

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
JUNE 22, 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)	Excused	
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 Consent Agenda.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Gullickson, District 5
SECONDER:	Caden Berg, District 13
AYES:	Eisenhuth, Gullickson, Berg, Hull
EXCUSED:	Bergeron

1. Approve the Agenda

2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - May 18, 2023 4:30 PM

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

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

- 2023-0001 Pine Meadows HTP LLC - Conditional Use Permit Request - Town of Wheaton
Motion to approve the Conditional Use Permit with the trailer park following section 70-17(b)(10) of the zoning ordinance with a maximum of 27 mobile homes.

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

June 22, 2023
4:30 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Gullickson, District 5
SECONDER:	Chuck Hull, District 19
AYES:	Eisenhuth, Gullickson, Berg, Hull
EXCUSED:	Bergeron

2. 2023-0005 Swanson Homes LLC - Rezone - Town of Lafayette
Motion to approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Gullickson, District 5
SECONDER:	Caden Berg, District 13
AYES:	Eisenhuth, Gullickson, Berg, Hull
EXCUSED:	Bergeron

6. BUSINESS ITEMS

1. Review and Action on Offers to Purchase Received on Tax Deed Property - Doug Clary
No Bids Received.
2. Discussion on Proceeds from Tax Deeded land in regards to 2021 Act 216.
Clary briefly explained the change in the state law and the recent US Supreme Court decision regarding the distribution of proceeds on the sale of tax deeded land. No action taken.
3. Revisions to Chapter 32 - Floodplain Ordinance in regards to 2019 Wisconsin Act 175
Clary informed the committee of required and optional changes to the Floodplain Ordinance. At this time, Clary recommended that the County does not proceed with the recommended changes per 2019 Wisconsin Act 175 as they are optional. Other minor changes would still be required, which would occur in either July or August of this year and then to the County Board for Aug/Sep/Oct. No action taken.

7. REPORTS

1. Incorporating Nitrate Mapping Information into the Land Division Review Process
Discussion on Nitrate Mapping, Septic System design and the future of land divisions. No action taken.

8. AGENDA ITEMS FOR FUTURE CONSIDERATION

None.

9. ADJOURN

Motion to Adjourn.

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

June 22, 2023
4:30 PM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Gullickson, District 5
SECONDER:	Chuck Hull, District 19
AYES:	Eisenhuth, Gullickson, Berg, Hull
EXCUSED:	Bergeron

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
MAY 18, 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:	Dean Gullickson, District 5
SECONDER:	Jason Bergeron, District 7 (Vice-Chair)
AYES:	Eisenhuth, Bergeron, Gullickson, Berg, Hull

1. Approve the Agenda

2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - Apr 20, 2023 4:30 PM

3. Schedule Next Meeting Date - June 22, 2023 @ 4:30 PM

5. BUSINESS ITEMS

1. Wissota Meadows (Lafayette) - Final Plat - Tony Roder
Motion to approve the final plat.

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

Minutes Acceptance: Minutes of May 18, 2023 4:30 PM (Consent Agenda)

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

May 18, 2023
4:30 PM

2. Wissota Acres (Lafayette) - Final Plat - Tony Roder
Motion to Approve.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Gullickson, District 5
SECONDER:	Caden Berg, District 13
AYES:	Eisenhuth, Bergeron, Gullickson, Berg, Hull

6. AGENDA ITEMS FOR FUTURE CONSIDERATION

1. Revision to Zoning Ordinance for Chickens within the Residential Districts - Clary
2. Price County Tax Deed Resolution sent to the State of Wisconsin - Clary
3. Nitrate Mapping and incorporating the information into Land Division Reviews - Gullickson

7. ADJOURN

Motion to Approve.

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

Minutes Acceptance: Minutes of May 18, 2023 4:30 PM (Consent Agenda)



STATEMENT OF EXPLANATION
2023-0001 PINE MEADOWS HTP LLC - CONDITIONAL USE PERMIT
REQUEST - TOWN OF WHEATON

5.1

To expand the number of mobile home units allowed under Conditional Use Permit 1993-0043 from 26 to 27, in accordance with section 70-71(b)(10) of the Chippewa County Zoning Ordinance, on parcel number 22810-2021-00750000, which is located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 20, Township 28 North, Range 10 West, Town of Wheaton. Physical Address: 2429 State Highway 29.

(Publish – Chippewa Herald – June 8 and June 15, 2023)

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 **June 22, 2023** beginning at **4:30 PM** at the Chippewa County Courthouse, Room 302, 711 N Bridge Street, Chippewa Falls, Wisconsin relative to the following request:

Conditional Use Permit: 2023-0001

Petitioner: Pine Meadows HTP LLC

Agent: Max Gehler

To expand the number of mobile home units allowed under Conditional Use Permit 1993-0043 from 26 to 27, in accordance with section 70-71(b)(10) of the Chippewa County Zoning Ordinance, on parcel number 22810-2021-00750000, which is located in the NE ¼ of the NW ¼, Section 20, Township 28 North, Range 10 West, Town of Wheaton. Physical Address: 2429 State Highway 29.

Rezone Petition: 2023-0005

Petitioner: Swanson Homes LLC

Agent: Joel Swanson

Lots 1, 2 and 3 of the Henderson Addition, (Parcel numbers: 22808-1133-65180001, 22808-1133-65180002 and 22808-1133-65180003), which are located in the SW ¼ of the SW ¼, Section 11, Township 28 North, Range 08 West, Town of Lafayette. Physical Address: Vacant land

From: Local Commercial

To: Residential 3

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

Dated this **31st** day of **May**, 2023

Douglas Clary, Director
Department of Planning & Zoning
Chippewa County

Attachment: 2023-0001 Pine Meadows HTP LLC - CUP - Wheaton - Public Hearing Notices & Maps (7764 : Pine Meadows HTP LLC)

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

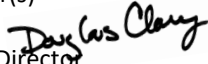
Land Records & G.I.S.

POWTS & Wells

Date: May 31, 2023

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 Conditional Use Permit petition for 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 the Conditional Use Permit petition. If you have any questions regarding this petition, please contact me at (715) 726-7941.

CONDITIONAL USE PETITION: #2023-0001

Petitioner: Pine Meadows HTP LLC

Agent: Max Gehler

To expand the number of mobile home units allowed under Conditional Use Permit 1993-0043 from 26 to 27, in accordance with section 70-71(b)(10) of the Chippewa County Zoning Ordinance, on parcel number 22810-2021-00750000, which is located in the NE ¼ of the NW ¼, Section 20, Township 28 North, Range 10 West, Town of Wheaton. Physical Address: 2429 State Highway 29.

Wheaton Town Plan Commission:

The Wheaton Town Plan Commission will **REVIEW** this request on **June 6, 2023** at approximately **7:00 PM**. The Plan Commission will make an **ADVISORY** recommendation to the Wheaton Town Board to approve or disapprove. This meeting will be held at the Wheaton Town Hall, 4975 County Highway T, Chippewa Falls, Wisconsin 54729.

Wheaton Town Board:

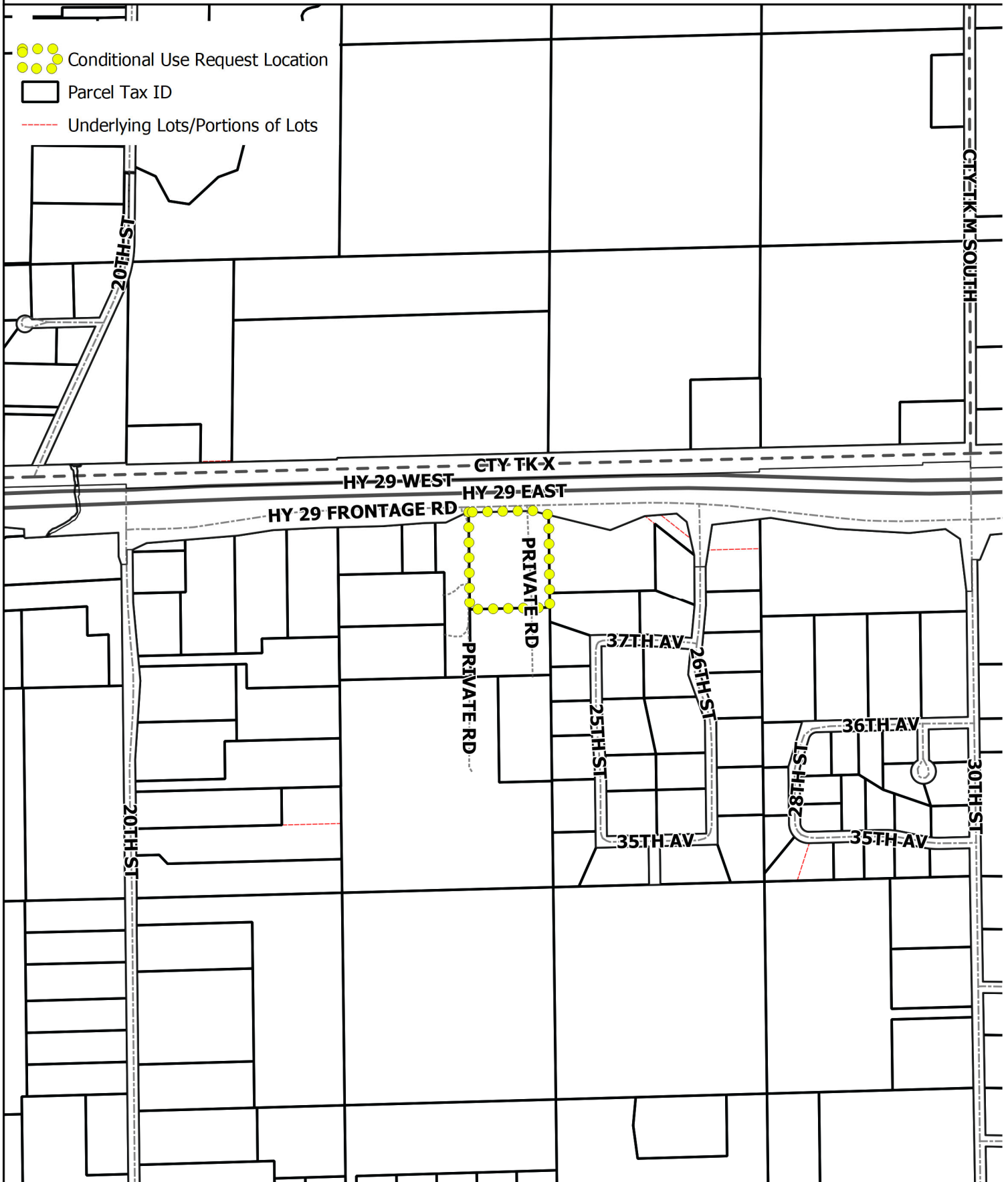
The Town Board will **REVIEW** this request on **June 13, 2023** at approximately **7:00 PM**. The Town Board will forward an **ADVISORY** recommendation to the Chippewa County Planning & Zoning Committee to approve, disapprove or approve with modification(s) and/or condition(s). This meeting will be held at the Wheaton Town Hall, 4975 County Highway T, Chippewa Falls, Wisconsin 54729.

Chippewa County Planning & Zoning Committee:

The Chippewa County Planning & Zoning Committee will hold a **PUBLIC HEARING** for this petition on **June 22, 2023** at **4:30 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.

Attachment: 2023-0001 Pine Meadows HTP LLC - CUP - Wheaton - Public Hearing Notices & Maps (7764 : Pine Meadows HTP LLC)

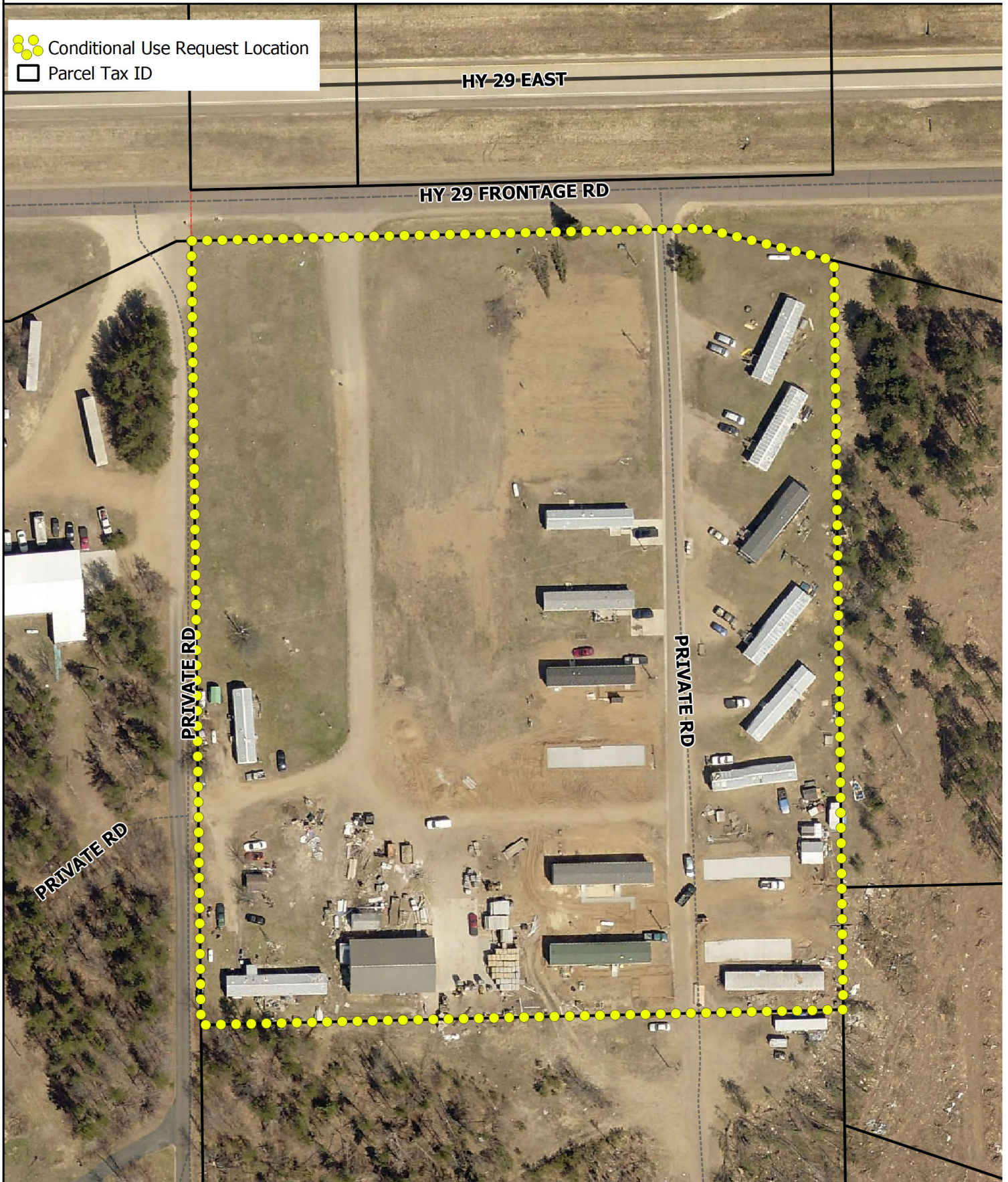
2023-0001 Pine Meadows HTP LLC - Conditional Use Permit Request - Location Map



Attachment: 2023-0001 Pine Meadows HTP LLC - CUP - Wheaton - Public Hearing Notices & Maps (7764 : Pine Meadows HTP LL)

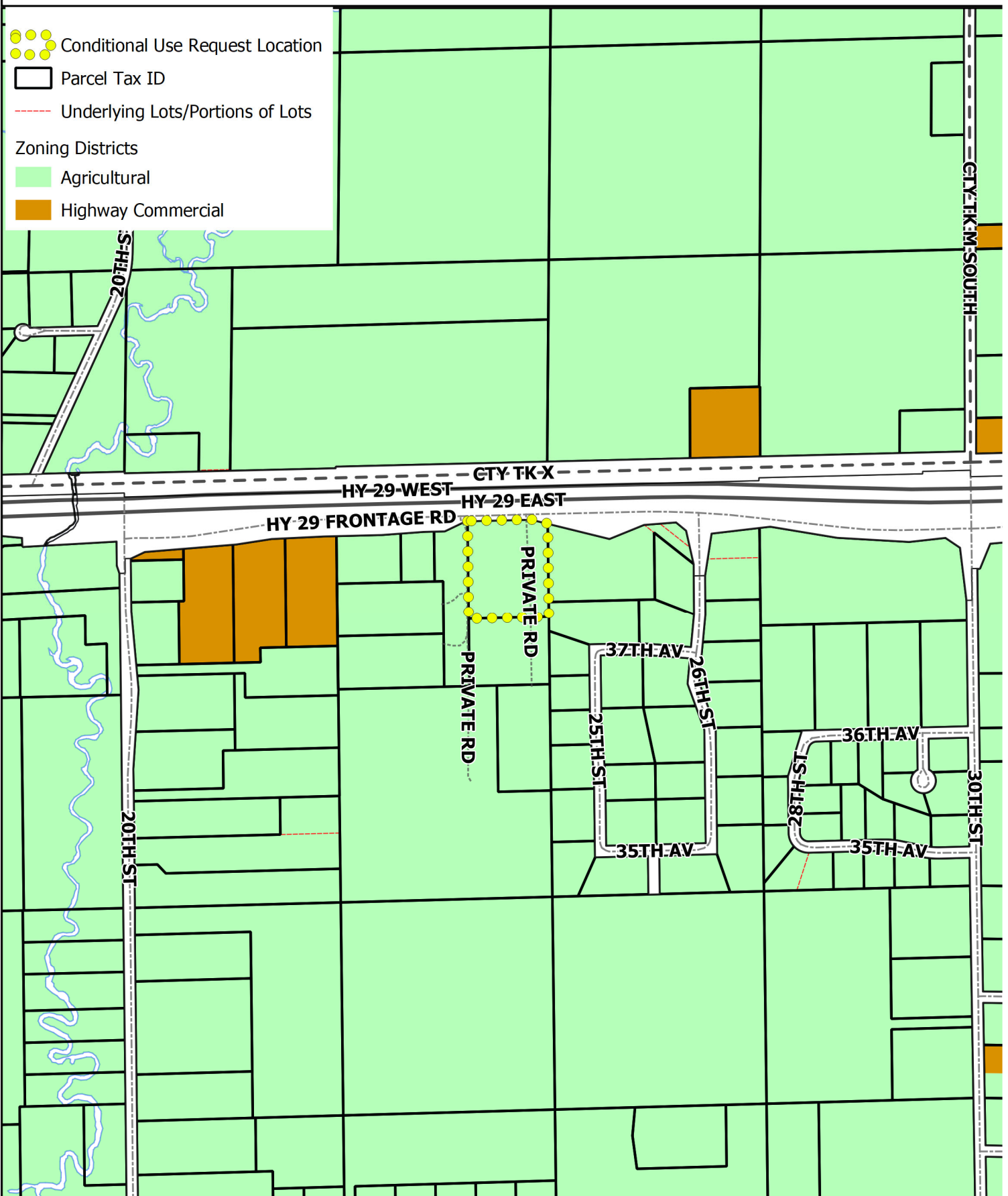
2023-0001 Pine Meadows HTP LLC - Conditional Use Request - Aerial (2020)

- Conditional Use Request Location
- Parcel Tax ID



Attachment: 2023-0001 Pine Meadows HTP LLC - CUP - Wheaton - Public Hearing Notices & Maps (7764 : Pine Meadows HTP LL)

2023-0001 Pine Meadows HTP LLC - Conditional Use Request Location - Zoning Districts

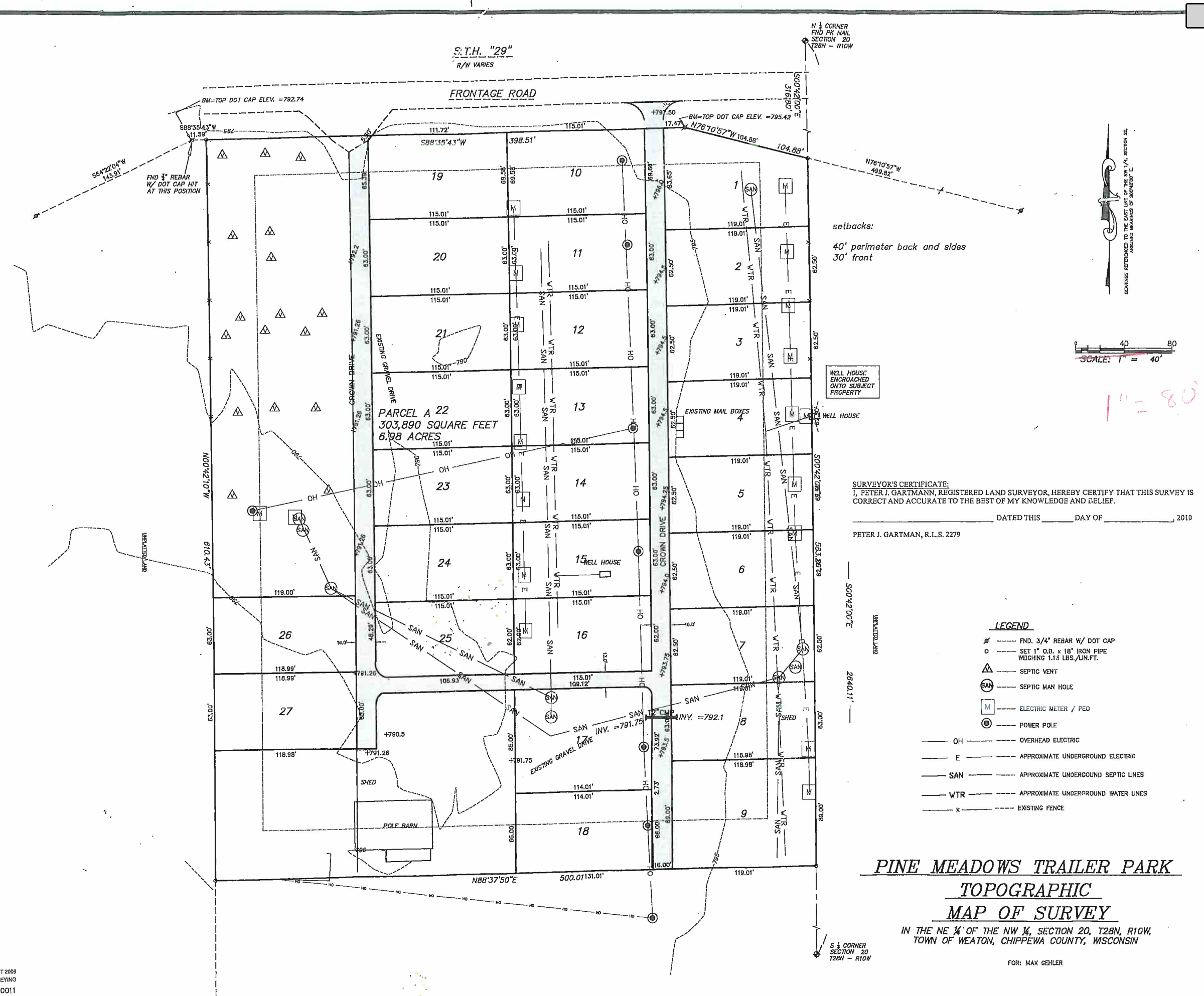


Attachment: 2023-0001 Pine Meadows HTP LLC - CUP - Wheaton - Public Hearing Notices & Maps (7764 : Pine Meadows HTP LL)



REAL LAND SURVEYING
1360 INTERNATIONAL DRIVE
EAU CLAIRE, WI 54701
(715) 514-4116

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CADD No. 10011



COUNTY OF CHIPPEWA - BOARD OF ADJUSTMENT
 NOTICE OF ACTION ON APPEAL

APPEAL NUMBER: 93-43
 APPEAL DATE: 7-29-93

Don Anderson
 1611 Western Avenue
 Eau Claire, WI 54703

RE: Appeal for a Special
 Exception Permit to expand an
 existing mobile home park.

Dear Mr. Anderson:

At the July 29, 1993 hearing of the Board of Adjustment, your appeal for a variance to construct an addition not meeting the road setback requirements, was considered.

Based on the evidence presented at the hearing, a diagram, application and an on-site inspection made by the Board members on July 14, 1993, the determination is as follows: Request for a Special Exception Permit was granted to expand a mobile home park. The old abandoned trailers must be removed before the permit is issued and all easements and deed restrictions must be recognized and abided by.

Motion to approve the request by Charles O'Donnell and seconded by Pat Turany. Vote: Pat Turany, Rolf Anderson, and Charles O'Donnell, all voting aye. Motion was carried.

The Zoning Administrator has been informed of our decision and has been ordered to issue the appropriate permit, upon receiving payment of the \$25 permit fee. Any violation of the conditions set forth in the approval given above shall render this decision null and void.

Any order issued by the Board requiring a Zoning official to issue a permit shall become void after one year unless the applicant or appellant shall have filed an application for such permit with the Zoning official within such time, provided that the time may be extended when so specified by the Board.

Any person or persons jointly or severally aggrieved by any decision of the Board of Adjustment, 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 in the office of the Board.

A complete record of the hearing and the decision of the Board is available for your inspection at the Zoning Department, Courthouse, Chippewa Falls, Wisconsin. If copies are desired, they may be secured upon request and payment of transcription costs.

Dated this 30th day of July, 1993.

By Order of the Board of Adjustment


 Charles O'Donnell, Chairman.

cc: Zoning Administrator
 Town of Wheaton
 File.

Attachment: 2023-0001 Pine Meadows HTP LLC - CUP - Wheaton - Supporting Information (7764 : Pine Meadows HTP LL)

County of Chippewa

Board of Adjustment

Notice of Appeal Action

Neil Preston, Sr.
Route 2
Elk Mound, Wi. 54739

Dear Mr. Preston:

At the July 13, 1971 meeting of the Board of Adjustment, your appeal for a special exception permit was considered.

On the basis of the evidence presented at the hearing on this case, it was determined that your appeal be granted as follows:

A motion was made by Robert Ebben and seconded by James Dahl to grant the appellant permission to add 7½ additional acres to his present trailer park. Complete plans are to be furnished the zoning department before the permits can be granted.

The Zoning Administrator has been informed of our decision and has been ordered to issue a permit, as required, upon receipt of (and approval of) plans for the park.

A complete record of the hearing and the decision of the Board is available for your inspection at the zoning department of the Courthouse.

If copies are desired, they may be secured upon request.

Yours very truly,

_____, Secretary
Harold W. Polzin, Zoning Administrator

copies: Zoning Adm.
parties to appeal

Attachment: 2023-0001 Pine Meadows HTP LLC - CUP - Wheaton - Supporting Information (7764 : Pine Meadows HTP LL)

BOARD OF ADJUSTMENT MEETING - MINUTES
HEARING

NEIL PRESTON
JUNE 12, 1969

The meeting was held in the Office of the Zoning Administrator, and was called to order by James Dahl, Chairman, at 9:25 p.m. Those present were: James Dahl, Robert Ebbe, Laverne Ludwigson - members of the Board; Richard Konsella; Neil Preston, owner; Harold Polzin, Zoning Administrator; Wayne Donahue, county Sanitarian; and Mary Gunderman, who took minutes of the proceedings.

The Chairman then asked Mr. Polzin to read the legal papers of this hearing, including the Notice of Public Hearing, Proof of Publication, Billing, and Receipts of Certified Mail.

Discussion was then opened on appeal number 69-11 of Mr. Neil Preston who is requesting written approval from the board to be able to construct a mobile home park in the Town of Wheaton.

Mr. Preston - I plan to set the trailers in at an angle with the road. We will be 300 feet from the center of Highway 29. The sizes of the lots will be 112' x 50', which includes room for two parking spaces per lot.

He is restricted to ten trailers to one acre. There were no objections to this trailer park, but the Ordinance states that he must have written authorization from the Board before he can go ahead with his plans.

Laverne Ludwigson made a motion to adjourn the meeting. It was seconded by Robert Ebben.

Motion carried. Meeting adjourned.

MARY GUNDERMAN
ZONING SECRETARY
CHIPPEWA COUNTY



SANITARY PERMIT APPLICATION

In accord with ILHR 83.05, Wis. Adm. Code

5.1.b

-Attach complete plans (to the county copy only) for the system, on paper not less than 8½ x 11 inches in size.

-See reverse side for instructions for completing this application.

I. APPLICANT INFORMATION - PLEASE PRINT ALL INFORMATION.

PROPERTY OWNER <u>Whispering Pines MHP</u>			PROPERTY LOCATION <u>1/2 N 1/2 S 20 T 28 N, R 10 E (or) W</u>		
PROPERTY OWNER'S MAILING ADDRESS <u>1611 Western Ave</u>			LOT # _____		BLOCK # _____
CITY, STATE <u>Gau Claire W</u>	ZIP CODE <u>54701</u>	PHONE NUMBER () _____	SUBDIVISION NAME OR CSM NUMBER _____		

II. TYPE OF BUILDING: (Check one) ☐ State Owned
☒ Public ☐ 1 or 2 Fam. Dwelling - # of bedrooms _____

☐ CITY
☐ VILLAGE
☒ TOWN OF: Wheaton NEAREST ROAD Hwy 29
PARCEL TAX NUMBER(S)
22810202100750000

III. BUILDING USE: (If building type is public, check all that apply)

- | | | |
|--|--|---|
| 1 ☐ Apt/Condo | 6 ☐ Medical Facility/Nursing Home | 10 ☐ Outdoor Recreational Facility |
| 2 ☐ Assembly Hall | 7 ☐ Merchandise: Sales/Repairs | 11 ☐ Restaurant/Bar/Dining |
| 3 ☐ Campground | 8 ☒ Mobile Home Park | 12 ☐ Service Station/Car Wash |
| 4 ☐ Church/School | 9 ☐ Office/Factory | 13 ☐ Other: Specify _____ |
| 5 ☐ Hotel/Motel | | |

IV. TYPE OF PERMIT: (Check only one in line A. Check line B if applicable)

- A) 1. ☐ New System 2. ☒ Replacement System 3. ☐ Replacement of Tank Only 4. ☐ Reconnection of Existing System 5. ☐ Repair of an Existing System
- B) ☐ A Sanitary Permit was previously issued. Permit # _____ Date Issued _____

V. TYPE OF SYSTEM: (Check only one)

- | | | | |
|--|---|--|--|
| Non-Pressurized Distribution | Pressurized Distribution | Experimental | Other |
| 11 ☐ Seepage Bed | 21 ☐ Mound | 30 ☐ Specify Type _____ | 41 ☐ Holding Tank |
| 12 ☐ Seepage Trench | 22 ☒ In-Ground Pressure | | 42 ☐ Pit Privy |
| 13 ☐ Seepage Pit | | | 43 ☐ Vault Privy |
| 14 ☐ System-In-Fill | | | |

VI. ABSORPTION SYSTEM INFORMATION:

1. GALLONS PER DAY <u>7800</u>	2. ABSORP. AREA REQUIRED (sq. ft.) <u>9750</u>	3. ABSORP. AREA PROPOSED (sq. ft.) <u>9750</u>	4. LOADING RATE (Gals/day/sq. ft.) <u>0.75</u>	5. PERC. RATE (Min./inch) _____	6. SYSTEM ELEV. <u>86.5</u> Feet	7. FINAL GR. ELEVATION <u>88.0</u> Feet
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VII. TANK INFORMATION	CAPACITY in gallons		Total Gallons	# of Tanks	Manufacturer's Name	Prefab. Concrete	Site Constructed	Steel	Fiber-glass	Plastic	Exp. App.
	New Tanks	Existing Tanks									
Septic Tank or Holding Tank	☒	☒	<u>8550</u>	<u>6</u>	<u>Hoff-H</u>	☒	☐	☐	☐	☐	☐
Lift Pump Tank/Siphon Chamber	☒	☐	<u>2660</u>	<u>1</u>	<u>Hoff-H</u>	☒	☐	☐	☐	☐	☐

VIII. RESPONSIBILITY STATEMENT

I, the undersigned, assume responsibility for installation of the onsite sewage system shown on the attached plans.

Plumber's Name (Print): <u>Dave Steinman</u>	Plumber's Signature (No Stamps): <u>[Signature]</u>	MP/MPSW No.: <u>3159</u>	Business Phone Number: <u>(715) 83517</u>
Plumber's Address (Street, City, State, Zip Code): <u>4700 W. Lowes Ct RD Gau Claire W 54701</u>			

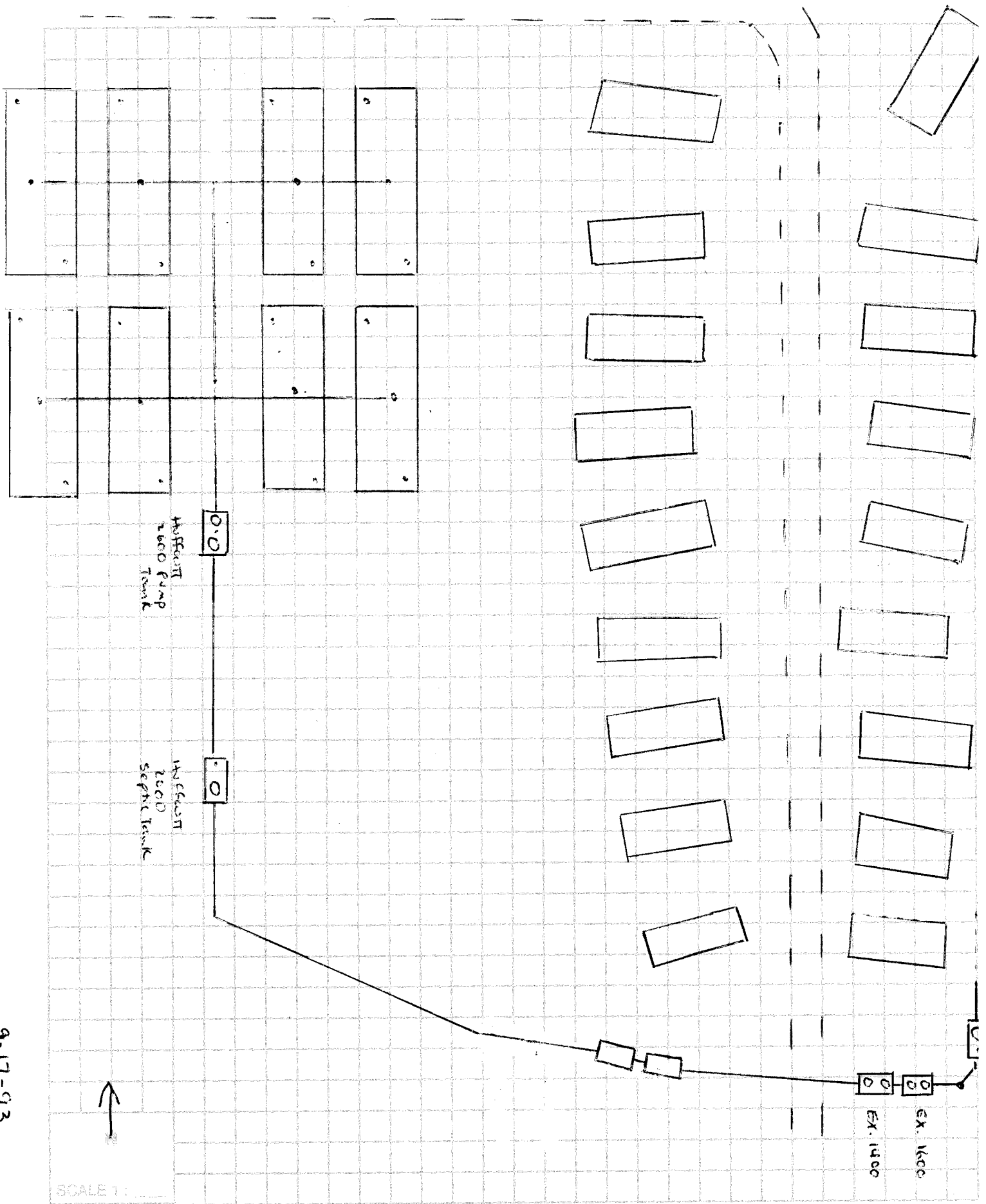
IX. COUNTY/DEPARTMENT USE ONLY

☒ Approved	☐ Disapproved ☐ Owner Given Initial ☐ Adverse Determination	Sanitary Permit Fee (Includes Groundwater Surcharge Fee) <u>\$101</u>	Date Issued <u>6-26-92</u>	Issuing Agent Signature (No Stamps) <u>[Signature]</u>
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X. CONDITIONS OF APPROVAL/REASONS FOR DISAPPROVAL:

The installation of Septic System shall not block off existing driveway access in the NW corner of property

Attachment: 2023-0001 Pine Meadows HTP LLC - CUP - Wheaton - Supporting Information (7764 : Pine Meadows HTP LLC)



its effect

9-17-93

27.15
x3

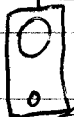
(92.95) clean-out
pipe inlet - 8.4

9-17-02
5.1.b

Bm - 1.35

~120'

(91.95)



HuffTWI
2000 Septic tank

(91.73)

ST in 9.4'

ST out - 9.62'

52'

(90.89)



HuffTWI 2600
pump chamber

30"
manhole

PC inlet 10.46'
PA pad - (86.29)

DA-6.62 (94.73)

- DIST - not in bed at
time of insp.

1 1/2" dist - creaseline

Goulds pumps - WS 3012D3

Fauling Septic 2 WS h/c Hwy 29

1st property West Oak Forest
South Side RD

Bm - 5.25 (assm. 88.9)

Dist - 7.95 (81.15)

PC pad -

DH - 8.46 (40.44)

Header - 7.72 (81.18)

88.9
5.25
93.95
8.46
856.9

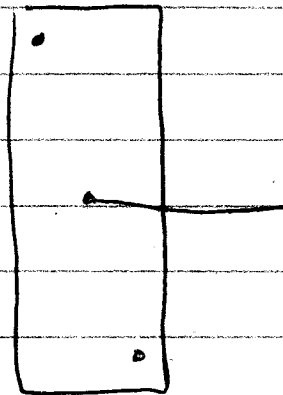
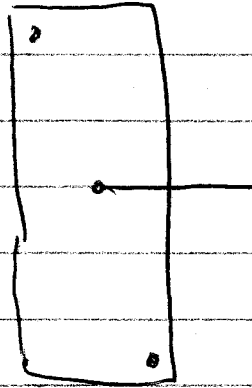
North bed # 3

dist - 9.45 (79.45)

DH - 10.24 (78.66)

Header - 9.38 (79.52)

South bed # 3



2 drainfield installed w/out insp. from this office.

holes spaced - 68" apart

1 1/2" SDR dist - Leroy O. Ayed

obs. wells on 1st 2 drainfields to be re-installed -

BM - 4.52 assn. 93.42

North drainfield # 2

dist - 7.2

~~97.52~~

86.22

DH - 7.9

~~96.62~~

85.52

10
136
64

South drainfield # 2

dist - 8.78

~~83.78~~

84.64

DH - 9.4'

~~83.78~~

84.02

manifold - 8.64

~~83.78~~

84.78

dist spaced 5' not

6' - bed 17' wide n 18

too much sidewall sand spilling into bed + mixing w/ rock -

North drainfield too short - 134' not 136'
inst. plumber to correct.

Bm - 3.53

7.49 outlet (96.04)

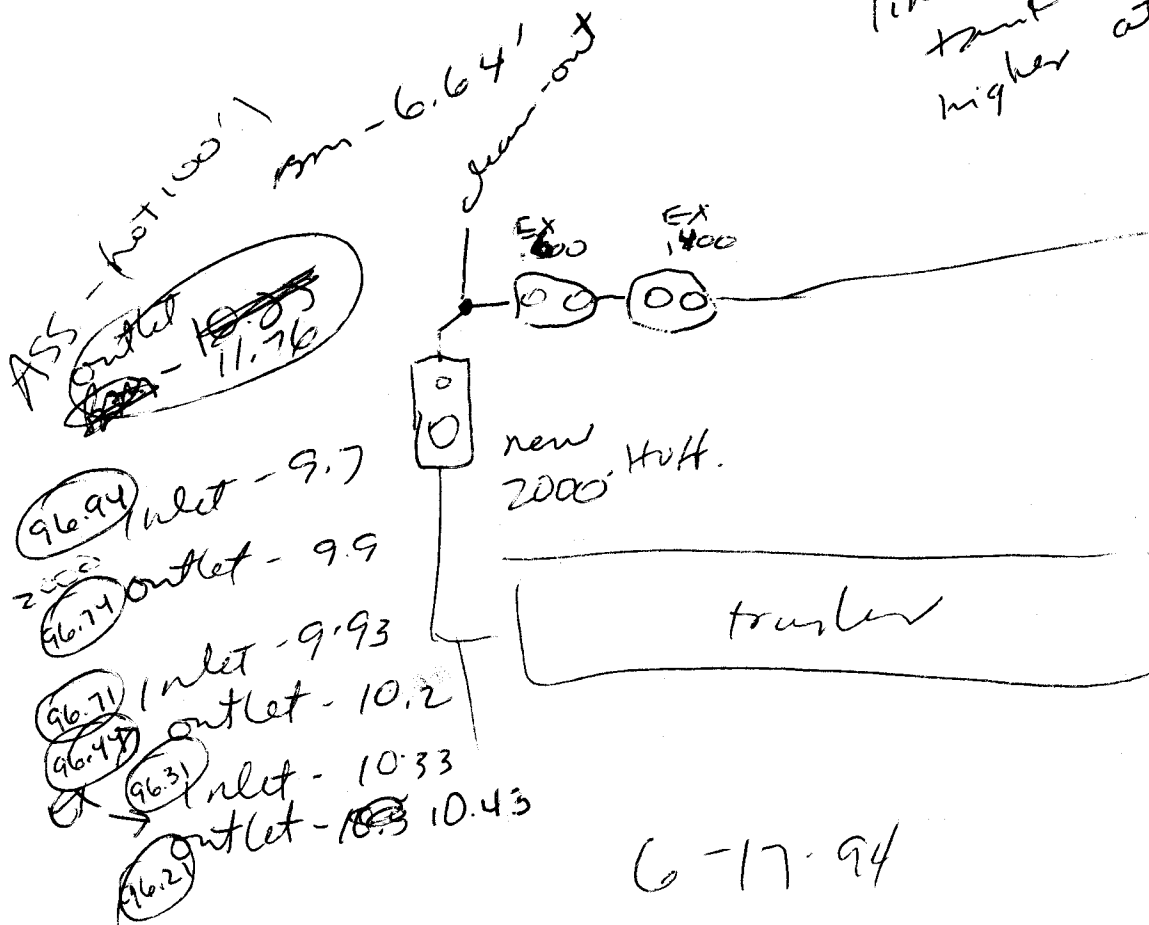
7.35

7.32

8.83 outlet (94.7)

$$\begin{array}{r} 213 \\ 883 \\ 749 \\ \hline 1341 \end{array}$$

line from tanks to be
found to be
higher at end than





**SANITARY PERMIT
TRANSFER/RENEWAL**
(PLB 67-T)

CHIPPewa COUNTY
UNIFORM PERMIT # 175838 / 92-159
5.1.b

PERMIT RENEWAL DATE: <u>6-26-94</u>	PERMIT TRANSFER DATE:	ORIGINAL PERMIT ISSUANCE DATE: <u>6-26-92</u>	STATE PLAN I.D. NUMBER: <u>92-01746</u>
PROPERTY LOCATION: <u>NE 1/4 NW 1/4 S20, T 18 N, R 10 E (or) W</u>		CITY: VILLAGE: TOWN OF: <u>Wheaton</u>	
LOT NUMBER:	BLOCK NUMBER:	SUBDIVISION NAME: <u>Hwy 29</u>	

PREVIOUS SANITARY PERMIT HOLDER (IF CHANGED):

SANITARY PERMIT TRANSFERRED TO:

NAME:	SIGNATURE:	NAME:	PHONE NUMBER:
ADDRESS:	PHONE NUMBER:	ADDRESS:	

I, the undersigned, hereby assume responsibility for installation of the private sewage system that has previously been approved for the property.

PLUMBER'S SIGNATURE: <u>James Steinhilber</u>	PREVIOUS PLUMBER'S NAME (IF CHANGED):		
PLUMBER'S ADDRESS: <u>4700 W. Lowes Creek E.C.</u>	PREVIOUS PLUMBER'S ADDRESS:		
MP/MPRSW NUMBER: <u>3154</u>	PHONE NUMBER: <u>() 835-1113</u>	MP/MPRSW NUMBER:	PHONE NUMBER: <u>()</u>

SIGNATURE OF ISSUING AGENT: <u>James Kocher</u>	DATE APPROVED: <u>6-26-94</u>
--	----------------------------------

DISTRIBUTION: Original - County
Copy - Bureau of Plumbing
Copy - Owner
Copy - Plumber

DILHR-SBD-6399 (R. 5/82)

Attachment: 2023-0001 Pine Meadows HTP LLC - CUP - Wheaton - Supporting Information (7764 : Pine Meadows HTP LL)

Whispering Pines Mobile Home Park

Pressurized Bed System

Previous Approval S91-03042

ILHR83.07 (2) (a). (c). (d). (e)

ELEVATION DATA IS SHOWN IN UNITS OF FEET

Location:

NE NW
~~SW~~ 1/4, ~~NE~~ 1/4, Sec. 20, T 28 N, R 10 W
 Town: Wheaton
 County: Chippewa

Date:

June 2, 1992

Owner:

Don Anderson

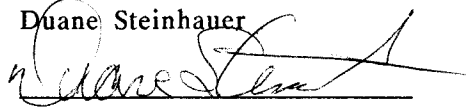
Address:

1611 Western Avenue
 Eau Claire, WI 54703

Plumber:

Duane Steinhauer

Signature:



License #

MPRS 3154

Attachments:

6748-Plan Approval Application
 see previous application for 115, state onsite, and
 SB-8 Petition for Variance

- page 1: cover
 2: general information - sizing
 3: general information - sizing
 4: general information - sizing
 5: Phase 1 calculations
 6: Phase 2 calculations
 7: Cross sections
 8: Plan view
 9: Lateral detail
 10: Pump tank detail
 11: Pump tank sketch
 12: Pump curve
 13: Plot plan



page 1 of 13

992-01746

General Information - Sizing

Whispering Pines Mobile Home Park currently has 18 lots with 17 mobile homes. There exist four 1200 gallon septic tanks which lead into three separate failing drainfields. These plans are for installation of replacement drainfields in two phases while maximizing use of existing tank capacities.

Phase 1 will be the installation of replacement beds serving 16 mobile homes at an estimated daily load of 4800 gallons. Phase 2 will double the adsorption bed sizing under Phase 1 and allow a final park capacity of 26 mobile homes at an estimated daily load of 7800 gallons.

Phase 1 of the replacement process will provide for immediate resolution of the problem of the existing failing drainfields. Phase 1 is designed for 16 mobile home units with an estimated daily load of 4800 gallons. One of the existing mobile homes will have to be removed for Phase 1. Additional septic tank capacity must be added to the existing capacity, and a pump tank will be installed.

The adsorption field for Phase 1 is designed as one-half of the total system required for Phase 2. Since Phase 2 will be a daily load in excess of 5000 gallons, dual alternating fields of 75 percent capacity are required. A Phase 2 loading of 7800 gallons into soils at a loading rate of 0.6 gallons per day per square foot will require two alternating systems each of which requires a minimum size of $(0.75) \times (7800 \text{ gal}) / (0.6 \text{ gal/sq ft}) = 9,750$ square feet. One of these Phase 2 systems will be installed for Phase 1; this will exceed the minimum requirements of Phase 1 which are a minimum size of $(4800 \text{ gal}) / (0.6 \text{ gal/sq ft}) = 8,000$ square feet.

Phase 2 construction will allow the replacement of 2 mobile homes possible under the current park configuration, plus allow an additional 8 new units to be added. Total Phase 2 capacity will then be 26 mobile homes. Phase 2 will require additional septic tank capacity plus construction of the second half of the adsorption bed system. The pump tank installed under Phase 1 is sized adequately to handle Phase 2 loads.

These plans are submitted with two calculation sheets, one for each phase; other sheets identify both Phases on the same page.

page 2 of 13

92-01746

Phase 1 Sizing Calculations

16 mobile homes @ 300 gallons per day = 4800 gallons per day estimated load

Septic Tank Sizing

4800 gal + 750 gal minimum = 5,550 gallons required

Use existing four 1200 gallon septic tanks plus one Huffcutt low profile 1650 gallon tank (approved capacity = 1698 gallons) = $(4) \times (1200 \text{ gal}) + 1698 \text{ gal} = 6498 \text{ gallons}$. Note that this is excess capacity for Phase 1, but will decrease the costs of the overall project by economically providing sufficient capacity for Phase 2.

Pump Tank Sizing

Phase 1 dose is ten times lateral volume which equals ten times the volume of 1,564 feet of 1.5 inch pipe = $(10) \times (1,564 \text{ ft}) \times (0.092 \text{ gal/ft}) = 1,438.88 \text{ gallons}$. Use a dose volume of 1439 gallons. A Huffcutt 2500 gallon pump tank has a liquid depth of 60 inches and an approved capacity of 2660 gallons using the normal tank outlet. This calculates into 44.33 gallons per inch.

A dose of 1,439 gallons indicates a pump off-on setting of 32.46 inches using the Huffcutt tank.

A petition for variance was submitted to allow the use of duplex alternating pumps to minimize pump tank capacity. The check valves associated with duplex pumping will eliminate drainback from the force main system which will be installed below frost depth to avoid freezing.

Friction Loss Calculations

The Phase 1 force main system consists of 75 feet of 6 inch PVC schedule 40 to a Wyee with two 55.5 foot 6 inch PVC schedule 40 manifolds. Total lateral discharge is calculated at 434.88 gallons per minute (1.51 gpm/hole) at 4.2 feet of head. Note that the Phase 1 south bed system is at a system elevation 1.7 feet lower than the Phase 2 north bed system which will function at 2.5 feet of head. The 6 inch force main will flow at 434.88 gallons per minute which is equivalent to a friction loss of 1.15 feet per 100 feet of pipe. The six inch manifolds will flow at 217.44 gallons per minute each; this is equivalent to a friction loss of 0.33 feet per 100 feet of pipe.

$$6 \text{ inch force main friction loss} = (0.75) \times (1.15 \text{ ft}) = 0.86 \text{ ft}$$

$$6 \text{ inch manifold friction loss} = (2) \times (0.555) \times (0.33 \text{ ft}) = 0.37 \text{ ft}$$

$$\text{Total friction loss} = 0.86 \text{ ft} + 0.37 \text{ ft} = 1.23 \text{ ft}$$

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992-01746

Phase 2 Sizing Calculations

26 mobile homes @ 300 gallons per day = 7,800 gallons per day estimated load

Septic Tank Sizing

Minimum required capacity = 7,800 gal + 750 gal minimum = 8,550 gallons

Use Phase 1 capacity (6498 gallons) plus a Huffcutt 2000 (approved capacity = 2185 gal) gallon septic tank giving a total of 6,498 gal + 2185 gal = 8,683 gallons.

Pump Tank Sizing

Phase 1 Huffcutt 2500 gallon pump tank is designed to be adequate for Phase 2 required capacity. Dose for Phase 2 equals 7800 gallons/4 = 1,950 gallons. Phase 2 pump off-on setting then becomes 1,950 gal/44.33 gal/inch = 43.98 inches. Duplex pumping and related check valves eliminate reserve capacity and drainback as discussed for Phase 1.

Friction Loss Calculations

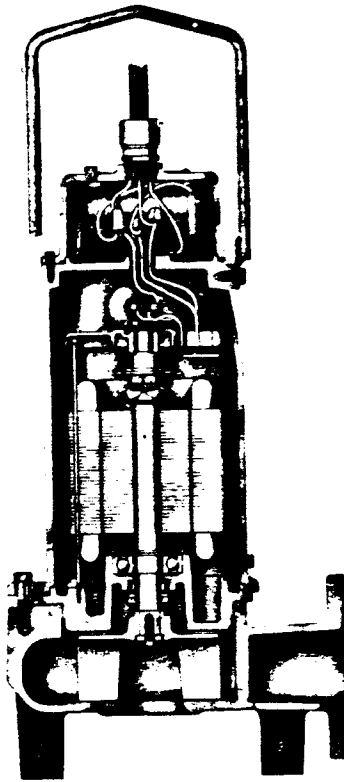
The Phase 2 force main adds a 221 foot 6 inch PVC schedule 40 force main to the north bed system. This 6 inch main leads to a Wye with two 55.5 foot 4 inch PVC schedule 40 manifolds. Flow in the 6 inch main is 336.96 gallons per minute at a friction loss factor of 0.73 ft per 100 feet. The flow in the 4 inch manifolds is 168.48 gallons per minute each at a loss factor of 1.46 ft per 100 feet.

$$6 \text{ inch force main friction loss} = (2.21) \times (0.73 \text{ ft}) = 1.61 \text{ ft}$$

$$4 \text{ inch manifold friction loss} = (2) \times (1.46) \times (1.61 \text{ ft}) = 4.70 \text{ ft}$$

$$\text{Total friction loss} = 1.61 \text{ ft} + 4.70 \text{ ft} = 6.31 \text{ ft}$$

page 4 of 13

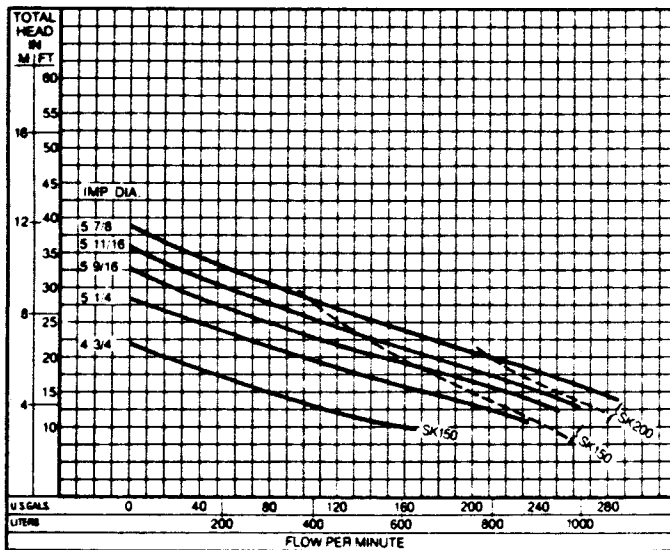


Typical Horizontal Discharge
(Single Phase)

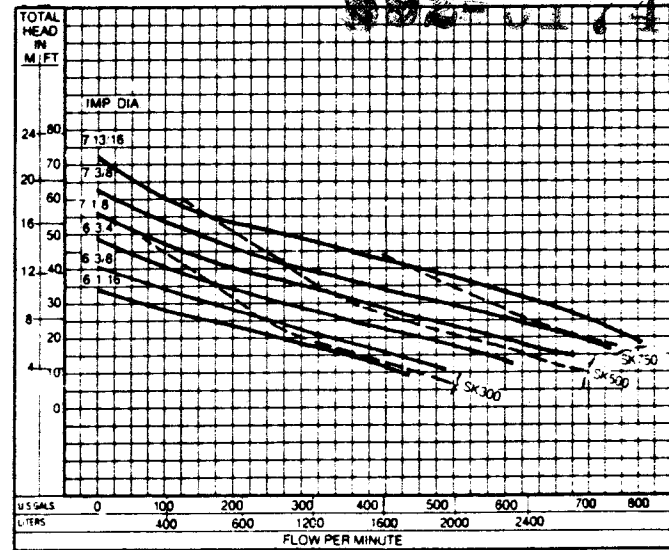
SK Series 1½ - 7½ HP Features and Performance

- Oil-filled motors for cooler operation, longer life, and less maintenance. Pure dielectric transformer type insulating oil effectively dissipates heat and lubricates upper sleeve type and lower ball bearings. Even if motor housing is out of water motor will not overheat.
- Single phase motors are capacitor start and have thermal type overload protection with automatic reset. Three phase motors use magnetic starters with overload relays located in control panel. Contact distributor for voltage selections.
- Standard construction is cast iron. Bronze available for special applications.
- Stainless steel shafts.
- Standard 10-foot power cord has three conductor PVC jacket, 20-foot length available at extra cost.
- Field serviceable; pumps have stainless steel fasteners for easy tear down.
- Non-clog, two-vane sewage type impellers have pump-out vanes on back shrouds to prevent stringy materials from binding vanes or interfering with shaft.
- Manufactured with carbon and ceramic faced mechanical shaft seals for long leakproof life.
- Meets all standard plumbing codes.
- All units given complete sump check before shipping.

3 inch discharge



4 inch discharge



Model	Discharge	HP	Capacities To	Heads To	Solids Passed
SK150	3 inches	1½	250 gpm	33 feet	2½ inches
SK200	3 inches	2	285 gpm	39 feet	2½ inches
SK300	4 inches	3	525 gpm	40 feet	3 inches
SK500	4 inches	5	680 gpm	56 feet	3 inches
SK750	4 inches	7½	800 gpm	72 feet	3 inches



THE MARLEY PUMP COMPANY



HYDROMATIC PUMPS

Bulletin 410.0

New 3/83; Supersedes 210.6

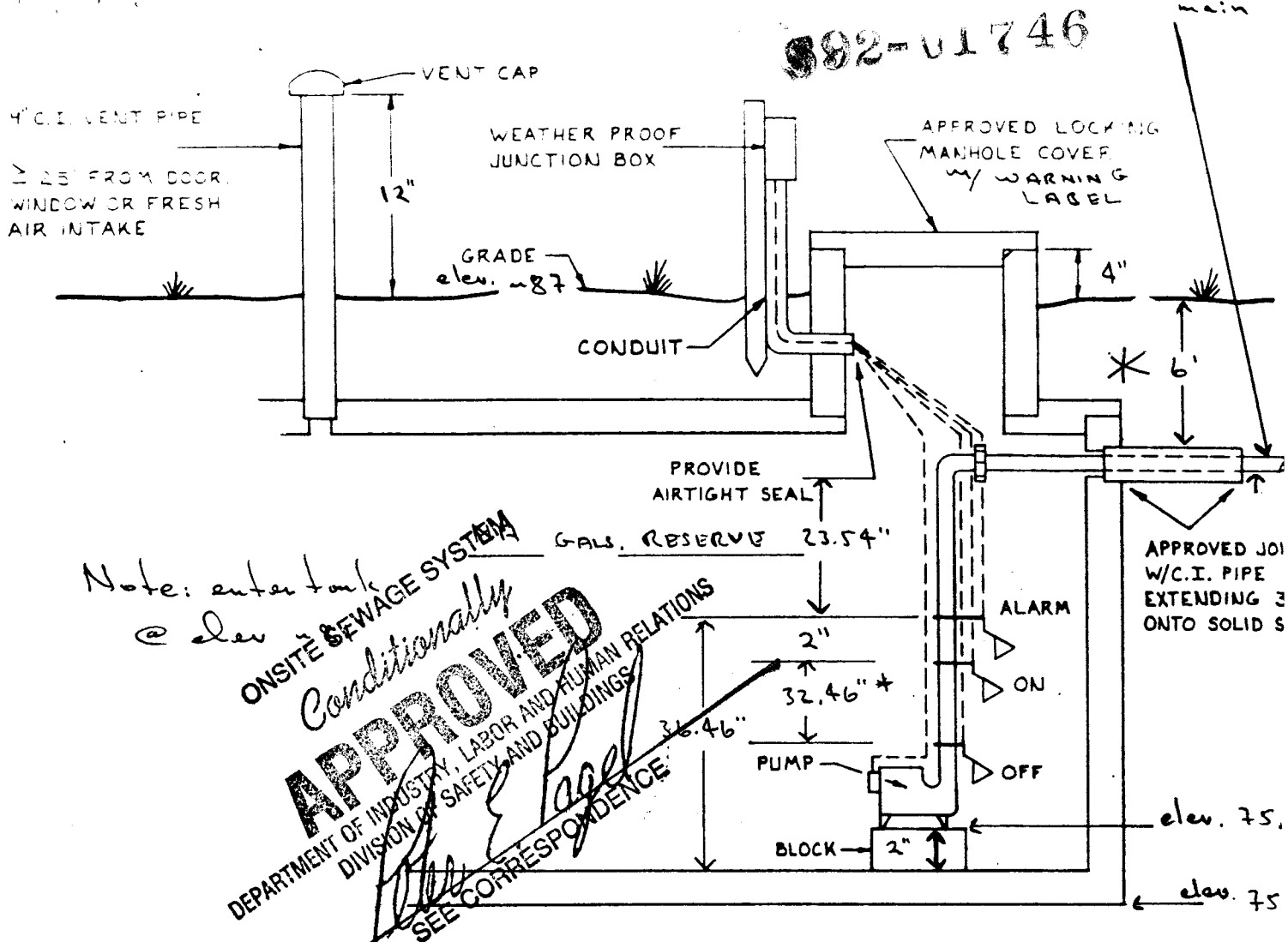
LITHO IN U.S.A.

Box 127 Ashland, OH 44805-0127
 Phone: (419) 283-1111
 Telex: 150000 MARLEY
 Cable: MARLEY OHIO

Packet Pg. 28

Exit Detail

5.1.b



Note: enter tank @ elev. 75.54"

ONSITE SEWAGE SYSTEM

Conditionally APPROVED

DEPARTMENT OF INDUSTRY, LABOR AND HUMAN RELATIONS

DIVISION OF SAFETY AND BUILDINGS

SEE CORRESPONDENCE

Exit shown from Hufferatt 2500 gal pump tank

2660 gal approved capacity

60" liquid depth

44.33 gallons/inch

Inlet 65.5"

Duplex pumping - 1 pump shown of two

* Phase 2 pump off/on setting = 43.98"

∴ Alarm height => 47.98"

a "Reserve Depth" => 12.02"

* DUAL OUTLETS BY MANUFACTURER

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SYSTEM CALCULATIONS

192-00146

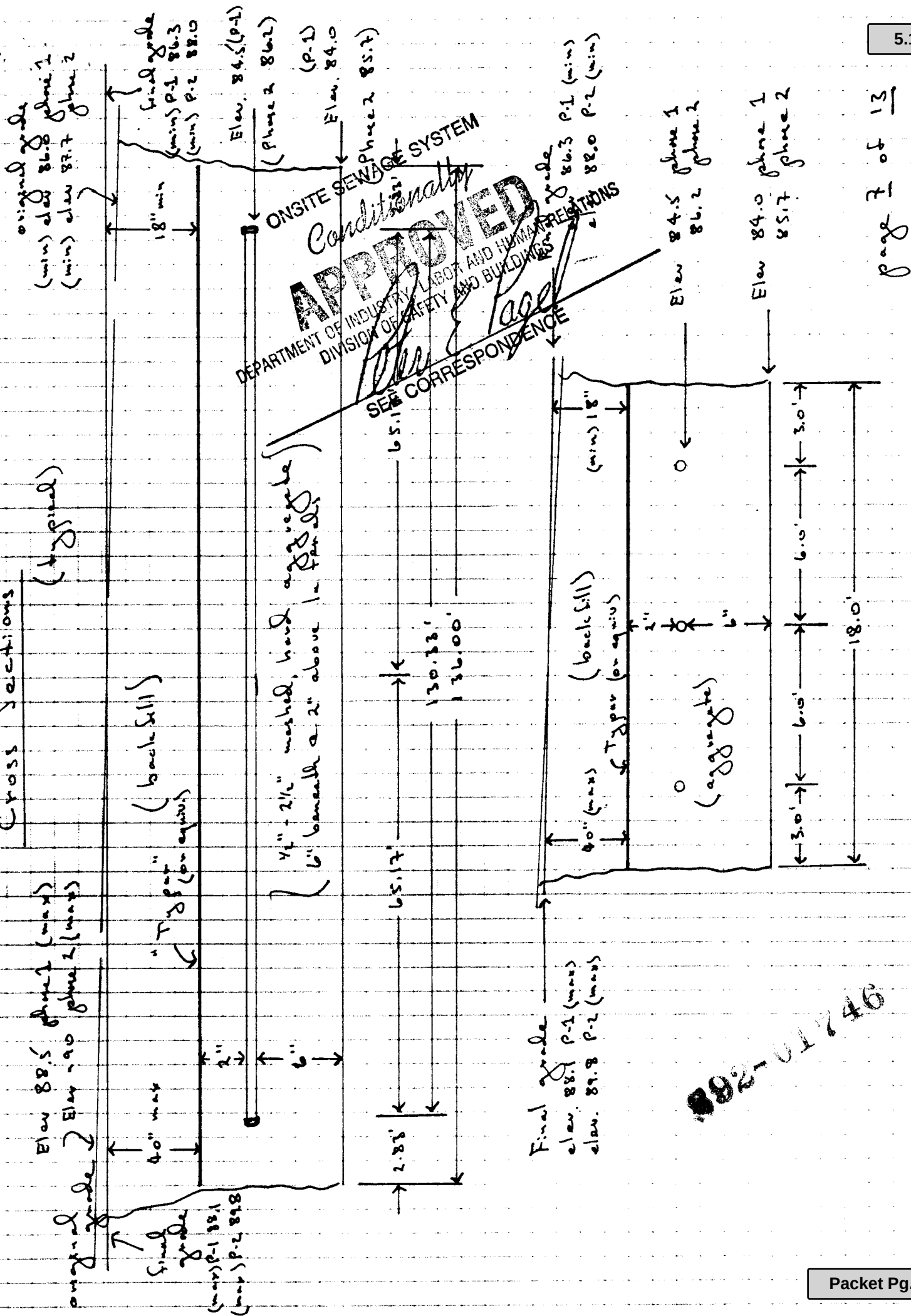
26 mobile homes	<u>7800</u>	gallons/day
Loading rate	<u>0.6</u>	gpd/ft ²
Depth to groundwater	<u>292</u>	in.
Depth to bedrock	<u>292</u>	in.
Up-slope	<u>1-2</u>	%
Bed-site slope	<u>1</u>	%
Down-slope	<u>1</u>	%
Force main length	<u>221 ft</u> <u>2-55.5</u>	ft. of <u>4</u> in. diameter
Force main drainback	<u>NA</u>	gal. check valves/deep install
Elevation difference between pump/siphon and distribution system	<u>10.3</u>	ft.
Force main friction loss	<u>1.61 ft</u> <u>4.7</u>	in 221' 6" @ 336.96 gpm ft. @ <u>168.48</u> gal./min. in 4"
Total dynamic head	<u>19.11</u>	ft.
Pump/siphon <u>350</u> G.P.M. @	<u>20.0</u>	ft. of head
Manufacturer <u>Hydromatic</u> , Model # <u>SK 300</u>	<u>6 3/8" impeller</u> <u>↳ or equivalent Zoeller pump</u>	
Dose volume	<u>1950</u>	gal.
Measurement pump on & off	<u>43.98</u>	in.
Lift/siphon tank <u>Huffcutt</u>	<u>2500</u>	gal.
Septic tank <u>Phase 1 (6498)</u> <u>+ Huffcutt</u>	<u>6498</u> <u>2000 (2185)</u>	gal. } Total <u>8653</u> gal.
Height alarm above tank bottom	<u>47.98</u>	in.
Lateral length <u>24</u> @	<u>65.17</u>	ft. of <u>1 1/2</u> in. diameter
Lateral elevation bottom of pipe	<u>86.2</u>	ft.
Lateral hole size <u>1/4</u> in. @	<u>68.0</u>	in. spacing (5.67')
<u>12</u> holes per lateral,	<u>288</u>	holes total
Lateral volume	<u>143.9</u>	gal.
Total lateral discharge rate	<u>336.96</u>	G.P.M. @ <u>2.5</u> ft. head

SYSTEM CALCULATIONS

92-01746

16 mobile homes	4800	gallons/day
Loading rate	0.6	gal./ft ²
Depth to groundwater	> 92	in.
Depth to bedrock	> 92	in.
Up-slope	1.2	%
Be-slope		%
Down-slope		%
Force main	75' of 2" 55.5'	ft. of 6" + 4" in. diameter
Force main drainage	NA	gal. check valves/deep installation
Elevation difference between pump/siphon and distribution system	8.6	ft.
Force main friction loss	0.37	ft. @ 2.5 gal./min. in 2" 55.5' of 4"
Total dynamic head	14.03	ft.
Pump/siphon 450 G.P.M. @	15.0	ft. of head
Manufacturer Hydromatic, Model #	SK 300 - 6 3/8" in. gal.	
Dose volume	1439	gal.
Measurement pump on & off	32.46	in.
Lift/siphon tank Huffcutt	2500	gal.
Septic tank 4 - existing 1 - Huffcutt low profile	1200 gal + 1650 (1650)	gal. } Total 6498 gal.
Height alarm above tank bottom	36.46	in.
Lateral length 24 @	65.17	ft. of 1 1/2 in. diameter
Lateral elevation bottom of pipe	84.5'	ft.
Lateral hole size 1/4 in. @	68.0	in. spacing (5.67')
12 holes per lateral,	288	holes total
Lateral volume	143.9	gal.
Total lateral discharge rate	336.96	G.P.M. @ 2.5' ft. head

Cross Sections (typical)

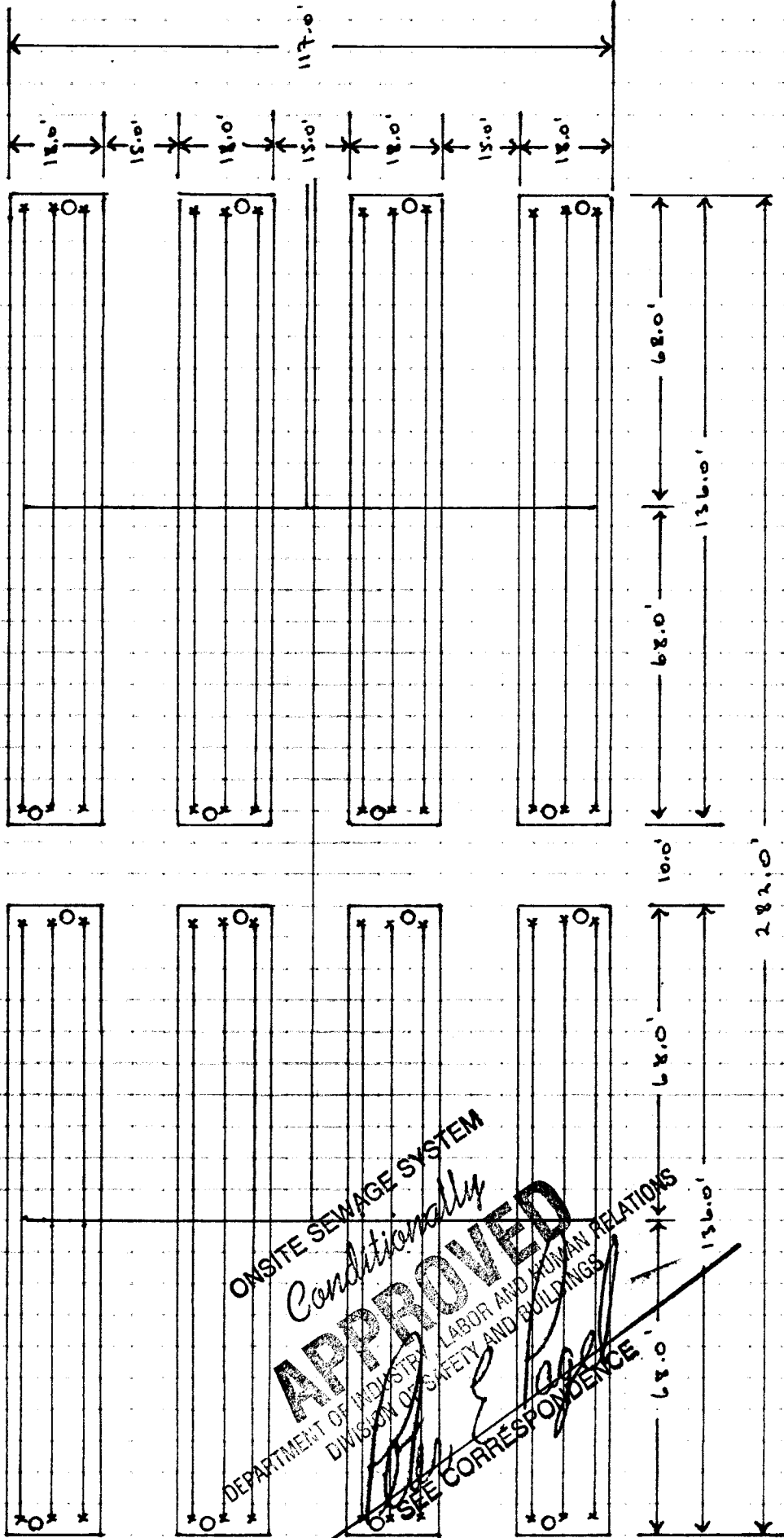


892-01746

Plan View

(Phase 2)

(Phase 1)



x: 1/2" steel Rebar (or equiv.) lateral and markers driven to final grade
o: 4" PUC capped observation wells to bottom of rock beds
Note: laterals terminate 34'-0" (2.83') from end of rock beds

892-01746

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Lateral Detail

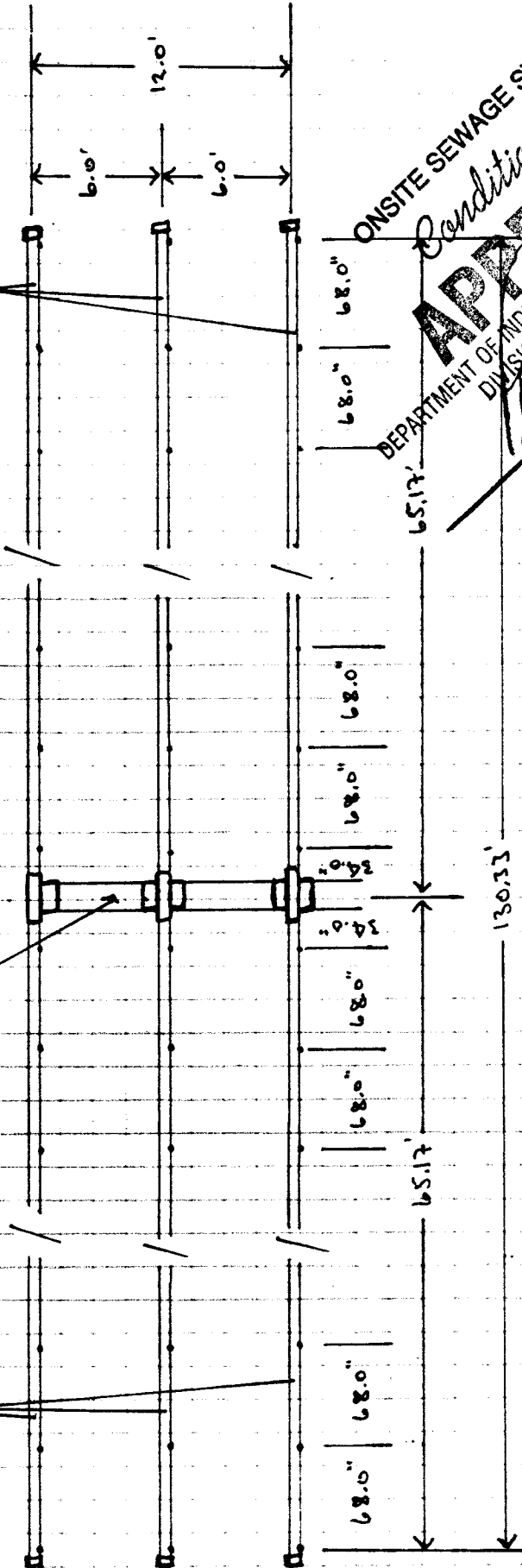
(typical)

schedule 40 manifold
1" into lateral

Phase 1 - 6"
Phase 2 - 4"

1 1/2" PVC sch 40
laterals

1 1/2" PVC sch 40
laterals



ON SITE SEWAGE SYSTEM
Conditionally
APPROVED
DEPARTMENT OF INDUSTRY, LABOR AND HUMAN RELATIONS
DIVISION OF SAFETY AND BUILDINGS
SEE CORRESPONDING

• 1/4" holes on lateral center bottom lines @ 68.0" apart (S.67) agent
12 holes per lateral; 72 holes per bed; 288 holes per phase

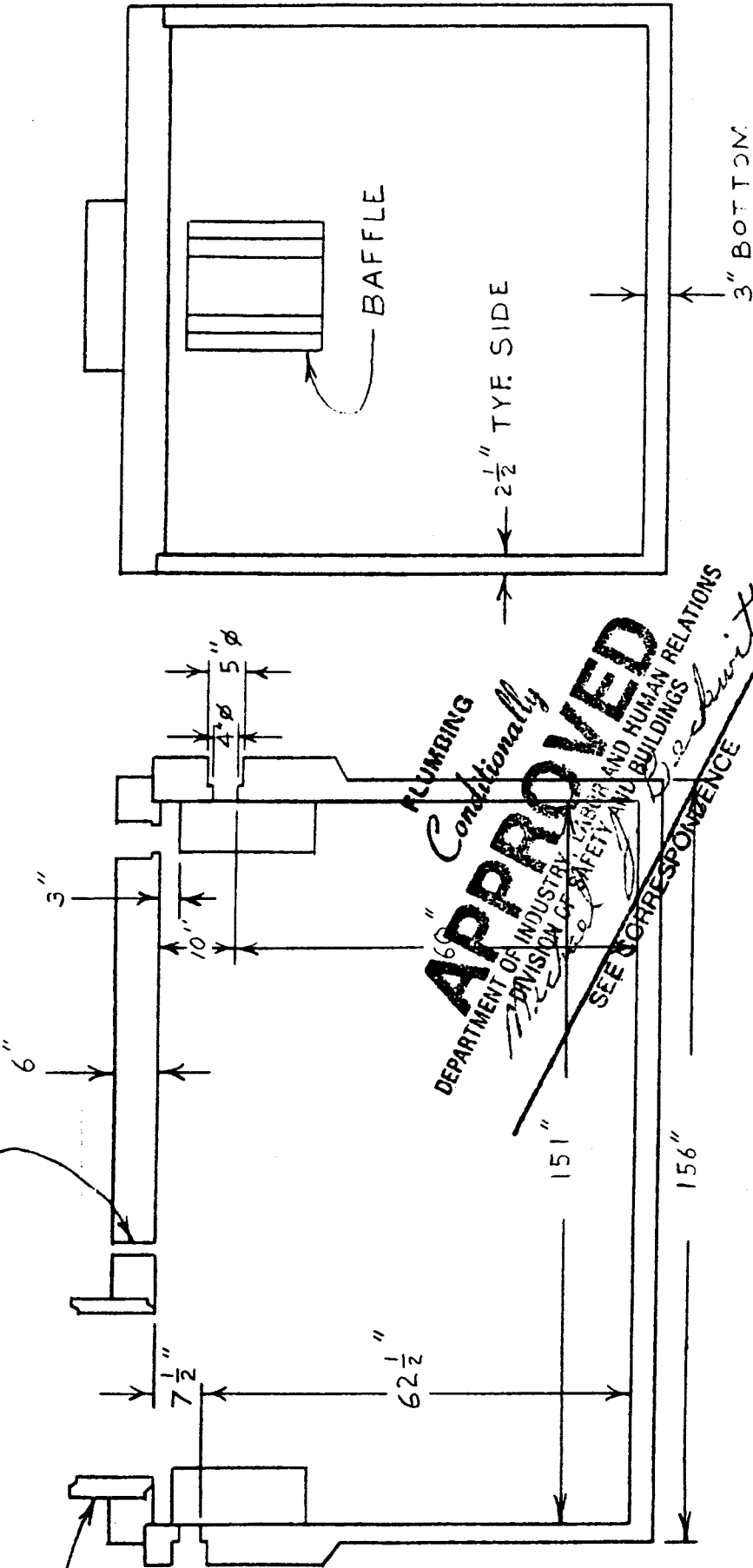
Phase 2 total discharging - (288) (1.17 gpm) = 336.96 gpm @ 2.5' head

92-01746

Page 2 of 13

MANHOLE CAST INTO HOLDING TANK COVERS

3" ϕ HOLE FOR WARNING DEVICE IN HOLDING TANKS - PLUGGED OR OMITTED FOR SEPTIC & PUMP TANK USE



NOTE: TANK MARKING IS FORMED INTO CONCRETE IN 2" HIGH LETTERS ON THE INLET END OF THE TANK AND READS:

RECEIVED

OCT 28 1987

OFFICE OF DIVISION

EQ 4N7 4C

SEPTIC, HOLDING, PUMP, & GREASE INTERCEPTER TANK

NOM. SIZE 2500 GAL.

LIQ. CAP. ~~2500~~ GAL. 2660

MAX. LIQ. CAP. BELOW INLET ~~2660~~ GAL 2770

Page 11 of 13

2500 GAL.

OCT 28 1987

5.1.b

HENRY HUFFCUTT, INC. | 5-29-87

Attachment: 2023-0001 Pine Meadows HTP LLC - CUP - Wheaton - Supporting Information (7764 : Pine Meadows HTP LL)

REPORT ON SOIL BORINGS AND
PERCOLATION TESTS (115)

(ILHR 83.09(1) & Chapter 145)

835-9889

5.1.b

LOCATION: SW 1/4 NE 1/4	SECTION: 20 / T 28 N/R 10 W	TOWNSHIP/MUNICIPALITY: Wheaton	LOT NO.: -	BLK. NO.: -	SUBDIVISION NAME: NA
COUNTY: Chippewa	Whispering Pines Mobile Home Park Don Anderson		MAILING ADDRESS: 1611 Western Avenue, Eau Claire, WI 54703		
USE ☐ Residence NA		NO. BEDRMS.: NA	COMMERCIAL DESCRIPTION: mobile home park		☐ New ☒ Replace
DATES OBSERVATIONS MADE		PROFILE DESCRIPTIONS: 9/14/91		PERCOLATION TESTS: NA	

RATING: S= Site suitable for system U= Site unsuitable for system

CONVENTIONAL: ☒ S ☐ U	MOUND: ☒ S ☐ U	IN-GROUND PRESSURE: ☒ S ☐ U	SYSTEM-IN-FILL: ☒ S ☐ U	HOLDING TANK: ☐ S ☒ U	RECOMMENDED SYSTEM:(optional) pressurized in-ground
---	--	---	---	---	--

If Percolation Tests are NOT required under s. ILHR 83.09(5)(b), indicate:	DESIGN RATE: NA	If any portion of the tested area is in the Floodplain, indicate Floodplain elevation: NA
--	--------------------	--

PROFILE DESCRIPTIONS

BORING NUMBER	TOTAL DEPTH IN.	ELEVATION	DEPTH TO GROUNDWATER-INCHES OBSERVED	EST. HIGHEST	CHARACTER OF SOIL WITH THICKNESS, COLOR, TEXTURE, AND DEPTH TO BEDROCK IF OBSERVED (SEE ABBRV. ON BACK.)
B-1	82	87.0	No	>92	see attached page 3
B-2	90	87.5	No	>92	see attached page 4
B-3	86	88.5	No	>92	see attached page 5
B-4	86	89.8	No	>92	see attached page 6
B-	Note: depth to estimated high ground water based on ground water monitoring data for Neil Preston, Sr.				
B-					

PERCOLATION TESTS

TEST NUMBER	DEPTH INCHES	WATER IN HOLE AFTER SWELLING	TEST TIME INTERVAL-MIN.	DROP IN WATER LEVEL-INCHES		RATE MINUTES PER INCH
				PERIOD 1	PERIOD 2	
P-		NA				
P-						
P-						
P-						
P-						

PLOT PLAN: Show locations of percolation tests, soil borings and the dimensions of suitable soil areas. Indicate scale or distances. Describe what are the horizontal and vertical elevation reference points and show their location on the plot plan. Show the surface elevation at all borings and the direction and percent of land slope.

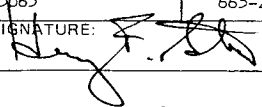
SYSTEM ELEVATION N 1/2: 85.7 ; S 1/2: 84.0

Site is mobile home park w/ 18 spaces; 17 homes as of 9/14/91 - owner wants to expand to 26 units to help w/ costs of replacement system - proposal is to design for 26 units w/ two alternating 75% design capacity systems which will be constructed in two phases: first phase will be to construct the north 1/2 of the 26 unit system and reduce the overall load to 16 units by eliminating one more of the current 17 units the 16 units can then be connected to the north half of the 26 unit system - plan approval and permitting are valid for 2 years so the second phase will be construction of the south 1/2 w/ additional septic tank capacity and alternating pumps installed to put the entire system into operation (Note: additional septic tank capacity required for the first phase also) - this concept has been discussed w/ Gerald Swim of LaCrosse DILHR and meets w/ his approval

area is somewhat limited by a topographic low but the northwest lot corner has available some 300+ x 120' feet of suitable soils: this area will accommodate 8 - 18' x 136' beds w/ a separation distance of about 15' due to topography the north and south portions of the system will be at different elevations and must be designed for equal loading when the entire system is operational: final design loading is for 7800 gpd w/ 2 75% capacity systems = 2 - 9,750 sq ft systems @ a loading rate of 0.6 gpd/sq ft; 16 units would only require 8,000 sq ft of system so 1/2 of the final system will be adequate for the first phase

soils are in general suitable for a loading rate of 0.7 gpd/sq ft but occasional horizons of loamy fine sand require a loading rate of 0.5 gpd/sq ft - CST suggestion is to use a weighted average and design for 0.6 gpd/sq ft which should work just fine - it should be noted that while faint mottling is observed at or just below proposed system elevation depths estimated depth to ground water has been put at greater than 92" based on ground water monitoring data in the south portion of the lot - See attached page 2 for plot plan

I, the undersigned, hereby certify that the soil tests reported on this form were made by me in accord with the procedures and methods specified in the Wisconsin Administrative Code, and that the data recorded and the location of the tests are correct to the best of my knowledge and belief.

NAME (print): Henry F. Grote	TESTS WERE COMPLETED ON: 9/14/91
ADDRESS: PO Box 57, Knapp, WI 54749-0057	CERTIFICATION NUMBER: 3065
	PHONE NUMBER (optional): 665-2681
cc: Jansky	CST SIGNATURE: 

DISTRIBUTION: Original and one copy to Local Authority, Property Owner and Soil Tester.

DILHR-SBD-6395 (R. 10/83)

- OVER -

page 1 of 6

Packet Pg. 36

Attachment: 2023-0001 Pine Meadows HTP LLC - CUP - Wheaton - Supporting Information (7764 : Pine Meadows HTP LL)

SOIL DESCRIPTION REPORT
(Attach Soil Profile Location Map - To Scale - On A Separate, Signed Sheet)

Customer Name Whispering Pines Mobile Home Park		Soil Evaluation Date 9/14/91	Current Land Use or Vegetative Cover sod/small pines	Parent Materials loamy/sandy outwash
Customer Address Don Anderson, 1611 Western Ave., Eau Claire, WI 54703			Estimated Shallowest Groundwater > 92	Flood Plain Elevation NA
County Chippewa	Tax Parcel No.	System Loading Rate in Gallons Per Sq. Ft. Per Day 0.6		
Lot Legal Description SW-NE-20-28-10W		System Geometry and Depth 8 - 18' x 136' beds		
		Slope and Aspect 2% SW		

Horizon	Depth In.	Dominant Color Munsell	Mottles Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Roots	Boundary	Remarks: clayskins pores, pH, and other	Loading GPD/ft.2
1	0-11	10YR 3/3	-	ls	2 m sbk	mvfr	2 f/m	cs		0.7
2	11-21	10YR 3/3	-	ls	1 m sbk	mvfr	1 f/m	aw		0.7
3	21-29	10YR 3/4	-	ls	0 sg	m1	1 f/m	as		0.7
4	29-35	10YR 4/3	-	ls	0 sg	m1	1 f/m	aw		0.7
5	35-40	10YR 5/4	-	lfs	1 m sbk	mvfr	-	ow		0.5
6	40-55	10YR 6/4	f2f 10YR 6/8	s	0 sg	m1	-	as		0.7
7	55-82	10YR 7/4	f2f 10YR 6/8	s	0 sg	m1	-	-	w/ bands 10YR 4/6 1s	0.7

Additional Remarks:

sl bands in horizon 7 are about 1/4" @ 56, 59, 62, & 65

crotoquina activity to 45

depth to high ground water based on ground water monitoring data

Other Site Features:

none
Limiting Factors/Depth:

CST Signature
Henry F. Grote

9/16/91
Date Signed

(715) 665-2681
Telephone No.

3065
CST #

SOIL DESCRIPTION REPORT

(Attach Soil Profile Location Map - To Scale - On A Separate, Signed Sheet)

Pit # B-2 (SE)

Page 4 of 6

Customer Name Whispering Pines Mobile Home Park		Soil Evaluation Date	Current Land Use or Vegetative Cover		Parent Materials
Customer Address			Estimated Shallowest Groundwater > 92		Flood Plain Elevation
County	Tax Parcel No.	System Loading Rate in Gallons Per Sq. Ft. Per Day			
Lot Legal Description		System Geometry and Depth		Slope and Aspect	

Horizon	Depth In.	Dominant Color Munsell	Mottles Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Roots	Boundary	Remarks: clayskins pores, pH, and other	Loading GPD/ft.2
1	0-7	10YR 3/2	-	ls	2 m sbk	mvfr	2 f/m	aw		0.7
2	7-17	10YR 3/3	-	ls	1 m-c sbk	mvfr	1 f	aw		0.7
3	17-23	10YR 4/6	-	lfs	0 sg	ml	-	gw		0.5
4	23-32	10YR 6/4	-	s	0 sg	ml	-	cs		0.7
5	32-90	2.5Y 7/2	f2d 10YR 6/8	s	0 sg	ml	-	-		0.7

Additional Remarks:

horizon 5 becomes more coarse below about 65 thenfiner (possibly lfs) below about 75 - occasional tongues of 10YR 6/4 s extending into this horizon

some of the high chroma mottling may be due to pedogenic development

estimated depth to high ground water based on ground water monitoring data

Other Site Features:

none
Limiting Factors/Depth:

CST Signature
Henry F. Grote

9/16/91
Date Signed

(715) 665-2681
Telephone No.

3065
CST #

Pit # B-3 (middle)

Page 5 of 6

Customer Name Whispering Pines Mobile Home Park		Soil Evaluation Date	Current Land Use or Vegetative Cover	Parent Materials
Customer Address			Estimated Shallowest Groundwater > 92	Flood Plain Elevation
County	Tax Parcel No.	System Loading Rate in Gallons Per Sq. Ft. Per Day		
Lot Legal Description		System Geometry and Depth		Slope and Aspect

Horizon	Depth In.	Dominant Color Munsell	Mottles Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Roots	Boundary	Remarks: clayskins pores, pH, and other	Loading GPD/ft. 2
1	0-6	10YR 3/3	-	ls	2 m sbk	mvfr	2 f/m	as		0.7
2	6-24	7.5YR 3/4	-	ls	1 m-c sbk	mvfr	1 m	CW		0.7
3	24-31	10YR 3/4	-	s	0 sg	ml	-	CW		0.7
4	31-37	7.5YR 5/8	-	s	0 sg	ml	-	CW		0.7
5	37-46	10YR 6/4	f2f 7.5YR 5/8	s	0 sg	ml	-	gs	occ tongues 7.5YR 5/8 s	0.7
6	46-80	2.5Y 7/2	f2f 10YR 6/8	s	0 sg	ml	-	as		0.7
7	80-86	2.5Y 6/2	c1d 7.5YR 3/2	lfs	0 sg	ml	-	-		0.5

Additional Remarks:

mottling in horizon 5 (and perhaps to some extent in horizon 6) probably due to pedogenic development from high chroma horizons above

estimated depth to high ground water based on ground water monitoring data

Other Site Features:

Packet Pg. 39

none
Limiting Factors/Depth:

CST Signature
Henry F. Grote

9/12/91
Date Signed

(715) 665-2681
Telephone No.

3065
CST #

8330

SOIL DESCRIPTION REPORT

(Attach Soil Profile Location Map - To Scale - On A Separate, Signed Sheet)

Customer Name Whispering Pines Mobile Home Park		Soil Evaluation Date		Current Land Use or Vegetative Cover		Parent Materials	
Customer Address				Estimated Shallowest Groundwater > 92		Flood Plain Elevation	
County		Tax Parcel No.		System Loading Rate in Gallons Per Sq. Ft. Per Day			
Lot Legal Description		System Geometry and Depth		Slope and Aspect			

Horizon	Depth In.	Dominant Color Munsell	Mottles Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Roots	Boundary	Remarks: clayskins pores, pH, and other	Loading GPD/ft. 2
1	0-8	10YR 3/2	-	ls	2 m sbk	mfr	2 f/m	as		0.7
2	8-24	10YR 3/1	-	ls	1 m sbk	mvfr	1 f/m	gw		0.7
3	24-36	10YR 3/6	-	lfs	0 sg	m1	-	gw		0.5
4	36-51	7.5YR 5/6	-	s	0 sg	m1	-	gs		0.7
5	51-56	7.5YR 5/8	f2f 10YR 6/8	s	0 sg	m1	-	cs	stratified $\pm$ 1 chip	0.7
6	56-82	10YR 6/4	f2f 10YR 6/8	s	0 sg	m1	-	cs	occ stratif mcs $\pm$ 1 chip	0.7
7	82-94	10YR 7/3	f2f 7.5YR 4/6	lfs	0 sg	m1	-	-		0.5

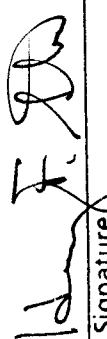
Additional Remarks:

horizon 6 has 1/4" band 10YR 4/4 1s @ 65 & 1/16" band 7.5YR 4/6 s @ 71

estimated depth to high ground water based on ground water monitoring data

crotoquina activity to about 37

Per Site Features:

none		a/17/91	Date Signed	(715) 665-2681	3065
ing Factors/Depth:					

CST Signature Henry F. Grote

SANITARY PERMIT

Nº 175888

CT# 92-159OWNER Whispering Pines M. Hm. Pk.PLUMBER Diane Steinhauer LLC # WPSW 3154TOWN OF Wheaton LOCATED NE 1/4NW 1/4 SEC 20 T 28 N:R 10 2AND/OR LOT — BLOCK —

SUBDIVISION

John C... AUTHORIZED ISSUING OFFICER - DATE 6/26/93THIS PERMIT EXPIRES 6/26/94 UNLESS RENEWED BEFORE THAT DATE

CHAPTER 145.135 WISCONSIN STATUTES

- (a) The purpose of the sanitary permit is to allow installation of the private sewage system described in the application for permit.
- (b) The approval of the sanitary permit is based on regulations in force on the date of issue.
- (c) The sanitary permit is valid for 2 years from original date of issuance and may be renewed for similar periods thereafter. Application for renewal shall be made through the county and shall comply with regulations in effect at the time.
- (d) Changed regulations will not impair the validity of a sanitary permit until the time of renewal.
- (e) Renewal of the sanitary permit will be based on regulations in force at the time renewal is sought. Changed regulations may impede renewal.
- (f) The sanitary permit is transferable. A sanitary permit transfer shall be obtained from the county authority.
- * If you wish to renew the permit, or transfer ownership of the permit, please contact the county authority.

VISIBLE FROM THE ROAD FRONTING THE LOT

Attachment: 2023-0001 Pine Meadows HTP LLC - CUP - Wheaton - Supporting Information (7764 : Pine Meadows HTP LL)

POST IN PLAIN VIEW

SANITARY PERMIT

TRANSFER/RENEWAL

No. 92-159

175888

OWNER WHISPERING PINES T.C.

PLUMBER D. Steinhawert LIC. # HHF-3154

TOWN OF Wheaton LOCATED

NE NW SEC 20 T 28 N:R 10 ☐

AND/OR LOT BLOCK SUBDIVISION

James Kochl AUTHORIZED ISSUING OFFICER - DATE 6-26-96

THIS PERMIT EXPIRES 6-26-96 UNLESS RENEWED BEFORE THAT DATE

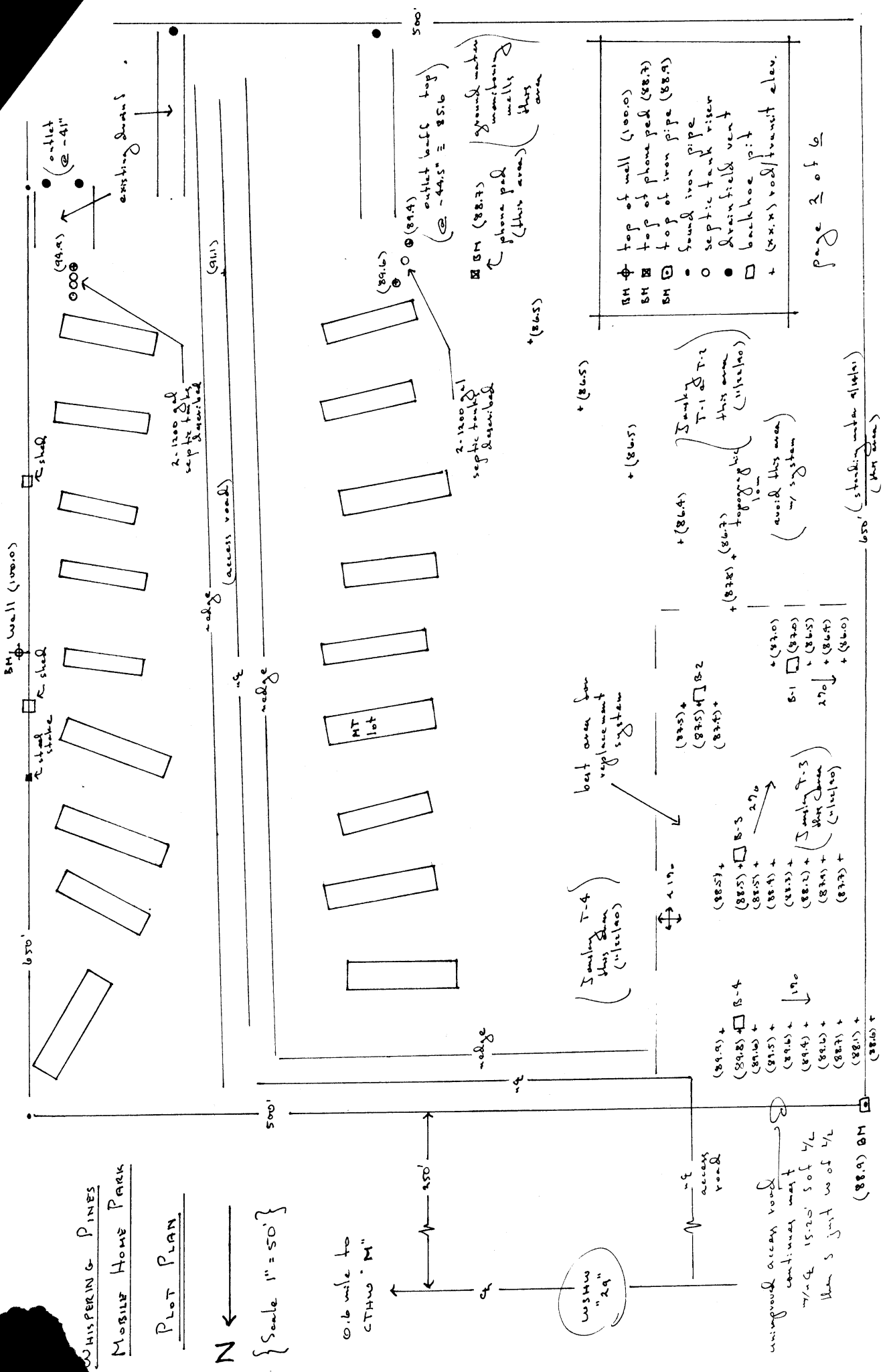
POST IN PLAIN VIEW

VISIBLE FROM THE ROAD FRONTING THE LOT

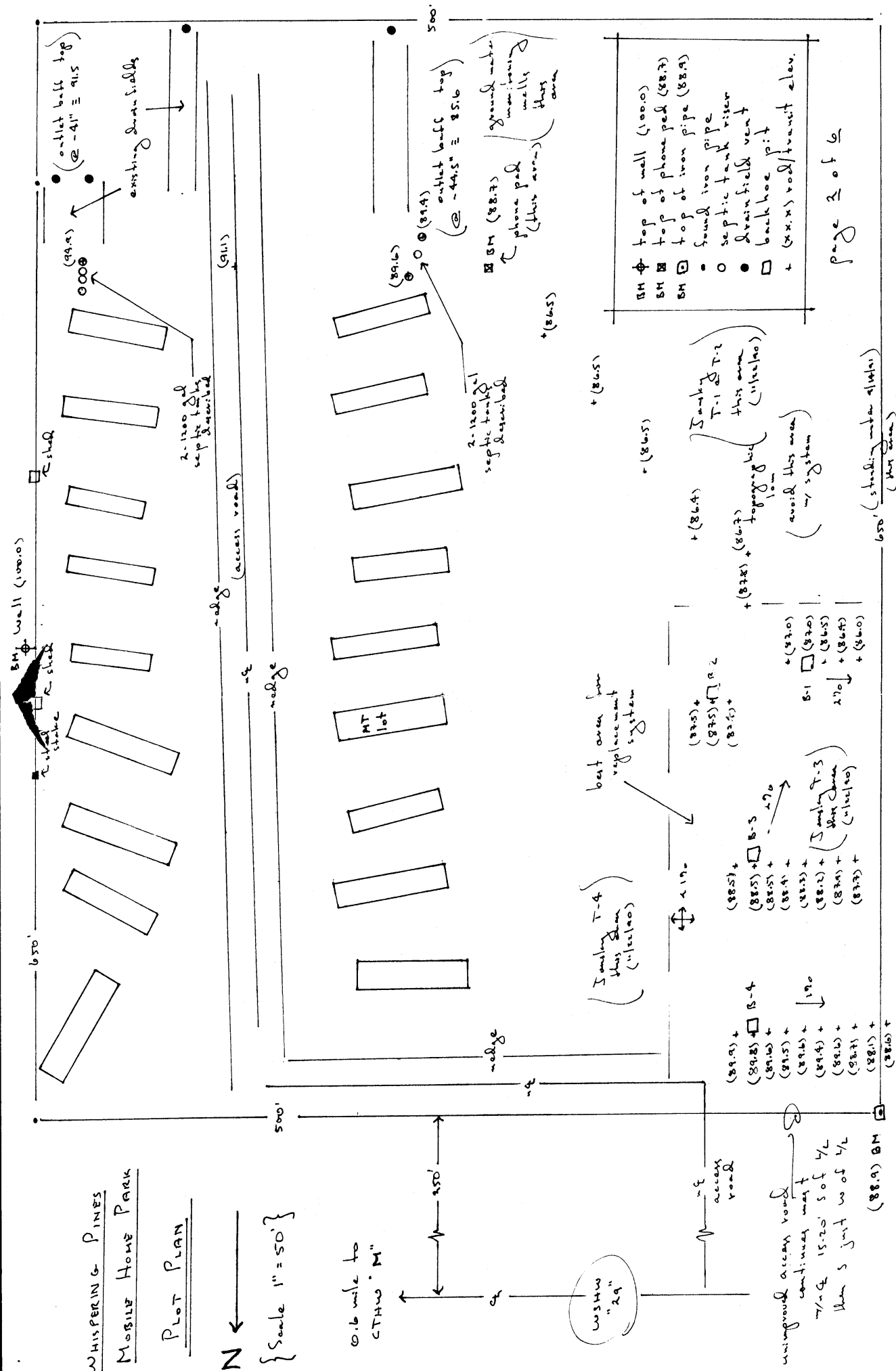
CHAPTER 145.135 WISCONSIN STATUTES

- (a) The purpose of the sanitary permit is to allow installation of the private sewage system described in the application for permit.
 - (b) The approval of the sanitary permit is based on regulations in force on the date of issue.
 - (c) The sanitary permit is valid for 2 years from original date of issuance and may be renewed for similar periods thereafter. Application for renewal shall be made through the county and shall comply with regulations in effect at the time.
 - (d) Changed regulations will not impair the validity of a sanitary permit until the time of renewal.
 - (e) Renewal of the sanitary permit will be based on regulations in force at the time renewal is sought. Changed regulations may impede renewal.
 - (f) The sanitary permit is transferable. A sanitary permit transfer shall be obtained from the county authority.
- * If you wish to renew the permit, or transfer ownership of the permit, please contact the county authority.





N ↓ {Scale 1" = 50'}





STATEMENT OF EXPLANATION
2023-0005 SWANSON HOMES LLC - REZONE - TOWN OF LAFAYETTE

5.2

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.

LEGAL DESCRIPTION

Lots 1, 2 and 3 of the Henderson Addition, (Parcel numbers: 22808-1133-65180001, 22808-1133-65180002 and 22808-1133-65180003), which are located in the SW ¼ of the SW ¼, Section 11, Township 28 North, Range 08 West, Town of Lafayette. Physical Address: Vacant land

From: Local Commercial

To: Residential 3

Zoning Petition No:	2023-0005
Town Board Action:	June 19, 2023
Planning & Zoning Committee Public Hearing:	June 22, 2023
Recommendation from Planning & Zoning Committee:	To Be Determined

Comments/Conditions: To Be Determined

The Chippewa County Board of Supervisors does ordain as follows:

That the Zoning maps, dated 1974 and land description listing the boundaries of the eleven zoning districts, and referred to in Chapter 70-61 of the Chippewa County Zoning Ordinance, adopted on February 14, 2006, to be amended as follows:

LEGAL DESCRIPTION

Lots 1, 2 and 3 of the Henderson Addition, (Parcel numbers: 22808-1133-65180001, 22808-1133-65180002 and 22808-1133-65180003), which are located in the SW ¼ of the SW ¼, Section 11, Township 28 North, Range 08 West, Town of Lafayette. Physical Address: Vacant land

From: Local Commercial

To: Residential 3

The new map, now dated July, 2023, and land description are made a part of the Zoning Ordinance. All notations, references and other information shown upon said "zoning map" dated July, 2023, and land description shall be as much a part of this Ordinance as if the matter and things set forth by said map and land description were fully described herein.

This Ordinance shall become effective upon passage.

Dated this 11th day of July, 2023

(Publish – Chippewa Herald – June 8 and June 15, 2023)

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 **June 22, 2023** beginning at **4:30 PM** at the Chippewa County Courthouse, Room 302, 711 N Bridge Street, Chippewa Falls, Wisconsin relative to the following request:

Conditional Use Permit: 2023-0001

Petitioner: Pine Meadows HTP LLC

Agent: Max Gehler

To expand the number of mobile home units allowed under Conditional Use Permit 1993-0043 from 26 to 27, in accordance with section 70-71(b)(10) of the Chippewa County Zoning Ordinance, on parcel number 22810-2021-00750000, which is located in the NE ¼ of the NW ¼, Section 20, Township 28 North, Range 10 West, Town of Wheaton. Physical Address: 2429 State Highway 29.

Rezone Petition: 2023-0005

Petitioner: Swanson Homes LLC

Agent: Joel Swanson

Lots 1, 2 and 3 of the Henderson Addition, (Parcel numbers: 22808-1133-65180001, 22808-1133-65180002 and 22808-1133-65180003), which are located in the SW ¼ of the SW ¼, Section 11, Township 28 North, Range 08 West, Town of Lafayette. Physical Address: Vacant land

From: Local Commercial

To: Residential 3

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

Dated this **31st** day of **May**, 2023

Douglas Clary, Director
Department of Planning & Zoning
Chippewa County

Attachment: 2023-0005 Swanson Homes - Rezone - Public Hearing Notices & Maps (7765 : Swanson Homes LLC - 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

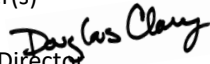
Land Records & G.I.S.

POWTS & Wells

Date: May 31, 2023

To: Property Owner(s)

From: Douglas Clary, Director



Re: Public Meetings & Public Hearing

Dear Property Owner(s):

The Chippewa County Department of Planning & Zoning has received a rezone petition for parcels of land that 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 parcels associated with the rezone petition. If you have any questions regarding this rezone petition, please contact me at (715) 726-7941.

REZONE PETITION: #2023-0005

Property Owner: Swanson Homes LLC

Agent: Joel Swanson

Lots 1, 2 and 3 of the Henderson Addition (Parcel numbers: 22808-1133-65180001, 22808-1133-65180002 and 22808-1133-65180003), which are located in the SW ¼, of the SW ¼, Section 11, Township 28 North, Range 08 West. Town of Lafayette.

From: Local Commercial

To: Residential 3

Purpose: To construct Multi-family Dwellings (Note: Reconfigure three lots into two lots for the construction of two four-plex units)

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

The PRLPC will **REVIEW** this request on **June 12, 2023** at approximately **7:00 PM**. The PRLPC will make an **ADVISORY** recommendation to the Lafayette Town Board to approve or disapprove. This meeting will be held at the Lafayette Town Hall, 5765 197th Street, Chippewa Falls, Wisconsin 54729.

Lafayette Town Board:

The Town Board will **REVIEW** this request on **June 19, 2023** at approximately **7:00 PM**. The Town Board will forward an **ADVISORY** recommendation to the Chippewa County Planning & Zoning Committee to approve, disapprove or approve with modification(s) and/or condition(s). This meeting will be held at the Lafayette Town Hall, 5765 197th Street, Chippewa Falls, Wisconsin 54729.

Chippewa County Planning & Zoning Committee:

The Chippewa County Planning & Zoning Committee will hold a **PUBLIC HEARING** for this petition on **June 22, 2023** at **4:30 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 **July 11, 2023** at **6:00 PM** for their consideration. If the Planning & Zoning Committee disapproves, the petition will fail.

Attachment: 2023-0005 Swanson Homes - Rezone - Public Hearing Notices & Maps (7765 : Swanson Homes LLC - Rezone)



2023-0005 Swanson Homes LLC - Rezone Request - Aerial (2021)



Attachment: 2023-0005 Swanson Homes - Rezoning - Public Hearing Notices & Maps (7765 : Swanson Homes LLC - Rezoning)



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 •

2023 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: <i>Swanson Homes LLC</i>			Name: RECEIVED		
Mailing Address: <i>P.O. Box 806</i>			Mailing Address: MAY 16 2023		
City: <i>Chippewa Falls</i>	State: <i>WI</i>	Zip: <i>54729</i>	City: BY:	State:	Zip:
Telephone: <i>715-379-1048</i>			Telephone:		
Email Address (Required): <i>SwansonhomesLLC@yahoo.com</i>			Email Address (Required):		
SECTION III: Parcel Information					
Town of: <i>Lafayette</i>			Property Address: <i>Henderson Addition Lots 1-3</i>		
Parcel Number(s): <i>22808-1133-65180001</i> <i>22808-1133-65180002</i>			City: <i>Chippewa Falls</i> State: <i>WI</i> Zip: <i>54729</i>		
Existing Zoning District(s): <i>22808-1133-65180003</i> <i>Local Commercial</i>			Proposed Zoning District(s): <i>R-3 (2) 4 plex units</i>		

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 - 2023
 - ☐ 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: <i>22172</i>	Appeal Number: <i>2023-0005</i>	Public Hearing Date: <i>10-22-23</i>

Attachment: 2023-0005 Swanson Homes - Rezone - Application (7765 : Swanson Homes LLC - Rezone)

Chippewa County – 2023 Rezone Application

Once the completed application is received, the Department will prepare a public hearing notice and publish it within the Chippewa Herald. The public hearing notice will include the location and time of the required public hearing before the Chippewa County Planning & Zoning Committee. In addition, your neighbors, the Town Board and any appropriate county or state agencies will be notified. At the public hearing, any party may appear in person or may be represented by an agent or attorney to present information to the Planning & Zoning Committee in support or opposition of the rezone request.

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

- (A) As the applicant, do you have legal title to the parcel(s)? If you **do not** have legal title to the property, please have the property owner sign this application.
- (B) Identify the parcel(s) that are or will be part of this rezone request. If needed, an additional sheet listing those parcels can be attached.
- (C) Describe the present and, if known, any proposed improvements on each parcel of land.
- (D) Explain why you are requesting to rezone of each parcel. Please identify the proposed use of each parcel.
- (E) Explain the compatibility of your proposed use(s) with the existing use(s) on adjacent parcels and those in the vicinity of this parcel(s).
- (F) Discuss any additional issues you feel that supports the consistency of your proposed use with County ordinances and plans as well as any Town ordinances or plans.

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

PART 2: Planning & Zoning Committee Schedule - 2023

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

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Applications Due @ 12:00 Noon	12-22	01-26	02-23	03-23	04-20	05-25	06-22	07-27	08-24	09-21	10-19	11-16
Public Hearing/Meeting (Thu)	01-19	02-23	03-23	04-20	05-18	06-22	07-20	08-24	09-21	10-19	11-16	12-14
County Board Meeting (Tues)	02-14	03-14	04-11	05-09	06-13	07-11	08-08	09-12	10-10	11-14	12-12	01-09

Note: Typically, the Planning & Zoning Committee meetings start at 4:30 PM on the designated dates above.

PART 3: General Rezoning Process:

- (A) The rezone application is filed with the Department of Planning & Zoning. This includes the legal description of the parcels to be rezoned, a written statement addressing the questions as listed in Part 1 and any other information your feel will aid in a decision on this request.
- (B) The Town Board will be notified of the rezone application. The Town Board can recommend approval or denial of a rezoning request. If the Town Board denies a rezone request, the Planning & Zoning Committee can only recommend an approval with modification to the rezone request or deny the rezone request.
- (C) A Class 2 Public Hearing Notice will be published in the Chippewa Herald detailing the request and the date and time of the Public Hearing.
- (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

Chippewa County – 2023 Rezone Application

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:  Date: 5-16-23
Owner/Agent

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

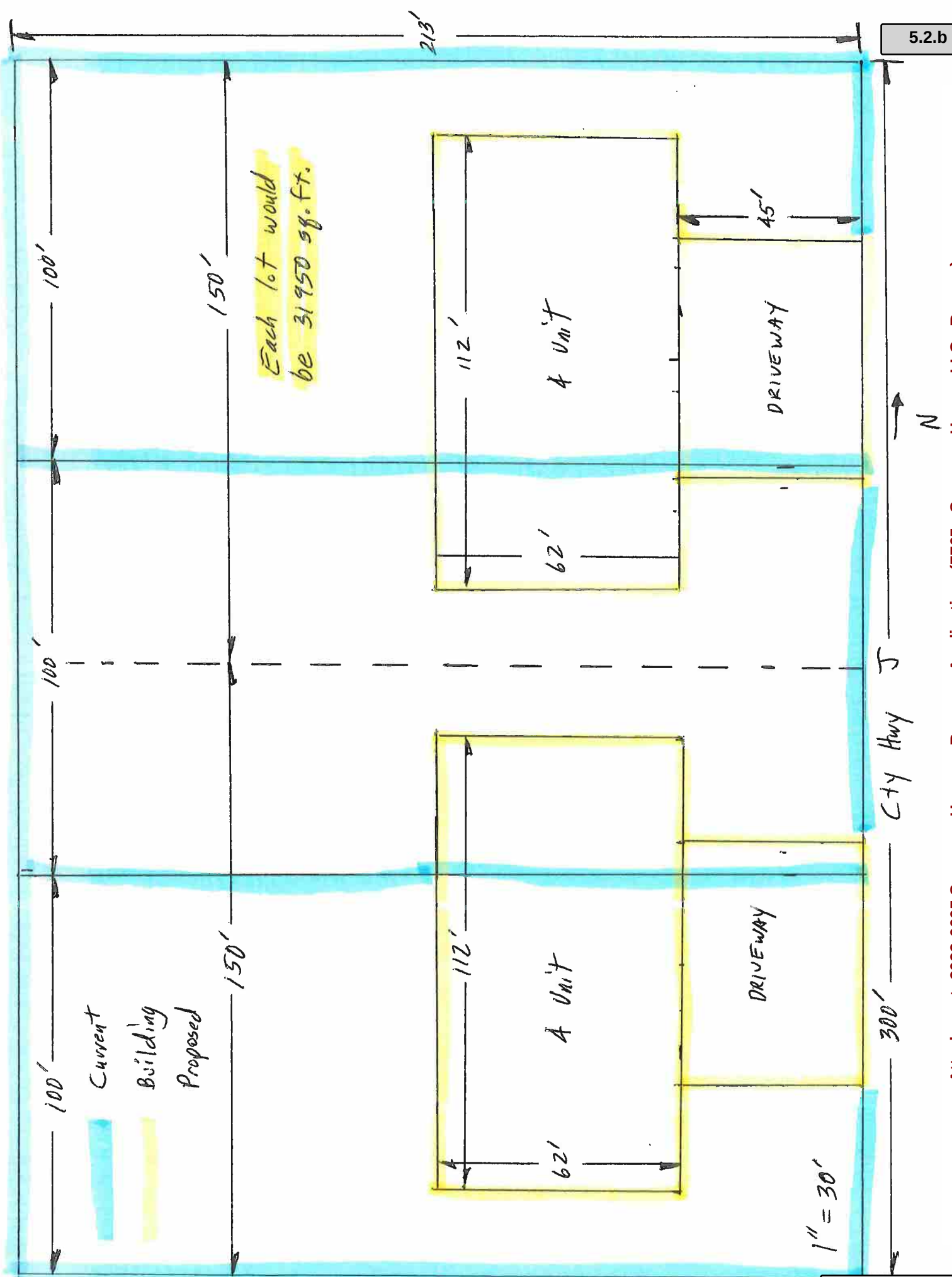
Swanson Homes LLC
P.O. Box 806
Chippewa Falls, WI 54729
715-379-1048
swansonhomesllc@yahoo.com

May 16, 2023

RE: PART 1 General Questions A-F

- A. Yes I (Swanson Homes LLC) have legal title to the property
- B. Parcels 22808-1133-65180001 through 3.
- C. Present use is vacant land zoned Local Commercial. Proposed use is R-3 multi-family for (2) 4-plex units.
- D. Directly south of the lots is a 9 unit apartment building. To the North is a mixture of single family and duplex homes. Neighborhood on west side is zoned R-3. There are currently 3 lots that would be split into 2 lots.
- E. See D.





Map

Printed 04/25/2023

Scale = 1:593'

June 19th



CHIPPewa COUNTY



5.2.b

Disclaimer: This map is a compilation of records as they appear in the Chippewa County Offices
Attachment: 2023-0005 Swanson Homes - Rezone - Application (7765 : Swanson Homes LLC - Rezone)



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

6.1

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.

Resolution 19-23**Request the State of Wisconsin to Address Concerns of Act 216, Relating to Distributing the Proceeds from the Sale of Tax Delinquent Property to the Former Owner**

WHEREAS, under the previous State law addressing sale of tax delinquent property, counties retained the net proceeds from the sale unless the property was the homestead of the former owner(s) and the former owner(s) requested such payment; and

WHEREAS, before a tax delinquent property is foreclosed upon, the property must be delinquent for a minimum of three years; and

WHEREAS, before a tax delinquent property is foreclosed upon, the owner receives notice of the pending action and is given the opportunity to pay the back taxes, including the potential for a payment plan; and

WHEREAS, if the sale of the tax delinquent property does not cover the past due taxes, other associated costs and costs of processing the foreclosure, the county taxpayers are ultimately responsible to absorb the loss; and

WHEREAS, Act 216 purportedly requires a county to pay the net proceeds of the sale of tax delinquent property to any former owner, regardless of whether the former owner requests the payment and regardless of whether the former owner used the property as his or her homestead, and hold such proceeds for five years if the former owner does not request payment; and

WHEREAS, the Act further attempts to require a county to pay off any lien placed on the property at the time of the foreclosure sale, notwithstanding the fact that all liens are discharged at the time of the foreclosure judgment, causing confusion for counties and courts; and

WHEREAS, the Act is further imprudent for the following reasons:

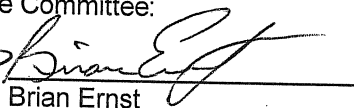
1. most often in tax foreclosure cases, property owners are not responsive;
2. it shifts the risk of loss onto the county causing the county to have an incentive to NOT exercise its authority to foreclosure, leading to many blighted properties throughout the county;
3. the Act purported to cause counties to act as realtors for private parties;
4. the Act requires treasurers to make complex ownership decisions between parties, tenants-in-common; LLCs, corporations and decedents' estates.

NOW THEREFORE BE IT RESOLVED that the Price County Board of Supervisors urges the Legislature to repeal the changes implemented by Act 216, or, in the alternative, to modify the law to take away the risk to counties and consider a provision to place any proceeds from the sale of tax delinquent properties in a segregated account established by the county to be used for clean-up of blighted properties; and

BE IT FURTHER RESOLVED, that a copy of this resolution be sent to Governor Tony Evers, Legislators representing Price County, the Wisconsin Counties Association and all Wisconsin Counties.

Submitted by the Price County Executive Committee:


Alan Barkstrom, Chair


Brian Ernst


Jeff Hallstrand


Paula Houdek


excused
Larry Palecek

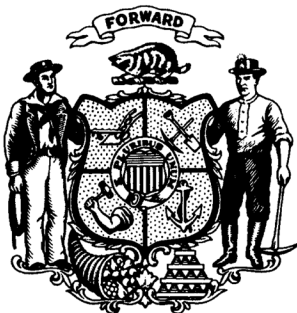
Reviewed by County Administrator:


Nicholas Trimner

Adopted by the Price County Board of Supervisors this 16th day of May 2023.


Jeff Hallstrand, County Board Vice-chair


Jean Gottwald, County Clerk



2021 Senate Bill 829

Date of enactment: **March 31, 2022**

Date of publication*: **April 1, 2022**

2021 WISCONSIN ACT 216

AN ACT *to repeal* 75.36 (2m) (a) and 75.36 (4); *to consolidate, renumber and amend* 75.36 (2m) (intro.) and (b); *to amend* 75.36 (3) (c); and *to create* 75.36 (3) (bm) of the statutes; **relating to:** distributing the proceeds from the sale of tax delinquent property to the former owner.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 1. 75.36 (2m) (intro.) and (b) of the statutes are consolidated, renumbered 75.36 (2m) and amended to read:

75.36 (2m) NOTICE; PROCEEDS. Upon acquisition of a tax deed under this chapter if sub. (4) applies, the county treasurer shall notify the former owner, by registered mail or certified mail sent to the former owner's mailing address on the tax bill, that the former owner may be entitled to a share of the proceeds of a future sale. ~~If the former owner does not request, in writing, payment within 60 days after receipt of that notice, the former owner forfeits all claim to those proceeds. If the former owner timely requests payment, the~~ The county shall send to the former owner the proceeds identified in sub. (3) (c) minus any delinquent taxes, interest, and penalties owed by the former owner to the county in regard to other property and minus the greater of the following amounts: (b) The actual costs of the sale as specified under sub. (3) (a) plus 2 percent of the sale price plus all amounts disbursed under sub. (3) (b) and (bm) and plus the amount of property taxes that would have been owed on the property for the year during which the sale occurs if the county had not

acquired the property. If the county is unable to locate the former owner within 5 years following the mailing of the notice under this subsection, the former owner forfeits the right to any remaining equity in the property.

SECTION 2. 75.36 (2m) (a) of the statutes is repealed.

SECTION 3. 75.36 (3) (bm) of the statutes is created to read:

75.36 (3) (bm) From the net proceeds of the sale of the property, as determined under par. (a), pay off any lien placed on the property at the time of the foreclosure sale in accordance with the contract or law giving rise to the lien. If the net proceeds are not sufficient to pay all outstanding amounts due, the net proceeds shall be distributed to such lienholders in priority based upon the date of the lien, as determined by the circuit court for the county in which the property is located.

SECTION 4. 75.36 (3) (c) of the statutes is amended to read:

75.36 (3) (c) Distribute any remaining net proceeds that are subject to sub. (4) to the former owner, as provided under sub. (2m).

SECTION 5. 75.36 (4) of the statutes is repealed.

SECTION 6. Initial applicability.

(1) This act first applies to tax deeds acquired on the effective date of this subsection.

* Section 991.11, WISCONSIN STATUTES: Effective date of acts. "Every act and every portion of an act enacted by the legislature over the governor's partial veto which does not expressly prescribe the time when it takes effect shall take effect on the day after its date of publication."



2021 SENATE BILL 829

January 6, 2022 - Introduced by Senators FELZKOWSKI, BALLWEG, JAGLER, NASS, STROEBEL and L. TAYLOR, cosponsored by Representatives ZIMMERMAN, BROOKS, KUGLITSCH, MAGNAFICI, MOSES, MURPHY, MURSAU and L. MYERS. Referred to Committee on Government Operations, Legal Review and Consumer Protection.

1 **AN ACT** *to repeal* 75.36 (2m) (a) and 75.36 (4); *to consolidate, renumber and*
2 *amend* 75.36 (2m) (intro.) and (b); *to amend* 75.36 (3) (c); and *to create* 75.36
3 (3) (bm) of the statutes; **relating to:** distributing the proceeds from the sale of
4 tax delinquent property to the former owner.

Analysis by the Legislative Reference Bureau

Under current law, a county distributes the net proceeds of the sale of tax delinquent property to the former owner of the property if the former owner requests payment and if the former owner used the property as his or her homestead at any time during the five years preceding the county's acquisition of the property. Under the bill, the county pays the net proceeds to any former owner of tax delinquent property, regardless of whether the former owner requests payment and regardless of whether the former owner used the property as his or her homestead.

Upon the county's acquisition of a tax deed on tax delinquent property, current law requires the county treasurer to provide notice to the former owner that the former owner may be entitled to a share of the proceeds of a future sale of the property. If the former owner submits to the county a written request within 60 days after receiving the notice to receive payment, the county will distribute the proceeds to the former owner, minus the amount of any delinquent taxes, interest, and penalties and minus the greater of the following:

1. Five hundred dollars plus 50 percent of the amount obtained by subtracting \$500 from the remaining net proceeds.

SENATE BILL 829

2. The actual costs of selling the property, plus 2 percent of the sales price, plus amounts disbursed to taxing jurisdictions to pay for special assessments, special charges, and fees for withdrawing land from the managed forest land program, and plus the amount of the property taxes that would have been owed on the property for the year during which the sale occurs if the county had not acquired the property.

Under the bill, the county distributes to the former owner the proceeds, minus the following: 1) the amount of any delinquent taxes, interest, and penalties; 2) any liens against the property; and 3) the actual costs of selling the property, plus amounts disbursed to taxing jurisdictions to pay for special assessments, special charges, and fees for withdrawing land from the managed forest land program; and plus the amount of the property taxes that would have been owed on the property for the year during which the sale occurs if the county had not acquired the property. The bill eliminates the additional penalty equal to 2 percent of the sales price.

For further information see the local fiscal estimate, which will be printed as an appendix to this bill.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

1 **SECTION 1.** 75.36 (2m) (intro.) and (b) of the statutes are consolidated,
2 renumbered 75.36 (2m) and amended to read:

3 **75.36 (2m) NOTICE; PROCEEDS.** Upon acquisition of a tax deed under this chapter
4 ~~if sub. (4) applies,~~ the county treasurer shall notify the former owner, by registered
5 mail or certified mail sent to the former owner's mailing address on the tax bill, that
6 the former owner may be entitled to a share of the proceeds of a future sale. If the
7 ~~former owner does not request, in writing, payment within 60 days after receipt of~~
8 ~~that notice, the former owner forfeits all claim to those proceeds.~~ If the former owner
9 timely requests payment, the The county shall send to the former owner the proceeds
10 identified in sub. (3) (c) minus any delinquent taxes, interest, and penalties owed by
11 the former owner to the county in regard to other property and minus the greater of
12 the following amounts: (b) The actual costs of the sale as specified under sub. (3) (a)
13 plus 2 percent of the sale price plus all amounts disbursed under sub. (3) (b) and (bm)

SENATE BILL 829**SECTION 1**

1 and plus the amount of property taxes that would have been owed on the property
2 for the year during which the sale occurs if the county had not acquired the property.

3 **SECTION 2.** 75.36 (2m) (a) of the statutes is repealed.

4 **SECTION 3.** 75.36 (3) (bm) of the statutes is created to read:

5 75.36 (3) (bm) From the net proceeds of the sale of the property, as determined
6 under par. (a), pay off any lien placed on the property at the time of the foreclosure
7 sale in accordance with the contract or law giving rise to the lien. If the net proceeds
8 are not sufficient to pay all outstanding amounts due, the net proceeds shall be
9 distributed to such lienholders in priority based upon the date of the lien.

10 **SECTION 4.** 75.36 (3) (c) of the statutes is amended to read:

11 75.36 (3) (c) Distribute any remaining net proceeds ~~that are subject to sub. (4)~~
12 to the former owner, as provided under sub. (2m).

13 **SECTION 5.** 75.36 (4) of the statutes is repealed.

14 **SECTION 6. Initial applicability.**

15 (1) This act first applies to tax deeds acquired on the effective date of this
16 subsection.

17 (END)



**STATEMENT OF EXPLANATION
REVISIONS TO CHAPTER 32 - FLOODPLAIN ORDINANCE IN REGARDS TO
2019 WISCONSIN ACT 175**

If Chippewa County wants legal non-conforming structures, under the Floodplain Zoning Ordinance, to **remain** "if" those structures are substantially damaged in any way, then Chippewa County will need to include language reflecting Act 175. If Chippewa County wants the existing legal non-conforming structures, under the Floodplain Zoning Ordinance, to be **removed** as they get substantially damaged, then we simply leave the language as is within some minor adjustments.

Our options are to adopt the Wisconsin Department of Natural Resources Model Floodplain Zoning Ordinance or to modify our existing Floodplain Zoning Ordinance.



2019 Senate Bill 637

Date of enactment: **March 3, 2020**
Date of publication*: **March 4, 2020**

2019 WISCONSIN ACT 175

AN ACT *to create* 87.30 (1d) (d) of the statutes; **relating to:** the regulation of nonconforming buildings in a floodplain.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 1. 87.30 (1d) (d) of the statutes is created to read:

87.30 (**1d**) (d) If the department regulates or prohibits repair, reconstruction, or improvement of a nonconforming building, the department may not do so based on cost if, as a result of repair, reconstruction, or improvement

authorized under county, city, village, or town regulations, all of the following apply:

1. The entire nonconforming building is or will be permanently changed to comply with the applicable requirements under 42 USC 4001 to 4129 or the regulations promulgated under those provisions.

2. Any living quarters in the nonconforming building are or will be at or above the flood protection elevation, as established by the department.

* Section 991.11, WISCONSIN STATUTES: Effective date of acts. "Every act and every portion of an act enacted by the legislature over the governor's partial veto which does not expressly prescribe the time when it takes effect shall take effect on the day after its date of publication."

ACT 175 (s. 87.30 (1d)(d) Stats.) Guidance

The WDNR floodplain model ordinance includes the acceptable regulatory standards required in Ch. NR116, Wis. Admin. Code with supplemental wording intended to ensure that the minimum requirements for participation in the National Flood Insurance Program (44 C.F.R. §§59-72) are met or exceeded in all circumstances. The floodplain model ordinance now includes language for communities choosing to adopt changes consistent with 2019 Act 175.

Act 175 was enacted March 2020 and created § 87.30 (1d) (d), Wis. Stats. This Act changes how Ch. NR116, Wis. Admin. Code may require local governments to regulate nonconforming structures in the floodplain. To participate in the National Flood Insurance Program, however, communities must still adopt and enforce regulations that meet the NFIP's minimum standards, which are unchanged. § 87.30 (1d) (d) creates an exception to the state's "50% rule" for structures in the floodplain. The state's "50% rule" says no modification or addition to any nonconforming structure or any structure with a nonconforming use, which over the life of the structure would equal or exceed 50% of its present equalized assessed value, shall be allowed unless the entire structure is permanently changed to a conforming structure with a conforming use in compliance with the applicable requirements of the local floodplain ordinance.

Essentially, in a floodplain zoning ordinance that has incorporated Act 175, if a nonconforming structure is altered to meet the federal minimum standards applicable to new construction and substantial improvements, and the living quarters in the nonconforming building are elevated to be at or above the flood protection elevation, then the Department is prohibited from imposing cost-based regulation or restrictions to the structure (i.e., "50% Rule"). It is important to note that structures modified to meet the requirements of § 87.30 (1d) (d) are not transformed into conforming structures. They are still considered nonconforming structures and are subject to all other non-cost-based regulations and restrictions applicable to nonconforming structures.

The NFIP minimum standards require a participating community to regulate all development, including all improvements to all structures in special flood hazard areas. The appropriate minimum standards must be applied to substantial improvements, modifications, additions, and repair or other improvement of substantially damaged buildings, without regard for whether such buildings are "nonconforming" with regard to ordinances adopted to meet Ch. NR116 regulations or other state or local zoning regulations.

Act 175 did not change any city, village, or county floodplain ordinance authority and communities are able to maintain their current ordinance and incorporate higher standards into their floodplain zoning ordinance.

Communities should decide whether to incorporate Act 175 into the floodplain ordinance or maintain their current framework for regulating nonconforming structures based on an assessment of local flood risks. Once the local flood risks are identified and an appropriate zoning approach is determined, some communities may choose to maintain existing floodplain zoning and implement higher standards, while others may modify their ordinances to adopt this new minimum standard. (see [WDNR floodplain model ordinance.](#))

1. When Act 175 is incorporated into an ordinance there is a potential for the community to allow modifications, additions, substantial improvements, maintenance and repairs to existing nonconforming structures in excess of the State's 50% Rule once the minimum requirements of **Appendix A** are met. This creates two classifications of nonconforming structures:
 - a. Class 1: Nonconforming structures that do not meet Appendix A minimum requirements and continued to be subject to the State's 50% Rule.
 - b. Class 2: Nonconforming structures meeting Appendix A minimum requirements and no longer subject to the State's 50% Rule.
2. For ordinances without Act 175 – repair/maintenance/modification/substantial improvement of structures in the floodplain is limited by the 50% rule as expressed in NR116.
 - a. No modification, addition, maintenance, or repair can be made on a structure in the floodway if the cost exceeds 50% of the present equalized assessed value of the structure;
 - b. If a structure in the floodway is substantially damaged by a flood, it must be removed from the floodway;
 - c. No modification, addition, maintenance, or repair can be made on a structure in the floodfringe if the cost exceeds 50% of the present equalized assessed value of the structure unless the structure is modified to conform to the floodplain ordinance;
 - d. In addition all standards for nonconforming structures in the floodplain, listed in Nonconforming Uses in Section 6.0 of the state model, must be followed.

Appendix A

For communities incorporating Act 175 into its ordinance, non-conforming structures not subject to the State 50% Rule must meet the following minimum standards:

- (1) Any living quarters in the nonconforming building are elevated to be at or above the flood protection elevation;
- (2) The lowest floor of the nonconforming building, including the basement, is elevated to or above the regional flood elevation;
- (3) The nonconforming building is permanently changed to conform to the applicable requirements of the general standards applicable to all floodplain districts;
- (4) The building is permanently changed to conform to all applicable requirements in the community's floodplain zoning ordinance such as Hydraulic and Hydrologic Analyses (H & H), lowest floor elevations, anchoring, mechanical and utility equipment elevations, floodproofing standards, and must not obstruct flow of floodwater or cause any increase in flood levels.

NOTE: Incorporating Act 175 into the local ordinance still requires the zoning administrator to carefully review and apply applicable portions of Nonconforming Uses in section 6.0 of the model ordinance because the structure is still a nonconforming structure.

- (5) If the nonconforming building is in the floodfringe, the building is permanently changed to conform to the applicable requirements of the floodfringe district.
- (6) New construction and substantial improvements of residential buildings in zones A1-30, AE, and AH must have the lowest floor (including basement) elevated to or above the base flood elevation.
- (7) New construction and substantial improvements of non-residential buildings in zones A1-30, AE, and AH must have the lowest floor (including basement) elevated to or above the base flood elevation, or (together with attendant utility and sanitary facilities) be designed so that below the base flood elevation the building is watertight with walls substantially impermeable to the passage of water and with structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
 - a. Where a non-residential structure is intended to be made watertight below the base flood elevation, a registered professional engineer or architect must develop and/or review structural design, specifications, and plans for the construction, and must certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of paragraph vii above.
 - b. The community must maintain a record of such certification including the specific elevation to which each such structure is floodproofed.
- (8) Fully enclosed areas below the lowest floor of new construction and substantial improvements in zones A1-30, AE, and AH that are usable solely for parking of vehicles, building access, or storage, must be designed to adequately equalize hydrostatic forces on exterior walls by allowing for the

entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect, or meet the following criteria:

- a. A minimum of two openings into each enclosed area must be located below the base flood elevation and provide a total net area of not less than one square inch for every square foot of enclosed area;
 - b. The bottom of all openings must be no higher than one foot above the adjacent grade;
 - c. Openings may be equipped with screens, louvers, valves, or other coverings if they permit the automatic entry and exit of floodwaters.
- 9) Manufactured homes that are placed or substantially improved within zones A1-30, AE, and AH outside of a manufactured home park or subdivision, in a new manufactured home park or subdivision, in an expansion to an existing manufactured home park or subdivision, or in an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage as a result of flood, must be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood elevation, and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
 - 10) Manufactured homes that are placed or substantially improved within zones A1-30, AE, and AH on existing sites in an existing manufactured home park that is not undergoing expansion and on which a manufactured home has not incurred substantial damage as a result of flood must be elevated so that either the lowest floor of the manufactured home is at or above the base flood elevation, or the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade, and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
 - 11) Recreational vehicles placed on sites within zones A1-30, AH, and AE must either
 - a. Be on site for fewer than 180 consecutive days; or
 - b. Be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions); or
 - c. Meet the elevation and anchoring requirements for manufactured homes in paragraph ix above.
 - 12) In a regulatory floodway that has been delineated on the FIRM in zone A1-30 or AE, encroachments, including new construction, substantial improvement, or other development (including fill) must be prohibited unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment will not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
 - 13) In zone A, the community must obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state, or other source as criteria for requiring new construction, substantial improvement, and other development to meet paragraphs (6) through

(12) (inclusive) above. If floodway data are available, the community must select and adopt a regulatory floodway based on the principle that the area chosen for the regulatory floodway must be designed to carry the waters of the base flood without increasing the water surface elevation of that flood more than one foot at any point.

- 14) In zones A1-30 or AE where a regulatory floodway has not been delineated on the FIRM, no new construction, substantial improvement, or other development (including fill) may be permitted unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.
- 15) Notwithstanding the requirements of paragraphs (12) and (14) above, the community may permit certain development in zones A1-30 and AE where a floodway has not been delineated, which will increase the water surface elevation of the base flood by more than one foot, or in a regulatory floodway, which will result in an increase in base flood elevations, if the community first obtains a Conditional Letter of Map Revision (CLOMR) from FEMA and fulfills the requirements of Section 65.12 of Title 44, Code of Federal Regulations.
- 16) In zone AO, new construction and substantial improvements of residential structures must have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM (at least two feet if no depth number is specified).
- 17) In zone AO, new construction and substantial improvements of nonresidential structures must have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the FIRM (at least two feet if no depth number is specified), or (together with attendant utility and sanitary facilities) be structurally dry-floodproofed to that level according to the standard specified in paragraph vii above.