

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
NOVEMBER 18, 2021
CHIPPEWA COUNTY COURTHOUSE, RM 302
4:30 PM

1. CALL TO ORDER

2. ROLL CALL

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

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Motion to Approve.

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

1. Approve the Agenda

2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - Oct 21, 2021 4:30 PM

3. Schedule Next Meeting Date - December 16, 2021 @ 4:30 PM

5. PUBLIC HEARINGS - FOR DISCUSSION AND ACTION

1. 2021-0016 - Ronald & Judith Swoboda - Rezone - Town of Woodmohr
Motion to Approve.

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

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

November 18, 2021
4:30 PM

6. REPORTS

1. Update on the Request to Sell a portion of 23208-0811-05010000 (Type B Tax Deeded Land) - Doug Clary
Clary provided an update. Hopefully the appraisal will be here for the December, 2021 meeting.

RESULT:	REVIEWED
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7. BUSINESS ITEMS

1. Autumn Winds Preliminary Plat - Doug Clary
Motion to Approve the Preliminary Plat.

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

8. AGENDA ITEMS FOR FUTURE CONSIDERATION

None.

9. ADJOURN

Motion to Approve

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

CHIPPEWA COUNTY
PLANNING & ZONING COMMITTEE
REGULAR MEETING
OCTOBER 21, 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)	Excused	
Don Hauser	Chippewa County	District 6 (Vice-Chair)	Present	
Ronald McGill	Chippewa County	District 15	Present	
David Eisenhuth	Chippewa County	District 11	Present	
Dean Gullickson	Chippewa County	District 7	Present	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA

Motion to Approve.

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

1. Approve the Agenda
2. Approve the Minutes

Planning & Zoning Committee - Regular Meeting - Sep 23, 2021 4:30 PM

3. Schedule Next Meeting Date - November 18, 2021 @ 4:30 PM

5. PUBLIC HEARINGS

1. 2021-0015 - Lorne Patzoldt - Rezone - Town of Eagle Point - Doug Clary
Motion to approve the rezone as presented with the understanding that if the overall filling/grading/excavating on the property exceeds one (1) acre in size, the property owner will need to implement applicable stormwater management on the property per the county's ordinance.

Minutes Acceptance: Minutes of Oct 21, 2021 4:30 PM (Consent Agenda)

Planning & Zoning Committee

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

October 21, 2021
4:30 PM

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

6. BUSINESS ITEMS

1. Review of Brindle Acres County Plat in the Town of Wheaton - Preliminary & Final - Doug Clary
Motion to approve.

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

7. AGENDA ITEMS FOR FUTURE CONSIDERATION

None

8. ADJOURN

Motion to Adjourn.

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

Minutes Acceptance: Minutes of Oct 21, 2021 4:30 PM (Consent Agenda)



STATEMENT OF EXPLANATION
2021-0016 - RONALD & JUDITH SWOBODA - REZONE - TOWN OF
WOODMOHR

Parcel Number 23009-0943-01250000, which is located in the SW 1/4 of the SE 1/4, Section 09, Township 30 North, Range 09 West. Town of Woodmohr. This parcel is vacant

From: Highway Commercial

To: Agricultural

(Publish – Chippewa Herald – November 4 and November 11, 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 **November 18, 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: 2021-0016

Property Owners: Ronald & Judith Swoboda

Parcel Number 23009-0943-01250000, which is located in the SW ¼ of the SE ¼, Section 09, Township 30 North, Range 09 West, Town of Woodmohr. This parcel is vacant.

From: Highway Commercial

To: Agricultural

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

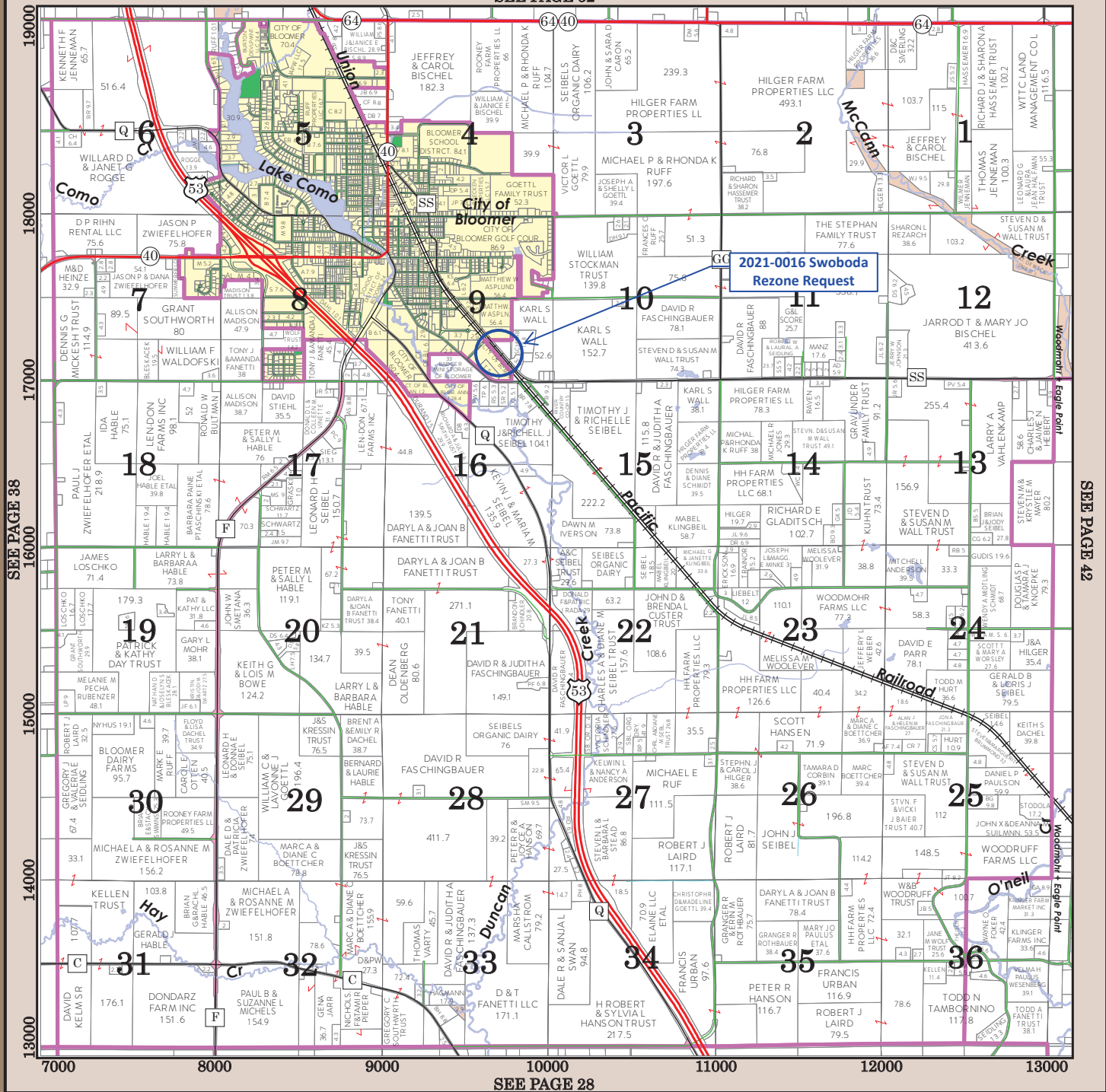
Dated this **26th** day of **October**, 2021

Douglas Clary, Director
Department of Planning & Zoning
Chippewa County

Attachment: 2021-0016 Swoboda - Rezone - Public Hearing Notices & Maps (6668 : 2021-0016 - Ronald & Judith Swoboda - Rezone)



SEE PAGE 52



© 2021 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.

Bischel's

SEPTIC SERVICE

12979 County Highway SS

Bloomer, WI 54724

715.288.6601 or 1.888.345.8848

Septic Tanks ~ Holding Tanks ~ Portable Toilets

Jon and Tammy Bischel, Owners

Find us on **Bischel's Septic Service, LLC**

Mobile Parcel Viewer

View parcel data and so much more all from your mobile device

Explore the world around you from anywhere!

Visit <https://www.co.chippewa.wi.us/> and search "mobile" or go to: <https://chippcogs.maps.arcgis.com/apps/webappviewer/index.html?id=258d5a3b2ee2476bb1953a443cd703c8>

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: October 26, 2021

To: Property Owner(s)

From: Douglas Clary, Director



Re: Public Meetings & Hearing

Dear Property Owner(s):

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

REZONE PETITION #2021-0016

Petitioner: Ronald & Judith Swoboda

Parcel Number 23009-0943-01250000, which is located in the SW ¼ of the SE ¼, Section 09, Township 30 North, Range 09 West, Town of Woodmohr. This parcel is vacant.

Current Zoning: Highway Commercial

Requested Zoning: Agricultural

Woodmohr Town Plan Commission:

The Woodmohr Plan Commission will **REVIEW** this petition on **November 8, 2021 at 7:00 PM**, at the Woodmohr Town Hall, 16738 125th Street, Bloomer, Wisconsin 54724. The Plan Commission will forward an **ADVISORY** recommendation to the Woodmohr Town Board to approve, disapprove or approve with modification(s) and/or condition(s).

Woodmohr Town Board:

The Woodmohr Town Board will **REVIEW** this petition on **November 17, 2021 at 7:00 PM**, at the Woodmohr Town Hall, 16738 125th Street, Bloomer, Wisconsin 54724. The Town Board will forward an **ADVISORY** recommendation to the Chippewa County Board of Supervisors to approve or disapprove or approve with modification(s) and/or condition(s).

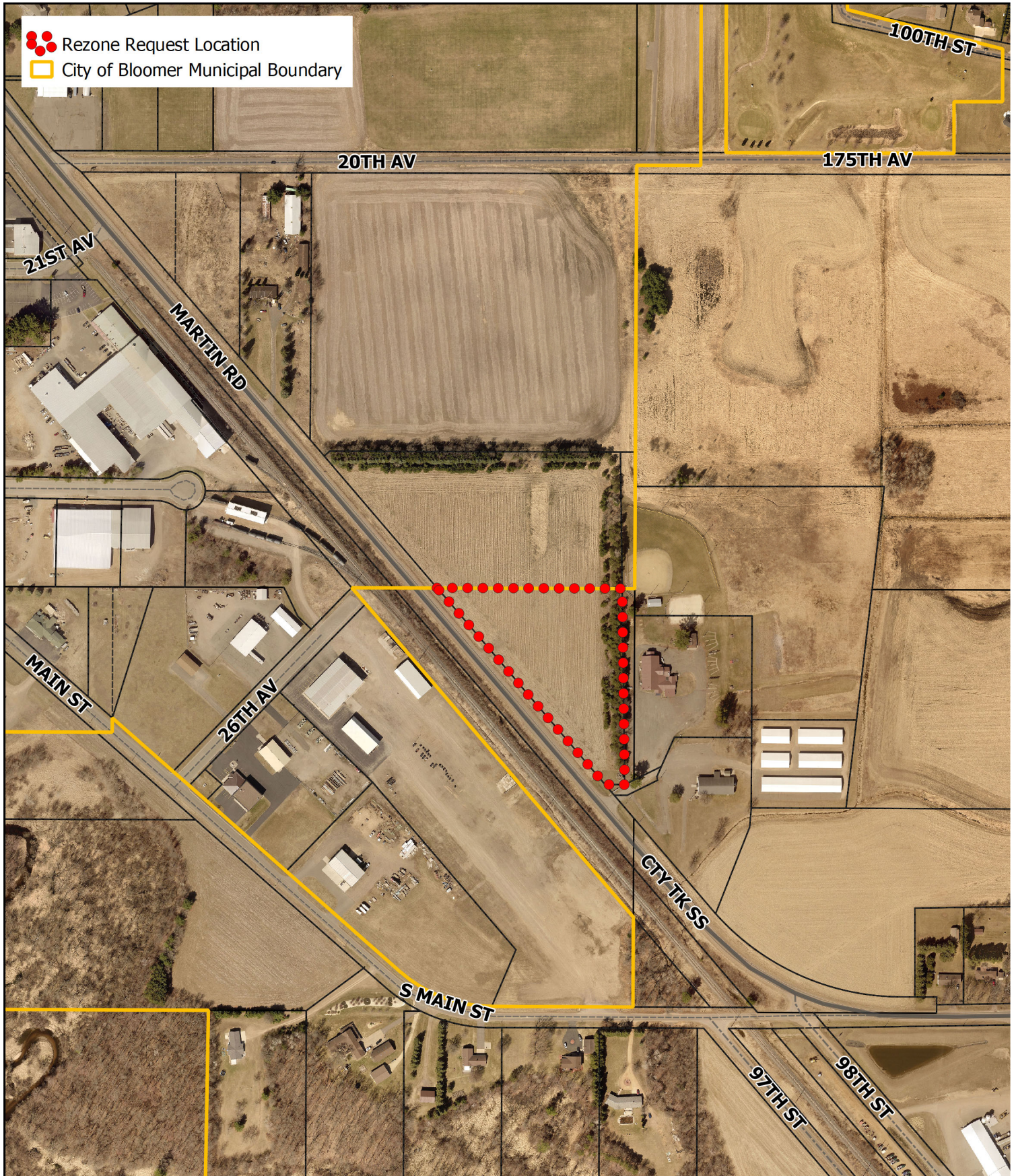
Chippewa County Planning & Zoning Committee:

The Chippewa County Planning & Zoning Committee will hold a **PUBLIC HEARING** for this petition on **November 18, 2021 at 4:30 PM**, in room 302, of the Chippewa County Courthouse located at 711 N. Bridge Street, Chippewa Falls, Wisconsin. The Committee will make a determination on the petition to approve, disapprove or approve with modifications(s) and/or conditions. If the Planning & Zoning Committee approves or approves with modification modifications(s) and/or conditions, the petition will be forwarded to the County Board of Supervisors meeting on December 13, 2021 for their consideration. If the Planning & Zoning Committee disapproves, the petition will fail.

Attachment: 2021-0016 Swoboda - Rezone - Public Hearing Notices & Maps (6668 : 2021-0016 - Ronald & Judith Swoboda - Rezone)

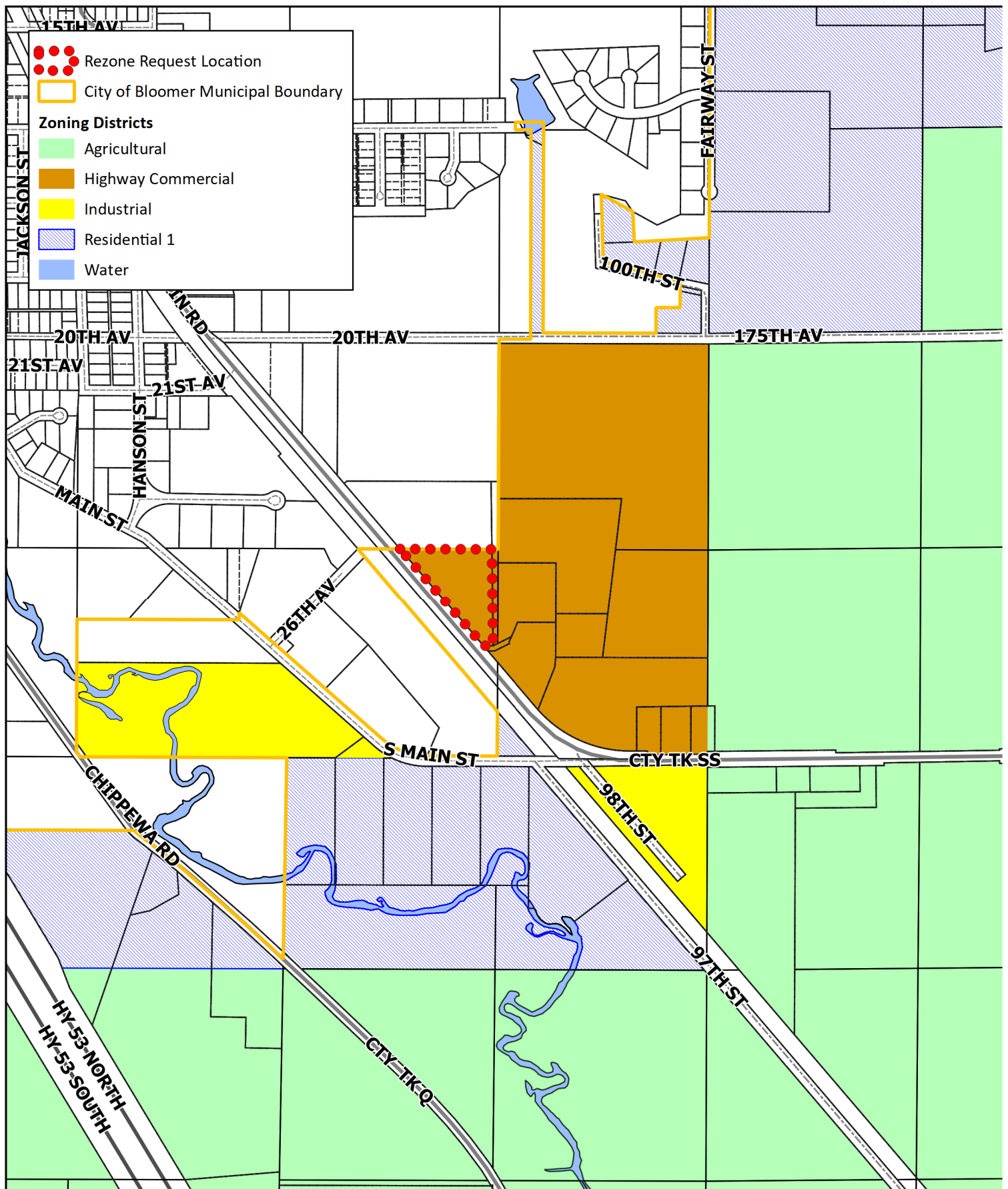


2021-0016 Swoboda - Rezone Request - Aerial (2020)



Attachment: 2021-0016 Swoboda - Rezone - Public Hearing Notices & Maps (6668 : 2021-0016 - Ronald & Judith Swoboda - Rezone)

2021-0016 Swoboda - Rezone Request - Zoning Districts



Attachment: 2021-0016 Swoboda - Rezone - Public Hearing Notices & Maps (6668 : 2021-0016 - Ronald & Judith Swoboda - Rezone)

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: Ronald D. & Judith M. Swoboda			Name:		
Mailing Address: 133 17th Ave			Mailing Address:		
City: Bloomer	State: WI	Zip: 54724	City:	State:	Zip:
Telephone: 715-368-3445			Telephone:		
Email Address (Required): rjswoboda@bloomer.net			Email Address (Required):		
SECTION III: Parcel Information					
Town of: Wood Molen			Property Address: City Hwy 55		
Parcel Number(s): 23009-0943-01250000			City: Bloomer	State: WI	Zip: 54724
Existing Zoning District(s): G2 Commercial			Proposed Zoning District(s): G4 Agriculture		

GENERAL DIRECTIONS:

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

FOR DEPARTMENT OF PLANNING & ZONING STAFF USE:		
Receipt Number: 19106	Appeal Number: 2021-0016	Public Hearing Date: 11-18-21

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: Ronald O. Swoboda
Owner/Agent

Date: 10-21-21

Part 5: Planning & Zoning Department Mailing List

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

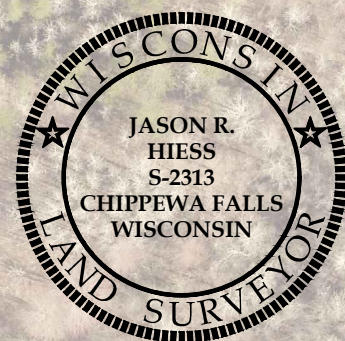
US Army Corp of Engineers
Wisconsin DOT

Part 1: General Questions

1. Yes, we have legal title to the parcel.
2. Parcel #23009-0943-01250000
SW SE LYING NE OF CTY HW SS EX LYING S OF THE N 606.5'
3. None
4. Parcel was previously used for commercial purposes and now will be used for agriculture purposes.
5. Adjacent parcel is in the City of Bloomer and is currently zoned agricultural.
6. None

UNPLATTED LANDS
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BY OTHERSUNPLATTED LANDS
BY OTHERS

S.T.H. '29'

JASON R. HIESS, P.L.S.
DATED THIS 1ST DAY OF NOVEMBER, 2021.

PRELIMINARY PLAT

OF

AUTUMN WINDS

PART OF THE SE 1/4 OF THE NW 1/4,
THE SW 1/4 OF THE NE 1/4,
THE NW 1/4 OF THE SE 1/4 AND
THE NE 1/4 OF THE SW 1/4,
SECTION 14, T28N, R8W,
TOWN OF LAFAYETTE,
CHIPPEWA COUNTY, WISCONSIN
INCLUDING PART OF
CERTIFIED SURVEY MAPS NO. 329, 503 AND 5107

CAD NAME: AUTUMN WINDS PRELIM A 11-1-21

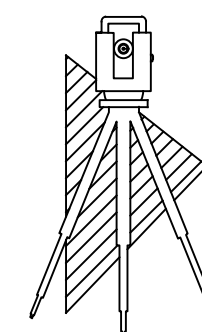
LYLE JENSEN, OWNER

OL 4

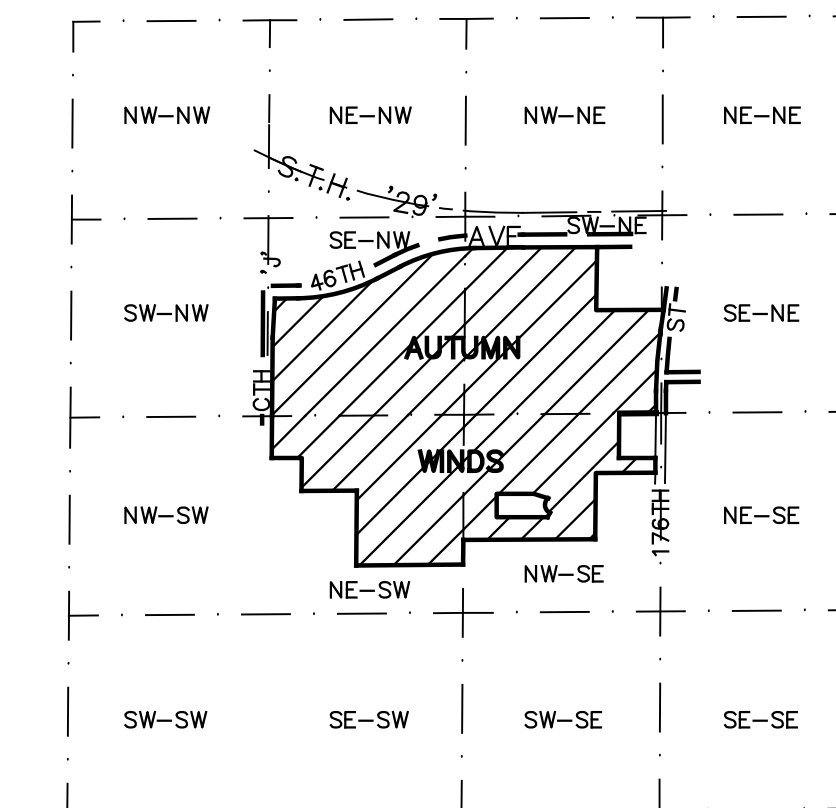
CSM 1626

CSM 1365

176TH

UNPLATTED LANDS
BY OTHERSUNPLATTED LANDS
BY OTHERS

HIESS-LOKEN
& ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYING
4905 WEST PARK AVE.
CHIPPEWA FALLS, WISCONSIN 54729
715-720-4000 PHONE
715-832-3300 PHONE
www.hiess-loken.com
hlsurvey@bcglobal.net

LOCATION SKETCH
SEC. 14, T28N, R8W
NOT TO SCALEOWNERS

SOUTH WIND LLC AND
DENNIS LYBERG HOMES
14282 42ND AVE.
CHIPPEWA FALLS, WI 54729

APPROVING AUTHORITY

TOWN OF LAFAYETTE
CHIPPEWA COUNTY

OBJECTING AUTHORITY

DEPT. OF ADMINISTRATION, PLAT REVIEW

NOTES

DISTANCES AND AREAS ARE APPROXIMATE
AND MAYBE SUBJECT TO SLIGHT
ADJUSTMENTS

CONTOURS PROVIDED BY EVERYDAY
SURVEYING AND ENGINEERING, LLC

WETLANDS LOCATED BY STAR
ENVIRONMENTAL INC.

ALL LOTS MEET OR EXCEED 30,000 SQUARE
FEET AND 10,000 SQUARE FEET USABLE
AREA

ALL LOT DIMENSIONS MEET OR EXCEED TOWN
SUBDIVISION REQUIREMENTS

CONTOURS SHOWN AT 1' AND 5' INTERVALS

15' UTILITY EASEMENTS TO SERVE ALL LOTS
PER TOWN ORDINANCES

ALL LOTS ZONED R-1

TOTAL AREA 95.39 ACRES EXCL. RIGHT OF
WAYS

98 PROPOSED LOTS, 4 PROPOSED OUT LOTS

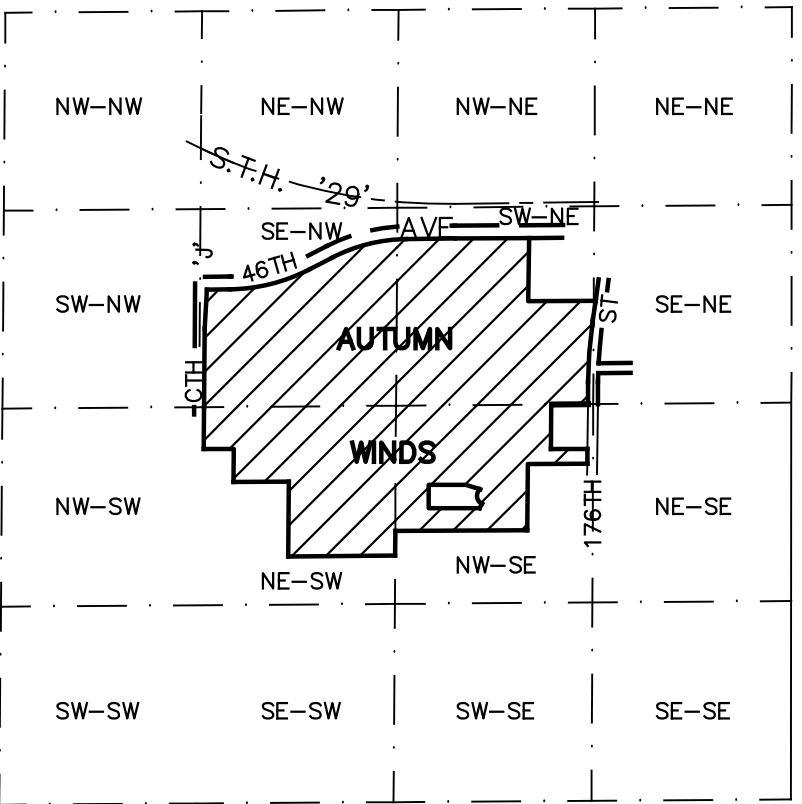
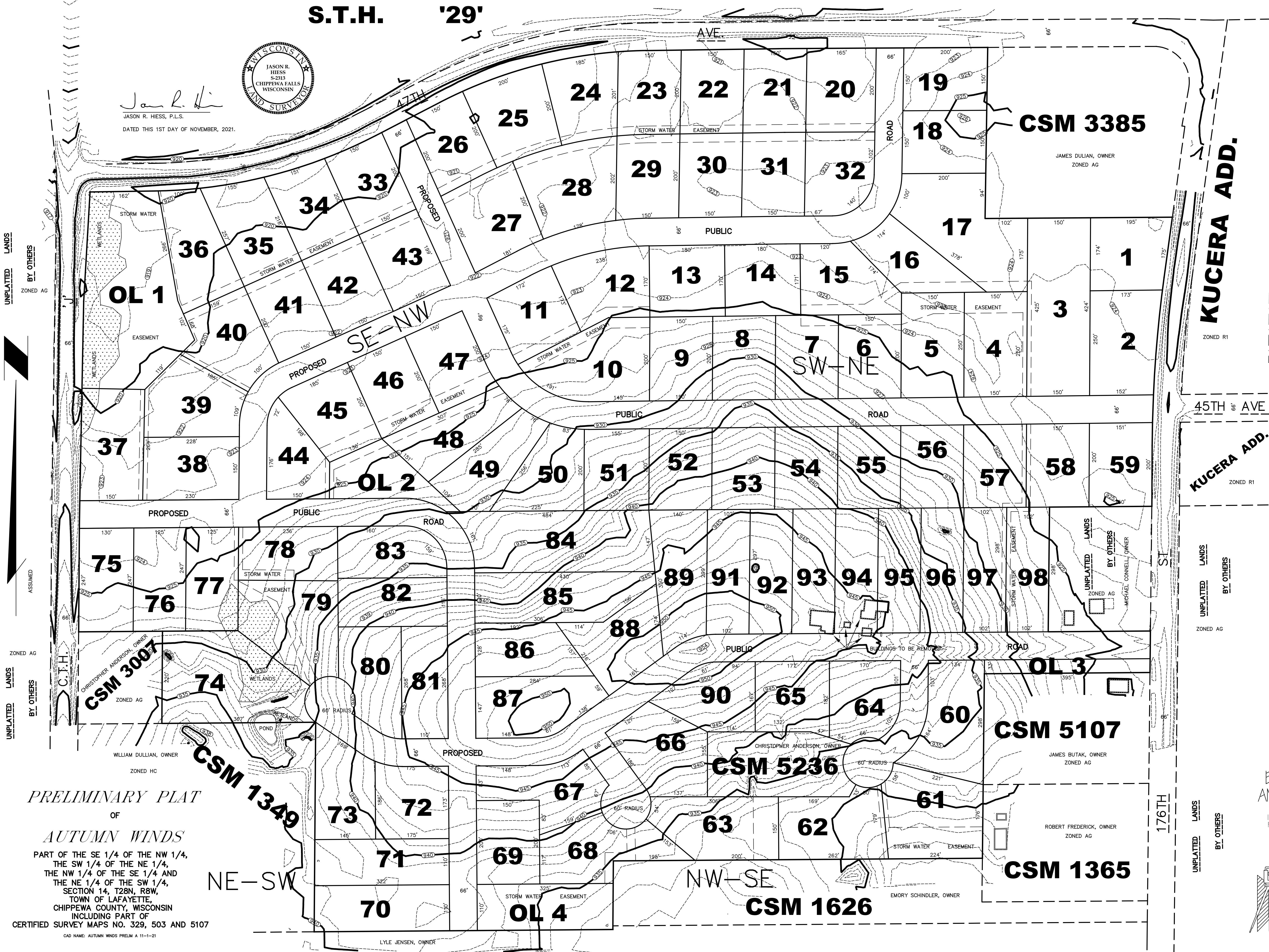
TOTAL STREET LENGTH: 8,900'±

ENGINEERING SERVICES PROVIDED BY:

EVERYDAY SURVEYING
AND ENGINEERING, LLC.

d/b/a: KRAMER LAND DESIGN

1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH: (715) 831-0654 • EMAIL: INFO@KLDPS.NET



LOCATION SKETCH
SEC. 14, T28N, R8W
NOT TO SCALE

OWNERS

SOUTH WIND LLC AND
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14282 42ND AVE.
CHIPPEWA FALLS, WI 54729

APPROVING AUTHORITY

TOWN OF LAFAYETTE
CHIPPEWA COUNTY

OBJECTING AUTHORITY

DEPT. OF ADMINISTRATION, PLAT REVIEW

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SURVEYING AND ENGINEERING, LLC

WETLANDS LOCATED BY STAR
ENVIRONMENTAL INC.

ALL LOTS MEET OR EXCEED 30,000 SQUARE
FEET AND 10,000 SQUARE FEET USABLE
AREA

ALL LOT DIMENSIONS MEET OR EXCEED TOWN
SUBDIVISION REQUIREMENTS

CONTOURS SHOWN AT 1' AND 5' INTERVALS

15' UTILITY EASEMENTS TO SERVE ALL LOTS
PER TOWN ORDINANCES

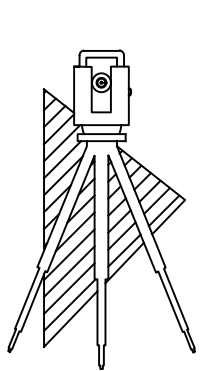
ALL LOTS ZONED R-1

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WAYS

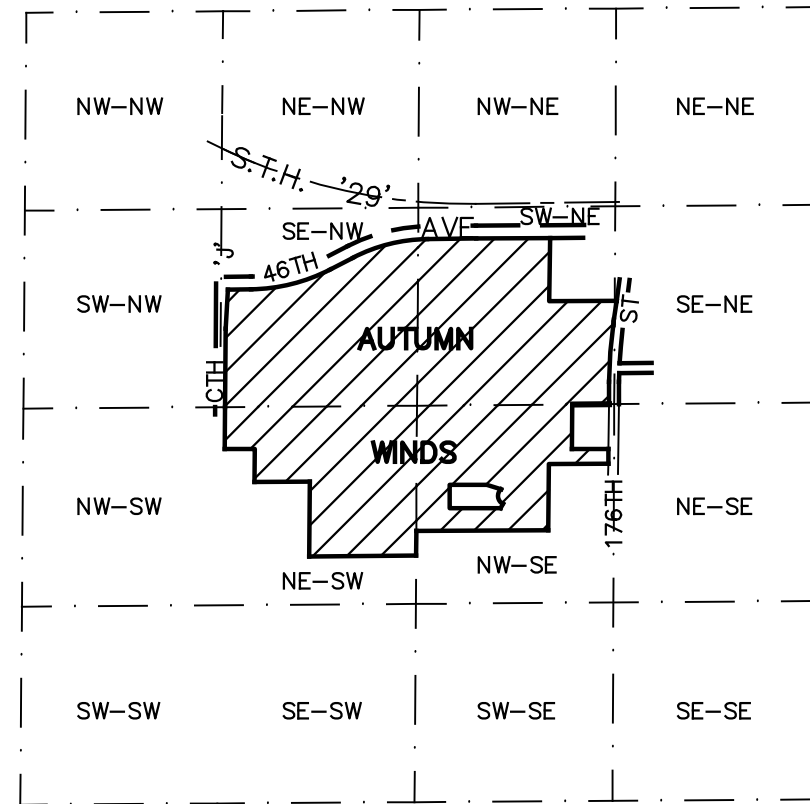
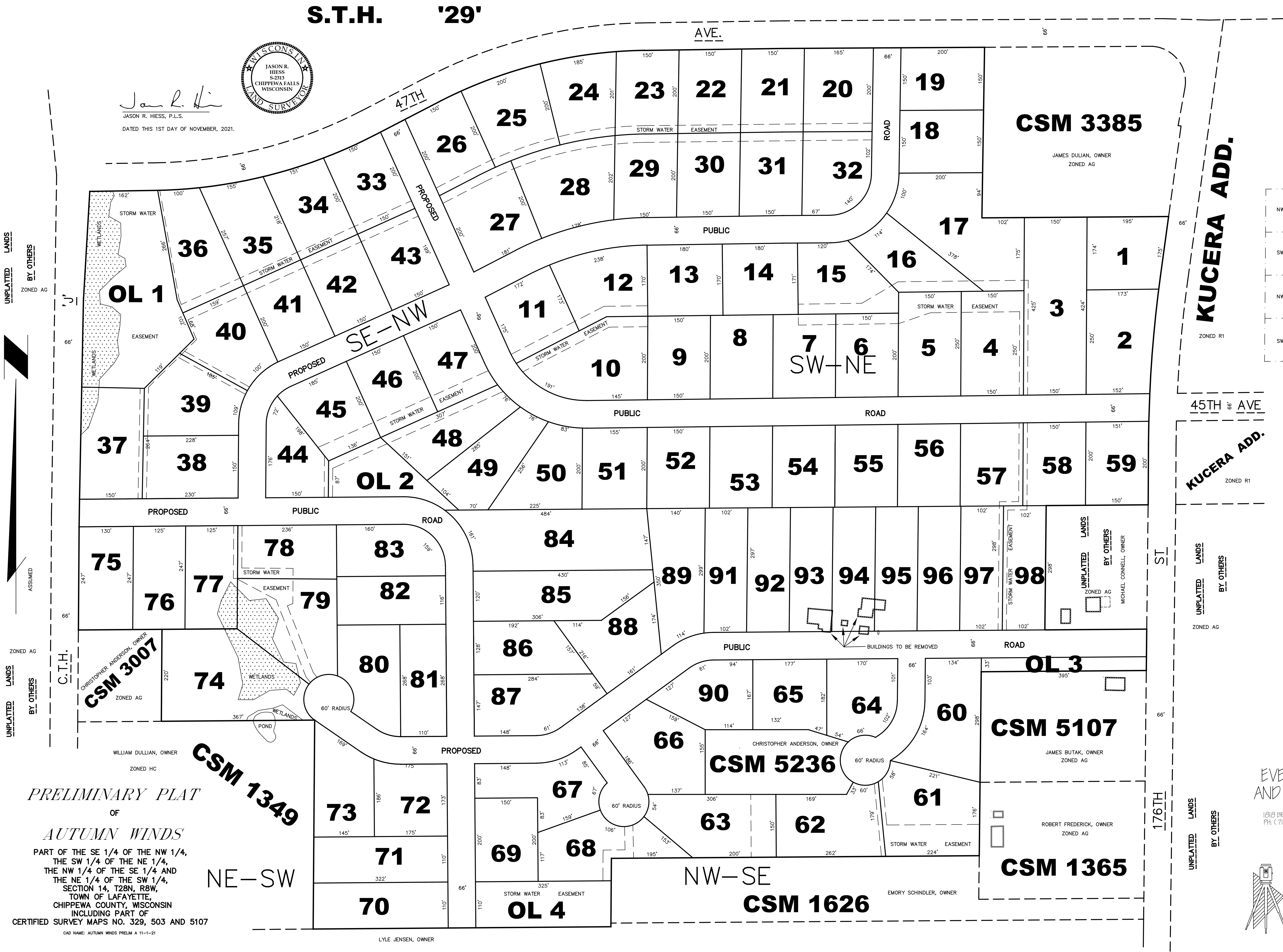
98 PROPOSED LOTS, 4 PROPOSED OUT LOTS

TOTAL STREET LENGTH: 8,900'±

ENGINEERING SERVICES PROVIDED BY:
**EVERYDAY SURVEYING
AND ENGINEERING, LLC.**
d/b/a: KRAMER LAND DESIGN
1818 BRACKETT AVENUE • EAU CLAIRE, WI 54601
PH: (715) 831-0654 • EMAIL: INFO@KLDSE.NET



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hlsurvey@sbglobal.net



OWNERS

SOUTH WIND LLC AND
DENNIS LYBERG HOMES
14282 42ND AVE.
CHIPPEWA FALLS, WI 54729

APPROVING AUTHORITY

TOWN OF LAFAYETTE
CHIPPEWA COUNTY

OBJECTING AUTHORITY

DEPT. OF ADMINISTRATION, PLAT REVIEW

NOTES

DISTANCES AND AREAS ARE APPROXIMATE
AND MAYBE SUBJECT TO SLIGHT
ADJUSTMENTS

CONTOURS PROVIDED BY EVERYDAY
SURVEYING AND ENGINEERING, LLC

WETLANDS LOCATED BY STAR
ENVIRONMENTAL INC.

ALL LOTS MEET OR EXCEED 30,000 SQUARE
FEET AND 10,000 SQUARE FEET USABLE
AREA

ALL LOT DIMENSIONS MEET OR EXCEED TOWN
SUBDIVISION REQUIREMENTS

CONTOURS SHOWN AT 1' AND 5' INTERVALS

15' UTILITY EASEMENTS TO SERVE ALL LOTS
PER TOWN ORDINANCES

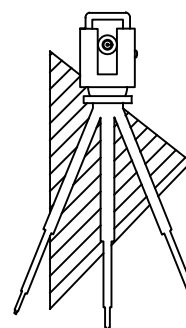
ALL LOTS ZONED R-1

TOTAL AREA 95.39 ACRES EXCL. RIGHT OF
WAYS

98 PROPOSED LOTS, 4 PROPOSED OUT LOTS

TOTAL STREET LENGTH: 8,900±

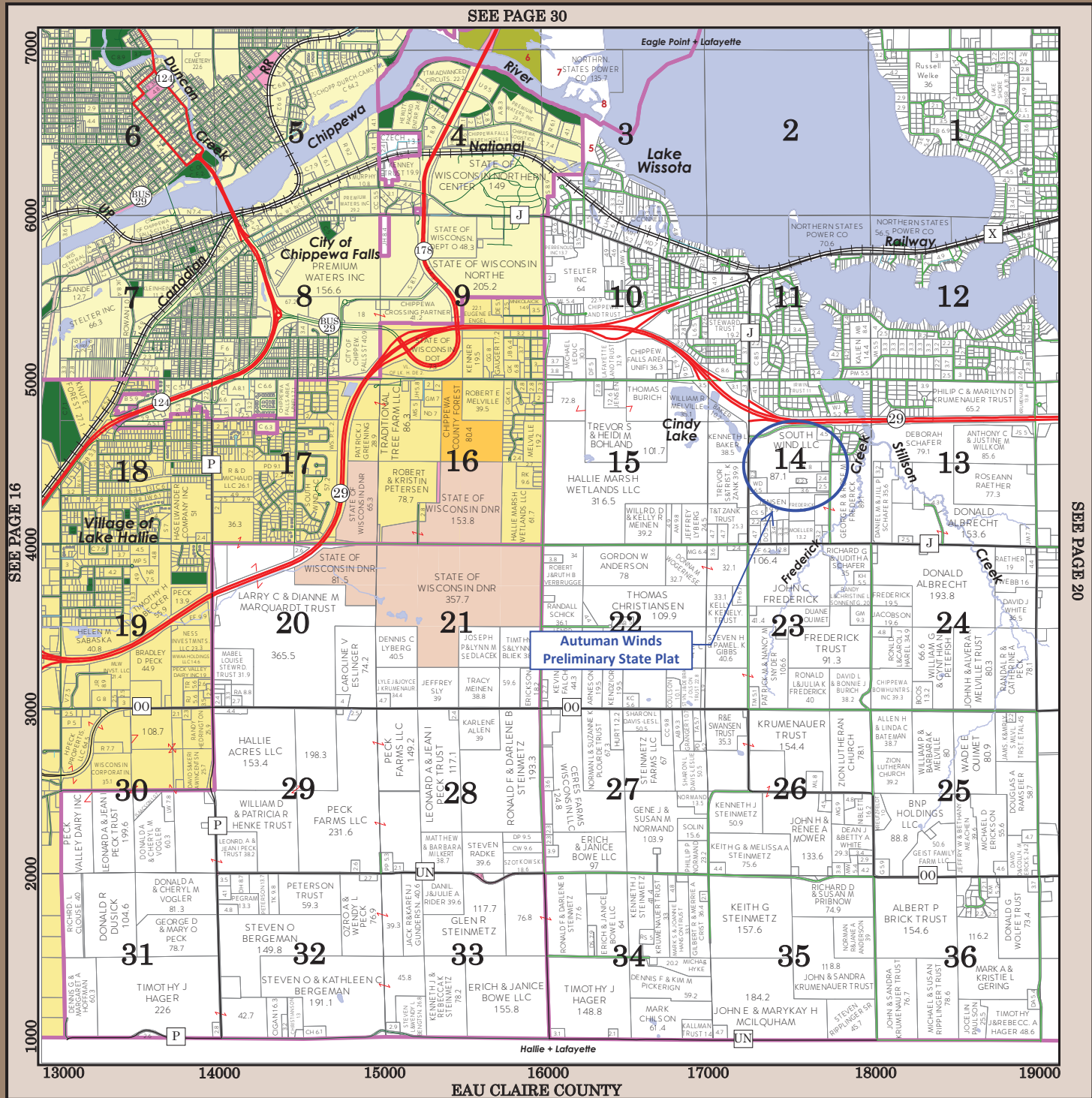
ENGINEERING SERVICES PROVIDED BY:
**EVERYDAY SURVEYING
AND ENGINEERING, LLC.**
d/b/a: KRAMER LAND DESIGN
1818 BRACKETT AVENUE • EAU CLAIRE, WI 54701
PH: (715) 831-0654 • EMAIL: INFO@KLDPS.NET



**HIESS-
LOKEN**
& ASSOCIATES, LLC
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SEE PAGE 30



SEE PAGE 20

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.

American Land Surveying



Industrial/Utility Residential Recreational Commercial Vacation Land
 Phone 715-214-6508 Eau Claire, Wisconsin www.americanlandsurveying.net
 Your Local Land Surveying Experts Serving All of The Chippewa Valley!

This plat book is protected by all applicable copyright laws. Please contact Chippewa County for written permission to reproduce any information in this plat book in any form.

Chippewa County Land Records
 711 North Bridge Street
 Chippewa Falls, WI 54729
 715.726.7928