

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
FEBRUARY 27, 2025
CHIPPEWA COUNTY COURTHOUSE, RM 302
5:00 PM

1. CALL TO ORDER

2. ROLL CALL

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

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None

4. CONSENT AGENDA

Motion to approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	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 - Jan 23, 2025 5:00 PM

3. Schedule Next Meeting Date - March 20, 2025 @ 5:00pm

5. BUSINESS ITEMS

1. Wissota Meadows First Addition - Final State Plat Review - Town of Lafayette

General discussion regarding the fact that this was final review. Gruna read email he received from David Staber stating the Town had approved the plat at their February meeting. Motion to approve.

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

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

February 27, 2025
5:00 PM

2. Holcombe Shores - County Plat Prelim & Final Review - Town of Lake Holcombe
County Plat Prelim & Final review. Gruna led general discussion regarding some boundaries being changed and a few lots being smaller. Jim Scheffler confirmed and mentioned he'd answer any additional questions the Committee had. They had none. Motion to approve.

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

6. REPORTS

1. Zoning Ordinance Section 70-115 (Home Occupations)
A general discussion occurred regarding Section 70-115 (Home Occupations). Topic brought up by Duane Shoebridge. There was talk of finding a way to make it easier for individuals to run a home occupation. He felt regulations were too tight and would like to update uses. The main talking points to consider are that committee would like to consider:

- Quiet occupations.
- External alterations
- Traffic
- Lot sizes
- State exemptions

RESULT:	DISCUSSED
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7. AGENDA ITEMS FOR FUTURE CONSIDERATION

None mentioned.

8. 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

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.

Minutes Acceptance: Minutes of Jan 23, 2025 5:00 PM (Consent Agenda)

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
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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
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9. AGENDA ITEMS FOR FUTURE CONSIDERATION

None discussed.

10. ADJOURN

Motion to adjourn.

Minutes Acceptance: Minutes of Jan 23, 2025 5:00 PM (Consent Agenda)

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

Minutes Acceptance: Minutes of Jan 23, 2025 5:00 PM (Consent Agenda)



STATEMENT OF EXPLANATION
WISSOTA MEADOWS FIRST ADDITION - FINAL STATE PLAT REVIEW -
TOWN OF LAFAYETTE

5.1

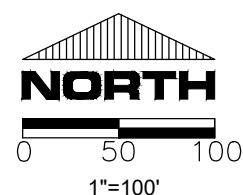
Chippewa County Land Division Ordinance:

38-5(a)(4): State Plat: State Plat: Any land division that creates five (5) or more lots, parcels, tracts or remnants, which are less than one-and-one-half (1 ½) each within a five-year period, requires the submittal to the county of a state plat for review and approval.

38-37(c): Preliminary Plat Approval. After the committee has reviewed the preliminary plat, the report of the Planning and Zoning Administrator, any municipal recommendations, any technical staff reports and exhibits; the committee shall approve conditionally approve, or disapprove the preliminary plat within 45 days from the official submission date.

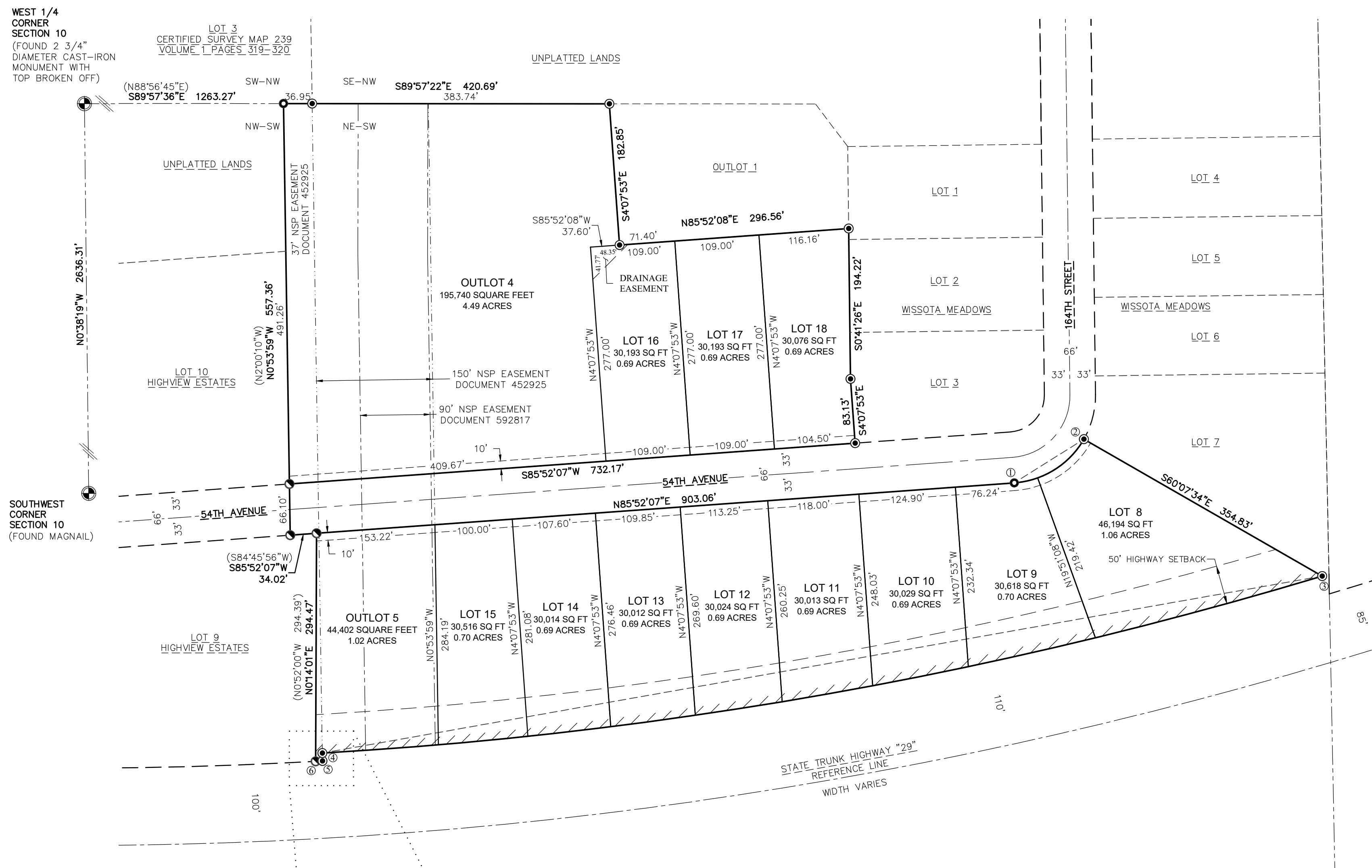
38-38(d): Final plat approval. After the committee has reviewed the final plat along with the report of the Planning and Zoning Administrator, any municipal recommendations, any technical staff reports and exhibits; the committee shall approve, conditionally approve, or disapprove the final plat within 45 days from the official submission date.

BEARINGS ARE REFERENCED TO THE
WEST LINE OF THE SW 1/4 OF SECTION
10 ASSUMED TO BEAR N00°38'19"W.



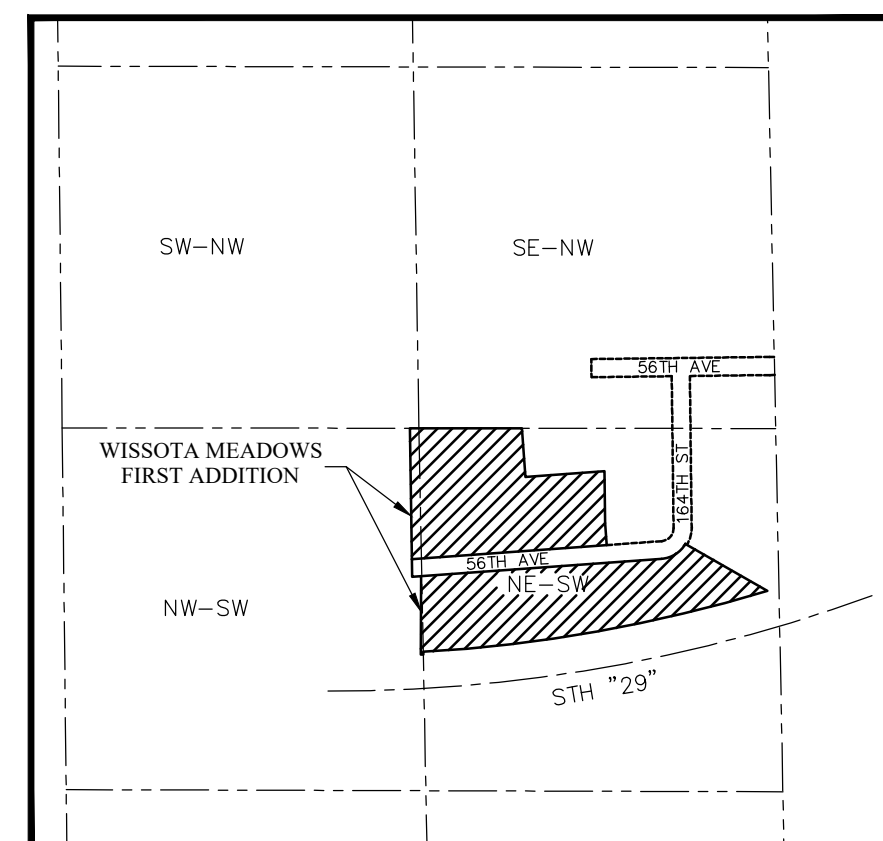
WISSOTA MEADOWS FIRST ADDITION

Outlot 2 and Outlot 3, Wissota Meadows recorded in Volume 8 of Plats on Page 275 as Document Number 956125, located in part of the Northwest Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter, Section 10, Township 28 North, Range 8 West, Town of Lafayette, Chippewa County, Wisconsin.



VICINITY MAP

Northwest Quarter of the Southwest Quarter and
the Northeast Quarter of the Southwest Quarter,
Section 10, Township 28 North, Range 8 West.



LEGEND

- FOUND MONUMENT AS NOTED (TIES VERIFIED)
- FOUND 1" OUTSIDE DIAMETER IRON PIPE
- FOUND 1 1/4" OUTSIDE DIAMETER IRON PIPE
- FOUND 1 1/4" IRON BAR
- SET 1 1/4" X 24" IRON BAR, 4.30 POUNDS / LINEAL FOOT
SET 1" OUTSIDE DIAMETER BY 18" IRON PIPE, 1.13 POUNDS /
LINEAL FOOT AT ALL OTHER LOT / OUTLOT CORNERS
- () RECORD INFORMATION
- UTILITY EASEMENT
- NO ACCESS

CURVE TABLE

CURVE	LOT	RADIUS	CHORD BEARING	CHORD	ARC	DELTA	TANGENT IN	TANGENT OUT
1-2		113.00'	S57°52'17"W	106.09'	110.43'	S5°59'41"	S29°52'26"W	S85°52'07"W
	LOT 9	113.00'	N78°00'30"E	30.91'	31.00'	15°43'15"		
	LOT 8	113.00'	N50°00'39"E	77.80'	79.43'	40°16'26"		
3-4		5592.11'	S79°57'34"W	1310.88'	1313.90'	13°27'43"	S73°13'43"W	S86°41'26"W
	LOT 8	5592.11'	S74°46'59"W	303.42'	303.45'	03°06'33"		
	LOT 9	5592.11'	S77°11'58"W	168.23'	168.24'	01°43'25"		
	LOT 10	5592.11'	S78°42'23"W	125.88'	125.88'	01°17'22"		
	LOT 11	5592.11'	S79°57'32"W	118.63'	118.63'	01°12'56"		
	LOT 12	5592.11'	S81°08'56"W	113.64'	113.64'	01°09'52"		
	LOT 13	5592.11'	S82°17'41"W	110.06'	110.07'	01°07'40"		
	LOT 14	5592.11'	S83°24'38"W	107.70'	107.70'	01°06'13"		
	LOT 15	5592.11'	N84°33'24"E	116.05'	116.06'	01°11'21"		
	OUTLOT 5	5592.11'	N85°55'15"E	150.23'	150.24'	01°32'21"		
5-6		5602.41'	S86°44'12"W	8.81'	8.81'	00°05'24"	N86°46'54"E	N86°41'30"E

Notes:

- 233.105(1) – NOISE NOTE
The lots of this land division may experience noise at levels exceeding the levels in s.Trans 405.04, Table I. These levels are based on federal standards. The department of transportation is not responsible for abating noise from existing state trunk highways or connecting highways, in the absence of any increase by the department to the highway's through-lane capacity.
- 233.105(3) – DRAINAGE
The owner of land that directly or indirectly discharges storm water upon a state trunk highway or connecting highway shall submit to the department a drainage analysis and drainage plan that assures to a reasonable degree, appropriate to the circumstances, that the anticipated discharge of stormwater upon a state trunk highway or connecting highway following the development of the land is less than or equal to the discharge preceding the development and that the anticipated discharge will not endanger or harm the traveling public, downstream properties or transportation facilities. Various methods of hydrologic and hydraulic analysis consistent with sound engineering judgment and experience and suitably tailored to the extent of the possible drainage problem are acceptable. Land dividers are not required by this subsection to accept legal responsibility for unforeseen acts of nature or forces beyond their control. Nothing in this subsection relieves owners or users of land from their obligations under s. 88.87 (3) (b), Stats.
- 233.05 – ACCESS RESTRICTION
All lots and blocks are hereby restricted so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of State Trunk Highway 29 (STH 29); it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in s. 236.293, Stats., and shall be enforceable by the department or its assigns. Any access shall be allowed only by special exception. Any access allowed by special exception shall be confirmed and granted only through the driveway permitting process and all permits are revocable.
- 233.08 – SETBACK REQUIREMENTS
No improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The phone number may be obtained by contacting the County Highway Department.

Owner:
Wissota Straits, LLC
9796 20th Street
Colfax, WI 54730

EVERYDAY SURVEYING & ENGINEERING

711 S HILLCREST PARKWAY
ALTOONA, WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESELLC.CO



WISSOTA MEADOWS FIRST ADDITION

Outlot 2 and Outlot 3, Wissota Meadows recorded in Volume 8 of Plats on Page 275 as Document Number 956125, located in part of the Northwest Quarter of the Southwest Quarter and the Northeast Quarter of the Southwest Quarter, Section 10, Township 28 North, Range 8 West, Town of Lafayette, Chippewa County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Jeffrey C. Stockburger, Professional Land Surveyor, do hereby certify that I have surveyed, divided, and mapped the plat of Wissota Meadows First Addition recorded in Volume 8 of Plats on Page 275 as Document Number 956125. Said land being part of the Southeast Quarter of the Northwest Quarter and the Northeast Quarter of the Southwest Quarter, Section 10, Township 28 North, Range 8 West, Town of Lafayette, Chippewa County, Wisconsin. The land is more particularly described as follows:

Outlot 2 and Outlot 3, Wissota Meadows recorded in Volume 8 of Plats on Page 275, as Document Number 956125.

Said parcel contains 588,027 square feet or 13.50 acres, more or less.

That I have made such survey, land division and plat by the direction of Wissota Straits, LLC, owner of said lands.
That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes, Chapter AE-7 of the Wisconsin Administrative Code, the Land Division Ordinance of Chippewa County, and the Town of Lafayette Subdivision Ordinance, in surveying, dividing and mapping the same.

On this _____ day of _____, 2025.

Jeffrey C. Stockburger S-2708

OWNER'S CERTIFICATE OF DEDICATION

Wissota Straits, LLC , a corporation organized and existing under and by virtue of the laws of the State of Wisconsin, as owners do hereby certify that said company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. Wissota Straits, LLC does further certify that this plat is required by S.236.10 or 236.12 to be submitted to the following for approval or objection.

----- Town of Lafayette
----- Chippewa County
----- City of Chippewa Falls
----- Department of Administration
----- Department of Transportation

In witness hereof, said Wissota Straits, LLC has caused this document to be signed by David Christoffel it's member.

On this _____ day of _____, 2025.

David Christoffel, Member
Wissota Straits, LLC

State of Wisconsin

County of _____ SS

Personally came before me, this _____ day of _____, 2025. The above named David Christoffel. To me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public

My commission expires _____.

COUNTY TREASURERS CERTIFICATE

State of Wisconsin

County of _____ SS

I, Patricia Schimmel, being the duly elected, qualified, and acting treasurer of the County of Chippewa, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments on any of the land included in this plat of Wissota Meadows First Addition.

Dated this _____ day of _____, 2025.

Patricia Schimmel, County Treasurer

TOWN TREASURERS CERTIFICATE

State of Wisconsin

SS
Chippewa County

I, Lori Hanson, Town Treasurer, being the duly qualified and acting town treasurer of the Town of Lafayette, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments on any of the land included in this plat of Wissota Meadows First Addition.

Dated this _____ day of _____, 2025.

Lori Hanson, Town Treasurer

TOWN BOARD RESOLUTION

Resolved that the plat of Wissota Meadows First Addition, located in the Town of Lafayette is hereby approved by the Town Board of Lafayette.

Approved this _____ day of _____, 2025.

Dave Staber, Chairman

I hereby certify that the foregoing is a copy of a resolution adopted by the Town of Lafayette.

Laura Konwinski, Town Clerk

COMMON COUNCIL RESOLUTION

Resolved that the plat of Wissota Meadows First Addition located in the Extraterritorial Jurisdiction of the City of Chippewa Falls is hereby approved by the Common Council of the City of Chippewa Falls.

Approved: _____ Signed: _____
Date Gregory S. Hoffman, Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Chippewa Falls.

Bridget Givens , City Clerk

MORTGAGEE CERTIFICATE

_____ a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above (Bank) described land, does hereby consent to the surveying, dividing, mapping, and dedication of the land described on this Plat, and does hereby consent to the above certificate of Wissota Straits, LLC.

In WITNESS WHEREOF, the said _____ has caused these presents to be signed (Bank)

by _____ and counter signed by _____ at _____, Wisconsin, this _____ day of _____, 2025.

In the presence of:

_____ (Bank)

_____ (Signature)

_____ (Title)

_____ (Signature)

_____ (Title)

STATE OF _____
_____ COUNTY :SS

Personally came before me this _____ day of _____, 2025, the above named _____, and

_____ to me known to be the persons who executed the foregoing instrument, and acknowledged

that he executed the foregoing instrument.

Notary Public

My commission expires _____

CERTIFICATE OF CHIPPEWA COUNTY DEPARTMENT OF PLANNING AND ZONING:

This plat of Wissota Meadows First Addition was approved by the Chippewa County Planning and Zoning

Committee on this _____ day of _____, 2025.

Certified This _____ day of _____, 2025

Douglas Clary, Director of Planning & Zoning

EVERYDAY SURVEYING & ENGINEERING

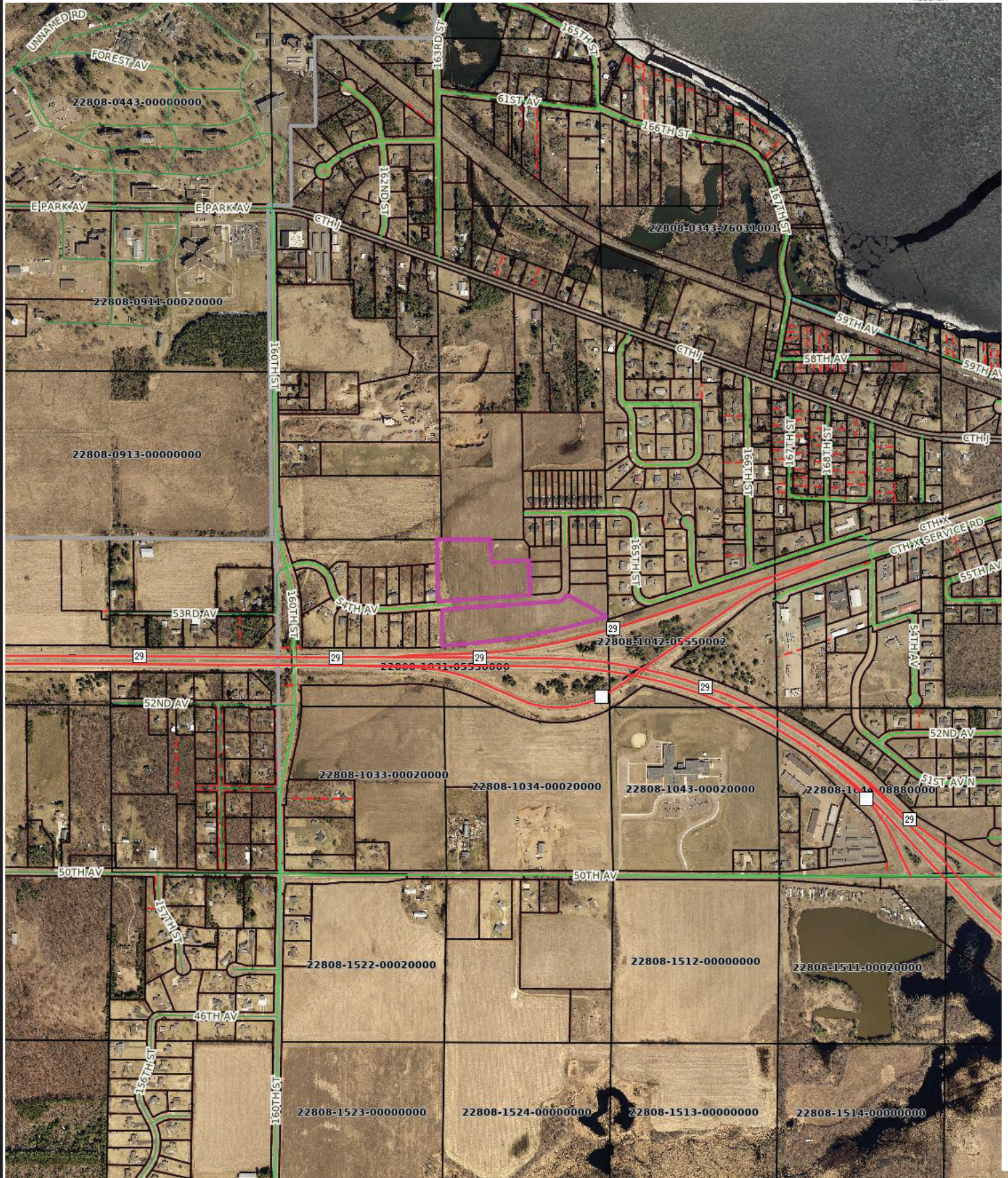
711 S HILLCREST PARKWAY
ALTOONA, WI 54720
PH: (715) 831-0654 • EMAIL: INFO@ESELLC.CO



Map

Printed 02/21/2025

Scale = 1:1000'



Attachment: Wisconsin Meadows Aerial (8847 : Wisconsin Meadows First Addition - Final Plat)

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



STATEMENT OF EXPLANATION
HOLCOMBE SHORES - COUNTY PLAT PRELIM & FINAL REVIEW - TOWN
OF LAKE HOLCOMBE

5.2

Chippewa County Land Division Ordinance:

38-5(a)(3): County Plat: Any land division that creates at least five (5) or more lots, parcels, tracts or remnants which are less than an equal half division of a quarter-quarter section within a five (5) year period requires the submittal to the county of a county plat for review and approval. A county plat cannot contain more than four (4) lots, parcels, tracts or remnants less than one-and-one-half (1 ½) acres in size.

38-37(c): Preliminary Plat Approval. After the committee has reviewed the preliminary plat, the report of the Planning and Zoning Administrator, any municipal recommendations, any technical staff reports and exhibits; the committee shall approve conditionally approve, or disapprove the preliminary plat within 45 days from the official submission date.

38-38(d): Final plat approval. After the committee has reviewed the final plat along with the report of the Planning and Zoning Administrator, any municipal recommendations, any technical staff reports and exhibits; the committee shall approve, conditionally approve, or disapprove the final plat within 45 days from the official submission date.

Map

Printed 02/21/2025

Scale = 1:1000'



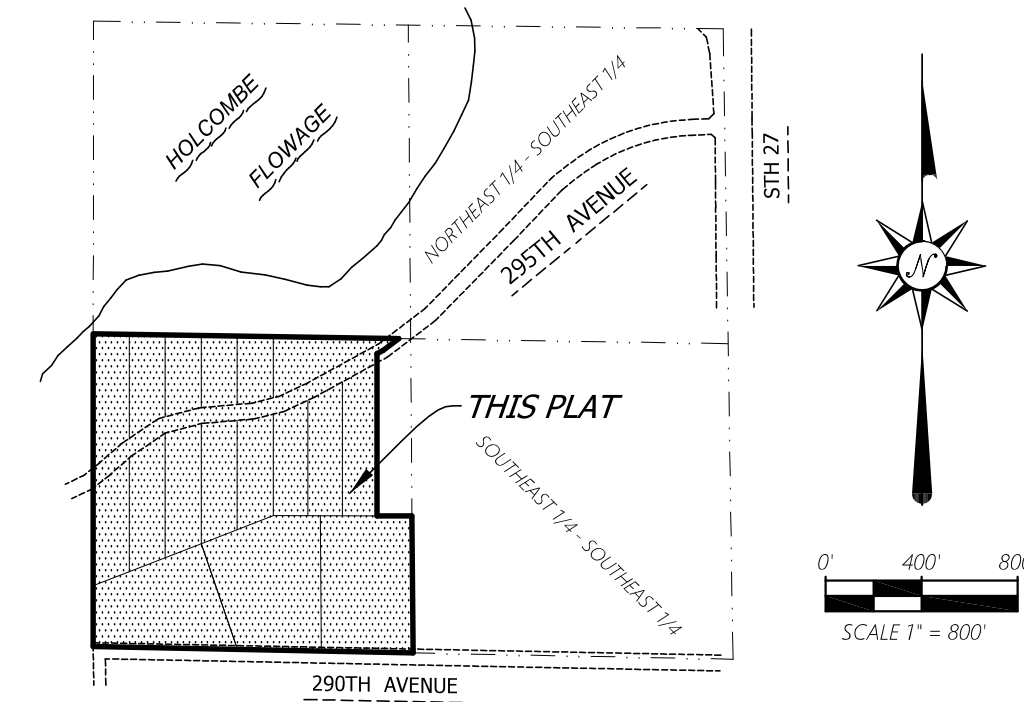
Attachment: County Plat_Holcombe Shores_Aerial (8848 : Holcombe Shores - County Plat - Prelim & Final Review)

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

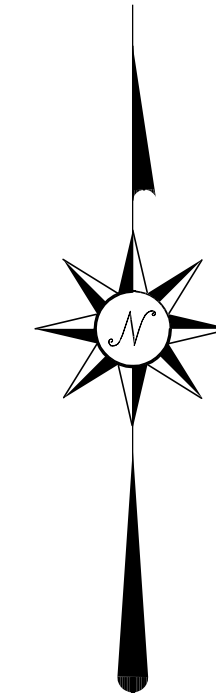
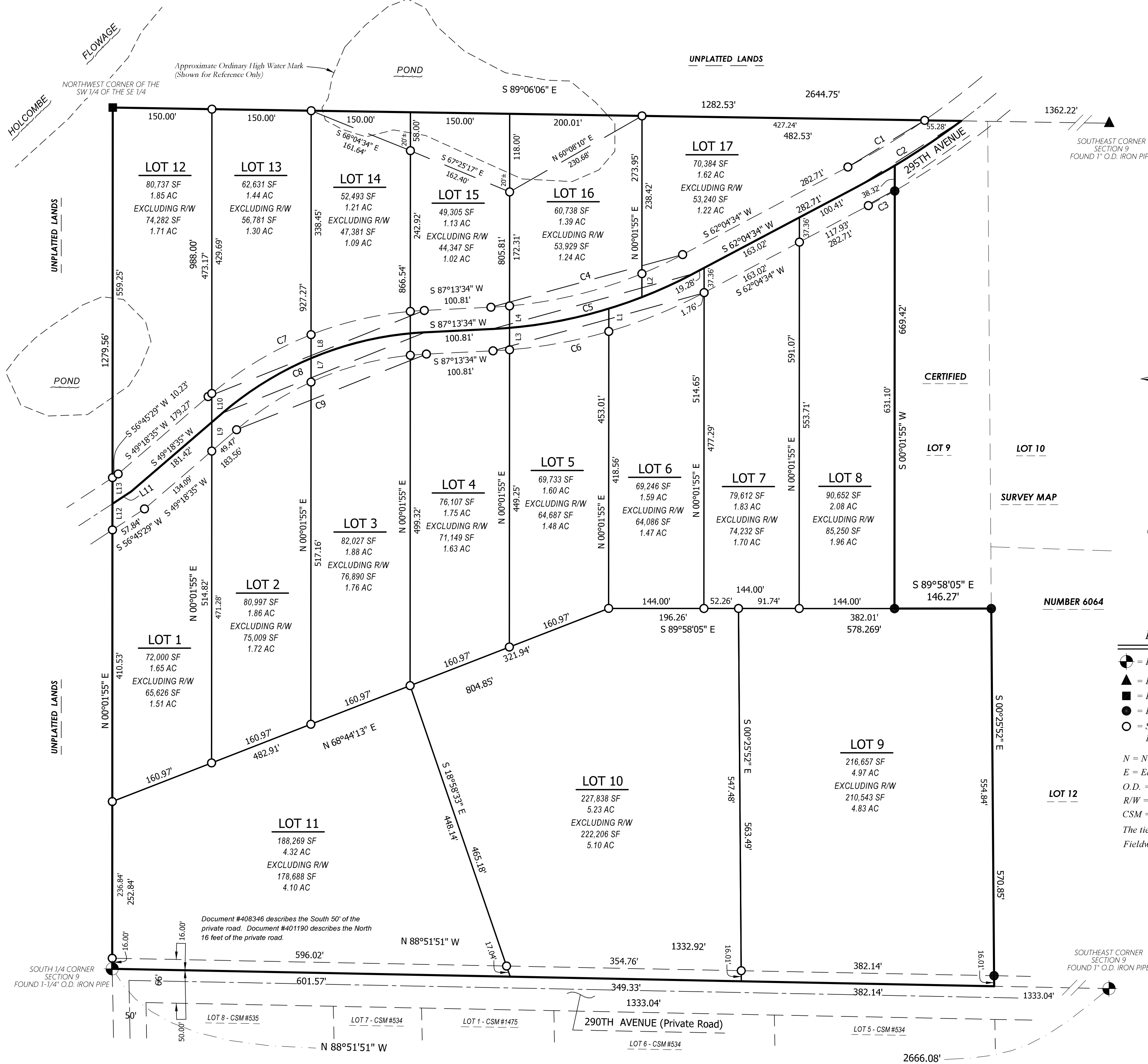
COUNTY PLAT OF HOLCOMBE SHORES

LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 9, TOWNSHIP 32 NORTH,
RANGE 6 WEST, TOWN OF LAKE HOLCOMBE, CHIPPEWA COUNTY, WISCONSIN.

LOCATION SKETCH



SOUTHEAST 1/4 OF SECTION 9
TOWNSHIP 32 NORTH, RANGE 6 WEST



0' 50' 100' 200'
SCALE 1" = 100'

LEGEND

- = Found Monument as noted
- ▲ = Found Mag Nail
- = Found 3/4" Iron Rebar
- = Found 1" O.D. Iron Pipe
- = Set 1" O.D. x 18" Iron Pipe weighing 1.13 pounds per linear foot

N = North S = South
E = East W = West
O.D. = Outside Diameter
R/W = Right-of-Way
CSM = Certified Survey Map
The ties were verified for the Section Corners shown.
Fieldwork was completed on February 20, 2023.

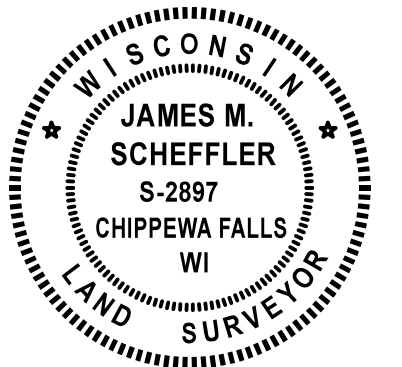
LINE TABLE

LINE	BEARING AND DISTANCE
L1	N 00°01'55" E 34.45'
L2	N 00°01'55" E 35.53'
L3	N 00°01'55" E 33.12'
L4	N 00°01'55" E 33.13'
L5	N 00°01'55" E 33.16'
L6	N 00°01'55" E 33.14'
L7	N 00°01'55" E 36.04'
L8	N 00°01'55" E 35.62'
L9	N 00°01'55" E 43.54'
L10	N 00°01'55" E 43.48'
L11	S 56°45'29" W 34.03'
L12	N 00°01'55" E 39.47'
L13	N 00°01'55" E 39.47'

CURVE DATA TABLE							
CURVE	LOT	RADIUS	CHORD BEARING	CHORD	ARC	DELTA	TANGENT IN
C 1		1155.98'	S 58°42'36" W	135.75'	135.83'	6°43'56"	S 55°20'37" W
C 2		1188.98'	S 57°37'33" W	184.51'	184.70'	8°54'01"	S 53°10'32" W
	LOT 8	1188.98'	S 60°32'42" W	63.53'	63.54'	3°03'43"	
	BOUNDARY	1188.98'	S 56°05'41" W	121.10'	121.16'	5°50'18"	
C 3		1221.98'	S 61°00'29" W	45.56'	45.56'	2°08'10"	S 62°04'34" W
C 4		689.96'	S 74°39'04" W	300.43'	302.86'	25°09'00"	S 87°13'34" W
	LOT 15	689.96'	S 86°03'10" W	28.25'	28.26'	2°20'47"	
	LOT 16	689.96'	S 76°17'59" W	205.87'	206.64'	17°09'35"	
	LOT 17	689.96'	S 64°53'53" W	67.94'	67.96'	5°38'38"	
C 5		722.96'	S 74°39'04" W	314.80'	317.34'	25°09'00"	S 87°13'34" W
	LOTS 4 & 15	722.96'	S 86°10'15" W	26.63'	26.63'	2°06'39"	
	LOT 5	722.96'	S 79°03'00" W	152.78'	153.07'	12°07'51"	
	LOT 6	722.96'	S 67°31'49" W	137.44'	137.64'	10°54'30"	
	LOT 16	722.96'	S 76°57'08" W	205.31'	206.01'	16°19'34"	
	LOT 17	722.96'	S 65°25'57" W	84.70'	84.66'	6°42'47"	
C 6		755.96'	S 74°39'04" W	329.17'	331.83'	25°09'00"	S 87°13'34" W
	LOT 4	755.96'	S 86°16'42" W	25.01'	25.01'	1°53'44"	
	LOT 5	755.96'	S 79°32'25" W	152.53'	152.79'	11°34'50"	
	LOT 6	755.96'	S 67°54'47" W	153.76'	154.03'	11°40'26"	
C 7		541.29'	S 68°16'05" W	351.71'	358.21'	37°54'59"	S 87°13'34" W
	LOT 12	541.29'	S 49°41'46" W	7.30'	7.30'	0°46'21"	
	LOT 13	541.29'	S 59°21'09" W	174.39'	175.15'	18°32'25"	
	LOT 14	541.29'	S 76°48'16" W	154.07'	154.60'	16°21'50"	
	LOT 15	541.29'	S 86°06'22" W	21.16'	21.16'	2°14'23"	
C 8		508.29'	S 68°16'05" W	330.27'	336.37'	37°54'59"	S 87°13'34" W
	LOTS 2 & 13	508.29'	S 58°13'59" W	157.69'	158.33'	17°50'48"	
	LOTS 3 & 14	508.29'	S 75°54'26" W	154.66'	155.26'	17°30'05"	
	LOTS 4 & 15	508.29'	S 85°56'31" W	22.78'	22.78'	2°34'06"	
C 9		475.29'	S 68°16'05" W	308.82'	314.53'	37°54'59"	S 87°13'34" W
	LOT 2	475.29'	S 57°23'19" W	133.59'	134.03'	16°09'28"	
	LOT 3	475.29'	S 74°52'32" W	155.39'	156.09'	18°48'58"	
	LOT 4	475.29'	S 85°45'17" W	24.41'	24.41'	2°56'33"	

OWNER:
ADT Holdings LLC
6958 Tower Drive
Eau Claire, WI 54703

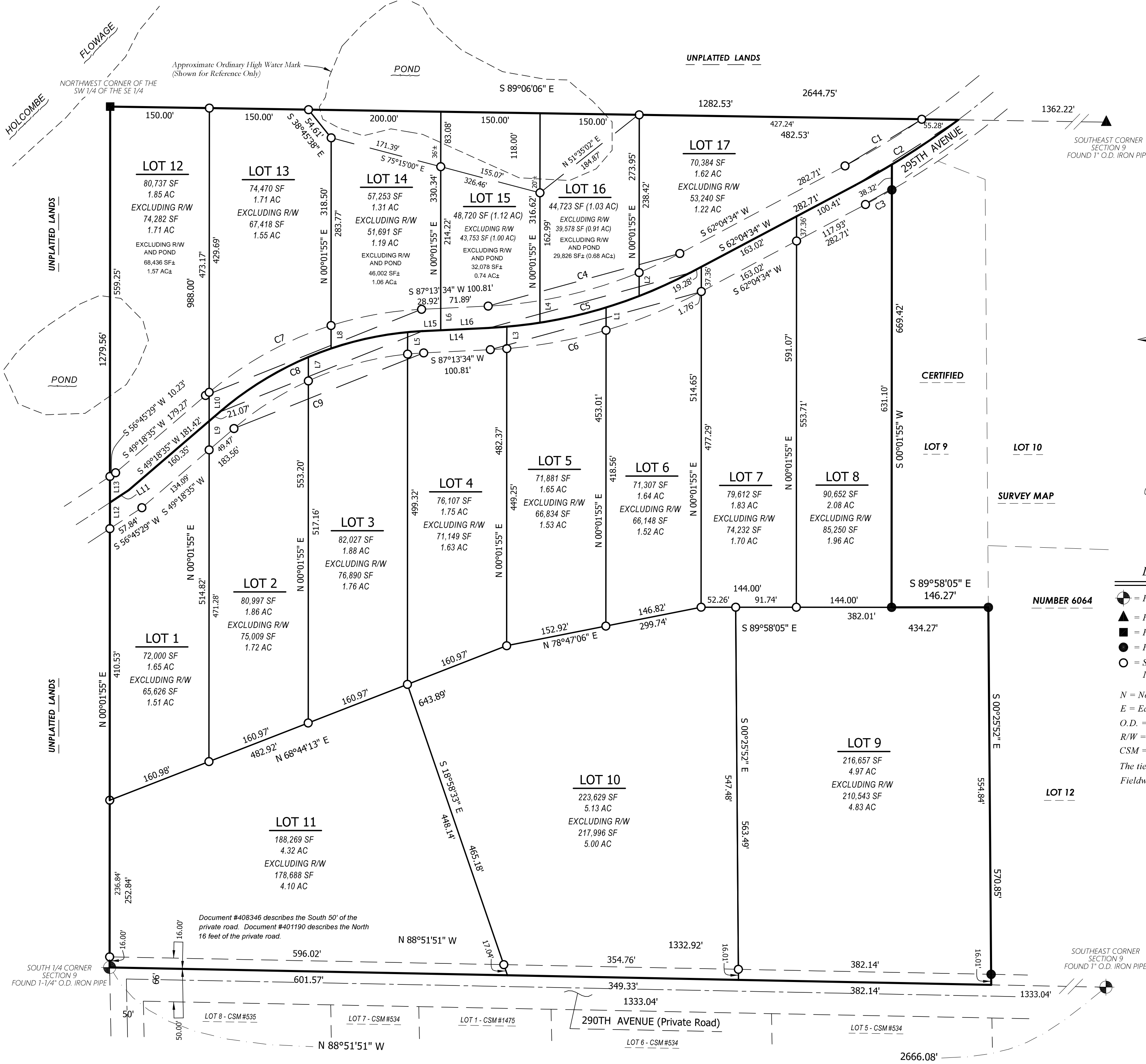
SURVEYED BY:
James Scheffler, PLS
17681 120th Avenue
Chippewa Falls, WI 54729
(715) 308-3010



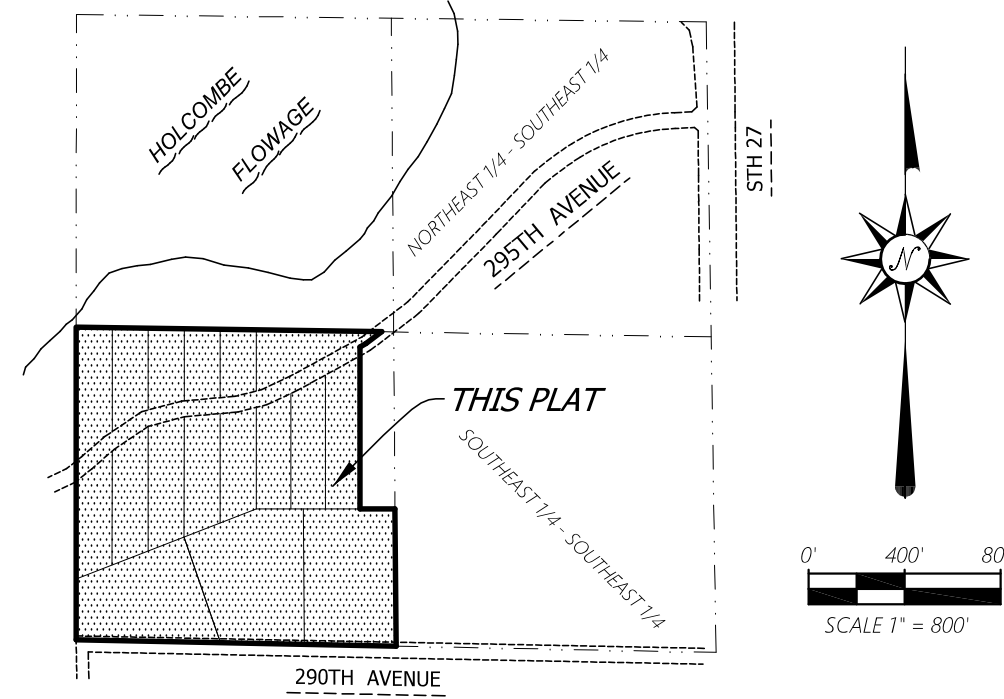
PUBLIC TRUST INFORMATION
"Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution."

COUNTY PLAT OF HOLCOMBE SHORES

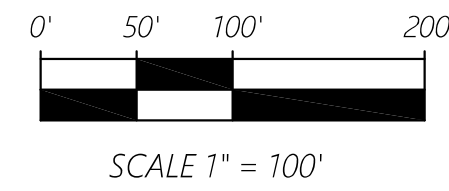
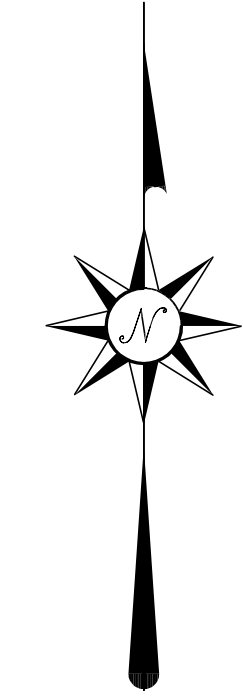
LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 9, TOWNSHIP 32 NORTH,
RANGE 6 WEST, TOWN OF LAKE HOLCOMBE, CHIPPEWA COUNTY, WISCONSIN.



LOCATION SKETCH



SOUTHEAST 1/4 OF SECTION 9
TOWNSHIP 32 NORTH, RANGE 6 WEST



LEGEND

- Found Monument as noted
 - Found Mag Nail
 - Found 3/4" Iron Rebar
 - Found 1" O.D. Iron Pipe
 - Set 1" O.D. x 18" Iron Pipe weighing 1.13 pounds per linear foot
- N = North S = South
E = East W = West
O.D. = Outside Diameter
R/W = Right-of-Way
CSM = Certified Survey Map
The ties were verified for the Section Corners shown.
Fieldwork was completed on February 22, 2025.

LINE TABLE

LINE	BEARING AND DISTANCE
L1	N 00°01'55" E 34.45'
L2	N 00°01'55" E 35.53'
L3	N 00°01'55" E 33.12'
L4	N 00°01'55" E 33.42'
L5	N 00°01'55" E 33.16'
L6	N 00°01'55" E 33.04'
L7	N 00°01'55" E 36.04'
L8	N 00°01'55" E 34.73'
L9	N 00°01'55" E 43.54'
L10	N 00°01'55" E 43.48'
L11	S 56°45'29" W 34.03'
L12	N 00°01'55" E 39.47'
L13	N 00°01'55" E 39.47'
L14	S 87°13'34" W 100.81'
L15	S 87°13'34" W 27.30'
L16	S 87°13'34" W 73.51'

CURVE DATA TABLE

CURVE	LOT	RADIUS	CHORD BEARING	CHORD	ARC	DELTA	TANGENT IN	TANGENT OUT
C 1		1155.98'	S 58°42'36" W	135.75'	135.83'	6°43'56"	S 55°20'37" W	S 62°04'34" W
C 2		1188.98'	S 57°37'33" W	184.51'	184.70'	8°54'01"	S 53°10'32" W	S 62°04'34" W
	LOT 8	1188.98'	S 60°32'42" W	63.53'	63.54'	3°03'43"		
	BOUNDARY	1188.98'	S 56°05'41" W	121.10'	121.16'	5°50'18"		
C 3		1221.98'	S 61°00'29" W	45.56'	45.56'	2°08'10"	S 62°04'34" W	S 59°56'24" W
C 4		689.96'	S 74°39'04" W	300.43'	302.86'	25°09'00"	S 62°04'34" W	S 87°13'34" W
	LOT 15	689.96'	S 83°57'35" W	78.62'	78.66'	6°31'56"		
	LOT 16	689.96'	S 74°12'24" W	155.90'	156.24'	12°58'26"		
	LOT 17	689.96'	S 64°53'53" W	67.94'	67.96'	5°38'38"		
C 5		722.96'	S 74°39'04" W	314.80'	317.34'	25°09'00"	S 62°04'34" W	S 87°13'34" W
	LOT 4	722.96'	S 86°10'15" W	26.63'	26.63'	2°06'39"		
	LOT 5	722.96'	S 79°03'00" W	152.78'	153.07'	12°07'51"		
	LOT 6	722.96'	S 67°31'49" W	137.44'	137.64'	10°54'30"		
	LOT 15	722.96'	S 84°10'29" W	76.97'	77.00'	6°06'10"		
	LOT 16	722.96'	S 74°57'22" W	155.33'	155.64'	12°20'04"		
	LOT 17	722.96'	S 65°25'57" W	84.66'	84.70'	6°42'46"		
C 6		755.96'	S 74°39'04" W	329.17'	331.83'	25°09'00"	S 62°04'34" W	S 87°13'34" W
	LOT 4	755.96'	S 86°16'42" W	25.01'	25.01'	1°53'44"		
	LOT 5	755.96'	S 79°32'25" W	152.53'	152.79'	11°34'50"		
	LOT 6	755.96'	S 67°54'47" W	153.76'	154.03'	11°40'26"		
C 7		541.29'	S 68°16'05" W	351.71'	358.21'	37°54'59"	S 87°13'34" W	S 49°18'35" W
	LOT 12	541.29'	S 49°41'46" W	7.30'	7.30'	0°46'21"		
	LOT 13	541.29'	S 61°16'25" W	210.11'	211.45'	22°22'56"		
	LOT 14	541.29'	S 79°50'43" W	139.07'	139.46'	14°45'42"		
C 8		508.29'	S 68°16'05" W	330.27'	336.37'	37°54'59"	S 87°13'34" W	S 49°18'35" W
	LOT 2	508.29'	S 58°13'59" W	157.69'	158.33'	17°50'48"		
	LOT 3	508.29'	S 75°54'26" W	154.66'	155.26'	17°30'05"		
	LOT 4	508.29'	S 85°56'31" W	22.78'	22.78'	2°34'06"		
	LOT 13	508.29'	S 60°17'47" W	193.74'	194.93'	21°58'25"		
	LOT 14	508.29'	S 79°15'17" W	140.98'	141.44'	15°56'34"		
C 9		475.29'	S 68°16'05" W	308.82'	314.53'	37°54'59"	S 87°13'34" W	S 49°18'35" W
	LOT 2	475.29'	S 57°23'19" W	133.59'	134.03'	16°09'28"		
	LOT 3	475.29'	S 74°52'32" W	155.39'	156.09'	18°48'58"		
	LOT 4	475.29'	S 85°45'17" W	24.41'	24.41'	2°56'33"		

OWNER:
ADT Holdings LLC
6958 Tower Drive
Eau Claire, WI 54703

SURVEYED BY:
James Scheffler, PLS
17681 120th Avenue
Chippewa Falls, WI 54729
(715) 308-3010



PUBLIC TRUST INFORMATION
"Any land below the ordinary high water mark of a lake or a navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution."

COUNTY PLAT OF HOLCOMBE SHORES

LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 9, TOWNSHIP 32 NORTH,
RANGE 6 WEST, TOWN OF LAKE HOLCOMBE, CHIPPEWA COUNTY, WISCONSIN.

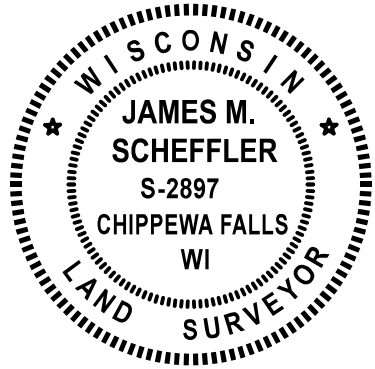
SURVEYOR'S CERTIFICATE:

I, James Scheffler, Professional Land Surveyor in the State of Wisconsin, do hereby certify that by the order of ADT Holdings LLC and Josh Gawrysiak, owners, I have surveyed part of the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 32 North, Range 6 West, Town of Lake Holcombe, Chippewa County, Wisconsin. The parcel is more particularly described as follows:

BEGINNING at the South 1/4 Corner of said Section 9; thence, N.00°01'55"E. along the West Line of said Southwest 1/4 of the Southeast 1/4, 1279.56 feet; thence, S.89°06'06"E. along the North Line of said Southwest 1/4 of the Southeast 1/4, 1282.53 feet; thence, 121.16 feet along the centerline of 295th Avenue being the arc of a curve to the right, having a radius of 1188.98 feet, and a chord which bears S.56°05'41"W. for a distance of 121.10 feet; thence, S.00°01'55"W. along the West Line of Lot 9 of CSM Number 6064, 669.42 feet; thence, S.89°58'05"E. along the South Line of said Lot 9, 146.27 feet; thence, S.00°25'52"E. along the West Line of Lot 12 of said CSM Number 6064, 570.85 feet; thence, N.88°51'51"W. along the South Line of said Southwest 1/4 of the Southeast 1/4, 1333.04 feet to the POINT OF BEGINNING.

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

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



OWNER'S CERTIFICATE:

As owners, we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on the plat. We also certify that this plat is required by s.236.10 or 236.12 to be submitted to the following for approval or objection:

--Town of Lake Holcombe
--Chippewa County

In the presence of: _____
Anthony Mosel, member Date _____

James Scheffler, member Date _____

Joshua Gawrysiak, Owner Date _____

STATE OF WISCONSIN} SS

COUNTY}

Personally came before me this _____ day of _____, 2025, the above named Anthony Mosel, James Scheffler, and Joshua Gawrysiak to me known to be the same persons who executed the foregoing instrument and acknowledged the same.

(Notary Seal) _____ Notary Public, _____, Wisconsin

My commission expires _____
Date

CERTIFICATE OF TOWN TREASURER:

STATE OF WISCONSIN} SS
COUNTY OF CHIPPEWA}

I, James Mataczynski, being the duly elected, qualified and acting Town Treasurer of the Town of Lake Holcombe, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____, 2025 on any of the land included in the County Plat of Holcombe Shores.

James Mataczynski, Town Treasurer Date

COUNTY TREASURER'S CERTIFICATE:

STATE OF WISCONSIN} SS
COUNTY OF CHIPPEWA}

I, Patricia Schimmel, being the duly elected, acting and qualified Treasurer of the County of Chippewa, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of

this _____ day of _____, 2025, on any of the lands included in the County Plat of Holcombe Shores.

Patricia Schimmel, County Treasurer Date

CHIPPEWA COUNTY ZONING AGENCY CERTIFICATE:

The County Plat of Holcombe Shores in the Town of Lake Holcombe, ADT Holdings LLC and Josh Gawrysiak, owners, is hereby approved by the Planning and Zoning Committee on this _____ day of _____, 2025.

Douglas Clary, Planning and Zoning Administrator Date

TOWN OF LAKE HOLCOMBE APPROVAL CERTIFICATE:

Resolved, that this County Plat of Holcombe Shores in the Town of Lake Holcombe, is hereby approved by the Town Board.

Date _____ Signed _____
Brian Guthman, Town Chairman

Date _____ Signed _____
Tracey Larson, Town Clerk

- (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. ATPC 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