

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
JULY 15, 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	

NOTE: McGill was marked as remote, but was present. "Status" was updated on 09-20-2021 from 'remote' to 'present'.

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Motion to Approve

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

1. Approve the Agenda
2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - Jun 24, 2021 4:30 PM

3. Schedule next meeting date - August 19, 2021 @ 4:30 PM

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

1. 2021-0012 Rezone Request - Korn Et Al, Rudolph & Huggett - Town of Lafayette - Doug Clary
Motion to approve the rezone on the condition that approval from the Town of Lafayette is secured.

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

July 15, 2021
4:30 PM

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

6. BUSINESS ITEMS

1. Review of the 2022 Budgets for the Department of Planning & Zoning - Doug Clary
Motion to forward to the County Administrator

RESULT:	FORWARD BUDGET TO THE COUNTY ADMINISTRATOR [UNANIMOUS]
MOVER:	Dean Gullickson, District 7
SECONDER:	Ronald McGill, District 15
AYES:	Hull, Hauser, McGill, Eisenhuth, Gullickson

2. Review and Action on Offers to Purchase Received on Type A Tax Deed Property - Doug Clary
None.

7. REPORTS

1. Update on the Request to Sell a portion of 23208-0811-05010000 (Type B Tax Deeded Land) - Doug Clary
Appraisal is scheduled for the later part of August. This will be back on the September Agenda.
2. Department of Planning & Zoning - Staff Vacancies - Doug Clary
Clary gave a general update of the staffing vacancies.

8. AGENDA ITEMS FOR FUTURE CONSIDERATION

None

9. ADJOURN

Motion to Adjourn

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

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
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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.

Minutes Acceptance: Minutes of Jun 24, 2021 4:30 PM (Consent Agenda)

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

Minutes Acceptance: Minutes of Jun 24, 2021 4:30 PM (Consent Agenda)



STATEMENT OF EXPLANATION
2021-0012 REZONE REQUEST - KORN ET AL, RUDOLPH & HUGGETT -
TOWN OF LAFAYETTE - DOUG CLARY

5.1

Lots 1, 2 and 3 of Certified Survey Map 5401, which are located in the E ½ of the NE ¼, Section 10, Township 28 North, Range 08 West. Town of Lafayette. Physical Addresses: 16838 County Highway J, 16856 County Highway J, Vacant Land.

From: Residential 2

To: Residential 1

(Publish – Chippewa Herald – July 1 and July 8, 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 **July 15, 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:

Rezone Petition: 2021-0012

Property Owner: Richard R. Korn Et Al, Randy W. Rudolph & Kevin Huggett **Agent:** Bob Dubiel
Lots 1, 2 and 3 of Certified Survey Map 5401, which are located in the E ½ of the NE ¼, Section 10, Township 28 North, Range 08 West. Town of Lafayette. Physical Address: 16838 County Highway J, 16856 County Highway J, Vacant Land.

From: Residential 2

To: Residential 1

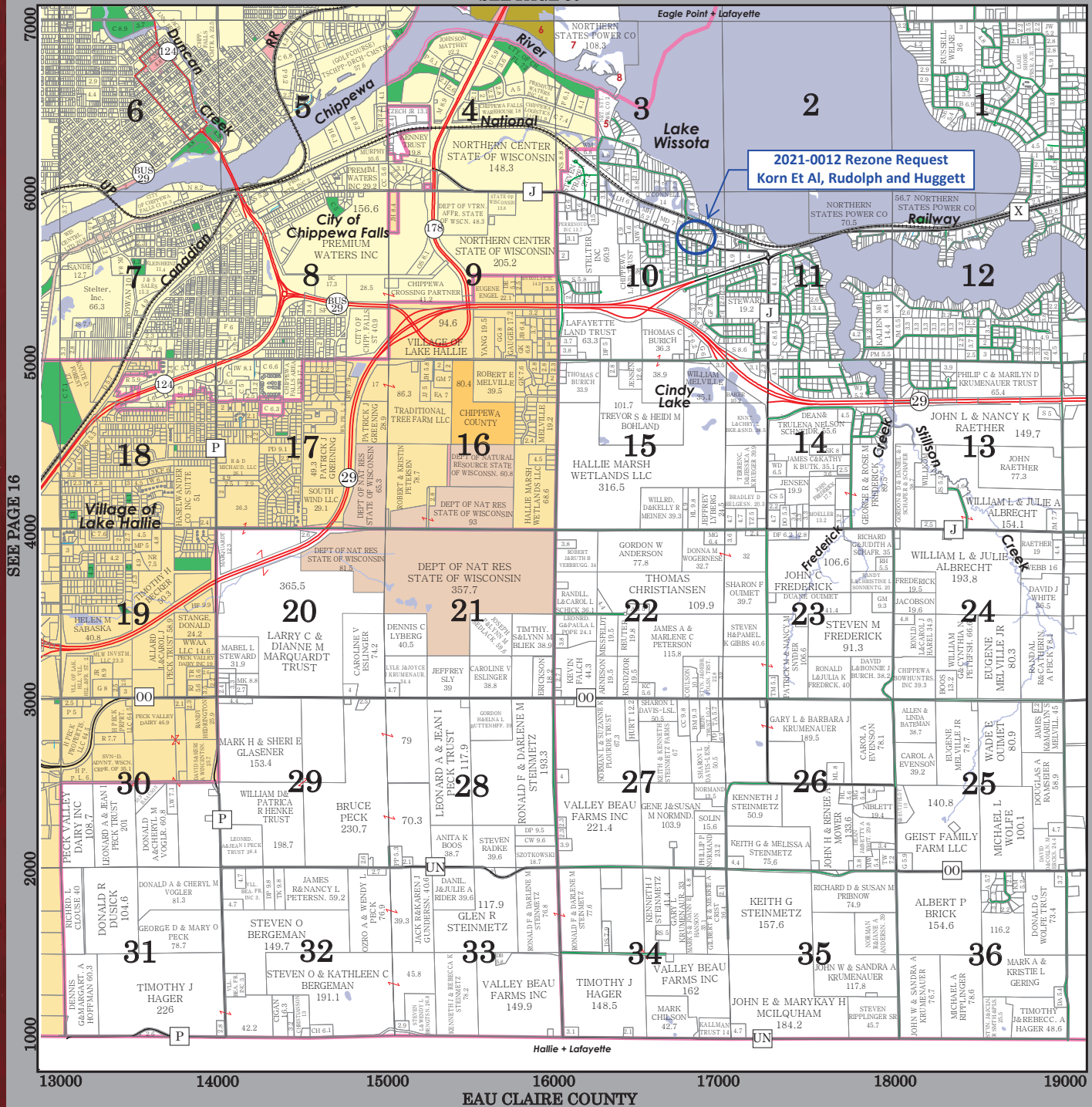
Specific information regarding these public hearings can be obtained at the Chippewa County Department of Planning & Zoning. All persons interested are invited to attend these hearings.

Dated this **29th** day of **June**, 2021.

Douglas Clary, Director
Department of Planning & Zoning
Chippewa County



SEE PAGE 30



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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- Architects
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- Landscape Architects

ROBERT A THORSON

ATTORNEY AT LAW

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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

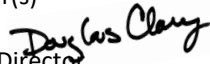
Land Records & G.I.S.

POWTS & Wells

Date: June 29, 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) 726-7941.

REZONE PETITION: #2021-0012

Property Owner: Richard R. Korn Et Al, Randy W. Rudolph & Kevin Huggett **Agent:** Bob Dubiel

Lots 1, 2 and 3 of Certified Survey Map 5401, which are located in the E ½ of the NE ¼, Section 10, Township 28 North, Range 08 West. Town of Lafayette.

From: Residential 2

To: Residential 1

Purpose: Existing Single-Family Dwellings on Lots 1 & 2, Build a new Single-Family on Lot 3.

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

The PRLPC will **REVIEW** this request on **July 12, 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 **July 19, 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.

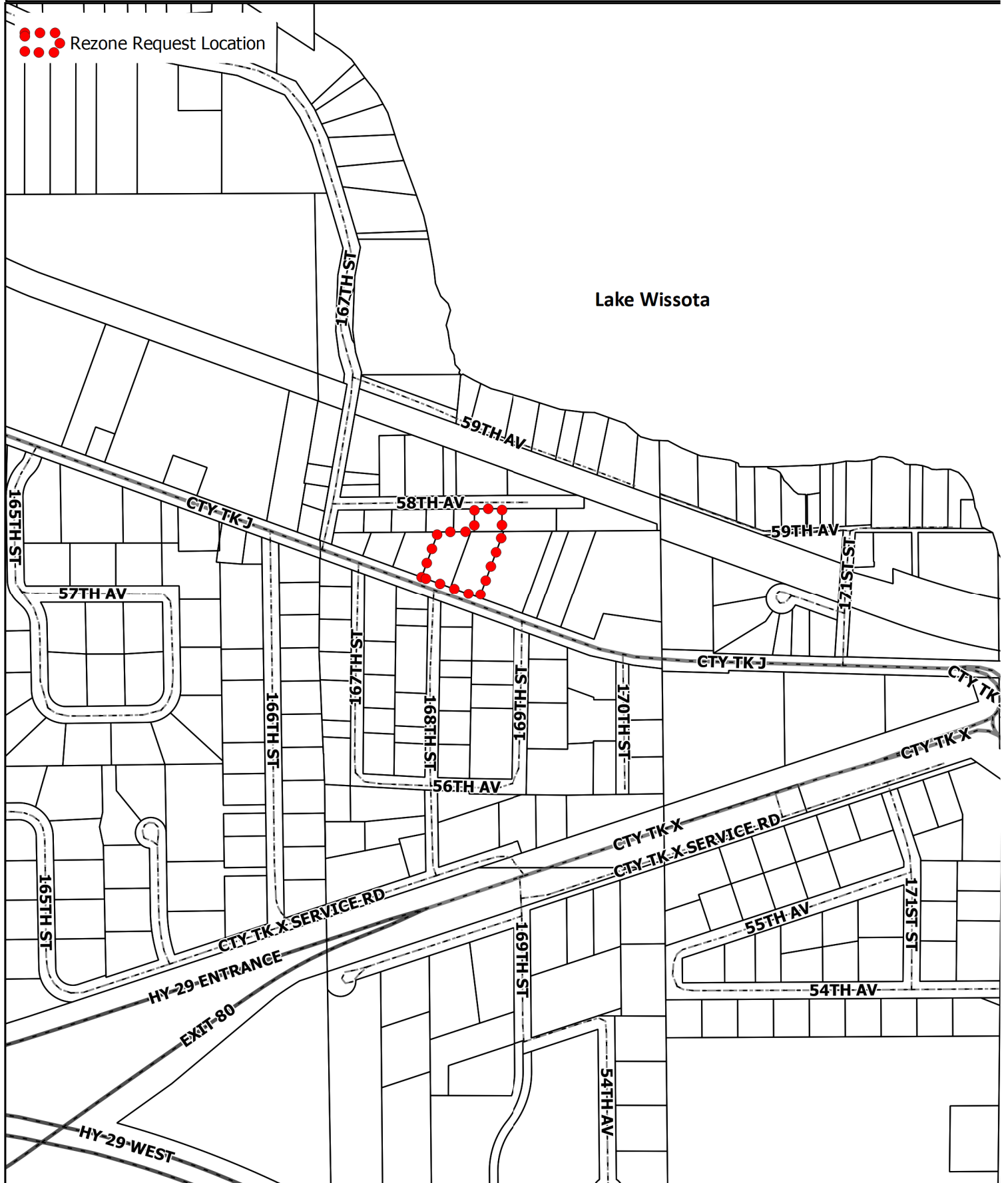
Chippewa County Planning & Zoning Committee:

The Chippewa County Planning & Zoning Committee will hold a **PUBLIC HEARING** for this petition on **July 15, 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 **August 10, 2021** at **6:00 PM** for their consideration. If the Planning & Zoning Committee disapproves, the petition will fail.

Attachment: 2021-0012 Korn Et Al - Rezone - Public Hearing Notices & Maps (6477 : 2021-0012 Rezone Request - Korn Et Al, Rudolph &

2021-0012 Korn Et Al, Randolph & Haggert - Rezone Request - Location Map

 Rezone Request Location



Attachment: 2021-0012 Korn Et Al - Rezone - Public Hearing Notices & Maps (6477 : 2021-0012 Rezone Request - Korn Et Al, Rudolph &

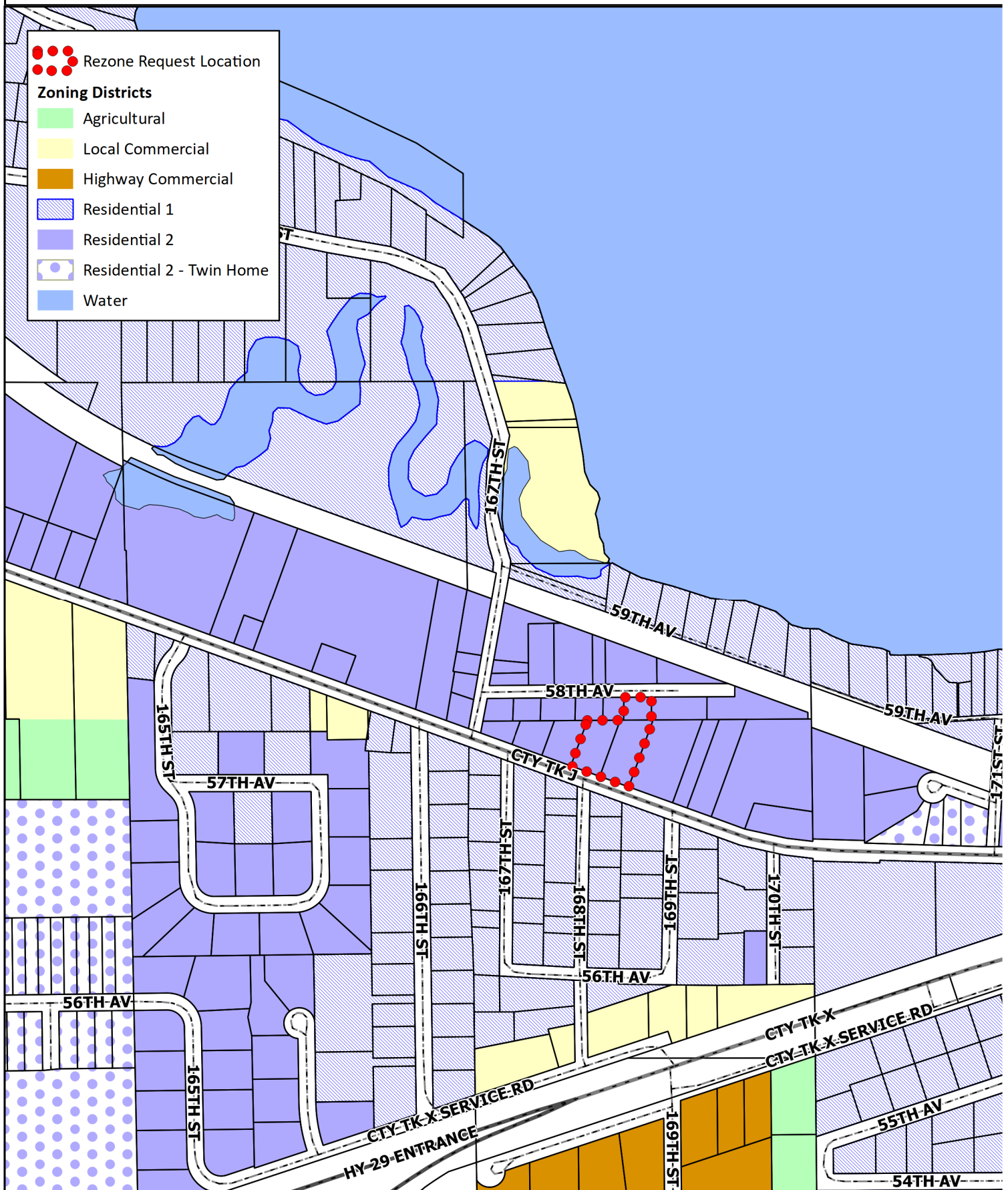
2021-0012 Korn Et Al, Randolph & Haggert - Rezone Request - Aerial (2020)

 Rezone Request Location



Attachment: 2021-0012 Korn Et Al - Rezone - Public Hearing Notices & Maps (6477 : 2021-0012 Rezone Request - Korn Et Al, Randolph & Haggert)

2021-0012 Korn Et Al, Randolph & Haggert - Rezone Request - Zoning Districts

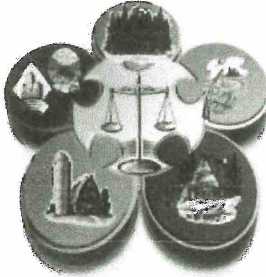


Attachment: 2021-0012 Korn Et Al - Rezone - Public Hearing Notices & Maps (6477 : 2021-0012 Rezone Request - Korn Et Al, Rudolph &

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: <u>Rich Korn</u>			Name: <u>Bob Dubiel</u>		
Mailing Address: <u>364 W Cedar St.</u>			Mailing Address: <u>1552 Cary F</u>		
City: <u>Chippewa</u>	State: <u>WI</u>	Zip: <u>54729</u>	City: <u>EAU Claire</u>	State: <u>WI</u>	Zip: <u>54703</u>
Telephone: <u>715 828 9466</u>			Telephone: <u>715 579 4744</u>		
Email Address (Required): <u>RLKorn@charter.net</u>			Email Address (Required): <u>dubielpropertyconstructionllc@gmail.com</u>		
SECTION III: Parcel Information					
Town of: <u>Lafayette</u>			Property Address: <u>16885 58th Ave</u>		
Parcel Number(s): <u>SEE BELOW</u>			City: <u>Chippewa Falls</u>	State: <u>WI</u>	Zip: <u>54729</u>
Existing Zoning District(s): <u>R2</u>			Proposed Zoning District(s): <u>R1</u>		

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.

Lots 1, 2, 3, CSM 5401

22808-1014-75401001 - 16838 CITY
22808-1014-75401002 - 16850 CITY
22808-1011-75401003 - VACANT LAND

Doug Cherry

FOR DEPARTMENT OF PLANNING & ZONING STAFF USE:		
Receipt Number: <u>18196</u>	Appeal Number: <u>2021-0012</u>	Public Hearing Date: <u>7-22-2021</u>

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: _____

Owner/Agent

Date: _____

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

To: Chippewa County Planning and Zoning

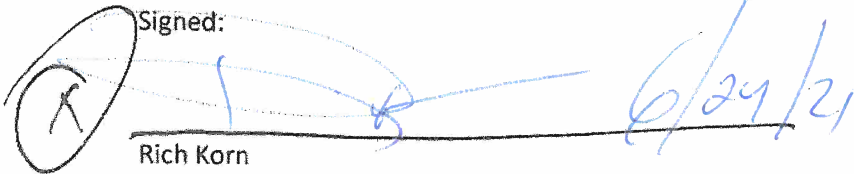
From: Rich Korn

Re: Rezone property on 16885 58th ave from R2 to R1

To Whom it may concern, as property owner of 16885 58th ave. vacant lot, I would like to request rezoning from R2 to R1. The reason for this request is to build a new single family house within the neighbor which is currently all single family. The lot had been plotted as 2 smaller lots at which was resurvey and plotted to be one larger lot over 20,000 sq. ft similar to the lots on the back side of the property. This is consistent with the Chippewa county comprehensive zoning ordinances which includes the town of Lafayette. Please consider approving this request from R2 to R1 on the vacant lot located on 16885 58th ave. (Parcel number being assigned due to resurvey performed in March 2021)

Thank you,

Signed:



Rich Korn

CHIPPEWA COUNTY DEPARTMENT OF PLANNING & ZONING

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Land Management

Land Planning

Land Records & G.I.S.

POWTS & Wells

Date: July 10, 2021

To: Chuck Hull, Chair Planning & Zoning Committee

From: Douglas Clary, Director

Re: Korn Et Al, Rudolph & Huggett Rezone Request

Rezone Information – 2021-0012

1. **Appellant Name:** Bob Dubiel
2. **Property Owners:** Richard R. Korn Et Al, Randy W. Rudolph & Kevin Huggett
3. **General Property Location:** See Public Hearing Notices and Maps for exact location.
4. **Type of Appeal:** Rezone from Residential 2 (R2) to Residential 1 (R1).
5. **Town of Lafayette Recommendation:** The Town Board will meet on Monday, July 19, 2021 to review and take action on this rezone request
6. **Staff Comments:** It is important to note that in the past, the Residential 2 and, for that matter, the Residential 3 zoning districts allowed for single-family dwellings. The zoning ordinance text was modified years ago to allow single-family dwellings in the R1 district only and two-family dwellings in the R2 district or R3 district. The text changes were made because of the potential for two-family dwellings being constructed on an existing vacant lot within a subdivision or area primarily dominated by single-family dwellings. The missing component of the text change was revising the zoning maps for those areas that were predominately single-family dwellings. The zoning maps, with DPZ staff as well as the Towns Plan Commission, are in the process of being updated, but only during the non-peak parts of the year.

The surrounding area where this petition is being sought is dominated by single-family dwellings and should be zoned Residential 1.
7. **Staff Recommendations:** I would recommend **APPROVAL** of the rezone request.

CC: File

Attachment: 2021-0012 Korn Et Al - Rezone - Staff Report (6477 : 2021-0012 Rezone Request - Korn Et Al, Rudolph & Huggett)



**STATEMENT OF EXPLANATION
REVIEW OF THE 2022 BUDGETS FOR THE DEPARTMENT OF PLANNING
& ZONING - DOUG CLARY**

6.1

Per the County Administrator, all proposed budgets shall be presented to the Policy Committee for review prior to August 4, 2021.

CHIPPEWA COUNTY DEPARTMENT OF PLANNING & ZONING

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Land Management

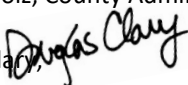
Land Planning

Land Records & G.I.S.

POWTS & Wells

Date: July 2, 2021

To: Randy Scholz, County Administrator

From: Douglas Clark 

RE: 2022 Preliminary Budgets Submission

Good Morning Mr. Scholz,

Please find attached a copy of the 2022 Preliminary Budgets for the Department of Planning & Zoning (DPZ), which I will introduce to the Planning & Zoning Committee on July 15, 2021. Below, I have highlighted the major changes or points of consideration within these budgets:

1. 100-53-56410 – Planning & Zoning – (Pages 1-7)

- a. Per Finance Director – No Increase in Tax Levy for the DPZ Budgets.
- b. POWTS Maintenance Fee Revenue: 16,673 POWTS @ \$3.00
 - i. Note: As I promised from the inception of the POWTS Maintenance Fee, the fee would be reviewed after three years and adjusted accordingly.
- c. Includes 75% cost for Zoning Technician (salary, fringes, health insurance, and some miscellaneous operational costs)

2. 100-53-56411 – Building Inspection Fund (Uniform Dwelling Code) – (Pages 8-11)

- a. This budget is funded 100% through Revenues received from related inspections.
- b. \$6,000 for Building Inspector Vehicle Maintenance & Gas.
- c. Includes 25% cost for Zoning Technician (salary, fringes, health insurance, and some miscellaneous operational costs)
- d. Includes 10% cost for Director (salary, fringes, health insurance)

3. 100-53-56413 – Comprehensive Planning Project – (Page 12-14)

- a. \$30,000 for potential Planning Studies. I do not have any in mind at this point in time, but wanted to have something in the budget in case we move forward with a planning project and a funding mechanism is needed. Discussion will start on whether or not the County should update the Comprehensive Plan.
- b. \$5,000 for the continuation of the 2019 Scanning Project, if we need to go into 2022.
 - i. Estimated remaining hours: 300ish at the end of the LTE's Hours for 2021.

4. 100-54-51715 – Land Records Program – (Pages 15-20)

- a. Per Finance Director – No Increase in Tax Levy for the DPZ Budgets..
- b. \$60,000 for Monumentation & Indexing for missing or replacement of Public Land Survey System (PLSS) monuments.
- c. Note: Wisconsin Strategic Grants have been reduced from \$50,000.

5. 100-54-51725 – Plat Book/Road Map Publishing – (Page 21-23)

- a. We are creating a plat book in 2021. We have been seeing a significant drop in plat book sales due to the increased functionality of our GIS web site. Thus, the incoming revenues from the sale of plat books has been decreased.

6. 100-54-51912 – Tax Deed Expense – (Pages 24-26)

- a. This budget is funded 100% through Revenues received from the sale of Type A Tax Deed Properties.

Attachment: 2022 CA Budget Letter (6451 : 2022 DPZ Budget Review)

- b. \$50,000 budgeted for demolition services.

7. 220-54-51715 – Land Records Program – (Pages 27-29)

- a. \$96,264 – Estimated the recording of 12,033, which represents a 5-year average, applicable land records in 2022 at \$8/each.
- b. \$3,736 – Base Budget Guarantee from the State, which is the difference between \$100,000 minus the \$96,264. This amount may increase or decrease based on the number of qualifying documents.
- c. \$50,000 – Strategic Initiative Grant: 2022 first 50% @ \$25,000 and 2021 second 50% @ \$25,000.
- d. \$151,329 – Transfer out to 100-54-51715 for 2021 Land Records Division Operational Costs.

Please contact me if you have any questions regarding these budgets.

Extended Budgeting

Budget Summary Justification

User: DClary
 Printed: 7/2/2021 - 8:09 AM
 Budget Type: DH Requested
 Revision: 1
 Current Actual YTD: 06/30/21

CHIPPEWA COUNTY

Account Number	Description	2020 Budget	2020 Actual	2021 Budget	06/30/21 Actual	2021 Est. Actual	2022 Request
PRELIMINARY							
Account # 100-53-56410 Planning And Zoning							
435550	State Aid - COVID	0.00	8,014.70	0.00	0.00	0.00	0.00
444010	Sanitary Permit Fees	74,700.00	137,580.00	82,500.00	60,070.00	76,261.00	97,468.00
444011	Trans Non-community Well Water	31,041.00	24,226.50	31,041.00	16,049.50	31,041.00	31,041.00
444012	Transient Well Fees	5,520.00	5,340.00	5,520.00	4,620.00	5,520.00	5,520.00
444015	Uniform Address Fees	4,000.00	8,680.00	4,000.00	10,130.00	4,000.00	5,698.00
444031	Zoning Permits	83,589.00	103,831.00	92,076.00	58,810.00	85,318.00	93,980.00
444032	Review Fees	9,600.00	18,525.00	9,600.00	9,250.00	9,600.00	11,000.00
444033	POWTS Maintanace Fee	75,000.00	81,235.00	78,750.00	81,675.00	78,750.00	50,019.00
Total revenue without property tax:		283,450.00	387,432.20	303,487.00	240,604.50	290,490.00	294,726.00
411100	General Property Taxes	300,832.00	300,832.00	294,001.00	294,001.00	294,001.00	294,001.00
Total revenue with property tax:		584,282.00	688,264.20	597,488.00	534,605.50	584,491.00	588,727.00
511100	Salaries and Wages	351,798.00	366,572.55	358,243.00	162,167.93	358,243.00	357,878.83
514100	Per Diem/Mileage - Committee	1,700.00	419.46	1,700.00	0.00	1,140.00	1,700.00
515000	Fringe Benefits	64,366.00	66,659.19	66,271.00	29,680.15	66,271.00	66,380.26
515400	Health Insurance Benefit	116,508.00	117,260.00	121,774.00	65,274.00	121,774.00	125,473.20
521200	Contracted Services	8,270.00	4,652.70	8,270.00	1,183.61	5,770.00	5,770.00
522300	Cell Phone Costs	720.00	480.00	720.00	200.00	720.00	720.00
522500	Telephone	810.00	769.85	810.00	359.98	780.00	810.00
531000	Office Supplies	7,500.00	4,267.75	7,600.00	3,237.98	6,265.00	6,524.71
531019	COVID-19 Expense	0.00	359.41	0.00	0.00	0.00	0.00
531100	Postage	3,000.00	2,389.99	3,000.00	925.48	1,983.00	2,700.00
531200	Copies/Printing	1,800.00	2,611.43	3,000.00	627.66	1,725.00	2,700.00
531400	Equipment < \$5,000	8,600.00	0.00	8,600.00	0.00	6,200.00	4,300.00
531500	Maintenance/Service Agreements	5,000.00	3,490.00	4,000.00	3,600.00	3,600.00	4,000.00
532400	Memberships & Dues	1,210.00	904.41	500.00	300.79	220.00	1,270.00
532601	Publication of Legal Notices	1,800.00	1,402.31	1,800.00	700.01	1,200.00	1,800.00
532900	Subscriptions	200.00	0.00	200.00	0.00	200.00	200.00
533500	Conventions & Meetings	5,000.00	698.38	5,000.00	870.00	2,400.00	3,500.00

Account Number	Description	2020 Budget	2020 Actual	2021 Budget	06/30/21 Actual	2021 Est. Actual	2022 Request	
PRELIMINARY								
535201	Vehicle Expenses	6,000.00	0.00	6,000.00	0.00	6,000.00	3,000.00	
592999	Transfer Out	0.00	1,867.65	0.00	0.00	0.00	0.00	
595000	Expenditure Transfer	0.00	20,019.08	0.00	0.00	0.00	0.00	
	Total expense:	584,282.00	594,824.16	597,488.00	269,127.59	584,491.00	588,727.00	
	Revenue - Expense:	0.00	93,440.04	0.00	265,477.91	0.00	0.00	
Submitted by: _____								
	Department/Division Head	Date						

Account Number	Description	Amount	Total
PRELIMINARY			
411100	General Property Taxes		
	No increase per Finance Director email dated 06-08-2021	294,001.00	
		Total 411100 General Property Taxes:	294,001.00
444010	Sanitary Permit Fees		
	6-YR Average	97,468.00	
		Total 444010 Sanitary Permit Fees:	97,468.00
444011	Trans Non-community Well Water		
	WisDNR Contract (184 Wells @ \$144/Well)	26,946.00	
	WisDNR Contract (147 Wells @ \$25/Well)	3,675.00	
	WisDNR Contract (42 Wells @ \$10/Well)	420.00	
		Total 444011 Trans Non-community Well Water:	31,041.00
444012	Transient Well Fees		
	184 Wells @ \$30/Well	5,520.00	
		Total 444012 Transient Well Fees:	5,520.00
444015	Uniform Address Fees		
	6-YR Average	5,698.00	
		Total 444015 Uniform Address Fees:	5,698.00
444031	Zoning Permits		
	6-YR Average	93,980.00	
		Total 444031 Zoning Permits:	93,980.00
444032	Review Fees		
	Estimated 7-YR Average	11,000.00	
		Total 444032 Review Fees:	11,000.00
444033	POWTS Maintenance Fee		
	16,673 POWTS @ \$3.00 Each (16,523, Plus 150 new POWTS Installs)	50,019.00	
		Total 444033 POWTS Maintenance Fee:	50,019.00
		Total revenue:	588,721.00
511100	Salaries and Wages		

Attachment: 100-53-56410 Planning & Zoning - 2022 Preliminary Budget (6451 : 2022 DPZ Budget Review)

Account Number	Description	Amount	Total
PRELIMINARY	Per 2022 PCR - 5.65 Positions	357,878.83	
		Total 511100 Salaries and Wages:	357,87
514100	Per Diem/Mileage - Committee		
	Board of Adjustment - Mileage - 3 Meetings @ \$60/Meeting	180.00	
	Board of Adjustment - Miscellaneous Expense & Training	560.00	
	Board of Adjustment - Van Reimbursement - 3 Meetings @ \$75/Meeting	225.00	
	Board of Adjustment - Per Diem - 3 Meetings @ \$245/Meeting	735.00	
		Total 514100 Per Diem/Mileage - Committee:	1,70
515000	Fringe Benefits		
	Per 2022 PCR - 5.65 Positions	66,380.26	
		Total 515000 Fringe Benefits:	66,38
515400	Health Insurance Benefit		
	Per 2022 PCR - 5.65 Positions	125,473.20	
		Total 515400 Health Insurance Benefit:	125,47
521200	Contracted Services		
	Annual Audit Expense	250.00	
	Speedee Delivery - Shipping of Transient N/C Well Tests to Wisconsin State Lab in Madison	1,000.00	
	Commercial Lab Testing - Transient N/C Well Tests - Nitrates	4,520.00	
		Total 521200 Contracted Services:	5,77
522300	Cell Phone Costs		
	1 FTE @ \$20/Month, 4 FTE's @ \$10/Month	720.00	
		Total 522300 Cell Phone Costs:	72
522500	Telephone		
	9 Extensions @ \$90/Each	810.00	
		Total 522500 Telephone:	81
531000	Office Supplies		
	Software for Computer Replacements	694.71	
	Office Furniture - Wall Mounted Desk Units - 2 @ \$1,115	2,230.00	
	\$300/Month	3,600.00	

Attachment: 100-53-56410 Planning & Zoning - 2022 Preliminary Budget (6451 : 2022 DPZ Budget Review)

Account Number	Description	Amount	Total
PRELIMINARY			
		Total 531000 Office Supplies:	6,52
531100	Postage \$225/Month	2,700.00	
		Total 531100 Postage:	2,70
531200	Copies/Printing \$225/Month	2,700.00	
		Total 531200 Copies/Printing:	2,70
531400	Equipment < \$5,000 2 Unlimited Data Plans \$75/Each/Month 2 Field Collection Devices such as Ipad, Iphone, etc.	1,800.00 2,500.00	
		Total 531400 Equipment < \$5,000:	4,30
531500	Maintenance/Service Agreements GCS Permit Tracking Yearly Maintenance Fee	4,000.00	
		Total 531500 Maintenance/Service Agreements:	4,00
532400	Memberships & Dues POWTS, Soil Erosion, Soil Tester Credentials, WCCA Membership, WCZA Membership	1,270.00	
		Total 532400 Memberships & Dues:	1,27
532601	Publication of Legal Notices \$150/Month	1,800.00	
		Total 532601 Publication of Legal Notices:	1,80
532900	Subscriptions Miscellaneous	200.00	
		Total 532900 Subscriptions:	20
533500	Conventions & Meetings 5 FTE's @ \$700/Each	3,500.00	
		Total 533500 Conventions & Meetings:	3,50
535201	Vehicle Expenses POWTS Maintenance Vehicle @ \$250/Month	3,000.00	

Attachment: 100-53-56410 Planning & Zoning - 2022 Preliminary Budget (6451 : 2022 DPZ Budget Review)

Account Number	Description	Amount	Total
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PRELIMINARY			
	Total 535201 Vehicle Expenses:	3,00	
	Total expense:	588,72	
	Total Account # 100-53-56410 Planning And Zoning Detail:		

Attachment: 100-53-56410 Planning & Zoning - 2022 Preliminary Budget (6451 : 2022 DPZ Budget Review)

		2020	2020	2021	06/30/21	2021	2022	6.1.b
Account Number	Description	Budget	Actual	Budget	Actual	Est. Actual	Request	
PRELIMINARY								
	Grand total revenue without property tax:	283,450.00	387,432.20	303,487.00	240,604.50	290,490.00	294,726.00	
	Grand total property tax:	300,832.00	300,832.00	294,001.00	294,001.00	294,001.00	294,001.00	
	Grand total revenue with property tax:	584,282.00	688,264.20	597,488.00	534,605.50	584,491.00	588,727.00	
	Grand total expense:	584,282.00	594,824.16	597,488.00	269,127.59	584,491.00	588,727.00	
	Grand total revenue - expense:	0.00	93,440.04	0.00	265,477.91	0.00	0.00	

Extended Budgeting

6.1.c

Budget Summary Justification

User: DClary
 Printed: 7/2/2021 - 8:10 AM
 Budget Type: DH Requested
 Revision: 1
 Current Actual YTD: 06/30/21

CHIPPEWA COUNTY

Attachment: 100-53-56411 Building Inspection Fund - 2022 Preliminary Budget (6451 : 2022 DPZ Budget

Account Number	Description	2020 Budget	2020 Actual	2021 Budget	06/30/21 Actual	2021 Est. Actual	2022 Request
PRELIMINARY							
Account # 100-53-56411 Building Inspection Fund							
444017	Building Inspection Fees	126,407.00	207,236.40	130,983.00	102,402.00	129,923.00	147,880.58
Total revenue without property tax:		126,407.00	207,236.40	130,983.00	102,402.00	129,923.00	147,880.58
511100	Salaries and Wages	69,340.00	59,442.49	71,148.00	26,445.73	71,148.00	82,719.81
515000	Fringe Benefits	12,737.00	10,676.06	13,212.00	4,847.32	13,212.00	15,395.97
515400	Health Insurance Benefit	28,140.00	21,601.00	29,403.00	11,994.00	29,403.00	33,274.80
522300	Cell Phone Costs	240.00	240.00	420.00	100.00	420.00	420.00
522500	Telephone	90.00	0.00	90.00	0.00	90.00	90.00
531000	Office Supplies	240.00	522.77	240.00	262.00	300.00	0.00
531100	Postage	480.00	0.00	480.00	0.00	480.00	0.00
531200	Copies/Printing	120.00	0.00	120.00	0.00	120.00	0.00
531400	Equipment < \$5,000	500.00	0.00	500.00	0.00	500.00	500.00
532400	Memberships & Dues	620.00	81.60	470.00	25.00	50.00	580.00
532900	Subscriptions	500.00	0.00	500.00	0.00	0.00	500.00
533500	Conventions & Meetings	1,400.00	60.00	1,400.00	50.00	700.00	1,400.00
534900	Supplies	6,000.00	0.00	7,000.00	4,954.72	7,500.00	7,000.00
535201	Vehicle Expenses	6,000.00	0.00	6,000.00	0.00	6,000.00	6,000.00
592999	Transfer Out	0.00	5,172.69	0.00	0.00	0.00	0.00
595000	Expenditure Transfer	0.00	109,439.79	0.00	0.00	0.00	0.00
Total expense:		126,407.00	207,236.40	130,983.00	48,678.77	129,923.00	147,880.58
Revenue - Expense:		0.00	0.00	0.00	53,723.23	0.00	0.00

Submitted by: _____
 Department/Division Head

Date

Account Number	Description	Amount	Total
PRELIMINARY 444017	Building Inspection Fees Building Inspection Fees	147,880.58	
	Total 444017 Building Inspection Fees:		147,880.58
	Total revenue:		147,880.58
511100	Salaries and Wages Per 2022 PCR - 1.35 Positions	82,719.81	
	Total 511100 Salaries and Wages:		82,719.81
515000	Fringe Benefits Per 2022 PCR - 1.35 Positions	15,395.97	
	Total 515000 Fringe Benefits:		15,395.97
515400	Health Insurance Benefit Per 2022 PCR - 1.35 Positions	33,274.80	
	Total 515400 Health Insurance Benefit:		33,274.80
522300	Cell Phone Costs 1 FTE @ \$35/Month	420.00	
	Total 522300 Cell Phone Costs:		420.00
522500	Telephone 1 Extension @ \$90/Yr	90.00	
	Total 522500 Telephone:		90.00
531400	Equipment < \$5,000 Miscellaneous Equipment	500.00	
	Total 531400 Equipment < \$5,000:		500.00
532400	Memberships & Dues Northwest Wisconsin Building Inspectors Association (NWBIA) - 1 FTE DPZ Staff Credential Renewals - UDC: Construction, HVAC, Electrical, Plumbing	150.00 430.00	
	Total 532400 Memberships & Dues:		580.00
532900	Subscriptions UDC Manuals, Reference Guides	500.00	

Attachment: 100-53-56411 Building Inspection Fund - 2022 Preliminary Budget (6451 : 2022 DPZ Budget

Account Number

Description

Amount

Total

PRELIMINARY

Total 532900 Subscriptions:

50

533500

Conventions & Meetings

1 FTE Training @ \$700/Yr

700.00

Miscellaneous Training

700.00

Total 533500 Conventions & Meetings:

1,400

534900

Supplies

Miscellaneous Supplies

1,000.00

State UDC Seals

6,000.00

Total 534900 Supplies:

7,000

535201

Vehicle Expenses

Building Inspector Truck @ \$500/Month

6,000.00

Total 535201 Vehicle Expenses:

6,000

Total expense:**147,880****Total Account # 100-53-56411 Building Inspection Fund Detail:**

Attachment: 100-53-56411 Building Inspection Fund - 2022 Preliminary Budget (6451 : 2022 DPZ Budget

Account Number	Description	2020 Budget	2020 Actual	2021 Budget	06/30/21 Actual	2021 Est. Actual	2022 Request
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PRELIMINARY

Grand total revenue without property tax:	126,407.00	207,236.40	130,983.00	102,402.00	129,923.00	147,880.58	
Grand total property tax:	0.00	0.00	0.00	0.00	0.00	0.00	
Grand total revenue with property tax:	126,407.00	207,236.40	130,983.00	102,402.00	129,923.00	147,880.58	
Grand total expense:	126,407.00	207,236.40	130,983.00	48,678.77	129,923.00	147,880.58	
Grand total revenue - expense:	0.00	0.00	0.00	53,723.23	0.00	0.00	

Attachment: 100-53-56411 Building Inspection Fund - 2022 Preliminary Budget (6451 : 2022 DPZ Budget

Extended Budgeting

6.1.d

Budget Summary Justification

User: DClary
 Printed: 7/2/2021 - 8:02 AM
 Budget Type: DH Requested
 Revision: 1
 Current Actual YTD: 06/30/21

CHIPPEWA COUNTY

Attachment: 100-53-56413 Comprehensive Planning Project - 2022 Preliminary Budget (6451 : 2022 DPZ

Account Number	Description	2020 Budget	2020 Actual	2021 Budget	06/30/21 Actual	2021 Est. Actual	2022 Request
PRELIMINARY							
Account # 100-53-56413 Comprehensive Planning Project							
493000	Fund Balance Applied	50,000.00	0.00	40,000.00	0.00	18,408.00	35,000.00
Total revenue without property tax:		50,000.00	0.00	40,000.00	0.00	18,408.00	35,000.00
511100	Salaries and Wages	0.00	12,099.68	0.00	3,736.71	13,357.00	5,000.00
515000	Fringe Benefits	0.00	1,349.10	0.00	416.63	1,490.00	0.00
521208	Contracted Services-Planning S	50,000.00	0.00	40,000.00	3,560.80	3,561.00	30,000.00
Total expense:		50,000.00	13,448.78	40,000.00	7,714.14	18,408.00	35,000.00
Revenue - Expense:		0.00	-13,448.78	0.00	-7,714.14	0.00	0.00

Submitted by: _____
 Department/Division Head Date

Account Number

Description

Amount

Total

PRELIMINARY

493000

Fund Balance Applied

Scanning Project

5,000.00

Planning Services - Miscellaneous Studies (If Needed)

30,000.00

Total 493000 Fund Balance Applied:

35,00

Total revenue:

35,00

511100

Salaries and Wages

Scanning Project

5,000.00

Total 511100 Salaries and Wages:

5,00

521208

Contracted Services-Planning S

Planning Studies - Miscellaneous Studies (If Needed)

30,000.00

Total 521208 Contracted Services-Planning S:

30,00

Total expense:

35,00

Total Account # 100-53-56413 Comprehensive Planning Project Detail:

Attachment: 100-53-56413 Comprehensive Planning Project - 2022 Preliminary Budget (6451 : 2022 DPZ

Account Number	Description	2020 Budget	2020 Actual	2021 Budget	06/30/21 Actual	2021 Est. Actual	2022 Request
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PRELIMINARY

Grand total revenue without property tax:	50,000.00	0.00	40,000.00	0.00	18,408.00	35,000.00	
Grand total property tax:	0.00	0.00	0.00	0.00	0.00	0.00	
Grand total revenue with property tax:	50,000.00	0.00	40,000.00	0.00	18,408.00	35,000.00	
Grand total expense:	50,000.00	13,448.78	40,000.00	7,714.14	18,408.00	35,000.00	
Grand total revenue - expense:	0.00	-13,448.78	0.00	-7,714.14	0.00	0.00	

Attachment: 100-53-56413 Comprehensive Planning Project - 2022 Preliminary Budget (6451 : 2022 DPZ

Extended Budgeting

Budget Summary Justification

CHIPPEWA COUNTY

User: DClary
 Printed: 7/2/2021 - 8:04 AM
 Budget Type: DH Requested
 Revision: 1
 Current Actual YTD: 06/30/21

Account Number	Description	2020 Budget	2020 Actual	2021 Budget	06/30/21 Actual	2021 Est. Actual	2022 Request
PRELIMINARY							
Account # 100-54-51715 Land Records Program							
468281	Surveyor Fees	5,000.00	1,330.28	5,000.00	451.00	1,200.00	5,000.00
492999	Transfer in - Other Funds	311,329.00	296,595.10	361,237.00	0.00	331,192.00	151,000.00
	Total revenue without property tax:	316,329.00	297,925.38	366,237.00	451.00	332,392.00	156,000.00
411100	General Property Taxes	139,535.00	139,535.00	144,381.00	144,381.00	144,381.00	144,381.00
	Total revenue with property tax:	455,864.00	437,460.38	510,618.00	144,832.00	476,773.00	300,381.00
511100	Salaries and Wages	133,856.00	135,217.52	136,013.00	59,763.33	136,013.00	139,558.32
515000	Fringe Benefits	24,534.00	24,011.73	25,203.00	10,756.46	25,203.00	25,944.17
515400	Health Insurance Benefit	45,024.00	43,202.00	47,044.00	23,988.00	47,044.00	49,296.00
521200	Contracted Services	162,000.00	198,876.85	196,908.00	74,595.15	196,908.00	0.00
521402	Computer Expense	6,000.00	6,467.30	6,000.00	4,372.42	6,000.00	6,000.00
521502	Monumentation/Indexing	60,000.00	19,800.00	60,000.00	2,425.00	35,000.00	60,000.00
522300	Cell Phone Costs	600.00	437.21	600.00	36.72	600.00	720.00
522500	Telephone	270.00	199.35	270.00	92.30	270.00	270.00
531000	Office Supplies	1,800.00	2,507.21	1,800.00	0.00	500.00	1,800.00
531100	Postage	240.00	38.75	240.00	3.30	50.00	240.00
531200	Copies/Printing	240.00	199.46	240.00	36.87	80.00	240.00
531400	Equipment < \$5,000	1,500.00	0.00	1,500.00	0.00	1,500.00	2,712.51
531500	Maintenance/Service Agreements	15,000.00	5,000.00	15,000.00	0.00	10,000.00	10,000.00
532400	Memberships & Dues	400.00	380.00	400.00	55.00	205.00	400.00
533500	Conventions & Meetings	2,000.00	493.00	2,000.00	505.00	1,200.00	1,400.00
534900	Supplies	2,400.00	630.00	2,400.00	254.51	1,200.00	1,800.00
581000	Capital Equipment > \$5,000	0.00	0.00	15,000.00	9,995.00	15,000.00	0.00
	Total expense:	455,864.00	437,460.38	510,618.00	186,879.06	476,773.00	300,381.00
	Revenue - Expense:	0.00	0.00	0.00	-42,047.06	0.00	0.00

Attachment: 100-54-51715 Land Records - 2022 Preliminary Budget (6451 : 2022 DPZ Budget Review)

Account Number	Description	2020 Budget	2020 Actual	2021 Budget	06/30/21 Actual	2021 Est. Actual	2022 Request
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PRELIMINARY

Submitted by: _____
Department/Division Head Date

Attachment: 100-54-51715 Land Records - 2022 Preliminary Budget (6451 : 2022 DPZ Budget Review)

Account Number	Description	Amount	Total
PRELIMINARY			
411100	General Property Taxes		
	No increase per Finance Director email dated 06-08-2021	144,381.00	
		Total 411100 General Property Taxes:	144,381.00
468281	Surveyor Fees		
	Estimated Surveyor Fees	5,000.00	
		Total 468281 Surveyor Fees:	5,000.00
492999	Transfer in - Other Funds		
	2022 Land Records Operational Costs from acc't 220-54-51715-592999	151,000.00	
		Total 492999 Transfer in - Other Funds:	151,000.00
		Total revenue:	300,381.00
511100	Salaries and Wages		
	Per 2022 PCR - 2.00 Positions	139,558.32	
		Total 511100 Salaries and Wages:	139,558.32
515000	Fringe Benefits		
	Per 2022 PCR - 2.00 Positions	25,944.17	
		Total 515000 Fringe Benefits:	25,944.17
515400	Health Insurance Benefit		
	Per 2022 PCR - 2.00 Positions	49,296.00	
		Total 515400 Health Insurance Benefit:	49,296.00
521402	Computer Expense		
	Annual Maintenance, Upgrades for Software	6,000.00	
		Total 521402 Computer Expense:	6,000.00
521502	Monumentation/Indexing		
	PLSS Monumentation (Maintenance & Installation) 150 Corners @ \$400/Corner	60,000.00	
		Total 521502 Monumentation/Indexing:	60,000.00
522300	Cell Phone Costs		
	2 FTE's @ \$10/Month	240.00	
	AT&T MiFi	480.00	

Attachment: 100-54-51715 Land Records - 2022 Preliminary Budget (6451 : 2022 DPZ Budget Review)

Account Number	Description	Amount	Total
PRELIMINARY			
		Total 522300 Cell Phone Costs:	72
522500	Telephone 3 Extensions @ \$90/Extension	270.00	
		Total 522500 Telephone:	27
531000	Office Supplies \$150/Month	1,800.00	
		Total 531000 Office Supplies:	1,800
531100	Postage \$20/Month	240.00	
		Total 531100 Postage:	240
531200	Copies/Printing \$20/Month	240.00	
		Total 531200 Copies/Printing:	240
531400	Equipment < \$5,000 Wall Mounted Desks	2,712.51	
		Total 531400 Equipment < \$5,000:	2,712.51
531500	Maintenance/Service Agreements GeoMoose & Houston Engineering GeoDatabase Contract, Customized Applications	10,000.00	
		Total 531500 Maintenance/Service Agreements:	10,000
532400	Memberships & Dues Membership & Dues - Miscellaneous	400.00	
		Total 532400 Memberships & Dues:	400
533500	Conventions & Meetings 2 FTE's @ \$700/Each	1,400.00	
		Total 533500 Conventions & Meetings:	1,400
534900	Supplies \$150/Month	1,800.00	

Attachment: 100-54-51715 Land Records - 2022 Preliminary Budget (6451 : 2022 DPZ Budget Review)

Account NumberDescription

AmountTotal

PRELIMINARY

Total 534900 Supplies:1,80

Total expense:300,38

Total Account # 100-54-51715 Land Records Program Detail:

Attachment: 100-54-51715 Land Records - 2022 Preliminary Budget (6451 : 2022 DPZ Budget Review)

Account Number	Description	2020 Budget	2020 Actual	2021 Budget	06/30/21 Actual	2021 Est. Actual	2022 Request
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PRELIMINARY

Grand total revenue without property tax:	316,329.00	297,925.38	366,237.00	451.00	332,392.00	156,000.00	
Grand total property tax:	139,535.00	139,535.00	144,381.00	144,381.00	144,381.00	144,381.00	
Grand total revenue with property tax:	455,864.00	437,460.38	510,618.00	144,832.00	476,773.00	300,381.00	
Grand total expense:	455,864.00	437,460.38	510,618.00	186,879.06	476,773.00	300,381.00	
Grand total revenue - expense:	0.00	0.00	0.00	-42,047.06	0.00	0.00	

Attachment: 100-54-51715 Land Records - 2022 Preliminary Budget (6451 : 2022 DPZ Budget Review)

Extended Budgeting

6.1.f

Budget Summary Justification

User: DClary
 Printed: 7/2/2021 - 8:14 AM
 Budget Type: DH Requested
 Revision: 1
 Current Actual YTD: 06/30/21

CHIPPEWA COUNTY

Attachment: 100-54-51725 Platbook & Roadmap Publishing - 2022 Preliminary Budget (6451 : 2022 DPZ

Account Number	Description	2020 Budget	2020 Actual	2021 Budget	06/30/21 Actual	2021 Est. Actual	2022 Request
PRELIMINARY							
Account # 100-54-51725 Platbook/Roadmap Publishing							
468282	Sale Of Platbooks/Roadmaps	5,000.00	2,894.18	2,500.00	625.63	750.00	1,250.00
468283	Advertising Revenue	5,000.00	0.00	0.00	2,305.00	0.00	0.00
493000	Fund Balance Applied	0.00	0.00	30,000.00	0.00	29,250.00	0.00
Total revenue without property tax:		10,000.00	2,894.18	32,500.00	2,930.63	30,000.00	1,250.00
532700	Roadmap Publishing	10,000.00	0.00	2,500.00	0.00	0.00	1,250.00
592999	Transfer Out	0.00	30,000.00	30,000.00	0.00	30,000.00	0.00
Total expense:		10,000.00	30,000.00	32,500.00	0.00	30,000.00	1,250.00
Revenue - Expense:		0.00	-27,105.82	0.00	2,930.63	0.00	0.00

Submitted by: _____
 Department/Division Head Date

Account Number	Description	Amount	Total
PRELIMINARY			
468282	Sale Of Platbooks/Roadmaps		
	Sale of Plat Books	1,250.00	
	Total 468282 Sale Of Platbooks/Roadmaps:		1,25
	Total revenue:		1,25
532700	Roadmap Publishing		
	Publication Fees	1,250.00	
	Total 532700 Roadmap Publishing:		1,25
	Total expense:		1,25
	Total Account # 100-54-51725 Platbook/Roadmap Publishing Detail:		

Attachment: 100-54-51725 Platbook & Roadmap Publishing - 2022 Preliminary Budget (6451 : 2022 DPZ

Account Number	Description	2020 Budget	2020 Actual	2021 Budget	06/30/21 Actual	2021 Est. Actual	2022 Request
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PRELIMINARY

Grand total revenue without property tax:	10,000.00	2,894.18	32,500.00	2,930.63	30,000.00	1,250.00	
Grand total property tax:	0.00	0.00	0.00	0.00	0.00	0.00	
Grand total revenue with property tax:	10,000.00	2,894.18	32,500.00	2,930.63	30,000.00	1,250.00	
Grand total expense:	10,000.00	30,000.00	32,500.00	0.00	30,000.00	1,250.00	
Grand total revenue - expense:	0.00	-27,105.82	0.00	2,930.63	0.00	0.00	

Attachment: 100-54-51725 Platbook & Roadmap Publishing - 2022 Preliminary Budget (6451 : 2022 DPZ

Extended Budgeting

6.1.g

Budget Summary Justification

User: DClary
 Printed: 7/2/2021 - 8:14 AM
 Budget Type: DH Requested
 Revision: 1
 Current Actual YTD: 06/30/21

CHIPPEWA COUNTY

Account Number	Description	2020 Budget	2020 Actual	2021 Budget	06/30/21 Actual	2021 Est. Actual	2022 Request
PRELIMINARY							
Account # 100-54-51912 Tax Deed Expense - Type A							
483020	Gain/Loss on Tax Deed Sale	62,000.00	75,274.09	62,000.00	0.00	0.00	62,000.00
Total revenue without property tax:		62,000.00	75,274.09	62,000.00	0.00	0.00	62,000.00
521200	Contracted Services	50,000.00	150.00	50,000.00	0.00	0.00	50,000.00
531100	Postage	500.00	0.00	500.00	0.00	0.00	500.00
531900	Sundry/Miscellaneous	10,000.00	1,347.58	10,000.00	0.00	0.00	10,000.00
532601	Publication of Legal Notices	1,500.00	939.45	1,500.00	0.00	0.00	1,500.00
595000	Expenditure Transfer	0.00	72,837.06	0.00	0.00	0.00	0.00
Total expense:		62,000.00	75,274.09	62,000.00	0.00	0.00	62,000.00
Revenue - Expense:		0.00	0.00	0.00	0.00	0.00	0.00

Submitted by: _____ Date _____
 Department/Division Head

Attachment: 100-54-51912 Tax Deed - 2022 Preliminary Budget (6451 : 2022 DPZ Budget Review)

Account Number

Description

Amount

PRELIMINARY

483020

Gain/Loss on Tax Deed Sale

Estimated Revenue fo 2022

62,000.00

Total 483020 Gain/Loss on Tax Deed Sale:

62,00

Total revenue:

62,00

521200

Contracted Services

Estimated Demolition: 1 @ \$25,000 and 2 @ \$12,500

50,000.00

Total 521200 Contracted Services:

50,00

531100

Postage

Postage

500.00

Total 531100 Postage:

500

531900

Sundry/Miscellaneous

Miscellaneous Expenses

10,000.00

Total 531900 Sundry/Miscellaneous:

10,00

532601

Publication of Legal Notices

Class 1 & 3 Public Notices - Chippewa Herald

1,500.00

Total 532601 Publication of Legal Notices:

1,500

Total expense:

62,00

Total Account # 100-54-51912 Tax Deed Expense - Type A Detail:

Attachment: 100-54-51912 Tax Deed - 2022 Preliminary Budget (6451 : 2022 DPZ Budget Review)

Account Number	Description	2020 Budget	2020 Actual	2021 Budget	06/30/21 Actual	2021 Est. Actual	2022 Request
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PRELIMINARY

Grand total revenue without property tax:	62,000.00	75,274.09	62,000.00	0.00	0.00	62,000.00	
Grand total property tax:	0.00	0.00	0.00	0.00	0.00	0.00	
Grand total revenue with property tax:	62,000.00	75,274.09	62,000.00	0.00	0.00	62,000.00	
Grand total expense:	62,000.00	75,274.09	62,000.00	0.00	0.00	62,000.00	
Grand total revenue - expense:	0.00	0.00	0.00	0.00	0.00	0.00	

Attachment: 100-54-51912 Tax Deed - 2022 Preliminary Budget (6451 : 2022 DPZ Budget Review)

Extended Budgeting

6.1.h

Budget Summary Justification

User: DClary
 Printed: 7/2/2021 - 8:15 AM
 Budget Type: DH Requested
 Revision: 1
 Current Actual YTD: 06/30/21

CHIPPEWA COUNTY

Attachment: 220-54-51715 Land Records - 2022 Preliminary Budget (6451 : 2022 DPZ Budget Review)

Account Number	Description	2020 Budget	2020 Actual	2021 Budget	06/30/21 Actual	2021 Est. Actual	2022 Request
PRELIMINARY							
Account # 220-54-51715 Land Records Program							
412310	R E Recording Fees For Land Re	86,152.00	131,304.00	88,416.00	51,096.00	97,978.00	96,264.00
435810	State Aid - Conservation & Dev	63,848.00	38,904.00	159,149.00	157,564.50	159,149.00	54,736.00
473400	Municipalities Contributions	0.00	4,076.50	0.00	0.00	0.00	0.00
492111	Transfer in from Other Funds	0.00	60,000.00	0.00	0.00	0.00	0.00
493000	Fund Balance Applied	161,329.00	0.00	83,672.00	0.00	44,065.00	0.00
Total revenue without property tax:		311,329.00	234,284.50	331,237.00	208,660.50	301,192.00	151,000.00
592999	Transfer Out	311,329.00	296,595.10	331,237.00	0.00	301,192.00	151,000.00
Total expense:		311,329.00	296,595.10	331,237.00	0.00	301,192.00	151,000.00
Revenue - Expense:		0.00	-62,310.60	0.00	208,660.50	0.00	0.00

Submitted by: _____
 Department/Division Head Date

Account Number	Description	Amount	Total
PRELIMINARY			
412310	R E Recording Fees For Land Re		
	Estimated 12,033 Doc (5-Yr Average) @ \$8/each	96,264.00	
	Total 412310 R E Recording Fees For Land Re:		96,264.00
435810	State Aid - Conservation & Dev		
	2022 Strategic Initiative Grant - First 50%	25,000.00	
	2022 Land Information Program - Training Grant	1,000.00	
	2021 Strategic Initiative Grant - Second 50%	25,000.00	
	2022 Land Information Program - Base Budget Grant	3,736.00	
	Total 435810 State Aid - Conservation & Dev:		54,736.00
	Total revenue:		151,000.00
592999	Transfer Out		
	2022 Land Records Operational Costs - Transfer to acc't 100-54-51715-492999	151,000.00	
	Total 592999 Transfer Out:		151,000.00
	Total expense:		151,000.00
	Total Account # 220-54-51715 Land Records Program Detail:		

Attachment: 220-54-51715 Land Records - 2022 Preliminary Budget (6451 : 2022 DPZ Budget Review)

Account Number	Description	2020 Budget	2020 Actual	2021 Budget	06/30/21 Actual	2021 Est. Actual	2022 Request
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PRELIMINARY

Grand total revenue without property tax:	311,329.00	234,284.50	331,237.00	208,660.50	301,192.00	151,000.00	
Grand total property tax:	0.00	0.00	0.00	0.00	0.00	0.00	
Grand total revenue with property tax:	311,329.00	234,284.50	331,237.00	208,660.50	301,192.00	151,000.00	
Grand total expense:	311,329.00	296,595.10	331,237.00	0.00	301,192.00	151,000.00	
Grand total revenue - expense:	0.00	-62,310.60	0.00	208,660.50	0.00	0.00	

Attachment: 220-54-51715 Land Records - 2022 Preliminary Budget (6451 : 2022 DPZ Budget Review)



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.



**STATEMENT OF EXPLANATION
UPDATE ON THE REQUEST TO SELL A PORTION OF 23208-0811-
05010000 (TYPE B TAX DEEDED LAND) - DOUG CLARY**

Appraisal has been tentatively scheduled for mid-August. I will be receiving an estimated value on the piece as a whole.



**STATEMENT OF EXPLANATION
DEPARTMENT OF PLANNING & ZONING - STAFF VACANCIES - DOUG
CLARY**

7.2

1. June 17, 2021 - Lindsey O'Rourke (Zoning Technician) separated employment.
2. July 13, 2021 - Haillie Passow (Zoning Technician) will be/has separating(ed) employment.