

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
AUGUST 18, 2022
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:	Chuck Hull, District 19
AYES:	Eisenhuth, Bergeron, Gullickson, Berg, Hull

1. Approve the Agenda

2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - Jul 21, 2022 4:30 PM

3. Schedule Next Meeting Date - September 22, 2022 @ 4:30 PM

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

1. 2022-0008 - One Energy Development LLC - CUP - Town of Hallie

Beth Esser and Peter discussed the request of the CUP. An updated site plan was created to extend the vegetative screening on 40th Avenue to easterly. A general discussion occurred regarding the effect on property values, health concerns and timeline for installation. Motion to approve a CUP per the submitted information and the updated site plan showing the extension of the vegetative buffer easterly along 40th Avenue.

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

August 18, 2022
4:30 PM

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

2. Ord. 07-22: Ordinance to Amend Chapter 70, Article IV. Supplemental Regulations, Division 3. Signs, Sections 70-147, 70-148, 70-149 and 70-150 of the Chippewa County Code of Ordinances - Second Reading
Tony Roder, Zoning Inspector, gave a brief overview of the proposed changes. Motion to approve as presented.

RESULT:	FORWARD TO COUNTY BOARD [UNANIMOUS]	Next: 9/13/2022 6:00 PM
MOVER:	Dean Gullickson, District 5	
SECONDER:	Chuck Hull, District 19	
AYES:	Eisenhuth, Bergeron, Gullickson, Berg, Hull	

3. Ord. 08-22: Ordinance to Amend Chapter 70, Article IV. Supplemental Regulations, Division I. Generally., Section 70-115 Home Occupations - Second Reading - Doug Clary
Tony Roder, Zoning Inspector, gave a brief overview of the proposed changes. Motion to Approve

RESULT:	FORWARD TO COUNTY BOARD [UNANIMOUS]	Next: 9/13/2022 6:00 PM
MOVER:	Dean Gullickson, District 5	
SECONDER:	Jason Bergeron, District 7 (Vice-Chair)	
AYES:	Eisenhuth, Bergeron, Gullickson, Berg, Hull	

6. BUSINESS ITEMS

1. Res. 47-22: Resolution to Authorize the Sale of 1.04 Acres of Type B Tax-Deeded Land in the Town of Lake Holcombe that was Acquired through the Enforcement of Delinquent Real Estate Taxes
Todd Pauls, Corporation Counsel, discussed the background on this resolution. Motion to Approve.

RESULT:	FORWARD TO COUNTY BOARD [UNANIMOUS]	Next: 9/13/2022 6:00 PM
MOVER:	Chuck Hull, District 19	
SECONDER:	Dean Gullickson, District 5	
AYES:	Eisenhuth, Bergeron, Gullickson, Berg, Hull	

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

None.

8. ADJOURN

Motion to adjourn at 5.40pm.

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

August 18, 2022
4:30 PM

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
JULY 21, 2022
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 23, 2022 4:30 PM

3. Schedule Next Meeting Date - August 18, 2022 @ 4:30pm

5. BUSINESS ITEMS

- Review of the 2023 Budgets for the Department of Planning & Zoning - Doug Clary
Clary reviewed the budgets with the committee. Motion to Approve.

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

Minutes Acceptance: Minutes of Jul 21, 2022 4:30 PM (Consent Agenda)

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

July 21, 2022
4:30 PM

6. AGENDA ITEMS FOR FUTURE CONSIDERATION

None discussed.

7. 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

Minutes Acceptance: Minutes of Jul 21, 2022 4:30 PM (Consent Agenda)



STATEMENT OF EXPLANATION

5.1

2022-0008 - ONE ENERGY DEVELOPMENT LLC - CUP - TOWN OF HALLIE

To construct a solar panel field in the Agricultural District under sections 70-71(b)(6) and 70-108 of the Chippewa County Zoning Ordinance. Parcels are located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ & the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 20, Township 28 North, Range 08 West. Town of Hallie.

APPEAL NUMBER: 2022-0008
 APPEAL DATE: 8-18-2022

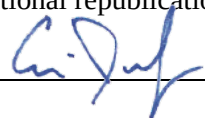
CONDITIONAL USE REQUEST
 Chippewa County Planning & Zoning Committee

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

- (1) Larry & Dianne Marquardt Trust, and OneEnergy Development LLC, are the **property owners and agent** of parcels which are located in the **NE ¼ of the NW ¼ & the NW ¼ of the NW ¼, Section 20, Township 28 N, Range 08W, Town of Hallie.** Physical Location: 40th Avenue
 - a. Parcel #: 22808-2021-00020000
 - b. Parcel #: 22808-2022-00020000
- (2) That these parcels are located within the **Agricultural** District.
- (3) That a **Conditional Use Permit is required to construct a solar panel field in accordance with Section 70-71(b)(6) and 70-108 of the Chippewa County Zoning Ordinance.**
- (4) They are requesting the Chippewa County Planning & Zoning Committee grant a Conditional Use Permit for the project as shown on submitted documents.
- (5) That all attached information or any additional requested information is true, accurate and completed to the best of their knowledge. And that the Planning & Zoning Committee considers it all as part of the application.
- (6) We or our designated representative will have an opportunity to present to the committee in favor of this request.
- (7) We have the authority to allow the Planning & Zoning Department staff and/or committee access to the property to conduct necessary inspections related to the request.

We understand that we cannot direct any written communication about this application to a member of the Planning & Zoning Committee unless we also file a copy with the Planning & Zoning Department and direct additional copies to each person who has registered an interest in this application.

- (8) We also understand that if we or our designated representative fails to appear in front of the Planning & Zoning Committee during the **August 18th, 2022** public hearing our request may be **DENIED** and/or additional republication fees may be required.

Signed: 

Date: 7/25/2022

Please sign and return by August 4th, 2022 utilizing one of the following:

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

(Publish – Chippewa Herald – August 4th, 2022 & August 11th, 2022)

CHIPPEWA COUNTY PLANNING & ZONING COMMITTEE
NOTICE OF PUBLIC HEARINGS
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 **August 18th, 2022** beginning at **4:30 P.M.** at the Chippewa County Courthouse, Room 302, 711 N Bridge Street, Chippewa Falls, Wisconsin relative to the following requests:

Conditional Use Request #2022-0008

Petitioners: OneEnergy Development LLC

Property Owners: Larry & Dianne Marquardt Trust

To construct a solar panel field in the Agricultural District in accordance with Sections 70-71(b)(6) and 70-108 of the Chippewa County Zoning Ordinance. Parcels are located in the NE ¼ of the NW ¼ and the NW ¼ of the NW ¼, Section 20, Township 28 North, Range 08 West. Town of Hallie.

Specific information regarding this hearing can be obtained at the Chippewa County Department of Planning & Zoning. All persons interested are invited to attend said hearing and be heard.

Dated this **25th** day of **July**, 2022.

Douglas Clary, Director
Department of Planning & Zoning
Chippewa County

Attachment: 2022-0008 OneEnergy - CUP - Public Hearing Notices & Maps (7264 : OneEnergy Development LLC)

CHIPPEWA COUNTY DEPARTMENT OF PLANNING & ZONING

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

Land Management
715.726.7940, Rm 009

Land Planning
715.726.7941, Rm 009

Land Records & G.I.S.
715.738.2595, Rm 005

POWTS & Wells
715.726.7943, Rm 009

Date: August 1st, 2022

To: Property Owner(s)

From: Douglas Clary, Director

Re: Conditional Use #2022-0008

Dear Property Owner(s):

The Chippewa County Department of Planning & Zoning has received a request for a Conditional Use as described below. Your property has been determined to be within the legal public hearing notification distance per county and state requirements.

The Hallie Town Board will **REVIEW** this request on **August 10th, 2022 at 5:00 PM**. The meeting will be held at the Lake Hallie Sanitary Building, 13034 30th Avenue, Chippewa Falls, Wisconsin 54729. The Town Board will forward a recommendation to the Chippewa County Planning & Zoning Committee to approve, disapprove or approve with modification(s) and/or condition(s).

Please find below the PUBLIC HEARING notice for the **August 18th, 2022** meeting of the Chippewa County Planning & Zoning Committee. If you have any questions regarding this request, please feel free to contact me at the above telephone number and/or attend the meetings as described.

(Publish – Chippewa Herald – August 4th, 2022 and August 11th, 2022)

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 **August 18th, 2022** beginning at **4:30 P.M.** in Room 302, of the Courthouse, Chippewa Falls, Wisconsin, relative to following request:

Conditional Use Request: # 2022-0008

Petitioner: OneEnergy Development LLC

Property Owners: Larry & Dianne Marquardt Trust

To construct a solar panel field in the Agricultural District under sections 70-71(b)(6) and 70-108 of the Chippewa County Zoning Ordinance. Parcels are located in the NE ¼ of the NW ¼ & the NW ¼ of the NW ¼, Section 20, Township 28 North, Range 08 West. Town of Hallie.

GENERAL INFORMATION: Specific information can be obtained through the Chippewa County Department of Planning & Zoning or by visiting the Department's webpage. All persons interested are invited to attend said hearing and be heard.

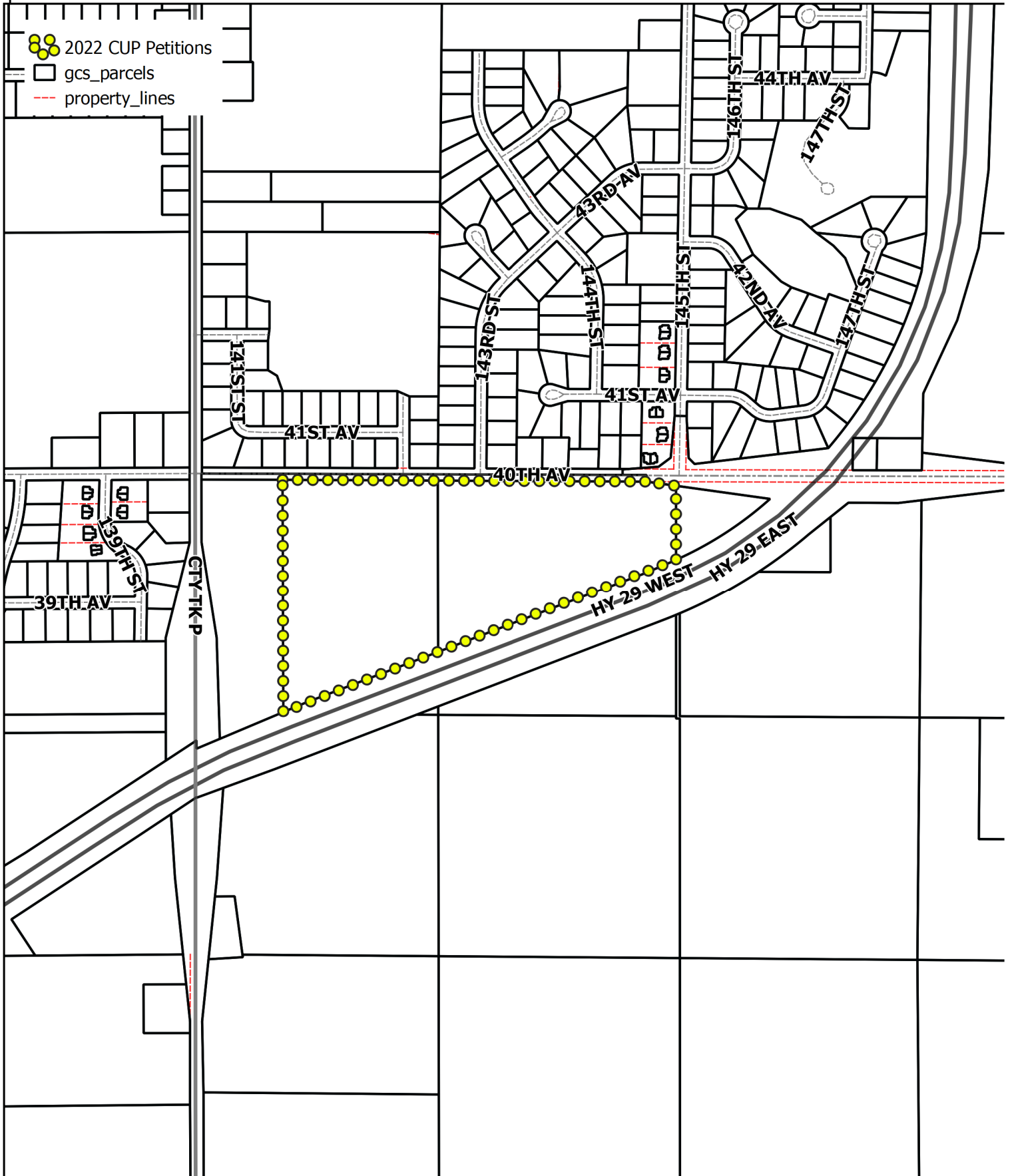
SEE BACKSIDE FOR MAP SHOWING CONDITIONAL USE LOCATION

Dated this 1st day of August, 2022.

Douglas Clary, Director
Department of Planning & Zoning
Chippewa County

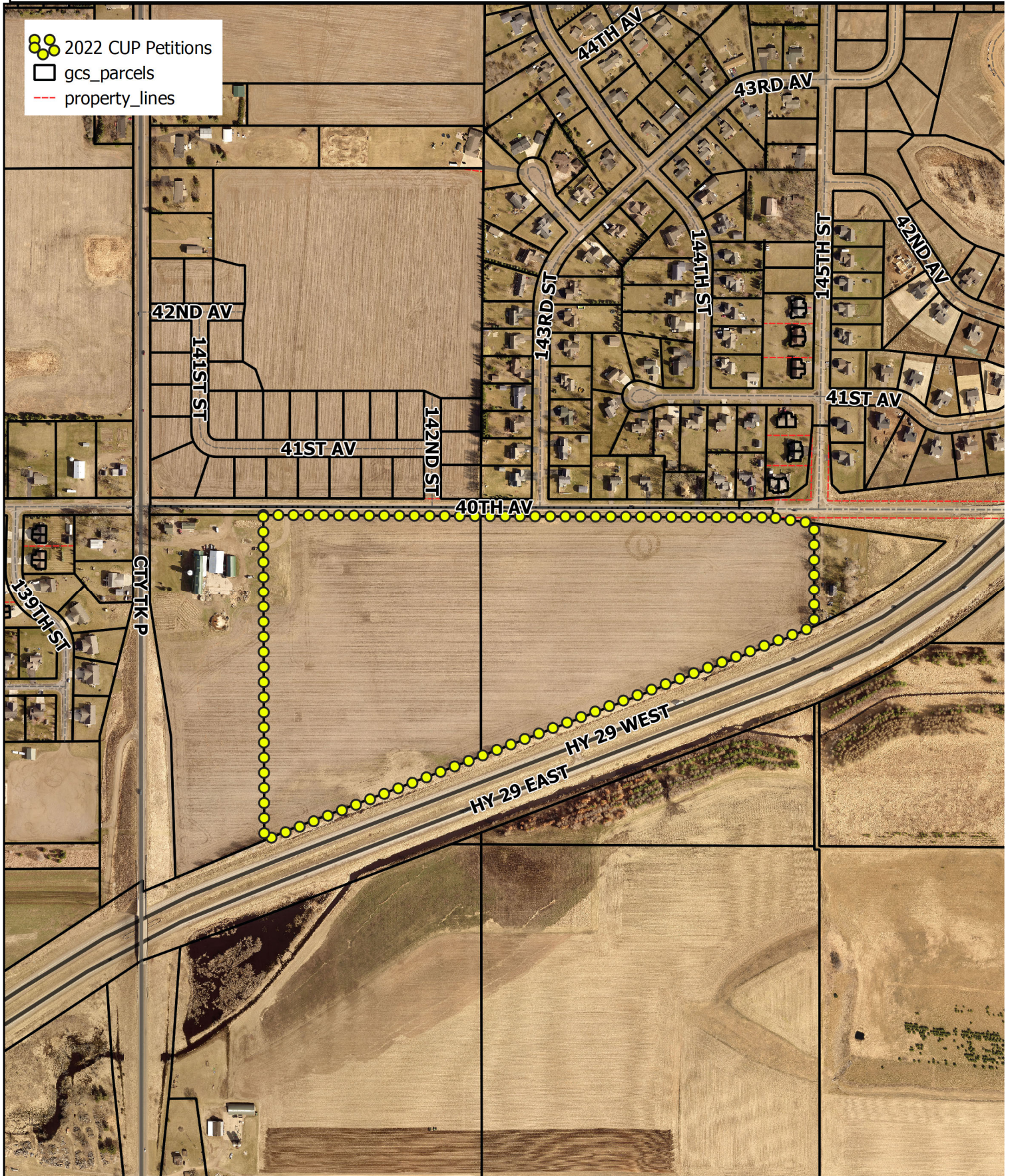
Attachment: 2022-0008 OneEnergy - CUP - Public Hearing Notices & Maps (7264 : OneEnergy Development LLC)

2022-0008 OneEnergy Development - CUP Request - Location Map



Attachment: 2022-0008 OneEnergy - CUP - Public Hearing Notices & Maps (7264 : OneEnergy Development LLC)

2022-0008 OneEnergy Development - CUP Request - Aerial (2021)



Attachment: 2022-0008 OneEnergy - CUP - Public Hearing Notices & Maps (7264 : OneEnergy Development LLC)



July 21, 2022

Douglas Clary, Director
Chippewa County Dept. of Planning and Zoning

RE: CONDITIONAL USE PERMIT FOR SOLAR ELECTRIC GENERATING FACILITY

DEAR MR. CLARY:

OneEnergy Renewables is proposing to construct a ground-mounted solar electric generating facility on parcels 22808-2022-00020000 & 22808-2021-00020000 currently owned by the Larry and Diane Marquardt Trust. Please find enclosed our Conditional Use Permit Application and site layout, as well as a short presentation and Frequently Asked Questions document. We hope to present this project proposal at the August 18, 2022 Planning and Zoning Committee meeting. We also plan to present to the Town of Hallie at their August 10, 2022 meeting.

OneEnergy has developed 15 similar projects throughout Wisconsin, including two for Xcel (in Ashland and Cashton), and an additional 10 in adjacent states since 2016. Please see the next page for a few images of similar projects we have developed in the region.

Please don't hesitate to reach out to me at the number below with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Udelhofen".

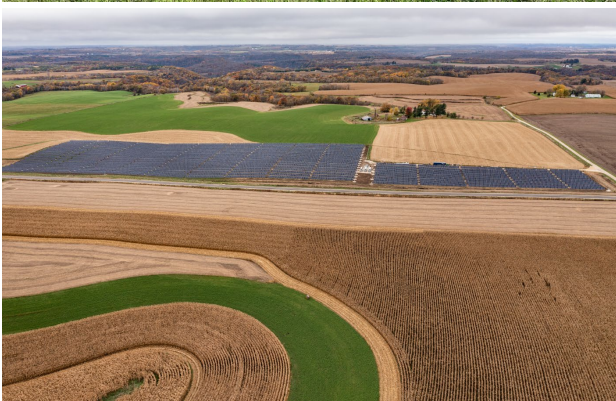
Eric Udelhofen
Director of Development
OneEnergy Renewables
608-514-5378, ERIC@ONEENERGYRENEWABLES.COM



**Endicott Solar
Project
near Cashton, WI**



**Blue Prairie Solar Project
near Black River Falls, WI**



**Hazel Solar Project
near Lanesboro, MN**



**Ore Dock Solar
near Ashland, WI**

**OneEnergy Renewables' Conditional Use Permit Application for proposed
Lake Hallie Solar Project as required by
Chippewa County Ordinance section 70-71(b)(6)**

Applicable items from county Ordinance section 70-108 addressed below:

- **General description and size of the existing and proposed structures**
 - *The Proposed Lake Hallie Solar Project is a 5 Megawatt solar electric project that would interconnect to the existing distribution lines along 40th Avenue. The project consists of the following major components:*
 - *Gravel access drive – 16' wide with turnaround*
 - *Pad-mounted transformer and electrical cabinet*
 - *Inverters mounted on steel I Beams (to convert the DC power from the panels to AC power that can be used by the grid)*
 - *Solar photovoltaic panels mounted to racking built on top of steel I-Beams driven into the ground. The I-Beams are anticipated to be approximately 5 feet tall, and the top edge of the panels is expected to be approximately 7.5-8 feet, the height of a mature corn plant.*

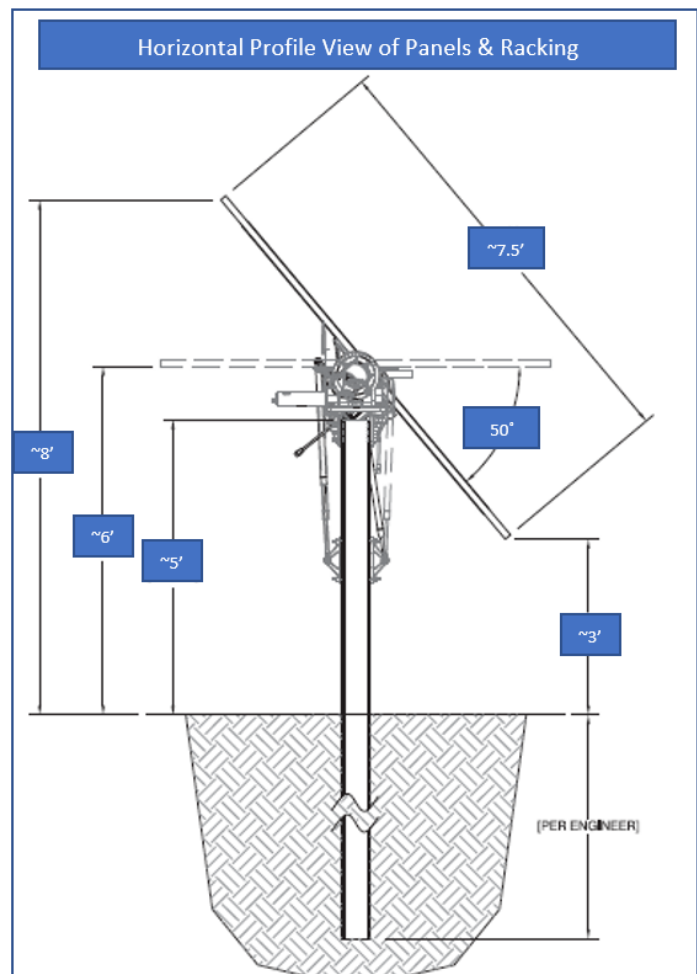




Figure 2 - Stockton Solar Project in Stockton, MN

The project area is approximately 26 acres and will be fenced within a deer-exclusion style fence. The area beneath and around the panels will be planted to a low-growing perennial pollinator mix, which will be mowed periodically throughout the growing season.

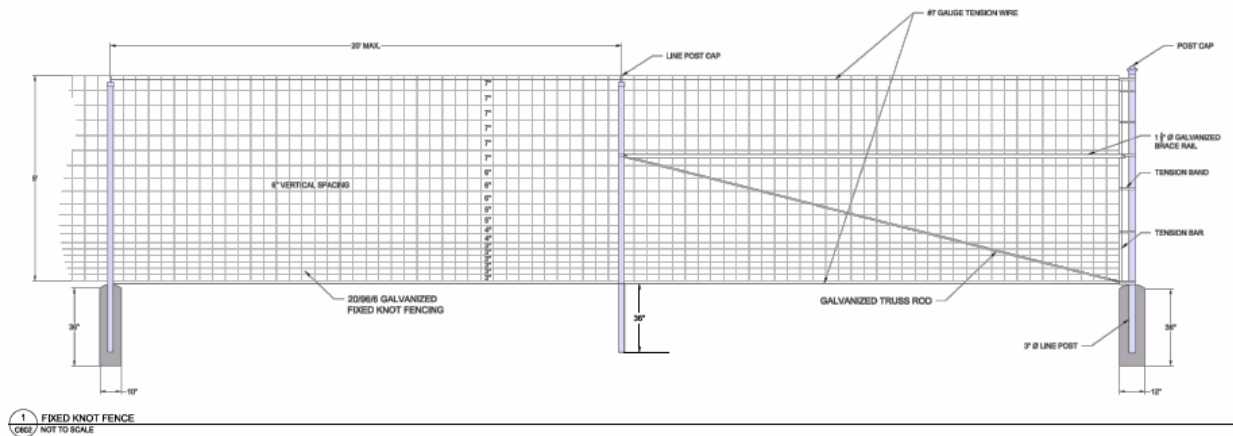




Figure 3 – Blue Prairie Solar Project in Black River Falls, WI

Please see site plan for additional information on the proposed project layout.

The project as proposed will produce enough electricity to power approximately 1,300 average Wisconsin homes, which is more than half of the households in the Town and Village of Hallie.

- **Desirability of specific proposed location**

- *Three main criteria dictate the feasibility of a solar project:*
 - 1) *Close to substation and adjacent to existing 3 phase distribution lines.*
 - 2) *Landowner interested in partnering to host the solar project.*
 - 3) *Site is suitable for the efficient construction of a solar project.*

Below is a table summarizing our due diligence findings that reflect the site suitability for the subject property in the Town of Hallie:

<i>National Flood Hazard Database Query</i>	<i>No flood plains on site</i>
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<i>Wetlands</i>	<i>No wetlands are present within the project area following on-site delineation.</i>
<i>Phase I Environmental Site Assessment</i>	<i>No recognized environmental conditions at the site.</i>
<i>Endangered Species Impacts</i>	<i>No impacts expected - Project is covered under the WI DNR Broad Incidental Take Permit/Authorization for No/Low Impact Activities</i>
<i>Title Report and ALTA Survey</i>	<i>Proposed site layout avoids existing easements & rights of way</i>
<i>Glare</i>	<i>Glare study finds no glare expected to adjacent residences and roadways.</i>
<i>Soils</i>	<i>Well reports: sandy gravel to 77' No impervious surfaces expected within the expected minimum embedment depth (~10')</i>

- **Setback requirements**
 - *The current design adheres to the Chippewa County zoning ordinance setbacks for adjacent roadways:*
 - *30 feet from ROW of Class C HWY (40th AVE North of Project)*
 - *50 feet from ROW of Class A HWY (HWY 29 South of Project)*
- **Road access**
 - *As noted on the site layout, the access drive will enter from 40th Avenue. If a conditional use permit is granted through the County, a driveway permit and fire number application will be filed before construction.*
- **Vegetative screening**
 - *Our proposed screening will be along the length of the project on 40th Avenue and will consist of a row of evergreen trees and a second row of shrubs. Trees and shrubs will be spaced 10 ft apart in two rows that are staggered resulting in spacing between vegetation of 5ft. At the time of installation, the trees will be approximately 5 feet high and shrubs will be approximately 3 feet high. The growth rate of the evergreens is between 1-2 feet/year and the growth rate of the shrubs is between 1-3 feet/year. OneEnergy will plant over 150 trees and 150 shrubs for the screening.*

- **Parking considerations**

- *All vehicles associated with the project and its construction will be parked off-road within the boundaries of the job site. Adequate provision for this parking is factored into the site plan. Once the project is operational, the site is expected to be visited an average of once monthly. These minimal access and parking needs will be met by the access road.*

- **Drainage and sanitary disposal standards.**

- *The project will not have any on-site disposal or wastewater system.*
- *This project is designed with tracking technology which tracks the sun from east to west throughout the day. The drip edge of the panels moves as the trackers move. This spreads the panel runoff over a wider area than would be the case if the panels were fixed and drained to a single point, more analogous to a roof. As part of our stormwater permits which are submitted and obtained through the Wisconsin DNR, we have to conduct a hydrology study showing how the water flows before the project is installed, as well as how it will be expected to flow after the project is installed. Since the field will be planted to deep-rooted perennial vegetation after construction, numerous studies throughout the Midwest (including the US Department of Energy-funded PV-Smart study on multiple solar projects in Minnesota) have shown that water infiltration actually increases after the installation of solar projects planted to perennial pollinator plantings relative to a pre-condition of conventional row-crop farming, since there is no tillage or soil disturbance associated with seeding or harvest. The water that flows off of solar panels is safe for people and wildlife.*
- *For a solar project of this scale, the Wisconsin DNR requires a Construction Site Storm Water Runoff General Permit to be obtained prior to construction. This permit cannot be released until the permanent vegetation OneEnergy plants has established adequate growth (~70% coverage).*

- **Controls to eliminate noise, dust, odor, smoke, noxious or toxic gases, operation of heavy machinery, heavy vehicles, increased traffic on public streets and other potentially objectionable operating conditions.**

- *Solar projects operate without odor, fumes, dust or vibration. Inverters that convert DC power to AC power are located near the middle of the project and produce sound equivalent to a dishwasher. This noise is not audible at the perimeter of the project.*

- *The project would be constructed in approximately 4-6 months. During this time, road bans will be observed at all times by construction-related vehicles and trucks. OneEnergy will also ensure that no roads are blocked by its contractors during construction and no interference to emergency vehicle travel will occur. After construction is complete, the project will require a visit from maintenance personnel an average of once monthly.*
- *The solar project does not have lighted signs or any other lights.*
- **Days and hours of operation.**
 - *The solar project is operational during daylight hours but will not have days and hours of operation when it is open to the public. Construction activities will be limited to normal daylight working hours.*
- **Binding effect.**
 - *OneEnergy acknowledges the conditional use permit use is conditional and binding upon the applicant, successors, assigns and personal representatives and is a restriction that runs with the land.*

LAKE HALLIE SOLAR

CHIPPEWA COUNTY, WI 54729

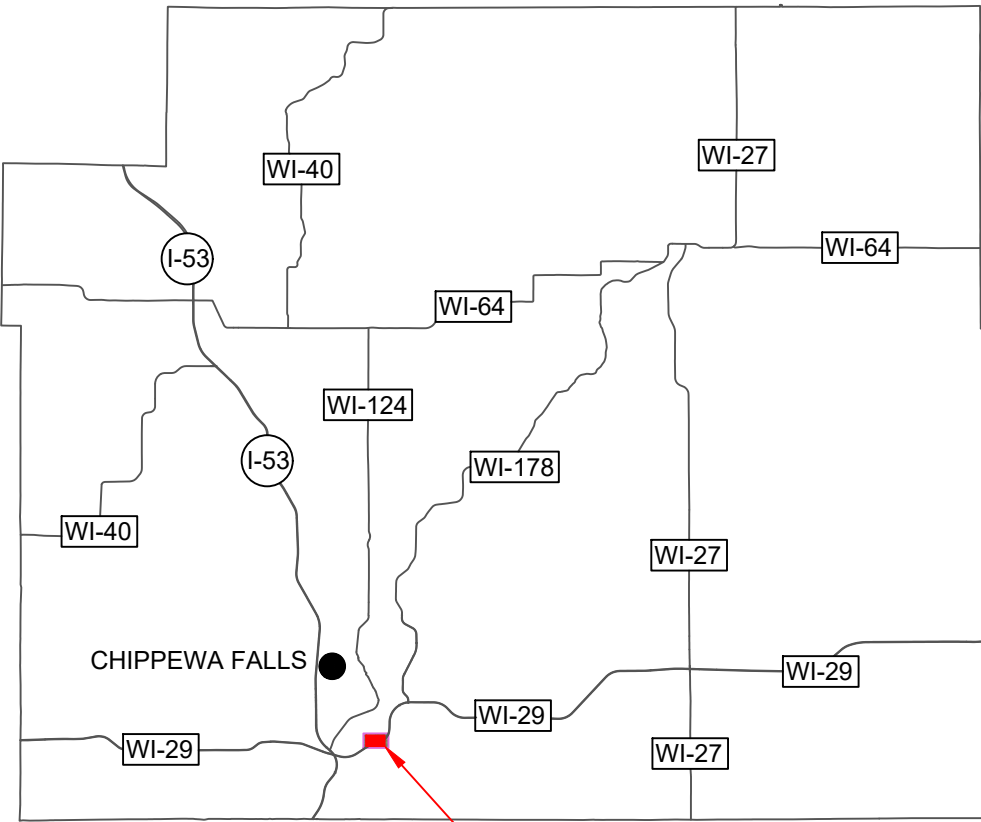
SOLAR PV PROJECT

6.542 MWDC / 5.000 MWAC

LEGEND

- PROPOSED GRAVEL ACCESS ROAD
- NW WETLAND
- DNR WETLAND
- INVERTER / XFMR PAD
- INTERCONNECTION EQUIPMENT
- STAGING AREA
- PARCEL BOUNDARY
- PROJECT ZONING OFFSET
- PROJECT SECURITY FENCE
- NEIGHBOR PARCEL BOUNDARY
- EXISTING FENCE
- EXISTING RAILROAD
- EXISTING UTILITY LINE
- UNDERGROUND GENERATION TIE
- OVERHEAD GENERATION TIE
- EXISTING UTILITY POLE
- NEW UTILITY POLE

CHIPPEWA COUNTY MAP



PROJECT DETAILS

THIS PROJECT CONSISTS OF THE DESIGN AND INSTALLATION OF 5.000 MWAC SOLAR PHOTOVOLTAIC SYSTEM. MODULES ARE TO BE MOUNTED IN A SINGLE AXIS TRACKERS, WHICH FOLLOW THE SUN FROM EAST TO WEST THROUGHOUT THE DAY OR MOUNTED AT A FIXED TILT FACING SOUTH.

SITE DETAILS:

PARCEL ID	22808-2022-00020000 22808-2021-00020000
OWNER:	LARRY C & DIANNE M MARQUARDT TRUST
ACREAGE:	53.30
EXISTING ZONE:	AGRICULTURAL
TOTAL PARCEL AREA (ACRES):	53.30
TOTAL FENCED AREA (ACRES):	26.30
GRAVEL ACCESS ROAD (ACRES):	0.20
STAGING AREA (ACRES):	0.34

DESIGN SUMMARY:

MODULE POWER:	540 W
MODULE COUNT:	12116
ARRAY DC VOLTAGE:	1500 V
INVERTER SIZE:	250 kW
INVERTER COUNT:	20
DC SIZE:	6.542 MWdc
AC SIZE:	5.000 MWac
DC/AC RATIO:	1.309
GROUND COVERAGE RATIO:	35.0
ASCE 7-10 GSL:	30 PSF
ASCE 7-10 WIND SPEED:	100 MPH

ADDITIONAL NOTES:

- BASEMAP DEVELOPED FROM GIS DATA
- PARCEL DATA TAKEN FROM GIS DATA

OneEnergy
RENEWABLES
2003 Western Ave, Suite 225
Seattle, WA 98121
oneenergyrenewables.com
206 922 7072

WRITTEN DIMENSIONS ON THIS PLAN SHALL SUPERCEDE SCALED DIMENSIONS. CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS. THIS DRAWING, DESIGN, CONCEPT AND ARRANGEMENT REMAIN THE PROPERTY OF ONEENERGY RENEWABLES AND SHALL NOT BE COPIED, DISCLOSED OR REPRODUCED WITHOUT CONSENT.

REVISION LOG					
REV	DESCRIPTION	DATE	BY	CK'D	PM
A1	5% CONCEPTUAL LAYOUT	05.10.2021	LB	AB	FH
A2	5% CONCEPTUAL LAYOUT	05.16.2022	AK	IR	FH
A3	5% CONCEPTUAL LAYOUT	06.06.2022	IR	IR	FH
A4	5% CONCEPTUAL LAYOUT	07.15.2022	AK	IR	FH
A5	5% CONCEPTUAL LAYOUT	07.19.2022	AK	IR	FH

PRELIMINARY

NOT FOR CONSTRUCTION

LAKE HALLIE SOLAR

CHIPPEWA, WI 54729
44.899592, -91.383754

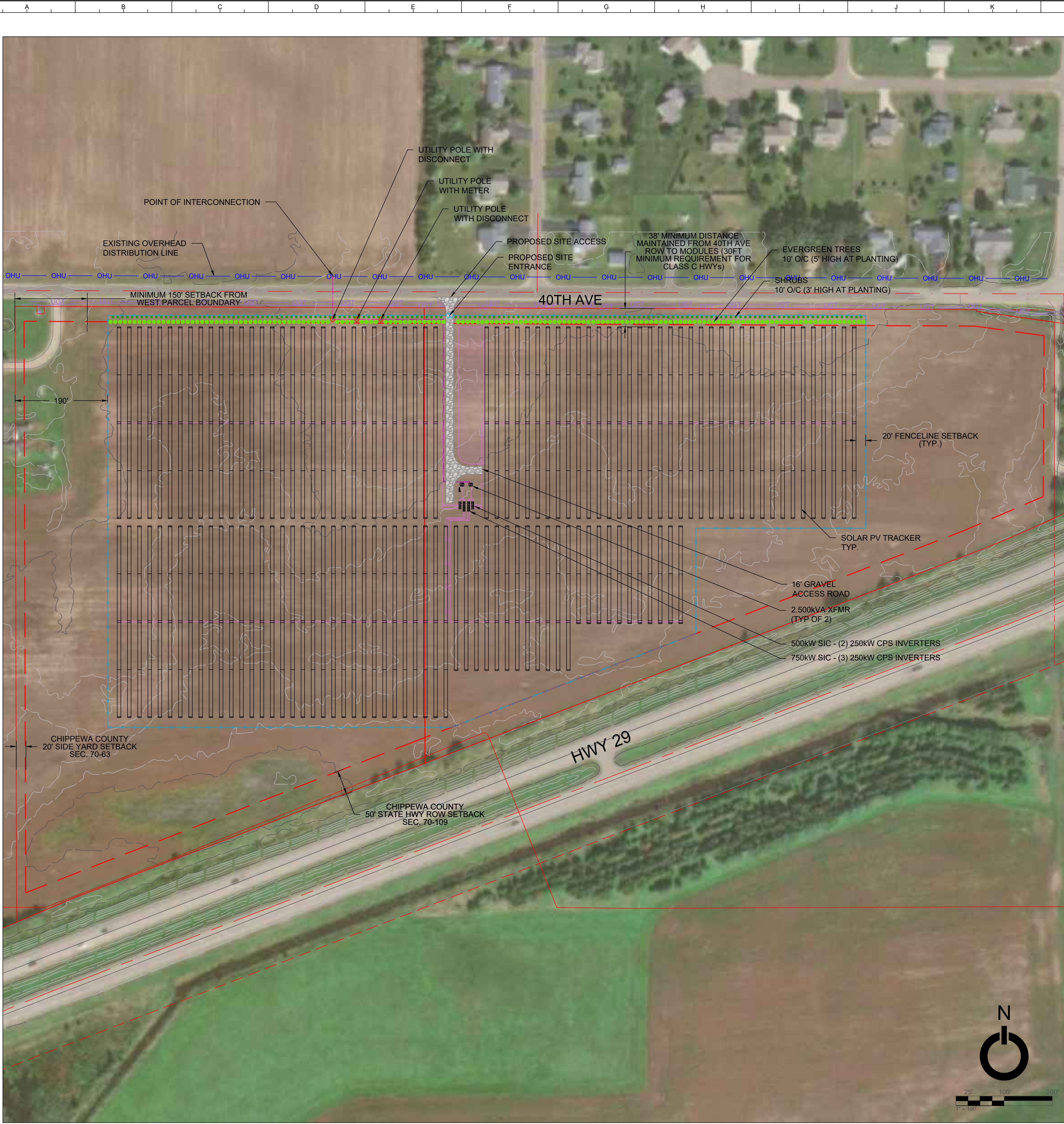
SHEET TITLE:

DEV LAYOUT

DATE: 07/19/2022
PM: FH ENG: IR

SHEET NO:

D-100



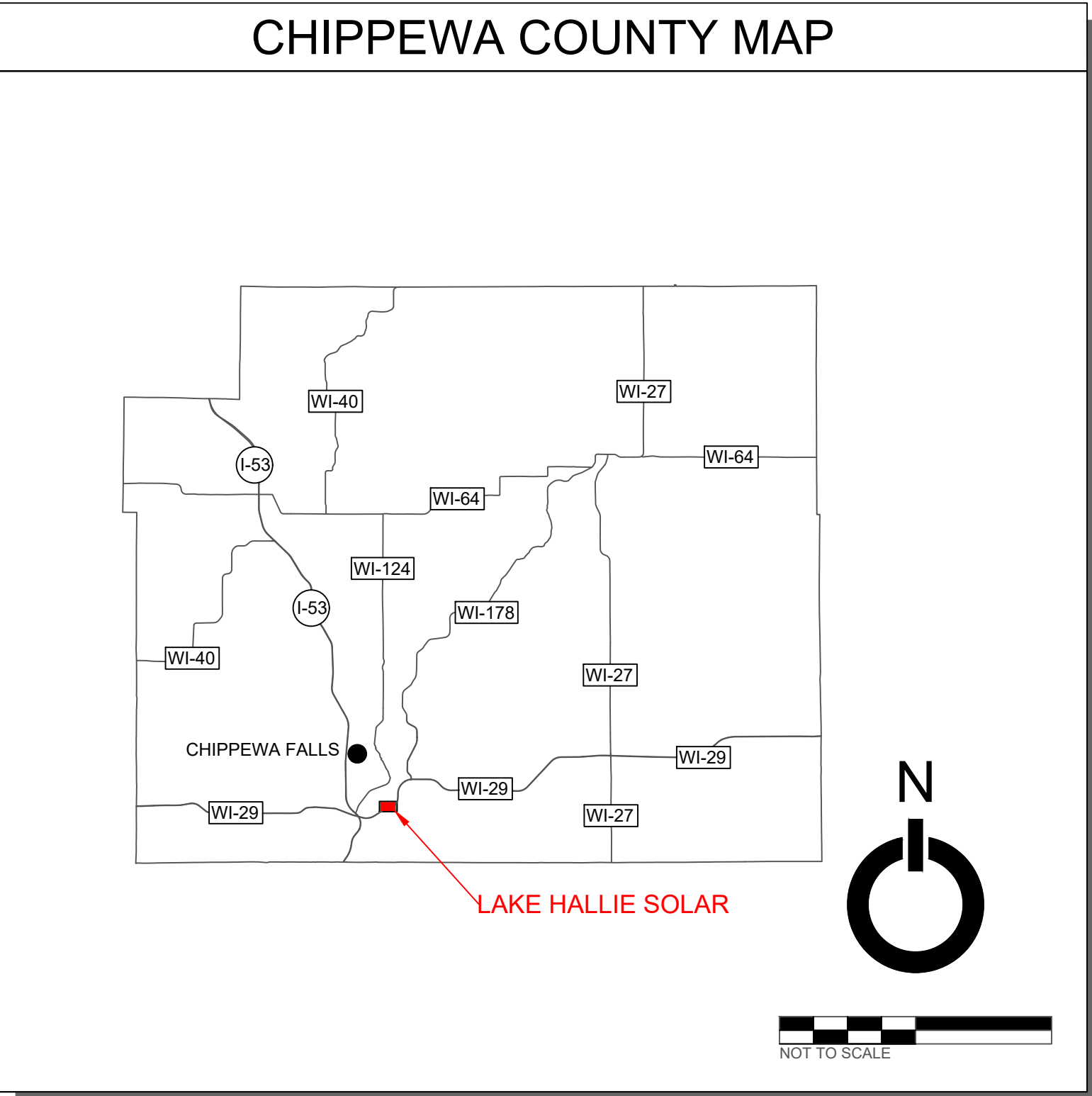
LAKE HALLIE SOLAR

CHIPPEWA COUNTY, WI 54729

SOLAR PV PROJECT
6.542 MWDC / 5.000 MWAC

LEGEND

- PROPOSED GRAVEL ACCESS ROAD
- NW WETLAND
- DNR WETLAND
- INVERTER / XFMR PAD
- INTERCONNECTION EQUIPMENT
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- PROJECT ZONING OFFSET
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- UNDERGROUND GENERATION TIE
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- EXISTING UTILITY POLE
- NEW UTILITY POLE



PROJECT DETAILS

THIS PROJECT CONSISTS OF THE DESIGN AND INSTALLATION OF 5,000 MWAC SOLAR PHOTOVOLTAIC SYSTEM. MODULES ARE TO BE MOUNTED IN A SINGLE AXIS TRACKERS, WHICH FOLLOW THE SUN FROM EAST TO WEST THROUGHOUT THE DAY OR MOUNTED AT A FIXED TILT FACING SOUTH.

SITE DETAILS:		DESIGN SUMMARY:	
PARCEL ID	22808-2022-00020000 22808-2021-00020000	MODULE POWER:	540 W
OWNER:	LARRY C & DIANNE M MARQUARDT TRUST	MODULE COUNT:	12116
ACREAGE:	53.30	ARRAY DC VOLTAGE:	1500 V
EXISTING ZONE:	AGRICULTURAL	INVERTER SIZE:	250 kW
LAND USE SUMMARY:		INVERTER COUNT:	20
TOTAL PARCEL AREA (ACRES):	53.30	DC SIZE:	6.542 MWdc
TOTAL FENCED AREA (ACRES):	26.30	AC SIZE:	5,000 MWac
GRAVEL ACCESS ROAD (ACRES):	0.20	DC/AC RATIO:	1.309
STAGING AREA (ACRES):	0.34	GROUND COVERAGE RATIO:	35.0
		ASCE 7-10 GSL:	30 PSF
		ASCE 7-10 WIND SPEED:	100 MPH

ADDITIONAL NOTES:

- BASEMAP DEVELOPED FROM GIS DATA
- PARCEL DATA TAKEN FROM GIS DATA

2003 Western Ave, Suite 225
Seattle, WA 98121
oneenergyrenewables.com
206 922 7072

WRITTEN DIMENSIONS ON THIS PLAN SHALL SUPERCEDE SCALED DIMENSIONS. CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS. THIS DRAWING, DESIGN, CONCEPT AND ARRANGEMENT REMAIN THE PROPERTY OF ONEENERGY RENEWABLES AND SHALL NOT BE COPIED, DISCLOSED OR REPRODUCED WITHOUT CONSENT.

REV	DESCRIPTION	DATE	BY	CK'D	PM
A1	5% CONCEPTUAL LAYOUT	05.10.2021	LB	AB	FH
A2	5% CONCEPTUAL LAYOUT	05.16.2022	AK	IR	FH
A3	5% CONCEPTUAL LAYOUT	06.06.2022	IR		FH
A4	5% CONCEPTUAL LAYOUT	07.15.2022	AK	IR	FH
A5	5% CONCEPTUAL LAYOUT	07.19.2022	AK	IR	FH

PRELIMINARY

NOT FOR CONSTRUCTION

LAKE HALLIE SOLAR

CHIPPEWA, WI 54729
44.899592, -91.383754

SHEET TITLE: **DEV LAYOUT**

DATE: 07/19/2022
PM: FH ENG: IR

SHEET NO: **D-100**

Packet Pg. 21



Lake Hallie Solar Project

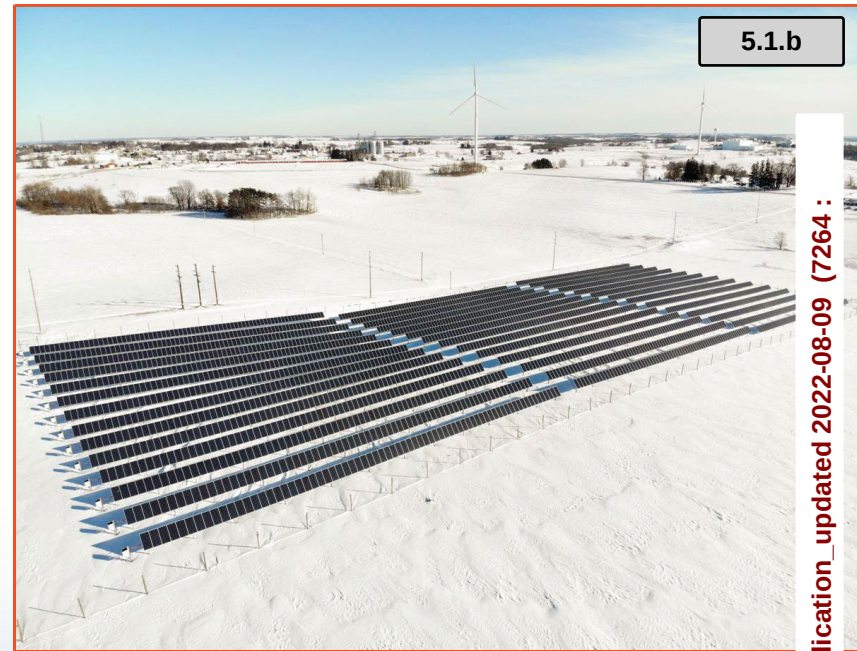


3MW Stromland Solar Project, Cochrane, WI

Attachment: 2022.07.21_Lake Hallie CUP Application updated 2022-08-09 (7264 :

About Us

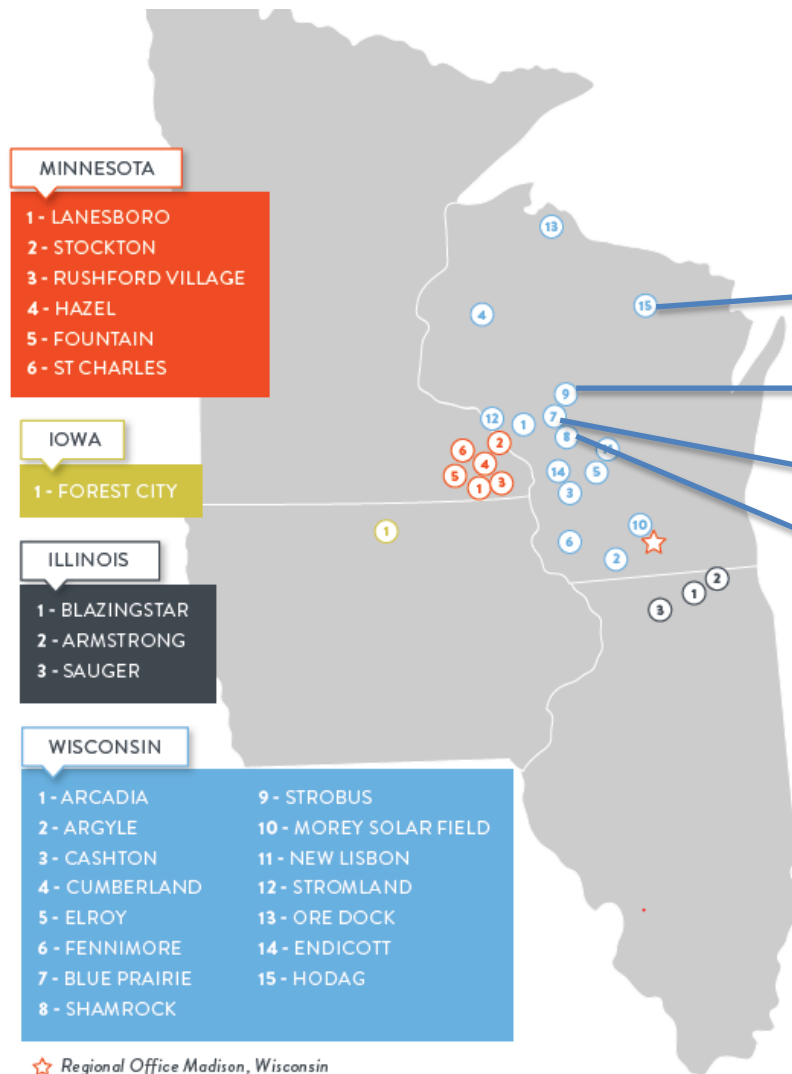
- OneEnergy Renewables is an independent developer of community-scale energy projects
- Our Madison office develops and operates projects throughout the Midwest
- In 2021, OneEnergy projects represented over \$25 Million worth of investment in rural portions of Jackson, Buffalo and Oneida counties and employed over 50 people at the height of construction season



Endicott Community Solar Project, Cashton, WI



Midwest Experience



- 25 Projects
- 75MW total
- Average size 3.4MW
- Nearest Projects (all built in '21):
 - Hodag Solar south of Rhinelander on (7.5MW)
 - Strobus Solar on 12 between Merrilla and Black River Falls (1.5MW)
 - Blue Prairie Solar SE of Black River Falls on C (2.5MW)
 - Shamrock Solar Near Shamrock on E Pine Hill Road (3MW)

Wisconsin Farmers & Solar

- Energy Independence
- Reliable Income

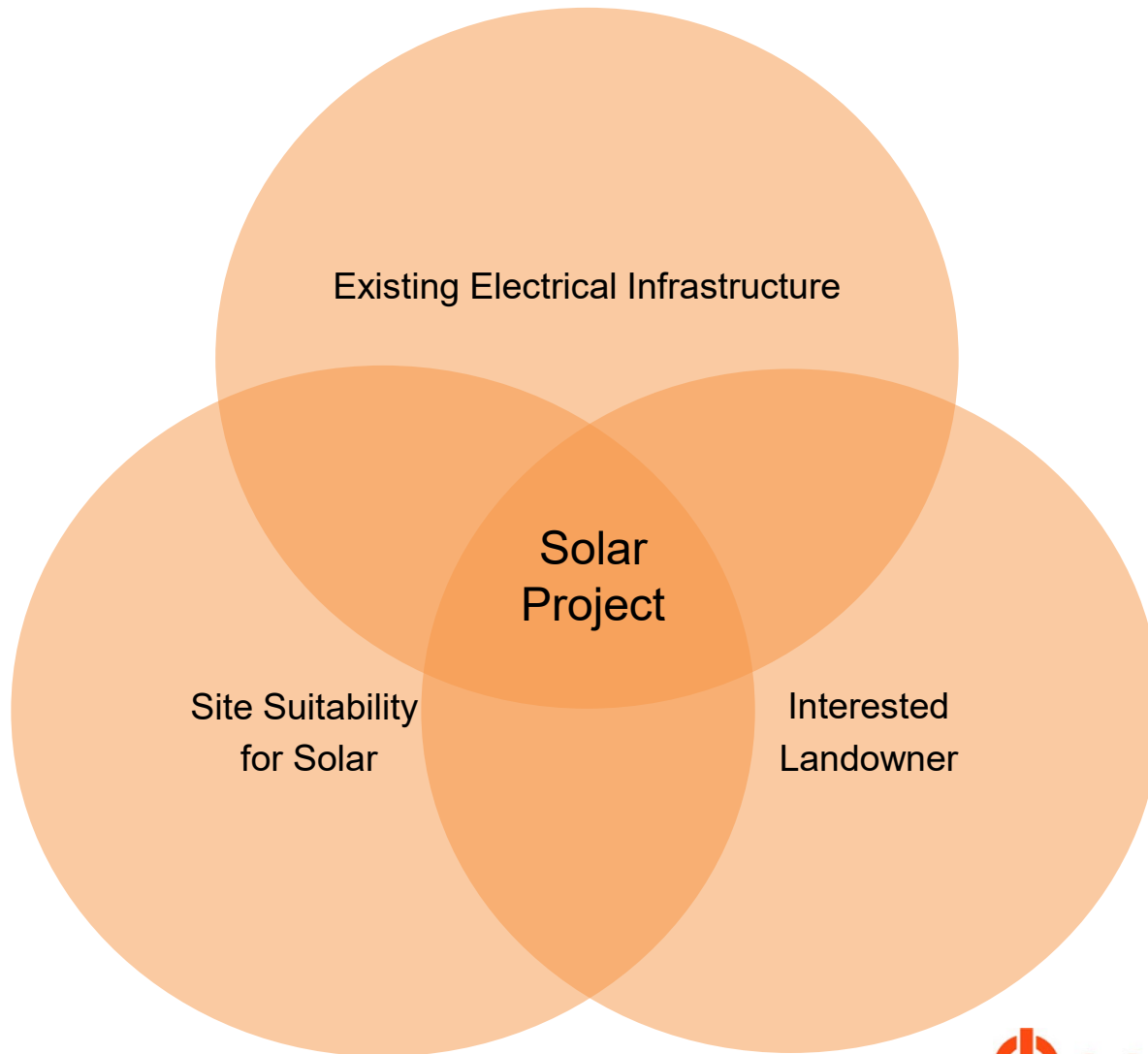
LESS THAN HALF A PERCENT OF WISCONSIN'S TOTAL LAND WOULD BE REQUIRED TO GENERATE HALF OF OUR STATE'S ELECTRICITY WITH SOLAR.

THE LAND REQUIRED TO SUPPLY HALF OF OUR STATE'S ELECTRICITY FROM SOLAR PV IS APPROXIMATELY THE SAME AMOUNT CURRENTLY ENROLLED IN THE CONSERVATION RESERVE PROGRAM.



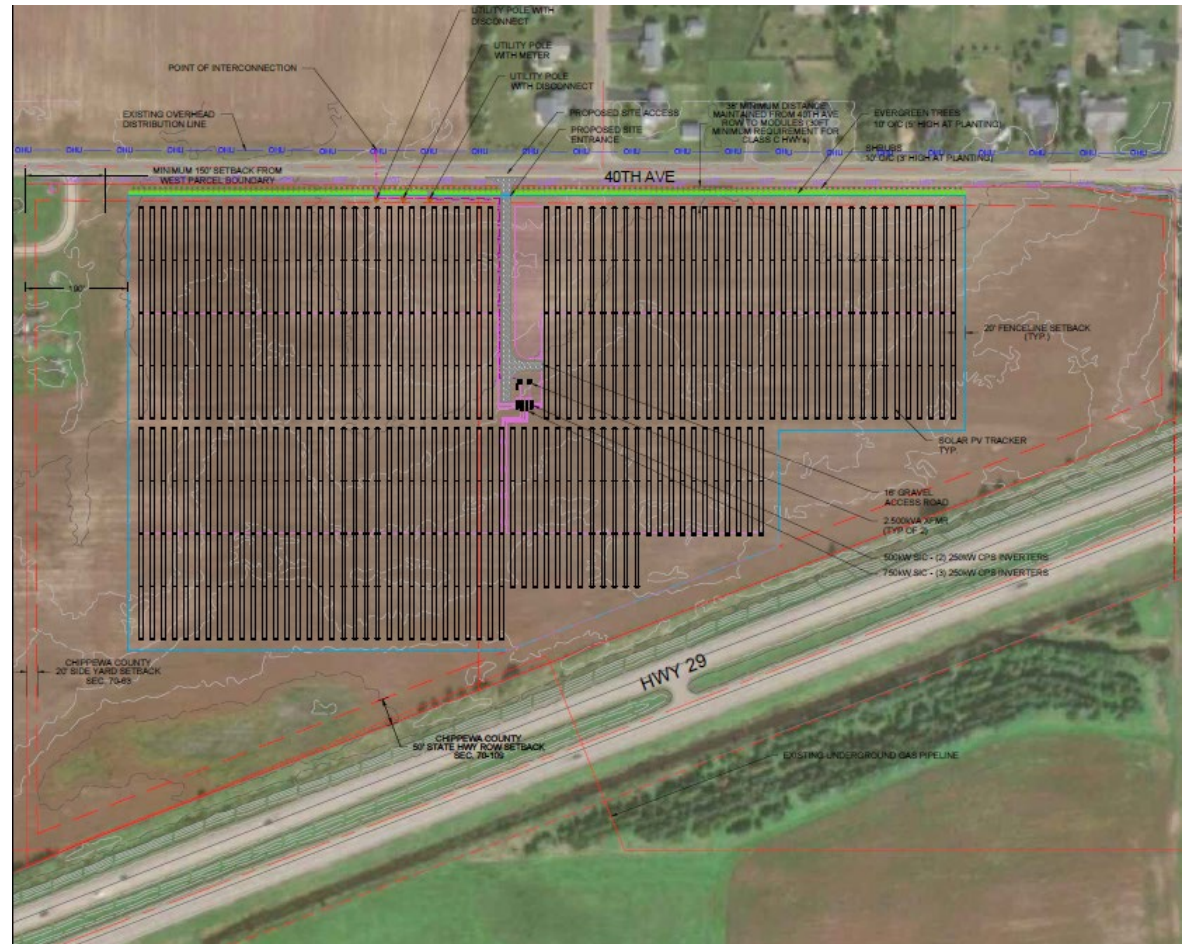
<https://www.renewwisconsin.org/project/solar-and-agricultural-land-use/>

Site Selection Criteria



Lake Hallie Solar Project

- Town of Hallie
- 5 MW
- ~26 acres
- Project would connect to existing 3-phase lines along 40th Ave and meet the load needs on Gravel Island substation



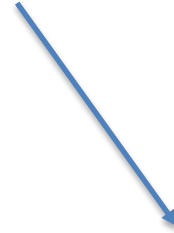
Components of Lake Hallie Solar Project

Bifacial Panels & Steel Racking



Components of Lake Hallie Solar Project

Inverters and transformer



Components of Lake Hallie Solar Project

Point of Interconnection



Components of Lake Hallie Solar Project

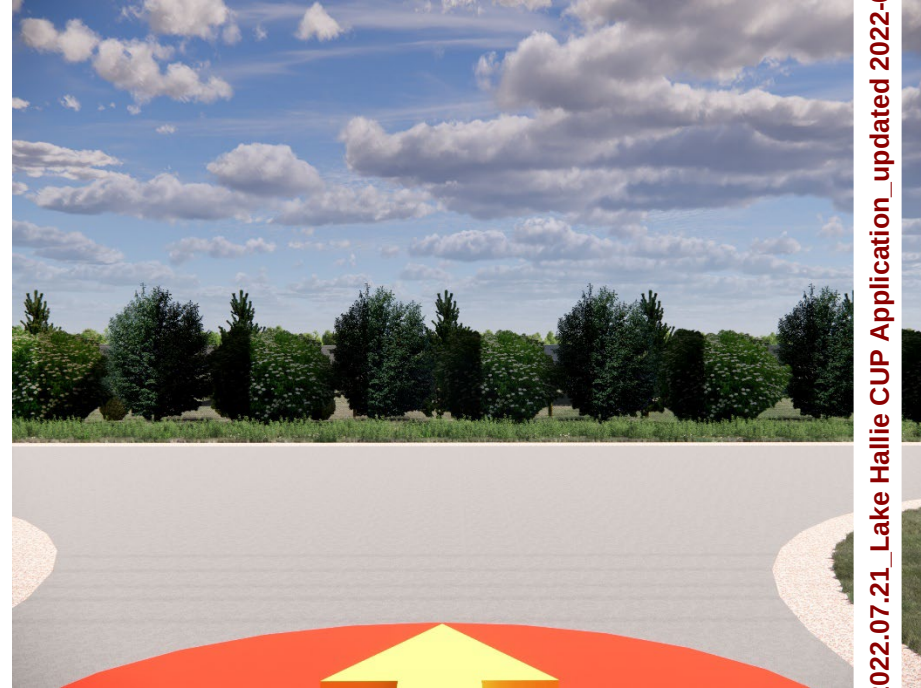
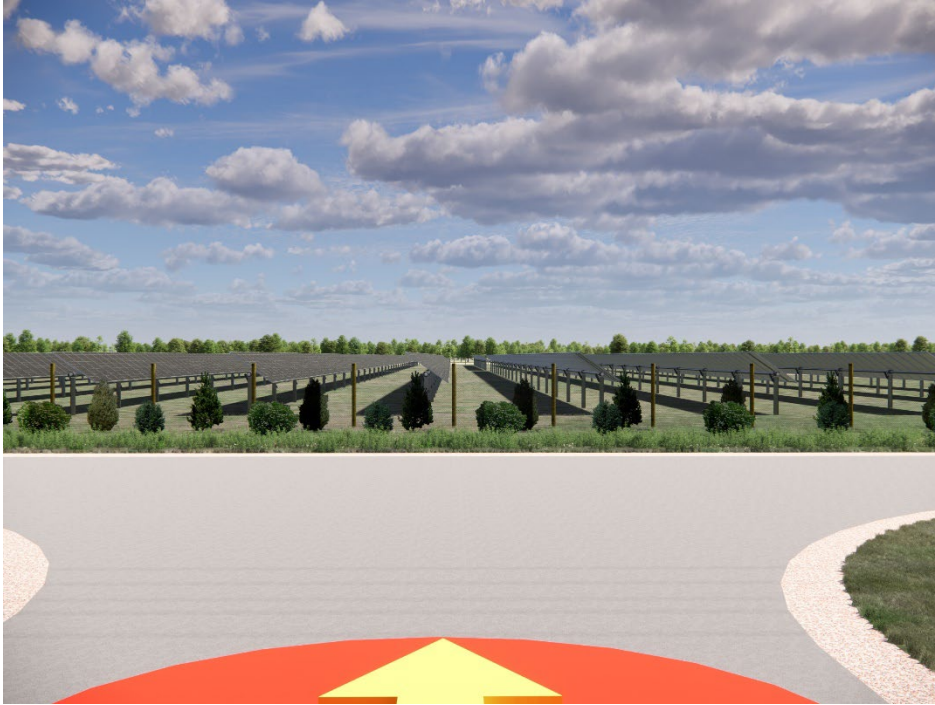
Permanent Vegetation

Pollinator Friendly Meadow



Components of Lake Hallie Solar Project

Vegetative Screening



Components of Lake Hallie Solar Project

Vegetative Screening



Components of Lake Hallie Solar Project

Vegetative Screening



Serving local population



- Connected to local electrical distribution system
- Project powers ~1,308 average Wisconsin homes
- Contributes to grid resilience and reliability
- Educational opportunities for students



Panel Donation Program

OneEnergy partners with utilities and others in the communities we work to identify non-profits and schools to host panels left over at the end of construction



5.5 kW installation at New Day Shelter in Ashland, Wisconsin.



4 kW installation at Melrose Mindoro High School in Jackson County, WI

Q&A

Eric Udelhofen

Director, Project Development

M: 608-514-5378

E: eric@oneenergyrenewables.com

Beth Esser

Manager, Project Development

M: 608-239-1353

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Lake Hallie Solar Project Frequently Asked Questions

Project Details

How large is the project and who will it serve?

The project will tie into the existing distribution system along 40th Ave and provide electricity to local Xcel customers. The rated capacity of the system is 5 Megawatts; it is expected to produce over 10million kilowatt hours per year, enough for over 1,300 average Wisconsin households, a little more than half the number of households in the Town of Hallie (61) and Village of Hallie (2,447) according to 2010 U.S. Census Data.

When is the planned or anticipated start date?

Pending availability of key equipment and lead times, the project is expected to be constructed in the summer of 2023. The project is expected to take about 3-4 months to construct.

What is the life expectancy of the project?

The solar panels planned for installation at the project have 30 year warranties. OneEnergy expects the panels to continue working beyond the warranty period and designs the remainder of the site equipment to a 40 year design life. The agreement with the landowner obligates OneEnergy to remove all facilities at the end of the project life and return the land to farmable condition. During the operation of a project, the land surrounding the panels will be planted with a deep-rooted perennial pollinator mixture. Once the project is no longer producing power, the rested land can return to its original agricultural use.

Please explain why a property is proposed for installation.

OneEnergy sought out a property owner in the area who had a 25-30 acre field within 2 miles of a substation of adequate size along an existing 3-phase distribution line who was interested in hosting a solar project. This site has electrical infrastructure adjacent to the property with adequately sized lines and favorable electrical characteristics to interconnect the solar facility. In addition, the land is relatively flat and suitable for the efficient construction of a cost-effective solar project, with favorable site characteristics (outside of wetlands, floodplains, contains appropriate soil type and subsurface conditions, etc.).

Solar Panels

What are the components of the solar panels? What are they made of?

The solar panels proposed for this project are comprised of non-toxic materials. The solar cells, made from silica, comes from sand, which is formed into ingots and then sliced into thin wafers. These solar cells convert sunlight into electricity and are wired together with copper. The solar cells are sandwiched between two layers of tempered glass and enclosed in an anodized aluminum frame. The glass, aluminum, solar cells, and copper wiring, which comprise about 99% of a solar panel by volume, are all recyclable.

What is the procedure if a panel breaks?

The solar panels proposed for use at this project are made of non-toxic materials (aluminum frame, tempered glass, copper wiring and silica sand). If a panel were to break, since they are made with tempered glass, they fracture but remain enclosed within the frame. Our remote monitoring system detects faults such as these, and we are notified as soon as one panel is not functioning as designed so we can promptly remove and recycle the damaged panel and replace it with a new panel.

Are these panels subject to storm damage and what is the risk of damage to other properties?

OneEnergy reviews historical weather conditions for each project location and ensures all project materials are rated to withstand maximum wind speeds and snow loads for the area. All solar panels are designed and tested to withstand extreme weather. For example, during Hurricane Sandy, a large solar installer in New Jersey saw just two loosened panels in a large installation out of the tens of thousands they had installed throughout the region. Our projects throughout the Midwest have withstood Derechos and tornados, and never had panels or other equipment displaced from its racking. That said, OneEnergy carries commercial insurance that would cover any damage to other properties that may occur in a worst-case scenario.

How and with what are panels cleaned if needed?

OneEnergy does not anticipate cleaning panels during operations. Cleaning is sometimes required in desert environments that are very dusty and experience very little rain. It rains frequently enough in Wisconsin that we have never had to, nor do we expect to have to clean our panels.

Who is responsible for removal and disposal of solar panels?

Our agreement with the landowner obligates the company to remove all of the solar facilities within one year from when the project is no longer producing power.

How are solar panels disposed of and where?

Given the lifespan of solar panels, our projects are all still currently operating. However, OneEnergy works with The Retrofit Companies, Inc. in Minnesota to recycle panels that are damaged during shipping or installation, and intends to partner with TRC or another similar panel recycler to recycle any panels that may need to be disposed of in the future.

Safety of Solar Projects***Will there be glare?***

Modern solar panels are designed to absorb rather than reflect sunlight and are not considered to produce glare. Further, the panels we use are treated with an anti-reflective coating. The Federal Aviation Administration, when reviewing proposed solar projects on airports, concluded that solar panels are much less reflective than a lake or snow-covered ground. OneEnergy has successfully permitted and constructed a solar project on airport property immediately adjacent to the runways of the Middleton Municipal Airport in Wisconsin, and there are numerous other large-scale solar projects adjacent to airports in Madison, Indianapolis, Denver and elsewhere.

What impacts will the project have to stormwater and runoff?

This project is designed with tracking technology which tracks the sun from east to west throughout the day. The drip edge of the panels moves as the trackers move. This spreads the panel runoff over a wider area than would be the case if the panels were fixed and drained to a single point, more analogous to a roof. As part of our stormwater permits which are submitted and obtained through the Wisconsin DNR, we have to conduct a hydrology study showing how the water flows before the project is installed, and after the project is installed. Since the field will be planted to deep-rooted perennial vegetation after construction, these studies show that water infiltration actually increases after the installation of the project relative to a pre-condition of conventional row-crop farming, since there is no tillage or soil disturbance associated with seeding or harvest. The water that flows off of solar panels is safe for people and wildlife.

Do solar projects cause stray voltage?

OneEnergy is not aware of any credible reports of solar projects in Wisconsin experiencing issues relating to stray voltage. Solar projects of the scale OneEnergy is proposing in Town of Hallie are considered electrical facilities subject to state electrical licensing and inspection in Wisconsin. Our electrical engineering designs must be approved by the Wisconsin Department of Safety and Professional Services. The state sends an electrical inspector to verify the system is being installed per the approved plans during construction, and also at the end of construction. The facility cannot be energized until this inspection is completed. This inspection ensures that the system is installed and

grounded correctly per National Electrical Code, and that the utility interconnection is designed with the appropriate fault detection such that the system de-energizes within 2 seconds if a grid fault is detected.

Please see the letter linked below for a letter written by Douglas A Mutcher, a Professional Electrical Engineer from Westwood Professional Services familiar with solar project design and operation, regarding stray voltage and solar projects, written in support of an application to the Public Service Commission in support of a 100+MW solar project permit application:

<https://apps.psc.wi.gov/ERF/ERFview/viewdoc.aspx?docid=390344>

Stray voltage is much more likely to occur from many other buildings installed in rural areas such as pole barns, storage warehouses, etc. which have unbalanced single phase loads and are not subject to rigorous design or inspection criteria.

What are other potential problems, issues and/or negative impacts that could occur with the installation of solar panels?

OneEnergy Renewables hires reputable and experienced contractors to install solar panels who adhere to OSHA regulations. Once installed, solar panels operate quietly and do not present harm to people, animals, the environment, or property values.

Neighboring Properties

Have the adjacent property owners been notified if there any potential nuisance to them?

OneEnergy and the County will notify property owners within 400 ft of the proposed solar project. OneEnergy Solar projects do not produce sound that is audible at the perimeter of the project. OneEnergy designs its fencing, vegetation, and other elements of the project to integrate into the agricultural landscapes in which they are located. After construction is complete, the project would only require a visit once or twice a month for vegetation maintenance and other incidental maintenance.

What effect does a solar project have on the valuation of property and surrounding properties?

Studies that have reviewed solar projects' impact on neighboring properties have shown there is no measurable impact (increase or decrease) on home values or agricultural land around solar projects.

Chisago County, MN, is less than a 2-hour drive from Town of Hallie and is host to over a dozen large-scale solar projects. Chisago County has a similar amount of rural population, and a similar overall population (55,000 people compared with Chippewa at ~64,000). The County Assessor's office has reviewed the effect these solar projects have had on property values. Daryl Moeller, the County Assessor stated, "The results again indicate, for Chisago County, that sales near a solar project are similar to sales outside the solar area."

Land Use

Why are these solar panels not put on existing structures (i.e. roofs) in cities and closer to the electric power plant?

Roof-mounted projects produce approximately 40% less energy per panel than ground-mounted facilities using single-axis tracking and bifacial panels.

The cost of installing roof-mounted systems is generally about 55% more expensive per panel.

These two elements combined generally make roof-mounted systems difficult to make a cost-effective option for larger projects like what we're proposing. Ground-mounted single-axis tracking systems are able to produce electricity at cost-effective rates that benefit utility customers and their members.

How much land is needed for solar projects?

~5 acres of land are typically required per 1MW of solar power. Farmers and landowners in Wisconsin are already major energy producers:

- 37% of the state's corn crop goes to ethanol production according to Wisconsin Corn. <https://wicorn.org/ethanol/#:~:text=Wisconsin's%20nine%20ethanol%20plants%20produce,of%20the%20state's%20corn%20crop>.
- An acre planted to corn in Wisconsin yields an average of 172 bushels of corn. <https://www.wpr.org/wisconsin-crop-specialists-say-farmers-seeing-mixed-corn-soybean-yields-thanks-inconsistent-rain#:~:text=The%20latest%20crop%20production%20estimate,bushels%20of%20corn%20per%20acre>.
- Each bushel of corn produces 2.8 gallons of ethanol, meaning each acre produces 481.6 gallons of ethanol per year. Assuming 25 miles per gallon, that's enough to drive a single car about 12,000 miles per year.
- The project OneEnergy is proposing will take about 25 acres out of crop production, which we will plant to a pollinator mix that will rest the soil and build organic matter to enhance its fertility in the future when the project is removed.
- That 25 acres is expected to produce 10,725,000 kilowatt hours of electricity per year, or 429,000 kWh per acre.
- The new electric F150 is expected to get 2.3 miles per kWh. Meaning each acre will produce enough electricity to drive an F150 186,521 miles each year. <https://www.caranddriver.com/ford/f-150-lightning>
- Put another way, one acre farmed with corn would produce enough energy to run a single truck for a year. One acre of solar will produce enough energy to run over 15 F150's for a year.

Permits

How will this project be permitted?

OneEnergy is seeking to permit this project locally through Chippewa County. A conditional use permit in agriculture zoning has been applied for. As part of that process, OneEnergy will also work with the Town of Hallie and the Township's recommendations will be taken into consideration by the County.

Has the State of Wisconsin been contacted and permits obtained if needed?

In the State of Wisconsin, for a solar project of this scale, a permit through the DNR is required prior to construction, similar to any construction project over one acre in size. We apply for coverage under the "Construction Site Storm Water Runoff General Permit" (Permit Number WI-S067831-6). OneEnergy typically applies for this permit once all engineering is complete shortly before commencing construction.

Does the project need to be approved by the Public Service Commission?

This project does not require a permit from the PSC (Public Service Commission). The PSC is involved when projects are over 100MW.

Property Taxes

Does a parcel where a solar field is installed become exempt from property taxes?

No. Like all electrical generators in Wisconsin, the equipment is exempt from personal property taxes since the project is under 50 Megawatts. The property remains taxable for real property taxes. Since the parcel is changing use from agriculture to energy production, the tax assessment typically changes to commercial, increasing the assessed value and taxes owed by 300-500 percent.

Zoning

When solar projects are located in agriculture areas, is the land required to be re-zoned to commercial?

OneEnergy's projects in Wisconsin can remain in Agricultural Zoning, and if solar arrays are not permitted by right, a temporary conditional use permit can be issued. Solar projects are a temporary use of the land, and our agreements obligates us to remove all equipment at the end of the project life and return the land to a farmable state. In addition, our projects are designed to combine solar electric generation with a vegetative maintenance plan of a deep-rooted pollinator CRP-type mix. We often are able to find a beekeeper locally to host an apiary on site. This dual use of the land continues an agriculture environment throughout the lifespan of the project.

What is the proposed set back and height of the solar panels?

At their highest point, the solar panels are around 7.5 - 8 feet above ground level. At a minimum, we propose to adhere to the Chippewa County zoning ordinance setbacks for a Class C HWY (30 feet from the right of way off 40th AVE on the northern edge) and a Class A HWY (50 feet from the right of way off HWY 29 on the southern edge).

Local Benefits

What benefits does the solar project bring to the County?

- The project will contribute to a more resilient electrical grid, generating more power closer to the point of use that doesn't need to be imported from generating stations far away.
- The project represents a significant investment in the community. OneEnergy plans to work with several regional contractors to construct elements of the project, and these contractors will spend money in the area at hotels and restaurants while the project is being constructed.
- The main contractor we used to build our 4 projects in 2021 (in Jackson and Buffalo County) is Wisconsin-based Arch Electric, and these 4 projects allowed them to hire 28 new solar installers. These are family-supporting jobs.
- Solar projects produce electricity, which we all use, with a resource that we have, the sun, employing people who live here in Wisconsin to build and maintain the systems. This reduces the money we send out of state to buy coal and gas that Wisconsin doesn't produce. As Scott Coenen from the Conservative Energy Forum notes in the support letter he sent to Oneida County in support of our Hodag Solar project that we built in 2021, Wisconsin spends \$15 billion dollars importing oil, natural gas and coal and creating hundreds of thousands of jobs elsewhere.



STATEMENT OF EXPLANATION

Ordinance No. 07 - 22

ORD. 07-22: ORDINANCE TO AMEND CHAPTER 70, ARTICLE IV. SUPPLEMENTAL REGULATIONS, DIVISION 3. SIGNS, SECTIONS 70-147, 70-148, 70-149 AND 70-150 OF THE CHIPPEWA COUNTY CODE OF ORDINANCES - SECOND READING

1 Passage of these ordinance amendments will include allowing for the placement of a
 2 “Neighborhood Identification Signs for Residential or Planned Unit Developments” under
 3 Chapter 70, Article IV. Supplemental Regulations, Division 3. Signs, Sections 70-149(c) and 70-
 4 149(d) of the Chippewa County Code of Ordinances. “Neighborhood Identification Signs for
 5 Residential or Planned Unit Developments” are typically located at the entrance of an approved
 6 subdivision. Previously, these types of signs were allowed and referred to as “Area
 7 Identification Signs”, but they were inadvertently deleted in ordinance amendments that
 8 occurred in 2019-2020 (Ordinance 01-2020).

9 Passage of these ordinance amendments will also correct minor grammatical errors in
 10 Sections 70-147 to 70-150 as follows:

- 11 1. The term “premise” is changed to “premises”.
- 12 2. Under Section 70-149(e)(1): the term “exceed” is inserted, the term “footage” is
 13 changed to “feet”, and the term “building” is changed to “building’s”.
- 14 3. The term “on premises” is changed to “on-premises”.

Ordinance No. 07 - 22

**ORD. 07-22: ORDINANCE TO AMEND CHAPTER 70, ARTICLE IV. SUPPLEMENTAL REGULATIONS,
DIVISION 3. SIGNS, SECTIONS 70-147, 70-148, 70-149 AND 70-150 OF THE CHIPPEWA COUNTY
CODE OF ORDINANCES - SECOND READING**

SEE ATTACHMENT

FINANCIAL IMPACT:

There is no financial impact to Chippewa County by passage of these ordinance amendments

08/18/2022	Planning & Zoning Committee	
RESULT:	FORWARD TO COUNTY BOARD [UNANIMOUS]	Next: 9/13/2022 6:00 PM
MOVER:	Dean Gullickson, District 5	
SECONDER:	Chuck Hull, District 19	
AYES:	Eisenhuth, Bergeron, Gullickson, Berg, Hull	

Approved as to Form:

Todd A. Pauls
Todd A. Pauls, Corporation Counsel

8/8/2022

Lori Zwiefelhofer
Lori Zwiefelhofer, Finance Director

8/8/2022

Randy B. Scholz
Randy B. Scholz, County Administrator

8/8/2022

Ordinance to Amend Chapter 70, Article IV. Supplemental Regulations, Division 3. Signs, Sections 70-147, 70-148, 70-149 and 70-150 of the Chippewa County Code of Ordinances

1. That Chapter 70, Article IV. Supplemental Regulations, Division 3. Signs, Sections 70-147, 70-148, 70-149 and 70-150 of the Chippewa County Code of Ordinances are hereby amended as follows:

DIVISION 3. SIGNS

Sec. 70-146 Generally

No sign shall be erected, constructed, altered or modified except as regulated in this division.

(Code 1980, § 17.42(1)) (Ord No. 01-20, 02-11-2020)

Sec. 70-147 General Sign Provisions

- (a) *Hazardous signs.* No sign shall, by reason of its shape, location, lighting, size, color or intensity, create a hazard to the safe, efficient movement of vehicular or pedestrian traffic. No private sign shall contain words that might be construed as traffic controls, such as "stop," "caution," or "warning" unless such sign is intended to direct traffic on the premises.
- (b) *Sign maintenance.* All signs and sign structures shall be properly maintained in a safe, orderly condition and parts and supports shall be properly painted at all times. Signs or sign structures which are rotted, unsafe or which have otherwise deteriorated or have been defaced shall be repainted, repaired or replaced by the owner of the lot upon which the sign is located, or by his licensee.
- (c) *Interference.* No signs, nor any guides, stays or attachments thereto, shall be erected, placed or maintained upon rocks, fences or trees, or in such a manner as to interfere with firefighting equipment or personnel, or any electric light, power, telephone or cable wires or supports thereof.
- (d) *Signs within right-of-way.* No signs other than governmental signs shall be erected or temporarily placed within any public right-of-way.
- (e) *Signs within a vision clearance triangle.* Signs shall be allowed within the vision clearance triangle if the sign is not considered a hazard for motorists or the general public. The vision clearance triangle is designated under section 70-109(b) of this ordinance.
- (f) *Safe ingress and egress to and from structures.* No sign or sign structure shall be erected or maintained so as to prevent or deter free movement to or from any door, window or fire escape, nor shall a sign be attached to a standpipe or fire escape.
- (g) *Signs required by law.* All signs required by law shall be permitted in all districts.

- (h) *Sign faces.* If a freestanding sign or sign structure is constructed so that the sign faces are not parallel, the angle between the sign faces shall not exceed 30 degrees. If the angle between the sign faces is greater than 30 degrees, the total area of both sign faces shall be the calculated sign area. If the angle between the sign faces is less than 30 degrees, the sign faces shall be considered one sign face for purposes of calculating sign area and number of signs.
- (i) *Obsolete signs.* An obsolete sign or a sign which advertises an activity, product or service which is no longer being produced or conducted shall be removed within 90 days from the last date upon which the activity or service was produced or conducted. Responsibility for the removal of an obsolete sign shall be that of the lot owner upon which the sign is located.
- (j) *Illumination.* Signs may be internally or externally illuminated, except as prohibited by this section and subject to the following restrictions:
- (1) Light that is used to illuminate a sign face shall be directed away from adjacent lots and shall be directed towards the ground in order to prevent light trespass on adjacent lots and illumination of a sign face from a light that is pointed towards the sky.
 - (2) Signs which contain, include, or are illuminated by flashing, intermittent, or moving light or lights are prohibited, except those allowed as multiple or variable message signs under subsection (k).
 - (3) Illumination which is not effectively shielded as to prevent beams or rays of light from being directed at any portion of public road right-of-way and is of such intensity or brilliance as to cause glare or to impair the vision of the driver of any motor vehicle, or that otherwise interferes with any driver's operation of a motor vehicle is prohibited.
 - (4) No sign shall be so illuminated that it obscures or interferes with the effectiveness of an official traffic sign, device or signal.
- (k) *Multiple or variable message signs.* Free standing or advertising (off-premises) signs in the Commercial or Industrial Districts may contain multiple or variable messages, including messages on louvers that are rotated and messages formed solely by use of lights or other electronic or digital displays or processes, are subject to all of the following restrictions:
- (1) All existing signs on the lot must be in compliance with the specific ordinance regulations that apply to the district in which the lot is located regarding height, sign area, and location.
 - (2) *Brightness.* Sign faces shall not exceed 7500 nits during daylight hours and 500 nits during nighttime hours. (Note: A "nit" is a measurement of luminance. One "nit" equals one candela per square meter.)
 - (3) Advertising (off-premises) signs:
 - a. Each change of message shall be accomplished in one (1) second or less.

- b. Each message shall remain in a fixed position for at least six (6) seconds.
 - c. The use of traveling messages or segmented messages is prohibited.
 - d. The owner of the sign must provide at least five (5) hours per month for public messaging announcements at no cost to the town in which the sign is located.
- (4) Freestanding signs:
- a. Shall be used only to advertise activities conducted on the lot on which the sign is located or to display public emergency messages.
 - b. No message may be displayed for less than one-half of one second.
 - c. No message may be repeated at intervals of less than two (2) seconds.
 - d. No segmented message may last longer than ten (10) seconds.
 - e. No traveling message may travel at a rate slower than 16 light columns per one (1) second or faster than 32 columns per one (1) second.
 - f. Shall provide the opportunity to display public emergency messages to notify the traveling public in the event that an emergency is declared by the county or town. Public emergency messages may include the following: amber alerts, traffic accidents, re-routing of traffic or similar events.
- (5) Signs shall be equipped with a dimmer control or other device which allows the luminance of the display to be adjusted. The sign shall also be equipped with a photo cell or other means by which the sign can automatically adjust luminance to varying ambient light conditions. Both the dimmer and ambient light device shall be in full operational capacity. Non-operation of these devices is deemed a malfunction and dealt with according to this section.
- (6) *Malfunctioning Signs.* Signs shall be designed and equipped to freeze the device in one position in the event a malfunction occurs. The displays shall be equipped with a means to immediately discontinue the display in the event of a malfunction occurs, and the sign owner shall immediately stop the display when notified by the Department that it is not in compliance with the ordinance standards.
- (l) *Double frontage lots.* Lots having frontage on two (2) streets or roads shall be permitted to have signs on any side of the principal building as long as the signage does not exceed the maximum number and square feet of signage allowed.
- (m) *Signs on parked vehicles.* The parking of any vehicle or trailer on a public right-of-way, or public property, or on private property so as to be visible from a public right-of-way, which has

attached thereto or located thereon, any sign or advertising device that advertises products or directs people to an on-premises or off-premises business or activity is prohibited. However, vehicular signage permanently attached on construction vehicles or trailers while in use at construction sites is allowed. In addition, vehicular signage located on a vehicle or trailer which is incidental to the principal use of the lot is allowed unless such vehicle or trailer is clearly visible from the public right-of-way and is not moved from its location for a period exceeding five (5) calendar days.

(Code 1980, § 17.42(2)) (Ord. No. 01-20, 02-11-2020)

Sec. 70-148 Permitted Signs

The following signs shall be allowed subject to the following and without a zoning permit, unless the sign is proposed to be located within a vision clearance triangle:

- (a) *Governmental signs.* Signs of a public, non-commercial nature, including but not limited to safety signs, traffic control devices, scenic or historical signs and memorial plaques.
- (b) *Integral signs or nameplates.* Signs attached to buildings or structures which name only the building, date of construction and commemorative actions. Signs shall be limited to six (6) square feet in size.
- (c) *Construction signs.* Construction signs are limited to three (3) signs per lot and shall be non-illuminated. The construction sign may name the architects, engineers, contractors and other individuals or entities involved in the construction, alteration or repair of a structure. Construction signs shall be confined to the construction site and shall be removed when the project is completed or upon the granting of occupancy of the structure, whichever occurs first. A construction sign face shall not exceed 32 square feet in size in any district.
- (d) *Future use of site signs.* Future use signage is limited to one (1) sign per site and shall be non-illuminated. The future use sign shall display only information specific about the future use of the lot and applicable contact information. The sign cannot be placed onsite until the applicable zoning and building permits for the construction of the principal building have been issued. Signs shall not measure more than six (6) square feet in size in residential districts nor more than 32 square feet in size in all other districts.
- (e) *Real estate signs.* A single on-premises sign announcing the owner, manager, realtor or other person directly involved in the sale or rental of a property. Signs shall not measure more than six (6) square feet in size in residential districts nor more than 32 square feet in size in all other districts. In the event of sale, the sign must be removed within ten days thereafter.
- (f) *Trespassing signs.* Signs which indicate the allowed use of private property, such as no trespassing, no hunting, or hunting by permission only per terms of law as to frequency and size.

- (g) *Agriculture test plot signs.* Agricultural test plot signs shall be allowed in the Agricultural District under the following conditions:
- (1) One sign facing each direction.
 - (2) Sign shall not exceed 32 square feet in size and are permitted during the growing season and shall be removed after harvest.
 - (3) Row markers and variety markers are permitted as necessary.
- (h) *Occasional yard sale sign.* One sign is allowed, shall not exceed six (6) square feet in size and shall not be placed more than one day prior to the sale and shall be removed at end of sale.
- (i) *Personal expression sign.* A personal expression sign is an on-premises sign that expresses an opinion, interest, position or other non-commercial message or advertising and shall not be illuminated. Signs shall not measure more than six (6) square feet in size in residential districts nor more than 32 square feet in size in all other districts.
- (j) *Window signs.* Window signs located on the inside of a building and displaying pertinent business information such as a business' hours of operation or a special sales event or promotion shall be excluded from calculations for building signs.

(Code 1980, § 17.42(3)) (Ord. No. 01-20, 02-11-2020)

Sec. 70-149 District Regulations

- (a) *Signs in all districts.* Signs are regulated or prohibited in particular zoning districts according to their size, height, number and location on the lot.
- (1) *Lot line setback.* Freestanding signs, regardless of the zoning classification or the requirement for a zoning permit shall be located at least ten (10) feet from a lot line or right-of-way line.
 - (2) *Height.* Unless specifically referenced within the ordinance, freestanding signs shall not extend higher than eight (8) from the existing grade level.
- (b) *Permits required.*
- (1) Except as allowed in section 70-148, signs shall not be erected, constructed, enlarged or otherwise modified without first receiving all applicable zoning permits.
 - (2) An application for a zoning permit, along with the applicable fee shall be submitted to the Department and shall include a rendering of the design of the sign, a site plan showing the location of the sign on the lot or building, a list of all existing signs that will remain on the lot, a list of existing signs that will be removed from the lot, and all

pertinent information showing compliance with this division. A zoning permit shall be issued if the proposed sign meets the requirements of this division.

(c) *Residential and Planned Unit Development Districts.*

- (1) One (1) sign shall be allowed within the front yard of one (1) lot or on the principal building façade that is adjacent to a public road. The sign shall be ~~of a non-commercial activity~~ limited to permitted on-premises activities, shall not exceed six (6) square feet in size and shall be limited to an overall height of six (6) feet from the existing grade at the location of the sign.
- (2) *Neighborhood Identification Signs for Residential or Planned Unit Developments. One (1) freestanding sign shall be allowed at each major entrance of the development. "Major Entrance" means a public or private street that provides access to more than ten (10) residential lots. The sign shall not exceed thirty-two (32) square feet in size and shall be limited to an overall height of six (6) feet from the existing grade at the location of the sign.*

(d) *Public Institutional, Public Conservancy, Recreational and Agricultural Districts.*

- (1) One (1) sign shall be allowed within the front yard of one (1) lot or on the principal building façade that is adjacent to a public road. Signs shall be limited to on-premises activities only and shall not exceed 32 square feet in size.
- (2) *Neighborhood Identification Signs for Residential or Planned Unit Developments. One (1) freestanding sign shall be allowed at each major entrance of the development. "Major Entrance" means a public or private street that provides access to more than ten (10) residential lots. The sign shall not exceed thirty-two (32) square feet in size and shall be limited to an overall height of six (6) feet from the existing grade at the location of the sign.*

(e) *Commercial and Industrial Districts.* Sign regulations for Local Commercial, Highway Commercial and Industrial Districts shall be as follows:

- (1) *Building signs.* The gross area of all signs on the principal building shall not exceed the total lineal ~~footage-feet~~ of the outside dimensions of the principal building's footprint. Signs may project from the wall and roof, subject to the following restrictions:
- The sign shall not project over a public road right-of-way.
 - The sign shall not project more than 48 inches from the principal building wall.
 - The sign shall not extend more than five (5) feet above that portion of the roof or parapet wall upon which the sign is located.
 - The sign must be permanently attached to the wall or roof.

- e. The sign shall not have support posts to the ground.
- (2) *Freestanding signs.* Freestanding signs may be either a monotype sign or monument sign. The sign shall meet the following district regulations:
- a. Local Commercial District.
 - (1) One (1) sign per lot shall be allowed.
 - (2) The total sign face shall not exceed 75 square feet.
 - (3) The sign shall not extend more than 25 feet in height above the centerline of an adjacent highway at the location of the sign. However, if the grade of the adjacent lot is higher than the centerline of the adjacent highway the sign shall not extend more than 25 feet in height above the existing grade of the lot.
 - b. Highway Commercial and Industrial Districts.
 - (1) Two (2) signs per lot are allowed.
 - (2) The total of all sign faces shall not exceed 200 square feet.
 - (3) The sign shall not extend more than 30 feet in height above the centerline of an adjacent highway at the location of the sign. However, if the grade of the adjacent lot is higher than the centerline of the adjacent highway the sign shall not extend more than 30 feet in height above the existing grade of the lot.
- (3) *Directional and parking signage.* Free standing signs intended to facilitate the movement of vehicles and pedestrians upon the lot shall not exceed six (6) square feet in size. There is no limit to the number of directional and parking signs allowed per lot.
- (4) *Off-premise development signage.* Freestanding signs that identify and display businesses within an approved area as designated under a developer's agreement in either the commercial or industrial districts shall abide by the following restrictions and/or requirements:
- a. Under this subsection, a maximum of two (2) freestanding signs shall be allowed, but they cannot be located on the same lot.
 - b. Each freestanding sign may not exceed 400 square feet in sign faces.
 - c. On-premise freestanding signs allowed under section 70-149(e)(2) shall not be allowed on those lots whose name or logo appears on the development sign.

- d. Advertising (Off-Premise~~s~~) signs under section 70-150 shall not be allowed on those lots within the approved area.
 - e. The total portion of the sign face on the off-premise~~s~~ development sign for each business shall not exceed 75 square feet.
 - f. The signs shall not include any type of electronic message center or flashing lights, except for a single temperature and time sign that shall not exceed six (6) square feet.
 - g. The sign shall not extend more than 30 feet in height above the centerline of an adjacent highway at the location of the sign. However, if the grade of the adjacent lot is higher than the centerline of the adjacent highway the sign shall not extend more than 30 feet in height above the existing grade of the lot.
- (5) *Banners.* One (1) sign constructed of nylon, plastic or other pliable material and without a permanent rigid frame, which does not exceed thirty-two (32) square feet in size and is not displayed for a period to exceed thirty (30) calendar days shall be allowed. Each lot shall be allowed one (1) banner sign at a time. However, a location where banner signs are regularly erected shall be treated as a freestanding sign and subject to the requirements of section 70-149(e)(2). For banners, “regularly” shall be defined as more than 60 days within a calendar year.
- (6) *Window signs.* Window signs located on the inside of a building and displaying pertinent business information such as a business’ hours of operation or a special sales event or promotion shall be excluded from calculations for building signage under section 70-149(d)(1).

(Code 1980, § 17.42(4); Ord. No. 09-02, § 4(17.42), 07-09-2002; Ord. No. 01-20, 02-11-2020)

Sec. 70-150 Advertising (Off-Premises) Signs

Off-premises advertising signs are permitted in the local commercial, highway commercial and industrial districts subject to the following provisions:

- (a) *Spacing.* There shall be a minimum of 1,000 feet of separation between advertising signs. No more than three (3) off-premise~~s~~ signs shall be allowed per mile of highway. Signs which are not back to back shall be spaced 300 feet when on opposite sides of a highway.
- (b) *Parallel signs.* Advertising signs may be double-faced, with each side considered as facing traffic flowing in the opposite directions. Such signs shall be considered as one when computing sign area.
- (c) *Size, height and length.* Advertising signs shall not exceed 400 square feet in total area including all faces, except parallel signs, nor shall the height exceed the permitted height in the district in

which it is located as per section 70-149(d) and (e). No advertising sign shall exceed 55 feet in length.

- (d) *Relation to on-premise~~s~~ business signs.* When advertising (off-premises) signs are located on the same lot as on-premise~~s~~ signs, the on-premise~~s~~ signs shall be included in the computation of the number and square footage of the total off-premise~~s~~ sign size allocation.

(Code 1980, § 17.42(5)) (Ord. No. 01-20, 02-11-2020)

Sec. 70-151 Official Government Sign

Under this section, a town, after a public meeting, may designate any sign as an “Official Government Sign”. The official government sign’s main purpose is to identify the town and welcome individuals into the town limits. The sign is subject to the following requirements:

- (a) *Location.* Only one (1) sign shall be located in each of the four (4) major directions of the compass.
- (b) *Size and height.* The official sign shall not exceed 150 square feet in total area, including all faces. The sign shall not extend more than 12 feet above the centerline of an adjacent road.
- (c) *Official wording.* The wording on the sign shall be determined by the town board and shall be a minimum of 32 square feet in total size. Non-profit organizations, designating their association, shall be allowed to place a sign face, shall receive town board approval prior to the placement of the sign face.
- (d) *Relation to business signs.* A designated “Official Government Sign” by the Town Board shall not be included in the total square feet of sign allowed on a lot; however the sign shall meet the minimum setback requirements of this division.

(Ord. No. 01-20, 02-11-2020)

Sec. 70-152 Nonconforming Signs

- (a) Legal nonconforming signs may not be structurally altered or enlarged except in accordance with this chapter or reestablished after being brought into compliance.
- (b) Nothing in this division shall be construed as relieving the owner of a legal nonconforming sign from the provisions of this division regarding safety, maintenance and repair of signs. However, no change in the sign structure or copy shall be made which makes it more nonconforming.

(Code 1980, § 17.42(6)) (Ord. No. 01-20, 02-11-2020)

Sec. 70-153 Inspection

All signs for which a permit is required shall be subject to inspection by the Administrator. The Administrator may enter any property during normal business hours to ascertain whether the provisions of this division are being obeyed. The Department shall order the removal of any sign that is not maintained in accordance with the provisions of this division.

(Code 1980, § 17.42(7)) (Ord. No. 01-20, 02-11-2020)

Sec. 70-154 Enforcement

The Administrator shall administer and enforce this division. Any person violating any regulation or any provision of this division, or any amendment or supplement thereof, is subject to penalties set forth in section 70-31. Each and every day during which illegal location, erection, construction, maintenance, abandonment or use continues may be deemed separate offense.

(Code 1980, § 17.42(8)) (Ord. No. 01-20, 02-11-2020)

2. That these ordinance revisions shall take effect upon passage and publication.

Forwarded to the County Board by the Planning & Zoning Committee.

**STATEMENT OF EXPLANATION**

Ordinance No. 08 - 22

**ORD. 08-22: ORDINANCE TO AMEND CHAPTER 70, ARTICLE IV.
SUPPLEMENTAL REGULATIONS, DIVISION I. GENERALLY., SECTION 70-
115 HOME OCCUPATIONS - SECOND READING - DOUG CLARY**

1 Passage of these ordinance amendments to Chapter 70, Article IV. Supplemental
2 Regulations, Division I. Generally., Section 70-115. Home Occupations will include allowing, via
3 an approved Conditional Use Permit, the ability of a property owner to utilize the home and an
4 accessory building for a home occupation under Section 70-115(a)(1).

5 Passage of these ordinance amendments will also clarify that the size of the signage
6 allowed for a home occupation under Section 70-115(a)(7) is dependent upon whether the
7 parcel is located in the agricultural or residential zoning district.

8 Finally, passage of these ordinance amendments will remove the requirement under
9 Section 70-115(b)(6) that a wedding venue must be “rustic” in nature to qualify as a home
10 occupation.

11

Ordinance No. 08 - 22

**ORD. 08-22: ORDINANCE TO AMEND CHAPTER 70, ARTICLE IV. SUPPLEMENTAL REGULATIONS,
DIVISION I. GENERALLY., SECTION 70-115 HOME OCCUPATIONS - SECOND READING - DOUG
CLARY**

SEE ATTACHMENT

FINANCIAL IMPACT:

There is no financial impact to Chippewa County by passage of these ordinance amendments

08/18/2022	Planning & Zoning Committee	
RESULT:	FORWARD TO COUNTY BOARD [UNANIMOUS]	Next: 9/13/2022 6:00 PM
MOVER:	Dean Gullickson, District 5	
SECONDER:	Jason Bergeron, District 7 (Vice-Chair)	
AYES:	Eisenhuth, Bergeron, Gullickson, Berg, Hull	

Approved as to Form:

Todd A. Pauls
Todd A. Pauls, Corporation Counsel

8/8/2022

Lori Zwiefelhofer
Lori Zwiefelhofer, Finance Director

8/8/2022

Randy B. Scholz
Randy B. Scholz, County Administrator

8/8/2022

Ordinance to Amend Chapter 70, Article IV. Supplemental Regulations, Division I. Generally., Section 70-115 Home Occupations

1. That Chapter 70, Article IV. Supplemental Regulations, Division I. Generally., Section 70-115 Home Occupations of the Chippewa County Code of Ordinances is hereby amended as follows:

Sec. 70-115 Home Occupations

It is the intent of this section to set standards under which home occupations may be conducted so that such home occupations do not undermine the purpose of the ordinance.

- (a) Home occupations shall be allowed without permit in all residential and the agricultural districts, provided they conform to the following performance standards:
- (1) The home occupation shall be conducted entirely within a dwelling unit or entirely within an accessory building, ~~but not both.~~ A home occupation may be allowed within a dwelling unit and an accessory structure as a conditional use permit issued under section 70-108.
 - (2) The home occupation is incidental to the residential use of the property and does not involve any external alterations that would effect a substantial change in the residential character of the dwelling unit or accessory building.
 - (3) The floor area devoted to the home occupation shall not exceed 25% of the habitable floor area of the dwelling unit, except as a conditional use permit issued under section 70-108.
 - (4) No person other than a resident of the dwelling unit shall be employed therein; except that additional non-resident employees may be approved as a conditional use under section 70-108.
 - (5) No inventory of a commodity shall be sold on a regular basis on the premises except as a conditional use permit under section 70-108.
 - (6) The home occupation shall not be objectionable to neighboring uses due to noise, dust, odors, and hours of operation, traffic generation or electrical interference.
 - (7) There shall be one (1) sign allowed, which cannot exceed six (6) square feet in the residential district or thirty-two (32) square feet in the agricultural district ~~and shall be located on the dwelling unit or the accessory building.~~
 - (8) There shall be no outside storage or display of products, materials, or equipment except for seasonal products such as Christmas trees, which do not exceed 8 weeks.

- (b) The following home occupations may be allowed, but only after a conditional use permit is approved under section 70-108:
- (1) Professional Offices, including but not limited to physicians, chiropractors, dentists, lawyers, real estate brokers, insurance agents and contractors;
 - (2) Beauty and barber shops;
 - (3) Repair of motor vehicles and small engines including the construction and operation of racing machines such as stock cars, snowmobiles and tractors.
 - (4) Storage of motor vehicles and recreational vehicles in accessory structures that were existing at the time of adoption of the zoning code (1974).
 - (5) CNC Machining; allowed only within the Agriculture District.
 - (6) ~~Rustic~~ Wedding Venues; allowed only within the Agriculture District.

(Ord. 02-18, 06-12-2018)

2. That these ordinance revisions shall take effect upon passage and publication.

Forwarded to the County Board by the Planning & Zoning Committee.



STATEMENT OF EXPLANATION

Resolution No. 47 - 22

RES. 47-22: RESOLUTION TO AUTHORIZE THE SALE OF 1.04 ACRES OF TYPE B TAX-DEEDED LAND IN THE TOWN OF LAKE HOLCOMBE THAT WAS ACQUIRED THROUGH THE ENFORCEMENT OF DELINQUENT REAL ESTATE TAXES

1 In 2021, it was brought to the attention of Chippewa County Corporation Counsel that
 2 an encroachment on County Type B Tax Deed property in the Town of Lake Holcombe, T32N
 3 R6W S1/2 of NENE (PIN 23206-0811-05010000) had occurred. In the early 1990's, Donald and
 4 Lana Meyer, who are the adjacent landowners to the west of the county parcel, had
 5 constructed a driveway across the aforementioned County Type B Tax Deed land. Discussion
 6 with the Corporation Counsel resulted in the conclusion that it would be in the County's best
 7 interest to resolve the issue by creating a separate parcel from the lands lying west of the town
 8 road, 271st Street and selling the property via the process set out in Chippewa County Code of
 9 Ordinances Section 2-353(e)(6), which allows the Director of Land Conservation and Forest
 10 Management to request disposition of Type B tax deeded lands.

11 Once a request for disposition of Type B tax deeded lands occurs, the Planning & Zoning
 12 Committee then takes action to deny or approve the request and submit for final approval to
 13 the County Board. Upon County Board approval, Section 2-353(e)(7) of the Ordinances requires
 14 that the land value be appraised and then advertised by publication for sale of the property
 15 pursuant to Wis. Stat. 75.69.

16 Passage of this resolution will authorize the sale of this small segment of the property
 17 west of the town road as a separate parcel. The sale of the property will allow the County to
 18 maintain access to Lake Holcombe, as required by Wis. Stat. 66.1006, without any alteration of
 19 the existing access.
 20

Resolution No. 47 - 22

**RES. 47-22: RESOLUTION TO AUTHORIZE THE SALE OF 1.04 ACRES OF TYPE B TAX-DEEDED
LAND IN THE TOWN OF LAKE HOLCOMBE THAT WAS ACQUIRED THROUGH THE
ENFORCEMENT OF DELINQUENT REAL ESTATE TAXES**

WHEREAS, Chippewa County has acquired properties by tax deed through enforcement of tax delinquent liens pursuant to Section 2-353 of the Chippewa County Code of Ordinances and Wisconsin Statutes §75.521; and

WHEREAS, Sections 2-353(b)(3) and 2-353(e)(3) of the Chippewa County Code of Ordinances define "Type B tax-deeded land" as land that has previously been retained for purposes relating to county forest management, natural resource conservation, and public recreation; and

WHEREAS, Section 2-353(c) of the Chippewa County Code of Ordinances empowers the Planning & Zoning Committee, through the Department of Planning and Zoning, to retain and to sell, subject to the approval of the County Board, all tax-deed acquired land; and

WHEREAS, in 2021 it was brought to the attention of the Chippewa County Corporation Counsel that a driveway encroachment onto Parcel Tax Number 23206-0811-0501000, as shown in Attachment A, which is a Type B Tax Deed parcel, had occurred in the early 1990's by the adjacent property owners; and

WHEREAS, the Chippewa County Director of Land Conservation and Forest Management has agreed that it would be in best interest of the County to resolve the driveway encroachment issue by selling that portion of the aforementioned parcel number located to the west of the center line of 271st Street; and

WHEREAS, Section 2-343(e)(6) of the Chippewa County Code of Ordinances states that requests to offer Type-B tax-deeded land for sale may be made by the Director of the Land Conservation and Forest Management Department and shall be presented to the Planning & Zoning Committee for consideration; and

WHEREAS, the Planning & Zoning Committee were presented with options to resolve the driveway encroachment issue; and

WHEREAS, the Planning & Zoning Committee, after having reviewed options to resolve the driveway encroachment issues, recommends that the Type B parcel, containing approximately 1.04 acres, be subdivided into an outlot of approximately 11,857 square feet (0.27 acres) and a buildable lot of approximately 33,687 square feet (0.77 acres) as more particularly shown and described in Attachment B, and recommends the County Board authorize the sale of these parcels; and

65 WHEREAS, pursuant to section 2-353(7) of the Chippewa County Code of Ordinances,
66 the Planning & Zoning Administrator, in consultation with the Corporation Counsel, contracted
67 with a private certified appraiser who appraised the outlot at \$6,000 and the buildable lot at
68 \$34,000; and

69
70 WHEREAS, pursuant to Chippewa County Policy 308, net proceeds from the sale of Type-
71 B tax-deeded land shall be allocated as follows:

- 72
73 1. 20% to County General Fund or Undesignated Fund Balance;
74 2. 40% to Land Conservation and Forest Management Department land acquisition
75 projects with priority given to acquisitions within and adjacent to the County Forest
76 Blocking Boundary;
77 3. 40% to County Facilities and Parks Department projects to be used specifically for
78 acquiring or improving campgrounds and related facilities;
79

80 NOW, THEREFORE BE IT RESOLVED, that the Type-B tax-deeded land described above
81 and in Attachment B is hereby authorized for public sale pursuant to Section 2-353 of the
82 Chippewa County Code of Ordinances and Wisconsin Statutes §75.69; and
83

84 BE IT FURTHER RESOLVED, that the Planning & Zoning Committee shall review all bids
85 and take action, by a simple majority vote, to reject all bids or select the bid that is considered
86 to be most advantageous to the County; and
87

88 BE IT FURTHER RESOLVED, that the Corporation Counsel Office is authorized to prepare
89 any and all documents necessary to complete the sales of the parcels; and
90

91 BE IT FURTHER RESOLVED, that the County Administrator and County Clerk are
92 authorized to execute all necessary documents on behalf of Chippewa County; and
93

94 BE IT FURTHER RESOLVED, that sale proceeds be used to pay the County's expenses
95 related to the sale transaction, with the remainder being allocated pursuant to Chippewa
96 County Policy 308.
97

98 Recommended for Approval by the Planning & Zoning Committee.
99

100 **FINANCIAL IMPACT:**

101 The County will receive revenue from the sale of the subject parcels to be distributed pursuant
102 to Chippewa County Policy 308 "Policy Governing the Allocation and Use of County Tax-Deeded
103 Land Parcel Sale Proceeds". In addition, it is anticipated that the subject parcels will be
104 transferred to private ownership, which will result in on-going real estate tax revenue. The
105 total fiscal impact/revenue will not be determined until the parcels are sold.
106

08/18/2022 Planning & Zoning Committee
RESULT: FORWARD TO COUNTY BOARD [UNANIMOUS] Next: 9/13/2022 6:00 PM
MOVER: Chuck Hull, District 19
SECONDER: Dean Gullickson, District 5
AYES: Eisenhuth, Bergeron, Gullickson, Berg, Hull

Approved as to Form:

Todd A. Pauls

Todd A. Pauls, Corporation Counsel

8/10/2022

Lori Zwiefelhofer

Lori Zwiefelhofer, Finance Director

8/10/2022

Randy B. Scholz

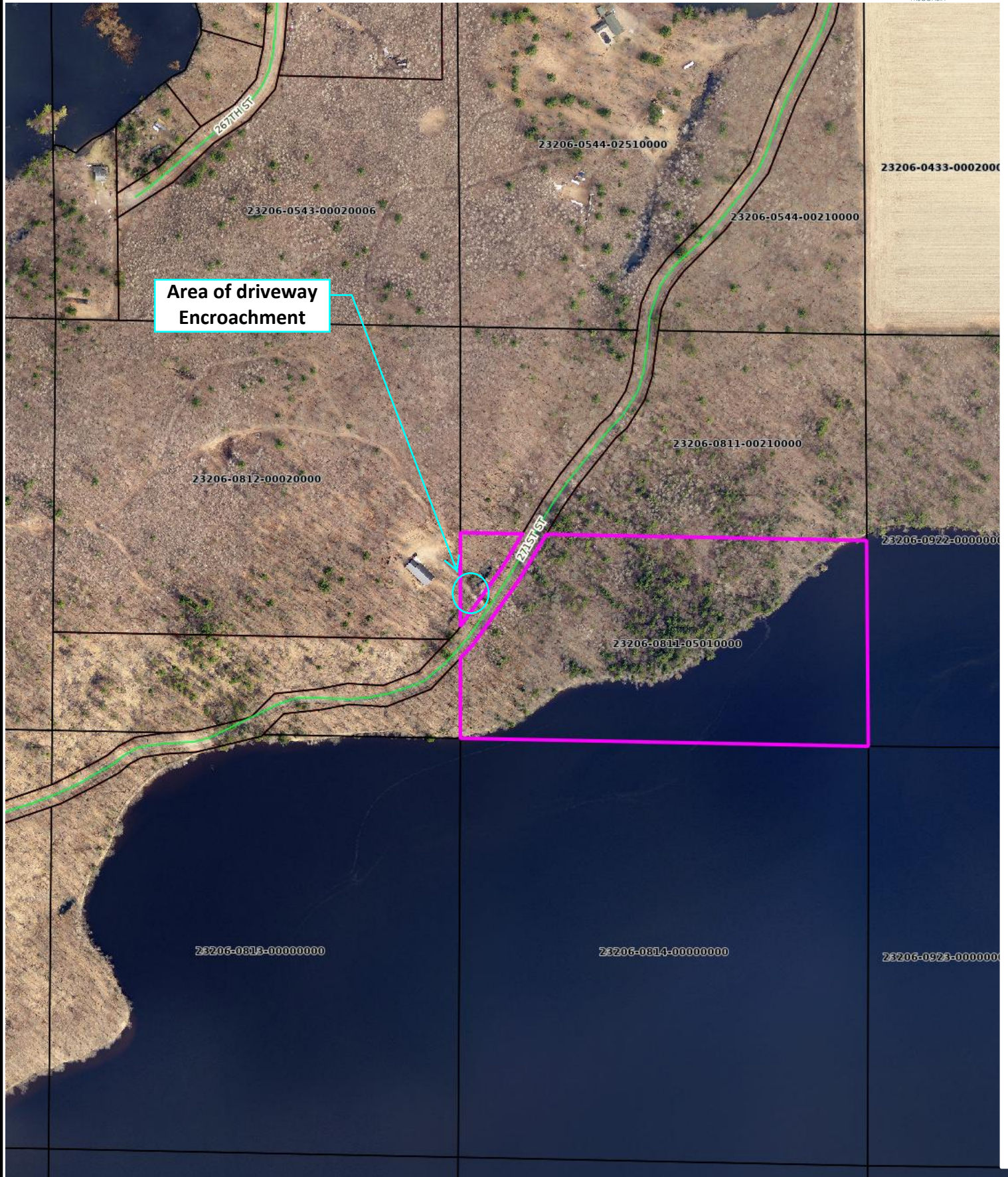
Randy B. Scholz, County Administrator

8/10/2022



Printed 07/14/2022

Scale = 1:400'



Area of driveway
Encroachment

Attachment: Attachment A - Aerial View of Type B Property (47 - 22 : Res. 47-22: Resolution to Authorize Sale of Type B Land in the Town of

PRELIMINARY

LOCATED IN PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 32 NORTH, RANGE 6 WEST, TOWN OF LAKE HOLCOMBE, CHIPPEWA COUNTY, WISCONSIN.

