

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
JUNE 24, 2021
CHIPPEWA COUNTY COURTHOUSE, RM 302
4:30 PM

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Chuck Hull	Chippewa County	District 14 (Chair)	Present	
Don Hauser	Chippewa County	District 6 (Vice-Chair)	Present	
Ronald McGill	Chippewa County	District 15	Present	
David Eisenhuth	Chippewa County	District 11	Present	
Dean Gullickson	Chippewa County	District 7	Present	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

4. CONSENT AGENDA

Motion to Approve. See Future Agenda items...the July meeting will be held on July 15 at 4:30 PM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Don Hauser, Dean Gullickson
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

1. Approve the Agenda

2. Approve the Minutes

Planning & Zoning Committee - Special Meeting - May 25, 2021 4:30 PM

3. Schedule Next Meeting Date: July 15 or July 22 at 4:30 PM

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

1. 2021-0008 Conditional Use Permit - Lafayette Land Trust (First Choice Landscape LLC) - Town of Lafayette - Doug Clary
Motion by Gullickson, seconded by Hauser, to close the public hearing.

Motion to approve the conditional use permit with the recommended conditions as outlined in the staff report and the following modifications to conditions 1, 3 and 10.

(1). Principal Building: 40' x 80' with a 12' x 80' lean-to and a proposed bunker system to be constructed within a berm on the southern portion of the property. The proposed shop shall be built to the Wisconsin Commercial Building Code, unless exempt.

(3). Outdoor Storage: All outdoor storage of equipment or business items for First Choice Landscape shall be placed or screened by plantings or fences, so that the storage is not visible from any public highway or

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

June 24, 2021
4:30 PM

any residential building. Trees shall be planted along the eastern property (shared property line with the School District) and shall be able to reach a height of 5-8 feet within 3 years.

(10). Days and Hours of Operation: Outdoor activities would be allowed to begin one-half (1/2) hour after sunrise and shall cease one-half (1/2) hour prior to sunset, Monday through Saturday. Occasionally, the hours of operation might be outside these hours. No Sundays or holidays.

In addition, a condition was added that stated "This approval is based on the Town of Lafayette's review of the Conditional Use Permit".

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Gullickson, District 7
SECONDER:	Ronald McGill, District 15
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

2. 2021-0010 Rezone Request - Steven Oberlin & Gweneth Good-Oberlin - Town of Lafayette - Doug Clary
Motion by Gullickson, seconded by Eisenhuth to close the public hearing.

Motion to approve the rezone as presented.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ronald McGill, District 15
SECONDER:	Dean Gullickson, District 7
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

6. BUSINESS ITEMS

1. Review and Action on Request to Sell Type B Tax Deeded Land - Doug Clary
General discussion occurred. Clary will get an appraised value on the land as a whole or as an outlot and a building site and bring back to the committee.

RESULT:	DISCUSSED
----------------	------------------

2. Review and Action on Offers to Purchase Received on Type A Tax Deed Property - Doug Clary
No bids were received.

RESULT:	DISCUSSED
----------------	------------------

7. REPORTS

1. **Transfer of Type A Tax Deeded Land that have no value to adjacent property owners.**

General discussion.

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

June 24, 2021
4:30 PM

2. Department of Planning & Zoning Stormwater Review Fee

General discussion.

8. AGENDA ITEMS FOR FUTURE CONSIDERATION

Meeting in July would be moved to July 15 at 4:30 PM.

9. ADJOURN

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Gullickson, District 7
SECONDER:	Don Hauser, District 6 (Vice-Chair)
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
SPECIAL MEETING
MAY 25, 2021
WEBEX CONFERENCE CALL
4:30 PM

THIS MEETING WILL BE HELD VIA TELEPHONE CONFERENCE CALL DUE TO THE COVID-19 PANDEMIC. IF YOU ARE A MEMBER OF THE PUBLIC AND WISH TO SPEAK, PLEASE CALL THE MEETING PHONE NUMBER BELOW AND ENTER THE ACCESS CODE AND PASSWORD. THE COMMITTEE CHAIR WILL ACKNOWLEDGE YOU AT THE APPROPRIATE TIME ON THE AGENDA.

IF YOU NEED TO EITHER MUTE OR UNMUTE YOURSELF DURING THE MEETING PRESS *6.

MEETING PHONE NUMBER: 1-415-655-0001

MEETING ACCESS CODE: 182 717 8426

MEETING PASSWORD: 052521

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Organization	Title	Status	Arrived
Chuck Hull	Chippewa County	District 14 (Chair)	Present	
Don Hauser	Chippewa County	District 6 (Vice-Chair)	Present	
Ronald McGill	Chippewa County	District 15	Present	
David Eisenhuth	Chippewa County	District 11	Present	
Dean Gullickson	Chippewa County	District 7	Present	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None

4. CONSENT AGENDA

Motion to Approve with the correction of the June PZC meeting, which will be held on June 24, 2021 at 4:30 PM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Dean Gullickson, District 7
SECONDER:	David Eisenhuth, District 11
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

1. Approve the Agenda
2. Approve the Minutes

Planning & Zoning Committee

Minutes
Special Meeting

Webex Conference Call

May 25, 2021
4:30 PM

Planning & Zoning Committee - Special Meeting - Apr 29, 2021 4:30 PM

- Schedule next meeting date - June 20, 2021

5. BUSINESS ITEMS

- Discussion and Action on RiverBelle State Plat - Final Plat Review
Motion to accept plat.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Don Hauser, District 6 (Vice-Chair)
SECONDER:	Ronald McGill, District 15
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

- Review and Action on Offers to Purchase Received on Type A Tax Deed Property - Doug Clary
No Bids were submitted.

6. AGENDA ITEMS FOR FUTURE CONSIDERATION

- Discussion the options for giving or transferring ownership in the smaller pieces of tax deeded land to adjacent property owners.
- How does the Department of Planning & Zoning Track costs for stormwater review?

7. ADJOURN

Motion to Adjourn.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Don Hauser, District 6 (Vice-Chair)
SECONDER:	Ronald McGill, District 15
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

Minutes Acceptance: Minutes of May 25, 2021 4:30 PM (Consent Agenda)



STATEMENT OF EXPLANATION

5.1

2021-0008 CONDITIONAL USE PERMIT - LAFAYETTE LAND TRUST (FIRST CHOICE LANDSCAPE LLC) - TOWN OF LAFAYETTE - DOUG CLARY

To allow a contractors storage yard (First Choice Landscape LLC) in the Agricultural District in accordance with Sections 70-71(b)(5) and 70-108 of the Chippewa County Zoning Ordinance. Parcel number 22808-1034-00020000, which is located in the SE 1/4 of the SW 1/4, Section 10, Township 28 North, Range 08 West. Town of Lafayette. Physical address: 16404 50th Ave.

(Publish – Chippewa Herald – June 10 and June 17, 2021)

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 24, 2021** beginning at **4:30 PM** at the Chippewa County Courthouse, Room 302, 711 N Bridge Street, Chippewa Falls, Wisconsin relative to the following requests:

Conditional Use Request: 2021-0008

Petitioner: Austin Mahal

Property Owner: Lafayette Land Trust

To allow a contractors storage yard (First Choice Landscape LLC) in the Agricultural District in accordance with Sections 70-71(b)(5) and 70-108 of the Chippewa County Zoning Ordinance. Parcel number 22808-1034-00020000, which is located in the SE ¼ of the SW ¼, Section 10, Township 28 North, Range 08 West. Town of Lafayette. Physical Address: 16404 50th Avenue.

Rezone Petition: 2021-0010

Agent: Nancy Ayres Agent on behalf of Curt & Tammy Tambornino

Property Owners: Steven Oberlin & Gweneth Good-Oberlin

Lot 1 of Shaffers Estates and parcel number 22808-0141-07000000 which are located in the SE ¼ of Section 01, Township 28 North, Range 08 West. Town of Lafayette.

From: Residential 3

To: Residential 1

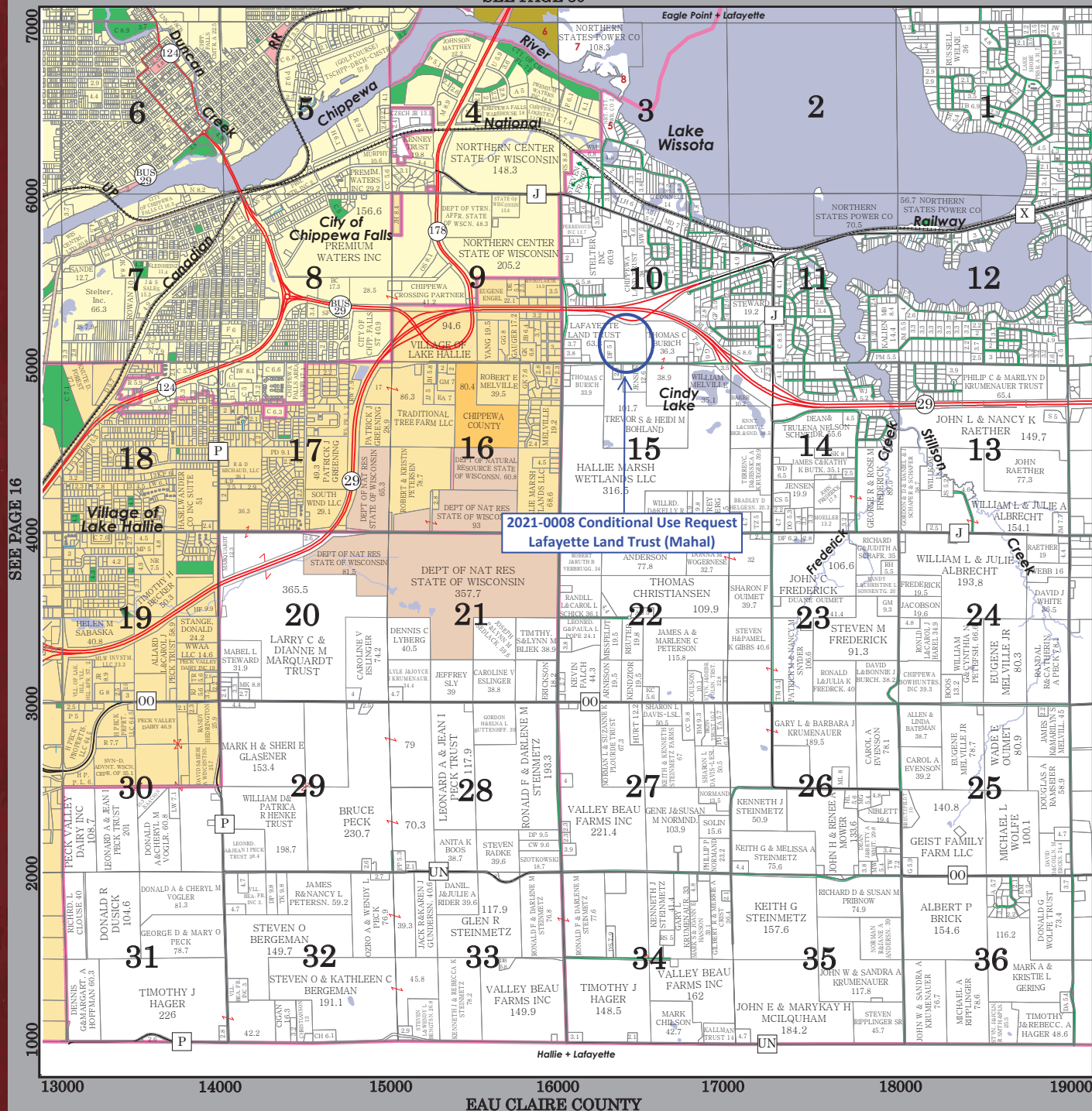
Specific information regarding these public hearings can be obtained at the Chippewa County Department of Planning & Zoning. All persons interested are invited to attend these hearings.

Dated this 4th day of June, 2021.

Douglas Clary, Director
Department of Planning & Zoning
Chippewa County



SEE PAGE 30



© 2017 Chippewa County, WI

All acreages are computed & rounded to the closest tenth acre, roadways are excluded from totals. All mapping is for reference only and is not intended, or to be used for any legal purpose.



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- Environmental Specialists
- Architects
- Certified Planners
- Landscape Architects

ROBERT A THORSON

ATTORNEY AT LAW

220 W. Willow Street
P.O. Box 636
Chippewa Falls, WI 54729

Telephone: (715) 723-0375
Facsimile: (715) 723-7222
Email: bobthorson@sbcglobal.net

Website: www.Thorsonlawoffice.com

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

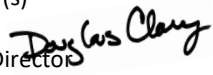
Land Planning

Land Records & G.I.S.

POWTS & Wells

Date: June 4, 2021

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 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 petition. If you have any questions regarding this rezone petition, please contact me at (715) 726-7941.

CONDITIONAL USE PETITION: #2021-0008

Petitioner: Austin Mahal

Property Owner: Lafayette Land Trust

To allow a contractors storage yard (First Choice Landscape LLC) in the Agricultural District in accordance with sections 70-71(b)(5) and 70-108 of the Chippewa County Zoning Ordinance on parcel number 22808-1034-00020000 which is located in the SE ¼ of the SW ¼, Section 10, Township 28 North, Range 08 West. Town of Lafayette. Physical Address: 16404 50th Ave.

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

The PRLPC will **REVIEW** this request on **June 7, 2021** at approximately **7:00 PM**. This meeting will be held in person. The PRLPC will make an **ADVISORY** recommendation to the Lafayette Town Board to approve, disapprove or approve with condition(s). This meeting will be held at the Lafayette Fire Station, 5855 197th Street, Chippewa Falls, Wisconsin 54729.

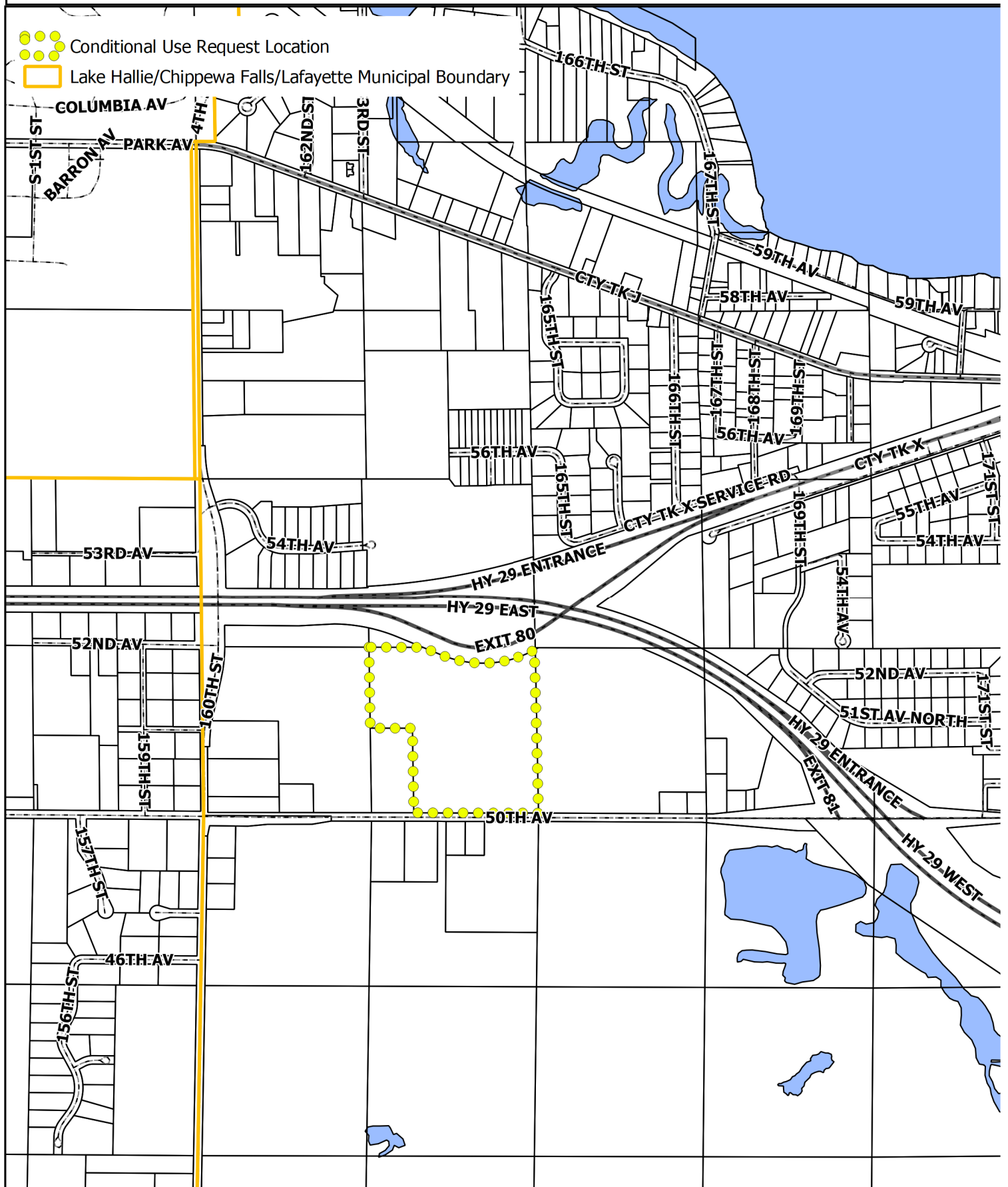
Lafayette Town Board:

The Town Board will **REVIEW** this request on **June 21, 2021** 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 condition(s). This meeting will be held at the Lafayette Town Hall, 5765 197th Street, Chippewa Falls, Wisconsin 54729 or via telephone.

Chippewa County Planning & Zoning Committee:

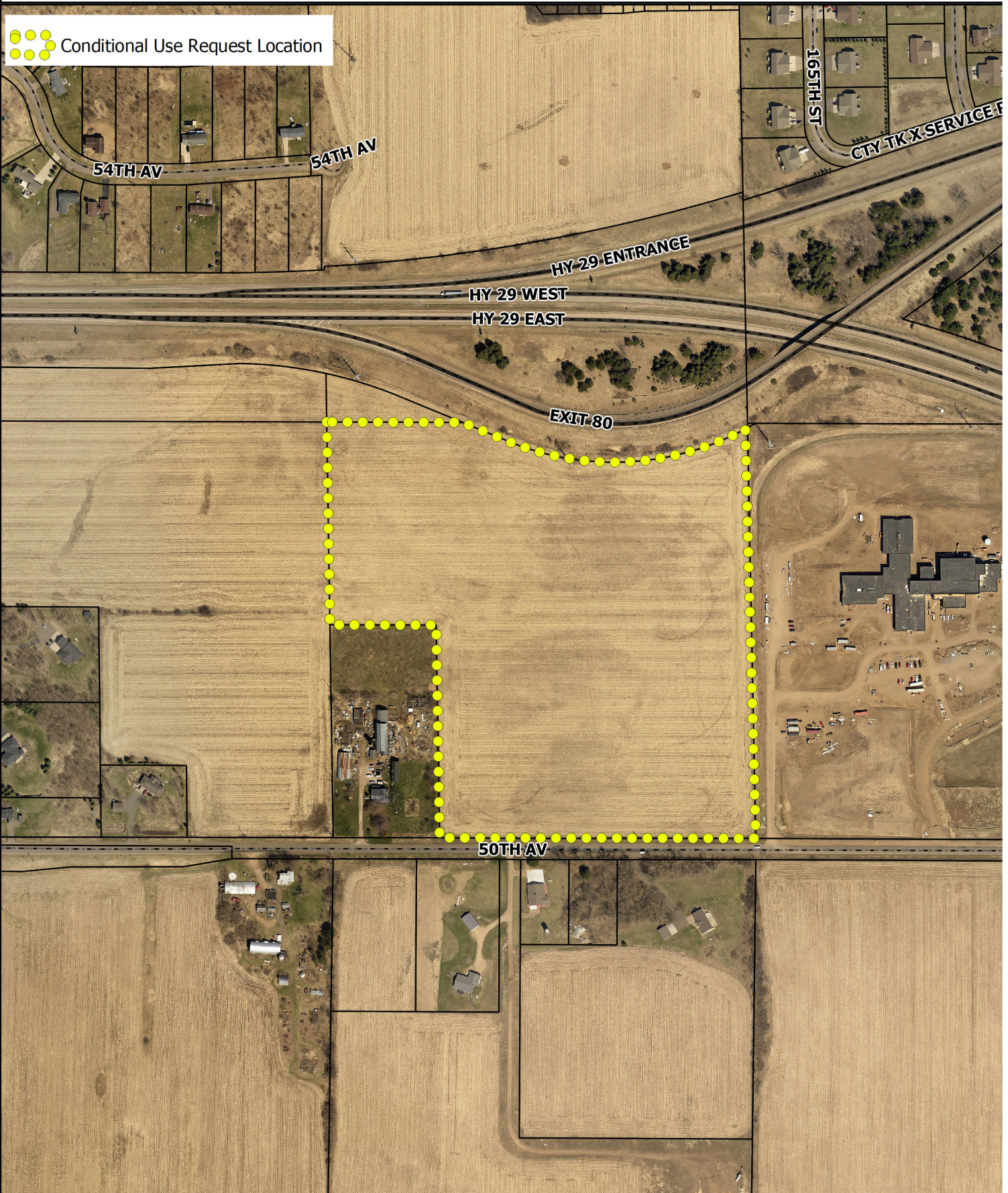
The Chippewa County Planning & Zoning Committee will hold a **PUBLIC HEARING** for this petition on **June 24, 2021** at **4:30 PM** in the Chippewa County Courthouse, Room 302, 711 N Bridge Street, Chippewa Falls, Wisconsin. The Committee will make a determination on the conditional use petition to approve, disapprove or approve with modification(s) and/or conditions.

2021-0008 Lafayette Land Trust (Mahal) - Conditional Use Request - Location Map



Attachment: 2021-0008 Lafayette Land Trust - CUP - Public Hearing Notices & Maps (6410 : 2021-0008 - Lafayette Land Trust (Mahal) - CUP)

2021-0008 Lafayette Land Trust (Mahal) - Conditional Use Request - Aerial (2020)



Attachment: 2021-0008 Lafayette Land Trust - CUP - Public Hearing Notices & Maps (6410 : 2021-0008 - Lafayette Land Trust (Mahal) - CUP)



APPEAL NUMBER: 2021-0008
 APPEAL DATE: 06-24-2021

CONDITIONAL USE REQUEST
 Chippewa County Planning & Zoning Committee

The undersigned applicant states the following points of consideration/acknowledgement:

- (1) Lafayette Land Trust is the property owner and Austin Mahal acting on behalf of the property owner on parcel number 22808-1034-00020000, which is located in the SE¼ of the SW¼, Section 10, Township 28 North, Range 08 West. Town of Lafayette. Physical Address: 16404 50th Ave.
- (2) That this parcel is located within the Agricultural District.
- (3) That a Conditional Use Permit is required to allow a contractors storage yard (First Choice Landscape LLC) in the Agricultural District in accordance with sections 70-71(b)(5) and 70-108 of the Chippewa County Zoning Ordinance.
- (4) The agent is requesting the Chippewa County Planning & Zoning Committee grant a Conditional Use Permit for the project as shown on submitted documents.
- (5) That all attached information or any additional requested information is true, accurate and completed to the best of his knowledge. And that the Planning & Zoning Committee considers it all as part of the application.
- (6) I or my designated representative will have an opportunity to present to the committee in favor of this request.
- (7) I have the authority to allow the Department of Planning & Zoning staff and/or committee access to the property to conduct necessary inspections related to the request.
- (8) 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 Planning & Zoning Department and direct additional copies to each person who has registered an interest in this application.
- (9) I also understand that if I or my designated representative fails to appear in front of the Planning & Zoning Committee during the June 24, 2021 public hearing our request may be DENIED and/or additional republication fees may be required.

Signed: 
 Austin Mahal, Agent for Property Owner

Date: 06-07-21

Please sign and return by June 8, 2021 utilizing one of the following:

Mailing Address: Chippewa County Department of Planning and Zoning 711 N. Bridge Street Chippewa Falls, Wisconsin 54729	Email Address: <u>dclary@co.chippewa.wi.us</u>
	Fax Number: (715) 726-4596

Attachment: 2021-0008 Lafayette Land Trust - CUP - Application (6410 : 2021-0008 - Lafayette Land Trust (Mahal) - CUP)

First Choice Landscape LLC Business Plan Outline

16404 50th Ave.

Chippewa Falls, WI 54729

(715)-703-0627

firstchoicelandscapingbusiness@gmail.com

I. The Business

- a. First Choice Landscape was established in 2016 by current owner, Austin Mahal. Through his constant need to perfect his craft, his hard work, and copious amounts of hours, Austin has been able to grow this business into one of the most well-known Landscaping companies in the Chippewa Falls, Eau Claire, and Menomonie area in just 5 short years.

II. Business Description/Products

- a. First Choice Landscape LLC is the place to go for your outdoor needs. They specialize in hardscaping, curbing, irrigation, lawn care, water features, patio pavers, excavating, trucking, and snowplowing and snow removal. Austin takes pride in personally communicating with his customers, via phone, email, or an in-person meeting to ensure he is able to meet all of their requests.
- b. First Choice Landscape is currently run out of a home office. Hours are 7-5, Monday-Friday. Austin also meets with customers by appointment and is willing to do so any day of the week as long as it is scheduled in advance. Meetings typically take place at the job site but may also be at the house (or shop in the future), although they would cause no disruptions to the surrounding area. All in all, approximately 99% of the work is done off-site, at the desired location of the customer, with the exception of an “in-office” appointment.
- c. All loud equipment will be used off-site, at the location of the project, and material is picked up by the company's staff. Austin plans to keep materials (mulch, block, grass seed, etc.) outside, under a protective roof. Large equipment consists of dump trucks, trailers (of varying sizes and types), an end loader, an excavator, and a few skid steers. If such equipment is on site, Austin plans on storing it in the shed to protect it from varying weather conditions or next to the shed if space does not allow. With that being said, the vast majority of the time the large equipment is at the job site it is currently being used at.
- d. The building will look like a traditional steel pole building with 4-foot wainscoting. Any equipment or material stored outside the building will be kept in close proximity to the building itself. There will be some sort of privacy barrier on the edge of the land facing 50th Ave. There is potential for a berm to be put in place with trees planted on top of it, but the exact design has yet to be decided.
- e. Currently there are no signs on the property. In the future, when the building is in place, it would be ideal to have a sign by the entrance of the driveway, one facing the highway, and one on the building itself. Sign locations are not set in stone and are subject to change. In addition, other signs may be added further in the future as the development of the land and the shop progresses. The signs will advertise First Choice Landscape and the capabilities of the company. Writing on signs is not set in stone and is subject to change.

III. Marketing

- a. First Choice Landscape relies mainly on word-of-mouth marketing as well as a Facebook page and a company website to exhibit past work and explain the company's capabilities. There are currently no signs on the property or at the entrance of the property. This is

expected to change as the development of the land and the shop progresses, as mentioned above.

- b. The target audience is any individual or company in the Chippewa Falls, Eau Claire, or Menomonie area looking to renovate/redesign an outdoor space.

IV. Operating Procedures

- a. Customers contact Austin through his personal cell phone number, email, or Facebook messenger to set up an appointment and discuss their design needs. After an initial discussion with the customer, Austin prefers to meet in person, as seeing the project location allows him to aid the customer in creating the best possible design for the property.

V. Personnel

- a. First Choice Landscape is run by Austin Mahal. He typically has 1-2 truck drivers for hauling material and 2-3 guys, other than himself, working on-site and running equipment. If more staff is needed for a specific project, he is able to find guys to fill in on a day-to-day basis.

VI. Business Insurance

- a. Business insurance is provided through Potter Agency.

VII. Financial Data

- a. Upon request

VIII. Business Goals and Objectives

- a. This location would be used to build an official office building and shop for the company seeing as it is currently run from an out of home office. The larger space would be ideal for storing equipment and materials for the companies multiple projects.

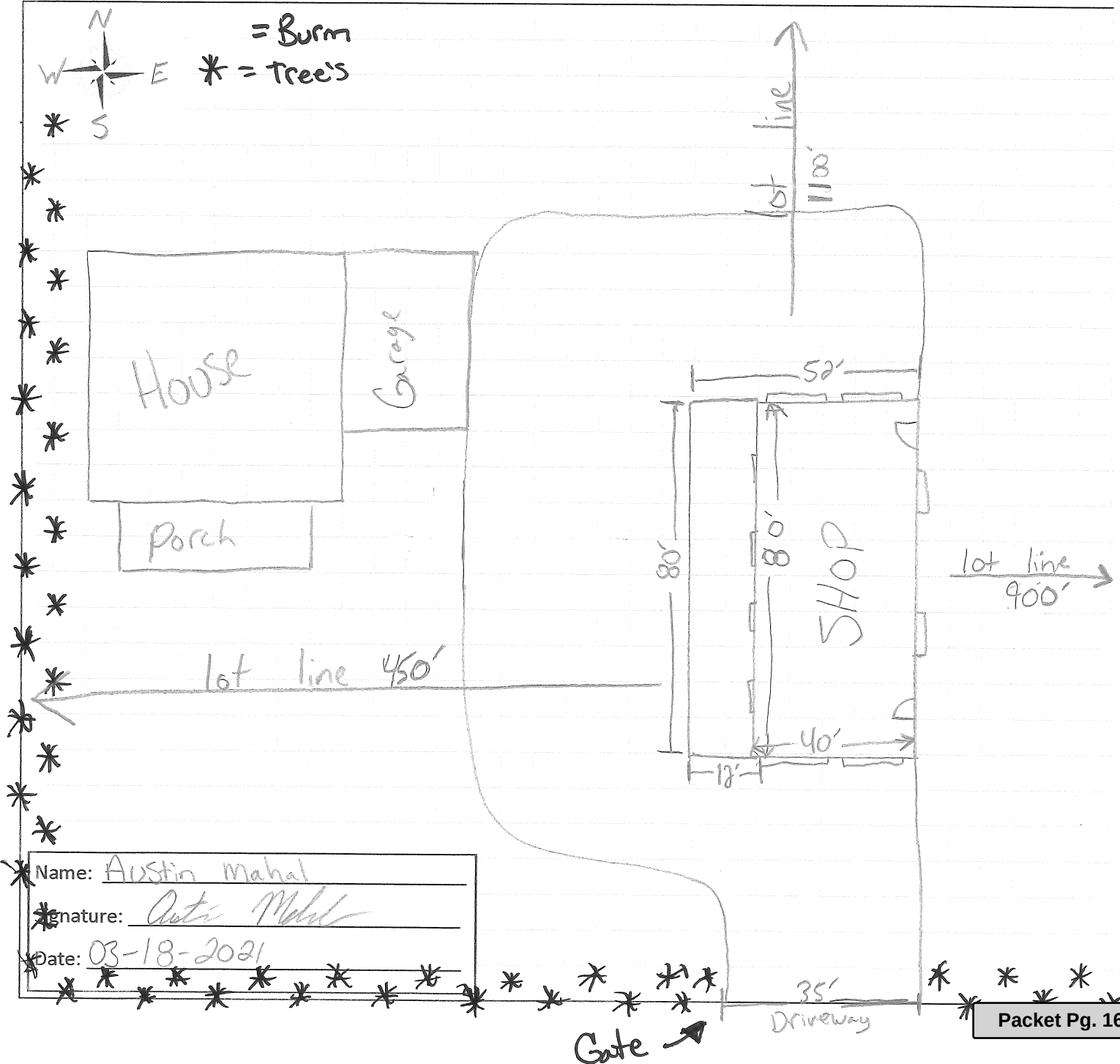
Site Plan

5.1.b

Setbacks To:

NOTE: These distances must be shown on submitted site plan

		County Use Only	Notes/Comments/Restrictions
		Measured	
Front Lot Line/Road Right-of Way	ft.	ft.	
Rear Lot Line	1100	ft.	
Side Lot Line 1	450	ft.	
Side Lot Line 2	900	ft.	
Septic/Holding Tank	ft.	ft.	
Septic Drain Field	ft.	ft.	
Well	ft.	ft.	
Principal Structure	ft.	ft.	
Accessory Structure	ft.	ft.	
Edge of Driveway to Side Lot Lines	1350	ft.	
			☐ Approved ☐ Denied
			Inspector: _____
			Date: _____

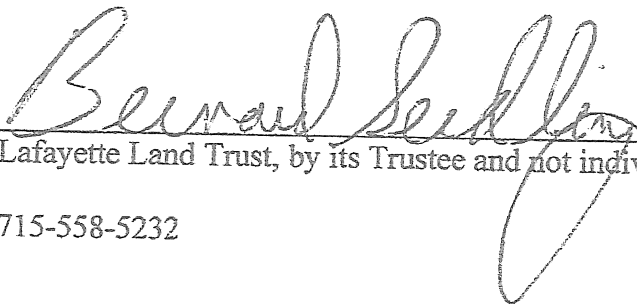


Attachment: 2021-0008 Lafayette Land Trust - CUP - Application (6410 : 2021-0008 - Lafayette Land Trust (Mahal) - CUP)

NOTICE OF Co-TRUSTEE STATUS

This Certifies that Austin Mahal is Co-Trustee of the Lafayette Land Trust for the following purpose:
Mr. Austin Mahal has authority to sign applications on behalf of Lafayette Land Trust for Chippewa
County or Lafayette Township, regarding land owned by Lafayette Land Trust unless/until, this authority
is revoked in writing

Dated this 12th day of December, 2020


Lafayette Land Trust, by its Trustee and not individually

715-558-5232

Attachment: 2021-0008 Lafayette Land Trust - CUP - Application (6410 : 2021-0008 - Lafayette Land Trust (Mahal) - CUP)

DRAFT: 2021-06-21

CHIPPEWA COUNTY – PLANNING & ZONING COMMITTEE NOTICE OF ACTION

Conditional Use Permit a Contractor's Storage Yard in the Agricultural District

APPEAL NUMBER: 2021-0008

APPEAL DATE: 06-24-2021

LAND OWNER(S):

Lafayette Land Trust, 132 N Indies Drive, Marathon, Florida 33050

(Parcel #: 22808-1034-00020000)

LEASEE/FUTURE OWNER:

First Choice Landscape LLC, Austin Mahal, 16404 50th Avenue, Chippewa Falls, Wisconsin 54729

Dear Lafayette Land Trust and First Choice Landscape LLC,

On June 24, 2021, the Planning & Zoning Committee considered your Conditional Use Permit request to allow a contractor's storage yard (First Choice Landscape LLC) in the Agricultural District pursuant to 70-71(b)(5) and 70-108. The parcel associated with this conditional use permit is 22808-1034-00020000, which is located in the SE ¼ of the SW ¼, Section 10, Township 28 North, Range 08 West. Town of Lafayette. Physical Address: 16404 50th Avenue.

DECISION:

The Planning & Zoning Committee has **GRANTED** revisions to the conditional use permit as follows:

1. **Description and Size of the Structure(s):** Principal Building: 40' x 80' with a 12' x 80' lean-to and a XX' x XX' accessory building. The proposed shop shall be built to the Wisconsin Commercial Building Code, unless exempt.
2. **Concise Description of the Permitted Use:** Approved as outlined in the First Choice Landscape LLC Business Plan Outline submitted with the application.
3. **Outdoor Storage:** All outdoor storage of equipment or business items for First Choice Landscape shall be placed or screened by plantings or fences, so that the storage is not visible from any public highway or any residential building.
4. **Setback Requirements:** All setbacks of the Agricultural District shall be met with the proposed buildings. The outdoor storage of items shall be located at least 20' from all property lines.
5. **Road Access:** Access shall be from 50th Avenue.
6. **Terms & Duration:** This conditional use permit is issued to First Choice Landscape LLC. This permit would not be transferable to a future property owner, unless approved by the Planning & Zoning Committee after conducting a public hearing. A renewal period is not attached to this permit. The rental or leasing of land or building space to a third party under this conditional use permit is prohibited.
7. **Allowed Expansion:** Expansions of the proposed buildings are not allowed, unless approved by the Planning & Zoning Committee.
8. **Parking Consideration:** The parking of employee vehicles or customer vehicles shall follow the setback requirements for outdoor storage under number 3 of this conditional use permit.
9. **Drainage & Sanitary Disposal:** All activities conducted on the site shall be in accordance with all applicable local, state and federal regulations.
10. **Days and Hours of Operation:** Outdoor activities would be allowed during the hours of 7:00 am to 5:00 pm, Monday through Friday. Occasionally, the hours of operation might be outside these hours. No Saturdays, Sundays or holidays.

11. It is the responsibility of the owner to apply for and keep all required permits valid and in compliance.
12. Conditions as outlined in 70-108(d), (e) and (f) of the Chippewa County Zoning Ordinance.

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

TERMINATION AND REVOCATION

The conditional use permit shall lapse and is void:

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

EFFECT OF REVOCATION

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

BINDING EFFECT

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

WRIT OF CERTIORARI

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

Dated this 25th day of June, 2021.

By the Order of the Planning & Zoning Committee.



Douglas Clary, Director
 Department of Planning & Zoning

CC: David Staber, Lafayette Town Chair – *via email*
 Laura Konwinski, Lafayette Town Clerk – *via email*
 File



STATEMENT OF EXPLANATION
2021-0010 REZONE REQUEST - STEVEN OBERLIN & GWENETH GOOD-
OBERLIN - TOWN OF LAFAYETTE - DOUG CLARY

5.2

Lot 1 of Shaffers Estates and parcel number 22808-0141-07000000, which are located in the SE 1/4, Section 01, Township 28 North, Range 08 West. Town of Lafayette.

From: Residential 3

To: Residential 1

(Publish – Chippewa Herald – June 10 and June 17, 2021)

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 24, 2021** beginning at **4:30 PM** at the Chippewa County Courthouse, Room 302, 711 N Bridge Street, Chippewa Falls, Wisconsin relative to the following requests:

Conditional Use Request: 2021-0008

Petitioner: Austin Mahal

Property Owner: Lafayette Land Trust

To allow a contractors storage yard (First Choice Landscape LLC) in the Agricultural District in accordance with Sections 70-71(b)(5) and 70-108 of the Chippewa County Zoning Ordinance. Parcel number 22808-1034-00020000, which is located in the SE ¼ of the SW ¼, Section 10, Township 28 North, Range 08 West. Town of Lafayette. Physical Address: 16404 50th Avenue.

Rezone Petition: 2021-0010

Agent: Nancy Ayres Agent on behalf of Curt & Tammy Tambornino

Property Owners: Steven Oberlin & Gweneth Good-Oberlin

Lot 1 of Shaffers Estates and parcel number 22808-0141-07000000 which are located in the SE ¼ of Section 01, Township 28 North, Range 08 West. Town of Lafayette.

From: Residential 3

To: Residential 1

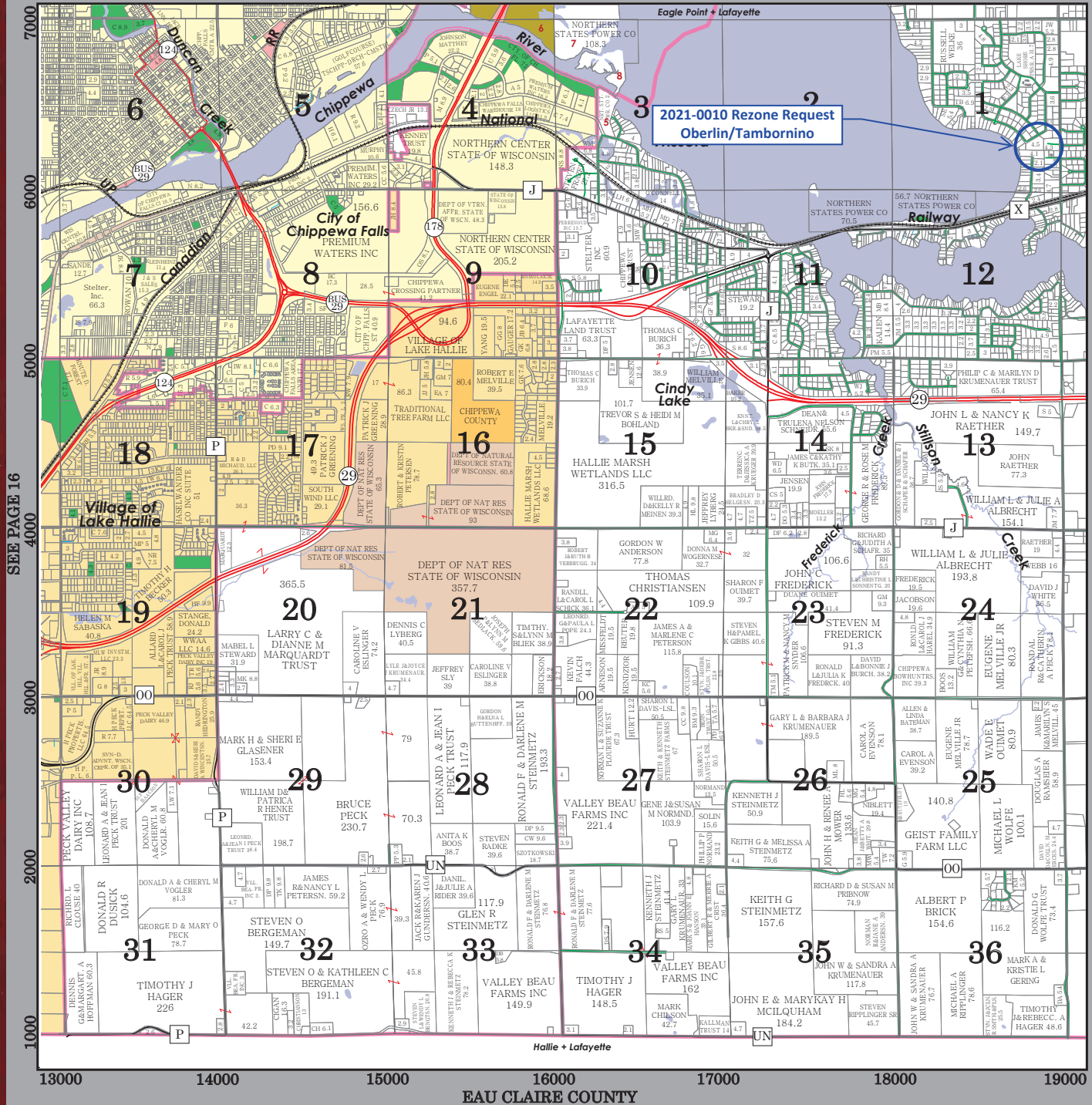
Specific information regarding these public hearings can be obtained at the Chippewa County Department of Planning & Zoning. All persons interested are invited to attend these hearings.

Dated this **4th** day of **June**, 2021.

Douglas Clary, Director
Department of Planning & Zoning
Chippewa County



SEE PAGE 30



EAU CLAIRE COUNTY

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All acreages are computed & rounded to the closest tenth acre, roadways are excluded from totals. All mapping is for reference only and is not intended, or to be used for any legal purpose.



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- Landscape Architects

ROBERT A THORSON

ATTORNEY AT LAW

220 W. Willow Street
P.O. Box 636
Chippewa Falls, WI 54729

Telephone: (715) 723-0375
Facsimile: (715) 723-7222
Email: bobthorson@sbcglobal.net

Website: www.Thorsonlawoffice.com

CHIPPEWA COUNTY DEPARTMENT OF PLANNING & ZONING

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Land Management

Land Planning

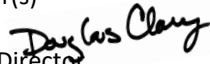
Land Records & G.I.S.

POWTS & Wells

Date: June 4, 2021

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 are 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) 726-7943.

REZONE PETITION: #2021-0010

Agent: Nancy Ayres on behalf of Curt & Tammy Tambornino

Property Owners: Steve Oberlin & Gweneth Good-Oberlin

Lot 1 of Shaffers Estates and parcel number 22808-0141-07000000 which are located in the SE ¼ of Section 01, Township 28 North, Range 08 West. Town of Lafayette.

From: Residential 3

To: Residential 1

Purpose: To Build a Single-family Dwelling

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

The PRLPC will **REVIEW** this request on **June 14, 2021** at approximately **7:00 PM**. This meeting will be held in person. The PRLPC will make an **ADVISORY** recommendation to the Lafayette Town Board to approve or disapprove. This meeting will be held at the Lafayette Fire Station, 5855 197th Street, Chippewa Falls, Wisconsin 54729.

Lafayette Town Board:

The Town Board will **REVIEW** this request on **June 21, 2021** 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 or via telephone.

Chippewa County Planning & Zoning Committee:

The Chippewa County Planning & Zoning Committee will hold a **PUBLIC HEARING** for this petition on **June 24, 2021** 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 13, 2021 for their consideration. If the Planning & Zoning Committee disapproves, the petition will fail.

Attachment: 2021-0010 Oberlin_Tambornino - Rezone - Public Hearing Notices & Maps (6411 : 2021-0010 - Steven Oberlin & Gweneth Good-



2021-0010 Oberlin/Tambornino - Rezone - Aerial (2020)



Rezone Request Location



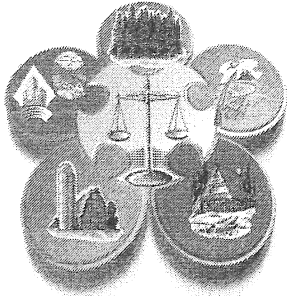
Attachment: 2021-0010 Oberlin_Tambornino - Rezone - Public Hearing Notices & Maps (6411 : 2021-0010 - Steven Oberlin & Gweneth Good-



CHIPPEWA COUNTY DEPARTMENT OF PLANNING & ZONING

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2021 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: Steven Oberlin / Gweneth Good-Oberlin				Name: NANCY AYRES			
Mailing Address: 27 Lae Pl.				Mailing Address: 2020 High Point Dr.			
City: Paia	State: HI	Zip: 96779		City: Aiea	State: HI	Zip: 96720	
Telephone: 909-660-5500				Telephone: 715-828-1514			
Email Address (Required): GG0000@gmail.com / smoberlin@gmail.com				Email Address (Required): NAYRES@TAMBOERNINOILC.COM			
SECTION III: Parcel Information							
Town of: LAFAYETTE				Property Address: 188 th St.			
Parcel Number(s): 22808-0144-6578001 / 22808-0141-07000000				City: CHIPPEWA FALLS	State: WI	Zip: 54729	
Existing Zoning District(s): R3				Proposed Zoning District(s): R1			

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 - 2021
 - ☒ 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: 18004	Appeal Number: 2021-0010	Public Hearing Date: 6-24-21

Chippewa County – 2021 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.

1. 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.
2. 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.
3. Describe the present and, if known, any proposed improvements on each parcel of land.
4. Explain why you are requesting to rezone of each parcel. Please identify the proposed use of each parcel.
5. 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).
6. 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 - 2021

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:

<u>Application Deadline</u>	<u>Public Hearing</u>
December 21, 2020.....	January 21, 2021
January 21, 2021	February 18, 2021
February 18, 2021	March 18, 2021
March 25, 2021.....	April 22, 2021
April 22, 2021	May 20, 2021
* May 27, 2021	June 24, 2021
June 24, 2021	July 22, 2021
July 22, 2021	August 19, 2021
August 26, 2021	September 23, 2021
September 23, 2021	October 21, 2021
October 21, 2021	November 18, 2021
November 18, 2021	December 16, 2021

*Note: Applications and all supporting information are due at **12:00 Noon** on the designated date.*

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.

Chippewa County – 2021 Rezone Application

- (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 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: DocuSigned by: Steven Oberlin DocuSigned by: Gweneth Good-Oberlin 5/25/2021
 Owner/Agent: Steven Oberlin Gweneth Good-Oberlin

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
 Others
 Wisconsin DNR

US Army Corp of Engineers
 Wisconsin DOT

Part 1: General Description

1. Currently the legal title is held by Steven Oberlin and Gweneth Good-Oberlin. On June 4th, 2021 this property is scheduled to be sold to Curt and Tammy Tambornino. The Oberlin's have signed the application, but the Tambornino's or their representative will be at the June 24th, 2021 hearing. Agents helping the Oberlin's and the Tambornino's with this application include: Patrick Rebman, Chippewa Valley Real Estate, 715-495-5245, Patrick@CV-RE.com and Nancy Ayres, Tambornino LLC, 715-828-1514, nayres@tamborninollc.com 
2. Parcels that Curt and Tammy Tambornino wish to build a single family home (one home) on parcels 22808-0141-07000000, 22808-0144-03750000 & 22808-0144-65780001. These three parcels make up 8.7 acres of vacant land on 188th St, Chippewa Falls
3. Present property is vacant land with Lake Wissota access in a residential area of Lafayette Township. Proposed improvements would include construction of a new single family home, in-ground swimming pool and additional garage for car/boat storage done in the similar style as the new home.
4. Currently parcels 22808-0144-65780001 and 22808-0141-07000000 are zoned R3 for what is understood to be for condo development. The request is to have them both rezoned to R1 for building a single family home.
5. All developed property surrounding these parcels are residential. The development of these lots will be consistent with the adjacent properties.
6. Currently the two parcels that are being requested to be rezoned are zoned R3 which allows for condo development. It seems that rezoning the two parcels R1 for a single family use would be most desirable to adjacent property owners by eliminating multi-family type housing, neighborhood traffic and help maintain all the other single family home values in that neighborhood.

CHIPPEWA COUNTY DEPARTMENT OF PLANNING & ZONING

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Land Management

Land Planning

Land Records & G.I.S.

POWTS & Wells

Date: June 21, 2021

To: Chuck Hull, Chair Planning & Zoning Committee

From: Douglas Clary, Director

Re: Oblerin, Good-Oblerin & Tambornino Rezone Request

Rezone Information – 2021-0010

1. **Appellant Name:** Nancy Ayres Agent on behalf of Curt & Tammy Tambornino
2. **Property Owners:** Steven Oberlin & Gweneth Good-Oberlin
3. **General Property Location:** See Public Hearing Notices and Maps for exact location.
4. **Type of Appeal:** Rezone from Residential 3 (R3) to Residential 1 (R1).
5. **Town of Lafayette Recommendation:** The Town Board will meet on Monday, June 21, 2021 to review and take action on this rezone request
6. **Staff Comments:** Single family residences are located to the north and the south. Two-family dwellings and one four-family dwelling unit are located to the east.
7. **Staff Recommendations:** I would recommend **APPROVAL** of the rezone request.

CC: File



STATEMENT OF EXPLANATION
REVIEW AND ACTION ON REQUEST TO SELL TYPE B TAX DEEDED LAND -
DOUG CLARY

6.1

The term "tax-deeded land" means land which has been acquired by the county through enforcement of the collection of delinquent taxes by tax deed, foreclosure of tax certificates by action in rem, deed in lieu of tax deed or other means.

The term "Type A tax-deeded land" means tax deeded-land that has not been retained pursuant to this section by the County Board for a specific future use listed under subsec. 2-353(e)(3);

The term "Type B tax-deeded land" means tax-deeded land that has been retained pursuant to this section by the County Board for a specific future use listed under subsec. 2-353(e)(e)(3). "Type B tax-deeded land" also includes the tax-deeded land identified in Attachment 1 of County Policy 308 - Policy Governing the Allocation and Use of County Tax-Deeded Land Sale Parcel Proceeds adopted by the County Board on August 13, 2013.

Per Section 2-353(e)(6): *Requests to sell Type B tax-deeded land*. Requests to offer Type B tax-deeded land for sale may be made by the Director of Land Conservation and Forest Management or the Facilities and Parks Director, and shall be presented to the Committee for consideration. Requests that are approved by the Committee shall be presented by a resolution to the County Board listing by legal description(s) and tax parcel identification number(s) the Type B tax-deeded land that is recommended to be offered for sale.

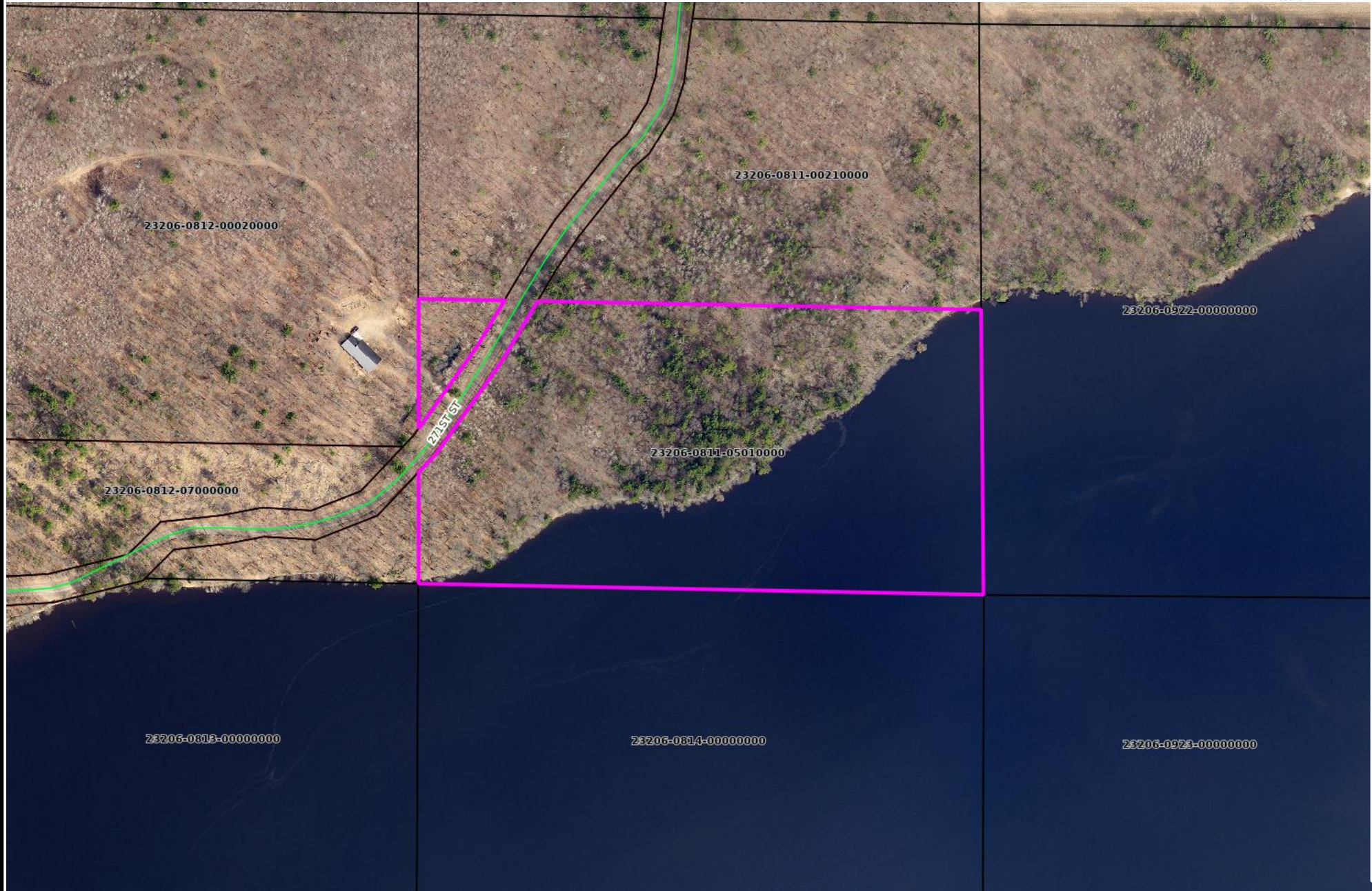
23206-0811-05010000

6.1.a



Printed 06/17/2021

Scale = 1:300'



Attachment: 23206-0811-05010000 Type B Tax Deeded Land Aerial (6420 : Request to Sell Type B Tax

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

SURVEY MAP OF:

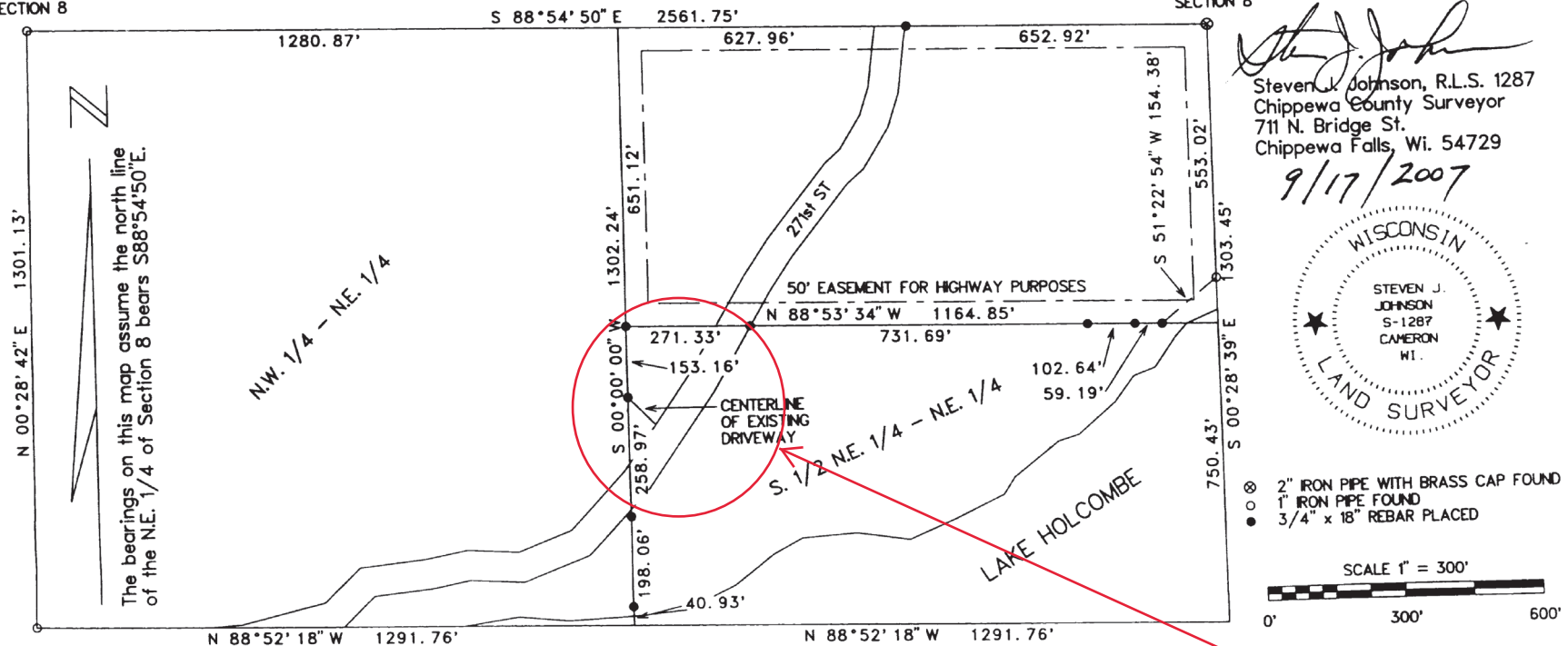
The North 1/2 of the N.E. 1/4 of
Section 8 T32N R6W, Town of Lake Holcombe.

I, Steven J. Johnson, Registered Land Surveyor, S-1287, do hereby
certify that to the best of my knowledge and belief, this plat is a
true and correct representation of the North 1/2 of the N.E. 1/4 of
Section 8 T32N R6W, Town of Lake Holcombe.

This survey was made at the request of the Chippewa County Forest and
Parks Department.

RECEIVED

SEP 17 2007

CHIPPEWA CO.
LAND RECORDSNORTH 1/4
CORNER
SECTION 8NORTHEAST
CORNER
SECTION 8

The triangular piece of 23206-0811-05010000,
which is located on the north side of 271st Street.

Doug Clary

From: Dan Masterpole
Sent: Thursday, June 17, 2021 8:24 AM
To: Doug Clary; Matthew Hansen
Cc: Todd A. Pauls; Randy Scholz
Subject: RE: Type B Tax Deed 23206-0811-05010000

DC

Good morning Doug.

Thank you for laying out the activity schedule.

Let us know if you need anything else from us as you proceed.

I can sit in the meeting to address any questions regarding the Tax B land base or inventory.



Dan Masterpole
 Dept. Director/County Conservationist
 Chippewa County Land Conservation & Forest Management
 711 N. Bridge Street
 Chippewa Falls, WI 54729
 #715-726-7920 (phone)
 #715-726-4589 (fax)
www.co.chippewa.wi.us

From: Doug Clary
Sent: Thursday, June 17, 2021 6:39 AM
To: Dan Masterpole <DMasterpole@co.chippewa.wi.us>; Matthew Hansen <mhansen@co.chippewa.wi.us>
Cc: Todd A. Pauls <tpauls@co.chippewa.wi.us>; Randy Scholz <rscholz@co.chippewa.wi.us>
Subject: RE: Type B Tax Deed 23206-0811-05010000

Dan & Matt,

I will put this on the PZC agenda for review at their June 24, 2021 meeting. Steve Johnson, the previous county surveyor, completed a survey up in this area (See attached) in 2007. I have talked to Sam Wenz and Dennis Falkenberg about getting back to the site and putting in some additional irons so that we could prepare a Certified Survey Map (CSM). But, the CSM would only be created if the PZC concurs with selling the piece of land. At this point in time, I cannot see any hiccups or reasoning as to why they would not want to sell the property. However, because it is tax-deeded land we will need to put it out there for bids. In addition, it appears that the triangle shaped lot would meet the minimum lot standards for a buildable lot, so I will need to get an appraisal on the piece of land.

If the PZC is in agreement, we will prepare a resolution for the July 15, 2021 PZC meeting and then, assuming we do get a favorable vote on the resolution, forward the resolution to the County Board for their approval on August 10th, 2021.

Douglas Clary, Director
 Department of Planning & Zoning

Attachment: Type B Tax Deed_23206-0811-05010000_Email String (6420 : Request to Sell Type B Tax Deeded Land)

Chippewa County, Wisconsin
 Telephone: (715) 726-7941
 Fax: (715) 726-4596
 Department Website: [Link](#)

From: Dan Masterpole <DMasterpole@co.chippewa.wi.us>
Sent: Wednesday, June 16, 2021 10:35 AM
To: Matthew Hansen <mhansen@co.chippewa.wi.us>
Cc: Todd A. Pauls <tpauls@co.chippewa.wi.us>; Doug Clary <DClary@co.chippewa.wi.us>; Randy Scholz <rscholz@co.chippewa.wi.us>
Subject: RE: Type B Tax Deed 23206-0811-05010000

MH

Good morning Matt.

Thank you for so concisely outlining the issue and the recommended action.

I fully concur with the approach.

Please proceed as outlined.



Dan Masterpole
 Dept. Director/County Conservationist
 Chippewa County Land Conservation & Forest Management
 711 N. Bridge Street
 Chippewa Falls, WI 54729
 #715-726-7920 (phone)
 #715-726-4589 (fax)
www.co.chippewa.wi.us

From: Matthew Hansen
Sent: Tuesday, June 15, 2021 3:01 PM
To: Dan Masterpole <DMasterpole@co.chippewa.wi.us>
Cc: Todd A. Pauls <tpauls@co.chippewa.wi.us>; Doug Clary <DClary@co.chippewa.wi.us>; Randy Scholz <rscholz@co.chippewa.wi.us>
Subject: Type B Tax Deed 23206-0811-05010000

Dan,
 It has come to the attention of Corporation Counsel that there is an encroachment on County Type B Tax Deed property in the Town of Lake Holcombe, T32N R6W S1/2 of NENE (PIN 23206-0811-05010000). The driveway of the adjacent landowner to the west of the county Parcel, Donald & Lana Meyer, have constructed a driveway across the aforementioned Tax Deed land.

Discussion with Corporation Counsel resulted in the conclusion that it would be in the County's best interest to resolve the issue by creating a separate parcel from the lands lying west of the Town Road 271st Street (see attached map) and selling the property via the process laid out in the Code of Chippewa County Section 2-353 (e)(6), which allows the Director of LCFM to request disposition of tax deeded lands. The Planning & Zoning Committee can then act to deny or approve the request and submit for final approval to the County Board. Upon County Board approval Section 2-353 (e)(7) allows for advertisement and sale of the property pursuant to Wis. Stat. 75.69.

Selling the small segment of the property west of the road as a separate parcel would allow the County to maintain the access to water, as required by Wis. Stat. 66.1006, without any alteration of the existing access.

Please let me know if you have any questions or concerns regarding this proposal. If you agree with the assessment of the situation and the outlined path forward please respond affirmatively and I will work with Todd and Doug to get any groundwork done and the issue placed on the P&Z Committee's agenda.

Thanks,

Matt Hansen
County Forest Administrator & Public Liaison
Chippewa LCFM
711 N. Bridge Street
Chippewa Falls, WI 54729
(715)738-2599



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

6.2

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

**PUBLIC NOTICE
SALE OF TAX DEED LAND**

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

Municipality: City of Chippewa Falls – 2018
Parcel Number: 22808-0524-60431205
Address: Vacant Land
Description: EASTERN ADDITION LOT 5 BLK 12
Appraised Value: \$ 100
Minimum Bid: \$ ANY (*Lowered on 08-26-2019*)

Municipality: City of Eau Claire
Parcel Number: 22809-3343-05220000
Address: Vacant Land
Description: SW SE PCL BEG 427' E OF NW COR OF THE S 1/2 SW SE; E 200', S 33', W 200', N 33' TO POB.
Appraised Value: \$ 200
Minimum Bid: \$ ANY

SEALED BID DEADLINE:

Please see offer to purchase form for this information.

COMMITTEE MEETING:

Please see offer to purchase form for this information.

SEALED BID REQUIREMENTS:

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

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

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

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

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

TERMS AND CONDITIONS:

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

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