

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
SPECIAL MEETING
MAY 21, 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	Excused	
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:	Chuck Hull, District 19
AYES:	Bergeron, Kelly, Kempe, Hull
EXCUSED:	Shoebridge

1. Approve the Agenda

2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - Apr 24, 2025 5:00 PM

3. Schedule Next Meeting Date - Thursday, May 22, 2025 @ 5:00PM

5. BUSINESS ITEMS

1. Comprehensive Plan Update - Chris Straight (West Central Wisconsin Regional Plan Commission)
Chris Straight gave an update on the schedule and the status of the town and municipal surveys; reviewed goals and objectives within the 2010 Comprehensive Plan; discussed the focus groups and reviewed the Existing Land Use Maps.

Meeting # 3 will focus on the Transportation and Utilities & Community Facilities Element.

Planning & Zoning Committee

Minutes
Special Meeting

Chippewa County Courthouse, Rm 302

May 21, 2025
5:00 PM

RESULT:	DISCUSSED
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6. AGENDA ITEMS FOR FUTURE CONSIDERATION

None.

7. ADJOURN

Motion to Adjourn.

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

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
APRIL 24, 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	Excused	
Chuck Hull	Chippewa County	District 19	Excused	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

Bob Sworski arrived late to meeting and wished to speak. Bob generally talked about violations occurring in the county and requested that enforcement actions be taken to curb the violations within increased penalty actions. He discussed fines, 90 day stop work orders, and ban of certain repeat violators from working in the county similar to professional individuals that violate and lose their licenses.

4. CONSENT AGENDA

Motion to Approve.

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

1. Approve the Agenda

2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - Mar 20, 2025 5:00 PM

5. BUSINESS ITEMS

1. Zoning Ordinance Amendments Package 2025

General discussion occurred with the following comments.

Section 70-71(a)(13) - Duane S. would like to know what weight of fireworks triggers this language requirement? An individual from the public (property owner wanting this change in Laf.) stated that the ATF is only triggered if a certain weight and grade of fireworks is proposed on a property. Committee wondered if we could reference State Statutes for that requirement so that not everyone who has fireworks on their property would have to follow these reg's. The property owner wanting this ordinance

Minutes Acceptance: Minutes of Apr 24, 2025 5:00 PM (Consent Agenda)

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

April 24, 2025
5:00 PM

change also stated that the ATF requires approval from the local Fire Dept. as part of their review. Board was OK not including the Town of Hallie language to notify the Town fire department based on proposed language requiring Town approval. Committee also wondered if the ATF does require the fire dept. approval separately from the Town approval?

Section(s) 70-72 & 70-73 - Committee was wondering about the 400 square foot number for the apartments. The concern by committee was whether that was too small and would that tend to bring in lower income developers for these type of apartments. If the apartment size was increased, would it lead to higher end development and renters? Committee would like maybe an email as follow-up to this one before the next meeting.

RESULT:	DISCUSSED
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2. Discussion on Planning & Zoning Committee meetings for May

Committee discussed Thursday as being fine, but Duane S said that Wednesday's are tough for him. He proposed Tuesday, May 20th at 5pm. Jason B. mentioned that executive meeting is at 4pm in the same room that day and had concerns if they ran late. Committee would like DC to reach out to all committee members and see what best fits and when a quorum would be available.

6. **AGENDA ITEMS FOR FUTURE CONSIDERATION**

None.

7. **ADJOURN**

Motion to Adjourn.

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

Minutes Acceptance: Minutes of Apr 24, 2025 5:00 PM (Consent Agenda)

Doug Clary

From: Chris Straight <chris@wcwrpc.org>
Sent: Friday, May 9, 2025 9:51 AM
To: Doug Clary
Subject: [EXTERNAL] Comp Plan _ P&Z Agenda for May 21st
Attachments: Focus Group-Stakeholder Mapping.xlsx

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Secured by Check Point

***** [CAUTION - EXTERNAL EMAIL] DO NOT reply, click links, or open attachments unless you have verified the sender and know the content is safe *****

Hi Doug,

The following are my planned agenda items for May 21st with a quick update:

County Comprehensive Plan Update

- i. Progress Report
- ii. Municipal Survey Results to Date
- iii. Issues & Opportunities from Community Comprehensive Plans
- iv. Visioning Exercise
- v. Discuss Focus Group Participants & Approach
- vi. Discuss Existing Land Use Map
- vii. Next Steps

- Perhaps more than the others, this agenda is a bit light depending on how “chatty” the Committee is.
- We have only received 3 town & 1 village completed surveys so far though they do have a little time yet before their deadlines. I will send an email reminder on Monday to those who haven’t responded.
- Attached is a spreadsheet to help identify Focus Group participants. To assist, we’ve filled in some potential categories for each, except that we have one possible Focus Group yet to be determined.
- I checked-in with Dennis this morning for an update on the status of the Existing Land Use Map. His focus has been on the Farmland Preservation Plan analysis, so I am uncertain if the draft Land Use Map will be available. If not, I can discuss the approach using the Town of Anson as the example, since it was previously completed.
- I will send an email to you and Lynda on Monday with the draft Farmland Owner Survey

Have a nice weekend,

Chris Straight, Senior Planner

West Central Wisconsin Regional Planning Commission
 800 Wisconsin Street, Suite D2-401, Mail Box 9
 Eau Claire, WI 54703-3606
 715-836-2918, Ext. 16

Attachment: Email_Straight to Clary_2025-05-09 (8973 : Comprehensive Plan Updates)



Ag & Working Lands

5.1.b

Stakeholder Name	Category	Organization / Affiliation	Other Considerations (availability)	Contact Info
	Zoned Town			
	Zoned Town			
	Zoned Town			
	AEA Landowner (1 each?)			
	Chippewa Valley Producer-Led Watershed			
	Watershed/Lake District Representative			
	Technical / Government	Lynda		
	Technical / Government	USDA-NRCS, FSA, DNR, DATCP		
	Educator	Jerry Clark, Extension		
	Advocacy & Policy			
	Advocacy & Policy	Mary A. @ River Country RC&D		
	Agribusiness Professional			
	Sustainable Farmer			
	Dairy Industry Professional			
	Cash Crop Industry Professional			
	Local Ag Cooperative			
	Logging/Forester			
	Food Coop	Market on River?		
	Chippewa County 4-H			
	FFA representative			
	Interested Resident			
	Economic Development – Ag Focus if possible			

Attachment: Ag & Working Lands_Focus Group_Preliminary_2025-05-16 (8973 : Comprehensive Plan

Economic Development

5/16

5.1.c

Stakeholder Name	Category	Organization / Affiliation	Other Considerations (availability)	Contact Info
	Local Business Owner			
	Local Business Owner			
	Large Employer / Corporate Representative			
	Community Chamber Representatives			
	Economic Development Corp	Charlie Walker		
	Education-University			
	Trade / Technical College	CVTC		
	Education-UW Extension	UW-Extension		
	Workforce Development			
	Public Policy Municipal-City			
	Public Policy Municipal-Village			
	Public Policy Municipal-Town			
	County Administration			
	Financial / Investment Representative			
	Tourism & Hospitality			
	Entertainment Venue			
	Infrastructure-Industrial Park			
	Infrastructure-Utility			
	Local Food Systems (Farm to Market)			
	Rural Development Representative			

Housing

5/16

5.1.d

Stakeholder Name	Category	Organization / Affiliation	Other Considerations (availability)	Contact Info
	Housing Developer / Builder			
	Contractors & Tradespeople			
	Contractors & Tradespeople			
	Utility Providers (Water, Sewer, Energy, BB)			
	Realtor			
	Property Manager			
	Bank/Lenders			
	Local Employer or Workforce Development			
	Housing Advocacy Group			
	Housing Advocacy Group or Realtor			
	Nonprofit Housing Organization			
	Low-Income / Homelessness Services			
	Mobile Home Community			
	Advocacy & Policy	CV Home Builders Association		
	Municipal-City			
	Municipal-Village			
	Municipal-Town			
	County Zoning	Doug		
	Homeowner			
	Renter			
	Senior / Accessible Housing Representative			

Land Use Regulations

5/16/

5.1.e

Stakeholder Name	Category	Organization / Affiliation	Other Considerations (availability)	Contact Info
	Town/Plan Commission Rep			
	Town/Plan Commission Rep			
	Town/Plan Commission Rep			
	Town/Plan Commission Rep			
	Regional Planning			
	County Government	Zoning		
	County Government	Planning		
	County	LWCD		
	County	Surveyor		
	County	Public Health		
	Infrastructure-Transportation			
	Emergency Services			
	Real Estate / Investor			
	Residential Developer			
	Land Use Consultant-Private Land Surveyor			
	Large Agriculture Operation			
	Agribusiness Representative			
	Environmental Agencies			
	Housing Advocate			
	Community Organization			
	Education			

Water & Natural Resources

5/16/2

5.1.f

Stakeholder Name	Category	Organization / Affiliation
	Outdoor Recreation Business	
	Eco-Tourism Representative	
	Community Engagement / Education	
	Community Health and Wellness	
	Industry (Mining, CAFO, Energy)	
	Public Park & Recreation Board (City/Village)	
	County Park (Facilities)	
	Historical / Cultural Resources	
	Historical / Cultural Resources	
	University-Sustainability, Research, Environmental Services	County Public Health/Environ Services
	Natural Resource/Conservation Agencies	DNR, NRCS
	Natural Resource/Conservation Agencies	County LWCD
	Wildlife / Habitat Professional	
	Conservation Organizations	Land Trust
	Outdoor Enthusiast Representative	
	Hunting & Fishing Organization	
	Municipal Utilities (City, Village, Sewer District)	
	Well Driller or Groundwater Professional	
	Watershed Organizations	
	Famers & Agriculture Cooperatives	Chippewa Valley Producer-Led Group
	Agriculture Representative	
	Lake District	
	Town Representative	
	River/Watershed Organization	

Attachment: Water & Natural Resources_Focus Group_Preliminary_2025-05-16 (8973 : Comprehensive

Water & Natural Resources

5/16/2

5.1.f

[illegible]

Attachment: Water & Natural Resources_Focus Group_Preliminary_2025-05-16 (8973 : Comprehensive