

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
JANUARY 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	Absent	
David Kelly	Chippewa County	District 14	Present	
Rocky Kempe	Chippewa County	District 16	Present	
Chuck Hull	Chippewa County	District 19	Excused	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Bergeron highlighted that the February PZC meeting date was moved from the 20th to the 27th, as shown on the agenda. No objections from the PZC.

Motion to Approve.

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

1. Approve the Agenda

2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - Nov 21, 2024 4:30 PM

Planning & Zoning Committee - Regular Meeting - Dec 19, 2024 4:30 PM

3. Schedule Next Meeting Date - February 20/27, 2025 @ 5:00 PM

5. PUBLIC HEARINGS - FOR ACTION

1. 2024-1004 - Brown Builders Inc - Rezone - Town of Lafayette

Motion to approve the rezone with the condition that Brown submits a grading plan to the Town of Lafayette to ensure drainage remains on the property.

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

January 23, 2025
5:00 PM

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

6. RESOLUTIONS

1. Res. 06-25: RESOLUTION TO APPROVE THE PUBLIC PARTICIPATION PROCEDURES FOR THE UPDATE OF THE CHIPPEWA COUNTY COMPREHENSIVE PLAN - Doug Clary
Motion to approve.

RESULT:	FORWARD TO COUNTY BOARD [UNANIMOUS]	Next: 2/11/2025 6:00 PM
MOVER:	David Kelly, District 14	
SECONDER:	Rocky Kempe, District 16	
AYES:	Bergeron, Kelly, Kempe	
ABSENT:	Shoebridge	
EXCUSED:	Hull	

7. BUSINESS ITEMS

1. Comprehensive Plan & Farmland Preservation Plan Update - Meeting #1 - Chris Straight, Senior Planner WCWRPC
Chris Straight, Senior Planner with the West Central Wisconsin Regional Planning Commission (WCWRPC), discussed the upcoming comprehensive planning process, the PZC's role, project scope, planning process and key milestones.

RESULT:	DISCUSSED
----------------	------------------

8. REPORTS

1. Zoning Ordinance Section 70-115 (Home Occupations)
Motion to postpone until the February 27, 2025 meeting.

RESULT:	REVIEWED	Next: 2/27/2025 5:00 PM
----------------	-----------------	--------------------------------

9. AGENDA ITEMS FOR FUTURE CONSIDERATION

None discussed.

10. ADJOURN

Motion to adjourn.

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

January 23, 2025
5:00 PM

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

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
NOVEMBER 21, 2024
CHIPPEWA COUNTY COURTHOUSE, RM 302
4:30 PM

1. CALL TO ORDER

A digital recording of the public hearing is on file in the Planning & Zoning Department.

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:	David Kelly, District 14
SECONDER:	Rocky Kempe, District 16
AYES:	Bergeron, Shoebridge, Kelly, Kempe, Hull

1. Approve the Agenda
2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - Oct 24, 2024 4:30 PM

3. Schedule Next Meeting Date - December 19, 2024 @ 4:30pm

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

1. 2024-0016 Ryherd Rezone Petition - Town of Eagle Point
Motion to postpone, based on the request of the applicant, until the December 19, 2024 meeting.

RESULT:	TABLED [UNANIMOUS]	Next: 12/19/2024 4:30 PM
MOVER:	Rocky Kempe, District 16	
SECONDER:	Chuck Hull, District 19	
AYES:	Bergeron, Shoebridge, Kelly, Kempe, Hull	

Minutes Acceptance: Minutes of Nov 21, 2024 4:30 PM (Consent Agenda)

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

November 21, 2024
4:30 PM

(This agenda item will be postponed until 12/19/2024)

2. 2024-1001 Mabel Steward Trust & Terry Steward - Town of Lafayette
A digital recording of the public hearing is on file in the Planning & Zoning Department.

Motion to approve the rezone as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chuck Hull, District 19
SECONDER:	Rocky Kempe, District 16
AYES:	Bergeron, Shoebridge, Kelly, Kempe, Hull

3. 2024-1000 Haas Sons (Olynick NMM) - Town of Wheaton
A digital recording of the public hearing is on file in the Planning & Zoning Department.

Motion to approve the CUP as submitted with the removal of condition number 13.

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

4. 2024-1002 Solhawk Dairy, Inc. - Conditional Use Request - Town of Wheaton
A digital recording of the public hearing is on file in the Planning & Zoning Department.

Motion to postpone a decision until the December 19, 2024 PZC meeting.

RESULT:	POSTPONE [UNANIMOUS]	Next: 12/19/2024 4:30 PM
MOVER:	David Kelly, District 14	
SECONDER:	Rocky Kempe, District 16	
AYES:	Bergeron, Shoebridge, Kelly, Kempe, Hull	

6. AGENDA ITEMS FOR FUTURE CONSIDERATION

Supervisor Shoebridge: Discussion on home occupation permits.

7. ADJOURN

Motion to adjourn.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	David Kelly, District 14
SECONDER:	Duane Shoebridge, District 3, Vice-Chair
AYES:	Bergeron, Shoebridge, Kelly, Kempe, Hull

Minutes Acceptance: Minutes of Nov 21, 2024 4:30 PM (Consent Agenda)

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
DECEMBER 19, 2024
CHIPPEWA COUNTY COURTHOUSE, RM 302
4:30 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

Clary indicated that the minutes from the November meeting were not included in the packet or posted online.

Motion to Approve with the November PZC minutes being placed on the next agenda.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Duane Shoebridge, District 3, Vice-Chair
SECONDER:	David Kelly, District 14
AYES:	Bergeron, Shoebridge, Kelly, Kempe, Hull

1. Approve the Agenda
2. Approve the Minutes
3. Schedule Next Meeting Date - January 23, 2025

5. REPORTS

1. Chippewa County Nitrate Occurrence & Source Investigation (Emphasis on Town of Wheaton) – Kevin Masarik – UW-Stevens Point
Kevin Masarik - UW Stevens Point presented a report on Chippewa County Nitrate Occurrence and Source Investigation (Emphasis on Town of Wheaton). No action taken.

RESULT:	DISCUSSED
----------------	------------------

Minutes Acceptance: Minutes of Dec 19, 2024 4:30 PM (Consent Agenda)

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

December 19, 2024
4:30 PM

6. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

1. 2024-1002 Solhawk Dairy, Inc. - Conditional Use Request - Town of Wheaton
Solhawk Dairy - Joel Seidlitz, Ken Schmidt, Scott Birch spoke as members of the public.

Todd Prill - WI DNR CAFO Specialist spoke in regards to Solhawk Dairy LLC and land spreading. Doug Clary, Chippewa Co. spoke. Motion to approve the CUP with Clary's recommendations. Roll call vote was taken with Jason Bergeron, Duane Shoebridge, Chuck Hull, and Rocky Kempe voting in favor and David Kelly voting against. 4-1 vote and motion passed

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chuck Hull, District 19
SECONDER:	Duane Shoebridge, District 3, Vice-Chair
AYES:	Bergeron, Shoebridge, Kelly, Kempe, Hull

2. 2024-0016 Ryherd Rezone Petition - Town of Eagle Point
Motion to Approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chuck Hull, District 19
SECONDER:	David Kelly, District 14
AYES:	Bergeron, Shoebridge, Kelly, Kempe, Hull

3. 2024-1002 Inn on Lake Wissota LLC and Passint Rezone Petition - Town of Anson
Motion to Approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	David Kelly, District 14
SECONDER:	Chuck Hull, District 19
AYES:	Bergeron, Shoebridge, Kelly, Kempe, Hull

4. 2024-1003 Burton Rezone Petition - Town of Anson
Motion to approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chuck Hull, District 19
SECONDER:	David Kelly, District 14
AYES:	Bergeron, Shoebridge, Kelly, Kempe, Hull

5. 2024-1001 Gougar Conditional Use Permit Request - Town of Lafayette
Motion to approve.

Minutes Acceptance: Minutes of Dec 19, 2024 4:30 PM (Consent Agenda)

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

December 19, 2024
4:30 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Duane Shoebridge, District 3, Vice-Chair
SECONDER:	Chuck Hull, District 19
AYES:	Bergeron, Shoebridge, Kelly, Kempe, Hull

7. BUSINESS ITEMS

1. Wissota Meadows First Addition - Preliminary State Plat Review - Town of Lafayette
Committee and staff reviewed preliminary plat. A final plat will be submitted in the future.

RESULT:	DISCUSSED
----------------	------------------

2. Discussion on Future Planning & Zoning Committee Meeting Dates & Times
Committee members discussed and agreed to move the start time from 4:30pm to 5:00pm for the regular PZC meetings.

Comprehensive Planning: The committee discussed the upcoming comprehensive planning meeting scheduled for January and future meeting dates. The committee decided to handle both the hearing and comprehensive planning meeting the same night in January and then they would look at future meetings and overall agenda items to decide whether special meetings were required to avoid overly lengthy meetings each month.

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

8. AGENDA ITEMS FOR FUTURE CONSIDERATION

None discussed.

9. ADJOURN

Motion to Adjourn.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Chuck Hull, District 19
SECONDER:	Rocky Kempe, District 16
AYES:	Bergeron, Shoebridge, Kelly, Kempe, Hull

Minutes Acceptance: Minutes of Dec 19, 2024 4:30 PM (Consent Agenda)



STATEMENT OF EXPLANATION
2024-1004 - BROWN BUILDERS INC - REZONE - TOWN OF LAFAYETTE

5.1

Parcel number 22808-1224-6193000D2, which is part of Lot D, Wissota Beach Plat, located in the SE 1/4 of the NW 1/4, Section 12, Township 28 North, Range 08 West. Town of Lafayette.
Property Address: vacant

From: Residential 3

To: Residential 1

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 •

2024 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: Lonny Brown			Name: Same Information as Parcel Owner		
Mailing Address: 18399 County Hwy X			Mailing Address:		
City: Chippewa Falls	State: WI	Zip: 54729	City:	State:	Zip:
Telephone: 715-829-3311			Telephone:		
Email Address (Required): lonny@bbigc.com			Email Address (Required):		
SECTION III: Parcel Information					
Town of: Lafayette			Property Address:		
Parcel Number(s): 22808-1224-6193000D2			City: Chippewa Falls	State: WI	Zip: 54729
Existing Zoning District(s): R3			Proposed Zoning District(s): R1		

GENERAL DIRECTIONS:

- Complete** this Application form and the required four (4) parts:
 - ☐ Part 1: General Questions related to the request
 - ☐ Part 2: Planning & Zoning Committee Schedule - 2024
 - ☐ 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: 2024-1004	Public Hearing Date: 1-23-25

Attachment: 2024-1004 Brown Rezone - Application (8753 : 2024-1004 - Brown Builders Inc - Rezone)

Chippewa County – 2024 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.

- (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 - 2024

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:

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

Note: Typically, the Planning & Zoning Committee meetings start at 4:30 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) 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.

Chippewa County – 2024 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: _____

Lonny Brown

Owner/Agent

Date: 11-13-24

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



BROWN BUILDERS, INC.
GENERAL CONTRACTOR

18399 COUNTY HIGHWAY X, CHIPPEWA FALLS, WI 54729
 (715) 723-2141 Fax (715) 723-1475

November 13, 2024

TO: Chippewa County -Department of Planning and Zoning
 711 North Bridge Street
 Chippewa Falls, WI 54729

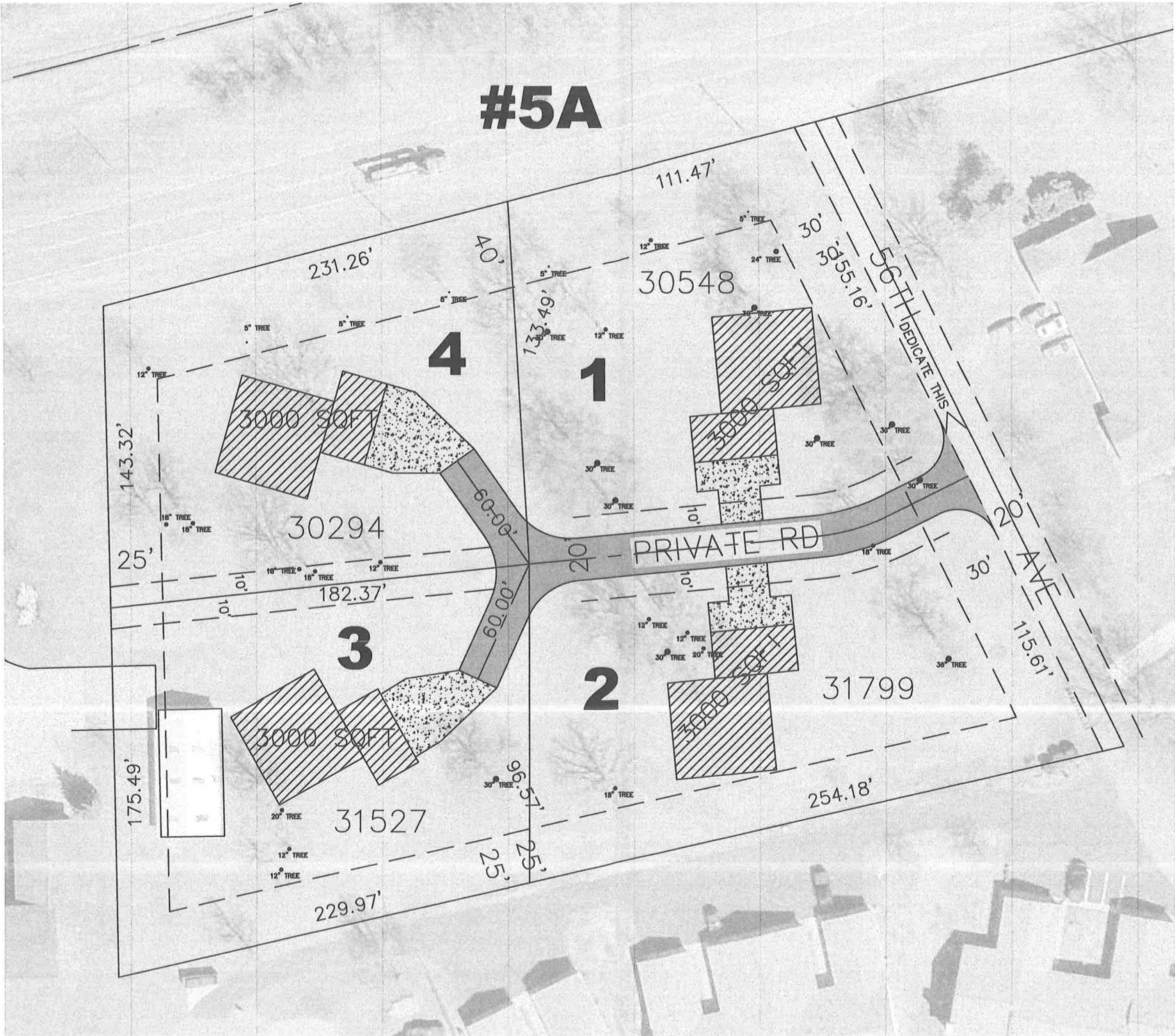
RE: Parcel 2280901224-6193000D2
 Rezone from R3 to R1

To Whom It May Concern:

Below please find responses to Chippewa County -2024 Rezone Application Part 1

- (A) Applicant has legal title to parcels requesting rezone
- (B) Rezone request is for Parcel # Parcel 2280901224-6193000D2
- (C) Existing Improvements consist of a 26' X 60 post frame storage shed in SW corner of parcel. Proposed improvements are to subdivide parcel into (4) single family residential lots for (4) single family residential homes.
- (D) I am requesting rezone from R3 multi-family to R1 single family lessens congestion, preserves open and green spaces, decreases impervious area, and allows maintaining existing trees and make proposed development more appealing to neighborhood. Parcel will be subdivided into R1 (4) single family residential lots
- (E) Proposed R1 rezone and use for single family development is compatible with existing neighborhood development consisting of single-family homes, residential condominiums, and residential multi-family.
- (F) Proposed zoning change is consistent and meets both Chippewa County and Town of Lafayette ordinances. Both Chippewa County and Town of Lafayette housing goals and objectives state intent to lessen congestion and preserve open space. This rezone accomplishes both these goals. Under current R3 zoning a large multi-family development can be developed on parcel. The proposed R1 rezone reduces congestion and increases open and green space.

Lonny Brown
 Brown Builders, Inc.
 183899 County Highway X
 Chippewa Falls, WI 54729



(Posted on January 9, 2025)
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 **January 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 petition:

Rezone Petition: 2024-1004

Petitioner: Brown Builders Inc

Parcel number 22808-1224-6193000D2, which is part of Lot D, Wissota Beach Plat, located in the SE ¼ of the NW ¼, Section 12, Township 28 North, Range 08 West. Town of Lafayette. Property Address: vacant

From: Residential 3

To: Residential 1

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

Dated this 7th day of January, 2025

Douglas Clary, Director
Department of Planning & Zoning
Chippewa County

Attachment: 2024-1004 Brown Rezone - Notices & Maps (8753 : 2024-1004 - Brown Builders Inc - Rezone)

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

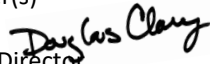
Land Records & G.I.S.

POWTS & Wells

Date: January 7, 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: #2024-1004

Petitioner: Brown Builders Inc

Parcel number 22808-1224-6193000D2, which is part of Lot D, Wissota Beach Plat, located in the SE ¼ of the NW ¼, Section 12, Township 28 North, Range 08 West. Town of Lafayette. Physical Addresses: vacant

From: Residential 3

To: Residential 1

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

The PRLPC will **REVIEW** this request on **January 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 **January 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 **January 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 **February 11, 2025** at **6:00 PM** for their consideration. If the Planning & Zoning Committee disapproves, the petition will fail.

Attachment: 2024-1004 Brown Rezone - Notices & Maps (8753 : 2024-1004 - Brown Builders Inc - Rezone)



2024-1004 Brown Builders Inc. Rezone Request
Aerial (2023)

5.1.b

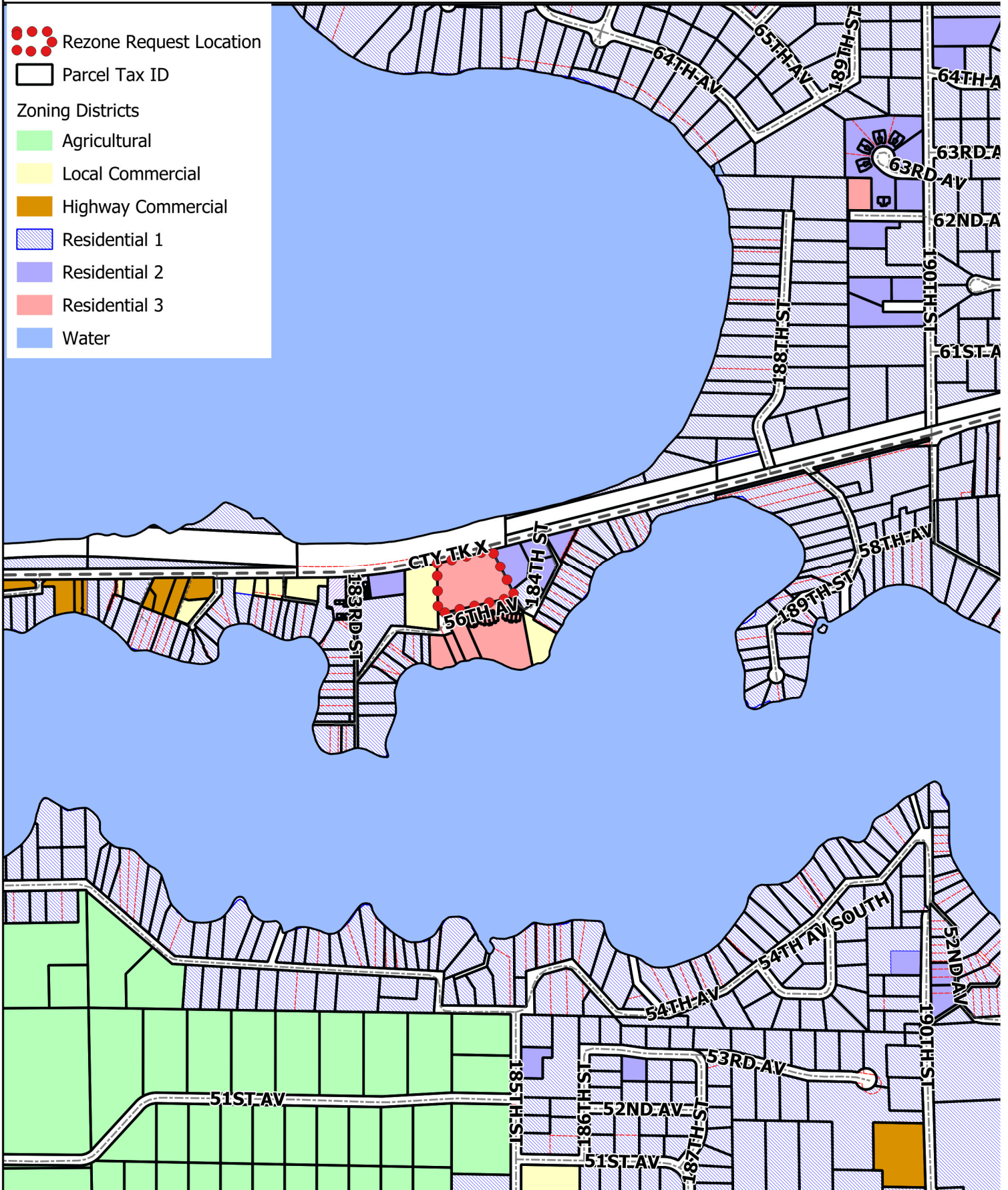


Attachment: 2024-1004 Brown Rezoning - Notices & Maps (8753 : 2024-1004 - Brown Builders Inc - Rezoning)

2024-1004 Brown Builders Inc. Rezone Request

Zoning Districts

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



Attachment: 2024-1004 Brown Rezone - Notices & Maps (8753 : 2024-1004 - Brown Builders Inc - Rezone)



STATEMENT OF EXPLANATION

Resolution No. 06 - 25

RES. 06-25: RESOLUTION TO APPROVE THE PUBLIC PARTICIPATION PROCEDURES FOR THE UPDATE OF THE CHIPPEWA COUNTY COMPREHENSIVE PLAN - DOUG CLARY

The Chippewa County Board of Supervisors has designated the Planning & Zoning Committee as the county planning and zoning agency, pursuant to §59.69(2), Wis. Stats. The county planning and zoning agency may direct the preparation or update of a county development plan (i.e. a comprehensive plan) for the physical development of the unincorporated territory within the county pursuant to §59.69(3) Wis. Stats.

The Planning & Zoning Committee has decided to update its comprehensive plan pursuant to the authority and procedures set out in §59.69(2) and (3), and §66.1001, of the Wisconsin Statutes. As part of the update, §66.1001(4)(a), Wis. Stats., requires the governing body of the local governmental unit to adopt written procedures designed to describe the methods the governing body of a local governmental unit will use to distribute proposed, alternative, or amended elements of a comprehensive plan to owners of property. The goal of these procedures is to foster public participation at every stage of comprehensive plan preparation, provide an opportunity for the public to submit written comments on the comprehensive plan, and to set out a process for the local governing body to respond to such comments.

To assist with the development of the comprehensive plan, the Department of Planning & Zoning has contracted with the West Central Wisconsin Regional Planning Commission (WCWRPC) to assist and facilitate the update. Attached to this resolution, is the *Public Participation Procedures for the Chippewa County Comprehensive Plan Update*, which is being proposed to foster public participation, ensure wide distribution of draft plan materials, and provide opportunities for written comments on draft plan materials. Passage of this resolution will approve the *Public Participation Procedures for the Chippewa County Comprehensive Plan Update* to establish the procedures that Chippewa County will follow to meet the mandates of §66.1001(4)(a), Wis. Stats., for public participation in the process to update the Comprehensive Plan.

Resolution No. 06 - 25

**RES. 06-25: RESOLUTION TO APPROVE THE PUBLIC PARTICIPATION PROCEDURES FOR THE
UPDATE OF THE CHIPPEWA COUNTY COMPREHENSIVE PLAN - DOUG CLARY**

WHEREAS, Chippewa County has decided to update its comprehensive plan pursuant to the authority and procedures set out in §59.69(2) and (3), and §66.1001, of the Wisconsin Statutes; and

WHEREAS, §66.1001(4)(a), Wis. Stats., requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation; and

WHEREAS, such written procedures shall provide for wide distribution of proposed, alternative or amended comprehensive elements, an opportunity for the public to submit written comments on the comprehensive plan, and a process for the local governing body to respond to such comments; and

WHEREAS, the Chippewa County Board of Supervisors has designated the Planning & Zoning Committee as the county planning and zoning agency pursuant to §59.62(2), Wis. Stats., and such county planning and zoning agency may direct the preparation of a county development plan (comprehensive plan) for the physical development of the unincorporated territory within the county, pursuant to §59.69(3), Wis. Stats.; and

WHEREAS, to assist with and facilitate the update to the comprehensive plan, the County has contracted with the West Central Regional Planning Commission; and

WHEREAS, the attached agreement between Chippewa County and the West Central Wisconsin Regional Planning Commission, is consistent with and furthers the mandates of §66.1001(4)(a), Wis. Stats., to foster public participation, ensure wide distribution of draft plan materials, and provide opportunities for written comments on draft plan materials; and

WHEREAS, Chippewa County believes that regular, meaningful public involvement in the plan update development process is important to assure that the resulting plan meets the wishes and expectations of the public; and

WHEREAS, the attached *Public Participation Procedures for the Chippewa County Comprehensive Plan Update* has been developed to ensure compliance with the mandates of §66.1001(4)(a), Wis. Stats.;

NOW, THEREFORE BE IT RESOLVED, that the Chippewa County Board of Supervisors does hereby approve the attached *Public Participation Procedures for the Chippewa County Comprehensive Plan Update* as its public participation procedures to meet the requirements of

§66.1001(4)(a), Wis. Stats.

Forwarded to the County Board by the Planning & Zoning Committee.

FINANCIAL IMPACT:

There is no fiscal impact to Chippewa County by passage of this resolution.

01/23/2025	Planning & Zoning Committee	
RESULT:	FORWARD TO COUNTY BOARD [UNANIMOUS]	Next: 2/11/2025 6:00 PM
MOVER:	David Kelly, District 14	
SECONDER:	Rocky Kempe, District 16	
AYES:	Jason Bergeron, David Kelly, Rocky Kempe	
ABSENT:	Duane Shoebridge	
EXCUSED:	Chuck Hull	

Approved as to Form:

Todd A. Pauls

Todd A. Pauls, Corporation Counsel

1/8/2025

Lori Zwiefelhofer

Lori Zwiefelhofer, Finance Director

1/8/2025

Randy B. Scholz

Randy B. Scholz, County Administrator

1/8/2025

**Agreement Between
Chippewa County
and the
West Central Wisconsin Regional Planning Commission
for the Update to the Chippewa County Comprehensive Plan**

I. Introduction

This agreement is entered into by and between the West Central Wisconsin Regional Planning Commission (hereinafter referred to as the Commission) and Chippewa County, Wisconsin (hereinafter referred to as the County).

Witnesseth That:

WHEREAS, the Commission is a regional planning agency duly constituted pursuant to the provisions of Section 66.0309, Wisconsin Statutes, that is authorized to enter into contracts to provide technical planning assistance to local governments and/or private entities; and

WHEREAS, the County desires to update the Chippewa County Comprehensive Plan, adopted July 20, 2010, in a manner that meets the requirements of Wis. Stats. §66.1001; and

WHEREAS, the County would also like to incorporate an update to the County Farmland Preservation Plan into the updated County Comprehensive Plan; and

WHEREAS, the Commission has assisted counties and local municipalities in the region with the creation and updates of comprehensive plans and farmland preservation plans; and

WHEREAS, the County has determined that, in order to update the Chippewa County Comprehensive Plan in an efficient, economical, and effective manner, it is necessary to procure the assistance of professional planners.

NOW, THEREFORE, in consideration of the mutual covenants and agreements as hereinafter set forth, the parties to this agreement do hereby agree to the following:

II. Scope of Services to be Performed by the Commission

The Commission, in cooperation with the County, will provide those services described in Attachment A, dated July 1, 2024, including:

- A. Update the Chippewa County Comprehensive Plan, to include all standard content and meet the minimum requirements of Wis. Stats. §66.1001 as well as update and incorporate the Chippewa County Farmland Preservation Plan. The plan update will include all items identified in Attachment A Scope of Work, excluding those items identified as optional. At the request of the County and by written, mutual agreement between the Commission and County, the Commission may conduct one or more of those optional activities described on page 6 of Attachment A.
- B. The Commission will provide the County with a copy of the final updated plan in PDF format along with one printed copy.
- C. The Commission's role is limited to the update of the Chippewa County Comprehensive Plan, including an update to the Chippewa County Farmland Preservation Plan, as described in Attachment A. The Commission will assist the County in preparation of the public participation plan, public hearing notice, Plan Commission resolution, and County Board adopting ordinance as part of the required plan approval process. The Commission is not responsible for other ordinance development, additional public engagement activities, or developing detailed studies outside the planning scope and not specified in Attachment A.

III. Responsibilities of the County

The County agrees to perform the following services and to assume the following responsibilities with respect to this agreement:

- A. Those County responsibilities required to complete the activities described in Attachment A, including all communication with the Plan Committee, County Board, other County committees and County staff; provide materials and complete "homework" as described in Attachment A; review plan sections and identify proposed changes; required public noticing; required meeting minutes, conduct the public hearing; and any copying and distribution of the final draft and adopted comprehensive plan documents.

IV. Time Schedule

- A. The aforementioned services and items of work shall be performed during the period beginning September 15, 2024, and ending May 1, 2026, unless such period is amended by mutual agreement between the parties to this agreement. The Commission will adhere to the project schedule in Attachment A to the extent reasonably possible, though the actual schedule and timeline for completion can be influenced by factors outside the Commission's control.
- B. The Commission and the County shall reserve the right to cancel this agreement upon thirty (30) days written notice to either party if either party determines that the other party has not performed properly in any substantial respect or if either party determines that the other party has failed, neglected or refused to carry out the terms of this agreement.

V. Financial Payments

- A. It is expressly agreed by and between the parties to this agreement that the aforementioned services will be provided at a cost not to exceed \$76,000, excluding any optional items, in response to billing(s) submitted by the Commission or as agreed to by the County and Commission.
- B. The services to be completed by the Commission under this agreement shall be performed in a reasonable and professional manner, acceptable to the County and its staff.
- C. In the event that the County decides to discontinue work on the contract before its completion, due to no fault on the part of the Commission, the Commission will charge the County only for work completed.

VI. Title VI Non-Discrimination

During the performance of this contract, the contractor assures that no person shall on the grounds of race, color, religion, national origin, sex, disability, or veteran status as provided by Title VI of the Civil Rights Act of 1964, the Civil Rights Restoration Act of 1987 (P.L. 100.259), and the U.S. Department of Transportation implementing regulations be excluded from participation, be denied the benefits of, or be otherwise subjected to discrimination in the execution of this contract. The Commission's services will also be performed in accordance with the West Central Wisconsin Regional Planning Commission Title VI Plan—Language Assistance Plan and Public Participation Plan adopted September 11, 2014, and as amended November 9, 2023.

VII. Miscellaneous Provisions

- A. It is hereby understood and agreed upon by both parties thereto that this agreement is as and for the provision of certain, defined services, as set forth in Section II. In this respect and in its capacity under this agreement, the Commission and its employees, agents and officers are performing on an independent contractor basis and in no event shall the Commission, its agents, employees or officers be considered to constitute agents, employees, or officers of the County.

- B. The Commission shall not assign, transfer or subcontract this agreement without the approval of the County.
- C. This agreement may be modified or amended in writing by mutual agreement of the Commission and the County.
- D. The Commission shall furnish full worker's compensation coverage for all Commission employees.
- E. In the event a dispute arises regarding the performance of a party under this agreement, the parties shall meet and attempt to resolve the dispute. If the parties are unable to resolve the dispute, either party may immediately terminate this agreement. The County shall pay the Commission for any work performed up to the time of termination.
- F. The County and the Commission certify that no payment of money or any form of consideration has been offered to or given to a County employee for the purpose of procuring this agreement.
- G. All communications to the Commission concerning the terms and/or performance under this agreement shall be made to Scott Allen, Executive Director, and all communication pertaining hereto to the County shall be made to Doug Clary, Chippewa County Director of Planning & Zoning.
- H. Each person signing this agreement personally warrants and represents that he or she is duly authorized and empowered to enter into this agreement.

SIGNATURE PAGE

IN WITNESS WHEREOF, the Chippewa County and the West Central Wisconsin Regional Planning Commission execute this agreement.

Chippewa County

Douglas	Digitally signed by
Clary	Douglas Clary
	Date: 2024.08.30
	07:25:48 -05'00'
Date	

SIGNATURE PAGE

IN WITNESS WHEREOF, Chippewa County and the West Central Wisconsin Regional Planning Commission execute this agreement.

**West Central Wisconsin Regional
Planning Commission**



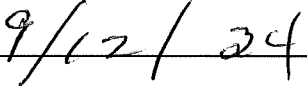
John Frank, Chair

Date



Joe Waichulis, Jr., Secretary/Treasurer

Date



9/12/24

ATTACHMENT A

Chippewa County Comprehensive Plan & Farmland Preservation Plan Update

Scope of Work

7/1/2024

Project Overview

- This scope of work may be modified by mutual agreement of Chippewa County and the West Central Wisconsin Regional Planning Commission (WCWRPC).
- WCWRPC understands that Chippewa County desires to update the County's Comprehensive Plan adopted in 2010. As necessitated by State statute, the County would also like to incorporate an update to the County Farmland Preservation Plan.
- The following process would result in a comprehensive plan for the County that includes, but not significantly exceeds, the minimum essential requirements of Wis. Stats. §66.1001. The plan will also incorporate the requirement elements for a Farmland Preservation Plan under Wis. Stats. §91.10.
- The plan will ensure that the data, maps, and programs included in the plan are up-to-date and that the vision, goals, objectives, and policies/strategies reflect the current desires and direction of the communities.
- According to State statutes, the Plan Commission is responsible for creating, amending, and updating a community's comprehensive plan. This scope of work assumes that the County's Planning & Zoning (P&Z) Committee will serve as the Comprehensive Plan Oversight Committee.
- WCWRPC will prepare items for meeting agendas along with promotional materials for special gatherings and surveys. The County will be responsible for reserving meeting rooms, posting all agendas, preparing and posting meeting minutes, and assisting with other coordination items that are typical for County meetings. The County will also be responsible for submitting, and cost of, the public hearing notice; WCWRPC will prepare the notice.
- A 16- to 18-month planning process is proposed with an October/November start date.
- In addition to open meetings and one public hearing, as required by WI Statutes, public input will also be obtained through the following methods:
 - Online community/public opinion survey
 - Mailed farmland owner survey
 - City, Village, & Town survey
 - 6 focus groups
 - 6-8 Zoned Town meetings
 - 1 County Towns Association presentation
 - Optional regional community meetings
 - Optional open house

Project Schedule & Approach

Month 1-2

Pre-Planning Activities:

Project Kickoff Meeting with County Planner

- WCWRPC project lead meets with County Planner, or designee(s), to discuss the logistics for meetings, etc.

WCWRPC to prepare County Comprehensive Plan Snapshot & draft Existing Land Use Maps

- WCWRPC to prepare 2-4 page County Comprehensive Plan fact sheet that includes an overview of comprehensive planning, and the update process, as well as a county profile/data snapshot on important demographics, economics, housing, and land use conditions and trends.
- WCWRPC to prepare draft existing land use maps for Towns within the County. Land Use Maps, existing and future, will not be prepared for Cities and Villages.
- Collect & review existing plans that may be pertinent to the planning effort.

County Planner Homework

- Review draft Existing Land Use Map and provide edits
- Complete inventory assessment worksheet¹ and provide existing data & maps (or GIS/CAD files)
- Identify any specific partners (e.g. County EDC) that we should engage during the planning process
- Work with WCWRPC to identify initial focus group members
- Provide copy (electronic or hardcopy) of any Town plans, Strategic Plan(s)
- Provide any additional pictures, graphics, maps, studies, or materials that may be helpful

County Board adopts public participation procedures via Resolution

- WCWRPC provides the County with draft public participation procedures and resolution.

Note: This proposed planning process includes the statutorily-required notifications for all meetings, public hearing, and an online public survey, as means of inviting public participation.

WCWRPC recommends that all meetings (in-person or remote) be open to the public and WCWRPC welcomes public input and participation during these meetings. The methods of public noticing and public participation for these meetings is at the discretion of the County and in accordance with applicable State rules.

Month 2

MEETING #1- Plan Committee and WCWRPC (2.5 hours)

- Review "What is a comprehensive plan?", FAQs, the Committee's role, and the project scope
- Discuss key demographic, housing, economic, and land use trends (from fact sheet)
- Issues and opportunities exercise
- Discuss draft questions for community survey

WCWRPC to prepare promotional flyer & survey instruments for public engagement opportunities

- Prepare promotional flyer for online community survey & farmland owner survey
- If included in scope, prepare promotional flyer for regional public meetings

¹ The Inventory Assessment Worksheet requests data and information that will be useful to the WCWRPC throughout the planning process, such as identifying existing County plans or ordinances, capacities and needs at County facilities, housing and sanitary permit data, County Capital Improvement Plan(s), and providing specific GIS data as available.

Month 2-4	Chippewa County District Quarterly Towns Association Meeting Presentation and Issues & Opportunities Exercise - Attend and present at the Chippewa County District Quarterly Towns Association meeting to provide overview of the comprehensive planning project. - Obtain input on issues/opportunities as well as vision for the plan update. - Provide copies of promotional flyers and ask for assistance in promoting public engagement. - Recruit attendees to join focus groups and participate throughout the planning process.
Month 2-4	Online Community Survey An online survey will be conducted to get public input on various topics. The survey will be drafted with guidance from the Plan Committee during Meeting #1. Results will be used to inform the focus groups on issues and opportunities to address in the plan.
Month 3-4	Mailed City, Village, and Town Survey (and Draft Existing Land Use Map for Comment for Towns) A survey (and for towns, draft existing land use map), will be mailed to each City, Village and Town Clerk within the County. It is expected that one survey will be completed per community. City/village surveys will likely differ slightly from town surveys. The survey will help to gather feedback on issues/opportunities related to their specific community along with potential growth areas.
Month 3-4	Mailed Farmland Owner Survey A hardcopy survey will be mailed to Farmland owners with 30+ acres in unincorporated areas of the County. The survey results will help inform the Farmland Preservation Plan update and other elements of the Plan.
Month 4-5	MEETING #2 – Plan Committee and WCWRPC (2.5-3 hours) - Review & discuss survey results - Visioning exercise - Select Focus Group Assignments and coordination - Finalize Existing Land Use Map
Months 6-7	Focus Group Meetings (6 focus groups, 2 hours each, 7 meetings total) There will be a total of 6 focus groups: 1. Housing 2. Water 3. Economic Development 4. Agriculture (2 meetings) 5. Land use regulations 6. TBD by Plan Committee (informed by survey results) Each focus group will meet once to provide direction on the specific topic. The Agricultural Focus Group will be the primary group to guide the update to the Farmland Preservation Plan update and will meet twice: (i) The first meeting will be used to provide Farmland Owner survey results, discuss the Land Evaluation Site Assessment (LESA) model, and obtain feedback/direction on changes to the model. (ii) The second meeting will be used to finalize a recommended farmland preservation map.

- Month 6-7 Project Check-In Meeting with County Planner**
- WCWRPC project lead meets with County Planner, or designee(s), to check-in on project progress and discuss any project concerns.
- Month 6-7 MEETING #3- Plan Committee and WCWRPC (2.5-3 hours)**
- Begin review of plan elements – Transportation and Utilities and Community Facilities
- Month 7-8 MEETING #4- Plan Committee and WCWRPC (2.5-3 hours)**
- Continue review of plan elements – Agricultural, Natural, and Cultural Resources
- Month 8-9 MEETING #5 – Plan Committee and WCWRPC (2.5-3 hours)**
- Continue review of initial draft plan elements – Economic Development & Housing – bring in information from the Housing and Economic Development Focus Groups
- Month 9-10 MEETING #6 – Plan Committee and WCWRPC (2.5-3 hours)**
- Discuss Intergovernmental Cooperation element
- Continue review of plan elements – Land Use Meeting 1
- Identify and discuss any special growth areas
- Discuss Preferred Future Land Use Map
- Month 9-10 1-on-1 Meetings with Zoned Towns**
- Meet with each Zoned Town, and any Town in the County considering zoning, to discuss the following:
 ○ Land Use Trends & survey results for their community (general public, farmland owners)
 ○ Draft Plan Recommendations
 ○ Draft Preferred Future Land Use Map
- Mail draft plan recommendations and preferred future land use map to unzoned Towns with opportunity for review and comment
- Month 10-12 Project Check-In Meeting with County Planner**
- WCWRPC project lead meets with County Planner, or designee, to discuss check-in on project progress and discuss any project concerns.
- Month 11-12 WCWRPC will complete the working draft Plan**
- The working draft will not be 100% complete and may include some remaining discussion items.
- The working draft will be distributed to the Plan Committee.
- The Plan Committee will be asked to review the draft plan and come prepared to discuss at Meeting 8.
- Month 12-13 MEETING #7 – Plan Committee and WCWRPC (2.5-3 hours)**
- Provide information from meetings with Zoned Towns
- Review and discuss comments received at the Open House (if included in scope)
- Discuss Implementation Element
- Review the draft plan and address any remaining questions
- The Plan Committee may meet additional times without WCWRPC to discuss the working draft plan
- Month 12-14 Public Hearing Draft Plan Completed & Distributed**
- WCWRPC provides County Planning Staff with Public Hearing Draft Plan and draft adopting documents (Resolution and Ordinance).
- County may conduct additional review of the draft and request changes from WCWRPC.

- County Planning Staff to distribute the Public Hearing Draft Plan to the Plan Committee, County Board, library, and any other designated locations.
- County Planning Staff will also ensure a copy of the Public Hearing Draft Plan is available at the County Planning Offices for review during regular office hours and on the County website.

Month 14-16 Public Hearing Notice & Notifications

- WCWRPC will provide draft public hearing notice to County for publication and posting a minimum of 30 days in advance of the public hearing.
- WCWRPC will notify communities and adjacent/overlapping jurisdictions of the public hearing
- County Planning Staff to provide names and addresses of any individuals with non-metallic mining interests to WCWRPC.
- At least 30 days in advance of the public hearing, WCWRPC will send notice of the public hearing to those with non-metallic mining interests as identified by the County.

Month 15-17 Public Hearing and Plan Adoption

- If desired by the County, WCWRPC staff will present highlights from the planning effort at the public hearing.
- Planning & Zoning Committee and/or County Board conducts Public Hearing on draft ordinance.
- Planning & Zoning Committee adopts resolution to recommend adoption of the plan.
- County Board responds to any public written comments on the plan.
- County Board adopts the plan by ordinance.

Month 16-18 Post Adoption Items

- WCWRPC integrates the ordinance and resolution into the plan and provides the adopted plan to the County in PDF format, two printed copies of adopted plan along with one printed 24x36 full-color preferred future land use map.
- WCWRPC will distribute an electronic PDF of the adopted plan along with one printed 24x36 full-color preferred future land use map to all zoned towns within the County.
- WCWRPC will distribute an electronic PDF of the adopted plan to all cities, villages, and unzoned towns within the County.

Other Logistics

- The timeline will be adjusted as needed to accommodate any unanticipated delays.
- This scope of work is to update Chippewa County's Comprehensive Plan and incorporate an update of the County Farmland Preservation Plan. The project scope does not include feasibility analysis or site-specific studies, but may identify related issues, potential priorities, and related recommendations.
- While existing County or local regulations will be reviewed and potential changes discussed, new ordinance development, model ordinances, and updates to existing regulations and the zoning map are not included as part of the project scope.
- The County may conduct additional meetings, work groups, research, and other activities in support of the plan update, then compile this information for use by WCWRPC in the plan update.

Cost Estimate

WCWRPC's project cost without optional items: \$76,000

General Plan Development:	\$22,733
Farmland Preservation Planning:	\$4,163
Committee & Town Engagement Meetings:	\$25,174
Focus Group Meetings :	\$11,435
Public Opinion & Municipal Surveys:	\$12,495
Total WCWRPC Project Costs (w/o optional items):	\$76,000

Optional Activities for Consideration:

- Month 2-4** **OPTIONAL: Regional Public Meetings (4 – one in each county quadrant)**
 – Facilitate a regional meeting in each quadrant of the county to provide overview of project
 - Encourage attendees to complete upcoming community survey
 - Engage attendees to provide input on issues/opportunities and undertake a visioning/goal exercise
Cost: \$8,900
- Month 12-13** **OPTIONAL: Open House on Draft Plan (2 hours)**
 WCWRPC will present the draft plan and allow attendees to provide comments on the plan.
Cost: \$3,200
- Month 3-4** **OPTIONAL: Hardcopy Community Survey**
 In addition to the online community survey, WCWRPC would prepare a PDF of the survey that the County could print, distribute and collect. WCWRPC will enter up to 50 hardcopy surveys with the County to enter any additional surveys collected.
Cost: \$625
- Month 16-18** **OPTIONAL: Executive Summary or Poster Plan**
 -1- to 2-page poster with vision, key issues/focus areas, priority recommendations, & future land use map.
 -WCWRPC may request County Staff and/or Plan Committee input on draft poster, perhaps as part of Meeting #7
Cost: \$2,520

Public Participation Procedures for the Chippewa County Comprehensive Plan Update

INTRODUCTION

§66.1001 (4) (a), Wisconsin Statutes, requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation, including open discussion, communication programs, information services and public meetings for which advance notice has been provided, at every stage of comprehensive plan preparation, and that such written procedures provide for wide distribution of proposed, alternative or amended comprehensive elements, an opportunity for the public to submit written comments on the comprehensive plan, and a process for the local governing body to respond to such comments.

The Chippewa County Board of Supervisors recognizes the need for an open and active public participation process to foster a strong community commitment to the development and implementation of a comprehensive plan to guide the community's future growth and development. To ensure that the public has an opportunity to be involved in every stage of the update of the Comprehensive Plan, the County identifies the following actions to promote an active public involvement process that provides complete information, timely public notice, full public access to key decisions, and supports early and continuing involvement of the public in developing the plan.

PUBLIC PARTICIPATION PROCEDURES

- The County has designated the Planning and Zoning Committee as the planning and zoning agency pursuant to Wis. Stat. §59.69(2).
- All meetings of the Planning and Zoning Committee and County Board are open to the public and are officially posted to notify the public as required by law. A period for public comment is provided.
- To obtain additional public input, the plan update process will include:
 - A web-based community opinion survey
 - Mailed survey to farmland owners with 30+ acres in unincorporated areas of the County
 - Presentation and discussion at a Chippewa County District Quarterly Towns Association Meeting
 - Meetings with zoned towns
 - Focus group meetings on topics such as housing, water, economic development, agriculture, land use regulations, etc. (7 such meetings are anticipated)
 - A required public hearing prior to plan adoption
- The governmental units of adjacent or overlapping jurisdiction will be notified of the county's undertaking of the preparation of the Comprehensive Plan and their input sought on interjurisdictional issues concerning land use, municipal boundaries and service provision.
- The County Board will receive periodic reports from the Planning and Zoning Committee during the preparation of the plan and will have the opportunity to review and provide feedback on the Plan's direction.
- A draft copy of the Comprehensive Plan will be available at the Chippewa County Building/Courthouse and the City of Chippewa Falls Public Library during regular hours for the public to review and to submit written comments. A copy of the draft plan will also be available for review on the County's website.
- A Public Hearing will be conducted on the recommended Comprehensive Plan prior to the Planning and Zoning Committee recommendation by resolution and the County Board enacting the plan by ordinance. The Public Hearing will be preceded by Class 1 notice under Chapter 985, Wisconsin Statutes, published at least 30 days before the hearing is held. Additional notice will be provided pursuant to §66.1001 (4) (e), Wisconsin Statutes. The public is invited to comment during the Public Hearing and submit written comments as part of the notice.
- At least 30 days before the Public Hearing is held, the County shall also provide written notice of the draft Comprehensive Plan's availability and the Public Hearing notice to all parties described in §66.1001 (4) (e), Wisconsin Statutes.
- The County Board will consider and respond to written comments regarding the plan before enacting it by ordinance.
- The adopted comprehensive plan will be distributed in hardcopy or digital form to:

1. Every governmental body that is located in whole or in part within the boundaries of the local governmental unit.
 2. The clerk of every local governmental unit that is adjacent to the local governmental unit that is the subject of the plan as well as the clerks of the cities, villages, and towns within Chippewa County.
 3. The Wisconsin Department of Administration on behalf of the Wisconsin Land Board
 5. The West Central Wisconsin Regional Planning Commission.
 6. The City of Chippewa Falls Public Library.
- The Chippewa County Planning and Zoning Committee, with County Board approval, may implement additional public participation activities as deemed appropriate, practicable, and needed.



7.1

**STATEMENT OF EXPLANATION
COMPREHENSIVE PLAN & FARMLAND PRESERVATION PLAN UPDATE -
MEETING #1 - CHRIS STRAIGHT, SENIOR PLANNER WCWRPC**

1. What is a Comprehensive Plan and the Committee's Role?
2. Project Scope, Planning Process, and Key Milestones
3. Discuss Demographic, Housing, Economic, and Land Use Trends
4. Issues and Opportunities Exercise
5. Discuss Planning Surveys:
 - a. General public survey (web-based)
 - b. City/Village survey (via mail)
 - c. Town survey (via mail)
 - d. Farmland owner (30+ acres) survey (via mail)

Chippewa County Planning & Zoning Committee Comprehensive Plan & Farmland Preservation Plan Update Meeting #1

1. What is a Comprehensive Plan and the Committee's Role?
2. Project Scope, Planning Process, and Key Milestones
3. Discuss Demographic, Housing, Economic, and Land Use Trends
4. Issues and Opportunities Exercise
5. Discuss Planning Surveys:
 - a. General public survey (web-based)
 - b. City/Village survey (via mail)
 - c. Town survey (via mail)
 - d. Farmland owner (30+ acres) survey (via mail)
6. Next Meeting & Homework

Chippewa County Comprehensive Plan & Farmland Preservation Plan Update Scope of Work

timeline updated 1/12/25

Project Overview

- This scope of work may be modified by mutual agreement of Chippewa County and the West Central Wisconsin Regional Planning Commission (WCWRPC).
- WCWRPC understands that Chippewa County desires to update the County's Comprehensive Plan adopted in 2010. As necessitated by State statute, the County would also like to incorporate an update to the County Farmland Preservation Plan.
- The following process would result in a comprehensive plan for the County that includes, but not significantly exceeds, the minimum essential requirements of Wis. Stats. §66.1001. The plan will also incorporate the requirement elements for a Farmland Preservation Plan under Wis. Stats. §91.10.
- The plan will ensure that the data, maps, and programs included in the plan are up-to-date and that the vision, goals, objectives, and policies/strategies reflect the current desires and direction of the communities.
- According to State statutes, the Plan Commission is responsible for creating, amending, and updating a community's comprehensive plan. This scope of work assumes that the County's Planning & Zoning (P&Z) Committee will serve as the Comprehensive Plan Oversight Committee.
- WCWRPC will prepare items for meeting agendas along with promotional materials for special gatherings and surveys. The County will be responsible for reserving meeting rooms, posting all agendas, preparing and posting meeting minutes, and assisting with other coordination items that are typical for County meetings. The County will also be responsible for submitting, and cost of, the public hearing notice; WCWRPC will prepare the notice.
- A 16- to 18-month planning process is proposed with an October/November start date.
- In addition to open meetings and one public hearing, as required by WI Statutes, public input will also be obtained through the following methods:
 - Online community/public opinion survey
 - Mailed farmland owner survey
 - City, Village, & Town survey
 - 6 focus groups
 - 6-8 Zoned Town meetings
 - 1 County Towns Association presentation

Project Schedule & Approach

Nov-Dec 2024 Pre-Planning Activities:

Project Kickoff Meeting with County Planner

- WCWRPC project lead meets with County Planner, or designee(s), to discuss the logistics for meetings, etc.

WCWRPC to prepare County Comprehensive Plan Snapshot & draft Existing Land Use Maps

- WCWRPC to prepare 2-4 page County Comprehensive Plan fact sheet that includes an overview of comprehensive planning, and the update process, as well as a county profile/data snapshot on important demographics, economics, housing, and land use conditions and trends.
- WCWRPC to prepare draft existing land use maps for Towns within the County. Land Use Maps, existing and future, will not be prepared for Cities and Villages.
- Collect & review existing plans that may be pertinent to the planning effort.

County Planner Homework

- Review draft Existing Land Use Map and provide edits
- Complete inventory assessment worksheet¹ and provide existing data & maps (or GIS/CAD files)
- Identify any specific partners (e.g. County EDC) that we should engage during the planning process
- Work with WCWRPC to identify initial focus group members
- Provide copy (electronic or hardcopy) of any Town plans, Strategic Plan(s)
- Provide any additional pictures, graphics, maps, studies, or materials that may be helpful

County Board adopts public participation procedures via Resolution

- WCWRPC provides the County with draft public participation procedures and resolution.

Note: This proposed planning process includes the statutorily-required notifications for all meetings, public hearing, and an online public survey, as means of inviting public participation.

WCWRPC recommends that all meetings (in-person or remote) be open to the public and WCWRPC welcomes public input and participation during these meetings. The methods of public noticing and public participation for these meetings is at the discretion of the County and in accordance with applicable State rules.

Jan 2025

MEETING #1- Plan Committee and WCWRPC (2.5 hours)

- Review "What is a comprehensive plan?", FAQs, the Committee's role, and the project scope
- Discuss key demographic, housing, economic, and land use trends (from fact sheet)
- Issues and opportunities exercise
- Discuss draft questions for community survey

WCWRPC to prepare promotional flyer & survey instruments for public engagement opportunities

- Prepare promotional flyer for online community survey & farmland owner survey
- If included in scope, prepare promotional flyer for regional public meetings

¹ The Inventory Assessment Worksheet requests data and information that will be useful to the WCWRPC throughout the planning process, such as identifying existing County plans or ordinances, capacities and needs at County facilities, housing and sanitary permit data, County Capital Improvement Plan(s), and providing specific GIS data as available.

Jan 2025	Chippewa County District Quarterly Towns Association Meeting Presentation and Issues & Opportunities Exercise - Attend and present at the Chippewa County District Quarterly Towns Association meeting to provide overview of the comprehensive planning project. - Obtain input on issues/opportunities as well as vision for the plan update. - Provide copies of promotional flyers and ask for assistance in promoting public engagement. - Recruit attendees to join focus groups and participate throughout the planning process.
Feb-Mar	Online Community Survey An online survey will be conducted to get public input on various topics. The survey will be drafted with guidance from the Plan Committee during Meeting #1. Results will be used to inform the focus groups on issues and opportunities to address in the plan.
Feb-Mar	Mailed City, Village, and Town Survey (and Draft Existing Land Use Map for Comment for Towns) A survey (and for towns, draft existing land use map), will be mailed to each City, Village and Town Clerk within the County. It is expected that one survey will be completed per community. City/village surveys will likely differ slightly from town surveys. The survey will help to gather feedback on issues/opportunities related to their specific community along with potential growth areas.
Feb-Mar	Mailed Farmland Owner Survey A hardcopy survey will be mailed to Farmland owners with 30+ acres in unincorporated areas of the County. The survey results will help inform the Farmland Preservation Plan update and other elements of the Plan.
Apr-May	MEETING #2 – Plan Committee and WCWRPC (2.5-3 hours) - Review & discuss survey results - Visioning exercise - Select Focus Group Assignments and coordination - Finalize Existing Land Use Map
May-June	Focus Group Meetings (6 focus groups, 2 hours each, 7 meetings total) There will be a total of 6 focus groups: 1. Housing 2. Water 3. Economic Development 4. Agriculture (2 meetings) 5. Land use regulations 6. TBD by Plan Committee (informed by survey results) Each focus group will meet once to provide direction on the specific topic. The Agricultural Focus Group will be the primary group to guide the update to the Farmland Preservation Plan update and will meet twice: (i) The first meeting will be used to provide Farmland Owner survey results, discuss the Land Evaluation Site Assessment (LESA) model, and obtain feedback/direction on changes to the model. (ii) The second meeting will be used to finalize a recommended farmland preservation map.

May-June	Project Check-In Meeting with County Planner - WCWRPC project lead meets with County Planner, or designee(s), to check-in on project progress and discuss any project concerns.
May-June	MEETING #3- Plan Committee and WCWRPC (2.5-3 hours) - Begin review of plan elements – Transportation and Utilities and Community Facilities
June-July	MEETING #4- Plan Committee and WCWRPC (2.5-3 hours) - Continue review of plan elements – Agricultural, Natural, and Cultural Resources
July-Aug	MEETING #5 – Plan Committee and WCWRPC (2.5-3 hours) - Continue review of initial draft plan elements – Economic Development & Housing – bring in information from the Housing and Economic Development Focus Groups
Aug-Sept	MEETING #6 – Plan Committee and WCWRPC (2.5-3 hours) - Discuss Intergovernmental Cooperation element - Continue review of plan elements – Land Use Meeting 1 - Identify and discuss any special growth areas - Discuss Preferred Future Land Use Map
Aug-Oct	1-on-1 Meetings with Zoned Towns - Meet with each Zoned Town, and any Town in the County considering zoning, to discuss the following: ○ Land Use Trends & survey results for their community (general public, farmland owners) ○ Draft Plan Recommendations ○ Draft Preferred Future Land Use Map - Mail draft plan recommendations and preferred future land use map to unzoned Towns with opportunity for review and comment
Sept-Oct	Project Check-In Meeting with County Planner - WCWRPC project lead meets with County Planner, or designee, to discuss check-in on project progress and discuss any project concerns.
Sept-Oct	WCWRPC will complete the working draft Plan - The working draft will not be 100% complete and may include some remaining discussion items. - The working draft will be distributed to the Plan Committee. - The Plan Committee will be asked to review the draft plan and come prepared to discuss at Meeting 8.
Oct-Nov	MEETING #7 – Plan Committee and WCWRPC (2.5-3 hours) - Provide information from meetings with Zoned Towns - Review and discuss comments received at the Open House (if included in scope) - Discuss Implementation Element - Review the draft plan and address any remaining questions - The Plan Committee may meet additional times without WCWRPC to discuss the working draft plan
Nov-Dec	Public Hearing Draft Plan Completed & Distributed - WCWRPC provides County Planning Staff with Public Hearing Draft Plan and draft adopting documents (Resolution and Ordinance). - County may conduct additional review of the draft and request changes from WCWRPC.

- County Planning Staff to distribute the Public Hearing Draft Plan to the Plan Committee, County Board, library, and any other designated locations.
- County Planning Staff will also ensure a copy of the Public Hearing Draft Plan is available at the County Planning Offices for review during regular office hours and on the County website.

Dec-Jan '26

Public Hearing Notice & Notifications

- WCWRPC will provide draft public hearing notice to County for publication and posting a minimum of 30 days in advance of the public hearing.
- WCWRPC will notify communities and adjacent/overlapping jurisdictions of the public hearing
- County Planning Staff to provide names and addresses of any individuals with non-metallic mining interests to WCWRPC.
- At least 30 days in advance of the public hearing, WCWRPC will send notice of the public hearing to those with non-metallic mining interests as identified by the County.

Jan-Mar

Public Hearing and Plan Adoption

- If desired by the County, WCWRPC staff will present highlights from the planning effort at the public hearing.
- Planning & Zoning Committee and/or County Board conducts Public Hearing on draft ordinance.
- Planning & Zoning Committee adopts resolution to recommend adoption of the plan.
- County Board responds to any public written comments on the plan.
- County Board adopts the plan by ordinance.

Feb-Apr

Post Adoption Items

- WCWRPC integrates the ordinance and resolution into the plan and provides the adopted plan to the County in PDF format, two printed copies of adopted plan along with one printed 24x36 full-color preferred future land use map.
- WCWRPC will distribute an electronic PDF of the adopted plan along with one printed 24x36 full-color preferred future land use map to all zoned towns within the County.
- WCWRPC will distribute an electronic PDF of the adopted plan to all cities, villages, and unzoned towns within the County.

Other Logistics

- The timeline will be adjusted as needed to accommodate any unanticipated delays.
- This scope of work is to update Chippewa County's Comprehensive Plan and incorporate an update of the County Farmland Preservation Plan. The project scope does not include feasibility analysis or site-specific studies, but may identify related issues, potential priorities, and related recommendations.
- While existing County or local regulations will be reviewed and potential changes discussed, new ordinance development, model ordinances, and updates to existing regulations and the zoning map are not included as part of the project scope.
- The County may conduct additional meetings, work groups, research, and other activities in support of the plan update, then compile this information for use by WCWRPC in the plan update.
- At additional expense and mutual agreement between the County and WCWRPC, optional activities may be added to the project scope such as distributing/compiling hardcopy versions of the community survey, additional meetings, an open house on the draft plan, and preparing a summary or poster version of the final plan.



Chippewa County Comprehensive Plan Update

Over the next 18 months, Chippewa County, with assistance from the West Central Wisconsin Regional Planning Commission (WCWRPC), will be updating its Comprehensive Plan. The Comprehensive Plan is a roadmap for the future of the County and serves as a guide for decision making about growth, development, and the overall well-being of the community over the next 20 years.

What is a Comprehensive Plan?

A Comprehensive Plan is a document to guide the physical, social, and economic development of a county or community. The plan provides an inventory on existing conditions, sets a vision for the future, identifies issues or barriers to achieving the vision, sets goals and priorities, and develops a guide for action. The 9 required elements of the Plan include:

- Issues & Opportunities
- Housing
- Transportation
- Utilities and Community Facilities
- Agricultural, Natural & Cultural Resources
- Economic Development
- Intergovernmental Cooperation
- Land Use
- Implementation

The plan will be a countywide plan but will emphasize the rural unincorporated Towns. Existing County and community plans will be reviewed and incorporated. While consistency with other plans is a goal, it is not required. The Comprehensive Plan is a vision; it is not regulation nor does it require the County or its communities to create any new programs.

Incorporating Farmland Preservation Planning

The Agricultural element of the Comprehensive Plan will also serve as an update to the County's Farmland Preservation Plan. To participate in the State's program, Chippewa County has maintained a farmland preservation plan; the purpose of the plan is to protect agricultural land uses within the County, promote incentives for preserving farmland, and to plan for future agricultural needs. The plan update will address Wisconsin's farmland preservation planning requirements in WI Stats. §91.1, including:

- Identify, assess, and map agricultural preservation areas countywide.
- Document the county's agricultural trends and resources.
- Establish goals and policies related to farmland preservation and the development of enterprises related to agriculture.
- Create strategies to preserve farmland.



Why is Chippewa County updating its Comprehensive Plan?

Chippewa County's Comprehensive Plan was adopted in 2010; the plan needs to be updated to address current conditions and priorities of the County. Wisconsin law also requires that Comprehensive Plan be updated once every 10 years. The current County Comprehensive Plan is available on the County's website at <https://www.chippewacountywi.gov/government/planning/zoning/comprehensive-planning>.

State law requires counties and communities to carry out long-range planning to inform future development decisions and requires certain actions, such as zoning, land divisions, and official mapping, to be consistent with the plan. Comprehensive planning can help communities identify critical issues, obtain public input, focus resources, realize efficiencies, and prevent conflict. A plan becomes a guide to decision-making which encourages consistency, while helps to avoid arbitrary and uninformed decisions. It can also be used to support and secure grant funding for projects.

What is the timeline for the project?

The plan update process is expected to kickoff in January 2025 and take approximately 18 months to complete.

What is the process for updating the Plan?

The Chippewa County Planning & Zoning Committee (P&Z) will guide the plan update, with several Committee meetings expected. All Committee meetings will be noticed and are open to the public. Focus Groups will also be used to provide direction on a specific topic. Additional public input opportunities include:

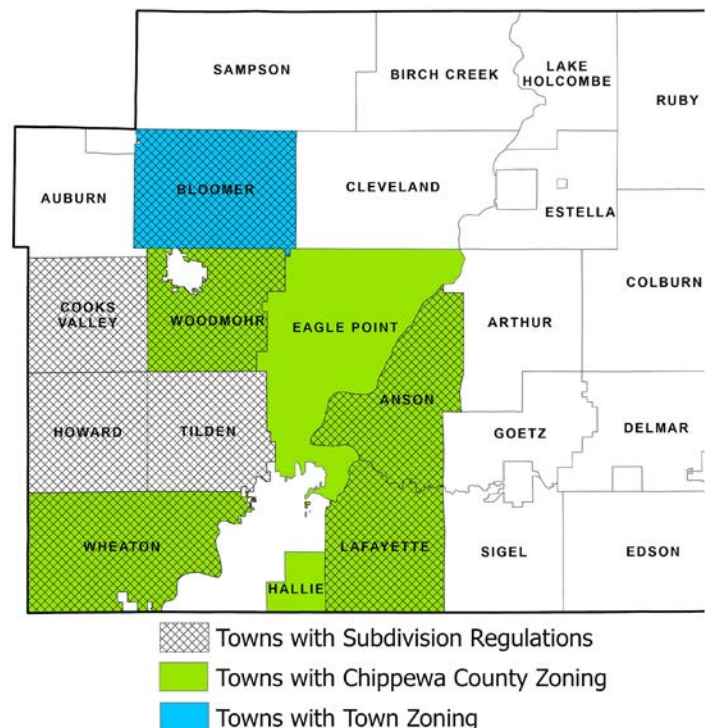
- Chippewa County Quarterly Towns Association Mtg.
- Online Community Survey
- Mailed Farmland Owner Survey
- Meetings with zoned towns
- Public Hearing

Want more information?

Please contact:

Doug Clary, Planning Director, Chippewa County
dclary@chippewacountywi.gov
(715) 726-7941

Please check the Chippewa County website for meeting notices and project information.

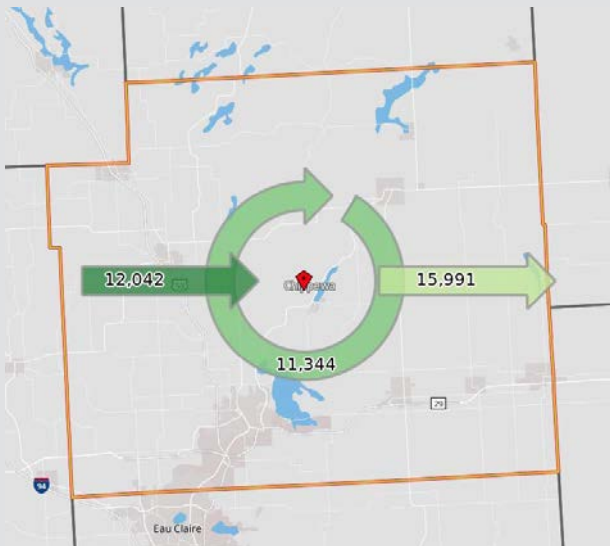


Population, Economic & Housing Characteristics, 2000 to 2020

	2000 Census	2020 Census	# Change	% Change
Population	55,195	66,297	11,102	20.1%
Median Age	37.6	41.7	4	10.9%
# of Households	21,356	26,287	4,931	23.1%
Average Household Size	2.53	2.41	-0.12	-4.6%
% of One Person Households	24.7%	27.6%	1,978	-
% of Households with Individuals Under 18 Years	35.5%	27.9%	-227	-
Total Housing Units	22,821	28,688	5,867	25.7%
Seasonal or Migrant	694	1,380	686	98.8%
Total Vacant Units	1,465	2,401	936	63.9%
	2000 Census	2019-2023 ACS	# Change	% Change
Median Household Income	\$39,536	\$74,009	\$34,473	87.2%
Median Owner Income	\$45,196	\$87,069	\$41,873	92.6%
Median Renter Income	\$24,388	\$45,903	\$21,515	88.2%
Median Home Value	\$88,100	\$237,700	\$149,600	169.8%
Median Gross Rent	\$446	\$963	\$517	115.9%
% Owners Cost-Burdened	14.9%	17.8%	-	-
% Renters Cost-Burdened	30.5%	43.3%	-	-
Median # of Rooms	5.5	6.0	0.5	9.09%
Structures 50 Years or Older (pre 1950 & 1970)	8,066	10,970	2,904	36.0%
% of Structures 50 Years or Older	35.3%	37.8%	2.5%	-
Single Family Units	17,570	23,414	5,844	33.3%
Multi-Family Units (2+ units)	3,811	4,305	494	13.0%
Mobile Homes	1,436	1,294	-142	-9.9%

- Total population has increased 20% over the last 20 years, with some communities experiencing loss.
- The County's population is aging. The median age increased 4.0 years from 2000 to 2020.
- While the County's median household income is increasing, it has not kept pace with increasing home values and housing rent over the past 20 years.
- About 8.3% of County residents live below the poverty level. Further, according to the United Way, 21% of households in the County are living paycheck to paycheck and are struggling to pay for housing costs, food, child care, and other basic expenses.

Inflow/Outflow Job Counts, 2022 Primary Job



- 42% of Chippewa County residents who are employed have a primary job inside Chippewa County while 58% leave the County for work.
- 49% of the Chippewa County workforce is comprised of Chippewa County residents, while 21% commutes in from Eau Claire County; 4% from Dunn County and 3% from Barron County.

source: Longitudinal Employer-Household Dynamics

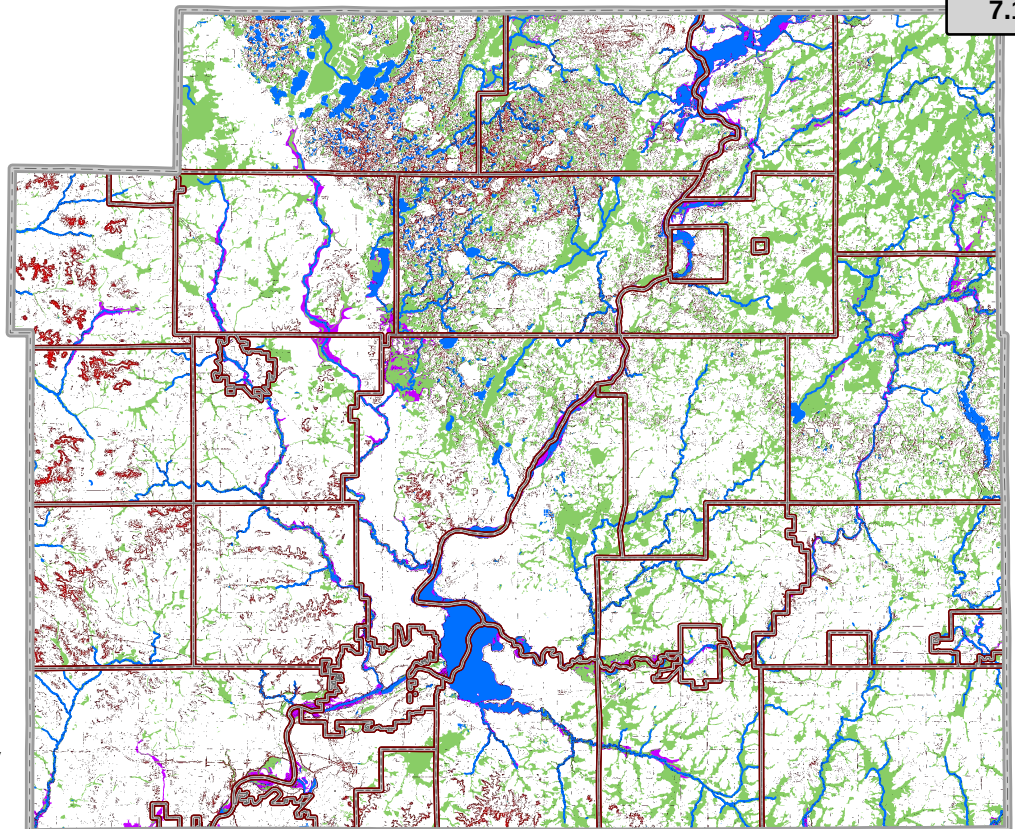
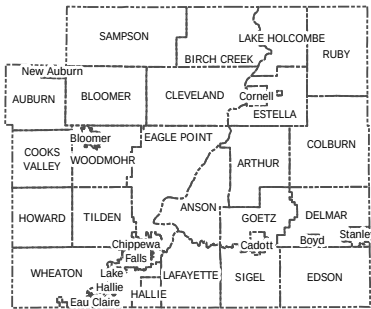
Industry Description	2023 Jobs	2023 Payroll Business Location
Manufacturing	5,832	
Government	3,762	
Retail Trade	3,741	
Health Care and Social Assistance	3,415	
Construction	2,244	
Accommodation and Food Services	2,035	
Transportation and Warehousing	1,896	
Other Services (except Public Administration)	1,349	
Wholesale Trade	874	
Administrative and Support and Waste Management and Remediation Services	843	
Professional, Scientific, and Technical Services	824	
Agriculture, Forestry, Fishing and Hunting	778	
Finance and Insurance	590	
Educational Services	524	
Arts, Entertainment, and Recreation	437	
Management of Companies and Enterprises	205	
Real Estate and Rental and Leasing	190	
Information	125	
Utilities	61	
Mining, Quarrying, and Oil and Gas Extraction	14	
Unclassified Industry	0	

source: 2024.4 – QCEW Employees, Non-QCEW Employees, and Self-Employed

Chippewa County's economy is diverse. The County's employment share is higher than county averages nationwide in capital/resource-intensive jobs (e.g., manufacturing, distribution, research & technology, and agriculture/natural resources industries).

Legend

- Steep Slopes (20% or greater)
- Wetlands
- 100-yr Floodplain
- Surface Water
- Municipal Boundaries
- Chippewa County



January 2025



Environmentally Sensitive Lands

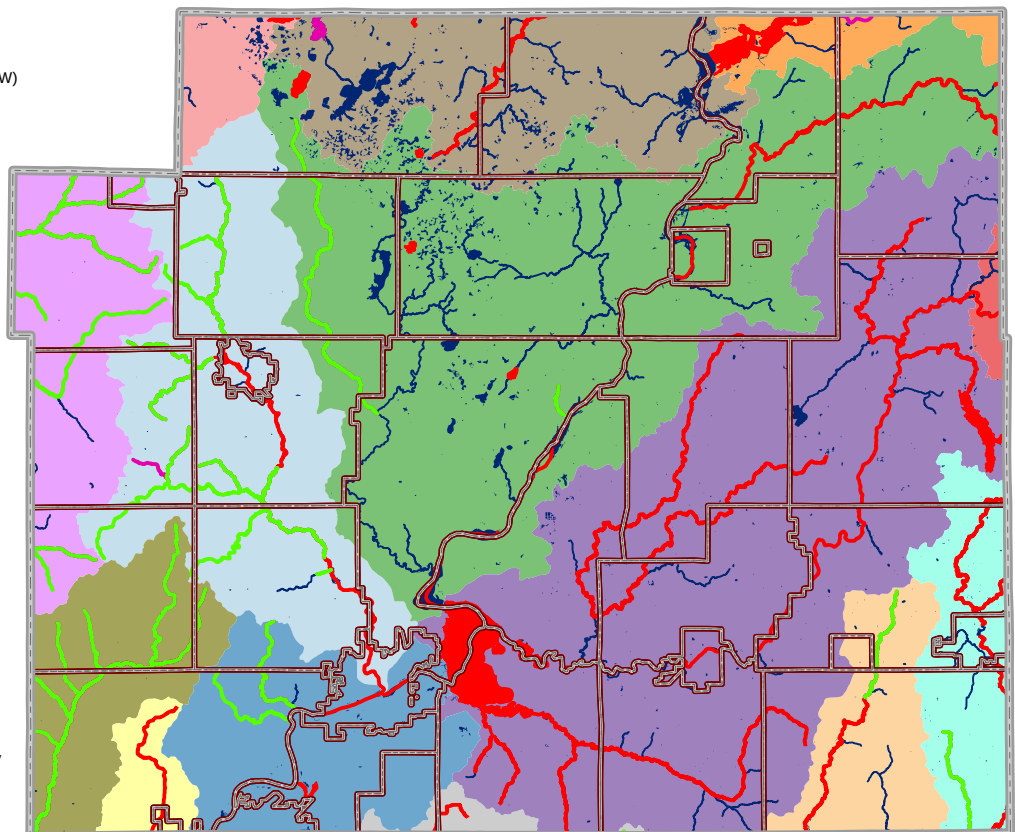
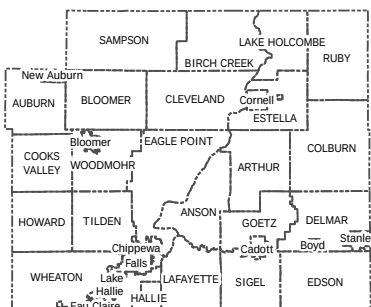
Chippewa County, Wisconsin

Data Sources:
WisDOT, WisDNR,
WisDOA, Chippewa County.

0 1 2 4 Miles

**Legend**

- Chippewa County
 - Municipal Boundaries
 - ~ Trout Streams (Class I-III)
 - Outstanding and Exceptional Resource Waters (OERW)
 - Impaired Waters
 - Surface Water
- HUC 10 Name
- Duncan Creek
 - Eau Claire River
 - Elk Creek
 - Fisher River-Chippewa River
 - Hay Creek-Eau Claire River
 - Headwaters Yellow River
 - Holcombe Flowage-Chippewa River
 - Jump River
 - Lake Chetek
 - Lake Wissota
 - Lower Pine Creek-Red Cedar River
 - Lowes Creek-Chippewa River
 - North Fork Eau Claire River
 - Trout Creek-Chippewa River



January 2025



Resource & Impaired Waters

Chippewa County, Wisconsin

Data Sources:
WisDOT, WisDNR,
WisDOA

0 1 2 4 Miles



- (b) Lighting must be directed away from adjacent properties to prevent light from trespassing or spilling on to those properties.
- (c) There shall be no flashing, revolving or intermittent lighting, which could be considered a nuisance or distraction to vehicular traffic.
- (d) Search lights, laser source lights, or any similar high-intensity light shall not be permitted, except in emergencies by police and fire personnel or at their direction.
- (e) Outdoor athletic fields, courts, tracks, or ranges, and airports are exempt from all lighting requirements.
- (f) All outdoor flood light projection above the horizontal is prohibited.
- (g) Temporary lighting, which does not conform to the provisions of this section, may be allowed for a total period of no longer than 30 days within a year.

Sec. 70-115 Home Occupations

It is the intent of this section to set standards under which home occupations may be conducted so that such home occupations do not undermine the purpose of the ordinance.

- (a) Home occupations shall be allowed without permit in all residential and the agricultural districts, provided they conform to the following performance standards:
 - (1) The home occupation shall be conducted entirely within a dwelling unit or entirely within an accessory building. A home occupation may be allowed within a dwelling unit and an accessory structure as a conditional use permit issued under section 70-108.
 - (2) The home occupation is incidental to the residential use of the property and does not involve any external alterations that would effect a substantial change in the residential character of the dwelling unit or accessory building.
 - (3) The floor area devoted to the home occupation shall not exceed 25% of the habitable floor area of the dwelling unit, except as a conditional use permit issued under section 70-108.
 - (4) No person other than a resident of the dwelling unit shall be employed therein; except that additional non-resident employees may be approved as a conditional use under section 70-108.
 - (5) No inventory of a commodity shall be sold on a regular basis on the premises except as a conditional use permit under section 70-108.
 - (6) The home occupation shall not be objectionable to neighboring uses due to noise, dust, odors, and hours of operation, traffic generation or electrical interference.
 - (7) There shall be one (1) sign allowed, which cannot exceed six (6) square feet in the residential district or thirty-two (32) square feet in the agriculture district.

- (8) There shall be no outside storage or display of products, materials, or equipment except for seasonal products such as Christmas trees, which do not exceed 8 weeks.
- (b) The following home occupations may be allowed, but only after a conditional use permit is approved under section 70-108:
 - (1) Professional Offices, including but not limited to physicians, chiropractors, dentists, lawyers, real estate brokers, insurance agents and contractors;
 - (2) Beauty and barber shops;
 - (3) Repair of motor vehicles and small engines including the construction and operation of racing machines such as stock cars, snowmobiles and tractors.
 - (4) Storage of motor vehicles and recreational vehicles in accessory structures that were existing at the time of adoption of the zoning code (1974).
 - (5) CNC Machining; allowed only within the Agriculture District.
 - (6) Wedding Venues; allowed only within the Agriculture District.

(Ord. 02-18, 06-12-2018; Ord. No. 08-22, 10-11-2022)

Cross references: Traffic and vehicles, ch. 58.

Sec. 70-116 Tourist Rooming House

It is the intent of this section to identify County and State Regulations governing the short-term rental of a principal building and procedures for permitting and licensing for a tourist rooming house.

- (a) *Applicable Regulations.* Short-Term Rentals are regulated by Wis. Stats. §§ 97 and 66.1014, Wis. Admin. Code ch. ATP 72, 73 and 75, and the Chippewa County Public Health Department. Short-Term Rentals may also be regulated by the local towns.
- (b) Application for a zoning permit to operate a short-term rental shall include the following:
 - (1) A completed zoning permit application and the applicable fee.
 - (2) Provide adequate documentation verifying the dwelling or dwelling unit has been approved through zoning or is considered a legal non-conforming use. It is the intent of this section to provide adequate documentation showing that the dwelling or dwelling unit met applicable codes and approvals at the time of construction or the addition of the unit within the building. Illegal structures, dwellings or dwelling units shall be prohibited from obtaining a zoning permit for the use of the structure as a short-term rental.
 - (3) A copy of the application submitted to the Chippewa County Department of Public Health.

SPS 361.03

WISCONSIN ADMINISTRATIVE CODE

13.92 (4) (b) 7., Stats., Register December 2011 No. 672; CR 15-016: am. (14) (a) Register October 2015 No. 718, eff. 11-1-15; CR 16-094: am. (1) (a), (c), (2), (3) (a), (5) (a) 1., 2., (5) (b) 1., 2., 3. c., 4., cr. (5) (b) 5., am. (6), (7) (intro.), (8) (intro.), (9) (intro.), (10) (intro.), (11) (intro.), (12) (b), (13), (14), (15) (intro.), (f), Register April 2018 No. 748 eff. 5-1-18.

SPS 361.04 Definitions. In chs. SPS 361 to 366:

(1) “Authorized representative” means any certified municipality or county as specified in s. SPS 361.60, and any appointed agent under s. 101.12 (3g), Stats.

(1g) “Compliance assurance program” means a detailed system documenting the methods used to ensure modular multifamily housing, modular multifamily building systems, and building system components are manufactured in accordance with department-approved plans and chs. SPS 361 to 366.

(1r) “Crematory” means a building or portion of a building within which a cremation chamber is located.

(2) “Department” means the department of safety and professional services.

(3) “Dwelling unit” has the meaning given in s. 101.61 (1), Stats., for the purpose of determining whether chs. SPS 361 to 366 applies to a residential occupancy. For all other purposes, the meaning is as given in IBC section 202, IECC section 202, and IMC section 202.

Note: Section 101.61 (1), Stats., reads in part: “ ‘Dwelling unit’ means a structure or that part of a structure which is used or intended to be used as a home, residence or sleeping place by one person or by 2 or more persons maintaining a common household, to the exclusion of all others.”

(3m) “Home-based business” means any business, profession, trade, or employment conducted in a person’s dwelling unit, which may involve the person’s immediate family or household and a maximum of one other unrelated person, but does not involve any of the following:

- (a) Explosives, fireworks, or repair of motor vehicles.
- (b) More than 25% of the habitable floor area of the dwelling unit.

Note: A dwelling unit that includes a home-based business is referred to as a “live/work” unit as defined in s. SPS 362.0202 (2) (h).

(4) “HVAC system” means a heating, ventilating, or air conditioning system or a component thereof that is permanently installed to provide control of environmental conditions within buildings.

(5) “IBC” or “International Building Code” means the *International Building Code*®, as adopted under s. SPS 361.05 and modified in chs. SPS 361 to 366.

(6) “ICC Electrical Code” means ch. SPS 316.

(7) “IEBC” or “International Existing Building Code” means the *International Existing Building Code*®, as adopted under s. SPS 361.05 and modified in chs. SPS 361 to 366.

(8) “IECC” or “International Energy Conservation Code” means the *International Energy Conservation Code*®, as adopted under s. SPS 361.05 and modified in chs. SPS 361 to 366.

(9) “IFC” and “International Fire Code” mean the *International Fire Code*®.

(10) “IFGC” or “International Fuel Gas Code” means the *International Fuel Gas Code*®, as adopted under s. SPS 361.05 and modified in chs. SPS 361 to 366.

(11) “IMC” or “International Mechanical Code” means the *International Mechanical Code*®, as adopted under s. SPS 361.05 and modified in chs. SPS 361 to 366.

(12) “IPC” and “International Plumbing Code” mean chs. SPS 381 to 387.

(13) “IPSC” and “International Private Sewage Code” mean chs. SPS 381 to 387.

Published under s. 35.93, Stats. Updated on the first day of each month. Entire code is always current. The Register date on each page is the date the chapter was last published.

(13g) “IRC” or “International Residential Code” means the *International Residential Code*®.

(13r) “Mausoleum” means a public building, structure, or part of a building or structure that is used or intended to be used for the burial of human remains.

(14) “Multifamily dwelling” has the meaning given in s. 101.971 (2), Stats.

(15) “Recreational and educational camp” has the meaning given in s. 101.053, Stats.

(15g) “Seasonal recreational and educational camp building” means a building or structure occupied only between the dates of May 1st and October 15th and located at a recreational and educational camp.

(15m) “Secretary” has the meaning given in s. 101.01 (14), Stats.

(16) “Wisconsin insignia” means a device or seal approved by the department to certify compliance with chs. SPS 361 to 366.

Note: Many of the model building codes created by the International Code Council (ICC) and adopted by the Department of Safety and Professional Services may be viewed free of charge on the ICC website. To access these codes go to codes.iccsafe.org and click on “I-Codes.”

History: CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02; CR 04-016: (4) renum. from Comm 62.0202 (1) (j), am. (1), renum. (3) and (4) to be (5) and (6), cr. (3) Register December 2004 No. 588, eff. 1-1-05; CR 05-113: am. (6) Register December 2006 No. 612, eff. 4-1-07; CR 06-120: renum. (4) to (6) to be (14), (4) and (15) and am. (15), cr. (7), renum. Comm 62.0202 (1) (c), (d) and (e) to (j) to be Comm 61.04 (5), (6) and (8) to (13) and am. (5) and (8) to (11), Register February 2008 No. 626, eff. 3-1-08; CR 10-103: r. and recr. (4), am. (15), Register August 2011 No. 668, eff. 9-1-11; correction in (1), (2), (5), (6), (7), (8), (10), (11), (12), (13), (15) made under s. 13.92 (4) (b) 6., 7., Stats., Register December 2011 No. 672; CR 16-094: am. (intro.), cr. (1g), (1r), am. (3), cr. (3m), am. (5), (7), (8), (10), (11), cr. (13g), (13r), r. (15), cr. (15m), (16) Register April 2018 No. 748 eff. 5-1-18; 2017 Wis. Act 198: am. (1) Register April 2018 No. 748, eff. 5-1-18; CR 22-069: cr. (15), (15g) Register July 2023 No. 811, eff. 8-1-23.

SPS 361.05 Adoption of the International Codes.

(1) IBC. The *International Building Code*® – 2015, subject to the modifications specified in this chapter and ch. SPS 362 is incorporated by reference into chs. SPS 361 to 366.

(2) IECC. The *International Energy Conservation Code*® – 2015, subject to the modifications specified in this chapter and ch. SPS 363 is incorporated by reference into chs. SPS 361 to 366.

(3) IMC. The *International Mechanical Code*® – 2015, subject to the modifications specified in this chapter and ch. SPS 364 is incorporated by reference into chs. SPS 361 to 366.

(4) IFGC. The *International Fuel Gas Code*® – 2015, subject to the modifications specified in this chapter and ch. SPS 365 is incorporated by reference into chs. SPS 361 to 366.

(5) IEBC. The *International Existing Building Code*® – 2015, subject to the modifications specified in this chapter and ch. SPS 366 is incorporated by reference into chs. SPS 361 to 366.

Note: A copy of the *International Building Code*®, *International Energy Conservation Code*®, *International Mechanical Code*®, *International Fuel Gas Code*®, and *International Existing Building Code*® is on file in the offices of the Department and the Legislative Reference Bureau. Copies of the International Codes may be purchased from the International Code Council®, 4051 West Flossmoor Road, Country Club Hills, IL 60478-5795, (708) 799-2300, Website www.iccsafe.org.

Note: The references in chs. SPS 362 to 366 to individual ICC code sections typically are to a particular paragraph or set of paragraphs within a referenced ICC section, and are not intended to affect any subsequent subdivisions of the specified section unless stated otherwise. For example, the directive in s. SPS 362.0907 (1) to substitute certain language for IBC section 907.1 is not intended to mean that IBC sections 907.1.1 through 907.1.2 are also being changed.

Note: Many of the model codes created by the International Code Council (ICC) and adopted by the Department of Safety and Professional Services may be viewed free of charge on the ICC website at codes.iccsafe.org and select the version adopted under s. SPS 361.05.

History: CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02; CR 01-109: cr. (5) Register June 2002 No. 558, eff. 7-1-02; CR 06-120: am. (1) to (4), r. and recr. (5), Register February 2008 No. 626, eff. 3-1-08; corrections made under s. 13.92 (4) (b) 7., Stats., Register February 2008 No. 626; CR 10-103: am. (1) to (5) Register August 2011 No. 668, eff. 9-1-11; correction in (1), (2), (3), (4), (5) made

SPS 362.0202

WISCONSIN ADMINISTRATIVE CODE

(b) “Neutral plane for a deep foundation” means the level at which drag load, accumulated from the top down, added to the long-term static service load, equals the upward acting shaft resistance accumulated from the bottom up, added to the deep foundation’s toe resistance.

(c) “Self-service storage facility” has the meaning given in s. 704.90 (1) (g), Stats.

(2) **SUBSTITUTIONS.** Substitute the following definitions for the corresponding definition in IBC section 202:

(a) “Approved” means acceptable to the department.

(b) “Automatic sprinkler system” or “automated fire sprinkler system” has the meaning given in s. 145.01 (2), Stats.

Note: Section 145.01 (2), Stats., reads as follows: “ ‘Automatic fire sprinkler system,’ for fire protection purposes, means an integrated system of underground and overhead piping designed in accordance with fire protection engineering standards. The system includes a suitable water supply, such as a gravity tank, fire pump, reservoir or pressure tank or connection beginning at the supply side of an approved gate valve located at or near the property line where the pipe or piping system provides water used exclusively for fire protection and related appurtenances and to standpipes connected to automatic sprinkler systems. The portion of the sprinkler system above ground is a network of specially sized or hydraulically designed piping installed in a building, structure or area, generally overhead, and to which sprinklers are connected in a systematic pattern. The system includes a controlling valve and a device for actuating an alarm when the system is in operation. The system is usually activated by heat from a fire and discharges water over the fire area.”

(c) “Commercial motor vehicle” means a motor vehicle used to transport passengers or property if the motor vehicle meets either of the following:

1. The vehicle has a gross vehicle weight rating of 26,000 pounds or more.
2. The vehicle is designed to transport 16 or more passengers including the driver.

(d) “Fire area” means the aggregate floor area enclosed and bounded by fire walls, fire barriers, exterior walls, or fire-resistance-rated horizontal assemblies of a building.

(e) “Fire separation distance” means the distance measured at right angles from the face of the building wall to one of the following:

1. The closest interior lot line.
2. A permanent no-build easement line.
3. The centerline of a street, an alley, or a public way.
4. An imaginary line between two buildings on the same property.

(f) “Fuel-burning appliance” means a device that is installed in a building and burns fossil-fuel or carbon-based fuel when carbon dioxide is a combustion by-product, including ranges, ovens, grills, clothes dryers, furnaces, boilers, water heaters, heaters, fireplaces, and stoves.

(g) “Immediately dangerous to life and health (IDLH)” means a concentration of air-borne contaminants that poses a threat of death, immediate or delayed permanent adverse health effects, or effects that could prevent escape from such an environment. This contaminant concentration level is established by the National Institute of Occupational Safety and Health based on both toxicity and flammability. It generally is expressed in parts per million by volume, or milligrams per cubic meter.

(h) “Live/work unit” means a dwelling unit that includes a “home-based business” as defined in s. SPS 361.04 (3m).

Note: SPS 361.04 (3m) reads as follows: “Home-based business” means any business, profession, trade, or employment conducted in a person’s dwelling unit, that may involve the person’s immediate family or household and a maximum of one other unrelated person, but does not involve any of the following:

- (a) Explosives, fireworks, or repair of motor vehicles.
- (b) More than 25% of the habitable floor area of the dwelling unit.

(i) “Sealed combustion appliance” means a listed appliance that acquires all air for combustion through a dedicated sealed passage from the outside to a sealed combustion chamber and all combustion products are vented to the outside through a separate dedicated sealed vent.

(3) **DELETIONS.** The following terms and corresponding definitions in IBC section 202 are not included as part of chs. SPS

361 to 366: approved agency, approved fabricator, base flood, base flood elevation, certificate of compliance, design flood, design flood elevation, designated seismic system, dry floodproofing, fabricated item, label, lowest floor, manufacturer’s designation, mark, special flood hazard area, special inspection, sprayed fire-resistant materials, start of construction, and structural observation.

History: CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02; CR 01-139: renum. (1) (b) to be (2) (c) and renum. (1) (c) to (k) to be (1) (b) to (j) Register June 2002 No. 558, eff. 7-1-02; CR 04-016: am. (1) (a), renum. (1) (b) to (j) to be (1) (c) to (j) and Comm 61.04 (4), cr. (1) (b) and (3), r. and cr. (2) (b) Register December 2004 No. 588, eff. 1-1-05; CR 06-120: am. (1) (intro.) and (3), renum. (1) (c), (d) and (e) to (j) to be Comm 61.04 (5), (6) and (8) to (13) and am. (5) and (8) to (11) Register February 2008 No. 626, eff. 3-1-08; correction made in (2) (c) under s. 13.92 (4) (b) 7., Stats., Register February 2008 No. 626, eff. 3-1-08; CR 10-103: r. and recr. (1), (2) Register August 2011 No. 668, eff. 9-1-11; CR 16-094: renum. (1) to (1) (intro.), (a) and am., cr. (1) (b), (c), renum. (2) to (2) (intro.), (a) and am., cr. (2) (b) to (i), am. (3), Register April 2018 No. 748 eff. 5-1-18; correction in (2) (h) made under s. 35.17, Stats.

SPS 362.0306 Cheese factories classified as F-2 occupancy. This is a department rule in addition to the examples in IBC section 306.3: Cheese factory.

History: CR 16-094: cr., Register April 2018 No. 748 eff. 5-1-18.

SPS 362.0307 Pyrophoric materials. This is a department informational note to be used under IBC section 307.4: Note: See ch. SPS 314 for additional requirements for pyrophoric materials.

History: CR 06-120: cr. Register February 2008 No. 626, eff. 3-1-08.

SPS 362.0308 Classification of institutions with 5 or fewer persons receiving medical care. Substitute the following wording for IBC section 308.4.2: Five or fewer persons receiving medical care. A facility with 5 or fewer persons receiving medical care shall be classified as Group R-3.

History: CR 16-094: cr., Register April 2018 No. 748 eff. 5-1-18.

SPS 362.0310 Use and occupancy classification. This is a department informational note to be used under IBC section 310.2: Note: See s. SPS 361.02 Notes for statutory definitions of adult family home and community-based residential facility. See s. SPS 361.04 for definitions of dwelling unit and multifamily dwelling.

History: CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02; CR 04-016: renum. to be (2), cr. (1) Register December 2004 No. 588, eff. 1-1-05; CR 06-120: r. (1), renum. (2) to be Comm 62.0310 Register February 2008 No. 626, eff. 3-1-08.

SPS 362.0400 Special detailed requirements based on use and occupancy. These are department rules in addition to the requirements in IBC chapter 4:

(1) **FIREWORKS, BLACK POWDER AND EXPLOSIVE MATERIALS.** Fireworks, black powder and explosive materials shall be stored and isolated in accordance with ch. SPS 314.

Note: Pursuant to s. 167.10 (6) (d), Stats., no wholesaler, dealer or jobber may store fireworks within 50 feet of a dwelling.

(2) **RECYCLING SPACE.** An owner of a building shall provide a separate room or designated space within or adjacent to the building for the separation, temporary storage and collection of recyclable materials that are likely to be generated by the building occupants, under any of the following conditions:

(a) The construction of a new building.

Note: See Appendix for guidelines for recommended designated areas.

Note: The collection and temporary storage of recyclable materials that are flammable or combustible is regulated by ch. SPS 314. Storage of liquids that are flammable or combustible is regulated by ch. ATPC 93. Owners of buildings where these materials are stored should consult those chapters for isolation, removal, and storage standards.

(3) **LUNCHROOMS.** A space for eating lunches shall be provided in all places of employment where there is exposure to injurious dusts, toxic material and industrial poisons. Such space