

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

1. CALL TO ORDER

2. ROLL CALL

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

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None

4. CONSENT AGENDA

Motion to Approve.

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

1. Approve the Agenda

2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - Jun 22, 2023 4:30 PM

3. Schedule Next Meeting Date - August 24, 2023 @ 4:30 PM

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

1. 2023-0006 Bowe - Rezone - Town of Eagle Point - Doug Clary

Motion to approve of the rezone with proposed lot 1, 2 and 4 being zoned Agricultural, while proposed lot 3 would remain Highway Commercial and the remnant portion of Lot 1 CSM 3630 will be zoned highway commercial.

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

July 20, 2023
4:30 PM

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

6. BUSINESS ITEMS

1. Duncan Creek Estates - County Plat - Preliminary - Doug Clary
Approve as presented.

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

2. Review of the 2024 Budgets for the Department of Planning & Zoning - Doug Clary
Motion to forward the budgets onto the County Administrator for consideration.

RESULT:	FORWARD BUDGET TO THE COUNTY ADMINISTRATOR [UNANIMOUS]
MOVER:	Chuck Hull, District 19
SECONDER:	Dean Gullickson, District 5
AYES:	Eisenhuth, Bergeron, Gullickson, Berg, Hull

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

8. ADJOURN

Motion to adjourn.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Jason Bergeron, District 7 (Vice-Chair)
SECONDER:	Caden Berg, District 13
AYES:	Eisenhuth, Bergeron, Gullickson, Berg, Hull

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
JUNE 22, 2023
CHIPPEWA COUNTY COURTHOUSE, RM 302
4:30 PM

1. CALL TO ORDER

2. ROLL CALL

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

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Motion to Approve Consent Agenda.

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

1. Approve the Agenda

2. Approve the Minutes

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

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

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

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

Minutes Acceptance: Minutes of Jun 22, 2023 4:30 PM (Consent Agenda)

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

June 22, 2023
4:30 PM

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

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

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

6. BUSINESS ITEMS

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

7. REPORTS

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

8. AGENDA ITEMS FOR FUTURE CONSIDERATION

None.

9. ADJOURN

Motion to Adjourn.

Minutes Acceptance: Minutes of Jun 22, 2023 4:30 PM (Consent Agenda)

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

June 22, 2023
4:30 PM

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

Minutes Acceptance: Minutes of Jun 22, 2023 4:30 PM (Consent Agenda)



STATEMENT OF EXPLANATION
2023-0006 BOWE - REZONE - TOWN OF EAGLE POINT - DOUG CLARY

5.1

Comprehensive zoning consists of written text (commonly referred to as the zoning ordinance) and an official zoning map. The zoning ordinance is a guideline for permitted and conditional uses, which are separated into zoning classifications or districts. The zoning map shows how a town board has designated the particular zoning classifications or districts to parcels of land within their particular jurisdiction. A rezone is where a property owner or other authorized entity seeks to amend the official zoning map, which would allow a use that is currently not permitted on the parcels of land based on the existing zoning classification or district. This is referred to as a zoning map amendment or “rezoning”. The requested rezoning change may not be granted if it does not fit with the comprehensive plan and community goals for the respective town and county.

LEGAL DESCRIPTION

Lot 1 of Certified Survey Map 3630, parcel number 22908-2023-04750000 and a portion of parcel number 22908-2023-00020000, all located in the SW ¼ of the NW ¼, Section 20, Township 29 North, Range 08 West. Town of Eagle Point. Physical addresses: 14028 95th Avenue, 9633 State Highway 124 and 9561 State Hwy 124.

From: Agricultural and Highway Commercial

To: Highway Commercial & Agricultural

Zoning Petition No:	2023-0006
Town Board Action:	July 17, 2023
Planning & Zoning Committee Public Hearing:	July 20, 2023
Recommendation from Planning & Zoning Committee:	To Be Determined

Comments/Conditions: (1) Submittal of a Certified Survey Map (CSM) prior to sending rezone to County Board.

The Chippewa County Board of Supervisors does ordain as follows:

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

LEGAL DESCRIPTION

“Based on the Submittal of the CSM and each zoning classification being attached to each lot.”

From: Agricultural & Highway Commercial **To:** Highway Commercial & Agricultural

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

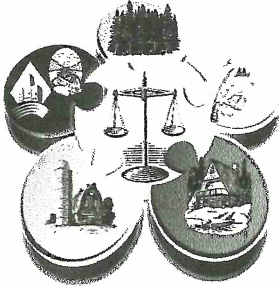
This Ordinance shall become effective upon passage.

Dated this 12th day of September, 2023.

CHIPPEWA COUNTY DEPARTMENT OF PLANNING & ZONING

• 711 North Bridge Street, Chippewa Falls, WI 54729 • Phone: 715.726.7940 • Fax: 715.726.4596 • www.co.chippewa.wi.us •

2023 Rezone Application



Comprehensive zoning consists of written text (commonly referred to as the zoning ordinance) and an official zoning map. The zoning ordinance is a guideline for permitted and conditional uses, which are separated into zoning classifications or districts. The zoning map shows how a town board has designated the particular zoning classifications or districts to parcels of land within their particular jurisdiction. A **REZONE** is where a property owner or other authorized entity seeks to amend the official zoning map, which would allow a use that is currently not permitted on the parcels of land based on the existing zoning classification or district. This is referred to as a zoning map amendment or "rezoning". The requested rezoning change may not be granted if it does not fit with the comprehensive plan and community goals for the respective town and county.

SECTION I: Parcel Owner Information				SECTION II: Agent Information			
Name: <i>Joseph Bowe</i>				Name: <i>[RECEIVED]</i>			
Mailing Address: <i>14028 95th Ave</i>				Mailing Address: <i>[RECEIVED]</i>			
City: <i>Chippewa Falls</i>	State: <i>wi</i>	Zip: <i>54729</i>	City: <i>BY</i>	State: <i>BY</i>	Zip: <i>BY</i>	JUN 20 2023	
Telephone: <i>715 829 4800</i>				Telephone: <i>[RECEIVED]</i>			
Email Address (Required): <i>State124@yahoo.com</i>				Email Address (Required): <i>[RECEIVED]</i>			
SECTION III: Parcel Information							
Town of: <i>Eagle Point</i>				Property Address: <i>14062 95th Ave</i>			
Parcel Number(s): <i>73630001</i>				City: <i>Chippewa Falls</i>			
<i>22908-2023-00020000 and 22908-2023-</i>				State: <i>wi</i>		Zip: <i>54729</i>	
Existing Zoning District(s): <i>Agricultural / Highway Commercial</i>				Proposed Zoning District(s): <i>Highway Commercial / Agricultural</i>			

GENERAL DIRECTIONS:

- Complete this Application form and the required four (4) parts:
 - ☐ Part 1: General Questions related to the request
 - ☐ Part 2: Planning & Zoning Committee Schedule - 2023
 - ☐ Part 3: General Rezoning Process
 - ☐ Part 4: Applicant Acknowledgement/Signature
- Submit the completed application, all required information and a \$350.00 public hearing fee (Make check payable to: Chippewa County Treasurer) by the deadline (as listed in Part 2) to the Chippewa County Department of Planning & Zoning, Room 009, 711 N. Bridge Street, Chippewa Falls, Wisconsin 54729.
- Make arrangements to attend or have a representative attend any local town plan commission or town board meetings, and the required Planning & Zoning public hearing. This presence is needed so that questions can be answered and concerns addressed.

FOR DEPARTMENT OF PLANNING & ZONING STAFF USE:		
Receipt Number: <i>22446</i>	Appeal Number: <i>2023-0006</i>	Public Hearing Date: <i>7-20-23</i>

Chippewa County – 2023 Rezone Application

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

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

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

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

PART 2: Planning & Zoning Committee Schedule - 2023

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

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

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

PART 3: General Rezoning Process:

- (A) The rezone application is filed with the Department of Planning & Zoning. This includes the legal description of the parcels to be rezoned, a written statement addressing the questions as listed in Part 1 and any other information your feel will aid in a decision on this request.
- (B) The Town Board will be notified of the rezone application. The Town Board can recommend approval or denial of a rezoning request. If the Town Board denies a rezone request, the Planning & Zoning Committee can only recommend an approval with modification to the rezone request or deny the rezone request.
- (C) A Class 2 Public Hearing Notice will be published in the Chippewa Herald detailing the request and the date and time of the Public Hearing.
- (D) Property owners of the land and those property owners within 400' (or maybe a greater distance) of the requested rezone change are notified directly by mail as well as the Town Board Chair and Town Clerk. The notice to the

Chippewa County – 2023 Rezone Application

property owners will generally contain a portion of the public hearing notice and information pertaining to meetings to be held at the Town level (plan commission, town board, etc) as well as the Public Hearing in front of the Planning & Zoning Committee.

- (E) General maps (location map, aerial view and existing zoning districts map) will be prepared for the request by the Department.
- (F) A department staff report is prepared and sent to the Planning & Zoning Committee, while comments from the general public are solicited.
- (G) Following the Public Hearing, the Planning & Zoning Committee will make a motion to either approve, approve with modification or deny the rezoning request. If the rezone request receives an approval or approval with modification an ordinance amendment will be prepared and placed on the next County Board meeting agenda for their approval.
- (H) If the County Board approves the rezone and the town board files an objection to the approval, the town board will then have 45 days to veto the rezone request following the applicable state statutes.
- (I) If the rezone request receives County Board approval, the final step is the publication of the amendment in the Chippewa Herald. Once published, the zoning district amendment takes effect. The entire process from application deadline to final publication can take two months or more to complete depending upon the scheduling of hearing dates.

PART 4: Applicant Acknowledgement/Signature

This application must be signed by the property owner or in case of an agreement to purchase the property, a letter from the property owner acknowledging the potential buyer is seeking the rezone.

- I certify that the information I have provided in this application is true, accurate and complete.
- I or a representative will have an opportunity to present to the Planning & Zoning Committee information in favor of this request.
- I have the authority to allow the staff of the Department of Planning & Zoning and Planning & Zoning Committee member's access to the property to conduct necessary inspections related to this request.
- I understand that I cannot speak to any member of the Planning & Zoning Committee about this application, except at the public hearing.
- I understand that I cannot direct any written communication about this application to a member of the Planning & Zoning Committee, unless I also file a copy with the Department of Planning & Zoning and direct additional copies to each person who has registered an interest in this application.
- I also understand that if I or my representative fail to appear in front of the Planning & Zoning Committee during the designated public hearing or my failure to observe the above mentioned rules, my request may be **DENIED**.

Signed: _____

Owner/Agent

Date: _____

6-20-23

PART 5: Planning & Zoning Department Mailing List

Applicant
 Property Owner Owners within 400'
 Planning & Zoning Committee Members
 Town Board Chair & Clerk
 County Board Supervisor
 News Media
 Wisconsin DNR
 US Army Corp of Engineers
 Wisconsin DOT

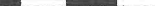
Part 2 of rezoning application:

I, Joe Bowe, would like to change and create some boundaries on my property. Therefore, I need to change the zoning of the northern portion of Lot 3 from agriculture to highway commercial. Also, extend the west boundary of Lot 3 to the west and change that from highway commercial to agriculture in order to keep a large enough lot for residence.

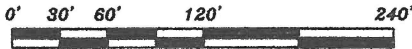
Also, I'd like to rezone Lot 1 north of the new northern boundary up to Rick Bowe's residence. As far as Lot 1, I am content with it being highway commercial, but if it needs to be changed to agriculture, we can do that. Currently it is used for residence and storage of equipment.

Lot 2 will remain highway commercial.

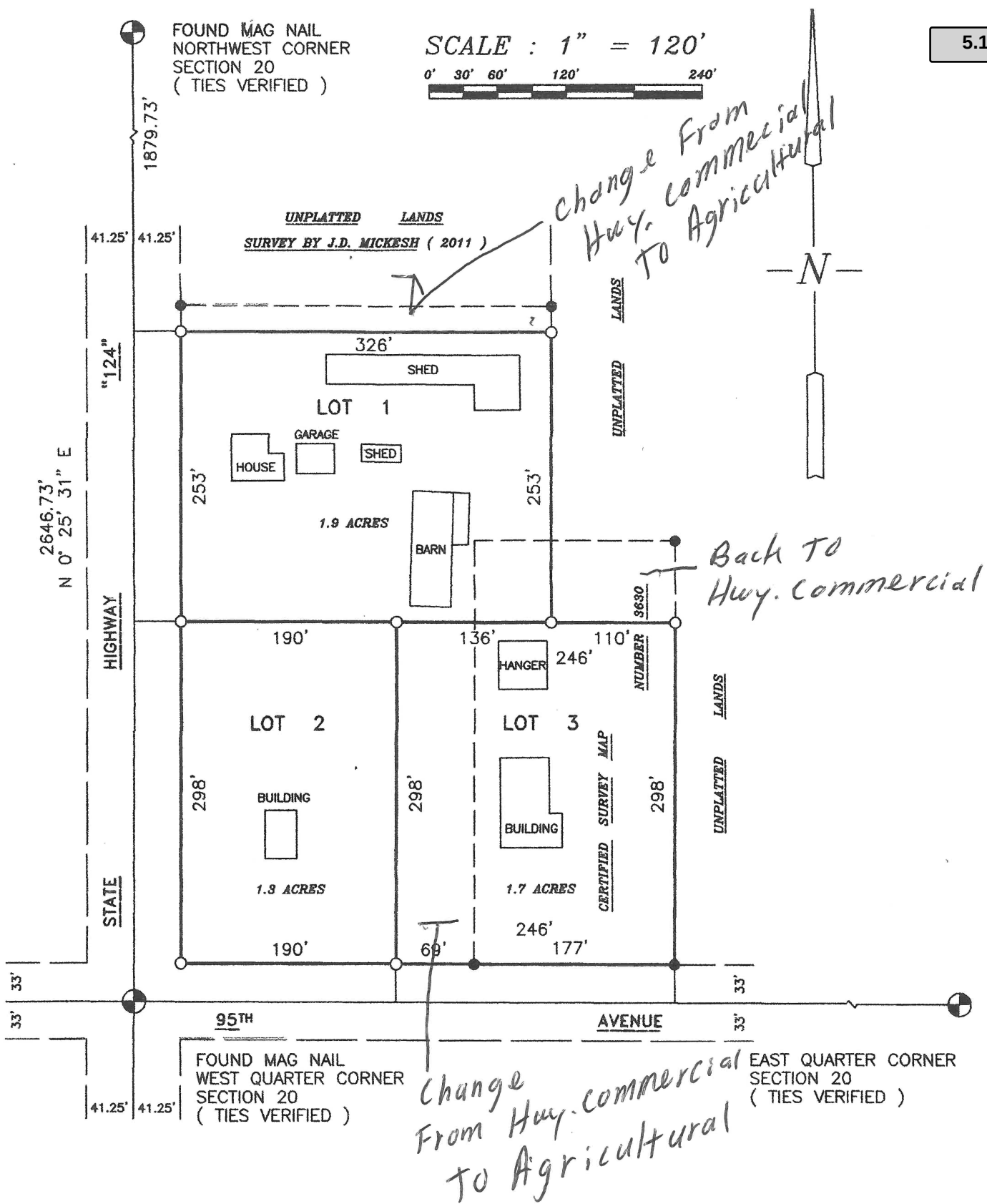
SCALE : 1" = 120'



A horizontal scale bar with alternating black and white segments. The segments are labeled with their lengths in feet: 0', 30', 60', 120', and 240'.



change From
Hay. Commercial
To Agriculture



Attachment: 2023-0006 Bowe Rezone - Application (7842 : 2023-0006 Bowe Rezone Petition)

(Publish – Chippewa Herald – July 6 and July 13, 2023)

CHIPPEWA COUNTY PLANNING & ZONING COMMITTEE
NOTICE OF PUBLIC HEARING
STATE OF WISCONSIN

PUBLIC NOTICE is hereby given to all persons in the County of Chippewa, Wisconsin, that a public hearing will be held on **July 20, 2023** beginning at **4:30 PM** at the Chippewa County Courthouse, Room 302, 711 N Bridge Street, Chippewa Falls, Wisconsin relative to the following request:

Rezone Petition: 2023-0006

Property Owner: Joseph E. Bowe and JRB Trust

Agent: Joseph E. Bowe

Lot 1 of Certified Survey Map 3630, parcel number 22908-2023-04750000 and a portion of parcel number 22908-2023-00020000, all located in the SW ¼ of the NW ¼, Section 20, Township 29 North, Range 08 West. Town of Eagle Point. Physical addresses: 14028 95th Avenue, 9633 State Highway 124 and 9561 State Hwy 124.

From: Agricultural/Highway Commercial

To: Highway Commercial/Agricultural

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 **30th** day of **June**, 2023

Douglas Clary, Director
Department of Planning & Zoning
Chippewa County

Attachment: 2023-0006 Bowe Rezone - Public Notices and Maps (7842 : 2023-0006 Bowe Rezone Petition)

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

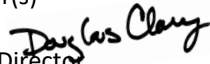
Land Records & G.I.S.

POWTS & Wells

Date: June 30, 2023

To: Property Owner(s)

From: Douglas Clary, Director



Re: Public Meetings & Public Hearing

Dear Property Owner(s):

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

REZONE PETITION: #2023-0006

Property Owner: Joseph E. Bowe and JRB Trust

Agent: Joseph E. Bowe

Lot 1 of Certified Survey Map 3630, parcel number 22908-2023-04750000 and a portion of parcel number 22908-2023-00020000, all located in the SW ¼ of the NW ¼, Section 20, Township 29 North, Range 08 West. Town of Eagle Point. Physical addresses: 14028 95th Avenue, 9633 State Highway 124 and 9561 State Hwy 124.

From: Agricultural/Highway Commercial

To: Highway Commercial/Agricultural

Eagle Point Town Board

The Eagle Point Town Board will **REVIEW** this request on **July 17, 2023 at 7:00 PM**, at the Eagle Point Town Hall, 14802 State Highway 124, Chippewa Falls, Wisconsin 54729. The Town Board will forward a recommendation on the petition to approve, disapprove or approve with modification(s) and/or conditions to the Planning & Zoning Committee.

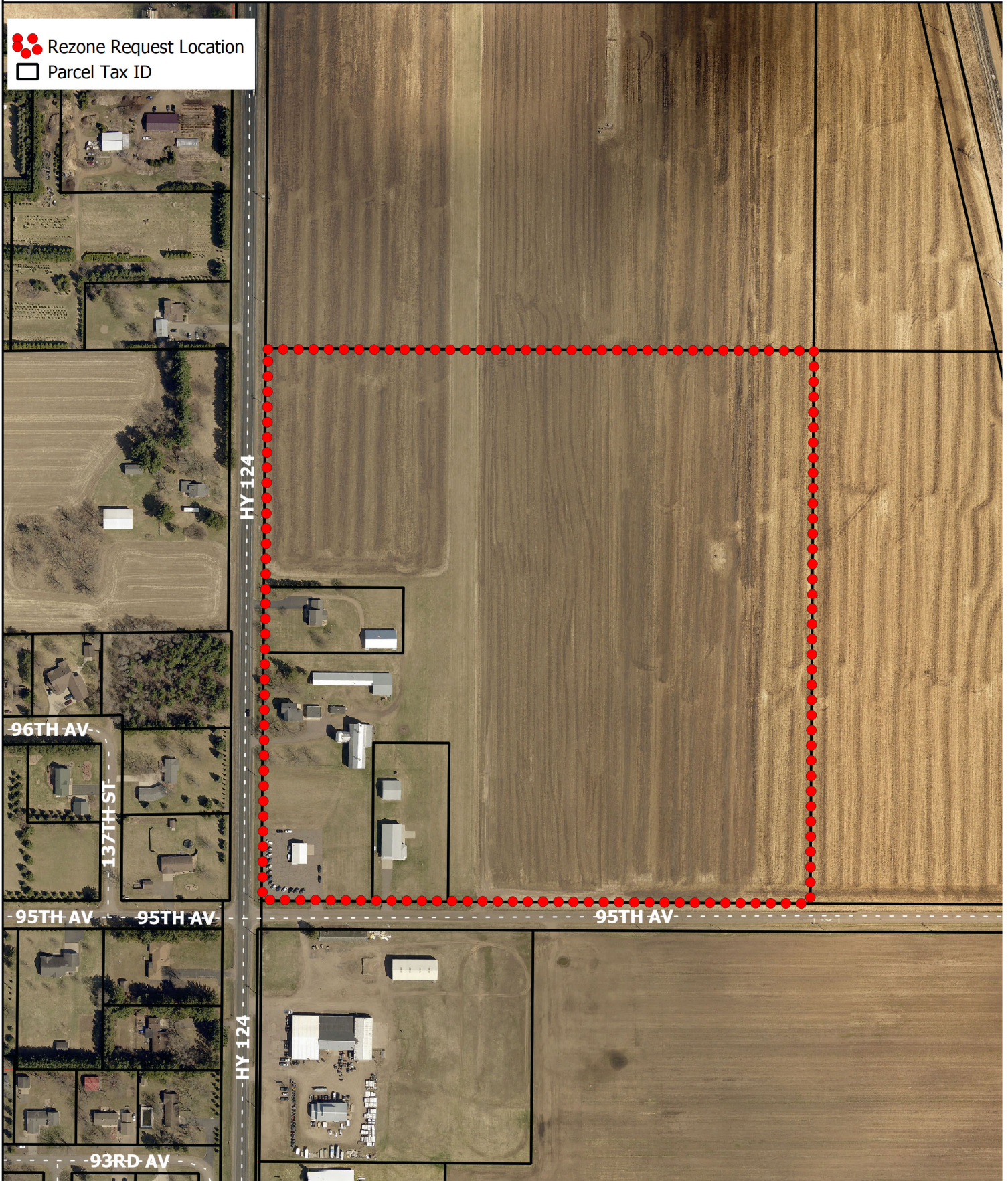
Chippewa County Planning & Zoning Committee:

The Chippewa County Planning & Zoning Committee will hold a **PUBLIC HEARING** for this petition on **July 20, 2023 at 4:30 PM** in the Chippewa County Courthouse, Room 302, 711 N Bridge Street, Chippewa Falls, Wisconsin. The Committee will make a determination on the petition to approve, disapprove or approve with modification(s) and/or conditions. If the Planning & Zoning Committee approves or approves with modification/conditions, the petition will be forwarded to the County Board meeting on **August 8, 2023 at 6:00 PM** for their consideration. If the Planning & Zoning Committee disapproves, the petition will fail.

Attachment: 2023-0006 Bowe Rezone - Public Notices and Maps (7842 : 2023-0006 Bowe Rezone Petition)



2023-0006 Bowe - Rezone Request - Aerial (2020)



Attachment: 2023-0006 Bowe Rezoning - Public Notices and Maps (7842 : 2023-0006 Bowe Rezoning Petition)



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

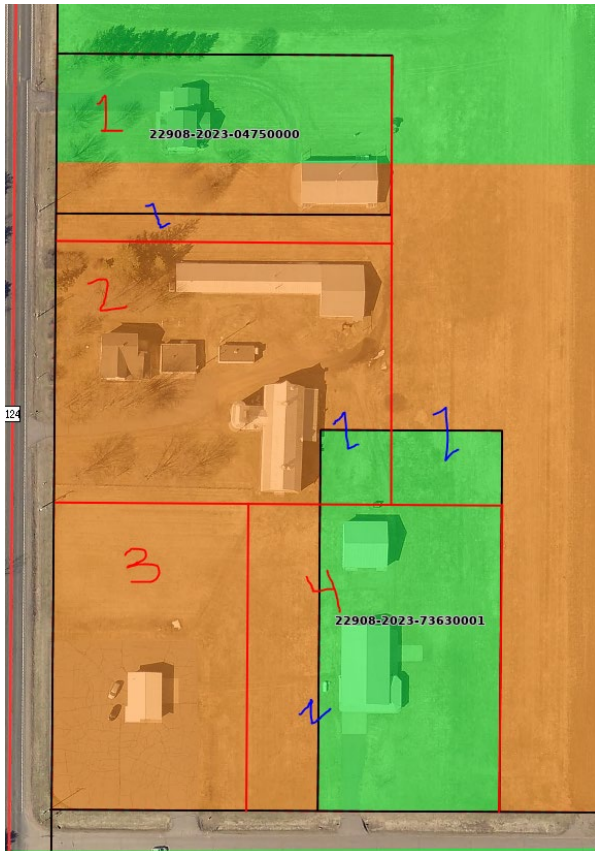
Date: July 16, 2023

To: David Eisenhuth, PZC Chair

From: Douglas Clary, Director

Re: 2023-0006 Bowe Rezone

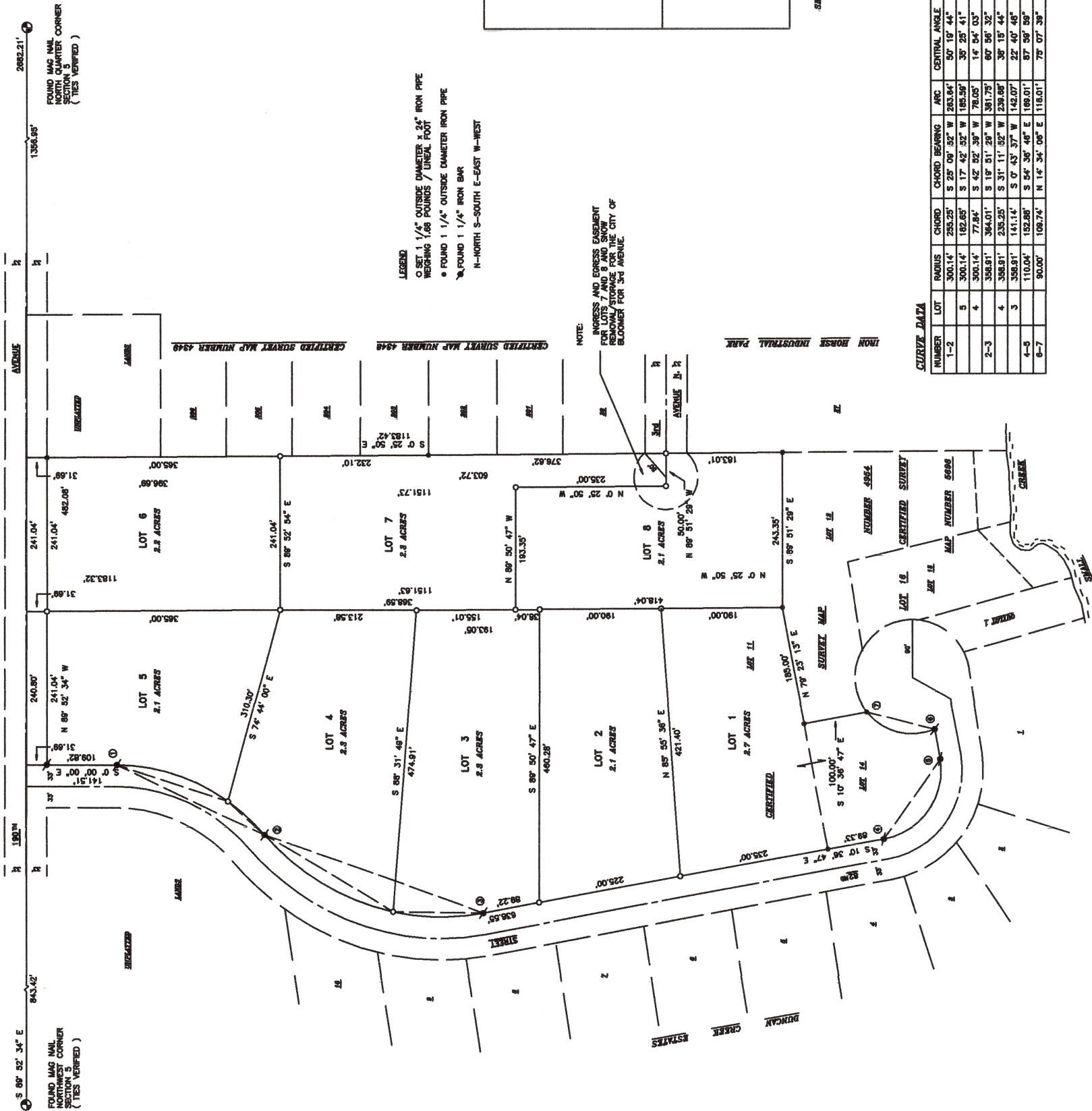
1. The proposed new parcels are represented by the red numbers 1-4 and a red outline (except for North and west boundary of Rick Bowe's parcel – 22908-2023-04750000, which I did not mark as red).
2. The blue hooks are showing the intent of those portions being combined into a new lot (Via a CSM)
3. Rezone Request:
 - a. 22908-2023-0475000 (Rick Bowe's Lot) would be proposed to go into AG. The additional land added is approximately 25-27' – my best guess.
 - b. Proposed lot 2 – Joe Bowe would like to keep this Highway Commercial, but I would recommend it going to Ag, since there really is not any type of commercial use associated with the buildings.
 - c. Proposed lot 3 – Joe Bowe (Car Dealership) – Stays Highway Commercial.
 - d. Proposed lot 4 – Hanger – Stays all Ag.
 - e. Remnant of the "40" – remains unchanged at this point in time. Although, I also feel that it is utilized for AG and should be zoned so. I believe this should be a discussed with the Town of Eagle Point for future zoning map updates.



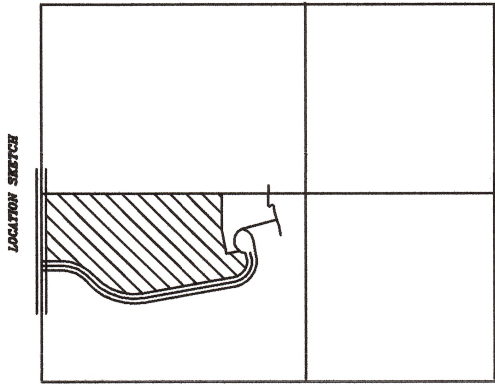
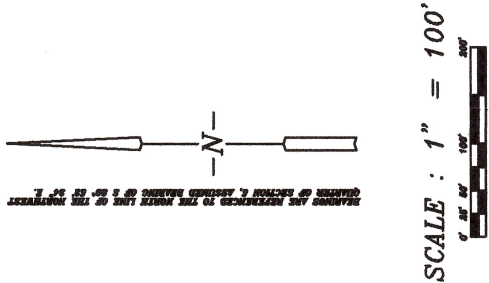
Attachment: Staff Info (7842 : 2023-0006 Bowe Rezone Petition)

COUNTY PLAT OF
FIRST ADDITION TO DUNCAN CREEK ESTATES

A SUBDIVISION LOCATED IN ALL OF LOTS 11 AND 14 OF CERTIFIED SURVEY MAP NUMBER 4954 RECORDED IN VOLUME 23 OF THE CERTIFIED SURVEY MAPS PAGES 474-476 AS DOCUMENT NUMBER 883333 IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 30 NORTH, RANGE 9 WEST, TOWN OF WOODMOHR, CHIPPEWA COUNTY, WISCONSIN.



CURVE DATA						
NUMBER	LOT	RADIUS	CHORD	CHORD BEARING	ARC	CENTRAL ANGLE
1-2	5	300.14'	234.25'	S 25° 09' 32" W	263.04'	50° 19' 44"
3	5	300.14'	182.65'	S 17° 42' 32" W	185.59'	35° 25' 41"
4	5	300.14'	77.84'	S 42° 52' 38" W	70.03'	14° 54' 03"
2-3	4	358.51'	344.01'	S 19° 51' 28" W	341.73'	60° 56' 32"
	4	358.51'	235.25'	S 31° 11' 52" W	238.08'	38° 15' 44"
4-5	3	358.51'	141.14'	S 0° 43' 37" E	142.07'	22° 40' 45"
	3	110.04'	152.85'	S 54° 35' 48" E	169.01'	87° 58' 59"
6-7	6-7	90.00'	109.74'	N 14° 34' 06" E	118.01'	75° 07' 39"



- LEGEND
- SET 1 1/4" OUTSIDE DIAMETER X 24" IRON PIPE WEIGHING 1.66 POUNDS / LINEAL FOOT
 - FOUND 1 1/4" OUTSIDE DIAMETER IRON PIPE
 - FOUND 1 1/4" IRON BAR
 - ▲ NORTH S-SOUTH E-EAST W-WEST

NOTE:
INGRESS AND EGRESS EASEMENT FOR LOT 1 AND SURROUNDING PROPERTY FOR THE CITY OF BLOOMER FOR 3RD AVENUE

NORTHWEST QUARTER
SECTION 5 TOWNSHIP 30 NORTH, RANGE 9 WEST



STATEMENT OF EXPLANATION
REVIEW OF THE 2024 BUDGETS FOR THE DEPARTMENT OF PLANNING
& ZONING - DOUG CLARY

6.2

Per the County Administrator, all proposed budgets shall be presented to the Policy Committee for review prior to August 3, 2021. If acceptable, the motion would be to forward the budgets to the County Administrator.

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

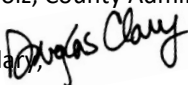
Land Planning

Land Records & G.I.S.

POWTS & Wells

Date: July 6, 2023

To: Randy Scholz, County Administrator

From: Douglas Clary 

RE: 2024 Preliminary Budgets Submission

Good Evening Mr. Scholz,

Please find attached a copy of the 2024 Preliminary Budgets for the Department of Planning & Zoning (DPZ), which I will introduce to the Planning & Zoning Committee on July 20, 2023. Below, I have highlighted the major changes or points of consideration within these budgets:

1. 100-53-56410 – Planning & Zoning – (Pages 3-9)

- Per Finance Director – Tax Levy Increase is limited to the difference between the 2023 and 2024 PCR.
- I adjusted the estimated permit fees to reflect a projected value around a 6-year and 7-year average.
- \$56,587 expenditure transfer-out for salaries, fringe benefits and health insurance to the other Department budgets was still needed in order to balance this budget.

2. 100-53-56411 – Building Inspection Fund (Uniform Dwelling Code) – (Pages 10-14)

- This budget is funded 100% through revenues received from related inspections.
- \$45,566 expenditure transfer-in for salaries, fringe benefits and health insurance from the Planning & Zoning Budget

3. 100-53-56413 – Comprehensive Planning Project – (Page 15-17)

- \$50,000 for potential Comprehensive Plan Revisions - Contracted

4. 100-54-51715 – Land Records Program – (Pages 18-23)

- Per Finance Director – Tax Levy Increase is limited to the difference between the 2023 and 2024 PCR.
- \$145,000, which is Aerial Imagery in 2024. (Neighborhood 3")
- \$3,674 expenditure transfer-in for salaries, fringe benefits and health insurance from the Planning & Zoning Budget.

5. 100-54-51725 – Plat Book/Road Map Publishing – (Page 24-26)

- A plat book was produced 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 are the sale of plat books has been decreasing. This being said, in the past the funds within the account are also used to assist in the purchase of aerial photography and other information that adds value to our GIS.

6. 100-54-51912 – Tax Deed Expense – (Pages 27-29)

- This budget is funded 100% through proceeds from the sale of Tax Deed Type A properties.
- \$50,000 budgeted for demolition services and \$5,000 for appraisals.
- \$7,348 expenditure transfer-in for salaries, fringe benefits and health insurance from the Planning & Zoning Budget

Attachment: 2024 CA Budget Letter (7840 : 2024 DPZ Budget Review)

7. 220-54-51715 – Land Records Program – (Pages 30-32)

- a. \$88,000 – Estimated the recording of 11,000, which represents a 5-year. I used the fiscal years of 2014-2018 because of the decline in the 2022 and to date in 2023 recordings, which are trending downward. This line item receives \$8/each land record that is recorded in the Register of Deeds Office.
- b. \$27,000 – Base Budget Guarantee from the State, which is the difference between \$100,000 minus the total received between July 1 and June 30. This amount may increase or decrease based on the number of qualifying documents.
- c. \$70,000 – Strategic Initiative Grant. This has been increased from \$60,000.
- d. \$57,566 – Fund Balance Applied.
- e. \$243,566 – Transfer-out to 100-54-51715 for 2024 Land Records Division Operational Costs and associated projects.
- f. The funds for future orthoimagery will be significantly less due to the decrease in plat book sales and the continued necessity to utilize incoming funds to pay for day-to-day operational costs.

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

Extended Budgeting

Budget Summary Justification

User: DClary
Printed: 7/6/2023 - 7:07 PM
Budget Type: DH Requested
Revision: 1
Current Actual YTD: 06/30/23

CHIPPEWA COUNTY

Account Number	Description	2022 Budget	2022 Actual	2023 Budget	06/30/23 Actual	2023 Est. Actual	2024 Request
PRELIMINARY							
Account # 100-53-56410 Planning And Zoning							
444010	Sanitary Permit Fees	102,468.00	111,398.42	111,830.00	45,163.10	101,088.00	106,123.00
444011	Trans Non-community Well Water	31,041.00	10,028.00	0.00	0.00	0.00	0.00
444012	Transient Well Fees	5,520.00	1,380.00	0.00	0.00	0.00	0.00
444015	Uniform Address Fees	5,698.00	7,385.00	7,164.00	2,590.00	6,448.00	6,654.00
444031	Zoning Permits	98,980.00	98,600.00	97,891.00	44,815.00	88,742.00	95,987.00
444032	Review Fees	11,000.00	16,825.00	15,299.00	7,025.00	13,769.00	15,604.00
444033	POWTS Maintenace Fee	50,019.00	50,478.00	50,907.00	50,661.00	50,907.00	51,762.00
Total revenue without property tax:		304,726.00	296,094.42	283,091.00	150,254.10	260,954.00	276,130.00
411100	General Property Taxes	284,001.00	284,001.00	284,001.00	284,001.00	284,001.00	330,181.00
Total revenue with property tax:		588,727.00	580,095.42	567,092.00	434,255.10	544,955.00	606,311.00
511100	Salaries and Wages	357,880.00	337,714.70	352,859.00	167,850.31	352,859.00	389,954.00
514100	Per Diem/Mileage - Committee	1,700.00	993.47	1,700.00	239.01	1,530.00	1,700.00
515000	Fringe Benefits	66,380.00	60,628.27	65,513.00	30,657.12	58,961.00	65,902.00
515400	Health Insurance Benefit	125,472.00	119,932.54	127,735.00	54,967.27	114,961.00	130,013.00
521200	Contracted Services	5,770.00	1,815.62	0.00	92.50	0.00	0.00
522300	Cell Phone Costs	720.00	576.10	2,040.00	100.00	1,836.00	2,040.00
522500	Telephone	810.00	659.98	810.00	483.10	729.00	810.00
531000	Office Supplies	6,525.00	4,383.18	5,800.00	2,506.04	5,220.00	4,600.00
531100	Postage	2,700.00	3,178.57	2,400.00	743.26	2,160.00	2,400.00
531200	Copies/Printing	2,700.00	1,243.83	2,520.00	368.82	2,268.00	2,520.00
531400	Equipment < \$5,000	4,300.00	702.09	0.00	644.76	0.00	0.00
531500	Maintenance/Service Agreements	4,000.00	3,780.00	4,000.00	0.00	3,600.00	5,000.00
532400	Memberships & Dues	1,270.00	1,547.63	1,200.00	3,990.80	1,080.00	1,280.00
532601	Publication of Legal Notices	1,800.00	1,616.04	1,440.00	316.70	1,296.00	1,440.00
532900	Subscriptions	200.00	0.00	200.00	0.00	180.00	0.00
533500	Conventions & Meetings	3,500.00	420.86	3,000.00	1,290.57	2,700.00	3,000.00
535201	Vehicle Expenses	3,000.00	2,064.53	3,000.00	0.00	2,700.00	3,000.00
553300	Leased Equipment - Principal	0.00	942.40	0.00	0.00	0.00	0.00

Attachment: 100-53-56410 Planning & Zoning - 2024 Preliminary Budget (7840 : 2024 DPZ Budget Review)

Account Number	Description	2022 Budget	2022 Actual	2023 Budget	06/30/23 Actual	2023 Est. Actual	2024 Request	
PRELIMINARY								
562200	Interest - Leases	0.00	66.69	0.00	0.00	0.00	0.00	
595000	Expenditure Transfer	0.00	0.00	-7,125.00	0.00	-7,125.00	-7,348.00	
	Total expense:	588,727.00	542,266.50	567,092.00	264,250.26	544,955.00	606,311.00	
	Revenue - Expense:	0.00	37,828.92	0.00	170,004.84	0.00	0.00	

Submitted by:

Department/Division Head

Date

Attachment: 100-53-56410 Planning & Zoning - 2024 Preliminary Budget (7840 : 2024 DPZ Budget Review)

Account Number	Description	Amount	Total
PRELIMINARY			
411100	General Property Taxes		
	2023 Base Tax Levy Allocation	284,001.00	
	2024 Tax Levy Increase	46,180.00	
	Total 411100 General Property Taxes:		330,181
444010	Sanitary Permit Fees		
	7-yr Average (206-2022)	106,123.00	
	Total 444010 Sanitary Permit Fees:		106,123
444015	Uniform Address Fees		
	7-yr Average (2016-2022)	6,654.00	
	Total 444015 Uniform Address Fees:		6,654
444031	Zoning Permits		
	7-yr Average (2016-2022)	95,987.00	
	Total 444031 Zoning Permits:		95,987
444032	Review Fees		
	5-yr Average (2018-2022)	15,604.00	
	Total 444032 Review Fees:		15,604
444033	POWTS Maintenance Fee		
	17,254 POWTS @ \$3/each (17,104, plus 150 new POWTS Installs)	51,762.00	
	Total 444033 POWTS Maintenance Fee:		51,762
	Total revenue:		606,311
511100	Salaries and Wages		
	Per PCR - 6 FTE's	419,717.00	
	Director 2.5% to Land Records (LIO)	-2,594.00	
	Vacant 35% to UDC	-14,129.00	
	Admin II 12.5% to UDC	-6,599.00	
	Zoning Inspector 2% to UDC (Greg)	-1,568.00	
	Director 2% to UDC	-2,075.00	
	Zoning Inspector 2% to UDC (Tony)	-1,499.00	
	Zoning Inspector 2% to UDC (Kirsten)	-1,299.00	

Attachment: 100-53-56410 Planning & Zoning - 2024 Preliminary Budget (7840 : 2024 DPZ Budget Review)

Account Number	Description	Amount	Total
PRELIMINARY			
		Total 511100 Salaries and Wages:	389,95
514100	Per Diem/Mileage - Committee		
	BOA - Per Diem - 3 Meetings @ \$245/Meeting	735.00	
	BOA - Miscellaneous Expense & Training	485.00	
	BOA - Mileage - 3 Meetings @ \$60/Meeting	180.00	
	BOA - Van Reimbursement - 3 meetings @ \$100/Meeting	300.00	
		Total 514100 Per Diem/Mileage - Committee:	1,70
515000	Fringe Benefits		
	Per BE - 6 FTE's	71,464.00	
	Admin II 12.5% to UDC	-1,227.00	
	Vacant 35% to UDC	-2,662.00	
	Zoning Inspector 2% to UDC (Greg)	-291.00	
	Director 2.5% to Land Records (LIO)	-480.00	
	Zoning Inspector 2% to UDC (Kirsten)	-240.00	
	Director 2% to UDC	-384.00	
	Zoning Inspector 2% to UDC (Tony)	-278.00	
		Total 515000 Fringe Benefits:	65,90
515400	Health Insurance Benefit		
	Per BE - 6 FTE's	143,928.00	
	Director 2.5% to Land Records (LIO)	-600.00	
	Director 2% to UDC	-480.00	
	Admin II 12.5% to UDC	-2,999.00	
	Zoning Inspector 2% to UDC (Kirsten)	-480.00	
	Zoning Inspector 2% to UDC (Greg)	-480.00	
	Vacant 35% to UDC	-8,396.00	
	Zoning Inspector 2% to UDC (Tony)	-480.00	
		Total 515400 Health Insurance Benefit:	130,01
522300	Cell Phone Costs		
	1 FTE @ \$20/Month	240.00	
	3 County Cellphones @ \$50/Month/Each	1,800.00	
		Total 522300 Cell Phone Costs:	2,04
522500	Telephone		
	9 Extensions @ \$90/Each	810.00	

Attachment: 100-53-56410 Planning & Zoning - 2024 Preliminary Budget (7840 : 2024 DPZ Budget Review)

Account Number	Description	Amount	Total
PRELIMINARY			
		Total 522500 Telephone:	81
531000	Office Supplies		
	Office Furniture - Wall Mounted Desk	1,500.00	
	Software for Computer Replacements	700.00	
	\$200/Month	2,400.00	
		Total 531000 Office Supplies:	4,600.00
531100	Postage		
	\$200/Month	2,400.00	
		Total 531100 Postage:	2,400.00
531200	Copies/Printing		
	\$210/Month	2,520.00	
		Total 531200 Copies/Printing:	2,520.00
531500	Maintenance/Service Agreements		
	GCS Permit Tracking Yearly Maintenance Fee	5,000.00	
		Total 531500 Maintenance/Service Agreements:	5,000.00
532400	Memberships & Dues		
	POWTS, Soil Erosion, Soil Tester Credentials, WCCA Membership, WCZA Membership	1,200.00	
	Automatic Adjustment	80.00	
		Total 532400 Memberships & Dues:	1,280.00
532601	Publication of Legal Notices		
	\$120/Month	1,440.00	
		Total 532601 Publication of Legal Notices:	1,440.00
533500	Conventions & Meetings		
	6 FTE's @ \$500/Each	3,000.00	
		Total 533500 Conventions & Meetings:	3,000.00
535201	Vehicle Expenses		
	POWTS Maintenance Vehicle @ \$250/Month	3,000.00	
		Total 535201 Vehicle Expenses:	3,000.00

Attachment: 100-53-56410 Planning & Zoning - 2024 Preliminary Budget (7840 : 2024 DPZ Budget Review)

Account NumberDescription

AmountTotal

PRELIMINARY			
595000	Expenditure Transfer		
	Director 5% to Tax Deed (Salary, Fringes and Health Insurance)	-7,348.00	
		Total 595000 Expenditure Transfer:	-7,34
		Total expense:	606,31
		Total Account # 100-53-56410 Planning And Zoning Detail:	

Attachment: 100-53-56410 Planning & Zoning - 2024 Preliminary Budget (7840 : 2024 DPZ Budget Review)

PRELIMINARY

Grand total revenue without property tax:	304,726.00	296,094.42	283,091.00	150,254.10	260,954.00	276,130.00	
Grand total property tax:	284,001.00	284,001.00	284,001.00	284,001.00	284,001.00	330,181.00	
Grand total revenue with property tax:	588,727.00	580,095.42	567,092.00	434,255.10	544,955.00	606,311.00	
Grand total expense:	588,727.00	542,266.50	567,092.00	264,250.26	544,955.00	606,311.00	
Grand total revenue - expense:	0.00	37,828.92	0.00	170,004.84	0.00	0.00	

Attachment: 100-53-56410 Planning & Zoning - 2024 Preliminary Budget (7840 : 2024 DPZ Budget Review)

Extended Budgeting

Budget Summary Justification

User: DClary
Printed: 7/6/2023 - 7:39 PM
Budget Type: DH Requested
Revision: 1
Current Actual YTD: 06/30/23

CHIPPEWA COUNTY

Attachment: 100-53-56411 Building Inspection Fund - 2024 Preliminary Budget (7840 : 2024 DPZ Budget

Account Number	Description	2022 Budget	2022 Actual	2023 Budget	06/30/23 Actual	2023 Est. Actual	2024 Request
PRELIMINARY							
Account # 100-53-56411 Building Inspection Fund							
444017	Building Inspection Fees	147,881.00	174,239.00	169,393.00	73,441.00	133,743.00	168,543.00
Total revenue without property tax:		147,881.00	174,239.00	169,393.00	73,441.00	133,743.00	168,543.00
511100	Salaries and Wages	82,720.00	62,777.22	92,965.00	30,270.04	72,965.00	97,798.00
515000	Fringe Benefits	15,396.00	11,288.60	17,357.00	5,601.54	14,357.00	16,952.00
515400	Health Insurance Benefit	33,275.00	23,987.76	39,581.00	10,986.31	27,581.00	37,303.00
522300	Cell Phone Costs	420.00	240.00	420.00	100.00	420.00	420.00
522500	Telephone	90.00	0.00	90.00	0.00	90.00	90.00
531400	Equipment < \$5,000	500.00	0.00	500.00	0.00	500.00	500.00
532400	Memberships & Dues	580.00	265.80	580.00	25.00	580.00	580.00
532900	Subscriptions	500.00	0.00	500.00	0.00	250.00	500.00
533500	Conventions & Meetings	1,400.00	240.00	1,400.00	360.00	1,000.00	1,400.00
534900	Supplies	7,000.00	3,338.41	7,000.00	0.00	7,000.00	7,000.00
535201	Vehicle Expenses	6,000.00	8,431.01	9,000.00	0.00	9,000.00	6,000.00
Total expense:		147,881.00	110,568.80	169,393.00	47,342.89	133,743.00	168,543.00
Revenue - Expense:		0.00	63,670.20	0.00	26,098.11	0.00	0.00
Submitted by: _____ Date _____							
Department/Division Head		Date					

Account Number	Description	Amount	Total
PRELIMINARY 444017	Building Inspection Fees Building Inspection Fees	168,543.00	
		Total 444017 Building Inspection Fees:	168,54
		Total revenue:	168,54
511100	Salaries and Wages Per PCR - 1 FTE Zoning Inspector 2% to UDC (Kirsten) Director 2% to UDC Admin II 12.5% to UDC Zoning Inspector 2% to UDC (Greg) Vacant 35% to UDC Zoning Inspector 2% to UDC (Tony)	70,629.00 1,299.00 2,075.00 6,599.00 1,568.00 14,129.00 1,499.00	
		Total 511100 Salaries and Wages:	97,75
515000	Fringe Benefits Per BE - 1 FTE Admin II 12.5% to UDC Zoning Inspector 2% to UDC (Greg) Zoning Inspector 2% to UDC (Kirsten) Zoning Inspector 2% to UDC (Tony) Director 2% to UDC Vacant 35% to UDC	11,869.00 1,228.00 291.00 240.00 278.00 384.00 2,662.00	
		Total 515000 Fringe Benefits:	16,95
515400	Health Insurance Benefit Per BE - 1 FTE Vacant 35% to UDC Zoning Inspector 2% to UDC (Greg) Zoning Inspector 2% to UDC (Kirsten) Zoning Inspector 2% to UDC (Tony) Director 2% to UDC Admin II 12.5% to UDC	23,988.00 8,396.00 480.00 480.00 480.00 480.00 2,999.00	
		Total 515400 Health Insurance Benefit:	37,30
522300	Cell Phone Costs 1 FTE @ \$35/Month	420.00	

Attachment: 100-53-56411 Building Inspection Fund - 2024 Preliminary Budget (7840 : 2024 DPZ Budget

Account Number	Description	Amount	Total
PRELIMINARY			
		Total 522300 Cell Phone Costs:	42
522500	Telephone		
	1 Extension @ \$90/Yr	90.00	
		Total 522500 Telephone:	90
531400	Equipment < \$5,000		
	Miscellaneous Equipment (Tapes, etc)	500.00	
		Total 531400 Equipment < \$5,000:	500
532400	Memberships & Dues		
	DPZ Staff UDC Credential Renewals, Construction, HVAC, Electrical & Plumbing	430.00	
	Northwest Wisconsin Building Inspectors Association (NWBIA) - 1 FTE	150.00	
		Total 532400 Memberships & Dues:	580
532900	Subscriptions		
	UDC Manuals, Reference Manuals/Guides	500.00	
		Total 532900 Subscriptions:	500
533500	Conventions & Meetings		
	Miscellaneous Training	700.00	
	1 FTE Training & \$700/Yr	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:	168,540

Attachment: 100-53-56411 Building Inspection Fund - 2024 Preliminary Budget (7840 : 2024 DPZ Budget

PRELIMINARY

Total Account # 100-53-56411 Building Inspection Fund Detail:

Attachment: 100-53-56411 Building Inspection Fund - 2024 Preliminary Budget (7840 : 2024 DPZ Budget

Account Number	Description	2022 Budget	2022 Actual	2023 Budget	06/30/23 Actual	2023 Est. Actual	2024 Request	
PRELIMINARY								
	Grand total revenue without property tax:	147,881.00	174,239.00	169,393.00	73,441.00	133,743.00	168,543.00	
	Grand total property tax:	0.00	0.00	0.00	0.00	0.00	0.00	
	Grand total revenue with property tax:	147,881.00	174,239.00	169,393.00	73,441.00	133,743.00	168,543.00	
	Grand total expense:	147,881.00	110,568.80	169,393.00	47,342.89	133,743.00	168,543.00	
	Grand total revenue - expense:	0.00	63,670.20	0.00	26,098.11	0.00	0.00	

Attachment: 100-53-56411 Building Inspection Fund - 2024 Preliminary Budget (7840 : 2024 DPZ Budget

Extended Budgeting

Budget Summary Justification

CHIPPEWA COUNTY

User: DClary
Printed: 7/6/2023 - 7:08 PM
Budget Type: DH Requested
Revision: 1
Current Actual YTD: 06/30/23

Account Number	Description	2022 Budget	2022 Actual	2023 Budget	06/30/23 Actual	2023 Est. Actual	2024 Request	
PRELIMINARY								
Account # 100-53-56413 Comprehensive Planning Project								
493000	Fund Balance Applied	35,000.00	0.00	50,000.00	0.00	50,000.00	50,000.00	
	Total revenue without property tax:	35,000.00	0.00	50,000.00	0.00	50,000.00	50,000.00	
511100	Salaries and Wages	5,000.00	0.00	0.00	0.00	0.00	0.00	
521208	Contracted Services-Planning S	30,000.00	0.00	50,000.00	0.00	50,000.00	50,000.00	
	Total expense:	35,000.00	0.00	50,000.00	0.00	50,000.00	50,000.00	
	Revenue - Expense:	0.00	0.00	0.00	0.00	0.00	0.00	

Submitted by: _____
Department/Division Head

Date

Attachment: 100-53-56413 Comprehensive Planning Project - 2024 Preliminary Budget (7840 : 2024 DPZ

Account Number	Description	Amount	Total
PRELIMINARY			
493000	Fund Balance Applied		
	Automatic Adjustment	50,000.00	
		Total 493000 Fund Balance Applied:	50,00
		Total revenue:	50,00
521208	Contracted Services-Planning S		
	Contract Services For Comprehensive Plan Updates	50,000.00	
		Total 521208 Contracted Services-Planning S:	50,00
		Total expense:	50,00
		Total Account # 100-53-56413 Comprehensive Planning Project Detail:	

Attachment: 100-53-56413 Comprehensive Planning Project - 2024 Preliminary Budget (7840 : 2024 DPZ

Account Number	Description	2022 Budget	2022 Actual	2023 Budget	06/30/23 Actual	2023 Est. Actual	2024 Request	
PRELIMINARY								
	Grand total revenue without property tax:	35,000.00	0.00	50,000.00	0.00	50,000.00	50,000.00	
	Grand total property tax:	0.00	0.00	0.00	0.00	0.00	0.00	
	Grand total revenue with property tax:	35,000.00	0.00	50,000.00	0.00	50,000.00	50,000.00	
	Grand total expense:	35,000.00	0.00	50,000.00	0.00	50,000.00	50,000.00	
	Grand total revenue - expense:	0.00	0.00	0.00	0.00	0.00	0.00	

Attachment: 100-53-56413 Comprehensive Planning Project - 2024 Preliminary Budget (7840 : 2024 DPZ

Extended Budgeting

Budget Summary Justification

User: DClary
Printed: 7/6/2023 - 7:04 PM
Budget Type: DH Requested
Revision: 1
Current Actual YTD: 06/30/23

CHIPPEWA COUNTY

Account Number	Description	2022 Budget	2022 Actual	2023 Budget	06/30/23 Actual	2023 Est. Actual	2024 Request
PRELIMINARY							
Account # 100-54-51715 Land Records Program							
468281	Surveyor Fees	5,000.00	693.00	1,500.00	65.00	1,500.00	0.00
492999	Transfer in - Other Funds	151,000.00	85,691.52	239,928.00	0.00	237,373.00	243,566.00
Total revenue without property tax:		156,000.00	86,384.52	241,428.00	65.00	238,873.00	243,566.00
411100	General Property Taxes	144,381.00	144,381.00	144,381.00	144,381.00	144,381.00	172,731.00
Total revenue with property tax:		300,381.00	230,765.52	385,809.00	144,446.00	383,254.00	416,297.00
511100	Salaries and Wages	139,558.00	141,580.38	144,835.00	68,650.19	144,835.00	165,906.00
515000	Fringe Benefits	25,944.00	25,200.66	26,928.00	12,421.54	26,928.00	26,945.00
515400	Health Insurance Benefit	49,296.00	47,976.00	48,576.00	21,989.00	48,576.00	48,576.00
521200	Contracted Services	0.00	-533.60	135,000.00	72,391.25	135,000.00	145,000.00
521402	Computer Expense	6,000.00	4,372.42	6,000.00	4,917.04	5,200.00	6,000.00
521502	Monumentation/Indexing	60,000.00	4,200.00	8,000.00	4,375.00	6,800.00	8,000.00
522300	Cell Phone Costs	720.00	435.95	720.00	173.70	720.00	720.00
522500	Telephone	270.00	165.64	270.00	129.36	270.00	270.00
531000	Office Supplies	1,800.00	218.42	1,800.00	929.61	1,500.00	1,200.00
531100	Postage	240.00	26.35	240.00	2.05	200.00	240.00
531200	Copies/Printing	240.00	147.79	240.00	44.69	225.00	240.00
531400	Equipment < \$5,000	2,713.00	0.00	0.00	5,655.00	0.00	0.00
531500	Maintenance/Service Agreements	10,000.00	5,000.00	10,000.00	5,000.00	10,000.00	10,000.00
532400	Memberships & Dues	400.00	180.00	400.00	180.00	400.00	400.00
533500	Conventions & Meetings	1,400.00	508.00	1,000.00	544.00	1,000.00	1,000.00
534900	Supplies	1,800.00	1,180.00	1,800.00	0.00	1,600.00	1,800.00
553300	Leased Equipment - Principal	0.00	100.40	0.00	0.00	0.00	0.00
562200	Interest - Leases	0.00	7.11	0.00	0.00	0.00	0.00
Total expense:		300,381.00	230,765.52	385,809.00	197,402.43	383,254.00	416,297.00
Revenue - Expense:		0.00	0.00	0.00	-52,956.43	0.00	0.00

Attachment: 100-54-51715 Land Records - 2024 Preliminary Budget (7840 : 2024 DPZ Budget Review)

Account Number	Description	2022 Budget	2022 Actual	2023 Budget	06/30/23 Actual	2023 Est. Actual	2024 Request	6.2.e
----------------	-------------	----------------	----------------	----------------	--------------------	---------------------	-----------------	-------

PRELIMINARY

Submitted by: _____
Department/Division Head

Date

Account Number	Description	Amount	Total
PRELIMINARY			
411100	General Property Taxes		
	2024 Tax Levy Increase	28,350.00	
	2023 Base Tax Levy Allocation	144,381.00	
	Total 411100 General Property Taxes:		172,731
492999	Transfer in - Other Funds		
	Automatic Adjustment	243,566.00	
	Total 492999 Transfer in - Other Funds:		243,566
	Total revenue:		416,297
511100	Salaries and Wages		
	Per PCR - 2 FTE's	163,312.00	
	Director 2.5% to Land Records (LIO)	2,594.00	
	Total 511100 Salaries and Wages:		165,906
515000	Fringe Benefits		
	Per BE - 2 FTE's	26,465.00	
	Director 2.5% to Land Records (LIO)	480.00	
	Total 515000 Fringe Benefits:		26,945
515400	Health Insurance Benefit		
	Per BE - 2 FTE's	47,976.00	
	Director 2.5% to Land Records (LIO)	600.00	
	Total 515400 Health Insurance Benefit:		48,576
521200	Contracted Services		
	2024 Neighborhood Pictometry Flight	145,000.00	
	Total 521200 Contracted Services:		145,000
521402	Computer Expense		
	Annual Maintenance, Upgrades to Software	6,000.00	
	Total 521402 Computer Expense:		6,000
521502	Monumentation/Indexing		
	PLSS Monumentation (Maintenance & Installation) 20 Corners @ \$400	8,000.00	

Attachment: 100-54-51715 Land Records - 2024 Preliminary Budget (7840 : 2024 DPZ Budget Review)

Account Number	Description	Amount	Total
PRELIMINARY			
		Total 521502 Monumentation/Indexing:	8,00
522300	Cell Phone Costs		
	AT&T MIFI	480.00	
	2 FTE's @ \$10/Month	240.00	
		Total 522300 Cell Phone Costs:	72
522500	Telephone		
	3 Extensions @ \$90/Extension	270.00	
		Total 522500 Telephone:	27
531000	Office Supplies		
	\$100/Month	1,200.00	
		Total 531000 Office Supplies:	1,20
531100	Postage		
	\$20/Month	240.00	
		Total 531100 Postage:	24
531200	Copies/Printing		
	\$20/Month	240.00	
		Total 531200 Copies/Printing:	24
531500	Maintenance/Service Agreements		
	GeoMoose & Houston Engineering GeoDatabase Contract, Customized Applications	10,000.00	
		Total 531500 Maintenance/Service Agreements:	10,00
532400	Memberships & Dues		
	Memberships & Dues - Miscellaneous	400.00	
		Total 532400 Memberships & Dues:	40
533500	Conventions & Meetings		
	2 FTE's @ \$500/Each	1,000.00	
		Total 533500 Conventions & Meetings:	1,00
534900	Supplies		
	\$150/Month	1,800.00	

Attachment: 100-54-51715 Land Records - 2024 Preliminary Budget (7840 : 2024 DPZ Budget Review)

Account NumberDescription

AmountTotal

PRELIMINARY

Total 534900 Supplies:1,80

Total expense:416,29

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

Attachment: 100-54-51715 Land Records - 2024 Preliminary Budget (7840 : 2024 DPZ Budget Review)

PRELIMINARY

Grand total revenue without property tax:	156,000.00	86,384.52	241,428.00	65.00	238,873.00	243,566.00	
Grand total property tax:	144,381.00	144,381.00	144,381.00	144,381.00	144,381.00	172,731.00	
Grand total revenue with property tax:	300,381.00	230,765.52	385,809.00	144,446.00	383,254.00	416,297.00	
Grand total expense:	300,381.00	230,765.52	385,809.00	197,402.43	383,254.00	416,297.00	
Grand total revenue - expense:	0.00	0.00	0.00	-52,956.43	0.00	0.00	

Attachment: 100-54-51715 Land Records - 2024 Preliminary Budget (7840 : 2024 DPZ Budget Review)

Extended Budgeting

Budget Summary Justification

CHIPPEWA COUNTY

User: DClary
Printed: 7/7/2023 - 10:48 AM
Budget Type: DH Requested
Revision: 1
Current Actual YTD: 06/30/23

Account Number	Description	2022 Budget	2022 Actual	2023 Budget	06/30/23 Actual	2023 Est. Actual	2024 Request	
PRELIMINARY								
Account # 100-54-51725 Platbook/Roadmap Publishing								
468282	Sale Of Platbooks/Roadmaps	1,250.00	6,321.44	2,500.00	2,113.94	2,700.00	1,200.00	
	Total revenue without property tax:	1,250.00	6,321.44	2,500.00	2,113.94	2,700.00	1,200.00	
532700	Roadmap Publishing	1,250.00	0.00	2,500.00	0.00	2,700.00	1,200.00	
	Total expense:	1,250.00	0.00	2,500.00	0.00	2,700.00	1,200.00	
	Revenue - Expense:	0.00	6,321.44	0.00	2,113.94	0.00	0.00	
Submitted by: _____								
	Department/Division Head	Date						

admap Publishing - 2024 Preliminary Budget

Attachment: 100-54-51725 Platbook & Roadmap Publishing - 2024 Preliminary Budget (7840 : 2024 DPZ

Account Number	Description	Amount	Total
PRELIMINARY			
468282	Sale Of Platbooks/Roadmaps		
	Estimated Plat Book Sales	1,200.00	
	Total 468282 Sale Of Platbooks/Roadmaps:		1,200.00
	Total revenue:		1,200.00
532700	Roadmap Publishing		
	Miscellaneous Expenses	1,200.00	
	Total 532700 Roadmap Publishing:		1,200.00
	Total expense:		1,200.00
	Total Account # 100-54-51725 Platbook/Roadmap Publishing Detail:		

Attachment: 100-54-51725 Platbook & Roadmap Publishing - 2024 Preliminary Budget (7840 : 2024 DPZ

PRELIMINARY

Grand total revenue without property tax:	1,250.00	6,321.44	2,500.00	2,113.94	2,700.00	1,200.00	
Grand total property tax:	0.00	0.00	0.00	0.00	0.00	0.00	
Grand total revenue with property tax:	1,250.00	6,321.44	2,500.00	2,113.94	2,700.00	1,200.00	
Grand total expense:	1,250.00	0.00	2,500.00	0.00	2,700.00	1,200.00	
Grand total revenue - expense:	0.00	6,321.44	0.00	2,113.94	0.00	0.00	

Attachment: 100-54-51725 Platbook & Roadmap Publishing - 2024 Preliminary Budget (7840 : 2024 DPZ

Extended Budgeting

Budget Summary Justification

CHIPPEWA COUNTY

User: DClary
Printed: 7/6/2023 - 7:05 PM
Budget Type: DH Requested
Revision: 1
Current Actual YTD: 06/30/23

Account Number	Description	2022 Budget	2022 Actual	2023 Budget	06/30/23 Actual	2023 Est. Actual	2024 Request
PRELIMINARY							
Account # 100-54-51912 Tax Deed Expense - Type A							
483020	Gain/Loss on Tax Deed Sale	62,000.00	-15.11	69,125.00	26,318.34	69,125.00	74,100.00
Total revenue without property tax:		62,000.00	-15.11	69,125.00	26,318.34	69,125.00	74,100.00
521200	Contracted Services	50,000.00	0.00	50,000.00	0.00	50,000.00	55,000.00
531100	Postage	500.00	0.00	500.00	0.00	500.00	252.00
531900	Sundry/Miscellaneous	10,000.00	0.00	10,000.00	0.00	1,000.00	10,000.00
532601	Publication of Legal Notices	1,500.00	0.00	1,500.00	386.01	1,500.00	1,500.00
595000	Expenditure Transfer	0.00	0.00	7,125.00	0.00	7,125.00	7,348.00
Total expense:		62,000.00	0.00	69,125.00	386.01	60,125.00	74,100.00
Revenue - Expense:		0.00	-15.11	0.00	25,932.33	9,000.00	0.00

Submitted by: _____ Date _____
Department/Division Head

Attachment: 100-54-51912 Tax Deed - 2024 Preliminary Budget (7840 : 2024 DPZ Budget Review)

Account Number	Description	Amount	Total
PRELIMINARY			
483020	Gain/Loss on Tax Deed Sale		
	Automatic Adjustment	74,100.00	
	Total 483020 Gain/Loss on Tax Deed Sale:		74,100.00
	Total revenue:		74,100.00
521200	Contracted Services		
	Appraisal Fees	5,000.00	
	Estimated Demolition: 1 @ \$25,000 and 2 @ \$12,500	50,000.00	
	Total 521200 Contracted Services:		55,000.00
531100	Postage		
	Postage	252.00	
	Total 531100 Postage:		252.00
531900	Sundry/Miscellaneous		
	Miscellaneous Expenses	10,000.00	
	Total 531900 Sundry/Miscellaneous:		10,000.00
532601	Publication of Legal Notices		
	Class 1 & 3 Public Notices - Chippewa Herald	1,500.00	
	Total 532601 Publication of Legal Notices:		1,500.00
595000	Expenditure Transfer		
	Director 5% from Planning & Zoning (Salary, Fringes and Health Insurance)	7,348.00	
	Total 595000 Expenditure Transfer:		7,348.00
	Total expense:		74,100.00
	Total Account # 100-54-51912 Tax Deed Expense - Type A Detail:		

Attachment: 100-54-51912 Tax Deed - 2024 Preliminary Budget (7840 : 2024 DPZ Budget Review)

		2022	2022	2023	06/30/23	2023	2024	6.2.g
Account Number	Description	Budget	Actual	Budget	Actual	Est. Actual	Request	
PRELIMINARY								
	Grand total revenue without property tax:	62,000.00	-15.11	69,125.00	26,318.34	69,125.00	74,100.00	
	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	-15.11	69,125.00	26,318.34	69,125.00	74,100.00	
	Grand total expense:	62,000.00	0.00	69,125.00	386.01	60,125.00	74,100.00	
	Grand total revenue - expense:	0.00	-15.11	0.00	25,932.33	9,000.00	0.00	

Attachment: 100-54-51912 Tax Deed - 2024 Preliminary Budget (7840 : 2024 DPZ Budget Review)

Budget Summary Justification

CHIPPEWA COUNTY

User: DClary
Printed: 7/6/2023 - 7:05 PM
Budget Type: DH Requested
Revision: 1
Current Actual YTD: 06/30/23

Account Number	Description	2022 Budget	2022 Actual	2023 Budget	06/30/23 Actual	2023 Est. Actual	2024 Request	
PRELIMINARY								
Account # 220-54-51715 Land Records Program								
412310	R E Recording Fees For Land Re	96,264.00	87,360.00	96,264.00	26,408.00	96,264.00	88,000.00	
435810	State Aid - Conservation & Dev	54,736.00	61,000.00	64,736.00	71,000.00	74,736.00	98,000.00	
493000	Fund Balance Applied	0.00	0.00	78,928.00	0.00	66,373.00	57,566.00	
Total revenue without property tax:		151,000.00	148,360.00	239,928.00	97,408.00	237,373.00	243,566.00	
592999	Transfer Out	151,000.00	98,638.63	239,928.00	0.00	237,373.00	243,566.00	
Total expense:		151,000.00	98,638.63	239,928.00	0.00	237,373.00	243,566.00	
Revenue - Expense:		0.00	49,721.37	0.00	97,408.00	0.00	0.00	

Submitted by: _____
Department/Division Head Date

Attachment: 220-54-51715 Land Records - 2024 Preliminary Budget (7840 : 2024 DPZ Budget Review)

Account Number

Description

Amount

PRELIMINARY

412310

R E Recording Fees For Land Re

11,000 Docs @ \$8/each (Average based on 2014-2018)

88,000.00

Total 412310 R E Recording Fees For Land Re:

88,00

435810

State Aid - Conservation & Dev

2024 Strategic Initiative Grant - First 50%

70,000.00

2024 Land Information Training Grant

1,000.00

2024 Land Information Program - Base Budget Grant - Estimate

27,000.00

Total 435810 State Aid - Conservation & Dev:

98,00

493000

Fund Balance Applied

Fund Balance Applied

57,566.00

Total 493000 Fund Balance Applied:

57,56

Total revenue:

243,56

592999

Transfer Out

2024 Land Records Operational Costs - Transfer to Acc't 100-54-51715-492999

243,566.00

Total 592999 Transfer Out:

243,56

Total expense:

243,56

Total Account # 220-54-51715 Land Records Program Detail:

Attachment: 220-54-51715 Land Records - 2024 Preliminary Budget (7840 : 2024 DPZ Budget Review)

PRELIMINARY

Grand total revenue without property tax:	151,000.00	148,360.00	239,928.00	97,408.00	237,373.00	243,566.00	
Grand total property tax:	0.00	0.00	0.00	0.00	0.00	0.00	
Grand total revenue with property tax:	151,000.00	148,360.00	239,928.00	97,408.00	237,373.00	243,566.00	
Grand total expense:	151,000.00	98,638.63	239,928.00	0.00	237,373.00	243,566.00	
Grand total revenue - expense:	0.00	49,721.37	0.00	97,408.00	0.00	0.00	

Attachment: 220-54-51715 Land Records - 2024 Preliminary Budget (7840 : 2024 DPZ Budget Review)