

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
AUGUST 19, 2021
CHIPPEWA COUNTY COURTHOUSE, RM 302
4:30 PM

1. CALL TO ORDER

2. ROLL CALL

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

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

McGill indicated that he was 'present' vs 'remote' at the July 15, 2021 PZC meeting. Motion to Approve the Consent Agenda with the correction to the July 15, 2021 minutes.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ronald McGill, District 15
SECONDER:	David Eisenhuth, District 11
AYES:	Hull, Hauser, McGill, Eisenhuth
EXCUSED:	Gullickson

1. Approve the Agenda
2. Approve the Minutes
3. Planning & Zoning Committee - Regular Meeting - Jul 15, 2021 4:30 PM
4. Schedule Next Meeting Date - September 23, 2021

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

1. 2021-0013 - Robert Brown - Rezone - Town of Lafayette - Doug Clary
Motion to Approve of the rezone with the understanding that the property owner will be leaving as much vegetation as possible between the parking lot and 57th Avenue, while allowing for two rows of parking.

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

August 19, 2021
4:30 PM

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

6. REPORTS

1. Review and Action on Request to Sell Type B Tax Deeded Land - Doug Clary
No requests were received.

7. BUSINESS ITEMS

1. Review and Action on Offers to Purchase Received on Type A Tax Deed Property - Doug Clary
Clary informed the PZC that the appraisal was ordered, but there would be a delay.

8. AGENDA ITEMS FOR FUTURE CONSIDERATION

None discussed.

9. ADJOURN

Motion to Adjourn.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ronald McGill, District 15
SECONDER:	David Eisenhuth, District 11
AYES:	Hull, Hauser, McGill, Eisenhuth
EXCUSED:	Gullickson

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
JULY 15, 2021
CHIPPEWA COUNTY COURTHOUSE, RM 302
4:30 PM

1. CALL TO ORDER

2. ROLL CALL

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

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

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Motion to Approve

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

1. Approve the Agenda

2. Approve the Minutes

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

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

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

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

Minutes Acceptance: Minutes of Jul 15, 2021 4:30 PM (Consent Agenda)

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

July 15, 2021
4:30 PM

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

6. BUSINESS ITEMS

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

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

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

7. REPORTS

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

8. AGENDA ITEMS FOR FUTURE CONSIDERATION

None

9. ADJOURN

Motion to Adjourn

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

Minutes Acceptance: Minutes of Jul 15, 2021 4:30 PM (Consent Agenda)



STATEMENT OF EXPLANATION

5.1

2021-0013 - ROBERT BROWN - REZONE - TOWN OF LAFAYETTE - DOUG CLARY

Outlot 1, 1st Assessors Plat, which is located in the SE 1/4 of the NE 1/4, Section 11, Township 28 North, Range 08 West. Town of Lafayette. Physical Address: County Highway X, Vacant land.

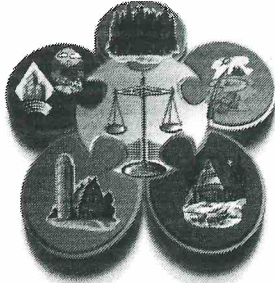
From: Local Commercial

To: Highway Commercial

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 •

2021 Rezone Application



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

SECTION I: Parcel Owner Information			SECTION II: Agent Information		
Name: <u>Robert Brown</u>			Name:		
Mailing Address: <u>17779 CTH X</u>			Mailing Address:		
City: <u>Chippewa Falls</u>	State: <u>WI</u>	Zip: <u>54729</u>	City:	State:	Zip:
Telephone: <u>715-309-9720</u>			Telephone:		
Email Address (Required): <u>theviewonlakewisconsin@gmail.com</u>			Email Address (Required):		
SECTION III: Parcel Information					
Town of: <u>Lafayette</u>			Property Address: <u>East of 17779 CTH X</u>		
Parcel Number(s): <u>22808-114-64330L01</u>			City: <u>Chippewa Falls</u>	State: <u>WI</u>	Zip: <u>54729</u>
Existing Zoning District(s): <u>Local Commercial</u>			Proposed Zoning District(s): <u>Hwy Commercial</u>		

GENERAL DIRECTIONS:

- Complete** this Application form and the required four (4) parts:
 - ☒ Part 1: General Questions related to the request See attached
 - ☐ Part 2: Planning & Zoning Committee Schedule - 2021
 - ☐ Part 3: General Rezoning Process
 - ☐ Part 4: Applicant Acknowledgement/Signature
- Submit** the completed application, all required information and a **\$350.00** public hearing fee (Make check payable to: Chippewa County Treasurer) by the deadline (as listed in Part 2) to the Chippewa County Department of Planning & Zoning, Room 009, 711 N. Bridge Street, Chippewa Falls, Wisconsin 54729.
- Make arrangements** to attend or have a representative attend any local town plan commission or town board meetings, and the required Planning & Zoning public hearing. This presence is needed so that questions can be answered and concerns addressed.

FOR DEPARTMENT OF PLANNING & ZONING STAFF USE:		
Receipt Number: <u>18131</u>	Appeal Number: <u>2021-0013</u>	Public Hearing Date: <u>8-19-21</u>

Attachment: 2021-0013 Brown - Rezone - Application (6542 : 2021-0013 - Robert Brown - Rezone)

Chippewa County – 2021 Rezone Application

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

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

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

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

Part 2: Planning & Zoning Committee Schedule - 2021

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

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

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

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

Part 3: General Rezoning Process:

- (A) The rezone application is filed with the Department of Planning & Zoning. This includes the legal description of the parcels to be rezoned, a written statement addressing the questions as listed in Part 1 and any other information you feel will aid in a decision on this request.

Chippewa County – 2021 Rezone Application

- (B) The Town Board will be notified of the rezone application. The Town Board can recommend approval or denial of a rezoning request. If the Town Board denies a rezone request, the Planning & Zoning Committee can only recommend an approval with modification to the rezone request or deny the rezone request.
- (C) A Class 2 Public Hearing Notice will be published in the Chippewa Herald detailing the request and the date and time of the Public Hearing.
- (D) Property owners of the land and those property owners within 400' (or maybe a greater distance) of the requested rezone change are notified directly by mail as well as the Town Board Chair and Town Clerk. The notice to the property owners will generally contain a portion of the public hearing notice and information pertaining to meetings to be held at the Town level (plan commission, town board, etc) as well as the Public Hearing in front of the Planning & Zoning Committee.
- (E) General maps (location map, aerial view and existing zoning districts map) will be prepared for the request by the Department.
- (F) A department staff report is prepared and sent to the Planning & Zoning Committee, while comments from the general public are solicited.
- (G) Following the Public Hearing, the Planning & Zoning Committee will make a motion to either approve, approve with modification or deny the rezoning request. If the rezone request receives an approval or approval with modification an ordinance amendment will be prepared and placed on the next County Board meeting agenda for their approval.
- (H) If the County Board approves the rezone and the town board files an objection to the approval, the town board will then have 45 days to veto the rezone request following the applicable state statutes.
- (I) If the rezone request receives County Board approval, the final step is the publication of the amendment in the Chippewa Herald. Once published, the zoning district amendment takes effect. The entire process from application deadline to final publication can take two months or more to complete depending upon the scheduling of hearing dates.

Part 4: Applicant Acknowledgement/Signature

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

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

Signed: _____

Owner/Agent

Date: _____

14 June 2021

Part 5: Planning & Zoning Department Mailing List

Applicant
 Property Owner Owners within 400'
 Planning & Zoning Committee Members
 Town Board Chair & Clerk
 County Board Supervisor
 News Media
 Others
 Wisconsin DNR

US Army Corp of Engineers
 Wisconsin DOT

PART 1:

1. I am in the process of buying the listed parcels and should have ownership around the time of the public hearing on July 22nd 2021. I would just like to be ahead of the game and get everything moving forward as soon as possible.
2. I would like to rezone the parcel 22808-1114-6433OL01 to HWY Commercial to place a parking lot on the western side of the lot.
3. The listed lot currently is a wooded outlot located to the East of The View. I am proposing to vacate the road located between The View and the listed outlot and turn the western side of the outlot (roughly 100-200 feet) along with the road if vacated into additional parking for The View. I would plan to have a fence along the southern side of the lot where I add parking with shrubs/trees on the southern side of the fence to add aesthetic value when viewing from that side.
4. I am requesting to rezone this lot add additional parking for The View. This would also help with the safety concern of customers parking across the highway from The View in the Ray's Beach/Park area parking and crossing HWY X to visit us. Vacating the small road between The View on the outlot would also help with safety by creating a longer dead end. Currently when The View is busy sometimes cars park on 57th ave on both sides creating a bottleneck where an ambulance or fire truck would have a hard time getting through if there ever was a problem. This would also in general reduce traffic on 57th which would be great for all of the neighbors. Garbage would also be reduced greatly on that road from less traffic.
5. Compatibility should not be a problem as The View's lot on the side closest to the outlot is already a parking lot. I would only be extending my parking by 100-200 feet.
6. As stated above in #4 I just feel this would be a great benefit to The Town by vacating a road that they will no longer have to care for along with leaving more parking at the Ray's Beach park. It will benefit the neighbors by reducing garbage and traffic on 57th ave. along with keeping patrons from even going down that road. It will be much safer to the general public as no one will need to cross CTH X to get to my establishment. It will benefit The View by offering additional parking.

(Publish – Chippewa Herald – August 9 and August 12, 2021)

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

PUBLIC NOTICE is hereby given to all persons in the County of Chippewa, Wisconsin, that a public hearing will be held on **August 19, 2021** 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: 2021-0013

Property Owner: Robert Brown

OutLot 1, 1st Assessors Plat, which is located in the SE ¼, of the NE ¼, Section 11, Township 28 North, Range 08 West. Town of Lafayette. Physical Address: County Highway X, Vacant Land.

From: Local Commercial

To: Highway Commercial

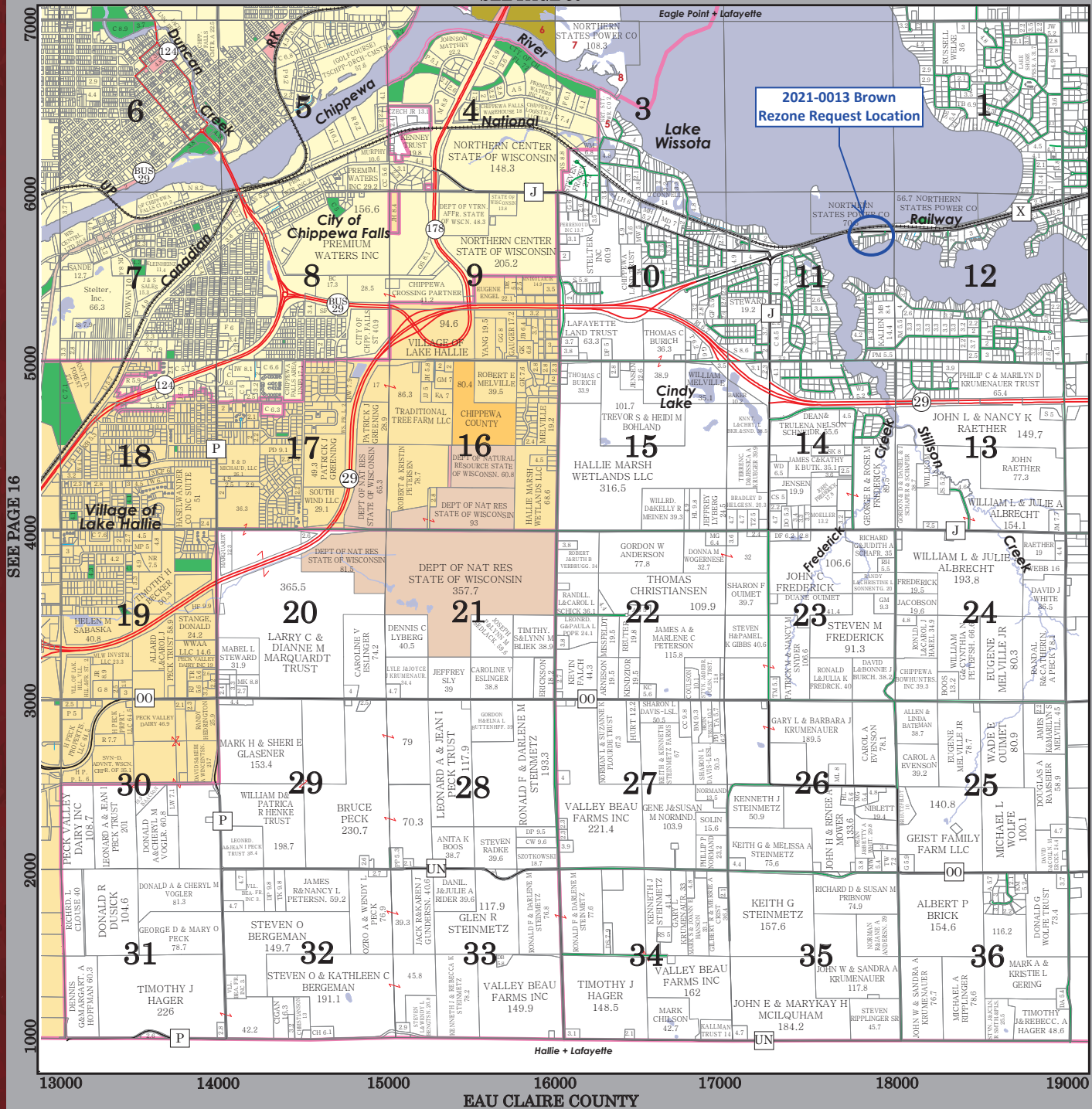
Specific information regarding these public hearings can be obtained at the Chippewa County Department of Planning & Zoning. All persons interested are invited to attend these hearings.

Dated this 5th day of August, 2021
Douglas Clary, Director
Department of Planning & Zoning
Chippewa County

Attachment: 2021-0013 Brown - Rezone - Public Hearing Notices and Maps (6542 : 2021-0013 - Robert Brown - Rezone)



SEE PAGE 30



© 2017 Chippewa County, WI

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



Throughout the
State of Wisconsin since 1975
800-472-7372
www.cedarcorp.com

- Professional Land Surveyors
- Professional Engineers
- GIS Mapping Technicians
- Professional Geologists
- Certified Site Assessors
- Environmental Specialists
- Architects
- Certified Planners
- Landscape Architects

ROBERT A THORSON

ATTORNEY AT LAW

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

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

Website: www.Thorsonlawoffice.com

CHIPPEWA COUNTY DEPARTMENT OF PLANNING & ZONING

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

Land Management

Land Planning

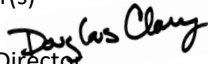
Land Records & G.I.S.

POWTS & Wells

Date: August 5, 2021

To: Property Owner(s)

From: Douglas Clary, Director



Re: Public Meetings & Public Hearing

Dear Property Owner(s):

The Chippewa County Department of Planning & Zoning has received a rezone petition for a parcel of land that are located either adjacent to or in the vicinity of property owned by you. You are receiving this notice because your property has been determined to be within the legal public hearing notification distance per county and state requirements. I have enclosed a map identifying the location of the parcels associated with the rezone petition. If you have any questions regarding this rezone petition, please contact me at (715) 726-7941.

REZONE PETITION: #2021-0013

Property Owner: Robert Brown

OutLot 1, 1st Assessors Plat, which is located in the SE ¼, of the NE ¼, Section 11, Township 28 North, Range 08 West. Town of Lafayette.

From: Local Commercial

To: Highway Commercial

Purpose: Parking area for The View

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

The PRLPC will **REVIEW** this request on **August 9, 2021** at approximately **7:00 PM**. The PRLPC will make an **ADVISORY** recommendation to the Lafayette Town Board to approve or disapprove. This meeting will be held at the Lafayette Fire Station, 5855 197th Street, Chippewa Falls, Wisconsin 54729.

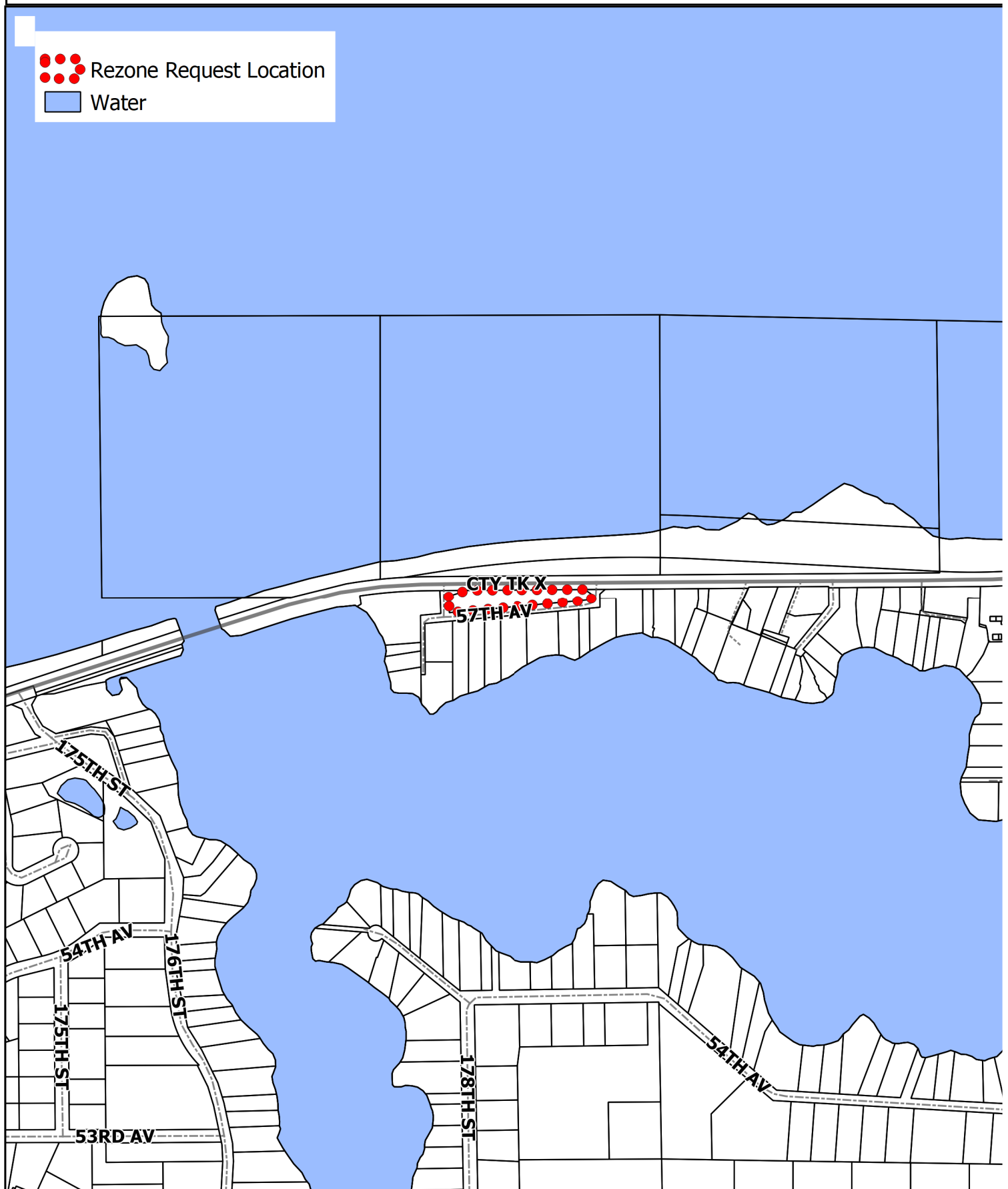
Lafayette Town Board:

The Town Board will **REVIEW** this request on **August 16, 2021** at approximately **7:00 PM**. The Town Board will forward an **ADVISORY** recommendation to the Chippewa County Planning & Zoning Committee to approve, disapprove or approve with modification(s) and/or condition(s). This meeting will be held at the Lafayette Town Hall, 5765 197th Street, Chippewa Falls, Wisconsin 54729 or via telephone.

Chippewa County Planning & Zoning Committee:

The Chippewa County Planning & Zoning Committee will hold a **PUBLIC HEARING** for this petition on **August 19, 2021** at **4:30 PM** in the Chippewa County Courthouse, Room 302, 711 N Bridge Street, Chippewa Falls, Wisconsin. The Committee will make a determination on the petition to approve, disapprove or approve with modification(s) and/or conditions. If the Planning & Zoning Committee approves or approves with modification, the petition will be forwarded to the County Board meeting on **September 14, 2021** at **6:00 PM** for their consideration. If the Planning & Zoning Committee disapproves, the petition will fail.

Attachment: 2021-0013 Brown - Rezone - Public Hearing Notices and Maps (6542 : 2021-0013 - Robert Brown - Rezone)

2021-0013 Brown - Rezone Request - Location Map

Attachment: 2021-0013 Brown - Rezone - Public Hearing Notices and Maps (6542 : 2021-0013 - Robert Brown - Rezone)

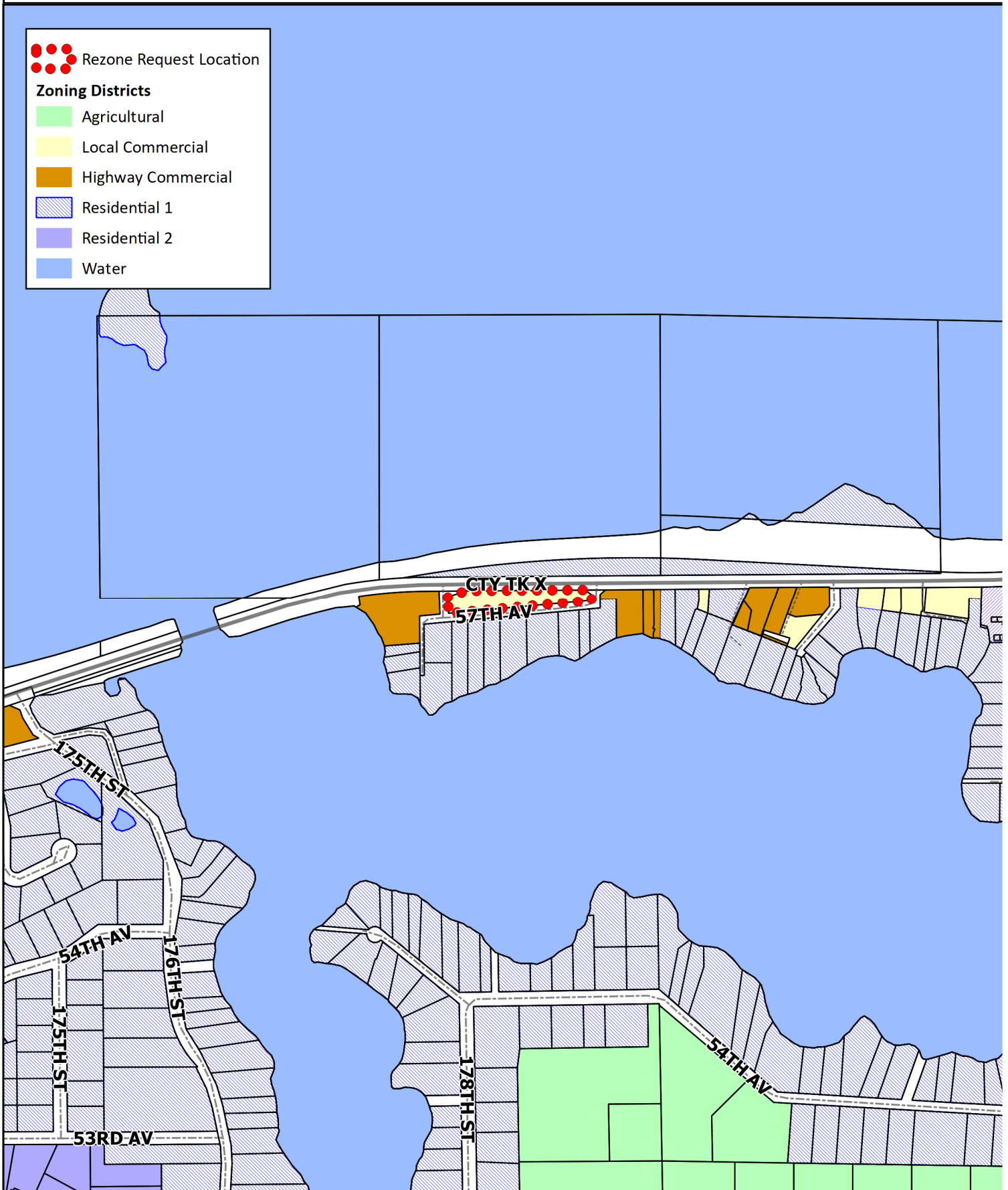
2021-0013 Brown - Rezone Request - Aerial (2021)

 Rezone Request Location



Attachment: 2021-0013 Brown - Rezone - Public Hearing Notices and Maps (6542 : 2021-0013 - Robert Brown - Rezone)

2021-0013 Brown - Rezone Request - Zoning Districts



Attachment: 2021-0013 Brown - Rezone - Public Hearing Notices and Maps (6542 : 2021-0013 - Robert Brown - Rezone)



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

6.1

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

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

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

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

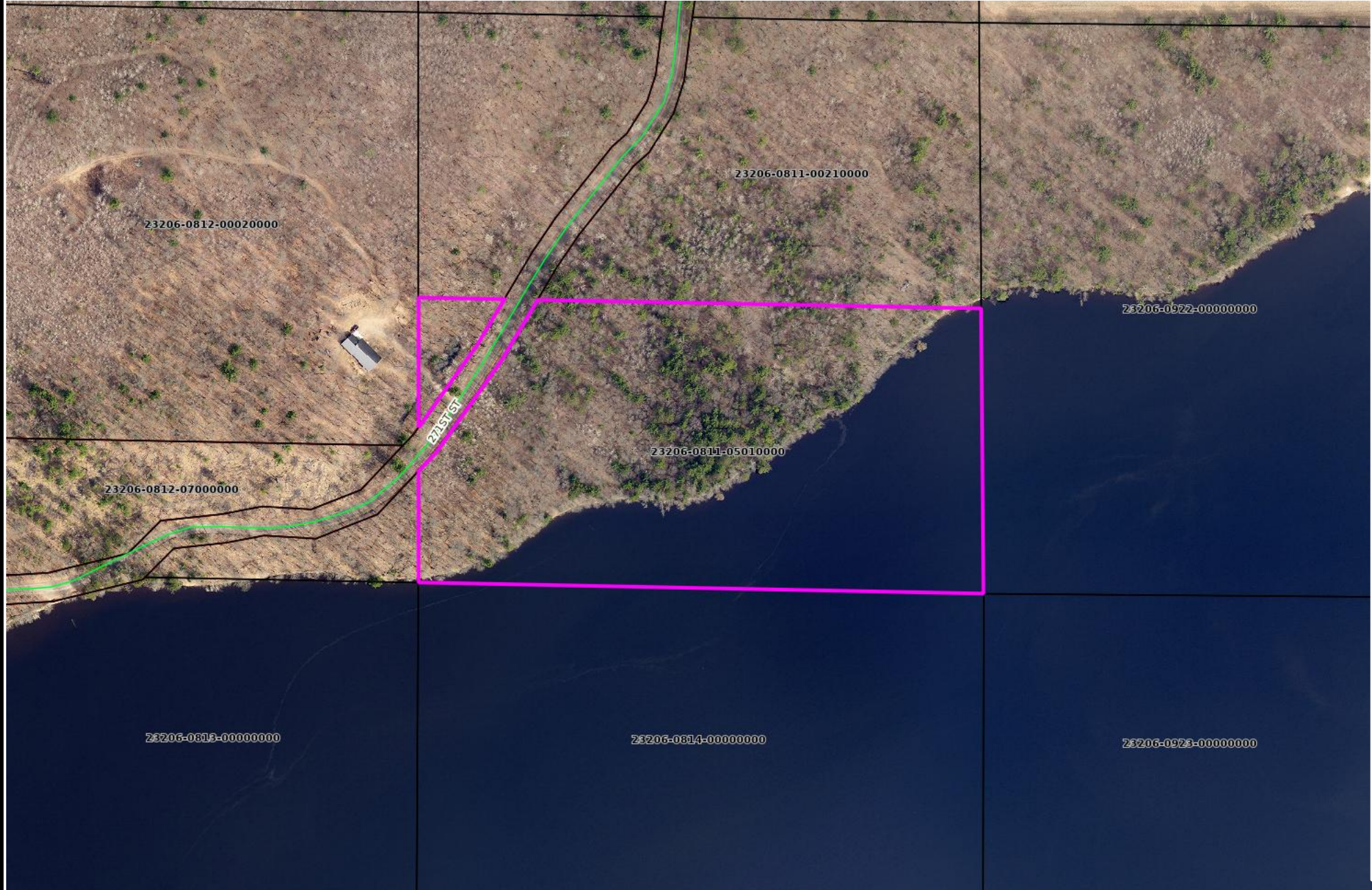
23206-0811-05010000

6.1.a



Printed 06/17/2021

Scale = 1:300'



Attachment: 23206-0811-05010000_Type B_Tax Deeded Land_Aerial (6512 : Request to Sell Type B Tax

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

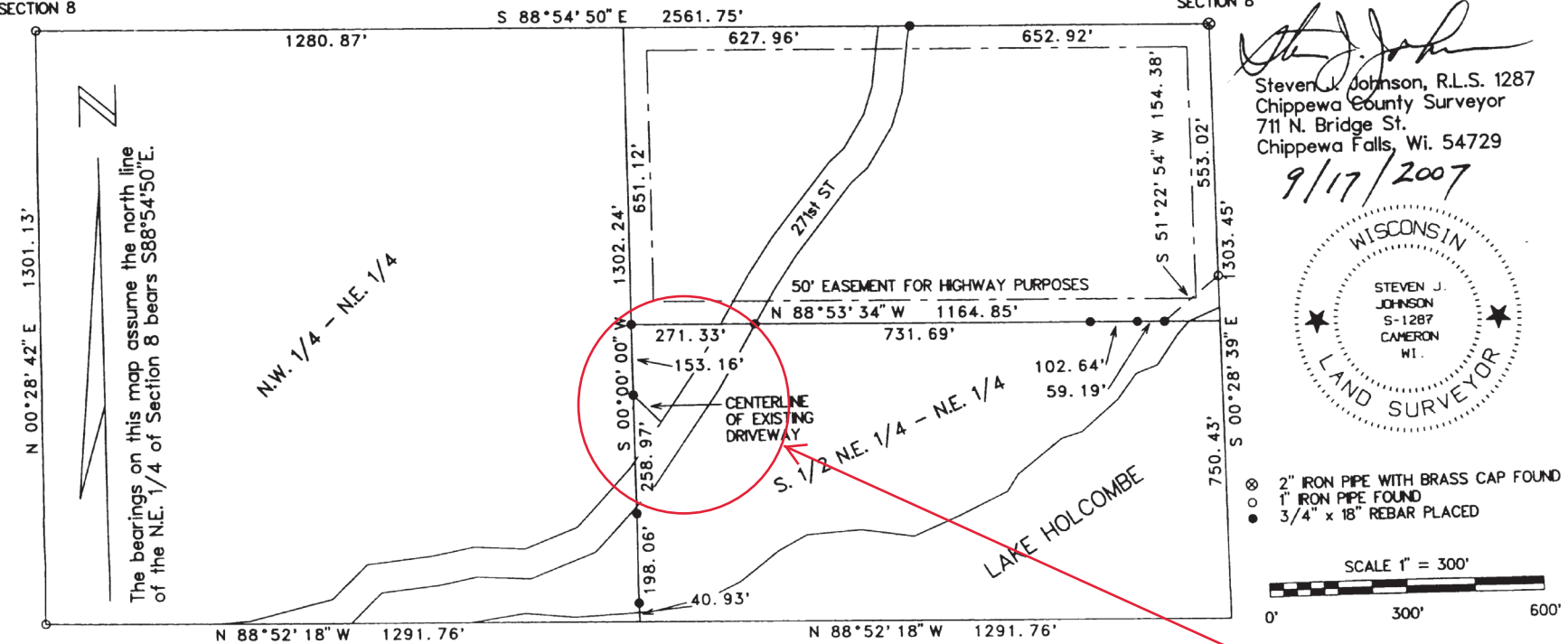
SURVEY MAP OF:
The North 1/2 of the N.E. 1/4 of
Section 8 T32N R6W, Town of Lake Holcombe.

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

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

RECEIVED

SEP 17 2007

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

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

Doug Clary

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

DC

Good morning Doug.

Thank you for laying out the activity schedule.

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

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



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

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

Dan & Matt,

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

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

Douglas Clary, Director
 Department of Planning & Zoning

Attachment: Type B Tax Deed_23206-0811-05010000_Email String (6512 : Request to Sell Type B Tax Deeded Land)

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

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

MH

Good morning Matt.

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

I fully concur with the approach.

Please proceed as outlined.



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

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

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

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

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

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

Thanks,

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

[illegible]



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

7.1

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

**PUBLIC NOTICE
SALE OF TAX DEED LAND**

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

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

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

SEALED BID DEADLINE:

Please see offer to purchase form for this information.

COMMITTEE MEETING:

Please see offer to purchase form for this information.

SEALED BID REQUIREMENTS:

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

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

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

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

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

TERMS AND CONDITIONS:

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

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