OWNER	

Tax Address

CHIPPEWA COUNTY CERTIFIED SURVEY MAP NO. _____

RECORDED IN VOL. _____ OF CERTIFIED SURVEY MAPS PAGE _____

LOCATED IN GOVERNMENT LOT 1
SECTION 3, TOWNSHIP 29 NORTH, RANGE 8 WEST,
TOWN OF EAGLE POINT, CHIPPEWA COUNTY, WISCONSIN
BEING ALL OF LOT 3, CERTIFIED SURVEY MAP #5371
VOLUME 26 OF CERTIFIED SURVEY MAPS, PAGES 58-59,
DOCUMENT #915397



Map

Printed 09/08/2025

Scale = 1:193'



Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices

Attachment: 2025-0008 Back Rezone - Application (9250 : 2025-0008 Back Rezone - Town of Eagle Point)



Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices

Attachment: 2025-0008 Back Rezone - Application (9250 : 2025-0008 Back Rezone - Town of Eagle Point)



STATEMENT OF EXPLANATION
2025-0012 REFUGE CHURCH REZONE - TOWN OF LAFAYETTE

5.2

Lots 11 & 12, Block 2, Gerbers Addition, (parcel numbers 22808-1013-64220210 & 22808-1013-64220211), located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$, and parcel number 22808-1041-03700000, which is part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$, with all lots being located in Section 10, Township 28 North, Range 08 West. Town of Lafayette. Physical Address: 16760 County Hwy X (formerly the Golden Eagle Restaurant).

Option 1

From: Residential 1

To: Local Commercial

Note: Under this option, Lots 11 & 12, Block 2 of the Gerbers Addition will be rezoned to Local Commercial

Option 2

From: Local Commercial

To: Residential 1

Note: Under this option, parcel number 22808-1041-03700000 will be rezoned to Residential 1

(Posted: October 3)
Chippewa County Website & County Clerk's Bulletin Board

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

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Petitioner: Daniel Back

Agent: James Scheffler/ Surveyor

Lot 1, Certified Survey Map 6119, (parcel number 22908-0344-76119001), which is located in the SE ¼ of the SE ¼, Section 03, Township 29 North, Range 08 West. Town of Eagle Point. Physical Address: vacant.

From: Agricultural

To: Residential 1

REZONE PETITION: #2025-0012

Petitioner: Refuge Church of Chippewa Falls

Agent: Chad White/Architect

Lots 11 & 12, Block 2, Gerbers Addition, (parcel numbers 22808-1013-64220210 & 22808-1013-64220211), located in the SW ¼ of the NE ¼, and parcel number 22808-1041-03700000, which is part of the NE ¼ of the SE ¼, with all lots being located in Section 10, Township 28 North, Range 08 West. Town of Lafayette. Physical Address: 16760 County Hwy X (formerly the Golden Eagle Restaurant).

Option 1

From: Residential 1

To: Local Commercial

Note: Under this option, Lots 11 & 12, Block 2 of the Gerbers Addition will be rezoned to Local Commercial.

Option 2

From: Local Commercial

To: Residential 1

Note: Under this option, parcel number 22808-1041-03700000 will be rezoned 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 meeting.

Dated this 2nd day of October, 2025

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

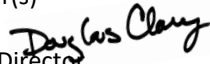
Land Records & G.I.S.

POWTS & Wells

Date: October 2, 2025

To: Property Owner(s)

From: Douglas Clary, Director



Re: Public Meetings & Public Hearing

Dear Property Owner(s):

The Chippewa County Department of Planning & Zoning has received a rezone petition for a parcel of land that is located either adjacent to or in the vicinity of property owned by you. You are receiving this notice because your property has been determined to be within the legal public hearing notification distance per county and state requirements. I have enclosed a map identifying the location of the parcel associated with the rezone petition. If you have any questions regarding this rezone petition, please contact me at (715) 726-7941.

REZONE PETITION: #2025-0012

Petitioner: Refuge Church of Chippewa Falls

Agent: Chad White/Architect

Lots 11 & 12, Block 2, Gerbers Addition, (parcel numbers 22808-1013-64220210 & 22808-1013-64220211), located in the SW ¼ of the NE ¼, and parcel number 22808-1041-03700000, which is part of the NE ¼ of the SE ¼, with all lots being located in Section 10, Township 28 North, Range 08 West. Town of Lafayette. Physical Address: 16760 County Hwy X (formerly the Golden Eagle Restaurant).

Option 1

From: Residential 1

To: Local Commercial

Note: Under this option, Lots 11 & 12, Block 2 of the Gerbers Addition will be rezoned to Local Commercial

Option 2

From: Local Commercial

To: Residential 1

Note: Under this option, parcel number 22808-1041-03700000 will be rezoned to Residential 1

THESE MEETINGS ARE OPEN TO THE PUBLIC:

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

The PRLPC will **REVIEW** this request on **October 13, 2025** 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 **October 20, 2025** 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 or via telephone.

Chippewa County Planning & Zoning Committee:

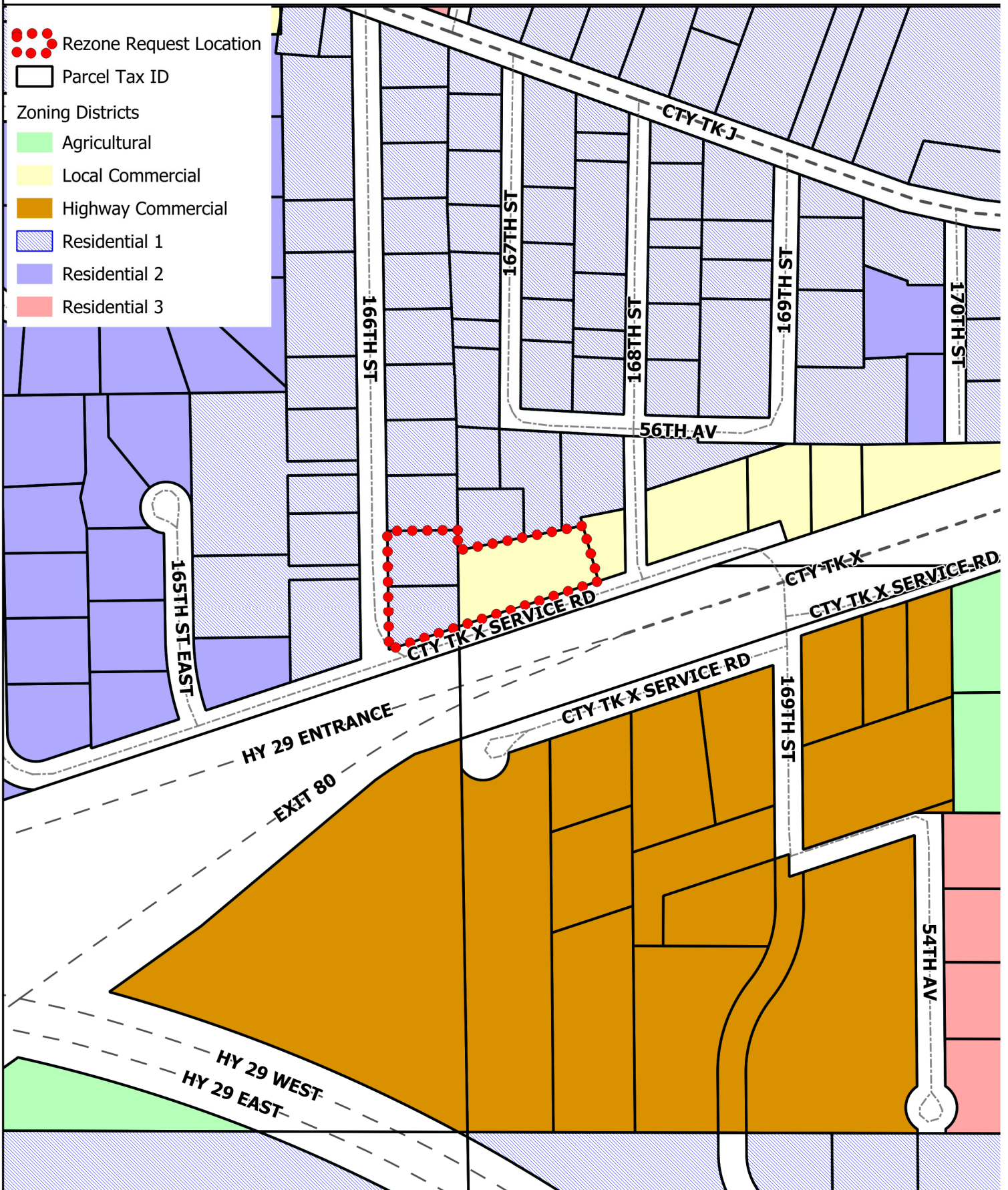
The Chippewa County Planning & Zoning Committee will hold a **PUBLIC HEARING** for this petition on **October 23, 2025** at **5:00 PM** in the Chippewa County Courthouse, Room 302, 711 N Bridge Street, Chippewa Falls, Wisconsin. The Committee will make a determination on the petition to approve, disapprove 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 **November 11, 2025** at **6:00 PM** for their consideration. If the Planning & Zoning Committee disapproves, the petition will fail.



2025-0012 Refuge Church of Chippewa Falls Rezone Request

Zoning Districts

-  Rezone Request Location
-  Parcel Tax ID
- Zoning Districts**
 -  Agricultural
 -  Local Commercial
 -  Highway Commercial
 -  Residential 1
 -  Residential 2
 -  Residential 3

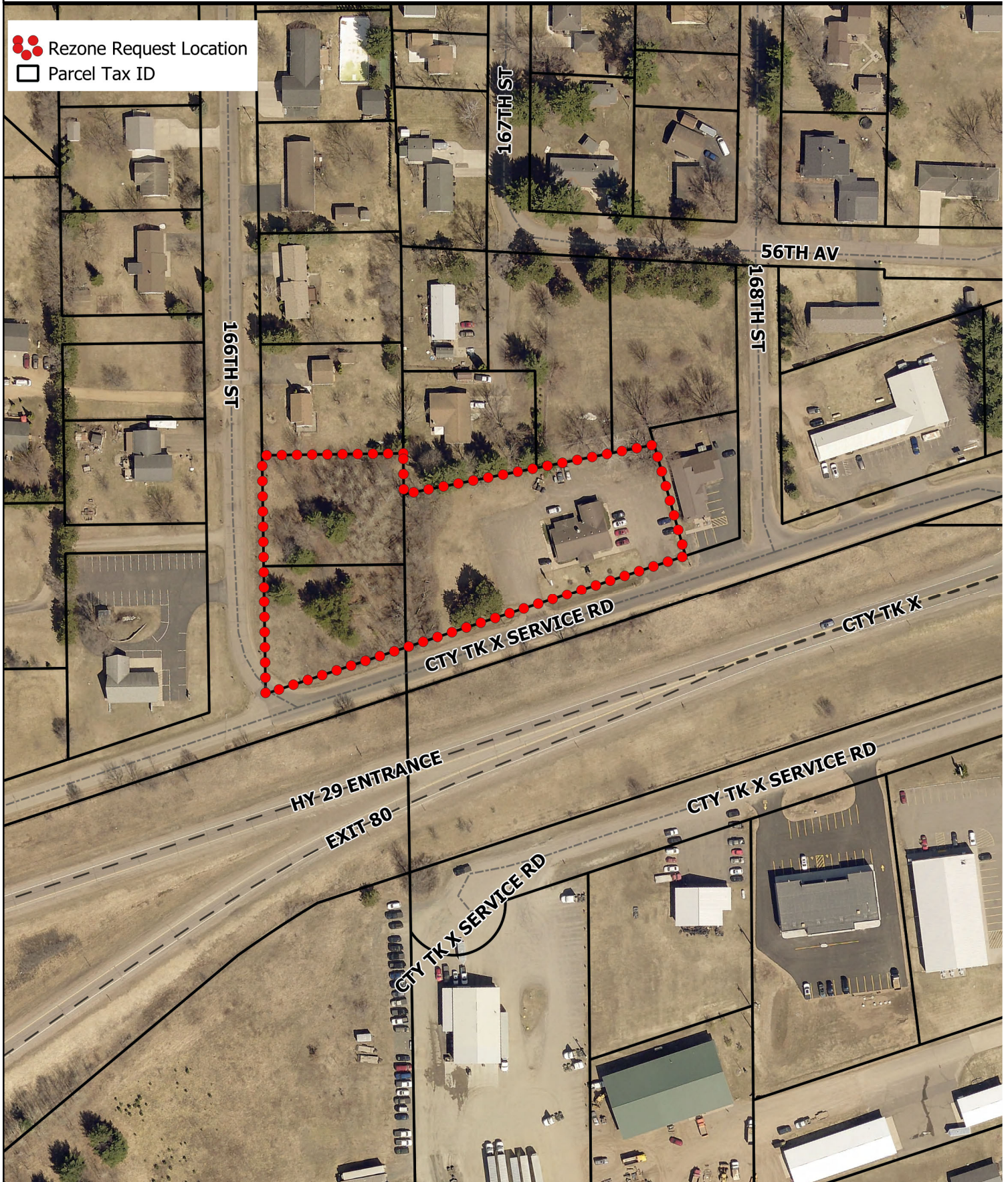


Attachment: 2025-0012 Refuge Church of CF Rezone - Public Notices & Maps (9251 : 2025-0012 Refuge Church Rezone - Town of Lafayette)

2025-0012 Refuge Church of Chippewa Falls Rezone Request
Aerial (2023)

5.2.a

- Rezone Request Location
- Parcel Tax ID



Attachment: 2025-0012 Refuge Church of CF Rezone - Public Notices & Maps (9251 : 2025-0012 Refuge Church Rezone - Town of Lafayette)

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 •

2025 Rezone Application



Comprehensive zoning consists of written text (commonly referred to as the zoning ordinance) and an official zoning map. The zoning ordinance is a guideline for permitted and conditional uses, which are separated into zoning classifications or districts. The 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: REFUGE CHURCH OF CHIPPEWA FALLS, INC.				Name: CHAD WHITE, ARCHITECT			
Mailing Address: N14601 DICKERSON AVE.				Mailing Address: 515 S. BARSTOW ST. #110			
City: THORP	State: WI	Zip: 54771		City: EAU CLAIRE	State: WI	Zip: 54701	
Telephone: 715-703-0017				Telephone: 715-456-6791			
Email Address (Required): deanbenz@yahoo.com				Email Address (Required): chad@designneauclaire.com			
SECTION III: Parcel Information							
Town of: LAFAYETTE				Property Address: 16760 CTH X SERVICE RD (9 2 ADJACENT VACANT PLOTS)			
Parcel Number(s): PARCEL A: 22808-1041-03700000 PARCEL B: 22808-1013-64220211 PARCEL C: 22808-1013-64220210				City: CHIPPEWA FALLS	State: WI	Zip: 54729	
Existing Zoning District(s): LC & R-1				Proposed Zoning District(s): SEE ATTACHMENTS			

GENERAL DIRECTIONS:

- Complete** this Application form and the required four (4) parts:
 - ☒ Part 1: General Questions related to the request **(SEE ATTACHMENTS)**
 - ☒ Part 2: Planning & Zoning Committee Schedule - 2025
 - ☒ 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:	Appeal Number: 2025-0012	Public Hearing Date: 10-23-25

Chippewa County – 2025 Rezone Application

Once a completed application is received, the Chippewa County Department of Planning & Zoning will prepare a public hearing notice for your administrative appeal. The public hearing notice will be posted to the Chippewa County Website and the County Clerks bulletin board. In addition, your neighbors, the Town Board and any applicable county or state agency(s) will also be notified. At the 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 opposition or support of your request.

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

- (A) As the applicant, do you have legal title to the parcel(s)? If you do not have legal title to the property, please have the property owner sign this application.
- (B) Identify the parcel(s) that are or will be part of this rezone request. If needed, an additional sheet listing those parcels can be attached.
- (C) Describe the present and, if known, any proposed improvements on each parcel of land.
- (D) Explain why you are requesting to rezone of each parcel. Please identify the proposed use of each parcel.
- (E) 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).
- (F) 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 - 2025

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 ensure 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:

	2025 - Thursdays											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Applications Due @ 12:00 Noon	12-26	01-23	02-20	03-27	04-24	05-22	06-26	07-24	08-21	09-25	10-23	11-20
Public Hearing/Meeting (Thu)	01-23	02-20	03-20	04-24	05-22	06-19	07-24	08-21	09-18	10-23	11-20	12-18
County Board Meeting (Tues)	02-11	03-11	04-08	05-13	06-10	07-08	08-12	09-09	10-14	11-11	12-05	01-13

Note: Typically, the Planning & Zoning Committee meetings start at 5:00 PM on the designated dates above.

Note: No Committee meeting in April due to the Spring Election.

PART 3: General Rezoning Process:

- (A) The rezone application is filed with the Department of Planning & Zoning. This includes the legal description of the parcels to be rezoned, a written statement addressing the questions as listed in Part 1 and any other information your feel will aid in a decision on this request.
- (B) 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) The public hearing notice will be posted to the Chippewa County Website and the County Clerks bulletin board detailing the request and the date and time of the Public Hearing.

Chippewa County – 2025 Rezone Application

- (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: _____

Owner/Agent

Date: 9-25-2025

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

Wisconsin DNR

US Army Corp of Engineers

Wisconsin DOT



COVER LETTER

September 25, 2025

Chippewa County - Department of Planning & Zoning
711 N. Bridge Street
Chippewa Falls, WI 54729

Re: Rezoning Application - Refuge Church Property (CTH X Service Road & 166th Street, Town of Lafayette)

Dear Members of the Planning & Zoning Committee,

On behalf of Refuge Church of Chippewa Falls, I am submitting the enclosed rezoning application materials for three adjoining parcels located at the corner of County Highway X Service Road and 166th Street in the Town of Lafayette. One parcel (fronting CTH X Service Road) is zoned Local Commercial (LC) and contains the former Golden Eagle Restaurant. Of the two adjoining parcels zoned Residential (R-1), one fronts both CTH X Service Road and 166th Street, while the other fronts 166th Street only. Both R-1 parcels are currently vacant.

The preferred request is to rezone the two R-1 parcels to LC so that all three parcels share a unified Local Commercial designation prior to combining the lots via CSM. This approach best supports cohesive site development, signage flexibility, and long-term property value. As an alternative, and if necessary, the application also allows for rezoning the existing LC parcel to R-1, which would unify all three parcels as residential. This option is not preferred but is included to avoid the need for a future resubmittal.

Enclosed please find the following items:

1. Completed Rezoning Application Form (with fee enclosed)
2. Written Responses to Part 1 – General Questions (A–F)
3. Letter of Intent / Narrative
4. Parcel reports and key parcel map
5. Architectural concept drawings (site plan, overall floor plan, elevations, perspectives)

We respectfully request that this application be scheduled for consideration at the October 23, 2025 Planning & Zoning Committee meeting.

Thank you for your time and consideration. Please feel free to contact me at 715-456-6791 if additional information is required.

Sincerely,

Chad White, Architect
The Eau Claire Design Co.
715-456-6791

THE EAU CLAIRE DESIGN COMPANY
515 S. Barstow St. #110 Eau Claire WI 54701
keri@designeauclaire.com | designeauclaire.com | 715.828.8322



WRITTEN RESPONSES TO PART 1 - GENERAL QUESTIONS (A-F)

Please find below responses to "Part 1 - General Questions" of the rezone application in order of appearance within the application:

A) As the applicant, do you have legal title to the parcel(s)?

Yes, all three subject parcels are owned by Refuge Church of Chippewa Falls, Inc.

B) 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.

The request applies to three adjoining parcels in the Town of Lafayette:

- Parcel A - Zoned LC, fronts CTH X Service Road, contains the former Golden Eagle Restaurant and related site improvements.
- Parcel B - Zoned R-1, fronts both CTH X Service Road and 166th Street, currently vacant.
- Parcel C - Zoned R-1, fronts 166th Street, currently vacant.

Supporting parcel reports (from Chippewa County Web Mapping) and a Parcel Key Map are attached.

(C) Describe the present and, if known, any proposed improvements on each parcel of land.

- Parcel A: Contains the former Golden Eagle Restaurant building, existing septic system and drain field, well, shed, two freestanding signs, parking lot and two driveway access points. The proposed design intends to demolish the existing building's roof and main level, while reusing most of the existing foundation to support part of the new church facility.
- Parcels B & C: Currently undeveloped with no improvements. Proposed use includes stormwater biofiltration, parking areas and a reserved area for a potential future drain field, as shown in the attached site plan. This stormwater space has been reviewed in coordination with Sean Bohan, Civil Engineer (AEC), who confirmed acceptable capacity to support the site development.

(D) Explain why you are requesting to rezone each parcel. Please identify the proposed use of each parcel.

The preferred request is to rezone Parcels B and C from R-1 to LC to align with Parcel A. This unifies the three parcels under one commercial designation, ensuring consistent zoning standards, allowing appropriate signage, and supporting the parking and stormwater layout for the new church facility.

As an alternative, Parcel A could be rezoned from LC to R-1 so that all three parcels are residential. This option would achieve unification but is not preferred, as it restricts signage, reduces parking flexibility and diminishes the long-term property value.

Proposed use: A new church facility, including worship space, classrooms, fellowship and support spaces, with associated parking, stormwater management, site improvements and phased expansion potential.



(E) 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).

The proposed use is compatible with existing development along County Hwy X Service Road, which includes a veterinary clinic and boarding facility, fitness center, salon, wellness center, flooring store, and cabinet store—all of which are zoned LC. Refuge Church's current facility is located directly across the road at 5508 166th Street, and has coexisted compatibly with nearby residential properties since 2019. The proposed use maintains this compatibility while strengthening the corridor's role as a mixed-use community area. Furthermore, the Owner is open to providing a fence or vegetative screening buffer along the property line shared with the two residential parcels to the north, and intends to maintain a portion of the wooded area on the north end of Parcel C to act as a natural screen.

(F) Discuss any additional issues that support the consistency of your proposed use with County ordinances and plans as well as any Town ordinances or plans.

- The Town of Lafayette's Amended Comprehensive Plan 2020-2040 designates Parcels B & C as commercial.
- Historical records indicate these R-1 parcels were previously zoned commercial before a 2010 blanket rezoning.
- LC zoning avoids the need for variances related to signage and drive access.
- The site design provides adequate parking (65 on-site stalls plus 38 off-site overflow stalls at the existing Refuge Church facility), circulation and stormwater management.
- The project represents a community-serving use that is consistent with the intent of both County and Town plans for this corridor.



LETTER OF INTENT/NARRATIVE

September 25, 2025

Chippewa County - Department of Planning & Zoning
711 N. Bridge Street
Chippewa Falls, WI 54729

Re: Rezoning Application - Refuge Church Property (CTH X Service Road & 166th Street, Town of Lafayette)

Dear Members of the Planning & Zoning Committee,

On behalf of Refuge Church of Chippewa Falls, this letter accompanies our rezoning application for three adjoining parcels located at the corner of CTH X Service Road and 166th Street in the Town of Lafayette. One parcel (fronting CTH X Service Road) is zoned Local Commercial (LC) and contains the former Golden Eagle Restaurant. Of the two adjoining parcels zoned Residential (R-1), one fronts both CTH X Service Road and 166th Street, while the other fronts 166th Street only. Both R-1 parcels are currently vacant.

The preferred request is to rezone the two R-1 parcels to LC, unifying all three parcels under a single Local Commercial designation. This is the most logical and efficient approach, ensuring cohesive site development, supporting appropriate signage, and preserving long-term flexibility for the property.

As an alternative, and if necessary, the application also allows for rezoning the existing LC parcel to R-1, thereby unifying all parcels as residential. This option is included only to avoid the need for a duplicate submittal if required by the Town or County, but it is not the desired option due to R-1 zoning sign limitations.

Proposed Use

Refuge Church has been a part of this neighborhood for 6 years, with its current facility located directly across 166th Street. The congregation has outgrown its existing building and seeks to construct a new facility that will continue to serve both church members and the broader community for decades to come.

The proposed building will include a worship space, classrooms, fellowship areas, and support spaces. The site plan provides 63 on-site parking stalls, with 38 additional overflow stalls across the street at the existing church property, for a total of 103 stalls. The proposed site plan also notes space for an additional 18 future parking stalls should they be needed in the future. This capacity exceeds comparable parking standards for assembly uses and ensures safe, adequate accommodation for regular and peak attendance.

Weekly activities will include Sunday services, midweek youth programs, small groups, and supportive community gatherings. These patterns are consistent with the design and parking capacity of the site, and they reinforce the church's role as a positive, community-serving presence.

THE EAU CLAIRE DESIGN COMPANY
515 S. Barstow St. #110 Eau Claire WI 54701
keri@designeauclaire.com | designeauclaire.com | 715.828.8322



Compatibility with Surrounding Area

The project is consistent with the established character of the CTH X corridor, which already supports a mix of commercial and community-serving uses such as a veterinary clinic and boarding facility, fitness center, salon, wellness center, flooring store, and cabinet store. The proposed church facility will be compatible with both commercial neighbors along the corridor and residential parcels to the north.

Stormwater and Site Design

In preparation of this application, we have coordinated with civil engineer Sean Bohan (AEC) to review stormwater management needs. Mr. Bohan confirmed that the designated biofiltration area within Parcels A & B provides adequate space to meet stormwater requirements for the proposed development. This proactive step demonstrates our commitment to responsible site design and compliance with County requirements.

Consistency with Plans and Ordinances

The Town of Lafayette's Amended Comprehensive Plan 2020–2040 already designates Parcels B and C as commercial. Historical records also indicate that these parcels were previously zoned commercial before a blanket rezoning adjustment in 2010. Aligning their zoning with the existing LC parcel restores consistency with both the Comprehensive Plan and the intended use of this corridor.

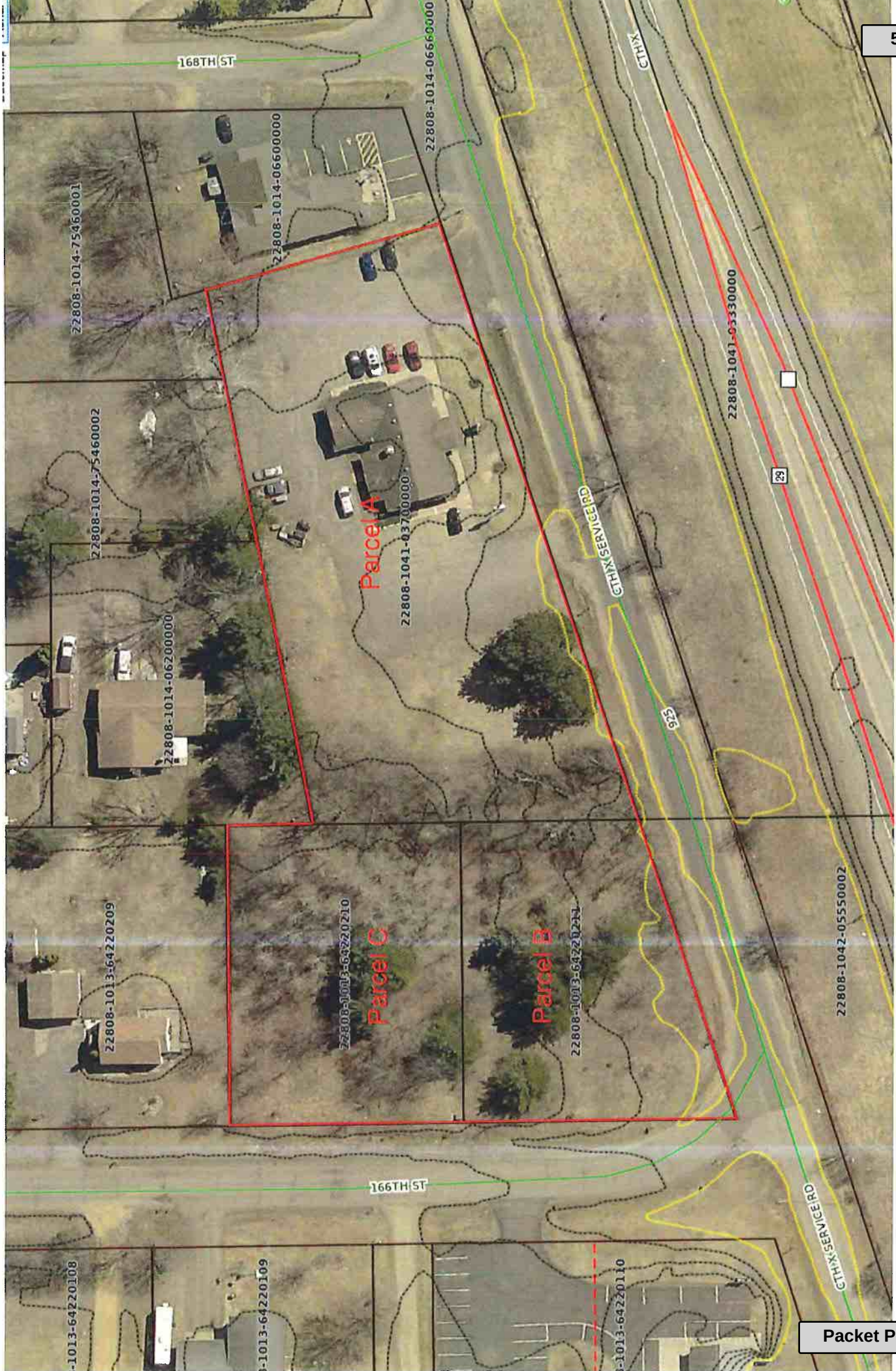
Closing

We believe this rezoning request represents the most logical and least burdensome path forward for both the applicant and the County. It enables cohesive site development, avoids unnecessary variance requests for signage and access, and ensures that the property can continue to serve the community effectively for years to come.

Thank you for your time and consideration. Please feel free to contact me at 715-456-6791 or Lead Pastor Dean Benzschawel at 715-703-0017 if you have any questions or require additional information.

Respectfully submitted,

Chad White, Architect
The Eau Claire Design Co.
715-456-6791
515 S. Barstow St. #110
Eau Claire, WI 54701





PIN: 22808-1041-03700000

Computer Number: 034-1252

Owner Name: REFUGE CHURCH OF CHIPPEWA FALLS INC

Owner Address: N14601 DICKERSON AVE

Owner Address: THORP WI, 54771

Physical Address: 16760 COUNTY HWY X CHIPPEWA FALLS 54729

GIS Acres: 1.1

Deed Acres: 1.2

School Code: 1092

Assessed Value: 269800

Fair Market Value: 287700

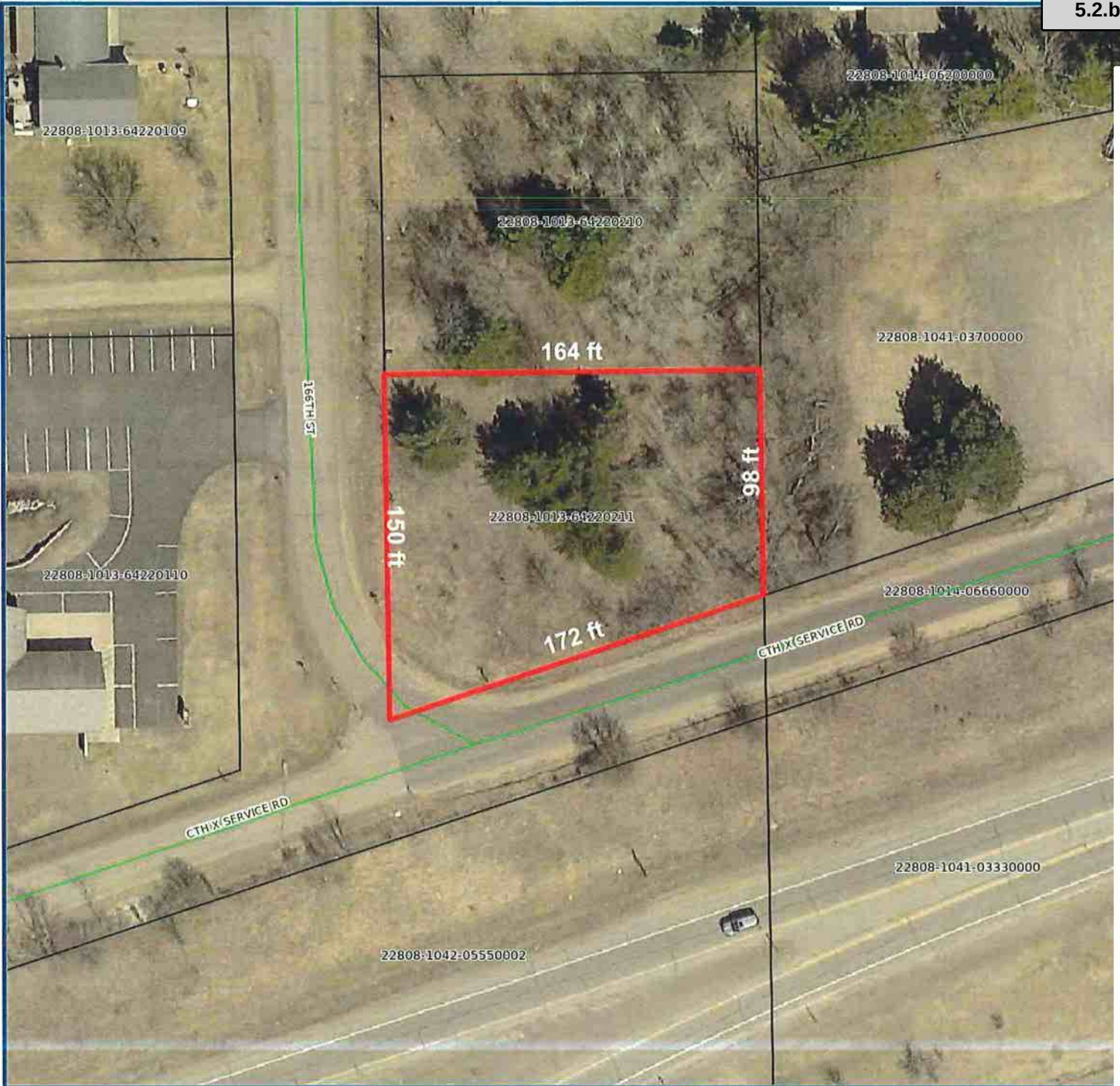
Description: SE NE & NE SE PCL BEG 391' E OF SW COR SE NE ON THE
W LN OAK ST; S 14', SWLY ALG SERVICE RD 408' TO W LN, N 180',
NELY TO PT 116' N OF BEG, S TO POB. EX E 66' ON S
LN TO E 98' ON N LN. (GOLDEN EAGLE)



Scale = 1":119'

Printed 09/24/2020

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



PIN: 22808-1013-64220211

Computer Number: 034-1302

Owner Name: REFUGE CHURCH OF CHIPPEWA FALLS INC

Owner Address: N14601 DICKERSON AVE

Owner Address: THORP WI, 54771

Physical Address:

GIS Acres: 0.5

Deed Acres: 0.0

School Code: 1092

Assessed Value: 23200

Fair Market Value: 24700

Description: GERBER'S SUBDIVISION LOT 11 BLK 2



Scale = 1":62'

Printed 09/24/2022

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



PIN: 22808-1013-64220210

Computer Number: 034-1301

Owner Name: REFUGE CHURCH OF CHIPPEWA FALLS INC

Owner Address: N14601 DICKERSON AVE

Owner Address: THORP WI, 54771

Physical Address:

GIS Acres: 0.5

Deed Acres: 0.0

School Code: 1092

Assessed Value: 23700

Fair Market Value: 25300

Description: GERBER'S SUBDIVISION LOT 10 BLK 2



Scale = 1"=62'

Printed 09/24/20...

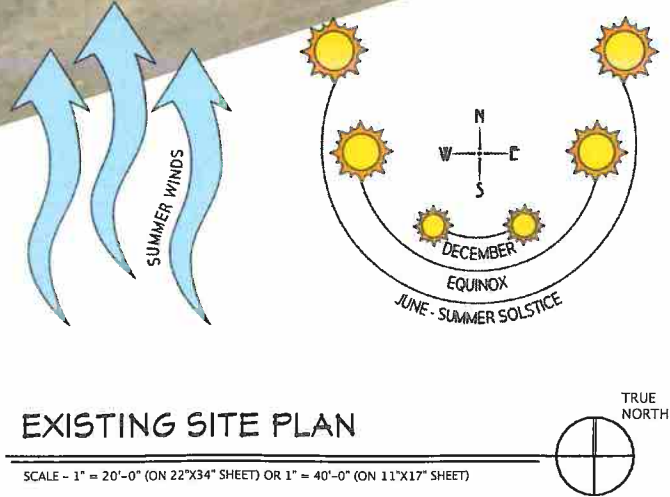
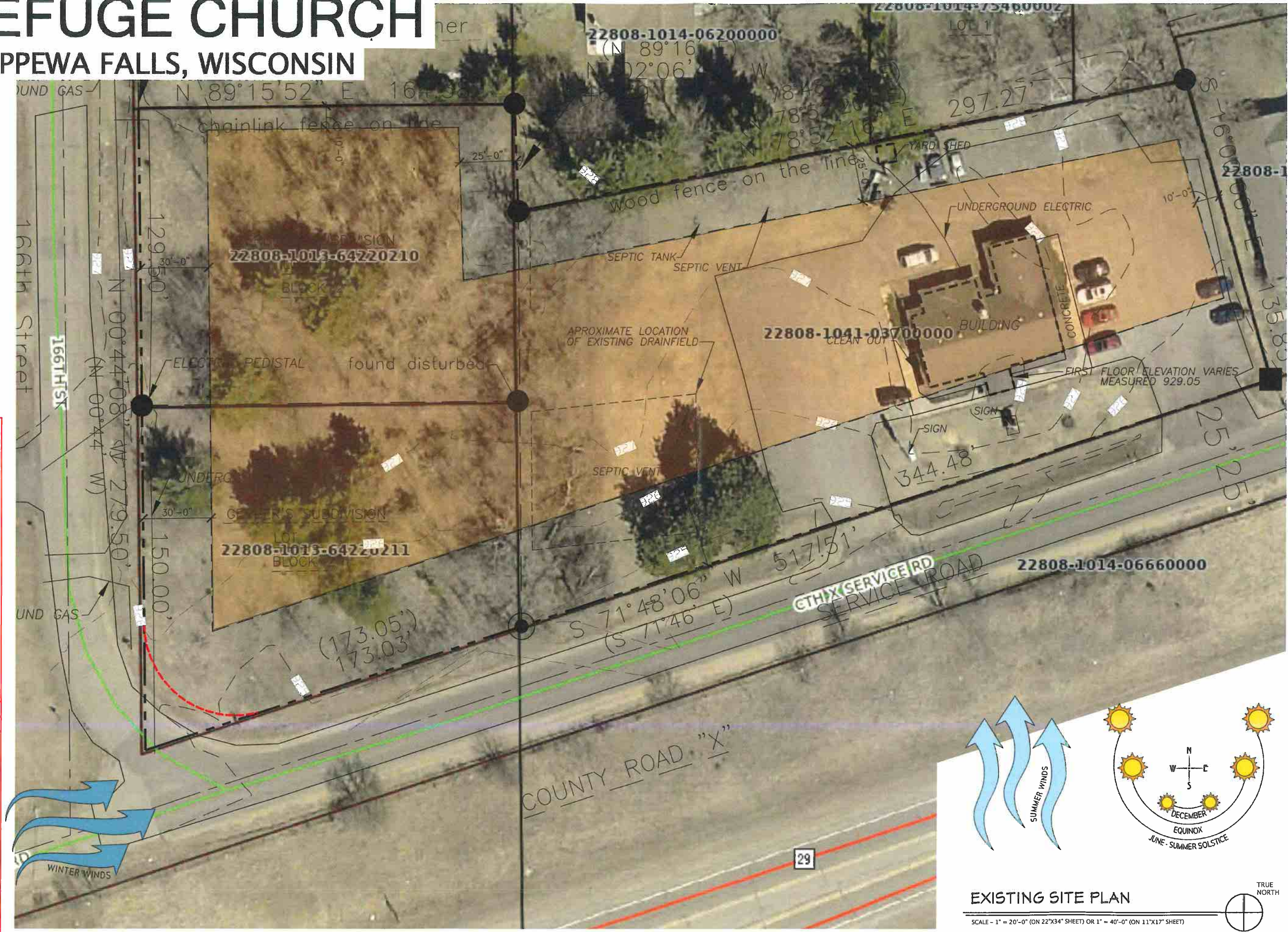
Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices affecting the a
to be used only for reference purposes.

REFUGE CHURCH

CHIPPEWA FALLS, WISCONSIN

PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

NOTE: THESE DRAWINGS ARE PRELIMINARY/CONCEPTUAL IN NATURE AND MAY NOT BE REPRODUCED OR DEVELOPED INTO WORKING DRAWINGS FOR CONSTRUCTION OR BUILDING PERMIT APPROVAL PURPOSES WITHOUT THE EXPRESS WRITTEN CONSENT OF THE EAU CLAIRE DESIGN CO. 115.459.0791





5.2.b

REVISIONS	DATE	DESCRIPTION
24-003	09.25.2025	CHAD WHITE
		CW

JOB NO: 24-003
DATE: 09.25.2025
ARCHITECT: CHAD WHITE
DRAWN BY: CW

THIS DRAWING IS THE PROPERTY OF THE EAU CLAIRE DESIGN COMPANY AND SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE EAU CLAIRE DESIGN COMPANY. © 2025

THE EAU CLAIRE DESIGN COMPANY

515 S BARSTOW STREET - STUDIO #110, EAU CLAIRE, WISCONSIN 54701

REFUGE CHURCH

16760 CTH-X, CHIPPEWA FALLS, WISCONSIN 54729

Attachment: 2025-0012 Refuge Church of CF Rezone - Application (9251 : 2025-0012 Refuge Church Rezone - Town of Lafayette)

SHEET CONTENTS

A1.1

Packet Pg. 38

REFUGE CHURCH

CHIPPEWA FALLS, WISCONSIN

5.2.b



REVISIONS	DATE	DESCRIPTION
24-003	09.25.2025	MARK
DATE:	09.25.2025	CHAD WHITE
ARCHITECT:		CW
DRAWN BY:		

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515 S BARTOW STREET • STUDIO #110, EAU CLAIRE, WISCONSIN 54701

REFUGE CHURCH

16760 CTH-X, CHIPPEWA FALLS, WISCONSIN 54729

Attachment: 2025-0012 Refuge Church of CF Rezone - Application (9251 : 2025-0012 Refuge Church Rezone - Town of Lafayette)

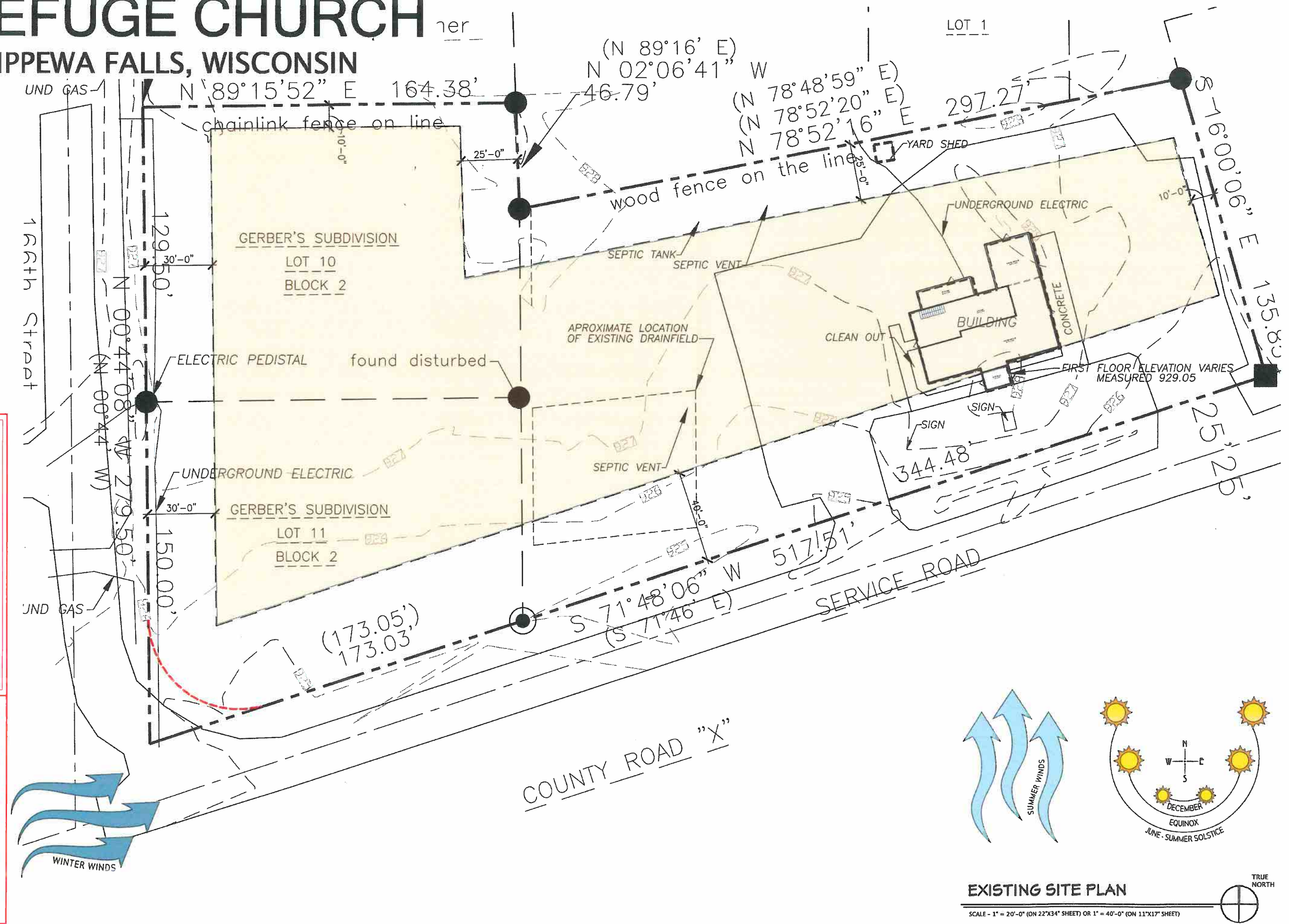
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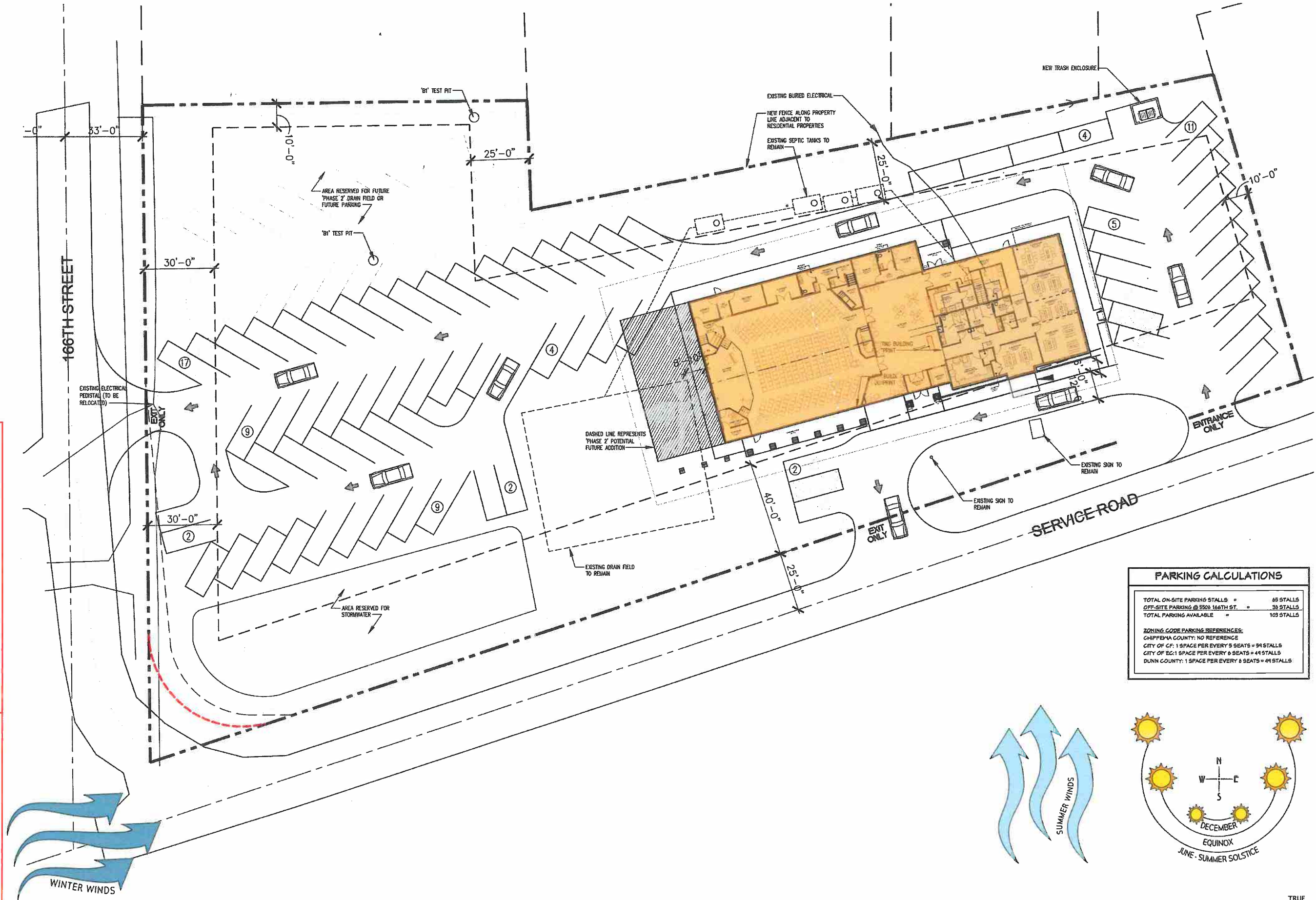
EXISTING SITE PLAN

SCALE - 1" = 20'-0" (ON 22"x34" SHEET) OR 1" = 40'-0" (ON 11"x17" SHEET)



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PROPOSED SITE PLAN

SCALE - 1" = 20'-0" (ON 22"x34" SHEET) OR 1" = 40'-0" (ON 11"x17" SHEET)



PARKING CALCULATIONS	
TOTAL ON-SITE PARKING STALLS	65 STALLS
OFF-SITE PARKING @ 5500 166TH ST.	38 STALLS
TOTAL PARKING AVAILABLE	103 STALLS

ZONING CODE PARKING REFERENCES:
CHIPPEWA COUNTY: NO REFERENCE
CITY OF CF: 1 SPACE PER EVERY 5 SEATS = 34 STALLS
CITY OF EG: 1 SPACE PER EVERY 6 SEATS = 44 STALLS
DUNN COUNTY: 1 SPACE PER EVERY 6 SEATS = 44 STALLS

THE EAU CLAIRE DESIGN COMPANY

515 S BARSTOW STREET - STUDIO #110, EAU CLAIRE, WISCONSIN 54701

REFUGE CHURCH

16780 CTH-X, CHIPPEWA FALLS, WISCONSIN 54729

Attachment: 2025-0012 Refuge Church of CF Rezoning - Application (9251 : 2025-0012 Refuge Church Rezoning - Town of Lafayette)

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PARKING CALCULATIONS			
TOTAL ON-SITE PARKING STALLS	=	46 STALLS	
OFF-SITE PARKING @ 5500 166TH ST.	=	30 STALLS	
TOTAL PARKING AVAILABLE	=	103 STALLS	
ZONING CODE PARKING REFERENCES:			
CHIPPEWA COUNTY: NO REFERENCE			
CITY OF CF: 1 SPACE PER EVERY 5 SEATS = 91 STALLS			
CITY OF EC: 1 SPACE PER EVERY 6 SEATS = 49 STALLS			
DUNN COUNTY: 1 SPACE PER EVERY 6 SEATS = 49 STALLS			

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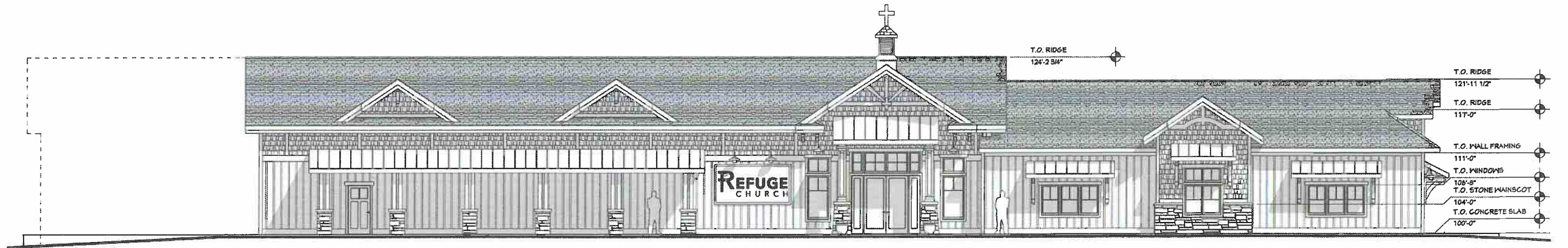
SCALE - 1/8" = 1'-0" (ON 22"X34" SHEET) OR 1/16" = 1'-0" (ON 11"X17" SHEET)



AREA CALCULATIONS		
TOTAL EXISTING BUILDING AREA	=	+/-2,708 S.F.
TOTAL ADDITION AREA	=	6,944 S.F.
TOTAL INTERIOR FINISHED AREA	=	4,102 S.F.
BUILDING FOOTPRINT AREA	=	4,364 S.F.
FUTURE ADDITION AREA	=	1,060 S.F.

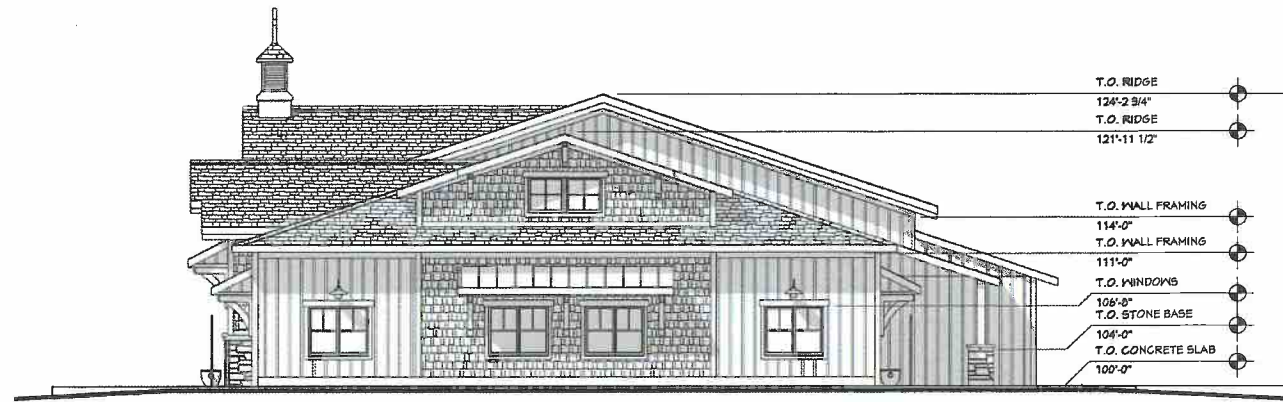
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PROPOSED SOUTH ELEVATION

SCALE: 1/8" = 1'-0" (ON 22"x34" SHEET) or 1/16" = 1'-0" (ON 11"x17" SHEET)



PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0" (ON 22"x34" SHEET) or 1/16" = 1'-0" (ON 11"x17" SHEET)

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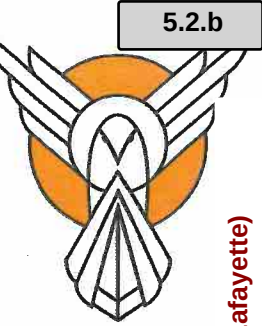
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Attachment: 2025-0012 Refuge Church of CF Rezone - Application (9251 : 2025-0012 Refuge Church Rezone - Town of Lafayette)

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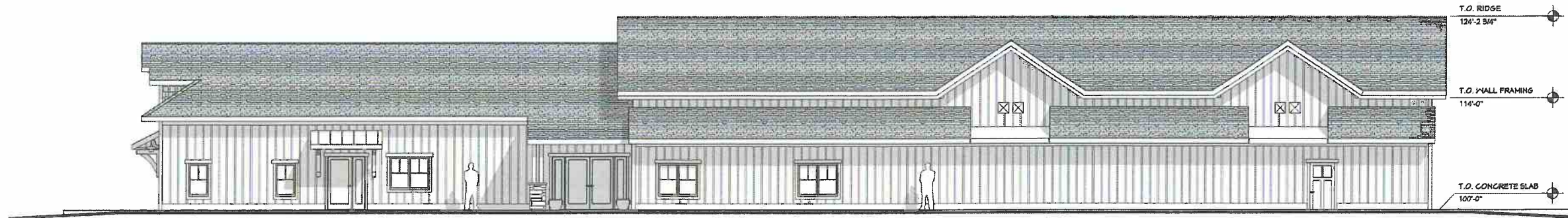
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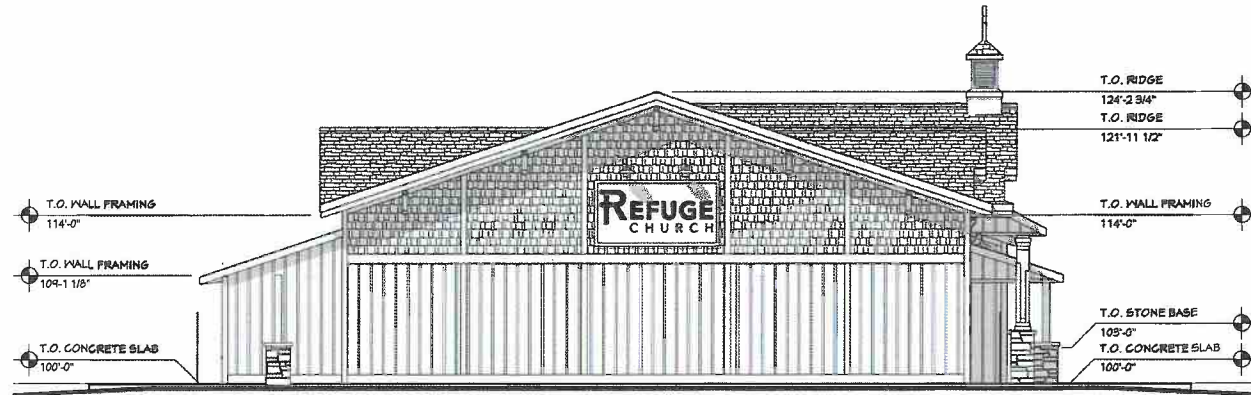
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PROPOSED NORTH ELEVATION

SCALE: 1/8" = 1'-0" (ON 22"x34" SHEET) or 1/16" = 1'-0" (ON 11"x17" SHEET)



PROPOSED WEST ELEVATION

SCALE: 1/8" = 1'-0" (ON 22"x34" SHEET) or 1/16" = 1'-0" (ON 11"x17" SHEET)

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Attachment: 2025-0012 Refuge Church of CF Rezone - Application (9251 : 2025-0012 Refuge Church Rezone - Town of Lafayette)

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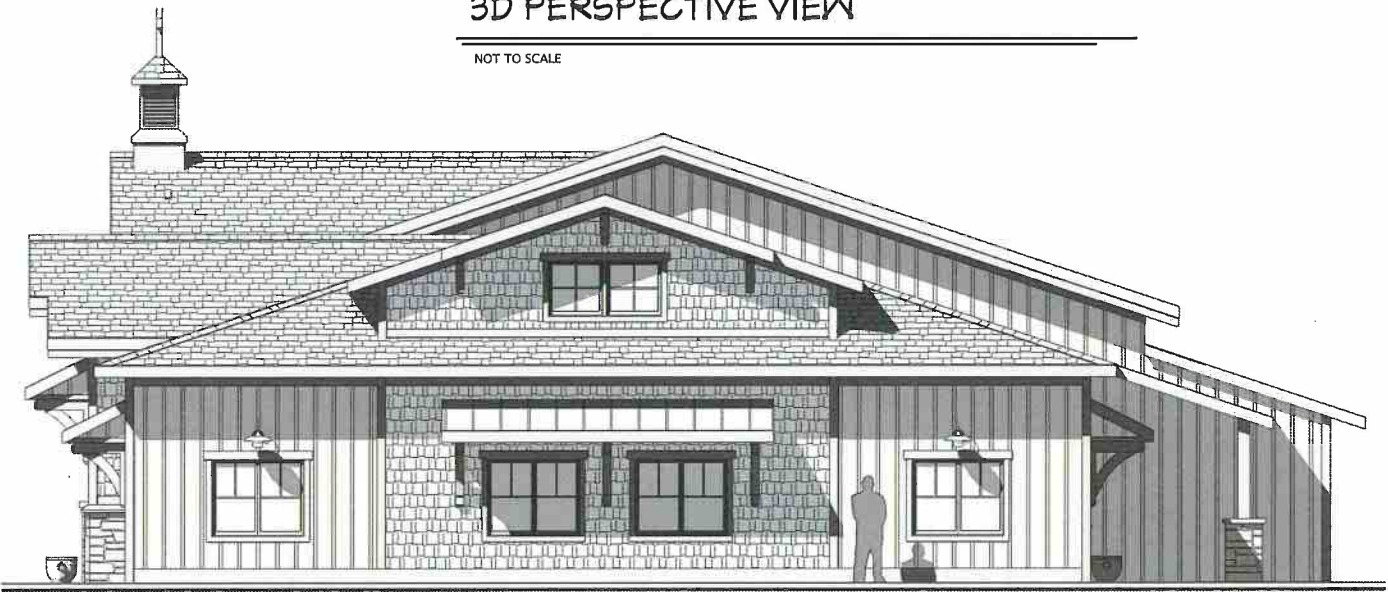
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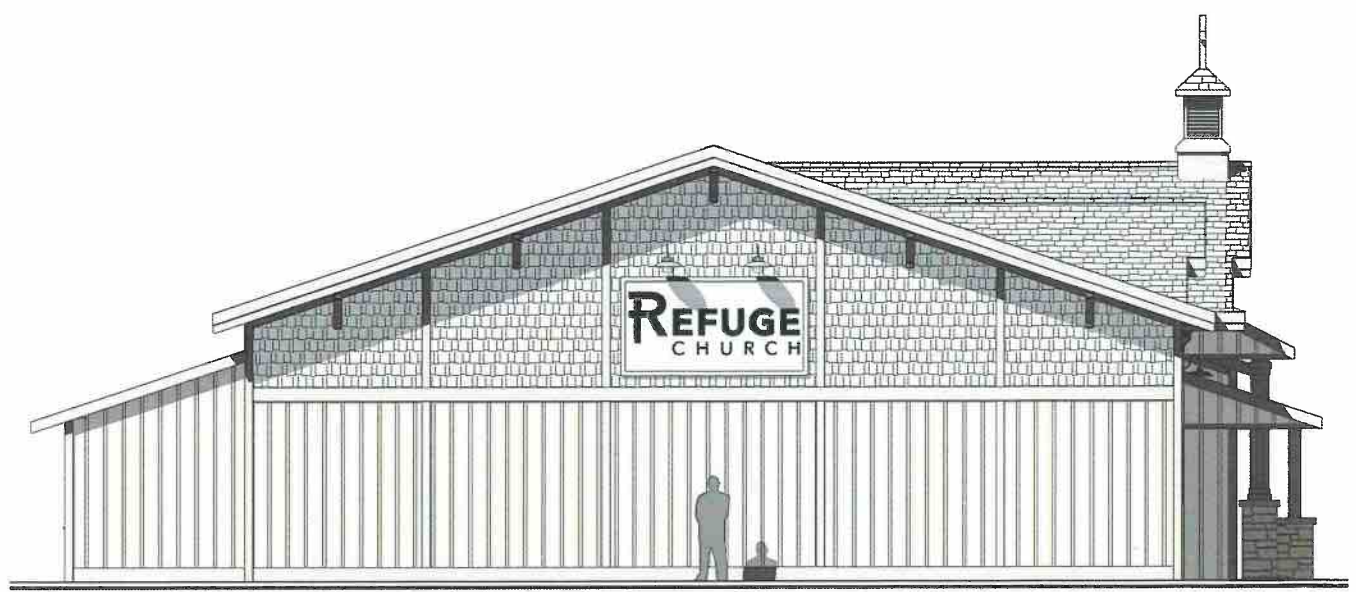
3D PERSPECTIVE VIEW

NOT TO SCALE



PROPOSED EAST ELEVATION

NOT TO SCALE



PROPOSED WEST ELEVATION

NOT TO SCALE



PROPOSED SOUTH ELEVATION

NOT TO SCALE



5.2.b

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REFUGE CHURCH

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SCALE: 1/8" = 1'-0" (ON 22"X34" SHEET) or 1/16" = 1'-0" (ON 11"X17" SHEET)



SCALE: 1/8" = 1'-0" (ON 22"x34" SHEET) or 1/16" = 1'-0" (ON 11"x17" SHEET)



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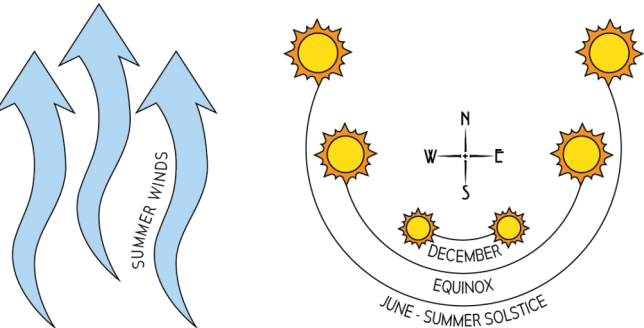
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STATEMENT OF EXPLANATION DEPARTMENT OF PLANNING & ZONING DASHBOARD

7.1

The primary goal of the DPZ dashboard is to provide a clear, concise, and regular summary of department operations, outputs and outcomes. I intend to provide applicable metrics that reflect the departments effectiveness and efficiency.