

# 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 •

## 2020 Rezone Application

RECEIVED  
APR 23 2020



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: COUNTRIFIED INVESTMENTS				Name:			
Mailing Address: 58615 COUNTY ROAD F				Mailing Address:			
City: EAU CLAIRE	State: WI	Zip: 54701		City:	State:	Zip:	
Telephone: 715-450-6011				Telephone:			
Email Address (Required): countrifiedinvestments@gmail.com				Email Address (Required):			
SECTION III: Parcel Information							
Town of: LA FAYETTE				Property Address: 17128 50 <sup>th</sup> AVE			
Parcel Number(s): 22808-1133-06000000				City: CHIPPEWA FALLS	State: WI	Zip: 54729	
Existing Zoning District(s): HIGHWAY COMMERCIAL HC				Proposed Zoning District(s): R2 + R3			

### GENERAL DIRECTIONS:

DC 051012020

- Complete this Application form and the required four (4) parts:
  - Part 1: General Questions related to the request
  - Part 2: Planning & Zoning Committee Schedule - 2020
  - 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: 14820	Appeal Number: 2020-0009	Public Hearing Date: 5/21/20
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## Chippewa County – 2020 Rezone Application

Once the completed application is received, the Department will prepare a public hearing notice and publish it within the Chippewa Herald. The public hearing notice will include the location and time of the required public hearing before the Chippewa County Planning & Zoning Committee. In addition, your neighbors, the Town Board and any appropriate county or state agencies will be notified. At the public hearing, any party may appear in person or may be represented by an agent or attorney to present information to the Planning & Zoning Committee in support or opposition of the rezone request.

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

1. As the applicant, do you have legal title to the parcel(s)? If you **do not** have legal title to the property, please have the property owner sign this application.
2. Identify the parcel(s) that are or will be part of this rezone request. If needed, an additional sheet listing those parcels can be attached.
3. Describe the present and, if known, any proposed improvements on each parcel of land.
4. Explain why you are requesting to rezone of each parcel. Please identify the proposed use of each parcel.
5. Explain the compatibility of your proposed use(s) with the existing use(s) on adjacent parcels and those in the vicinity of this parcel(s).
6. Discuss any additional issues you feel that supports the consistency of your proposed use with County ordinances and plans as well as any Town ordinances or plans.

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

### Part 2: Planning & Zoning Committee Schedule - 2020

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

<u>Application Deadline</u>	<u>Public Hearing</u>
December 26, 2019 .....	January 23, 2020
January 23, 2020 .....	February 20, 2020
February 20, 2020 .....	March 19, 2020
<b>April Regular Meeting will not occur due to County Board Elections</b>	
April 23, 2020.....	May 21, 2020
May 21, 2020 .....	June 18, 2020
June 25, 2020 .....	July 23, 2020
July 23, 2020 .....	August 20, 2020
August 27, 2020 .....	September 24, 2020
September 24, 2020 .....	October 22, 2020
October 22, 2020 .....	November 19, 2020
November 19, 2020 .....	December 17, 2020

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

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

### Part 3: General Rezoning Process:

- (A) The rezone application is filed with the Department of Planning & Zoning. This includes the legal description of the parcels to be rezoned, a written statement addressing the questions as listed in Part 1 and any other information your feel will aid in a decision on this request.

## Chippewa County – 2020 Rezone Application

- (B) The Town Board will be notified of the rezone application. The Town Board can recommend approval or denial of a rezoning request. If the Town Board denies a rezone request, the Planning & Zoning Committee can only recommend an approval with modification to the rezone request or deny the rezone request.
- (C) A Class 2 Public Hearing Notice will be published in the Chippewa Herald detailing the request and the date and time of the Public Hearing.
- (D) Property owners of the land and those property owners within 400' (or maybe a greater distance) of the requested rezone change are notified directly by mail as well as the Town Board Chair and Town Clerk. The notice to the property owners will generally contain a portion of the public hearing notice and information pertaining to meetings to be held at the Town level (plan commission, town board, etc) as well as the Public Hearing in front of the Planning & Zoning Committee.
- (E) General maps (location map, aerial view and existing zoning districts map) will be prepared for the request by the Department.
- (F) A department staff report is prepared and sent to the Planning & Zoning Committee, while comments from the general public are solicited.
- (G) Following the Public Hearing, the Planning & Zoning Committee will make a motion to either approve, approve with modification or deny the rezoning request. If the rezone request receives an approval or approval with modification an ordinance amendment will be prepared and placed on the next County Board meeting agenda for their approval.
- (H) If the County Board approves the rezone and the town board files an objection to the approval, the town board will then have 45 days to veto the rezone request following the applicable state statutes.
- (I) If the rezone request receives County Board approval, the final step is the publication of the amendment in the Chippewa Herald. Once published, the zoning district amendment takes effect. The entire process from application deadline to final publication can take two months or more to complete depending upon the scheduling of hearing dates.

### Part 4: Applicant Acknowledgement/Signature

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

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

Signed: \_\_\_\_\_

Owner/Agent

Date: \_\_\_\_\_

4-23-20

### Part 5: Planning & Zoning Department Mailing List

Applicant  
Property Owner Owners within 400'  
Planning & Zoning Committee Members  
Town Board Chair & Clerk  
County Board Supervisor  
News Media  
Others  
Wisconsin DNR

US Army Corp of Engineers  
Wisconsin DOT

**CHIPPEWA COUNTY – 2020 REZONE APPLICATION**

**COUNTRIFIED INVESTMENTS**

**17128 50<sup>TH</sup> AVENUE, CHIPPEWA FALLS**

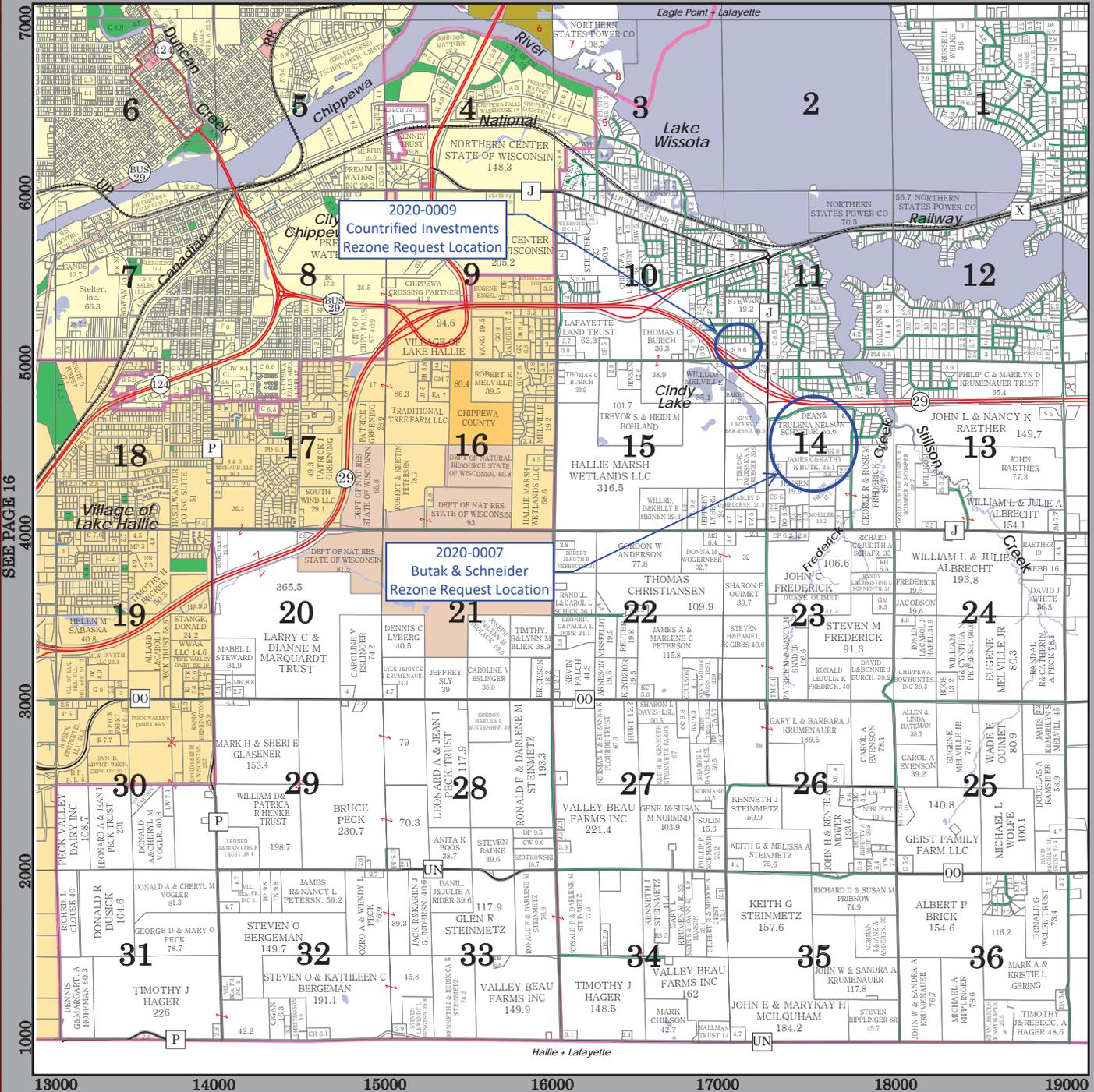
Part 1: General Questions.

1. Yes, I have legal title.
2. Parcel Map is attached to this request.
3. The land is currently vacant with no planned improvements at this time.
4. I am proposing the rezone from HC to R3 so that the use of the land will fit more appropriately with the surrounding neighborhood. The intent will be to have low density, low rise handicap accessible residential rental units.
5. This rezone will create a buffer zone transition area from Highway 29 to the adjacent residential and commercial properties. The current land classification of the adjacent zoning is R1, R3 and HC.
6. I have discussed the rezone with Doug Clary and he stated that this rezone does align with the county plan for the land use in this area.





SEE PAGE 30



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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### ROBERT A THORSON ATTORNEY AT LAW

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P.O. Box 636  
Chippewa Falls, WI 54729

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Facsimile: (715) 723-7222  
Email: bobthorson@sbcglobal.net

Website: www.Thorsonlawoffice.com

CHIPPEWA COUNTY  
**DEPARTMENT OF PLANNING & ZONING**

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Land Management

Land Planning

Land Records & G.I.S.

POWTS & Wells

Date: May 5, 2020

To: Property Owner(s)

From: Douglas Clary, Director



Re: Public Meetings & Hearing

**Rezone Petition #2020-0009**

**Petitioner:** Countrified Investments

**Property Owner:** Countrified Investments

Part of the SW ¼ of the SW ¼, Section 11, Township 28 North, Range 08 West. Parcel number: 22808-1113-06000000. Town of Lafayette. Physical Address: 17128 50th Ave.

**From:** Highway Commercial

**To:** Residential 2 & Residential 3

**Proposal:** Two-Family Homes and Multi-Family Dwelling Development

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. Your property has been determined to be within the legal public hearing notification distance per county and state requirements. Below I have listed the meetings at which this petition will be reviewed. In addition, I have enclosed the rezone location map for your review.

**Lafayette Town Park, Recreation & Land Use Planning Commission (PRLPC) – In Person Meeting:**

The PRLPC will **REVIEW** this request on **May 11<sup>th</sup>, 2020** at approximately **7:00 PM**. Please note this meeting will be held in person and will adhere to the social distancing guidelines. The PRLPC will make an **ADVISORY** recommendation to the Lafayette Town Board to approve, disapprove or approve with conditions. This meeting will be held at the Lafayette Town Hall, 5765 197<sup>th</sup> Street, Chippewa Falls, Wisconsin 54729.

**Lafayette Town Board – Zoom Meeting (Video & Teleconference Meeting):**

The Town Board will **REVIEW** this request on **May 18<sup>th</sup>, 2020** at approximately **7:00 PM**. Due to the COVID-19 pandemic and to comply with the social distancing guidelines the Town Board meeting will be held via “Zoom” with computer or telephone access to the meeting. If you are a member of the public and wish to speak on this rezone petition during the Town Board meeting, please follow these steps:

1. **Zoom Meeting via Computer:** Here is the link to join the meeting via Computer:
  - a. <https://us02web.zoom.us/j/88043416025?pwd=TVhMTTVXdGxQUmd2QUd4L2hsU05QUt09>
  - b. When prompted, please enter this **Meeting ID:** 880 4341 6025
  - c. When prompted, please enter this **Meeting Password:** 022040
  - d. Once access to the Telephone Conference Call meeting is gained, the Committee Chair will acknowledge all callers.
  
2. **Zoom Meeting Via Telephone/Cellphone:**
  - a. Please call **1-312-626-6799**.
  - b. When prompted, please enter this **Meeting ID:** 880 4341 6025
  - c. When prompted, please enter this **Meeting Password:** 022040
  - d. Once access to the Telephone Conference Call meeting is gained, the Committee Chair will acknowledge all callers.

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).

(Continued on next page)

**Chippewa County Planning & Zoning Committee – WebEx Meeting (Telephone/Cellphone):**

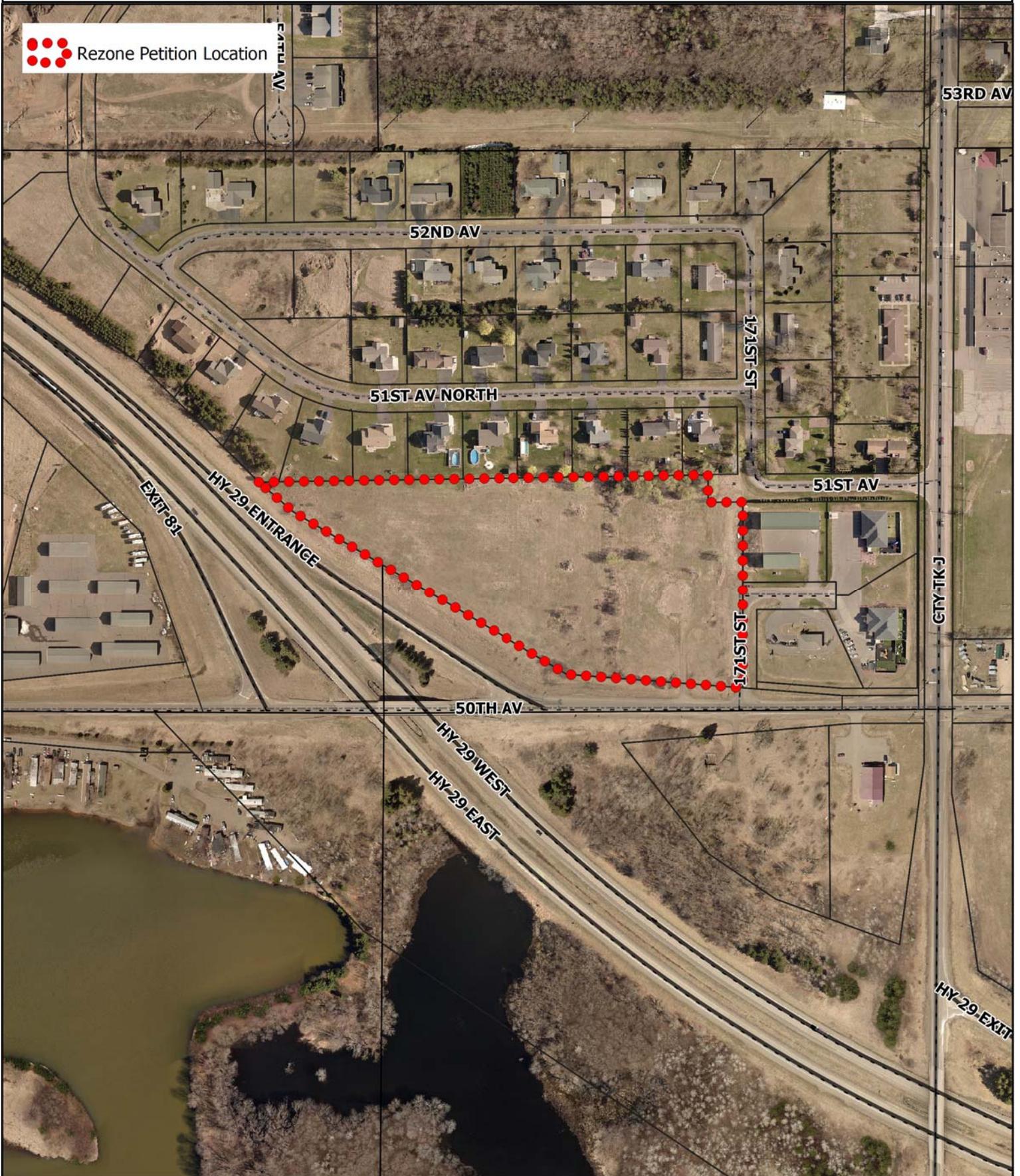
The Chippewa County Planning & Zoning Committee will hold a **PUBLIC HEARING** on **May 21, 2020** at **4:30 PM**. Due to the COVID-19 pandemic and to comply with the social distancing guidelines the public hearing will be held via “Telephone Conference Call” (*i.e. access to the meeting will be by a telephone or cellphone only*). If you are a member of the public and wish to speak on this rezone petition during the public hearing, please follow these steps:

1. Please call **1-408-418-9388**. The Telephone Conference Call line will be open at 10 minutes prior to the meeting start time.
2. When prompted, please enter this **WebEx Access Code**: 624 921 020
3. When prompted, please enter this **Meeting Password**: 75722487
4. Once access to the Telephone Conference Call meeting is gained, the Committee Chair will acknowledge all callers.

If you have any questions regarding this rezone petition or access to the Planning & Zoning Committee meeting via the “Telephone Conference Call”, please feel free to contact me at (715) 726-7941.



# 2020-0009 Countrified Investments - Rezone Request - Aerial (2018)



Produced on May 5, 2020 by the Chippewa County Department of Planning & Zoning and is for reference purposes only.

Scale: 1" = 300'

