

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
MARCH 20, 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

4. CONSENT AGENDA

Motion to approve.

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

1. Approve the Agenda
2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - Feb 27, 2025 5:00 PM

3. Schedule Next Meeting Date - April 24, 2025 @ 5:00 PM

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

1. 2025-0001 Smiskey - CUP - Town of Wheaton
Cassie Smiskey, 11151 County Highway N: reviewed the proposal

Geralyn Sykora 6542 115th Street: Spoke against the request: wedding venue will be placed in the middle of 11 households, local establishments will not benefit from this, parking lot lighting, vehicle lights will affect adjacent properties, noise from the venue, surrounding property owners do work on the weekends, smoking can cause damage to the neighboring fields, portable toilets, serving of alcohol, property values will decrease, people move the country for peace and quiet, increase in traffic, trespassing on adjacent property,

Herb Steinmetz, 5083 40th Street: spoke in favor of the request,

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

March 20, 2025
5:00 PM

Bob Swoboda, 11224 County Highway N: Spoke against the request: trespassing, trash in the fields, main concerns are the traffic, sound and lights shining into our property

Dick Sykora 6542 115th Street: Spoke against the request: Town Board just passed it along to the PZC, I work weekends, this is going to be my backyard and I work weekends, the property is zoned agricultural and they are not making any money from farming.

Geralyn Sykora, Plan Commission voted 2-4 for denial.

Doug Clary reviewed the staff report recommended conditions with the PZC. Alcohol is at the town level, no regulation of smoking

General Discussion on proposal by the PZC: Main concerns are with occupancy levels, health and safety and portable bathroom facilities. Clary reviewed the additional conditions: (1) Ample screening of the port-a-potties from CTH N and adjacent properties, (2) demarcation of the parking lot and (3) trees along the east and west property lines with a fast-growing species. These added conditions will be added to the identified conditions of the draft permit.

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

2. 2025-0001 Sidekick Real Estate Rezone - Town of Anson
Clary reviewed the petition. General discussion occurred. Motion to approve as presented.

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

6. AGENDA ITEMS FOR FUTURE CONSIDERATION

None Discussed

7. ADJOURN

Motion to adjourn.

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

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

Minutes Acceptance: Minutes of Feb 27, 2025 5:00 PM (Consent Agenda)

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

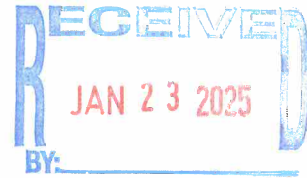
Minutes Acceptance: Minutes of Feb 27, 2025 5:00 PM (Consent Agenda)



STATEMENT OF EXPLANATION
2025-0001 SMISKEY - CUP - TOWN OF WHEATON

5.1

To allow a home occupation (wedding barn) in the Agricultural District in accordance with 70-108 and 70-115(b)(6) of the Chippewa County Zoning Ordinance on a parcel which is Lot 1, CSM 5390 located in the SW 1/4 of the NW 1/4, Section 2, Township 28 North, Range 09 West. Town of Wheaton. Physical Address: 11151 County Highway N.


Contact Information:

- Carl & Cassie Smiskey
11151 County Hwy N
Chippewa Falls, WI 54729
Carl: 715-404-6427
Cassie: 715-379-3315
Email: thesmiskeys@gmail.com

Request Overview:

We are requesting permission to use our dairy barn as a wedding venue. The property is currently zoned as agricultural and is part of a 5-acre parcel located at the address above, which is our primary residence.

Proposed Use and Event Details:

We propose hosting 10-15 weddings per year, primarily during the late spring to early fall seasons. Each wedding event would involve the following schedule:

- **Friday evening:** Set-up and rehearsal
- **Saturday:** Wedding ceremony and reception
- **Sunday morning:** Clean-up

Typically, the maximum attendance for each event will be 200-250 people, and we intend to limit music and event noise as follows:

- Music will end at 11:30 PM, with all guests and vendors off the property by midnight on Saturday nights.

Noise and Lighting Considerations:

To minimize disruption to neighboring properties, we will ensure that music and lighting are directed in a way that prevents disturbance to nearby homes. This will include:

- Directing speakers and lights away from other homes

Parking Arrangements:

We have ample space on our property for parking, and guests will be directed to park in our front field. This arrangement will prevent guests from parking on County Hwy N, ensuring minimal disruption to traffic flow and safety. We will also ensure that parking is organized to prevent congestion or access issues.

Additional Considerations:

- **Sanitation:** We will provide adequate restroom facilities for event guests through portable units.

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20250001

- **Waste Management:** We will have trash and recycling bins available for guests to keep the site clean throughout the event and during clean-up.
- **Insurance:** We will maintain appropriate insurance coverage for the venue and events held at the barn, ensuring liability is covered.

Conclusion:

We are committed to ensuring that the events are respectful of the surrounding community and operate smoothly. Our goal is to create a beautiful, memorable venue that fits harmoniously with the agricultural character of the area while offering a unique event space. Thank you for considering our request. We are happy to provide any additional information or meet to discuss the proposal further.

Event
Parking

WEDDING VENUE

Grass Over
Flow Event
Parking

Town of Wheaton Planning Commission Conditional Use Permit Request

Name: Carl and Cassie Smiskey

Address: 11151 County Hwy N, Chippewa Falls, WI

Phone: Carl: 715.404.6427 Cassie: 715.379.3315

Email: thesmiskeys@gmail.com

Requesting a Conditional Use Permit to operate the dairy barn as a wedding venue.

Who We Are:

Carl and Cassie Smiskey are local residents with deep roots in the Chippewa Valley. Carl was born and raised in Albertville, the son of Dan and Marsha Smiskey. Marsha owned and operated Marsha Lee's Embroidery until her passing in 2000. Dan worked for the Town of Wheaton for several years.

Cassie has lived in Chippewa Falls since 2018, and in the Chippewa Valley since 1997. She is a lifelong Wisconsin resident.

We have both owned and operated businesses in the Chippewa Valley, and currently, we own and operate The Chippewa Store in downtown Chippewa Falls.

We are proud parents to three adult children.

What's Important to Us:

1. **Our Commitment to the Community:**

We purchased the property in July 2024, and our goal is to foster a strong, friendly relationship with our neighbors and local community members. We value being good neighbors and maintaining an open line of communication with those around us.

2. **Supporting Local Economy:**

Our wedding venue will not only generate income for us but also benefit the local community. We plan to recommend local hotels, restaurants, florists, musicians/DJs, and other vendors to our wedding parties and their guests. This will help drive additional business to local establishments.

3. **Creating Meaningful Experiences:**

We were married in a barn and had a wonderful experience. This inspired us to create a similar environment for others to enjoy. Our vision is to offer a picturesque country setting where couples can celebrate their love and create lasting memories.

4. **Commitment to Professionalism:**

We have consulted with a variety of professionals—from contractors, electricians, and excavators to engineers, barn venue owners, and more. We are incorporating their suggestions and expertise to create a space that is both functional and beautiful.

Community Concerns Addressed:**1. Lighting**

- a. All outdoor lighting will comply with the Town of Wheaton's lighting ordinance. We have consulted with our electrician and lighting professionals to ensure compliance.
- b. Vehicle headlights will be directed away from neighboring homes. The driveway is positioned in a way that does not directly align with the neighboring homes.

2. Noise

- a. Music (DJ or live band) will be performed inside the hayloft of the barn to help reduce noise levels for neighboring homes.
- b. We are working with professionals regarding noise dampening equipment for in the hay loft.
- c. Events will primarily take place on Friday and Saturday evenings to limit disruption during weekdays when residents may be working.
- d. Music will end by 11:30 PM to minimize disturbance.
- e. All guests and the wedding party will be required to leave the property by midnight.

3. Trash Management

- a. Ample trash bins will be provided around the barn area to collect waste.
- b. Event staff will be on hand to monitor trash disposal and ensure proper cleanup.
- c. If necessary, we will install a fence along the east property line to prevent debris from blowing into the neighboring field.

4. Fire Safety

- a. The barn will be equipped with appropriate smoke and fire detection systems.
- b. The barn will be fully insured to cover potential damages caused by a wedding guest.
- c. We are committed to protecting our property as well as the neighboring properties.
- d. We are considering designating a safe smoking area away from the barn and surrounding fields. Alternatively, we may opt to make the property smoke-free to further reduce fire risk.

5. Sanitation Facilities

- a. Portable toilets will be provided and maintained for each event.
- b. We will ensure a ratio of 1 toilet per 40 guests, which is above the industry standard of 1 toilet per 50 guests.
- c. Toilets will be strategically placed to encourage proper use and prevent guests from resorting to inappropriate alternatives.

6. Seasonal Usage

- a. The barn is not insulated or heated, and as such, will not be suitable for use during cold weather months.
-

Additional Considerations:**1. Accessibility**

The hayloft, lower level of the barn, and restrooms will all be made accessible for individuals with disabilities.

2. Contractor and Vendor Quality

All contractors hired for work on the property are reputable professionals with extensive experience.

3. Adherence to Town Ordinances

We will make every effort to adhere to all relevant town ordinances and regulations. If we have any questions, we will consult with the appropriate authorities to ensure full compliance.

4. Ongoing Community Feedback

We are committed to maintaining an open dialogue with our neighbors & community. We welcome feedback both during the planning phase and once the venue is operational. Should there be any concerns, we will adjust as necessary to ensure the venue remains a positive addition to the community.

Conclusion:

We are excited about the opportunity to operate a wedding venue at our barn and are confident that this will bring both personal and community benefits. We ask for the Planning Commission's consideration and approval of our conditional use permit request. Thank you for your time and support.

(Posted on January 29, 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 **February 27, 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:

Conditional Use Petition: 2025-0001

Petitioners: Carl & Cassie Smiskey

To allow a home occupation (wedding barn) in the Agricultural District in accordance with 70-108 and 70-115(b)(6) of the Chippewa County Zoning Ordinance on a parcel which is Lot 1, CSM 5930, located in the SW ¼ of the NW ¼, Section 2, Township 28 North, Range 09 West. Town of Wheaton. Property Address: 11151 County Highway N.

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 **28th** day of **January**, 2025

Douglas Clary, Director
Department of Planning & Zoning
Chippewa County

Attachment: 2025-0001 Smiskey CUP - Notices & Maps (8797 : 2025-0001 - Carl & Cassie Smiskey - CUP)

CHIPPEWA COUNTY DEPARTMENT OF PLANNING & ZONING

• 711 North Bridge Street, Chippewa Falls, WI 54729 • Phone: 715.726.7940 • Fax: 715.726.4596 • www.co.chippewa.wi.us •

Land Management

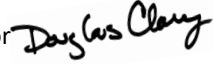
Land Planning

Land Records & G.I.S.

POWTS & Wells

Date: January 28, 2025

To: Property Owner(s)

From: Douglas Clary, Director 

Re: Public Meetings & Hearing

Dear Property Owner(s):

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

CONDITIONAL USE PETITION #2025-0001

Petitioners: Carl & Cassie Smiskey

To allow a home occupation (wedding barn) in the Agricultural District in accordance with 70-108 and 70-115(b)(6) of the Chippewa County Zoning Ordinance on a parcel which is Lot 1, CSM 5930 located in the SW ¼ of the NW ¼, Section 2, Township 28 North, Range 09 West. Town of Wheaton. Physical Address: 11151 County Highway N.

The Wheaton Parks and Planning Commission will **REVIEW** this request on **February 4, 2025 at 6:00 PM**, at the Wheaton Town Hall, 4975 County Highway T, Chippewa Falls, Wisconsin 54729. The Parks and Planning Commission will forward an **ADVISORY** recommendation to the Wheaton Town Board to approve, disapprove or approve with modification(s) and/or condition(s).

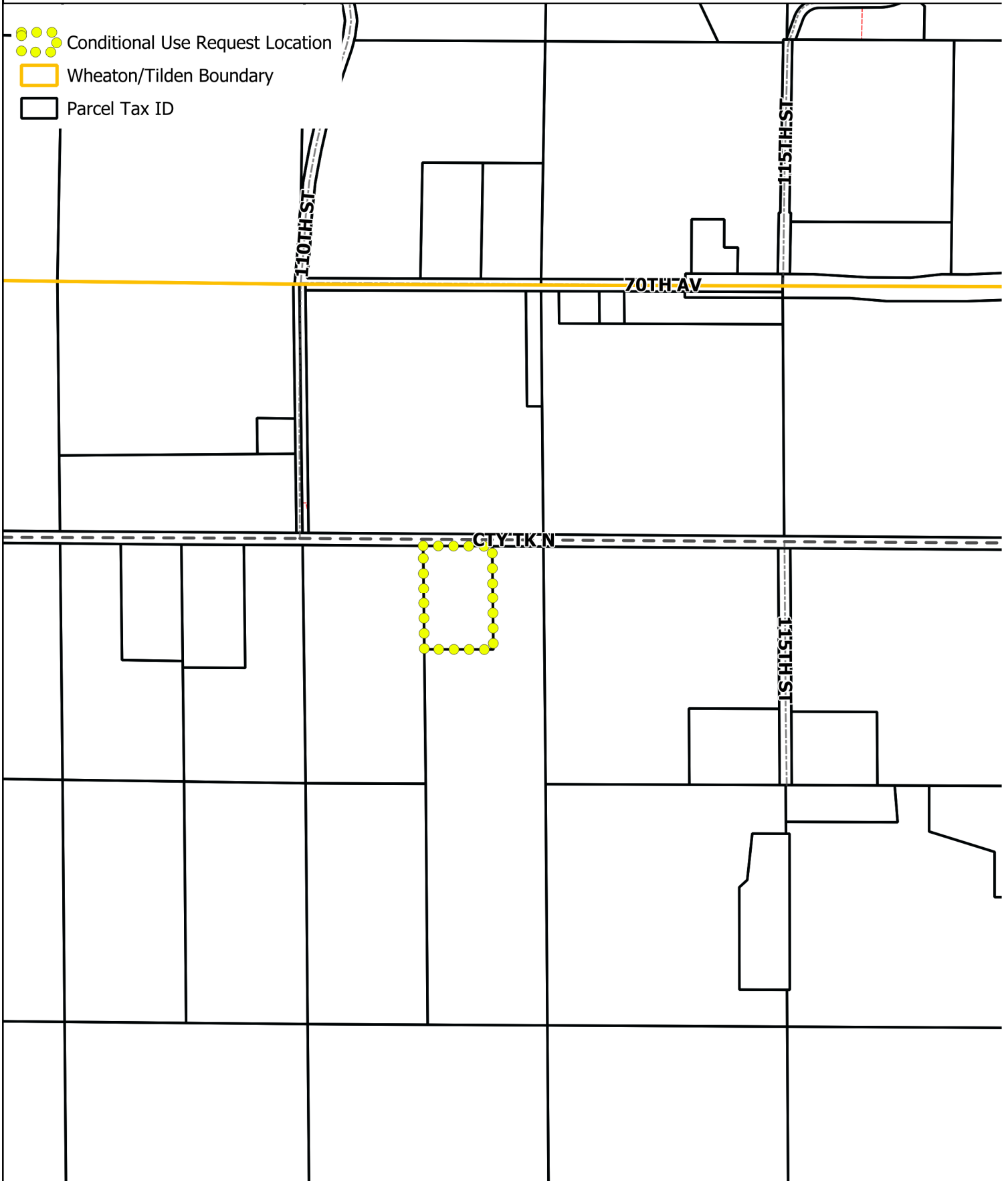
The Wheaton Town Board will **REVIEW** this request on **February 11, 2025 at 7:00 PM**, at the Wheaton Town Hall, 4975 County Highway T, Chippewa Falls, Wisconsin 54729. The Town Board will forward an **ADVISORY** recommendation to the Chippewa County Planning & Zoning Committee to approve, disapprove or approve with modification(s) and/or condition(s).

The Chippewa County Planning & Zoning Committee will hold a **PUBLIC HEARING** on **February 27, 2024 at 5:00 PM** in Room 302, of the Chippewa County Courthouse located at 711 N Bridge Street, Chippewa Falls, Wisconsin. The Committee will make a final determination to approve or disapprove of the conditional use petition.

Attachment: 2025-0001 Smiskey CUP - Notices & Maps (8797 : 2025-0001 - Carl & Cassie Smiskey - CUP)

2025-0001 Smiskey Conditional Use Request Location Map

- Conditional Use Request Location
- Wheaton/Tilden Boundary
- Parcel Tax ID



Attachment: 2025-0001 Smiskey CUP - Notices & Maps (8797 : 2025-0001 - Carl & Cassie Smiskey - CUP)

2025-0001 Smiskey Conditional Use Request
Aerial (2023)

5.1.c

- Conditional Use Request Location
- Parcel Tax ID



Attachment: 2025-0001 Smiskey CUP - Notices & Maps (8797 : 2025-0001 - Carl & Cassie Smiskey - CUP)

2025-0001 Smiskey Conditional Use Request Zoning Districts

5.1.c

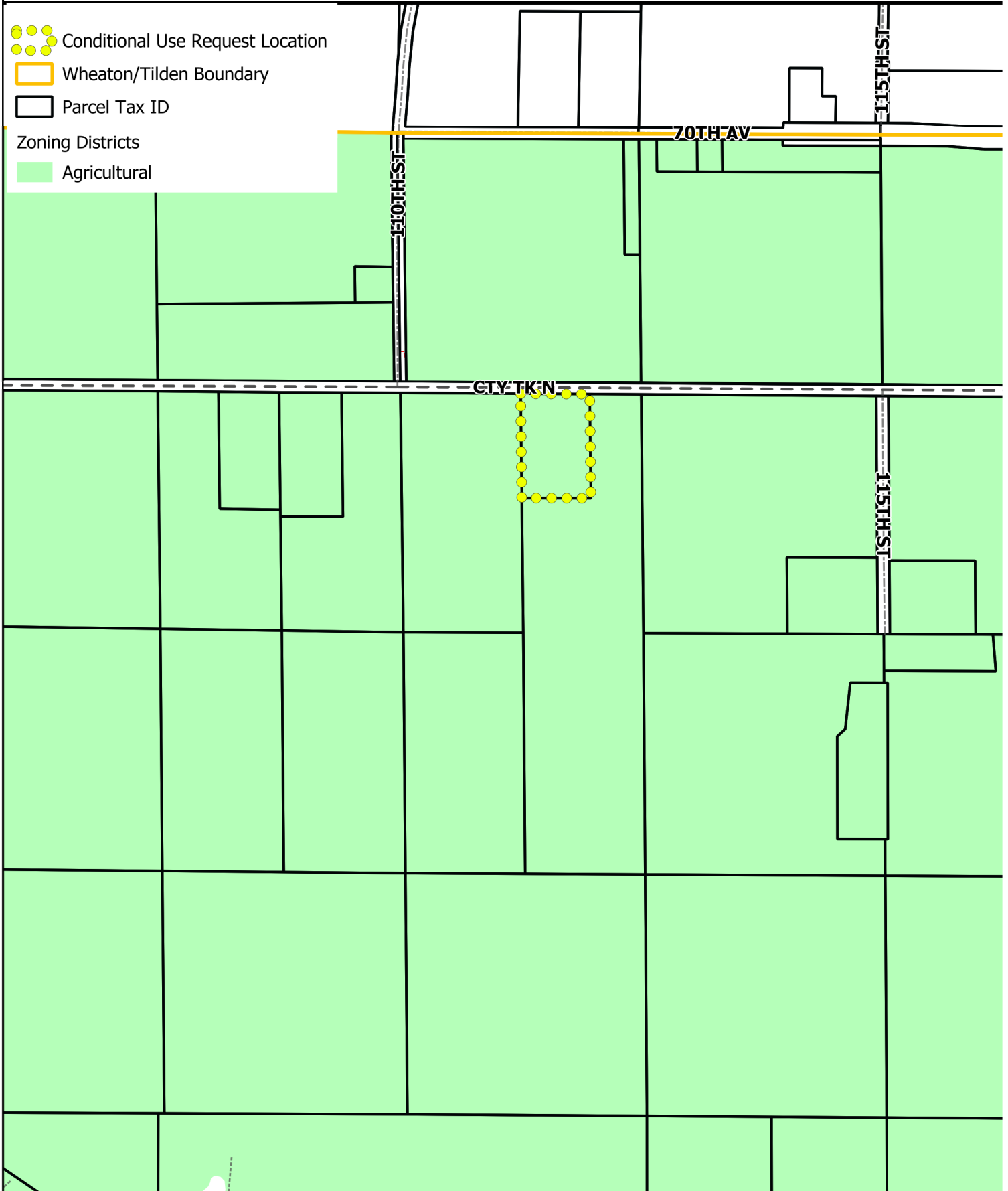
Conditional Use Request Location

Wheaton/Tilden Boundary

Parcel Tax ID

Zoning Districts

Agricultural



Attachment: 2025-0001 Smiskey CUP - Notices & Maps (8797 : 2025-0001 - Carl & Cassie Smiskey - CUP)

CHIPPEWA COUNTY DEPARTMENT OF PLANNING & ZONING

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Land Management

Land Planning

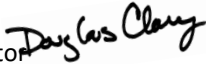
Land Records & G.I.S.

POWTS & Wells

Date: February 19, 2025

To: Property Owner(s)

From: Douglas Clary, Director



Re: Public Meetings & Hearing

Dear Property Owner(s):

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

CONDITIONAL USE PETITION #2025-0001

Petitioners: Carl & Cassie Smiskey

To allow a home occupation (wedding barn) in the Agricultural District in accordance with 70-108 and 70-115(b)(6) of the Chippewa County Zoning Ordinance on a parcel which is Lot 1, CSM 5930 located in the SW ¼ of the NW ¼, Section 2, Township 28 North, Range 09 West. Town of Wheaton. Physical Address: 11151 County Highway N.

THE BELOW MEETINGS ARE OPEN TO THE PUBLIC:

The Wheaton Parks and Planning Commission will **REVIEW** this request on **March 4, 2025 at 6:00 PM**, at the Wheaton Town Hall, 4975 County Highway T, Chippewa Falls, Wisconsin 54729. The Parks and Planning Commission will forward an **ADVISORY** recommendation to the Wheaton Town Board to approve, disapprove or approve with modification(s) and/or condition(s).

The Wheaton Town Board will **REVIEW** this request on **March 11, 2025 at 7:00 PM**, at the Wheaton Town Hall, 4975 County Highway T, Chippewa Falls, Wisconsin 54729. The Town Board will forward an **ADVISORY** recommendation to the Chippewa County Planning & Zoning Committee to approve, disapprove or approve with modification(s) and/or condition(s).

The Chippewa County Planning & Zoning Committee will hold a **PUBLIC HEARING** on **March 20, 2024 at 5:00 PM** in Room 302, of the Chippewa County Courthouse located at 711 N Bridge Street, Chippewa Falls, Wisconsin. The Committee will make a final determination to approve or disapprove of the conditional use petition.

Attachment: 2025-0001 Smiskey CUP - PO Notice_March Meetings (8797 : 2025-0001 - Carl & Cassie Smiskey - CUP)



DATE: June 2015 (updated: August 2018)

RE: Use and Occupancy of Repurposed Agriculture Buildings

TO: Owners of Repurposed Agriculture Buildings, Building Designers and Contractors and Municipal Fire and Code Officials

FROM: Wisconsin Department of Safety and Professional Services (DPS)

Over the course of the last few years, there has been a growing interest and desire on the part of many individuals throughout the state that own repurposed agriculture buildings to use these buildings for purposes such as hosting weddings or other public events.

There are many questions about what the Wisconsin Commercial Building Code (Wis. Admin. Code chs. SPS 361-366, hereinafter “Code”) allows for and requires in order for these buildings to be used for nonagricultural purposes. **Note: Other requirements may or may not apply. Please check with your local municipality on other requirements such as zoning, liquor license, etc.**

The following is a series of “If, then” statements designed to educate you as to the various situations that may exist:

- 1.) If a repurposed agriculture building is being used as a public building or place of employment, then the building must be brought into compliance with the Code.
- 2.) If a building owner wishes to use their building for public use or as a place of employment on a temporary basis, then they may pursue getting a temporary use permit from their local municipality as allowed by the Commercial Building and Fire Prevention Codes. (See Wis. Admin. Code §§ SPS 361.03(12) and SPS 314.01(5) for more details.) Municipalities are not required to issue a temporary use permit.
- 3.) If a repurposed agriculture building is only being used for personal use, then the building is not required to become compliant with the Code.
- 4.) If DPS has issued orders¹ against a building, then the municipality may not issue a temporary use permit that would conflict with the Department’s orders. Wis. Stat. § 101.02(7)(a).
- 5.) If a building owner or designer is not able to comply with the Code, then they may petition the Department for a variance to the Code pursuant to Wis. Admin. Code ch. SPS 303. Variances are only granted when the petitioned requirement is offset by an equivalency which meets the intent of the requirement being petitioned. (Click [here](#) to find the variance application.)
- 6.) If a building owner would like to formally sit down with the Department and go through the specific Code requirements, they may e-mail the Department at DspsSbBuildingTech@wi.gov and ask for a preliminary review. (Note: Depending on the complexity of and time required to address your issue, a preliminary review fee may be charged.

¹ Orders include corrective action pursuant to building plan approval as well as corrective action pursuant to building code violations.

59.69 COUNTIES

Updated 23-24 Wis. Stats. 66

date in the proceedings of the county board. The county clerk shall submit a copy of any other amendatory ordinance, under par. (g), within 7 days of its enactment, to the town clerk of each town in which lands affected by the ordinance are located. If after 40 days from the date of the enactment a majority of the towns have not filed certified copies of resolutions disapproving the amendment with the county clerk, or if, within a shorter time a majority of the towns in which the ordinance is in effect have filed certified copies of resolutions approving the amendment with the county clerk, the amendment shall be in effect in all of the towns affected by the ordinance. The county clerk shall submit under par. (g), within 7 days of its enactment, any ordinance relating to the location of boundaries of districts only to the town clerk of the town in which the lands affected by the change are located. Such an ordinance shall become effective 40 days after enactment of the ordinance by the county board unless such town board prior to such date files a certified copy of a resolution disapproving of the ordinance with the county clerk. If such town board approves the ordinance, the ordinance shall become effective upon the filing of the resolution of the town board approving the ordinance with the county clerk. The clerk shall record in the clerk's office the date on which the ordinance becomes effective and notify the town clerk of all towns affected by such ordinance of such effective date and also make such report to the county board, which report shall be printed in the proceedings of the county board.

7. When any lands previously under the jurisdiction of a county zoning ordinance have been finally removed from the county's jurisdiction by reason of annexation to an incorporated municipality, and after the ordinance and any regulations, approvals, and conditions imposed under the county zoning ordinance have ceased to be effective as provided in sub. (7), the board may, on the recommendation of its zoning agency, enact amendatory ordinances that remove or delete the annexed lands from the official zoning map or written descriptions without following any of the procedures provided in subds. 1. to 6., and the amendatory ordinances shall become effective upon enactment and publication. A copy of the ordinance shall be forwarded by the clerk to the clerk of each town in which the lands affected were previously located. Nothing in this paragraph shall be construed to nullify or supersede s. 66.1031.

(f) The county zoning agency shall maintain a list of persons who submit a written or electronic request to receive notice of any proposed ordinance or amendment that affects the allowable use of the property owned by the person. Annually, the agency shall inform residents of the county that they may add their names to the list. The agency may satisfy this requirement to provide such information by any of the following means: publishing a 1st class notice under ch. 985; publishing on the county's Internet site; 1st class mail; or including the information in a mailing that is sent to all property owners. If the county zoning agency completes a draft of a proposed zoning ordinance under par. (a) or if the agency receives a petition under par. (e) 2., the agency shall send a notice, which contains a copy or summary of the proposed ordinance or petition, to each person on the list whose property, the allowable use or size or density requirements of which, may be affected by the proposed ordinance or amendment. The notice shall be by mail or in any reasonable form that is agreed to by the person and the agency, including electronic mail, voice mail, or text message. The agency may charge each person on the list who receives a notice by 1st class mail a fee that does not exceed the approximate cost of providing the notice to the person. An ordinance or amendment that is subject to this paragraph may take effect even if the agency fails to send the notice that is required by this paragraph.

(g) 1. Except as provided in subd. 2., when a county clerk is

required to submit materials to a town clerk as described in pars. (b) and (e) 2. and 6., the county clerk shall submit the materials by certified mail.

2. A county clerk may submit to a town clerk by electronic mail the materials described in subd. 1. if the county clerk includes with the electronic mail a request that the town clerk promptly confirm receipt of the materials by return electronic mail. If the county clerk does not receive such confirmation within 2 business days, the county clerk shall submit the materials to the town clerk by certified mail.

(5e) CONDITIONAL USE PERMITS. (a) In this subsection:

1. "Conditional use" means a use allowed under a conditional use permit, special exception, or other special zoning permission issued by a county, but does not include a variance.

2. "Substantial evidence" means facts and information, other than merely personal preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion.

(b) 1. If an applicant for a conditional use permit meets or agrees to meet all of the requirements and conditions specified in the county ordinance or those imposed by the county zoning board, the county shall grant the conditional use permit. Any condition imposed must be related to the purpose of the ordinance and be based on substantial evidence.

2. The requirements and conditions described under subd. 1. must be reasonable and, to the extent practicable, measurable and may include conditions such as the permit's duration, transfer, or renewal. The applicant must demonstrate that the application and all requirements and conditions established by the county relating to the conditional use are or shall be satisfied, both of which must be supported by substantial evidence. The county's decision to approve or deny the permit must be supported by substantial evidence.

(c) Upon receipt of a conditional use permit application, and following publication in the county of a class 2 notice under ch. 985, the county shall hold a public hearing on the application.

(d) Once granted, a conditional use permit shall remain in effect as long as the conditions upon which the permit was issued are followed, but the county may impose conditions such as the permit's duration, transfer, or renewal, in addition to any other conditions specified in the zoning ordinance or by the county zoning board.

(e) If a county denies a person's conditional use permit application, the person may appeal the decision to the circuit court under the procedures contained in s. 59.694 (10) (a), or if the decision is on an application for an approval, as defined in s. 781.10 (1) (a), under the procedures described in s. 59.694 (10) (b). Notwithstanding s. 59.694 (4), a county may provide by ordinance that the county's decision on a conditional use permit application is not reviewable by the board of adjustment and may be appealed directly to the circuit court under the procedures contained in s. 59.694 (10).

(5m) TERMINATION OF COUNTY ZONING. (a) Subject to par. (b), if a county clerk receives a notice from a town under s. 60.23 (34) (b) 1. before July 1 of the year before a year in which a town may withdraw from county zoning under s. 60.23 (34), a county board may enact an ordinance, before October 1 of the year in which the county clerk receives the notice, to repeal all of its zoning ordinances enacted under this section if it so notifies, in writing, all of the towns that are subject to its zoning ordinances. If a county does not repeal all of its zoning ordinances as described in this paragraph, it shall amend its zoning ordinances to specify that the ordinances do not apply in the town from which it received the notice.

Draft: 03-20-2025

CHIPPEWA COUNTY – PLANNING & ZONING COMMITTEE

NOTICE OF ACTION

Conditional Use Permit for a Wedding Venue in the Agricultural District

APPEAL NUMBER: # 2024-0001

APPEAL DATE: March 20, 2025

PROPERTY OWNER(S):

Carl & Cassandra Smiskey
11151 County Highway N
Chippewa Falls, Wisconsin 54729

Property Information:

Certified Survey Map 5930, Lot 1
11151 County Highway N
22809-0223-75930001

Dear Property Owners,

On March 20, 2025, the Planning & Zoning Committee considered your request for a Conditional Use Permit, which would allow a wedding venue in the Agricultural District under sections 70-115(b)(6) and 70-108 of the Chippewa County Zoning Ordinance. The parcel associated with this request is located in the SW ¼ of the NW ¼, Section 02, Township 28 North, Range 09 West, Town of Wheaton.

DECISION:

The Planning & Zoning Committee has **GRANTED** a conditional use permit with the following conditions:

1. The wedding venue is operated as per the submitted information dated March 20, 2025.
2. Limitation of Noise: Per section 13.05 of the Town of Wheaton Event & Production Regulations: "At all times during the assembly, no sound greater than 70 decibels, as measured at the boundaries of the assembly area by a qualified person with a calibrated decibel meter, shall be allowed."
3. Per the Department of Safety & Professional Services memo dated August 2018, the barn shall be brought into compliance with the Wisconsin Commercial Code OR the owners shall obtain a temporary use permit under SPS 361.03(12) from the municipal fire or building code official.
 - a. A copy of either approval shall be submitted to the Department of Planning & Zoning prior to utilizing the facility as a Wedding Venue.
4. Permit is issued to the current property owners and is not transferable, unless approved by the Planning & Zoning Committee.

A complete record of the hearing and the decision of the Planning & Zoning Committee are available for inspection in the Chippewa County Planning & Zoning Department, Room 009, 711 N. Bridge Street, Chippewa Falls, Wisconsin. Information can be reviewed and/or requested between the hours of 8:00 a.m. and 4:30 p.m., Monday through Friday, excluding Holidays.

TERMINATION AND REVOCATION. The conditional use permit shall lapse and is void:

1. Twelve (12) months after approval by the Committee unless the use is fully established and improvement to the property described in the permit is implemented.
2. On the date of expiration set forth in the conditional use permit.
3. At such time as the conditional use for which the permit was granted shall cease or be abandoned for twelve (12) consecutive months.
4. If any condition of the permit is violated or if the conditional use is substantially detrimental to persons or property in the neighborhood, the Committee, following notice to all parties listed in 70-108(b)(2), shall hold a public hearing on the revocation of the conditional use permit. If, upon finding of facts, any material condition of the conditional use permit has been violated or if the character and quality of the area has been substantially and

Attachment: 2025-0001 Smiskey CUP - DRAFT Final Decision (8797 : 2025-0001 - Carl & Cassie Smiskey - CUP)

Draft: 03-20-2025

adversely affected by the continuation of the conditional use permit, the Committee may revoke or modify the conditional use. The Committee may thereafter direct counsel for the county to initiate such legal actions as are necessary to ensure compliance with this chapter.

EFFECTS OF REVOCATION

In the event of revocation or termination, the conditional use is void and the property shall be governed thereafter by the rules of the zoning district to which the property is zoned at the time of the termination.

BINDING EFFECT

The applicant shall acknowledge in their application and the conditional use permit shall recite that the use is conditional and binding upon the applicant, his successors, assigns and personal representatives and is a restriction that runs with the land.

WRIT OF CERTIORARI

Any person or persons jointly or severally aggrieved by this decision of the Planning & Zoning Committee or any taxpayer, or any officer, department, board or bureau of the County, may commence an action in the circuit court for writ of certiorari to review the legality of such decision.

Dated this 21st day of March, 2025.

By the Order of the Planning & Zoning Committee.



Douglas Clary, Director
 Department of Planning & Zoning

CC: Alice Droske, Interim Wheaton Town Chair
 File

Attachment: 2025-0001 Smiskey CUP - DRAFT Final Decision (8797 : 2025-0001 - Carl & Cassie Smiskey - CUP)

(10) REPAIRS. All portions, elements, systems or components of existing buildings and structures repaired shall conform and be maintained in accordance with the rules of chs. SPS 361 to 366 as the rules exist on one of the following:

(a) The date plans for that portion, element, system or component was approved by the department or authorized representative.

(b) The date the local building permit was issued for that portion, element, system or component, if plan submission and approval was not required.

(c) The date construction was initiated for that portion, element, system or component, where pars. (a) and (b) do not apply.

(d) The date repair is initiated.

(11) CHANGE OF OCCUPANCY OR USE. Except as provided in sub. (12), no change may be made in the use or occupancy of any building or structure, or any space within a building or structure, that would place the building, structure or space either in a different division of the same group of occupancies or in a different group of occupancies, unless the building, structure or space complies with the requirements of chs. SPS 361 to 366 for the new division or group of occupancies, as these requirements exist on one of the following dates:

(a) Pursuant to s. SPS 361.30, the date when plans for the change in occupancy or use are approved by the department or authorized representative.

(b) The date a local building permit is issued, if plan submittal and approval is not required under s. SPS 361.30.

(c) The date construction is initiated, where pars. (a) and (b) do not apply.

(d) The date an occupancy permit is issued, where pars. (a) to (c) do not apply.

(12) TEMPORARY USE. A municipal fire or building code official may permit a building or structure to be used temporarily by the public, subject to all of the following provisions:

(a) The official shall determine the time frame within which the temporary use is permitted, based on the extent hazards are created by the temporary use. This time frame may not exceed 180 days, except the official may grant extensions for demonstrated cause.

(b) Except as provided in par. (c), buildings or spaces considered for temporary use shall conform to the requirements of chs. SPS 361 to 366 as necessary to ensure the public safety, health and general welfare.

(c) The official may require additional safety requirements for a temporary use as a tradeoff for any safety provisions that may be lacking.

(d) The official may terminate the approval for a temporary use at any time and order immediate discontinuance of the use or complete evacuation of the building or space.

(13) EXISTING BUILDINGS AND STRUCTURES. (a) Unless otherwise specifically stated in chs. SPS 361 to 366, an existing building or structure, and every element, system, or component of an existing building or structure shall be maintained to conform with the Wisconsin administrative building code provisions that applied when the building, structure, element, system, or component was constructed, or altered except when required by subsequent editions of the building code.

(b) Existing bleachers, grandstands, and folding and telescopic seating shall comply with IBC section 1029.1.1.

(14) INTERNATIONAL FIRE CODE. The 2015 IFC does not apply to chs. SPS 361 to 366 except as follows:

(a) Design and construction-related requirements shall apply that are addressed in the IFC section 102.6; IFC chapters 2 to 4; IFC sections 501 to 502 and 504 to 510; IFC sections 601 to 605 and 607 to 609; IFC chapters 7 and 8; IFC sections 901.1 to 901.4.3, 901.4.5 to 909.18.9, and 909.20 to 913; IFC chapters 10, 11, 21, and 22; IFC section 2311.7, and IFC chapters 24 to 37, 50, 51, 54 to 57, 59, 60, 62 to 67, and 80.

(b) Occupant loads addressed in IFC section 1004.5 shall apply but shall be established by the owner rather than by the code official.

(c) Construction-related inspections and reports shall apply that are addressed in IFC chapters 2 to 8; IFC sections 901 to 909.18.9 and 909.20 to 913; and IFC chapters 10, 11, 21, 22, 24 to 37, 50, 51, 54 to 57, 59, 60, and 62 to 67, but may be performed or compiled by any qualified agency, rather than by a special inspector.

(d) Use and operation provisions shall apply which are a contingency of design and construction-related requirements and which are addressed in IFC chapters 2 to 4; IFC sections 501 and 502 and 504 to 510; IFC sections 601 to 605 and 607 to 609; IFC chapters 7 and 8; IFC sections 901.1 to 901.4.3, 901.4.5 to 909.18.9, and 909.20 to 913; and IFC chapters 10, 11, 21, 22, 24 to 37, 50, 51, 54 to 57, 59, 60, 62 to 67, and 80.

Note: A copy of the 2015 IFC may be viewed or acquired at codes.iccsafe.org.

(15) GLOBAL DELETIONS FOR THE INTERNATIONAL CODES. Unless specifically applied by another department-written rule in chs. SPS 361 to 366, the following requirements of the IBC, IEBC, IECC, IFC, IFGC, and IMC do not apply as rules of the department:

(a) All requirements that specify submittal and approval of construction documents, shop drawings or acceptance tests and records.

(b) All requirements that specify employing special inspectors or obtaining special inspections or structural observations.

(c) All requirements that mandate obtaining approval, acceptance or other direction from a building or fire code official.

Note: This paragraph does not delete options to obtain approval from the Department or its authorized agents for specific circumstances that differ from conditions which are more generally prescribed in the above-listed codes.

(d) All requirements that specify providing information to a building or fire code official, unless that official requests the information.

(e) All requirements that address construction in flood hazard areas.

(f) All requirements that address construction of detached one-or two-family dwellings and any references to the IRC.

(g) All requirements that specify obtaining a permit or certificate of occupancy.

Note: For an example of a Department-written rule that specifically applies one or more of the requirements referenced above, see s. SPS 362.1700, which specifically applies the special inspections and determinations in IBC sections 1711 to 1716.

Note: The Department and other state agencies may have additional rules that affect the design, construction, maintenance and use of public buildings and places of employment, including chs. SPS 305, Licenses, Certifications, and Registrations; SPS 307, Explosives and Fireworks; SPS 314, Fire Prevention; SPS 316, Electrical; SPS 318, Elevators, Escalators and Lift Devices; SPS 340, Gas Systems; SPS 341, Boilers and Pressure Vessels; SPS 343, Anhydrous Ammonia; SPS 345, Mechanical Refrigeration; SPS 375 to 379, Buildings Constructed Prior to 1914; SPS 381 to 387, Plumbing; SPS 390, Public Swimming Pools; and SPS 391, Sanitation. The Department's Division of Industry Services administers all of these listed codes.

History: CR 00-179: cr. Register December 2001 No. 552, eff. 7-1-02; CR 01-139: am. (6) (c), (7) (c), (13) (a) 1. and 6. Register June 2002 No. 558, eff. 7-1-02; CR 04-016: am. (3), (5), (6) (intro.), (7) (intro.), (8) (intro.), (9) (intro.), (10) (b), (13) (a) 1. and 6., cr. (10) (a) 4. and (12) (b), am. (12) to be (12) (a) and am., Register December 2004 No. 588, eff. 1-1-05; CR 05-113: cr. (4) (b) 6. Register December 2006 No. 612, eff. 4-1-07; CR 06-120: r. and recr. Register February 2008 No. 626, eff. 3-1-08; CR 10-103: am. (14) (a) to (c), r. (14) (d) and (e), renum. (14) (f) to be (d) and am., cr. (15), Register August 2011 No. 668, eff. 9-1-11; correction in (1) (a), (c), (7) (a), (b), (8) (a), (b), (9) (a), (b), (11) (a), (b), (14) (intro.) made under s.

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.



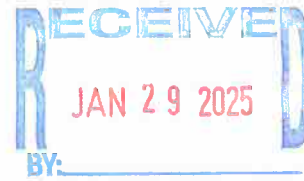
STATEMENT OF EXPLANATION
2025-0001 SIDEKICK REAL ESTATE REZONE - TOWN OF ANSON

5.2

Parcel numbers 23007-3133-73735001 and 23007-3133-73735002, which are Lots 1 & 2, Certified Survey Map 3735, located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 31, Township 30 North, Range 07 West. Town of Anson. Property Address: 13217 County Highway S South

From: Agricultural & Highway Commercial

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 •

2025 Rezone Application



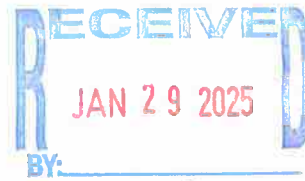
Comprehensive zoning consists of written text (commonly referred to as the zoning ordinance) and an official zoning map. The zoning ordinance is a guideline for permitted and conditional uses, which are separated into zoning classifications or districts. The zoning map shows how a town board has designated the particular zoning classifications or districts to parcels of land within their particular jurisdiction. A **REZONE** is where a property owner or other authorized entity seeks to amend the official zoning map, which would allow a use that is currently not permitted on the parcels of land based on the existing zoning classification or district. This is referred to as a zoning map amendment or "rezoning". The requested rezoning change may not be granted if it does not fit with the comprehensive plan and community goals for the respective town and county.

SECTION I: Parcel Owner Information				SECTION II: Agent Information			
Name: Sidekick Real Estate LLC.				Name: Joe Somero			
Mailing Address: 1120 122nd St.				Mailing Address: 18660 70th Ave			
City: Chippewa Falls	State: WI	Zip: 54729		City: Chippewa Falls	State: WI	Zip: 54729	
Telephone: 715-944-4927				Telephone: 715-944-4927			
Email Address (Required): Joe@jcsomero.com				Email Address (Required): Joe@jcsomero.com			
SECTION III: Parcel Information				swdfe@c21affiliated.com			
Town of: Anson				Property Address: 13217 County Highway S South			
Parcel Number(s): 23007-3133-73735001 / 23007-3133-73735002				City: Jim Falls			
Existing Zoning District(s): AG				State: WI			
Highway Commercial				Zip: 54748			
				Proposed Zoning District(s): R1 for Both			

GENERAL DIRECTIONS:

- Complete this Application form and the required four (4) parts:
 - ☐ Part 1: General Questions related to the request
 - ☐ Part 2: Planning & Zoning Committee Schedule - 2025
 - ☐ Part 3: General Rezoning Process
 - ☐ Part 4: Applicant Acknowledgement/Signature
- Submit the completed application, all required information and a \$350.00 public hearing fee (Make check payable to: Chippewa County Treasurer) by the deadline (as listed in Part 2) to the Chippewa County Department of Planning & Zoning, Room 009, 711 N. Bridge Street, Chippewa Falls, Wisconsin 54729.
- Make arrangements to attend or have a representative attend any local town plan commission or town board meetings, and the required Planning & Zoning public hearing. This presence is needed so that questions can be answered and concerns addressed.

FOR DEPARTMENT OF PLANNING & ZONING STAFF USE:		
Receipt Number:	Appeal Number: 2025-0001	Public Hearing Date: 3-20-25



CHIPPEWA COUNTY DEPARTMENT OF PLANNING & ZONING

• 711 North Bridge Street, Chippewa Falls, WI 54729 • Phone: 715.726.7940 • Fax: 715.726.4596 • www.co.chippewa.wi.us •

2025 Rezone Application



Comprehensive zoning consists of written text (commonly referred to as the zoning ordinance) and an official zoning map. The zoning ordinance is a guideline for permitted and conditional uses, which are separated into zoning classifications or districts. The zoning map shows how a town board has designated the particular zoning classifications or districts to parcels of land within their particular jurisdiction. A **REZONE** is where a property owner or other authorized entity seeks to amend the official zoning map, which would allow a use that is currently not permitted on the parcels of land based on the existing zoning classification or district. This is referred to as a zoning map amendment or "rezoning". The requested rezoning change may not be granted if it does not fit with the comprehensive plan and community goals for the respective town and county.

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Telephone: 715-944-4927				Telephone: 715-944-4927			
Email Address (Required): Joe@jcSomero.com				Email Address (Required): Joe@jcSomero.com,			
SECTION III: Parcel Information				swdfe@c21affiliated.com			
Town of: Anson				Property Address: 13217 County Highway S South			
Parcel Number(s): 23007-3133-73735001 / 23007-3133-73735002				City: Jim Falls			
Existing Zoning District(s): AG				State: WI			
Highway Commercial				Zip: 54748			
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- Make arrangements to attend or have a representative attend any local town plan commission or town board meetings, and the required Planning & Zoning public hearing. This presence is needed so that questions can be answered and concerns addressed.

FOR DEPARTMENT OF PLANNING & ZONING STAFF USE:		
Receipt Number:	Appeal Number: 2025-0001	Public Hearing Date: 3-20-25

Chippewa County – 2025 Rezone Application

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

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

- 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.
- 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.
- Describe the present and, if known, any proposed improvements on each parcel of land.
- Explain why you are requesting to rezone of each parcel. Please identify the proposed use of each parcel.
- 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).
- Discuss any additional issues you feel that supports the consistency of your proposed use with County ordinances and plans as well as any Town ordinances or plans.

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

PART 2: Planning & Zoning Committee Schedule - 2025

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

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

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

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

PART 3: General Rezoning Process:

- 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.
- 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.
- The public hearing notice will be posted to the Chippewa County Website and the County Clerks bulletin board detailing the request and the date and time of the Public Hearing.

Chippewa County – 2025 Rezone Application

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

PART 4: Applicant Acknowledgement/Signature

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

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

Signed: Joe Someno
Owner/Agent

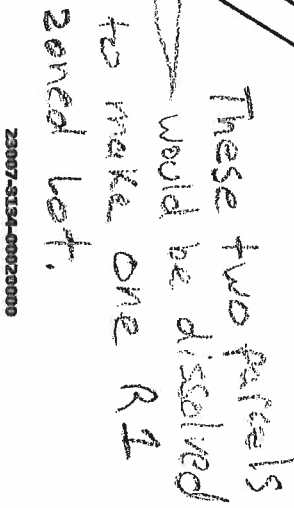
Date: 01/29/2025

PART 5: Planning & Zoning Department Mailing List

Applicant
Property Owner Owners within 400'
Planning & Zoning Committee Members
Town Board Chair & Clerk
County Board Supervisor
News Media
Wisconsin DNR
US Army Corp of Engineers
Wisconsin DOT

Part 1. General Questions

1. Yes, I, Joe and Cammie Somero, have legal ownership of this property. It is titled under Sidekick Real Estate LLC.
2. The two parcels we wish to rezone to R1 are: 23007-3133-73735001 and 23007-3135-73735002
3. There are not any planned improvements to these two parcels. There is an existing small garage/shed and a well/septic on the 73735001 property.
4. I am requesting these two parcels to be rezoned to R1 because the parcel numbers are currently zoned differently, Highway Commercial and AG, which causes restrictions as to where a residential dwelling can be built. We had planned to potentially build on the property, but plans have changed so we are now selling. The zoning restrictions negatively effect the value of the property. We feel the best use is as an R1 lot for someone to build a home between Hwy S and the Old Abe Trail. The river lot would also be included in this sale, so the new owner has waterfront access/ownership as well.
5. R1 zoning is compatible with the existing dwellings to the north and south along County Hwy S. To the north all the way into Jim Falls, and to the south for miles.
6. I don't see any additional issues. It is my understanding that a home used to reside on these parcels, so it is my hope the zoning change will be an easy one.



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.

(Posted on March 4, 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 a public hearing will be held on **March 20, 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: 2025-0001

Petitioner: Sidekick Real Estate

Agent: Joe Somero

Parcel numbers 23007-3133-73735001 and 23007-3133-73735002, which are Lots 1 & 2, Certified Survey Map 3735, located in the SW ¼ of the SW ¼, Section 31, Township 30 North, Range 07 West. Town of Anson. Property Address: 13217 County Highway S South

From: Agricultural & Highway Commercial

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 4th day of **March**, 2025

Douglas Clary, Director
Department of Planning & Zoning
Chippewa County

Attachment: 2025-0001 Sidekick Real Estate LLC Rezone - Public Notices & Maps (8880 : 2025-0001 Sidekick Real Estate 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

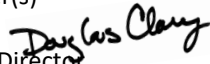
Land Records & G.I.S.

POWTS & Wells

Date: March 4, 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. You are receiving this notice because your property has been determined to be within the legal public hearing notification distance per county and state requirements. I have enclosed a map identifying the location of the parcel associated with the rezone petition. If you have any questions regarding this rezone petition, please contact me at (715) 726-7941.

REZONE PETITION: #2025-0001

Petitioner: Sidekick Real Estate LLC

Agent: Joe Somero

Parcel numbers 23007-3133-73735001 and 23007-3133-73735002, which are Lots 1 and 2, Certified Survey Map 3735, located in the SW ¼ of the SW ¼, Section 31, Township 30 North, Range 07 West. Town of Anson.

Physical Address: 13217 County Highway S South

From: Agricultural & Highway Commercial

To: Residential 1

THE BELOW MEETINGS ARE OPEN TO THE PUBLIC:

Anson Town Board

The Anson Town Board will **REVIEW** this request on **March 13, 2025**, at **7:30 PM**, at the Anson Town Hall, 13836 County Highway S South, Jim Falls, Wisconsin 54728. 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).

Chippewa County Planning & Zoning Committee:

The Chippewa County Planning & Zoning Committee will hold a **PUBLIC HEARING** for this petition on **March 20, 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 **April 8, 2025**, at **6:00 PM** for their consideration. If the Planning & Zoning Committee disapproves, the petition will fail.

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2025-0001 Sidekick Real Estate LLC Rezone Request
Aerial (2023)

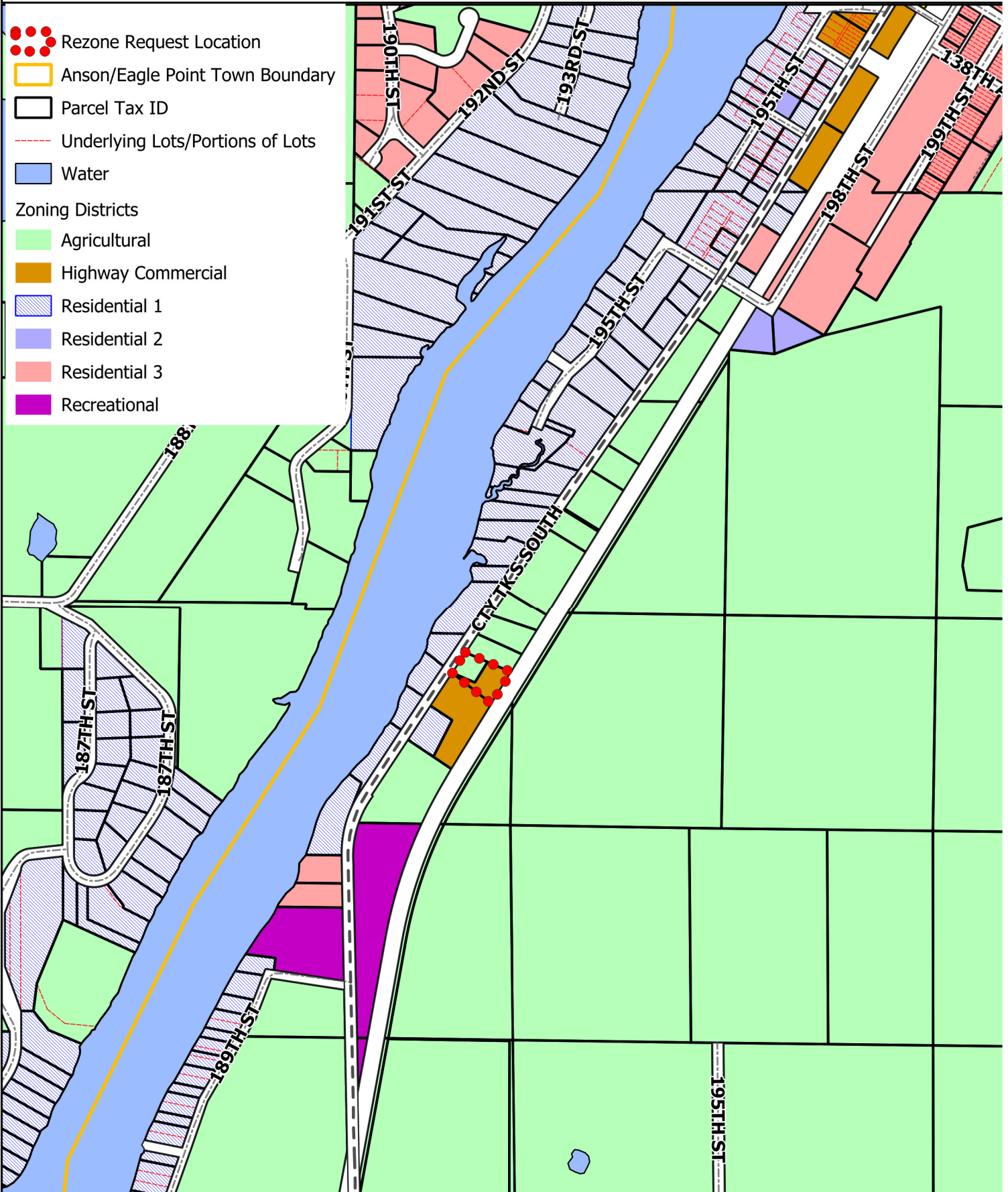
5.2.b

- Rezone Request Location
- Parcel Tax ID



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2025-0001 Sidekick Real Estate LLC Rezone Request Zoning Districts



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