

CHIPPEWA COUNTY**BOARD OF ADJUSTMENT****REGULAR MEETING****JUNE 18, 2025****CHIPPEWA COUNTY COURTHOUSE, RM 016****1:00 PM****1. CALL TO ORDER****2. ROLL CALL**

Attendee Name	Organization	Title	Status	Arrived
Jeff Bennesch	Chippewa County	Citizen Rep (Chair)	Present	
Roger McFarlane	Chippewa County	Citizen Rep (Vice Chair)	Present	
Doug Matthews	Chippewa County	Citizen Rep	Present	
Julie Geissler	Chippewa County	Citizen Rep	Present	
Larry Marquardt	Chippewa County	Citizen Rep	Excused	
Carolyn Kaiser	Chippewa County	Citizen Rep - Alternate	Excused	

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. CONSENT AGENDA**1. Approve the Agenda**

Motion to Approve just the agenda and next scheduled meeting date with discussion on the minutes to occur under Business Items.

2. Approve the Minutes

Julie Geissler had some questions on the minutes from the May 19, 2025 BOA meeting. Clary will review the notes taken by staff for additional information.

Board of Adjustment - Regular Meeting - May 19, 2025 7:45 AM

Board of Adjustment - Regular Meeting - May 19, 2025 8:30 AM

3. Schedule Next Meeting Date - July 16, 2025 (if needed)

Motion to Approve just the agenda and next scheduled meeting date with discussion on the minutes to occur under Business Items.

5. BUSINESS ITEMS**1. 2025-0002 Wissota View Variance Request - Town of Lafayette**

Doug Clary introduced the Variance Request along with the submitted information. Rob Brown discussed the reasoning behind the variance request and his desire to keep everything in the current location. Brown expanded on the effect of the CTH X bridge closer and the removal of the previous tank and gas pump. Andy Bejin, Bejin Pump & Meter Service, Inc, discussed the approval process through the Lafayette Fire District and the Wisconsin Department of Agricultural, Trade and Consumer Protection. Bejin also discussed the design on the system. A general discussion occurred on the overall function from the tank to the dispenser.

Board of Adjustment

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 016

June 18, 2025
1:00 PM

A general discussion occurred regarding the shoreland and floodplain ordinances and how they regulate the placement of any structure. Discussion traveled between the responsibilities of the Board of Adjustment in regards to the approval of the variance, the operation of the dispenser and the hose, alternate locations for the island, the previous operation of the dispenser and the requirements for attendants.

Motion to approve a variance for:

- (1) the pump and kiosk island to be located within the 75' setback, but no closer to the ordinary high-water mark (OHWM) than the 901.70' contour
- (2) If an additional sidewalk/stairs is needed for access to the kiosk, the total between the two sidewalk/stairs cannot exceed 60" in total width
- (3) Erosion control measures shall be required until vegetation is adequate to prevent erosion from occurring.

Findings of Fact:

1. Unique nature of the situation because this is a commercial use vs. a residential use.
2. The site did have commercial gas prior to the reconstruction of CTH X and the bridge.
3. Public interest is not injured by the variance request.
4. Any disturbed shoreland shall be returned to the original contours where the island was going to be removed.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Julie Geissler, Citizen Rep
SECONDER:	Roger McFarlane, Citizen Rep (Vice Chair)
AYES:	Bennesch, McFarlane, Matthews, Geissler
EXCUSED:	Marquardt

6. AGENDA ITEMS FOR FUTURE CONSIDERATION

None discussed.

7. ADJOURN

CHIPPEWA COUNTY**BOARD OF ADJUSTMENT****REGULAR MEETING****MAY 19, 2025****CHIPPEWA COUNTY COURTHOUSE, RM 119Q****7:45 AM****1. CALL TO ORDER****2. ROLL CALL**

Attendee Name	Organization	Title	Status	Arrived
Jeff Bennesch	Chippewa County	Citizen Rep (Chair)	Present	
Roger McFarlane	Chippewa County	Citizen Rep (Vice Chair)	Present	
Doug Matthews	Chippewa County	Citizen Rep	Present	
Julie Geissler	Chippewa County	Citizen Rep	Present	
Larry Marquardt	Chippewa County	Citizen Rep	Present	
Carolyn Kaiser	Chippewa County	Citizen Rep - Alternate	Present	
Dale Shipman	Chippewa County	Citizen Rep - Alternate	Absent	

3. APPROVE THE AGENDA

Motion to Approve Agenda.

RESULT: APPROVED [UNANIMOUS]
MOVER: Doug Matthews, Citizen Rep
SECONDER: Julie Geissler, Citizen Rep
AYES: Bennesch, McFarlane, Matthews, Geissler, Marquardt

4. SITE INSPECTION**1. Site Inspection: Ryan & Tracie Dallas - Town of Lafayette**

The BOA traveled to the Dallas party in the Town of Lafayette for the site inspection and then returned back to the Courthouse.

RESULT: DISCUSSED

5. ADJOURN

Motion to adjourn.

RESULT: APPROVED [UNANIMOUS]
MOVER: Larry Marquardt, Citizen Rep
SECONDER: Roger McFarlane, Citizen Rep (Vice Chair)
AYES: Bennesch, McFarlane, Matthews, Geissler, Marquardt

CHIPPEWA COUNTY**BOARD OF ADJUSTMENT****REGULAR MEETING****MAY 19, 2025****CHIPPEWA COUNTY COURTHOUSE, RM 302****8:30 AM****1. CALL TO ORDER****2. ROLL CALL**

Attendee Name	Organization	Title	Status	Arrived
Jeff Bennesch	Chippewa County	Citizen Rep (Chair)	Present	
Roger McFarlane	Chippewa County	Citizen Rep (Vice Chair)	Present	
Doug Matthews	Chippewa County	Citizen Rep	Present	
Julie Geissler	Chippewa County	Citizen Rep	Present	
Larry Marquardt	Chippewa County	Citizen Rep	Present	
Carolyn Kaiser	Chippewa County	Citizen Rep - Alternate	Present	
Dale Shipman	Chippewa County	Citizen Rep - Alternate	Absent	

Note. Mr Shipman did not seek reappointment to the BOA. His name will need to be removed.

3. MEMBERS OF THE PUBLIC WISHING TO BE HEARD

None.

4. APPROVAL OF AGENDA

Motion to approve the agenda.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Doug Matthews, Citizen Rep
SECONDER:	Roger McFarlane, Citizen Rep (Vice Chair)
AYES:	Bennesch, McFarlane, Matthews, Geissler, Marquardt

5. PUBLIC HEARING**1. 2025-0001 Dallas Variance Request**

A general discussion occurred regarding the bathroom located in the accessory structure and how it came to be. Greg Gruna read his staff report and answered general questions regarding the variance request. He also read in an email he received from John LaFlamme (Ryan Dallas' neighbor) in support of the variance being issued. Ryan Dallas (petitioner) also answered a few general questions from the BOA. General discussion on the petition occurred.

Motion to grant the variance with the condition that there are to be no living quarters in the accessory structure and that Mr. Dallas follow the affidavit he signed/notarized stating no living quarters are allowed.

Board of Adjustment

Minutes
Regular Meeting

Chippewa County Courthouse, Rm 302

May 19, 2025
8:30 AM

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Julie Geissler, Citizen Rep
SECONDER:	Larry Marquardt, Citizen Rep
AYES:	Bennesch, McFarlane, Matthews, Geissler, Marquardt

6. AGENDA ITEMS FOR FUTURE CONSIDERATION

None

7. ADJOURN

Motion to Adjourn.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Julie Geissler, Citizen Rep
SECONDER:	Roger McFarlane, Citizen Rep (Vice Chair)
AYES:	Bennesch, McFarlane, Matthews, Geissler, Marquardt

Minutes Acceptance: Minutes of May 19, 2025 8:30 AM (Consent Agenda)



STATEMENT OF EXPLANATION

5.1

2025-0002 WISSOTA VIEW VARIANCE REQUEST - TOWN OF LAFAYETTE

To install a fuel pump and island not meeting the water setback in accordance with section 55-42(b), of the Chippewa County Shoreland Ordinance. This request is for Lot 1, 1st Assessors Plat of Lafayette (Parcel number 22808-1114-64330001), which is located in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 11, Township 28 North, Range 08 West. Town of Lafayette. Physical Address: 17779 County Highway X.

(Posted on June 4th, 2025)
Chippewa County Website & County Clerk's Bulletin Board

CHIPPEWA COUNTY BOARD OF ADJUSTMENT
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 **June 18th, 2025** beginning at **1pm** in room 016 of the Chippewa County Courthouse, Chippewa Falls, Wisconsin, relative to following request:

Variance Petition: #2025-0002

Appellant: Wissota View

Agent: Robert Brown

To install a fuel pump and island not meeting the water setback in accordance with section 55-42(b), of the Chippewa County Shoreland Ordinance. This request is for Lot 1, 1st Assessors Plat of Lafayette (Parcel number 22808-1114-64330001), which is located in the NW ¼ of the NE ¼, Section 11, Township 28 North, Range 08 West. Town of Lafayette. Physical Address: 17779 County Highway X.

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

Dated this **28th** day of **May**, 2025.

Attachment: 2025-0002 Wissota View Variance - Public Notices & Maps (9011 : Wissota View Variance Request 2025-0002)

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

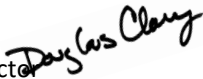
Land Records & G.I.S.

POWTS & Wells

Date: May 28, 2025

To: Property Owner(s)

From: Douglas Clary, Director



Re: Public Meeting & Public Hearing

Dear Property Owner(s):

The Chippewa County Department of Planning & Zoning has received a request for a variance and 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 request. If you have any questions, please contact me at (715) 726-7941.

Variance Request: #2025-0002

Appellant: Wissota View

Agent: Robert Brown

To install a fuel pump and island not meeting the water setback in accordance with section 55-42(b), of the Chippewa County Shoreland Ordinance. This request is for Lot 1, 1st Assessors Plat of Lafayette (Parcel number 22808-1114-64330001), which is located in the SE ¼ of the NE ¼, Section 11, Township 28 North, Range 08 West. Town of Lafayette. Physical Address: 17779 County Highway X

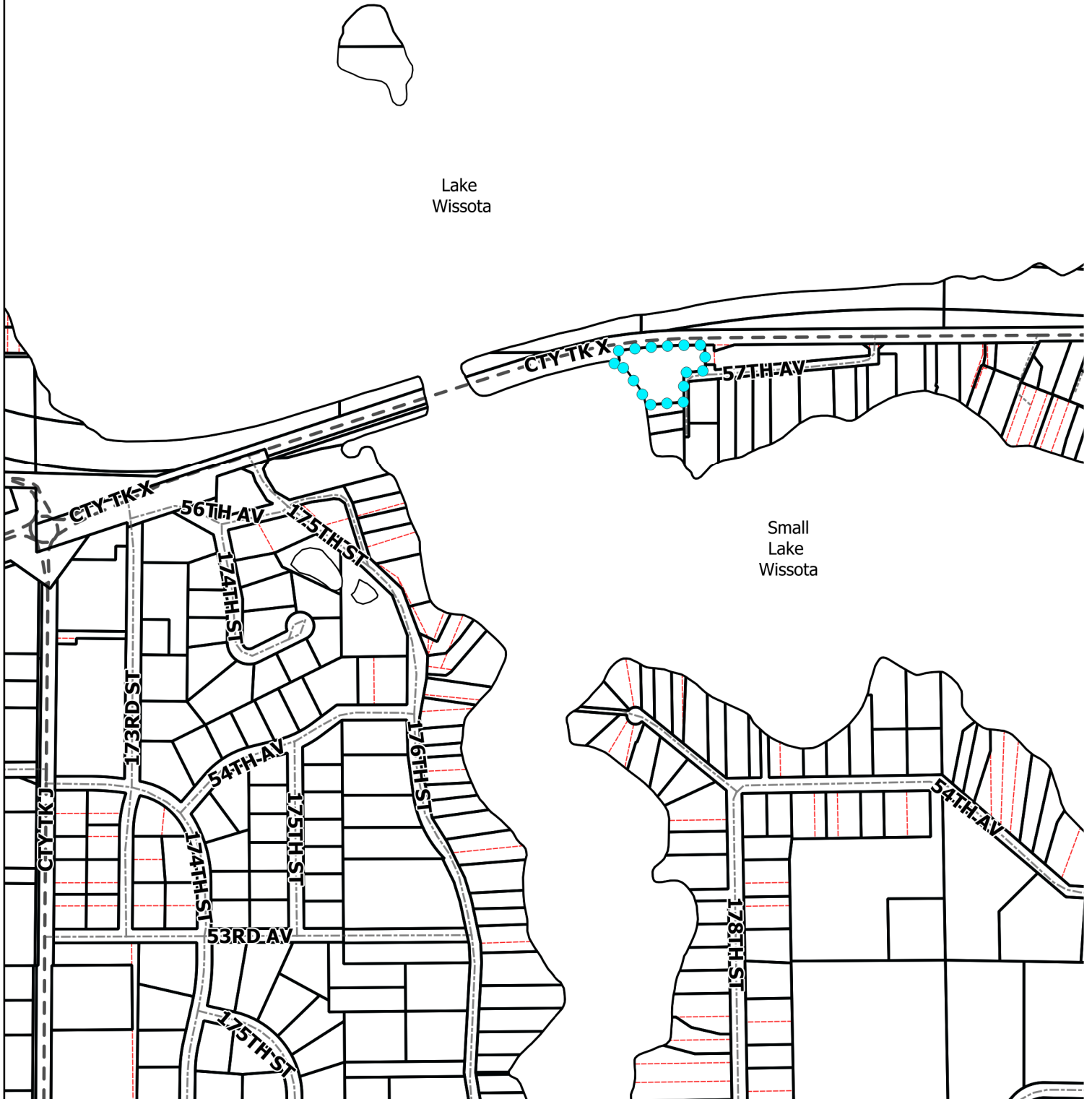
Chippewa County Board of Adjustment:

The Chippewa County Board of Adjustment (BOA) will hold a **PUBLIC HEARING** on **June 18, 2025** at **1PM**, in **room 016**, of the Chippewa County Courthouse at 711 N. Bridge Street, Chippewa Falls, Wisconsin. The BOA will make a determination to approve or deny the request.

Attachment: 2025-0002 Wissota View Variance - Public Notices & Maps (9011 : Wissota View Variance Request 2025-0002)

2025-0002 Wissota View LLC Variance Request Location Map

-  Variance Request Location
-  Parcel Tax ID
-  Underlying Lots/Portions of Lots



Attachment: 2025-0002 Wissota View Variance - Public Notices & Maps (9011 : Wissota View Variance Request 2025-0002)

2025-0002 Wissota View LLC Variance Request
Aerial (2023)

5.1.a

-  Variance Request Location
-  Parcel Tax ID
-  Underlying Lots/Portions of Lots

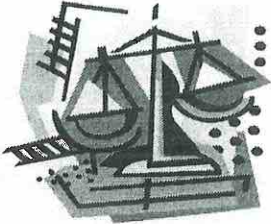


Attachment: 2025-0002 Wissota View Variance - Public Notices & Maps (9011 : Wissota View Variance Request 2025-0002)

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 •

2025 Variance Application



A **VARIANCE** is a relaxation of a dimensional standard in a land use ordinance (e.g., setbacks, lot area, height, etc.). The Board of Adjustment (BOA), after a public hearing, decides whether a variance is to be granted or denied. It is a quasi-judicial body because it functions almost like a court. The BOA's main objective is not to compromise ordinance provisions, but to apply legal criteria provided in State Supreme Court Decisions, State Laws and the County Ordinances to a specific development request, which does not meet the minimum ordinance requirements. Variances are meant to be an infrequent remedy where an ordinance imposes a unique and substantial burden on a property.

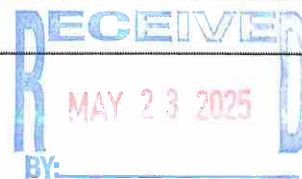
Once a completed application is received, the Chippewa County Department of Planning & Zoning will prepare a public hearing notice for your variance request. The public hearing notice will be posted to the Chippewa County Website and the County Clerks bulletin board. In addition, your neighbors and any applicable state agency(s) will also be notified. At the hearing, any party may appear in person or may be represented by an agent or attorney to present information to the BOA in opposition or support of your request.

SECTION I: Owner Information				SECTION II: Agent/Contractor Information			
Name: Robert Brown				Name: Pump & Meter Service			
Mailing Address: 1779 Ct H X				Mailing Address: 3497 129th St			
City: Chippewa Falls	State: WI	Zip: 54729		City: Chippewa Falls	State: WI	Zip: 54729	
Telephone: 715-309-9720				Telephone: 715-456-3542			
Email Address: theviewontariemissota@gmail.com				Email Address: abejina@pump-meter.com			
SECTION III: Parcel Information							
Town of: Lafayette				Property Address: 1779 County Hwy X			
Parcel Number: 22808-1114-64330001				City: Chippewa Falls	State: WI	Zip: 54729	
Zoning District(s):							

GENERAL DIRECTIONS:

- Complete** the attached Application form and the required six (6) parts:

☐ Part 1: Board of Adjustment Schedule - 2025	☐ Part 4: Construction and/or Plot Plans Required
☐ Part 2: General Questions/Alternatives	☐ Part 5: Applicant Acknowledgements
☐ Part 3: Three Step Test Criteria for Variance	☐ Part 6: Application Completeness Statement
- Submit** the application, all required information and a \$650.00 public hearing fee by the deadline listed in Part 1 of the application to the Chippewa County Department of Planning & Zoning, Room 009, 711 N. Bridge Street, Chippewa Falls, Wisconsin 54729. Checks shall be made out to: **Chippewa County Treasurer**.
- Make arrangements** to attend or have a representative attend the public hearing, so that the request can be presented and questions answered.



FOR DEPARTMENT OF PLANNING & ZONING STAFF USE:		
Receipt Number:	Appeal Number: 2025-0002	Public Hearing Date: 6-18-25

Chippewa County – 2025 Variance Application

Part 1: Board of Adjustment Schedule - 2025

All actions delegated to the BOA pursuant to county ordinances will be subject to the below filing deadlines. Applications will not be considered to be filed and will not be placed on the agenda unless they are properly completed and include ALL required supporting information or documents, including payment of fees. You are encouraged to consult with staff of the Department of Planning & Zoning prior to the filing of an application to ensure that all pertinent issues are identified and to determine what information in addition to the application forms will be necessary in order for the department to accept and process your application. Please CIRCLE or HIGHLIGHT the meeting you intend on attending:

	2025 - Wednesdays											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Applications Due @ 12:00 Noon	12-18	01-22	02-19	03-19	04-23	05-21	06-18	07-23	08-20	09-17	10-22	11-19
Public Hearing/Meeting	01-15	02-19	03-19	04-16	05-21	06-18	07-16	08-20	09-17	10-15	11-19	12-17

Note: Board of Adjustment will conduct an onsite inspection prior to the scheduled meeting. Public meetings are scheduled for early afternoons with times being dependent on the number of applications.

Part 2: General Questions/Alternatives related to the request (Use a separate 8.5" x 11" sheet to answer these questions):

- (A) Section references to all applicable ordinances, which the variance is being sought. Please identify the exact section(s) and number(s).
- (B) Describe the variance being requested (See Part 3 below).
- (C) Describe the effects on the property, if the variance is not granted.
- (D) Describe alternatives to your proposal such as other locations, designs and construction techniques. Attach a site map showing each alternative separately that you considered in each category listed below.
 - (1) Alternatives you considered that comply with the existing standards. If you find such an alternative, you can move forward with this option with a regular permit. Provide the reasons why you rejected the compliant alternatives.
 - (2) Alternatives you considered that require a lesser variance and reasons you rejected them. Provide the reasons why you rejected the alternatives by a lesser variance.

PART 3: Three-Step Test Criteria for Variance

Please use a separate 8.5" x 11" sheet of paper to address the questions as presented below. To qualify for a variance, you must meet the three (3) following requirements:

Step One: Unnecessary Hardship

Strict application of an ordinance requirement such as a setback, the required road frontage, the height of a structure, the bulk or density required, will result in unnecessary hardship. Wisconsin case law explains that unnecessary hardship is present where, in the absence of a variance, compliance with the ordinance would prevent the owner from using the property for a permitted use or would render conformity with such restrictions unnecessarily burdensome. If a parcel as a whole, but not necessarily each portion of the parcel provides for a permitted use then the test is not met and a variance cannot be granted. An applicant may not claim hardship because of conditions which are self-imposed or created by a prior owner (for example, splitting a lot to create two substandard lots or starting construction without the proper permits and then claiming hardship). Courts have also determined that loss of profit or financial hardship does not, by themselves, justify a variance.

In your opinion, is unnecessary hardship present on this property?

☒ YES. Please describe the unnecessary hardship present on this property and why it is unnecessarily burdensome for you to comply with the regulations.

☐ NO. A variance cannot be granted.

Chippewa County – 2025 Variance Application

Step Two: Hardship due to unique physical limitations of the property

The hardship is due to unique physical limitations of the property, i.e. compliance with the ordinance is prevented by limitations of the property (steep slopes, wetlands, etc.) that are not generally shared by other properties. The circumstances of an applicant (growing family, need for a larger garage, etc.) are not a factor in deciding variances. Nearby ordinance violations, prior variances or lack of objections from neighbors do not provide a basis for granting a variance. Minor property limitations that prevent ordinance compliance and are common to a number of properties should be addressed by amendment of the ordinance.

Do unique physical characteristics of your property prevent compliance with the ordinance?

☒ YES. What are the unique physical limitations of your property? Please show the boundaries of these features on the site map(s) and describe the alternatives that you considered.

☐ NO. A variance cannot be granted.

Step Three: No harm to public interests

A variance may not be granted which results in harm to public interests. In applying this test, the BOA must consider impacts of the proposal and the cumulative impacts of similar projects on the interests of the neighbors, the entire community and the general public. These interests are listed as objectives in the purpose statement of the ordinance and may include:

- Public health, safety and welfare
- Water quality
- Fish and Wildlife Habitat
- Natural scenic beauty
- Minimization of property damages
- Provision of efficient public facilities and utilities
- Achievement of eventual compliance for non-conforming uses, structures and lots
- Any other public interest issues

Does your request harm the public interest?

☐ YES. A variance cannot be granted.

☒ NO. Please explain why this request does not cause harm to the public interest.

Part 4: Construction and/or Plot Plans:

The plot and construction plans are the most important piece of information pertaining to your request. An accurate diagram showing the relationship of your existing buildings and the proposed activities that you are requesting the variance for is an essential piece of information that the BOA needs in order to reach a decision. In some cases it is not required that you submit professional quality plans, but if you cannot accurately and clearly illustrate your proposal, it is recommended that you obtain assistance in preparing your plot plan.

REQUIRED INFORMATION:

- ☒ A Map of Survey showing all of the following:
- ☒ Dimensions, location(s) and setback(s) of existing and proposed structures and/or additions.
 - ☒ Location of roadways and easements on the property
 - ☒ Location of well(s) and sanitary system(s)

☒ An accurate building diagram

☐ Anticipated project start date

ADDITIONAL INFORMATION, if Applicable and requested by the Planning & Zoning Department and/or BOA:

- ☐ Vegetation removal proposed
- ☐ Floodplain & wetland boundaries
- ☐ Contour lines (1-2 ft. intervals)
- ☐ Location and extent of filling, grading and/or excavation
- ☐ Ordinary high water mark
- ☐ Location and type of storm water and erosion control measures

Chippewa County – 2025 Variance Application

☐ Any other construction related to your request

Part 5: Applicant Acknowledgement/Signature

- I certify that the information I have provided in this application is true, accurate and complete.
- I understand that the BOA's review of this application is a quasi-judicial proceeding.
- I or a representative will have an opportunity to present to the BOA information in favor of this request.
- I have the authority to allow the staff of the Department of Planning & Zoning and BOA Committee member's access to the property to conduct necessary inspections related to my request.
- I understand that I cannot speak to any member of the BOA 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 BOA 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 fails to appear in front of the BOA during the designated public hearing, as listed below, or my failure to observe the above mentioned rules, my request may be **DENIED**.

Signed: _____

Owner/Agent

Date: _____

22 May 2025

Part 6: Application Completeness Statement

The Chippewa County Department of Planning & Zoning recommends that the owner/agent for the requested variance submit the information at least **one week** prior to the deadline. Once an application is submitted, the staff will review it to determine if information is missing and/or not submitted by the application deadline. If it is determined that the application is not complete, I understand the application will be either returned to me or placed in "holding" until all requested information is submitted.

By missing the required deadline I understand that this might delay my hearing by one or more months.

Signed: _____

Owner/Agent

Date: _____

22 May 2025

Part 2 General Questions/Alternatives

- A) Section References, 55-42(b) Ordinary High Water Mark (OHWM) setback of 75'. 55-49-Open-Sided and Screened Structures. (dispensing system has no sides or roof)
- B) Requesting variance on the 75' setback to OHWM to install a gas pump and card reader near the dock so that boats can fill up with gas.
- C) If variance is not granted, the ability to fuel boats with gas will be difficult to do safely. Gas pump will be located too far away from the docks to serve its purpose. Boats will be forced to travel further for fuel, or have to be removed from water and trailered to get fuel.
- D) Original location next to boat landing was deemed not feasible as boats would not be able to fuel. In hindsight, that would have also been within the 75' setback requirement.
 - 1. Alternatives. Install dispenser in parking lot to meet 75' setback, but that could be a safety hazard with customer vehicles and people attempting to fuel boat down on the water. Install dispenser next to building, also could be a safety hazard with pedestrian traffic.
 - 2. I was unable to speak with zoning official, therefore, I am unaware of any lesser variances that could be applied at the time of filing this petition.

Part 3 Three-Step Test Criteria for Variance.

- 1) Step One. Is unnecessary hardship present on property. Yes, we do believe there is an unnecessary hardship present. Placing the dispenser 75' away to comply with setback, plus actual boat position on dock will create undue hardship and possible safety issues while fueling. Ability to see the dispenser while fueling is good practice and that will not be possible if it is 75'+ away. Vehicle and pedestrian traffic at parking lot area could create safety issues while customers are trying to use fueling facilities. This could also unintentionally prevent disabled persons from accessing this service as well, thereby creating a hardship.

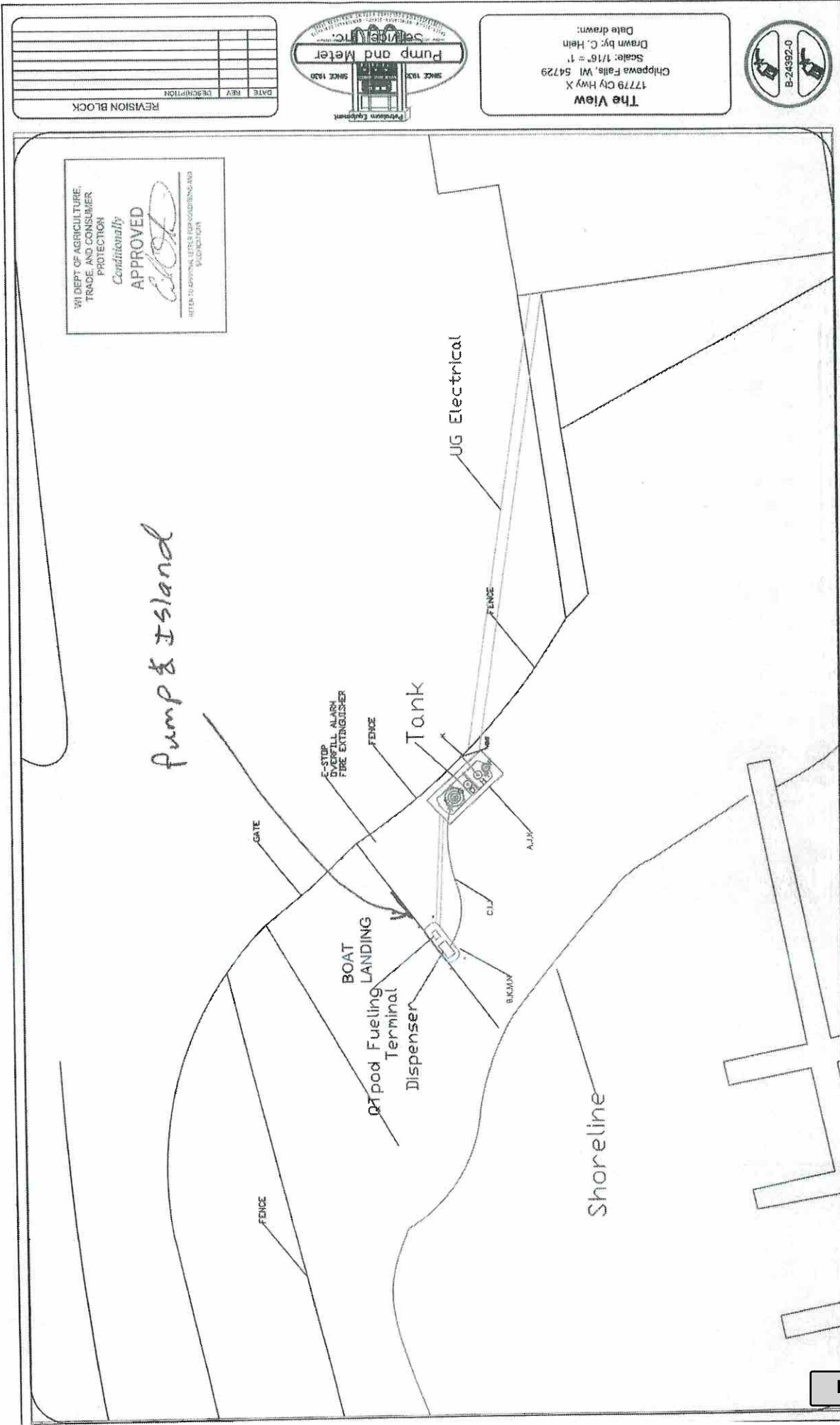
This is also an unnecessary hardship in the fact that a fueling station was already in the same place back in 2016. The only reason the fuel pump was removed was because the county put in the new bridge on Hwy X which caused major financial impacts. The bridge was supposed to keep one lane open while being replaced but they ended up shutting down hwy x completely and putting in a very long detour. Business sales suffered by more than 50% because of this. I had to take out a \$100,000 loan from the regional business fund to make it through that summer. Even with the loan it came to a point of having to choose between making the mortgage payment or the insurance payment on the fuel pump. I chose to make the payment on the mortgage and lapsed on the fuel pump insurance by a few months. When I went to make a payment and reinstate the insurance, I was told because of the lapse that I needed to do all of these tests to prove that everything was ok. The tests were in excess of \$20,000. Obviously with what I stated before I could not afford that and said I would come back to it in a year or so when I could afford to. The state then said I cannot wait to bring it back into operation and either need to do it now, or take it out. I could not afford to do either so the state came and took it out and billed me for it. When I couldn't pay the bill because of the hardship they put a lien on my building. I paid the lien off shortly after and also paid back the \$100,000 loan just last year. All the while I was also saving for a down payment to get my fuel pump back. I had just reached the point last year of being able to afford to get my fuel pump back and set plans in motion to reinstall. I am only asking to put what I had back in the same area that I had it previously back in 2016 when the county bridge project put me in a financial hardship causing me to lose my fuel pump.

- 2) Step two. Is hardship due to physical characteristics of property. Yes, we believe the unique physical limitations of the property prevent compliance. Shoreline is roughly 40' from parking lot and there is a steep hill to the parking lot area. Disabled or

elderly customers could be prevented from using this facility by locating it at the top of hill in parking lot area. Granting a variance would allow us to place the dispenser where the public could use it safely, be able to see how much fuel they are getting, and reduce the safety risk of vehicle and pedestrian traffic.

- 3) Step Three. No harm to public interests. We believe there is no harm to the public. The dispenser system would be placed on a concrete “island” as close as possible to the dock. This will allow the customer to see the dispenser, keep it out of the way of vehicular traffic and pedestrian traffic in parking lot area, and provide a service to the public. The dispenser has safety devices in place to prevent spills, a reel to keep the hose secured, and sensors to determine whether any leaks do occur, thereby preventing spills into the waterway.

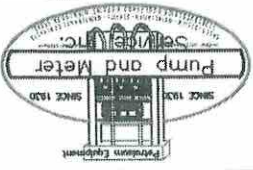
original plan



WI DEPT OF AGRICULTURE,
TRADE AND CONSUMER
PROTECTION
Conditionally
APPROVED
[Signature]
RETURN TO AGRICULTURE, TRADE AND CONSUMER
PROTECTION

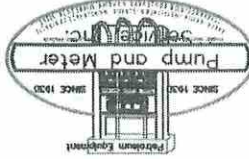
REVISION BLOCK

DATE	REV	DESCRIPTION

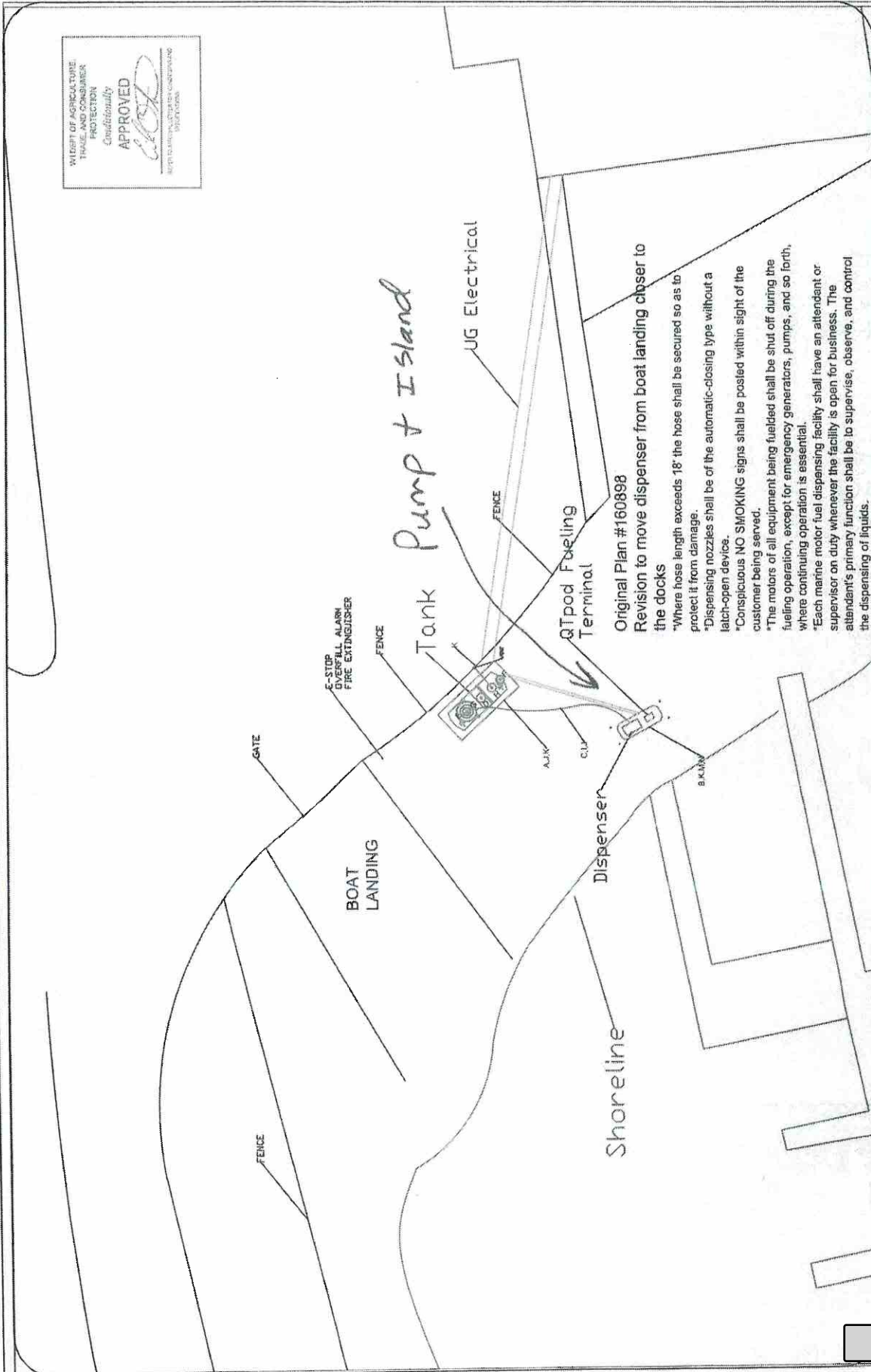


The View
17779 City Hwy X
Chippewa Falls, WI 54729
Scale: 1/16" = 1'
Drawn by: C. Hein
Date drawn:

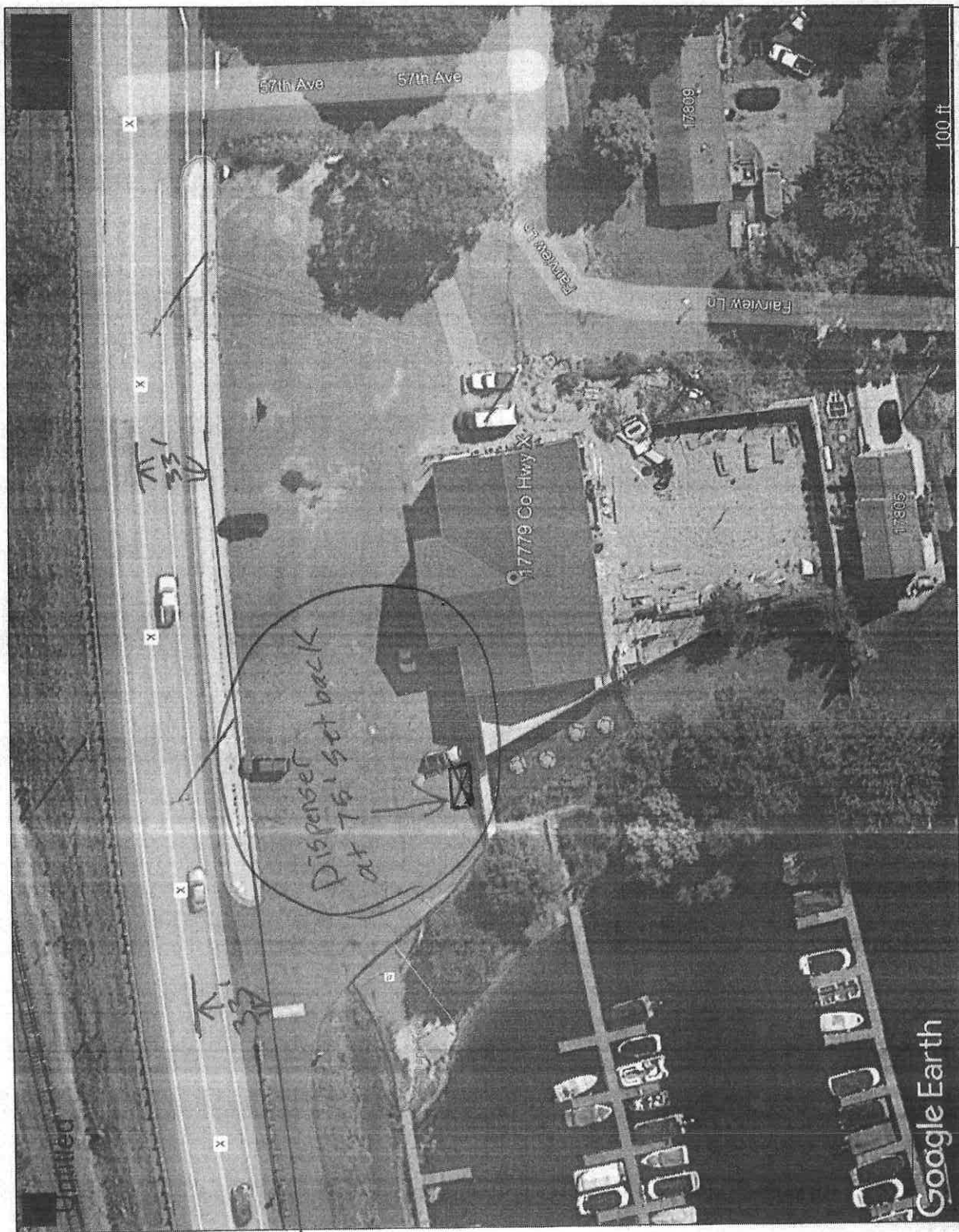


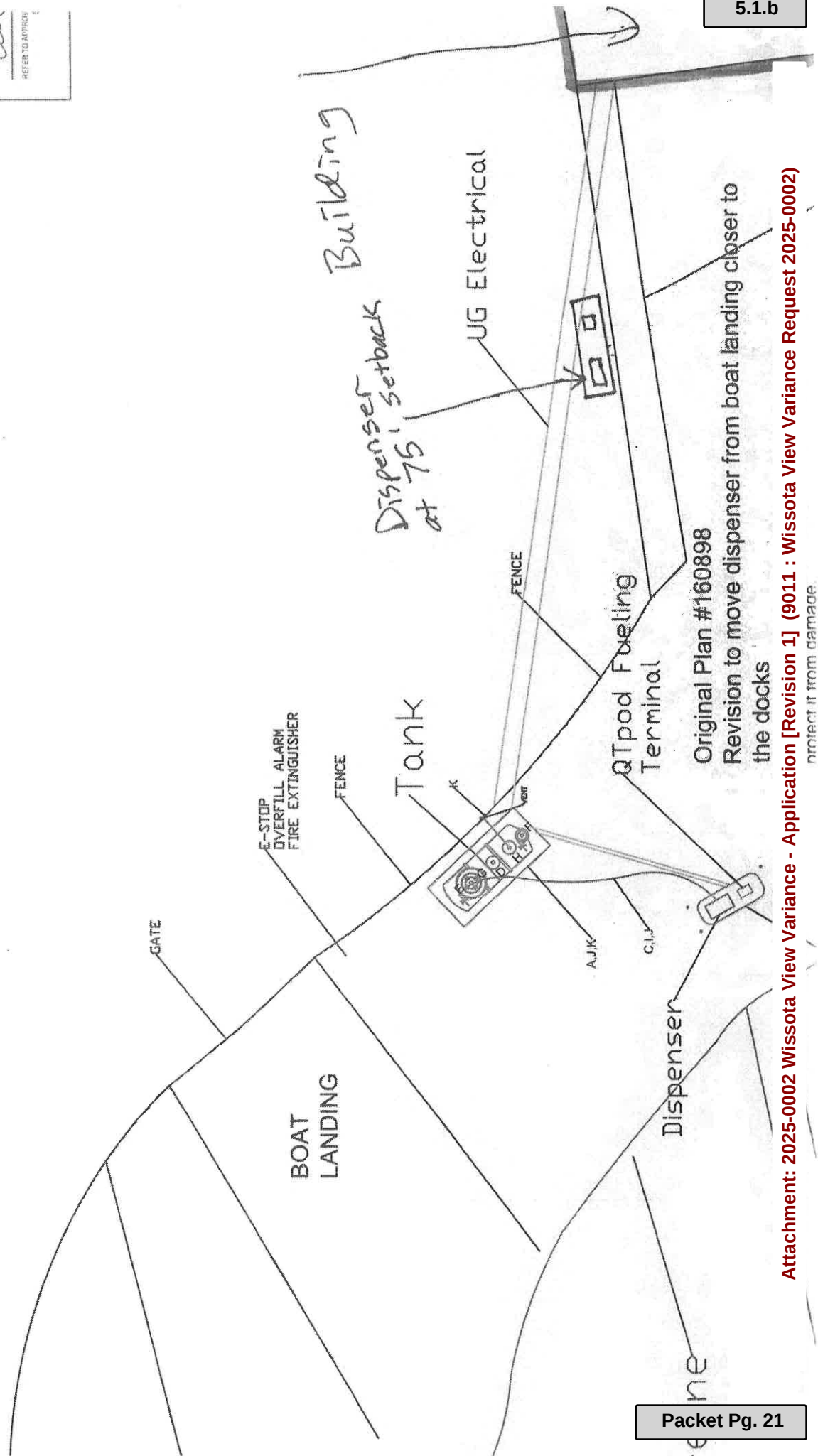
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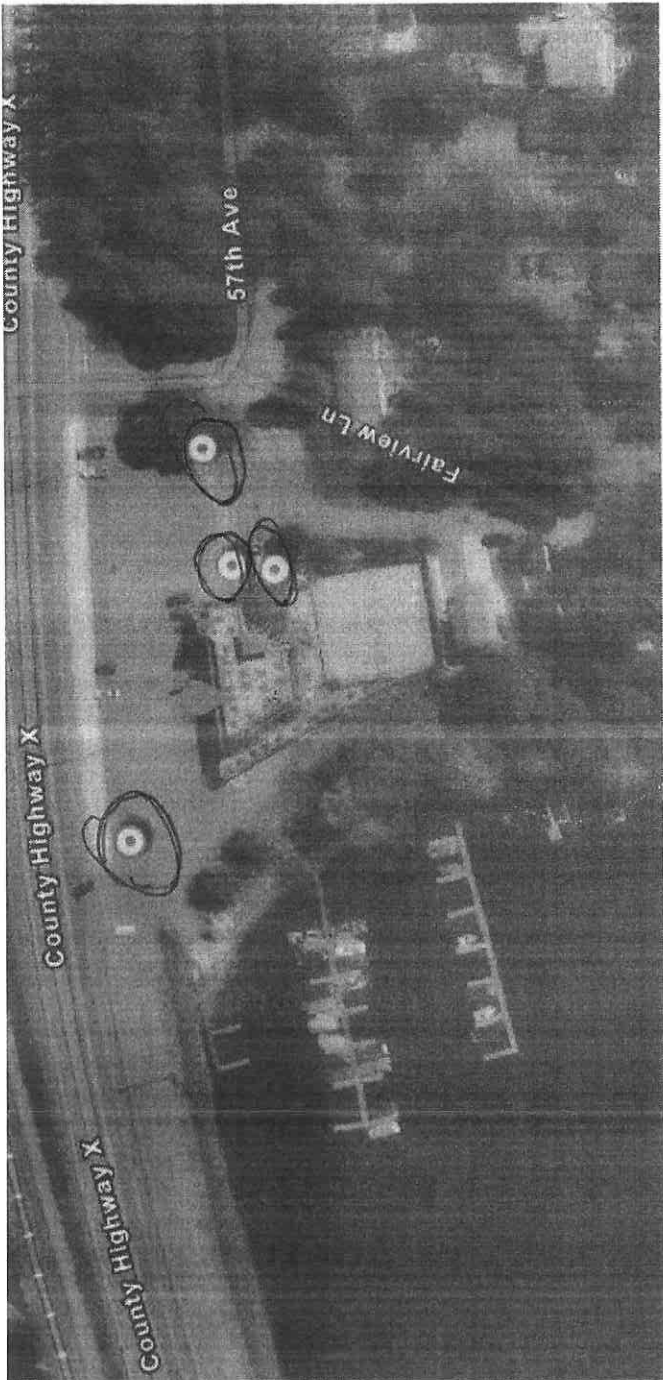
WIDE OF AGRICULTURE
TRADE AND COMMERCE
PROTECTION
Conditionally
APPROVED
[Signature]
SPECIAL AGENT IN CHARGE
U.S. CUSTOMS



modified plan

[illegible]





Well Locations



State of Wisconsin
Governor Tony Evers

5.1.b

Department of Agriculture, Trade and Consumer Protection
Secretary Randy Romanski

May 21, 2025

Revision

Wissota View, LLC
17779 County Hwy X
Lafayette, WI 54729

Bejin Pump Service
3497 129th St
Chippewa Falls, WI 54729

RE: CONDITIONAL APPROVAL

PLAN APPROVAL EXPIRES: 5/21/2027

FACILITY:

The View
17779 County Hwy X
Chippewa Falls, WI 54729
Chippewa County; 0905

Identification Numbers
Transaction ID : 164314
Facility ID : 445588
Site: 17779 County Hwy X Chippewa Falls, WI 54729
Please refer to both identification numbers, above, in all correspondence with the agency.

The submittal described above has been reviewed for conformance with applicable Wisconsin Administrative Codes and Wisconsin Statutes. The submittal has been **CONDITIONALLY APPROVED**. The owner, as defined in Wisconsin Administrative Code, ATCP 93.050(80), is responsible for compliance with all code requirements.

* The submittal referenced above has been conditionally approved as a revision to Previous Transaction ID No. 160898. The scope of revision includes the following changes:

- Dispenser will be moved from the boat landing towards the docks, and double-wall underground piping will be reconfigured per the revised plans to accommodate the new dispenser location.

The following conditions shall be met during construction or installation and prior to occupancy or use:

- All tank systems and tank system components shall be installed per the current ATCP 93, NFPA, and PEI requirements as adopted.
- All work and construction will be in accordance and meet the conditions and materials as shown in the attached approved Plan(s), Scope of Work, Materials Listed, and other correspondence or documents.
- A copy of the approved plans, specifications and this letter shall be on-site during construction and open to inspection by authorized representatives of the Department, which may include local inspectors. All permits required by the state or the local municipality shall be obtained prior to commencement of construction, installation, or operation.

→→→ For inspector contact information see individuals copied on the bottom of this letter. ←←←

- The certified installer shall notify the authorized agent (assigned inspector) or department, on form TR-WM-121, at least 5 business days before starting an installation or closure, to arrange for inspections (ATCP 93.115(2)(b)(3)).
- Note that due to DATCP inspector assignment changes the installation inspector listed below may have changed; prior to starting the installation and submitting the Contractor ATCP 93 Notification form (TR-WM-121) it is recommended that the currently assigned inspector be verified by checking the Installation and Closure Inspector Assignment List located on the DATCP web site at the following link:
https://mydatcp.wi.gov/Home/ServiceDetails/d35854f4-aa26-e711-80fa-0050568c4f26?Key=Services_Group

Attachment: 2025-0002 Wissota View Variance - Application [Revision 1] (9011 : Wissota View Variance Request 2025-0002)

For newly installed UST's requiring a permit to operate: if an owner/operator intends to begin operation immediately after final inspection, they shall prepare and submit the documentation listed below to the weights and measures general website: DATCPInstallClosure@wisconsin.gov, at least 15 business days prior to the final inspection:

- A TR-WM-137 Underground Flammable/Combustible Liquid Storage Tank Registration.
- A Wisconsin Operator Training Designation form.
- Affidavit of Financial Responsibility, certificate of insurance, and site schedule of covered locations and storage tanks.

Inquiries concerning this correspondence may be made to me at the telephone number, or at the address listed below. Any change in the initial installation, which deviates, from the original conditionally approved plans shall be submitted for review as a revision. *The Inspector shall be notified prior to, and shall review any proposed changes, prior to such changes, to ensure compliance with applicable standards.*

Conditionally approved plans may be subject to revocation if it is determined that the information originally submitted for approval does not accurately reflect the proposed site.

This correspondence serves as your receipt for fees received as of the date of this letter. Please reference the Transaction ID No. when contacting this office.

Signed,



Erik Otterson

Environmental Specialist

Wisconsin Department of Agriculture, Trade, and Consumer Protection

Division of Trade and Consumer Protection

Phone: 608-224-5158

erik.otterson@wisconsin.gov

Fee Required \$ 100.00
Fee Received \$ 100.00
Balance Due \$ 0.00

cc: Bureau of Weights and Measures-Storage Tank Regulation, (608) 224-4942
 Brad Lueck, Petroleum System Inspector, (608) 521-0165
 Douglas Dummer, Petroleum Inspector Supervisor, (608) 235-0590

Attachment: 2025-0002 Wisconsin View Variance - Application [Revision 1] (9011 : Wisconsin View Variance Request 2025-0002)



Wisconsin Department of Agriculture, Trade and Consumer Protection
Bureau of Weights and Measures
Storage Tank Regulation, PO Box 7837, Madison, WI 53707-7837
Phone: (608) 224-4942

TRANSACTION #:

164314

Wis. Admin. Code §ATCP 93.100

WISCONSIN FLAMMABLE / COMBUSTIBLE / HAZARDOUS LIQUIDS TANK INSTALLATION APPLICATION

INSTRUCTIONS: Per the requirements of Wis. Stat. § 15.04(1)(m), the following information is provided. This form is authorized by Wis. Stat. §§ 93.07(2) and 168.23. Under Wis. Admin. Code § AT 93.100(3)(a), if plan review and written approval from DATCP are required by ATCP 93.100, then this form TR-WM-126 must be completed and included with each installation application. Failure to comply with a rule in Wis. Admin. Code ch. ATCP 93 is subject to a civil forfeiture under Wis. Stat. § 168.26. Personally identifiable information provided in this form is subject to Wisconsin's public records law, Wis. Stat. §§ 19.31 to 19.39. Failure to complete the form entirely may cause additional delay. Submit this form with five sets of plans which include details and data as required by AT 93.100, along with the required fees made payable to: Department of Agriculture, Trade and Consumer Protection (DATCP) at the address above. Submit form DATCPWeightsMeasuresPlanReview@wisconsin.gov.

IDENTIFICATION

OWNER NAME The View	CUSTOMER ID#	COMPANY NAME The View	EMAIL The View
STREET ADDRESS 17779 County Highway X	☐ CITY ☒ TOWN ☐ VILLAGE Lafayette	STATE WI	ZIP 54729
FACILITY NAME The View	SITE ID# 680710	FACILITY ID# 445588	FIRE DEPT. PROVIDING FIRE COVERAGE Chippewa Fire District
SITE ADDRESS 17779 County Highway X	☐ CITY ☒ TOWN ☐ VILLAGE Lafayette	ZIP 54729	COUNTY Chippewa
SUBMITTING PARTY Pump & Meter Service	CUSTOMER ID#	CONTACT PERSON Andy Bejin	EMAIL abejin@pump-meter.com
STREET ADDRESS 3497 129th St	☒ CITY ☐ TOWN ☐ VILLAGE Chippewa Falls	STATE WI	ZIP 54729

☒ Install tank(s)	☐ Install automated fueling device	☐ System upgrade	☐ Corrosion system upgrade
☒ Install piping	☐ Key control system	☐ Transfer containment	☐ Line tanks
☐ New install self-service	☐ Card control system	☐ Other:	☐ Impressed current
☐ Revise a plan	☐ Code control system		☐ Galvanic

TANK SYSTEM OCCUPANCY: ☐ If Vehicle Fueling: ☒ Attended ☐ Unattended

☒ Retail fuel ☐ Bulk plant storage ☐ Residential ☐ Utility ☐ Terminal storage ☐ School ☐ Tribal nation ☐ Other:

☐ Mercantile/Commercial ☐ Industrial ☐ Agricultural ☐ Government ☐ Emergency/Standby gen ☐ Optional ☐ Fire pump

TANK CONSTRUCTION: Tank Type: ☐ Single wall ☒ Double wall ☐ Aboveground ☒ Underground

☐ Bare steel ☐ Cathodically protected & coated steel (check one: ☐ A. Galvanic or ☐ B. Impressed Current) ☐ Coated steel

☒ Fiberglass ☐ Steel - fiberglass reinforced plastic composite ☐ Lined - Date: ☐ Other (specify):

TANK SPECIFICATIONS: (each tank)	Tank Listing (UL, API, SWRI, ASME)	Dimensions:	Capacity:	Contents:	WI Regulated Object No. (if applicable)
Manufacturer Xerxes	UL-1316	4'x 11'8"	1,000	Premium	

OVERFILL PROTECTION: Make/Model: SPILL CONTAINMENT: ☐ Yes ☐ No Make/Model:

TANK LEAK ☐ Automatic tank gauging ☐ Statistical Inventory Reconciliation (SIR) ☐ Inventory control and tightness testing (Primary method)

DETECTION ☒ Interstitial monitoring - Electronic: ☐ Yes ☐ No

METHOD: ☐ Manual tank gauging (only for tanks of 1,000 gallons or less) ☐ Aboveground/Visual monitoring

PIPING CONSTRUCTION: ☐ Aboveground ☒ Underground Pipe Type: ☐ Single wall ☒ Double wall Manufacturer: FFS APT

☐ Bare steel ☐ Cathodically protected & coated steel (Check one: ☐ A. Galvanic or ☐ B. Impressed Current)

☐ Coated steel ☐ Fiberglass ☐ Flexible ☐ Other (specify):

PIPING SYSTEM TYPE: ☐ Pressurized piping (3.0 gph LD) Check one: ☐ A. Pump auto shutoff - ELLD or ☐ B. Flow restrictor - MLLD

☐ Suction piping with check valve at tank ☒ Suction piping with check valve at pump and inspectable Make/Model: Gasboy Atlas X

PIPING (0.2/0.1 gph) LEAK DETECTION METHOD (select only one method): used if pressurized or check valve at tank:

☐ Electronic line monitor - ELLD ☒ Electronic interstitial monitoring - sump sensor or leak sensing cable ☐ Other: ☐ Not required

VAPOR RECOVERY: ☐ Stage 1 CARB#: Vent Pipe Construction: ☐ Fiberglass ☐ Flexible ☐ Other (specify): UPP

Vent Pipe Type: ☒ Single wall ☐ Double wall

TABLE 93.260 WELL SETBACK:

Distance from NR 811 regulated well is 1200 ft. or greater: ☐ Yes ☐ No Distance from NR 811 regulated well is 600 ft. or greater: ☐ Yes ☐ No

Distance from NR 812 regulated well is 100 ft. or greater: ☒ Yes ☐ No Distance from NR 812 regulated well is 50 ft. or greater: ☐ Yes ☐ No

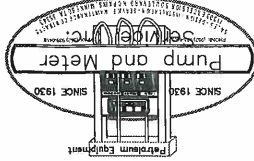
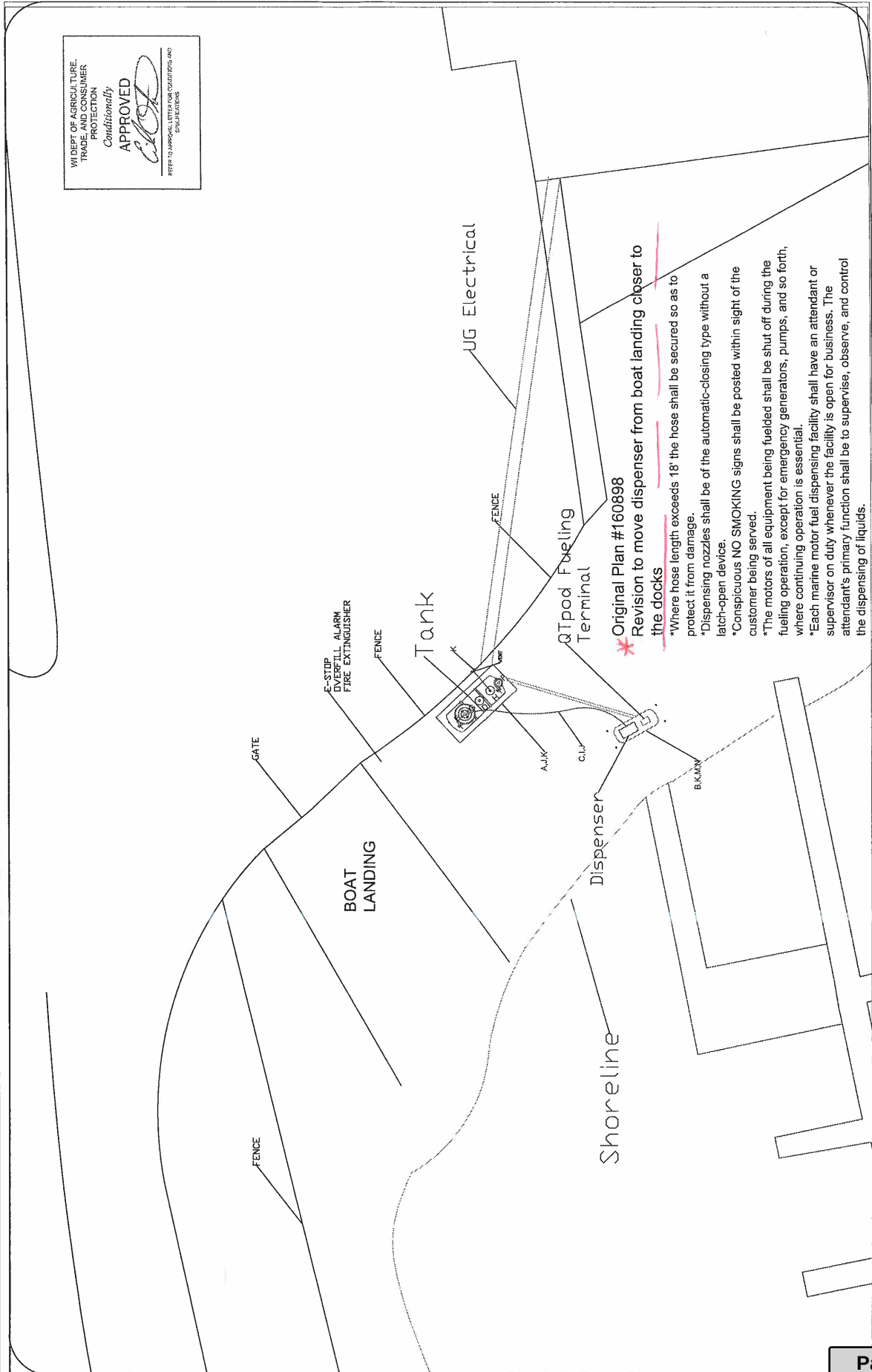
Aggregate Tank Capacity: 1,000 gallons	Plan Examination	Install Inspection	Subtotal
Fee: (Fee table on reverse side)			
a) Tank/Pipe System Installation	\$ (7636)	\$ (8253)	\$
b) Addition OR Upgrade for corrosion protection	\$ (7636)	\$ (8253)	\$
c) Conversion to Key - Card - Code - POS: No fee with new tank/pipe installation: Submit form TR-WM-130 POS with this application			
For conversion of existing only: Submit TR-WM-130 POS form to LPO. Submittal fees listed on form.			
d) Leak detection installation: No fee with new tank/pipe installation: Submit form TR-WM-133			
e) Addition OR Upgrade for leak detection: For add/upgrade of existing only: Submit TR-WM-133 POS form to DATCP. Submittal fees listed on form.			
f) Interior lining of tanks	\$ (7636)	\$ (8253)	\$
g) REVISION previous approved plan # 160898	\$ 100.00 (7636)		\$ 100.00
h) GROUNDWATER SURCHARGE \$100 (WI Stat. 168.23(5)) (Required for items: a, b, and f)			\$ (7636)

I certify by signature that we will comply with all required provisions of the current Flammable and Combustible Liquids Code, 40 CFR Part 280, and all required well setbacks (DNR), listed or not listed on this document.

SIGNATURE: [Signature] TITLE: Sales DATE: 5/14/25 \$ 100.00



The View
17779 City Hwy X
Chippewa Falls, WI 54729
Scale: 1/16" = 1'
Drawn by: C. Hein
Date drawn:

[illegible]



State of Wisconsin
Governor Tony Evers

5.1.b

Department of Agriculture, Trade and Consumer Protection
Secretary Randy Romanski

March 31, 2025

Wissota View, LLC
17779 County Hwy X
Lafayette, WI 54729

Bejin Pump Service
3497 129th St
Chippewa Falls, WI 54729

RE: CONDITIONAL APPROVAL

PLAN APPROVAL EXPIRES: 3/31/2027

FACILITY:

The View
17779 County Hwy X
Chippewa Falls, WI 54729
Chippewa County; 0905

Identification Numbers
Transaction ID : 160898
Facility ID : 445588
Site: 17779 County Hwy X Chippewa Falls, WI 54729
Please refer to both identification numbers, above, in all correspondence with the agency.

The submittal described above has been reviewed for conformance with applicable Wisconsin Administrative Codes and Wisconsin Statutes. The submittal has been **CONDITIONALLY APPROVED**. The owner, as defined in Wisconsin Administrative Code, ATCP 93.050(80), is responsible for compliance with all code requirements.

The CONDITIONAL APPROVAL for the above referenced site allows the installation of:

- One (1) 1,000 gallon UL-1316 double-wall fiberglass reinforced plastic (FRP) underground storage tank (UST) for retail sale of unleaded gasoline.
- Primary product piping will be APT, XP Series, double-wall flexible underground product piping.
- Vent piping will be single-wall FFS UPP underground that transitions to Sch. 40 steel aboveground riser pipes.
- Tank and dispenser sumps will be installed.
- 5 gallon spill containment manholes and drop tubes with overfill prevention valves will be installed.
- Tank Leak Detection: FFS EVO200 tank monitor with FMP-EIS non-discriminating sensors will provide electronic interstitial monitoring, and FMP-LL3 magnetostrictive inventory probes will be installed.
- Pipeline Leak Detection: Piping is of a suction design with a check valve at the pump and is inspectable. FMP-EIS non-discriminating sump sensors will provide electronic interstitial monitoring.

The following conditions shall be met during construction or installation and prior to occupancy or use:

- All tank systems and tank system components shall be installed per the current ATCP 93, NFPA, and PEI requirements as adopted.
- All work and construction will be in accordance and meet the conditions and materials as shown in the attached approved Plan(s), Scope of Work, Materials Listed, and other correspondence or documents.
- A copy of the approved plans, specifications and this letter shall be on-site during construction and open to inspection by authorized representatives of the Department, which may include local inspectors. All permits required by the state or the local municipality shall be obtained prior to commencement of construction, installation, or operation.

→→→ For inspector contact information see individuals copied on the bottom of this letter. ←←←

- The certified installer shall notify the authorized agent (assigned inspector) or department, on form TR-WM-121, at least 5 business days before starting an installation or closure, to arrange for inspections (ATCP 93.115(2)(b)(3)).

Attachment: 2025-0002 Wissota View Variance - Application [Revision 1] (9011 : Wissota View Variance Request 2025-0002)

- Note that due to DATCP inspector assignment changes the installation inspector listed below may have changed; prior to starting the installation and submitting the Contractor ATCP 93 Notification form (TR-WM-121) it is recommended that the currently assigned inspector be verified by checking the Installation and Closure Inspector Assignment List located on the DATCP web site at the following link: https://mydatcp.wi.gov/Home/ServiceDetails/d35854f4-aa26-e711-80fa-0050568c4f26?Key=Services_Group

For newly installed UST's requiring a permit to operate: if an owner/operator intends to begin operation immediately after final inspection, they shall prepare and submit the documentation listed below to the weights and measures general website: DATCPInstallClosure@wisconsin.gov, at least 15 business days prior to the final inspection:

- A TR-WM-137 Underground Flammable/Combustible Liquid Storage Tank Registration.
- A Wisconsin Operator Training Designation form.
- Affidavit of Financial Responsibility, certificate of insurance, and site schedule of covered locations and storage tanks.

Inquiries concerning this correspondence may be made to me at the telephone number, or at the address listed below. Any change in the initial installation, which deviates, from the original conditionally approved plans shall be submitted for review as a revision. *The Inspector shall be notified prior to, and shall review any proposed changes, prior to such changes, to ensure compliance with applicable standards.*

Conditionally approved plans may be subject to revocation if it is determined that the information originally submitted for approval does not accurately reflect the proposed site.

This correspondence serves as your receipt for fees received as of the date of this letter. Please reference the Transaction ID No. when contacting this office.

Signed,



Erik Otterson

Environmental Specialist

Wisconsin Department of Agriculture, Trade, and Consumer Protection

Division of Trade and Consumer Protection

Phone: 608-224-5158

erik.otterson@wisconsin.gov

Fee Required \$ 475.00
Fee Received \$ 475.00
Balance Due \$ 0.00

cc: Bureau of Weights and Measures-Storage Tank Regulation, (608) 224-4942
Colton Sander, Petroleum Inspector, (608) 572-0528
Douglas Dummer, Petroleum Inspector Supervisor, (608) 235-0590

Rec'd 3/14/2025

FOR OFFICE USE ONLY

5.1.b



Wisconsin Department of Agriculture, Trade and Consumer Protection
Bureau of Weights and Measures
Storage Tank Regulation, PO Box 7837, Madison, WI 53707-7837
Phone: (608) 224-4942

TRANSACTION #:

160898

Wis. Admin. Code §ATCP 93.100

WISCONSIN FLAMMABLE / COMBUSTIBLE / HAZARDOUS LIQUIDS TANK INSTALLATION APPLICATION

INSTRUCTIONS: Per the requirements of Wis. Stat. § 15.04(1)(m), the following information is provided. This form is authorized by Wis. Stat. §§ 93.07(2) and 168.23. Under Wis. Admin. Code § AT 93.100(3)(a), if plan review and written approval from DATCP are required by ATCP 93.100, then this form TR-WM-126 must be completed and included with each installation application. Failure to comply with a rule in Wis. Admin. Code ch. ATCP 93 is subject to a civil forfeiture under Wis. Stat. § 168.26. Personally identifiable information provided in this form is subject to Wisconsin's public records law, Wis. Stat. §§ 19.31 to 19.39. Failure to complete the form entirely may cause additional delay. Submit this form with five sets of plans which include details and data as required by AT 93.100, along with the required fees made payable to: Department of Agriculture, Trade and Consumer Protection (DATCP) at the address above. Submit form to DATCPWeightsMeasuresPlanReview@wisconsin.gov.

IDENTIFICATION

OWNER NAME The View	CUSTOMER ID#	COMPANY NAME The View Oilfield Services	EMAIL TheViewOilfield@comcast.net
STREET ADDRESS 17779 County Highway X	☐ CITY ☒ TOWN ☐ VILLAGE Lafayette	STATE WI	ZIP 54729
FACILITY NAME The View	SITE ID# 680710	FACILITY ID# 445588	FIRE DEPT. PROVIDING FIRE COVERAGE Chippewa Fire District
SITE ADDRESS 17779 County Highway X	☐ CITY ☒ TOWN ☐ VILLAGE Lafayette	ZIP 54729	COUNTY Chippewa
SUBMITTING PARTY Pump & Meter Service	CUSTOMER ID#	CONTACT PERSON Andy Bejin	EMAIL abejin@pump-meter.com
STREET ADDRESS 3497 129th St	☒ CITY ☐ TOWN ☐ VILLAGE Chippewa Falls	STATE WI	ZIP 54729
			PHONE NUMBER (952) 933 - 4800

- | | | | |
|---|---|---|---|
| ☒ Install tank(s) | ☐ Install automated fueling device | ☐ System upgrade | ☐ Corrosion system upgrade |
| ☒ Install piping | ☐ Key control system | ☐ Transfer containment | ☐ Line tanks |
| ☐ New install self-service | ☐ Card control system | ☐ Other: | ☐ Impressed current |
| ☐ Revise a plan | ☐ Code control system | | ☐ Galvanic |

TANK SYSTEM OCCUPANCY: ☐ If Vehicle Fueling: ☒ Attended ☐ Unattended
☒ Retail fuel ☐ Bulk plant storage ☐ Residential ☐ Utility ☐ Terminal storage ☐ School ☐ Tribal nation ☐ Other:
☐ Mercantile/Commercial ☐ Industrial ☐ Agricultural ☐ Government ☐ Emergency/Standby gen ☐ Optional ☐ Fire pump

TANK CONSTRUCTION: Tank Type: ☐ Single wall ☒ Double wall ☐ Aboveground ☒ Underground
☐ Bare steel ☐ Cathodically protected & coated steel (check one: ☐ A. Galvanic or ☐ B. Impressed Current) ☐ Coated steel
☒ Fiberglass ☐ Steel - fiberglass reinforced plastic composite ☐ Lined - Date: ☐ Other (specify):

TANK SPECIFICATIONS: (each tank)

Manufacturer	Tank Listing (UL, API, SWRI, ASME)	Dimensions:	Capacity:	Contents:	WI Regulated Object No. (if applicable)
Xerxes	FRP UL-1316	4'x 11'8"	1,000	Premium	

OVERFILL PROTECTION: Make/Model:SPILL CONTAINMENT: ☐ Yes ☐ No Make/Model:

TANK LEAK ☐ Automatic tank gauging ☐ Statistical Inventory Reconciliation (SIR) ☐ Inventory control and tightness testing (Primary method)
DETECTION ☒ Interstitial monitoring - Electronic: ☐ Yes ☐ No
METHOD: ☐ Manual tank gauging (only for tanks of 1,000 gallons or less) ☐ Aboveground/Visual monitoring

PIPING CONSTRUCTION: ☐ Aboveground ☒ Underground Pipe Type: ☐ Single wall ☒ Double wall Manufacturer:
☐ Bare steel ☐ Cathodically protected & coated steel (Check one: ☐ A. Galvanic or ☐ B. Impressed Current)
☐ Coated steel ☐ Fiberglass ☐ Flexible ☐ Other (specify):

FFS APT

PIPING SYSTEM TYPE: ☐ Pressurized piping (3.0 gph LD) Check one: ☐ A. Pump auto shutoff - ELLD or ☐ B. Flow restrictor - MLLD
☐ Suction piping with check valve at tank ☒ Suction piping with check valve at pump and inspectable Make/Model: Gasboy Atlas X

PIPING (0.2/0.1 gph) LEAK DETECTION METHOD (select only one method): used if pressurized or check valve at tank:

☐ Electronic line monitor - ELLD ☒ Electronic interstitial monitoring - sump sensor or leak sensing cable ☐ Other: ☐ Not required

VAPOR RECOVERY: ☐ Stage 1 CARB#:Vent Pipe Construction: ☐ Fiberglass ☐ Flexible ☐ Other (specify): UPPVent Pipe Type: ☒ Single wall ☐ Double wall**TABLE 93.260 WELL SETBACK:**

Distance from NR 811 regulated well is 1200 ft. or greater: ☒ Yes ☐ No
Distance from NR 812 regulated well is 100 ft. or greater: ☒ Yes ☐ No

Distance from NR 811 regulated well is 600 ft. or greater: ☐ Yes ☐ NoDistance from NR 812 regulated well is 50 ft. or greater: ☐ Yes ☐ No

Aggregate Tank Capacity: 1,000 gallons

Number of Tanks: 1

Fee: (Fee table on reverse side)	Plan Examination	Install Inspection	Subtotal
a) Tank/Pipe System Installation	\$ (7636)	\$ (8253)	\$
b) Addition OR Upgrade for corrosion protection	\$ (7636)	\$ (8253)	\$
c) Conversion to Key - Card - Code - POS: No fee with new tank/pipe installation: Submit form TR-WM-130 POS with this application For conversion of existing only: Submit TR-WM-130 POS form to LPO. Submittal fees listed on form.			
d) Leak detection installation: No fee with new tank/pipe installation: Submit form TR-WM-133			
e) Addition OR Upgrade for leak detection: For add/upgrade of existing only: Submit TR-WM-133 POS form to DATCP. Submittal fees listed on form.			
f) Interior lining of tanks	\$ (7636)	\$ (8253)	\$
g) REVISION previous approved plan #	\$ (7636)		\$
h) GROUNDWATER SURCHARGE \$100 (WI Stat. 168.23(5)) (Required for items: a, b, and f)			\$ (7636)

I certify by signature that we will comply with all required provisions of the current Flammable and Combustible Liquids Code, 40 CFR Part 280, and all required well setbacks (DNR), listed or not listed on this document.

SIGNATURE
[Signature]

TITLE
Sales

DATE
3/11/25

TOTAL FEE

Packet Pg. 29

Attachment: 2025-0002 Wisconsin View Variance - Application [Revision 1] (9011 : Wisconsin View Variance Request 2025-0002)



Wisconsin Department of Agriculture, Trade and Consumer Protection
Bureau of Weights and Measures
PO Box 7837, Madison, WI 53707-7837
Phone: (608) 224-4942

Wis. Admin. Code §ATCP 93.100

FOR OFFICE USE ONLY

5.1.b

Transaction #

☐ Plan Review☐ Copy to Inspector☐ Copy to Permit

STORAGE TANK LEAK DETECTION INSTALLATION OR UPGRADE APPLICATION

Personal information you provide may be used for purposes other than that for which it was originally collected (s. 15.04(1)(m) Wis. Stats.).

INSTRUCTIONS: This form is to be submitted to the Department of Agriculture, Trade and Consumer Protection (DATCP) along with the plan submittal for new installations, or submitted independently for conversions of existing systems from one leak detection methodology to another or upgrade of existing methods, equipment or software along with a print-out of the respective system/tank/line setup and startup leak tests (ATG/line) or precision test (SIR). For existing equipment, submit this form within five days of installation to DATCP at the address above. Submit form to: DATCPplanreview@wisconsin.gov.

OWNER INFORMATION			
LEGAL NAME/ENTITY Wissota View LLC		CUSTOMER ID#	
COMPANY NAME The View	TELEPHONE (715) 861 - 5200	E-MAIL TheViewOnLakeWissota@gmail.com	
STREET ADDRESS 17779 County Highway X	☒ CITY ☒ TOWN ☐ VILLAGE Lafayette	STATE WI	ZIP 54729
SITE INFORMATION			
FACILITY NAME The View	FACILITY ID# 445588	SITE ID#	
SITE ADDRESS 17779 County Highway X	☐ CITY ☒ TOWN ☐ VILLAGE Lafayette	STATE WI	ZIP 54729
FIRE DEPT. PROVIDING FIRE COVERAGE Chippewa Fire District	FDID# 09050		
CONTRACTOR INFORMATION			
CONTRACTOR NAME Pump & Meter Service		CUSTOMER ID# 240126	CONTACT PERSON Andy Bejin
STREET ADDRESS 3497 129 th st	☒ CITY ☐ TOWN ☐ VILLAGE Chippewa Falls	STATE WI	ZIP 54729
TELEPHONE (952) 933 - 4800	CELL (715) 456 - 3542	E-MAIL abejin@pump-meter.com	
THIS FORM IS SUBMITTED: ☒ Pre-Installation: Date projected to be installed: 4/1/2025 ☐ Post Installation (Include Installation's Documents): Date Installed:			
TANK SPECIFICATIONS: ☒ Underground ☐ Aboveground Tank Manufacturer: Xerxes			
Leak Detection Equipment Manufacturer: SCALD, Franklin WI Material Approval No. 20220001 Software Version, if applicable:			
TANK INFORMATION ☐ TANK LEAK DETECTION UPGRADE ONLY ☐ Single Wall ☒ Double Wall			
Type: ☐ Single Wall ☒ Double Wall Construction: ☐ Steel ☐ Steel Fiberglass Reinforced Composite ☒ Fiberglass			
Tank Leak Detection Method: ☐ Automatic tank gauging ☐ Continuous ATG ☒ Interstitial Monitoring ☐ Statistical Inventory Reconciliation (SIR)			
Tank/Equipment #			
Tank size	1,000		
Product	Premium		
Interstitial Monitoring: Sensor Model # OR (NA) Not Applicable	FMP-EIS-U		
Probe Type: (U) ultrasonic, (M) magnetostrictive, (C) capacitance	M		
Probe Model Numbers	FMP-LL3		
Minimum product level for test - Indicate %, inches or gallons	12"		
Console Name Designation/ Model Number	EVO 200		
Monthly estimated throughput for Continuous ATG or SIR systems			
Is tank manifolded to another tank? Indicate reg obj number of the other tank	N		
Does the manifold line include an isolation valve to isolate the line? Indicate Y/N	N		
PIPE INFORMATION ☐ PIPE LEAK DETECTION UPGRADE ONLY Pipe Manufacturer: Franklin Fueling			
Type: ☐ Single Wall ☒ Double Wall Construction: ☐ Steel ☐ Fiberglass ☒ Flexible ☐ Other (specify):			
System Type: ☐ Pressurized piping (3.0 gph LD) with → ☐ Pump auto shutoff – ELLD; ☐ Alarm or ☐ Flow restrictor Make/Model:			
☐ Suction piping with check valve at tank ☒ Suction piping with check valve at pump and inspectable			
Piping (0.2/0.1 gph) Leak detection method (Select only one method): Used if pressurized or check valve at tank: ☐ SIR ☐ Tightness testing			
☐ Electronic line monitoring – ELLD Model: ☐ Other ☐ Not require			
☒ Electronic interstitial monitoring – sump sensor or leak sensing cable Sensor Model #: FMP-EIS-U			

Is line manifolded to another line? Indicate reg obj number of the other tank	N					
Does the manifold line include a check valve to isolate the line? Indicate by (N) No, (UD) Under Dispenser, (TT) Tank Top, or (O) Other	N					
Are sump sensors installed?	Y					
Line size (diameter)	1.5"					
Total length of pipe	35'					

Scope of work: Install (1) 1,000 gal xerxes dw underground storage tank. Set (1) gasboy Atlas X pump. Pipe from tank to pump. Set (1) QT Pod on island w/ Gasboy Atlas X pump. Place in service.

FEES: (Fee table on reverse side)	Plan Review	Inspection	Total
Addition OR Upgrade for leak detection	\$ (7636)	\$ (8253)	\$

I certify by signature that we will comply with all required provisions of the current ATCP 93 Flammable and Combustible Liquids Code 40 CFR Part 280, manufacturer's instructions and ATCP Material Approval.

Zach Nordling

Sales Consultant

3/11/25

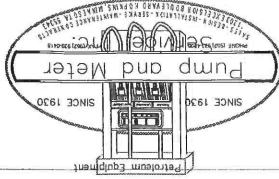
SIGNATURE

TITLE

DATE

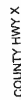


The View
17779 City Hwy X
Chippewa Falls, WI 54729
Scale: 1" = 20'
Drawn by: C. Hein
Date drawn:



REVISION BLOCK			
DATE	REV	DESCRIPTION	



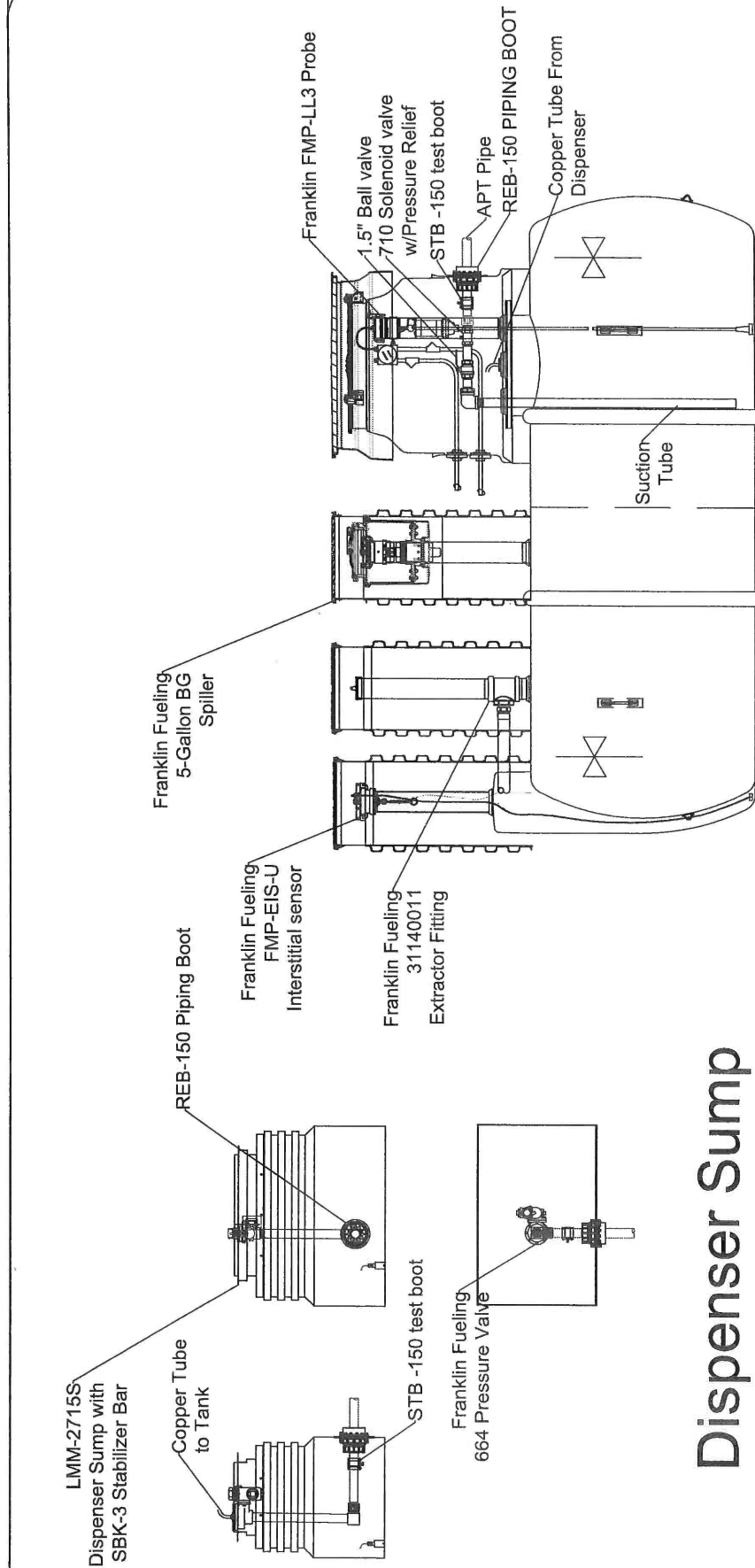
[illegible]

SIXTH BUILDING

US Electrical

Index

1998

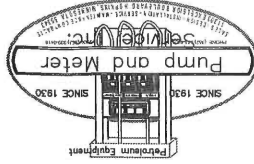


Tank Detail

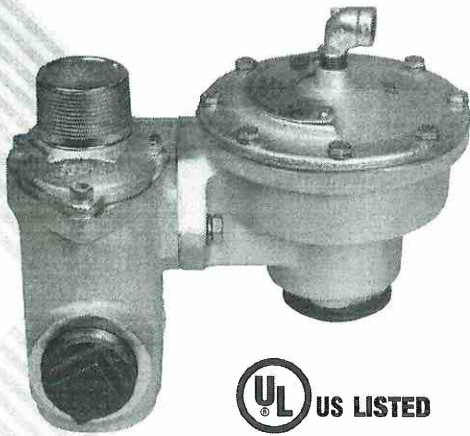
Dispenser Sump Detail



The View
17779 City Hwy X
Chippewa Falls, WI 54729
Scale: 1/2" = 1'
Drawn by: C. Helm
Date drawn:

[illegible]

[illegible]



PRESSURE REGULATOR VALVE

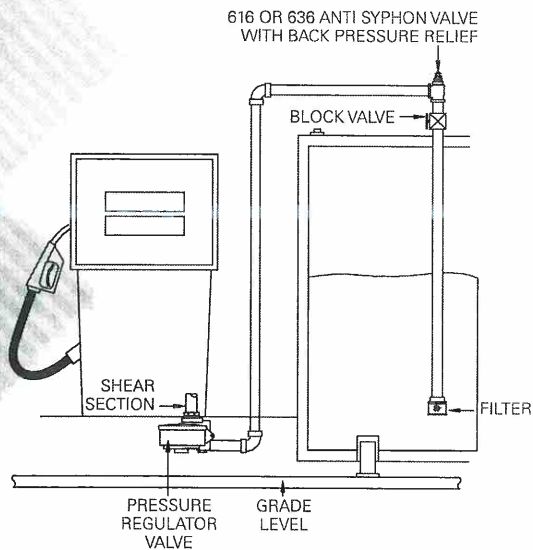
The EBW® 664 pressure regulator valve is designed to be used in conjunction with suction type dispensers connected to an aboveground storage tank. The pressure regulator valve prevents fuel from flowing to the pumping unit and flowing out the vent tube of the self-contained dispenser when the pump is not activated. The pressure regulator valve is a vacuum actuated valve which will not allow product flow until the suction of the pumping unit opens the valve. The valve closes by means of an internal spring when pumping is complete.

HIGHLIGHTS

- Hydrostatic pressure adjusting mechanism with durable weather cap.
- Built in thermal expansion pressure relief valve.
- Shear section is standard, eliminating need for an additional shear valve.
- NFPA 30.
- API/RP 2000.

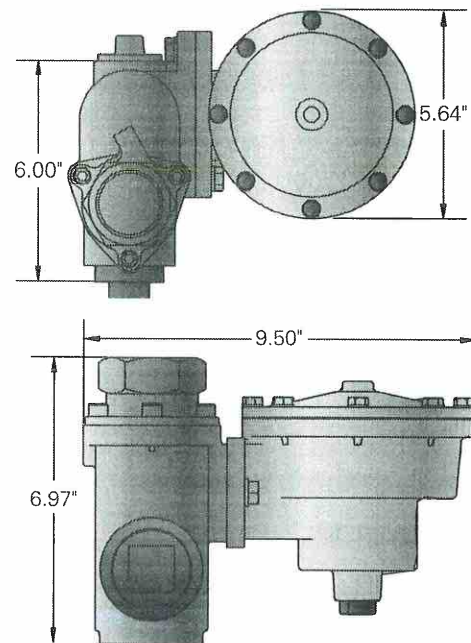
SPECIFICATIONS

- Body: cast iron.
- Seals: fluorocarbon.
- Filter: stainless steel.
- Poppet: fluorocarbon.



ORDER INFO

Model	Description	Weight	
		Lbs	Kg
66430201	Male-NPT	19.00	8.62
66430202	Union	19.30	8.75
66430203	Female-NPT	19.00	8.62
66430206	Female-Poppeted	19.00	8.62
66430226	Female-BSPT	19.00	8.62
Model	Description		
66222001	Male replacement adapter		
66421101	Female replacement adapter for 664-302-06		
66430401	Mounting bracket		



Note: Please refer to the installation instructions supplied with the valve for proper installation procedures.



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Packet Pg. 37

Suction Pump

Sump

Piping, pitched to suction pump about 2' lower.

Top of concrete

Sump

Tank





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: Wednesday, June 18th, 2025

To: Jeff Bennesch, Board of Adjustment Chair

From: Tony Roder, Chippewa County Zoning Inspector 

Re: Appeal # 2025-0002 – Wissota View – Variance Request

1. **Appellant Name:** Robert Brown, property owner
2. **Agent:** Pump and Meter Service
3. **Property Location/Address:** Lot 1, 1st Assessor's Plat of Lafayette (Parcel number 22808-1114-64330001), which is located in the SE ¼ of the NE ¼, Section 11, Township 28 North, Range 08 West. Town of Lafayette. Physical Address: 17779 County Highway X
4. **Variance Request:** To install a fuel pump island not meeting the water setback.
 - (a) **CONFLICT:** Section 55-42(b) of Chippewa County Shoreland Zoning Ordinance requires the nearest part of all structures to be setback 75 feet from the ordinary high-water mark of the lake. This type of structure is not exempt under 55-42(b)(1).
5. **Ordinance Provisions:**
 - (a) Section 55-3 of the Shoreland Zoning Ordinance states the purpose and intent behind the ordinance provisions.
6. **Variance Framework:** In order to determine whether a variance should be granted, the Department of Planning & Zoning utilizes the Wisconsin State Supreme Court's decision in *State v. Zervogel*, (2004). I believe that the following questions need to be addressed to verify whether or not the request qualifies for a variance.
 - (a) Is this an area variance such as a setback, height, bulk or density?
 - (b) Did the applicant establish by burden of proof his or her eligibility for a variance?
 - (c) In the BOA's opinion, is it unnecessarily burdensome for the property owner to comply with the regulations? In other words, the question is whether a variance should be granted because living without it would be unnecessarily burdensome.
 - (d) Is there unnecessary hardship associated with this particular piece of property? Does the property owner have an existing use already established on the property?
 - (e) Are there unique physical limitations of the property that are preventing the property owner from complying with the regulations?
 - (f) Is this a self-created hardship? Did the property owner start the project without the proper permits?
 - (g) Does the variance, if granted, result in harm to the public interest? What are the impacts of the proposal and the cumulative impacts on similar projects on the interests of the neighbors, the community and the general public?
 - (h) What are the objectives and the purposes of the ordinance?
7. **Correspondence/Communication:** Property owners within 400' of the applicant's property were notified of the variance hearing. In addition, a public hearing notice was posted in the Chippewa County Courthouse and on the County's website per County requirements.

Attachment: 2025-0002 Wissota View - Staff Report (9011 : Wissota View Variance Request 2025-0002)

8. **Staff Comments:** I observed the unpermitted installation of the tank and fuel pump island on May 22nd, 2025 and immediately contacted the property owner. The ordinance violations I identified to him were the structures encroachment of the 75 foot setback to the lake and the installation of a fuel pump island possibly within the Regional Floodplain of Lake Wissota. The property owner requested permission to cover the exposed tank, electrical, and fuel pump island area with minimal fill and seeding to protect his customers and prevent erosion. That permission was granted; however by that time I had already identified the likelihood of the fuel pump being located within the floodplain.

The fuel pump island must be relocated. The relocation must be above the Regional Floodplain Elevation of 901.7' Mean Sea Level. The 901.7' MSL is marked on-site and documented with photos. A variance to the floodplain ordinance is not an option so the fuel pump island cannot remain in the floodplain. The variance petition discussion then becomes whether the BOA will grant a variance to allow the pump within the 75 foot setback or require the pump to meet the 75 foot setback.

A Department of Agriculture, Trade and Consumer Protection (DATCP) permit was issued for the project on May 21, 2025; however there is a statement on that approval that states "All permits required by the state or local municipality shall be obtained prior to commencement of construction, installation, or operation."

I also wanted to comment on the well location identified on the west side of the parking lot adjacent the guard rail. NR 812 requires a 100 foot separation between a <1,000 gallon fuel tank and a potable well. I spoke with the property owner and he is not aware of a well in that area. Per the owner, the current commercial structure is tied into two wells - one on the north and one on the east side of the building that meet the required setback to the fuel tank.

You will need to determine if it's unnecessarily burdensome to comply with the regulations thereby creating a hardship for the property owner/agent to comply with the ordinance. A county shoreland permit was not issued and relocation of the fuel pump island is required to conform to floodplain ordinance requirements anyways. Does the historic location (eliminated 7 years ago) of the pump warrant any consideration? There are no unique physical limitations on the property that would prevent the property owner from locating the fuel pump island outside the 75 foot setback..

This is a self-created hardship as a permit was not issued for the current project. Previous discussions with WI DNR staff were that the fuel pump islands are a structure and not exempt under state shoreland regulations. The projects should be run through the BOA and/or alternatives like longer, retractable hose reels could be utilized.

9. **Staff Recommendation:** I would recommend the BOA **DENY** the variance request as the property owner/agent have not met all the criteria used to verify if a variance is warranted. However, if the variance is granted, I would request discussion on possible conditions/restrictions to be placed on the approval for future projects of this nature both private and commercial.
10. **BOA Decision:**
- (a) I would ask the BOA to make a simple motion to either grant or deny the request and then after a second is obtained, have a discussion on the merits of the application. After the discussion in complete, I would ask that a vote be taken by all members on the motion.
 - (b) Please note that the BOA should not simply grant or deny an application with ending statements that the application does or does not satisfy the statutory criteria. It shall express, on the record it's reasoning why an application does or does not meet the statutory criteria. The record will be the discussion the board partakes after the motion is made.
 - (c) Please discuss the specific "Findings of Facts" behind your decision, so that they can become part of the record and the motion.

Attachments:

Chippewa County Shoreland Zoning Ordinance – 55-3, 55-42(b)

Ordinance Amendments:

2016-06 – On September 13, 2016, the County Board adopted Ordinance 06-16 to repeal Chapter 54 and create Chapter 55, the Shoreland Ordinance
(County Board Adopted: 09-13-2016)

2024-15 – On September 10, 2024, the County Board adopted Ordinance 15-24 regarding legal notices.

ARTICLE I. IN GENERAL**Sec. 55-1. Statutory Authorization.**

This ordinance is adopted pursuant to the authorization in Wis. Stat. § 59.692, Stats, to implement Wis. Stats. §§ 59.692 and 281.31.

Sec. 55-2. Findings of Facts.

Uncontrolled use of the shorelands and pollution of the navigable waters of Chippewa County will adversely affect the public health, safety, convenience, and general welfare and impair the tax base. The legislature of Wisconsin has delegated responsibility to the counties to further the maintenance of safe and healthful conditions; prevent and control water pollution; protect spawning grounds, fish and aquatic life; control building sites, placement of structures and land uses; and to preserve shore cover and natural beauty. This responsibility is hereby recognized by Chippewa County, Wisconsin.

Sec. 55-3. Purpose and Intent.

For the purpose of promoting the public health, safety, convenience and welfare, and promote and protect the public trust in navigable waters this ordinance has been established to:

- (a) Further the maintenance of safe and healthful conditions and prevent and control water pollution through:
 - (1) Limiting structures to those areas where soil and geological conditions will provide a safe foundation.
 - (2) Establishing minimum lot sizes to provide adequate area for private on-site waste treatment systems.
 - (3) Controlling filling and grading to prevent soil erosion problems.
 - (4) Limiting impervious surfaces to control runoff which carries pollutants.
- (b) Protect spawning grounds, fish and aquatic life through:
 - (1) Preserving wetlands and other fish and aquatic habitat.
 - (2) Regulating pollution sources.
 - (3) Controlling shoreline alterations, dredging and lagooning.

- (c) Control Building Sites, Placement of Structures and Land Uses through:
 - (1) Prohibiting certain uses detrimental to the shoreland-wetlands.
 - (2) Setting minimum lot sizes and widths.
 - (3) Setting minimum structure setbacks from waterways.
 - (4) Setting the maximum height of near shore structures.
- (d) Preserve and Restore Shoreland Vegetation and Natural Scenic Beauty through:
 - (1) Restricting the removal of natural shoreland cover.
 - (2) Preventing shoreline encroachment by structures.
 - (3) Controlling shoreland excavation and other earth moving activities.
 - (4) Regulating the use and placement of boathouses and other structures.

Sec. 55-4. General Provisions.

- (a) *Areas to be Regulated.* The provisions of this ordinance apply to regulation of the use and development of shoreland areas. Areas regulated by this ordinance shall include all the lands (referred to herein as shorelands) in the unincorporated areas of Chippewa County which are:
 - (1) Within one thousand (1,000) feet of the ordinary high-water mark of navigable lakes, ponds or flowages. Lakes, ponds or flowages in Chippewa County shall be presumed to be navigable if they are listed in the Wisconsin Department of Natural Resources publication FH-800 2009 "Wisconsin Lakes" book or are shown on United States Geological Survey quadrangle maps (1:24,000 scale), or other zoning base maps.
 - (2) Within three hundred (300) feet of the ordinary high-water mark of navigable rivers or streams, or to the landward side of the floodplain, whichever distance is greater. Rivers and streams in Chippewa County shall be presumed to be navigable if they are designated as perennial waterways or intermittent waterways on United States Geological Survey quadrangle maps (1:24,000). Flood hazard boundary maps, flood insurance rate maps, flood boundary floodway maps, county soil survey maps or other existing county floodplain zoning maps shall be used to delineate floodplain areas.
 - (3) Under Wis. Stat. § 281.31(2m), notwithstanding any other provision of law or administrative rule promulgated thereunder, this shoreland zoning ordinance does not apply to:
 - a. Lands adjacent to farm drainage ditches if:
 - 1. Such lands are not adjacent to a natural navigable stream or river;
 - 2. Those parts of such drainage ditches adjacent to such lands were not navigable streams before ditching;

Sec. 55-42. Ordinary Highwater Mark Setbacks.

- (a) *Purpose.* Permitted structure setbacks shall be established to conform to health, safety and welfare requirements, preserve natural beauty, reduce flood hazards and avoid water pollution.
- (b) *Shoreland Setbacks.* Unless exempt under section 55-42(b)(1), or reduced under section 55-42(c) a setback of 75 feet from the ordinary high-water mark of any navigable water to the nearest part of a structure shall be required for all structures.
- (1) *Exempt Structures.* All of the following structures are exempt from the shoreland setback standards in section 55-42(b):
- a. Boathouses
 - b. Open-Sided and Screened Structures
 - c. Broadcast signal receivers, including satellite dishes or antennas that are one meter or less in diameter and satellite earth station antennas that are 2 meters or less in diameter.
 - d. Utility transmission and distribution lines, poles, towers, water towers, pumping stations, well pump-house covers, private on-site wastewater treatment systems that comply with ch. SPS Comm 383, Wis. Adm. Code, and other utility structures that have no feasible alternative location outside of the minimum setback and that employ best management practices to infiltrate or otherwise control storm water runoff from the structure.
 - e. Walkways, stairways or rail systems that are necessary to provide pedestrian access to the shoreline and are a maximum of 60-inches in width.
 - f. Devices or systems used to treat runoff from impervious surfaces.
- (2) *Existing Exempt Structures.* Existing exempt structures may be maintained, repaired, replaced, restored, rebuilt and remodeled provided the activity does not expand the footprint and does not go beyond the three-dimensional structure envelope of the existing structure. The Administrator may allow expansion of a structure beyond the existing footprint if the expansion is necessary to comply with applicable state or federal requirements.
- (c) *Reduced Principal Structure Setback.* A setback less than the 75' required setback from the ordinary high-water mark shall be permitted for a proposed principal structure and shall be determined as follows:
- (1) Where there are existing principal structures in both directions, the setback shall equal the average of the distances the two existing principal structures are set back from the ordinary high-water mark provided all of the following are met:
- a. Both of the existing principal structures are located on an adjacent lot to the proposed principal structure.