

**CHIPPEWA COUNTY**  
**PLANNING & ZONING COMMITTEE**  
**REGULAR MEETING**  
**APRIL 20, 2023**  
**CHIPPEWA COUNTY COURTHOUSE, RM 302**  
**4:30 PM**

**1. CALL TO ORDER**

**2. ROLL CALL**

| Attendee Name   | Organization    | Title                   | Status  | Arrived |
|-----------------|-----------------|-------------------------|---------|---------|
| David Eisenhuth | Chippewa County | District 15 (Chair)     | Present |         |
| Jason Bergeron  | Chippewa County | District 7 (Vice-Chair) | Present |         |
| Dean Gullickson | Chippewa County | District 5              | Present |         |
| Caden Berg      | Chippewa County | District 13             | Present |         |
| Chuck Hull      | Chippewa County | District 19             | Excused |         |

**3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD**

None.

**4. CONSENT AGENDA**

Motion to Approve the Agenda.

|                  |                                         |
|------------------|-----------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>             |
| <b>MOVER:</b>    | Dean Gullickson, District 5             |
| <b>SECONDER:</b> | Jason Bergeron, District 7 (Vice-Chair) |
| <b>AYES:</b>     | Eisenhuth, Bergeron, Gullickson, Berg   |
| <b>EXCUSED:</b>  | Hull                                    |

1. Approve the Agenda

2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - Mar 23, 2023 4:30 PM

3. Schedule Next Meeting Date - May 18, 2023 at 4:30 PM

**5. BUSINESS ITEMS**

1. Wissota Meadows - Preliminary Plat Review - Lafayette  
Motion to approve preliminary plat as presented

# Planning & Zoning Committee

Minutes  
Regular Meeting

Chippewa County Courthouse, Rm 302

April 20, 2023  
4:30 PM

|                  |                                       |
|------------------|---------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>           |
| <b>MOVER:</b>    | Dean Gullickson, District 5           |
| <b>SECONDER:</b> | Caden Berg, District 13               |
| <b>AYES:</b>     | Eisenhuth, Bergeron, Gullickson, Berg |
| <b>EXCUSED:</b>  | Hull                                  |

2. Review and Action on Offers to Purchase Received on Tax Deed Property - Doug Clary

Clary handed out a compiled bid sheet showing the bids that were received on the following four (4) tax deed parcels.

**Town of Eagle Point - Tax Deed - 22908-2922-65110005B - Bids Received:**

Matthew Winters, \$1,050;  
Dale H. & Jean M. Horgen, \$1,001;  
James Scheffler \$502.

Mrs. Jean M. Horgen asked to speak to the committee regarding this particular parcel and her bid. Mrs. Horgen indicated that she and her husband have maintained (mowing, picking up garbage, etc) this tax deed parcel since they purchased the adjacent land in 1996. Mrs. Horgen feels that because they have maintained it for over 20 years that they would have an adverse possession claim on the property. A general discussion occurred on adverse possession, the ownership of the parcel prior to the county taking it on tax deed, if the lot was buildable and the acceptance of a bid that is not the highest.

Motion by Gullickson, seconded by Bergeron, to accept the bid from Dale H & Jean M Horgen based on the following:

- (1) Statement by Mrs. Jean M. Horgen who has lived next door and maintained this parcel as part of their property.
- (2) Uncertainty on whether this lot could be built on due to a WisDOT setback placed on the Plat, which required a 150' setback from the eastern edge of State Highway 124.
- (3) This lot was originally part of lot 5, Greenfield Park. Horgens currently own the eastern portion of lot 5 and the intent is to combine the pieces together.
- (4) It is in the best interest of the county to accept the lower bid to avoid any type of legal involvement in a potential adverse possession claim.
- (5) The accepted bidder's submission of the remaining balance and the \$30 Register of Deeds Recording Fee by Cashier's Check or Certified Check in full within 15 days of delivery or written notification of Chippewa County's acceptance of their bid. The bid deposit submitted by the accepted bidder shall be forfeited to Chippewa County in the event the accepted bidder fails to make full payment for the property within 15 days of delivery to the accepted bidder of written notification of Chippewa County's acceptance of the successful bid.
- (6) If the accepted bidder fails to make final payment, then the committee accepts the bid from Matthew Winters under the same provisions as identified in number 5 above.

**Town of Ruby - Tax Deed Parcel - 23105-1143-07510000 - Bids Received:**

James Weinmann, \$20,050;  
James Scheffler, \$10,001;  
Rob Winchell, \$10,000

Motion by Gullickson, seconded by Berg to accept the James Weinmann bid on the condition that the accepted bidder's submission of the remaining balance and the \$30 Register of Deeds Recording Fee by

# Planning & Zoning Committee

Minutes  
Regular Meeting

Chippewa County Courthouse, Rm 302

April 20, 2023  
4:30 PM

Cashier's Check or Certified Check in full within 15 days of delivery or written notification of Chippewa County's acceptance of their bid. The bid deposit submitted by the accepted bidder shall be forfeited to Chippewa County in the event the accepted bidder fails to make full payment for the property within 15 days of delivery to the accepted bidder of written notification of Chippewa County's acceptance of the successful bid. If the accepted bidder fails to make final payment, then the committee accepts the bid from James Scheffler under the same condition as identified above.

**Town of Sigel - Tax Deed Bid - 22807-1424-724070L01 - Bid Received:**

45th Ave. Out Lot 01, LLC, \$3,010

Motion by Bergeron, seconded by Berg to accept this bid on the condition that the accepted bidder's submission of the remaining balance and the \$30 Register of Deeds Recording Fee by Cashier's Check or Certified Check in full within 15 days of delivery or written notification of Chippewa County's acceptance of their bid. The bid deposit submitted by the accepted bidder shall be forfeited to Chippewa County in the event the accepted bidder fails to make full payment for the property within 15 days of delivery to the accepted bidder of written notification of Chippewa County's acceptance of the successful bid.

**City of Cornell - Tax Deed Bid - 23106-2034-08750000 - Bid Received:**

Mary, Keven & Jenny Blaisdell, \$4,001

Motion by Gullickson, seconded by Bergeron to accept this bid on the condition that the accepted bidder's submission of the remaining balance and the \$30 Register of Deeds Recording Fee by Cashier's Check or Certified Check in full within 15 days of delivery or written notification of Chippewa County's acceptance of their bid. The bid deposit submitted by the accepted bidder shall be forfeited to Chippewa County in the event the accepted bidder fails to make full payment for the property within 15 days of delivery to the accepted bidder of written notification of Chippewa County's acceptance of the successful bid.

|                  |                                         |
|------------------|-----------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>             |
| <b>MOVER:</b>    | Dean Gullickson, District 5             |
| <b>SECONDER:</b> | Jason Bergeron, District 7 (Vice-Chair) |
| <b>AYES:</b>     | Eisenhuth, Bergeron, Gullickson, Berg   |
| <b>EXCUSED:</b>  | Hull                                    |

3. Discussion & Direction on Future Sales of Tax Deeded Land - Doug Clary

Clary informed the PZC that parcel number 23105-2841-08000000 (Town of Ruby), which we did not receive any bids on, would be delayed due to a scheduled court hearing on the validity of the tax in rem process. Motion to lower the minimum bid on parcel 23208-1321-72205001 (Town of Sampson) from \$82,800 to \$41,400 and to keep the remaining parcels as is.

|                  |                                         |
|------------------|-----------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>             |
| <b>MOVER:</b>    | Dean Gullickson, District 5             |
| <b>SECONDER:</b> | Jason Bergeron, District 7 (Vice-Chair) |
| <b>AYES:</b>     | Eisenhuth, Bergeron, Gullickson, Berg   |
| <b>EXCUSED:</b>  | Hull                                    |

# Planning & Zoning Committee

Minutes  
Regular Meeting

Chippewa County Courthouse, Rm 302

April 20, 2023  
4:30 PM

## 6. AGENDA ITEMS FOR FUTURE CONSIDERATION

None discussed.

## 7. ADJOURN

Motion to adjourn at 5:05 PM.

|                  |                                       |
|------------------|---------------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>           |
| <b>MOVER:</b>    | Dean Gullickson, District 5           |
| <b>SECONDER:</b> | Caden Berg, District 13               |
| <b>AYES:</b>     | Eisenhuth, Bergeron, Gullickson, Berg |
| <b>EXCUSED:</b>  | Hull                                  |

**CHIPPEWA COUNTY**  
**PLANNING & ZONING COMMITTEE**  
**REGULAR MEETING**  
**MARCH 23, 2023**  
**CHIPPEWA COUNTY COURTHOUSE, RM 302**  
**4:30 PM**

**1. CALL TO ORDER**

**2. ROLL CALL**

| Attendee Name   | Organization    | Title                   | Status  | Arrived |
|-----------------|-----------------|-------------------------|---------|---------|
| David Eisenhuth | Chippewa County | District 15 (Chair)     | Present |         |
| Jason Bergeron  | Chippewa County | District 7 (Vice-Chair) | Present |         |
| Dean Gullickson | Chippewa County | District 5              | Present |         |
| Caden Berg      | Chippewa County | District 13             | 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:** Jason Bergeron, District 7 (Vice-Chair)  
**SECONDER:** Chuck Hull, District 19  
**AYES:** Eisenhuth, Bergeron, Berg, Hull

1. Approve the Agenda

2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - Feb 23, 2023 4:30 PM

3. Schedule Next Meeting Date - April 20, 2023 @ 4:30pm

**5. BUSINESS ITEMS**

1. Wissota Meadows - Preliminary Plat Review - Lafayette  
Motion to Approve Preliminary Plat

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Jason Bergeron, District 7 (Vice-Chair)  
**SECONDER:** Chuck Hull, District 19  
**AYES:** Eisenhuth, Bergeron, Berg, Hull

Minutes Acceptance: Minutes of Mar 23, 2023 4:30 PM (Consent Agenda)

# Planning & Zoning Committee

Minutes  
Regular Meeting

Chippewa County Courthouse, Rm 302

March 23, 2023  
4:30 PM

## 6. AGENDA ITEMS FOR FUTURE CONSIDERATION

None Discussed

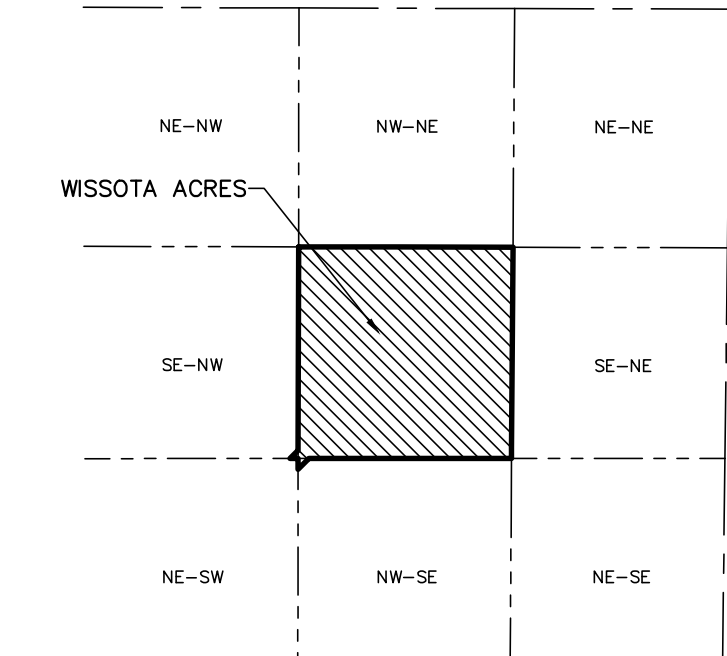
## 7. ADJOURN

Motion to Adjourn.

|                  |                                 |
|------------------|---------------------------------|
| <b>RESULT:</b>   | <b>APPROVED [UNANIMOUS]</b>     |
| <b>SECONDER:</b> | Caden Berg, Chuck Hull          |
| <b>AYES:</b>     | Eisenhuth, Bergeron, Berg, Hull |

Minutes Acceptance: Minutes of Mar 23, 2023 4:30 PM (Consent Agenda)





OL. - OUTLOT  
COR. - CORNER  
CSM.# - CERTIFIED SURVEY MAP  
FND. - FOUND  
MON. - MONUMENT  
O.D. - OUTSIDE DIAMETER  
W/O - WITHOUT  
R/W - RIGHT OF WAY  
R/W - RANGE # WEST  
SEC. - SECTION  
SQ.FT. - SQUARE FEET  
S.T.H. - STATE TRUNK HIGHWAY  
T#N# - TOWNSHIP ## NORTH  
V#P# - VOLUME ## PAGE #  
DOC.# - DOCUMENT #  
LBS./L. - POUNDS PER LINEAR FOOT  
I.P. - IRON PIPE  
N - NORTH  
E - EAST  
S - SOUTH  
W - WEST  
NE - NORTHEAST  
SE - SOUTHEAST  
SW - SOUTHWEST  
NW - NORTHWEST

LOCATION SKETCH  
OF THE NE¼ OF SECTION 5

PRELIMINARY PLAT OF  
**WISSOTA ACRES**

LOCATED IN THE SW ¼ OF THE NE ¼, THE NW ¼ OF  
THE SE ¼ AND THE SE ¼ OF THE NW ¼,  
SECTION 5, TOWNSHIP 28 NORTH, RANGE 7 WEST,  
TOWN OF LAFAYETTE, CHIPPEWA COUNTY, WISCONSIN

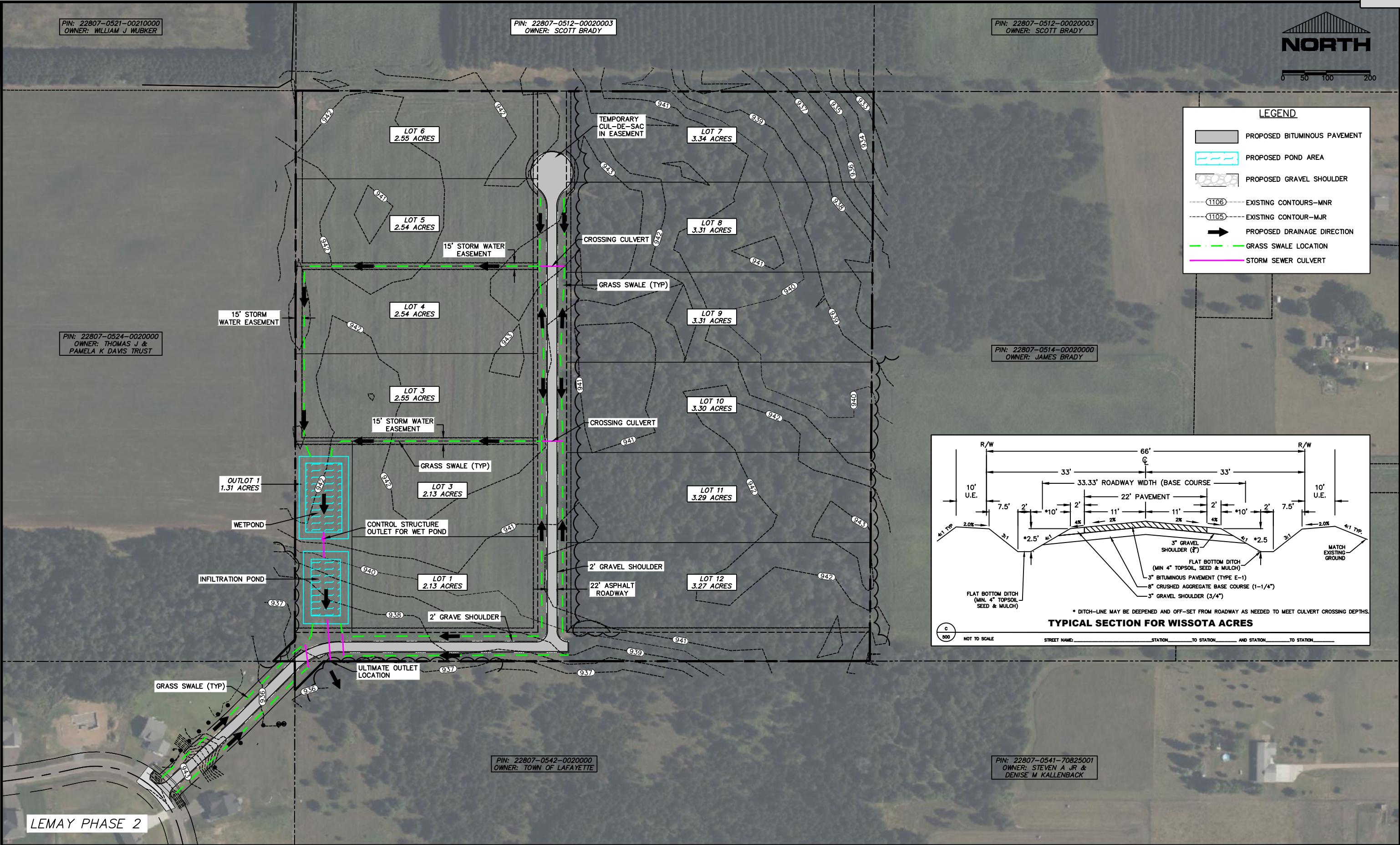




Diagram illustrating the location of the NE-NW corner within a quarter section. The section is divided into four quadrants: NE-NW, NW-NE, NE-NE, and SE-NE. The NE-NW quadrant is shaded with diagonal lines. A line labeled "WISCONSIN ACRES" points to the NE-NW corner of the shaded area.

PRELIMINARY PLAT OF  
WISSOTA ACRES  
LOCATED IN THE SW ¼ OF THE NE ¼, THE NW ¼ OF  
THE SE ¼ AND THE SE ¼ OF THE NW ¼,  
SECTION 5, TOWNSHIP 28 NORTH, RANGE 7 WEST,  
TOWN OF LAFAYETTE, CHIPPEWA COUNTY, WISCONSIN





Attachment: 23008 Wissota Acres Sketch Plan 033123 (7647 : Wissota Meadows - Preliminary Plat Review)

|     |      |           |            |           |                 |                        |                                                                                                                                                                                                                                                             |             |                                                       |                   |   |
|-----|------|-----------|------------|-----------|-----------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-------------------------------------------------------|-------------------|---|
|     |      |           |            |           |                 | PROJ. NO.<br><br>23008 |  <div>ADVANCED ENGINEERING CONCEPTS<br/>1360 INTERNATIONAL DR<br/>EAU CLAIRE, WI 54701<br/>PH: 715-552-0330<br/>info@aec.engineering<br/>COPYRIGHT 2023 AEC LLC.</div> | SKETCH PLAN | WISSOTA ACRES<br>D&B FRAMEWORKS<br>CHIPPEWA FALLS, WI | DWG NAME<br>23008 | 1 |
|     |      |           |            |           | SKETCH PLAN     |                        |                                                                                                                                                                                                                                                             |             |                                                       |                   |   |
|     |      |           |            |           | DATE<br>03/2023 |                        |                                                                                                                                                                                                                                                             |             |                                                       | 1                 |   |
| NO. | DATE | REVISIONS | DRAFTED BY | DESIGN BY | CHECKED         |                        |                                                                                                                                                                                                                                                             |             |                                                       |                   |   |



**STATEMENT OF EXPLANATION  
REVIEW AND ACTION ON OFFERS TO PURCHASE RECEIVED ON TAX  
DEED PROPERTY - DOUG CLARY**

5.2

The Planning & Zoning Committee will be reviewing sealed bids received on Tax Deed Property. Attached is the list of current Tax Deed properties for sale.



(Publish – Chippewa Herald – March 30, April 6 and April 13)

**PUBLIC NOTICE  
SALE OF TAX DEED LAND**

Pursuant to Section 2-353 of the Code of Ordinances, County of Chippewa, Wisconsin, and Wisconsin State Statutes 75.69(1) notice is hereby given that Chippewa County offers for sale to the public the following described tax deed real estate:

**Municipality: Town of Eagle Point - 2022**

Parcel Number: 22908-2922-65110005B

Address: Vacant Land

Description: GREENFIELD PARK ADDITION PRT LOT 5 PCL BEG @ INTER E LN HWY 124 &amp; S LN GREEN- FIELD DR; E 150', S 58', S 36 D W 165.36', S 12' TO S LN NW NW, W 50' TO HWY 124, N 201.70' TO POB. PCL RETAINED IN V789 P690

Appraised Value: \$ 300

Minimum Bid: \$ 300

**Municipality: Town of Lake Holcombe - 2022**

Parcel Number: 23206-0811-75644001

Address: Vacant Land

Description: Lot 1 of Certified Survey Map

Appraised Value: \$ 34,000

Minimum Bid: \$ 34,000

**Municipality: Town of Ruby - 2022**

Parcel Number: 23105-1143-07510000

Address: Vacant Land

Description: SW SE PCL BEG 165' E OF SW COR; N 1320', E 165', S 1320', W 165' TO POB.

Appraised Value: \$ 9,900

Minimum Bid: \$ 9,900

**Municipality: Town of Ruby - 2022**

Parcel Number: 23205-2841-08000000

Address: 26344 County Highway G, Holcombe, Wisconsin 54745

Description: NE SE PCL BEG 370' N OF S LN ON W LN CTY HWY G; W 300', N 375', E 300', S 375' TO POB.

Appraised Value: \$ 85,300

Minimum Bid: \$ 85,300

**Municipality: Town of Sampson - 2022**

Parcel Number: 23208-1321-72205001

Address: 18417 290th Avenue, Holcombe, Wisconsin 54745

Description: NE NW LOT 1 OF CERT SUR MAP #2205 IN V9 P296 DOC #632015

Appraised Value: \$ 82,800

Minimum Bid: \$ 82,800

**Municipality: Town of Sigel - 2022**

Parcel Number: 22807-1424-72407OL01

Address: Vacant Land

Description: SE NW &amp; SW NE OUTLOT 1 OF CERT SUR MAP #2407 IN V10 P329 DOC #656148 SUBJ TO EASEMENT FOR LOT 3 CSM #2423 PER DOC #751817 ALSO FOR LOT 2 CSM #2408 PER DOC #762993. SUBJECT TO EASEMENT PER DOC #858873.

Appraised Value: \$ 800

Minimum Bid: \$ 800

**Municipality: City of Cornell - 2022**

Parcel Number: 23106-2034-08750000

Attachment: Tax Deed Properties Available\_Sealed Bids 2023-04-20 (7648 : Review Bids Received on Tax Deeded Land)

Address: Vacant Land  
 Description: SE SW PCL BEG @ SE COR; N 133', W 133', S 133', E 133' TO POB.  
 Appraised Value: \$ 3,800  
 Minimum Bid: \$ 3,800

**SEALED BID DEADLINE:**

Sealed bids shall be sent to and received by the Chippewa County Department of Planning & Zoning, Room 009, 711 N. Bridge St., Chippewa Falls, WI 54729 prior to **12:00 Noon, Wednesday, April 19, 2023**. Sealed bids shall include the "Offer to Purchase" form, the applicable deposit and appropriately marked as described below. Bids will be opened by department staff and a bid sheet listing all bids will be submitted to the Planning & Zoning Committee for action.

**COMMITTEE MEETING:**

The Chippewa County Planning & Zoning Committee will meet at **4:30 PM on Thursday, April 20, 2023** in Room 302 of the Chippewa County Courthouse.

**SEALED BID REQUIREMENTS:**

All bidders must be at least eighteen (18) years or older to submit a bid.

A Chippewa County "Offer to Purchase" form must be submitted for each individual parcel. Bids shall be submitted in a sealed envelope and clearly marked on the outside "SEALED BID" along with the accompanying Parcel Identification Number. A minimum deposit by Cashier's Check or Certified Check in the amount of 10% of the bid (rounded to the nearest dollar) or \$1,000.00, whichever is greater, must accompany the bid. In situations where the bid amount is less than \$1,000.00, the full amount of the bid must be submitted. Checks shall be made payable to the Chippewa County Treasurer.

***Chippewa County reserves the right to accept or reject any or all bids.*** The bid deposits of unsuccessful bidders will be returned following the acceptance of the successful bid.

The successful bidder must pay the accepted purchase price and all applicable fees by Cashier's Check or Certified Check in full within 15 days of delivery or written notification to the successful bidder of Chippewa County's acceptance of the successful bid or Chippewa County reserves the right to rescind the approval of the bid. The bid deposit submitted by the successful bidder shall be forfeited to Chippewa County in the event the successful bidder fails to make full payment for the property within 15 days of delivery to the successful bidder of written notification of Chippewa County's acceptance of the successful bid. **ALL SALES ARE FINAL.**

Upon completion of the sale, Chippewa County will prepare and record a quit claim deed (County Deed) conveying legal title from Chippewa County to the successful bidder as indicated on the submitted offer to purchase. The successful bidder shall be responsible for payment of the recording fee in the amount of \$30.00, which shall be included with the successful bidder's final payment for the property. No abstract or title insurance will be furnished by Chippewa County.

**TERMS AND CONDITIONS:**

All tax deed property will be sold "AS IS, WHERE IS and WITHOUT CONDITIONS". It is the responsibility of all prospective purchasers to determine any defects in the title or property. Chippewa County makes no representations, assurances or warranties as to, without limitation due to enumeration, the ability to build on the land, zoning and environmental condition such as the presence of toxins, contaminants, radon, hazardous wastes, hazardous substances or storage tanks, of and on the properties listed for sale.

Please contact Douglas Clary, Chippewa County Planning & Zoning Director at (715) 726-7941 with questions.



**STATEMENT OF EXPLANATION**  
**DISCUSSION & DIRECTION ON FUTURE SALES OF TAX DEEDED LAND -**  
**DOUG CLARY**

5.3

The Planning & Zoning Committee will discuss the future sale of the remaining tax-deeded parcels. This will also include a discussion on a possible reduction in the minimum accepted bid on the tax-deeded parcels.