

**Chippewa County
Planning & Zoning Committee
Regular Meeting
July 23, 2026
Chippewa County Courthouse, Room 302
5:00 PM**

1. Call to Order

2. Roll Call

3. Members of the Public Wishing to Be Heard

(Comments will be limited to 5 minutes per speaker.)

Lindsay Bryant encouraged the committee to move forward with the moratorium on Data Centers.

4. Consent Agenda

(Unless separation of an item is requested, all items will be adopted under one motion.)

Motion to Approve the Consent Agenda.

Motion:	Approved
Result:	Passed (5 - 0)
Mover:	Jason Bergeron
Second:	David Kelly
Ayes:	George Rohmeyer, Jr., Joel Seidlitz, Jason Bergeron, David Kelly, Rocky Kempe
Nays:	None
Absent:	

1. Approve the Agenda
2. Approve the Minutes - June 18, 2026
3. Schedule Next Meeting Date - August 20, 2026 @ 5:00PM

5. Reports

1. Chippewa County Flood Insurance Rate Maps (FIRM) and Flood Insurance Study (FIS) Updates

Clary gave an update on the current status of the Flood Insurance Rate Maps (FIRM) and Flood Insurance Study (FIS). Chippewa County hosted a local officials meeting and open house on July 15, 2026. The preliminary updated maps for Chippewa County include approximately 85 miles of redelinated Zone AE and approximately 217 miles of revised Zone A. The comment period will end on October 15, 2026. Once the maps are finalized, FEMA will send a final letter of determination, which will start the 6-month window for the maps to go into effect. This will include an ordinance amendment to the existing floodplain ordinance to adopt the updated maps and FIS.

6. Public Hearings - for Discussion and Action

1. 2026-0006 Katz Rezone - Town of Wheaton

Motion to Approve.

Motion:	Approved
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Result:	(5 - 0)
Mover:	David Kelly
Second:	Joel Seidlitz
Ayes:	George Rohmeyer, Jr., Joel Seidlitz, Jason Bergeron, David Kelly, Rocky Kempe
Nays:	None
Absent:	

2. 2026-0007 Pine Meadows HTP LLC Rezone - Town of Wheaton

Clary explained that Conditional Use Permit (CUP) 2023-0001 allows for 27 units to be located on the property as it was zoned agriculture. The rezone into the Residential 3 zoning district will not change the requirements or density allowed as the R3 district allows for a mobile home park - as a conditional use permit - with the same requirements of 70-71(b)(10).

Motion to approve the rezone request with the understanding that CUP 2023-0001 is still valid.

Motion:	Approved
Result:	(5 - 0)
Mover:	Joel Seidlitz
Second:	David Kelly
Ayes:	George Rohmeyer, Jr., Joel Seidlitz, Jason Bergeron, David Kelly, Rocky Kempe
Nays:	None
Absent:	

7. Business Items

1. Review the proposed Public Hearing Draft and schedule a Public Hearing on an amendment to the Chippewa County Zoning Ordinance – Temporary Moratorium on Data Center Development

Clary discussed the temporary moratorium on data centers and the tight window for adopting a moratorium as an amendment to the zoning ordinance. There will be a need for a special meeting, notification to the zoned towns and a public hearing on the ordinance amendment prior to the amendment being sent to the August 11, 2026 County Board meeting for their consideration. Because of the timeframe, a special meeting would need to be scheduled for August 3, 2026.

Supervisors Guthman pointed out that the proposed moratorium did not include "air quality" as a Subject for Consideration within section 70-9(g). Clary proposed that "air" be added to the 13th row as follows: "soils, **air and** water quality and conservation...." Supervisor Kelly indicated that he could not find any statement about wildlife within this same section. Clary proposed that "wildlife" be added to the last row as follows: "resources, **wildlife,** property, business...."

Motion to approve the special meeting on August 3, 2026 at 5pm in room 302 of the Chippewa County Courthouse and to approve the changes as proposed by Clary.

Motion:	Approved
Result:	(5 - 0)
Mover:	David Kelly
Second:	Rocky Kempe
Ayes:	George Rohmeyer, Jr., Joel Seidlitz, Jason Bergeron, David Kelly, Rocky Kempe
Nays:	None
Absent:	

2. Review of the 2027 Department of Planning & Zoning Budgets - Doug Clary

Motion to forward the budgets to the County Administrator.

Motion:	Approved
Result:	(5 - 0)
Mover:	Rocky Kempe
Seconder:	Jason Bergeron
Ayes:	George Rohmeyer, Jr., Joel Seidlitz, Jason Bergeron, David Kelly, Rocky Kempe
Nayes:	None
Absent:	

8. Agenda Items for Future Consideration

None

9. Adjourn

Motion to Adjourn.

Motion:	Approved
Result:	(5 - 0)
Mover:	Rocky Kempe
Seconder:	Jason Bergeron
Ayes:	George Rohmeyer, Jr., Joel Seidlitz, Jason Bergeron, David Kelly, Rocky Kempe
Nayes:	None
Absent:	