TOWN OF TILDEN
PLAN COMMISSION PUBLIC MEETING AGENDA

Wednesday, November 4, 2026
6:00 PM
Tilden Town Hall, 10790 100th Avenue, Chippewa Falls WI 54729

Call Meeting to order beginning with the Pledge of Allegiance
Roll call/quorum
Verification of public notices - Front of Town Hall & Website
Approve the Minutes of: **May 11, 2026**

Open Public Hearing: Motion to open the public hearing

Applicant / Property Owner: Shawn Gunderson

Subject Property Location: 12756 County Hwy B / 22909-1314-70455001Parcel ID]

Current Zoning Ordinance: Section **[Ordinance Number 16/Section 5]** requires a minimum setback of **15 feet** from all property lines.

Requested Variance: The applicant is requesting a variance to allow a structure to be placed **less than 5 feet** from the property line (a reduction of more than 10 feet from the required setback).

Purpose of Request: A variance is being requested for the placement of a 45' x 64' indoor riding arena.

Applicant Presentation: Statement and supporting documentation from the property owner

Public Comment

- Invitation for comments in favor of the variance
- Invitation for comments in opposition to or concern regarding the variance
- Reading of any written correspondence or letters received from neighbors.

Close Public Hearing: Motion to close the public hearing

Commission Discussion and Action: Motion and vote to approve a recommendation for the Tilden Town Board.

Adjournment:

Posted by Nicole Ruf, Clerk on October 27th, 2026
Locations posted: Front of Tilden Town Hall, Town of Tilden Website

Chapter 20
Variances (Special Meetings)

Section 1: Purpose. All reasonable effort will be made by the plan commission to hold a hearing within thirty (30) days of application. Plan Commission will then forward recommendations to the Town Board.

Section 2: The following procedure will be followed for variances. Fees for publishing, mailings, mileage and time for special meetings, will be at the expense of the requester.

A. When an identified chapter allows for a variance procedure, the requester shall file for a variance with the Town Clerk in writing along with a payment of $100. The applicant will be responsible for all fees that exceed that amount, prior to board consideration.

B. The clerk shall make a reasonable attempt to notify all adjoining property owners of variance request in writing, by certified mail.

C. The Clerk shall notify the Plan commission, set date and will give public notice. The Plan Commission shall hold a hearing and make recommendation to Town Board.

TOWN OF TILDEN
VARIANCE REQUEST APPLICATION

Please complete all applicable sections. Attach a plot plan, layout, blueprint, or other supporting documentation as required.

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1. ORDINANCE / VARIANCE REQUEST

A variance is hereby requested from:

Chapter:

☒ **16 — Plot Plan**

☐ **23 — Signs**

Section: 5 of the **Town of Tilden Code of Ordinances**

VARIANCE CRITERIA

A variance may be granted if the following conditions are met:

1. **Neighboring properties will not be adversely affected.**
2. **The variance will not be contrary to the public interest as expressed by the purpose and intent of the ordinances.**

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2. APPLICANT INFORMATION

Applicant Name: Shawn Gunderson

Mailing Address: 12756 Co Hwy B Chippewa Falls WI 54729

Phone: 715-225-4636 **Cell:** 715-225-4636

Email: gundersonshawnsub@gmail.com

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3. PROPERTY OWNER INFORMATION

Property Owner Name (if different from applicant): _____

Mailing Address: _____

Phone: _____ **Cell:** _____

Email: _____

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4. PROPERTY DESCRIPTION

SE **1/4:** of the NE **1/4 Section:** 13

Township: 29 North Range: 9 **W**

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5. PROPERTY INFORMATION

Property Address: 12756 Co Hwy B Chippewa Falls, WI 54729

Parcel Number: 22909- 1314 - 7045500.1

Parcel Size: 2.25 acres

Certified Survey Map No.: 455 **Volume:** 1

Page: 639 **Subdivision:** N/A

6. PRESENT USE OF PROPERTY

Lawn

7. PRESENT IMPROVEMENTS

45' x 64' riding arena

8. PROPOSED IMPROVEMENT REQUIRING A VARIANCE

Please describe the proposed improvement and clearly explain the variance being requested. . Your explanation should specifically address the two conditions listed above. **Use additional pages if necessary.**

Proposed improvement will be a 45' x 64' indoor riding arena.
A variance is being requested due to the north side of the building being less than 15' from the property line.
The northeast corner of the building will be 3' from property line.
The northwest corner of the building will be 2' from property line.
This variance will not affect any residential property.

REQUIRED SUBMITTALS & FEES

Please include the following with your variance request:

☐ **Plot plan, site layout, blueprint, or other drawing** showing the intended use and proposed improvement.

☐ **Any additional supporting documentation** relevant to the variance request.

☐ **Nonrefundable hearing fee of $100.00.**

Submit the completed petition and fee to:

TOWN OF TILDEN
10790 100TH AVE
CHIPPEWA FALLS, WI 54729

APPLICANT ACKNOWLEDGMENT

By signing below, the petitioner acknowledges and understands the following:

- Notice of the variance request will be sent to **all Town officials and adjacent property owners.**
- The petitioner is responsible for contacting other governmental agencies, if required, including **County and/or State agencies.**
- The petitioner **must attend the public hearing and Town Board meeting,** or send an authorized agent to represent them.
- Fees for publishing, mailings, mileage and time for special meetings, will be at the **expense of the petitioner.**
- The information provided in this application is submitted for consideration of the requested variance.

PETITIONER / AUTHORIZED AGENT

Signature: _____

Printed Name: Shawn Gunderson

Date: 11/3/2026

FOR TOWN USE ONLY

Date Received: 10/5/26

Hearing Date: _____

Hearing Fee Received: ☑ Yes ☐ No receipt # 200453

Additional Documentation Received: ☑ Yes ☐ No drawing

Town Board Action:

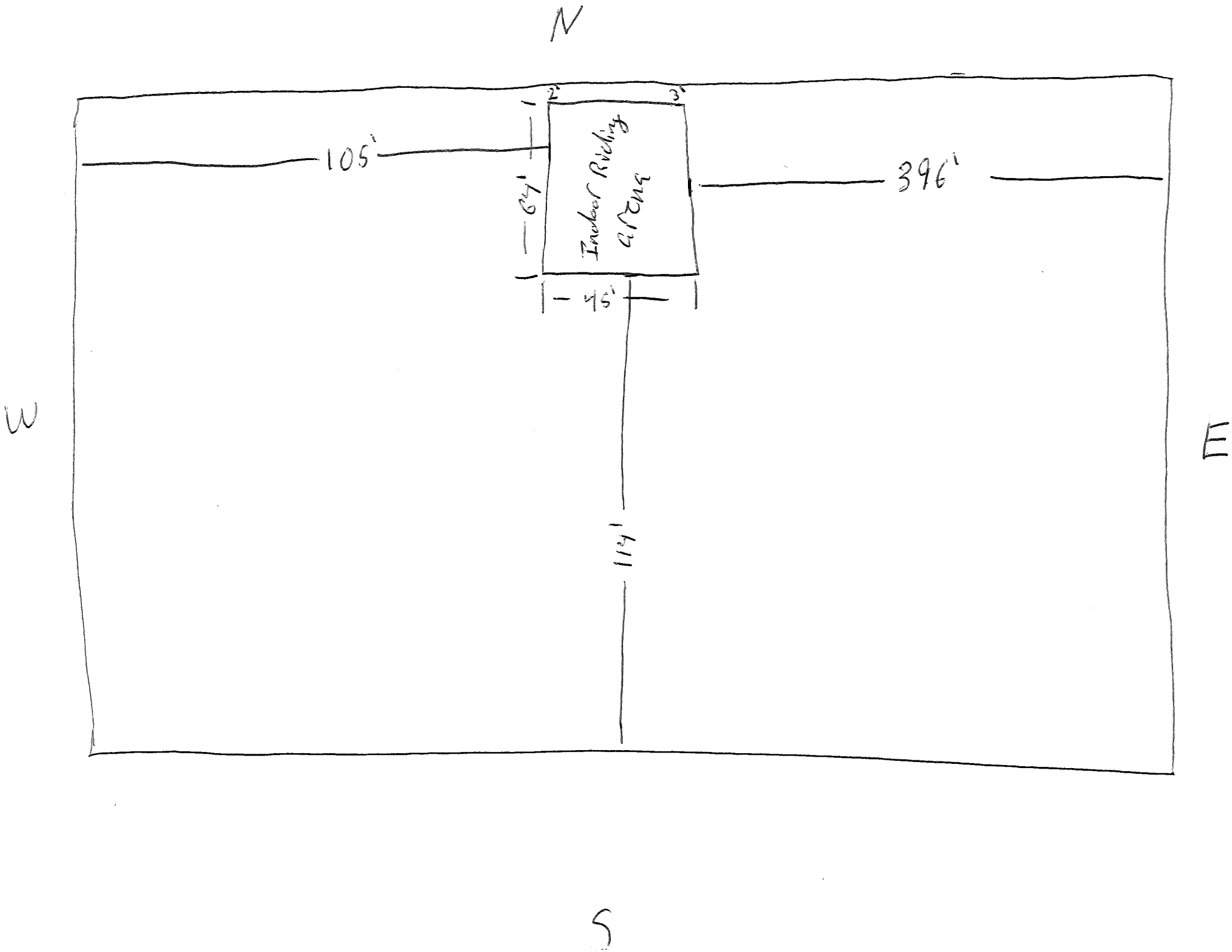
☐ Approved

☐ Denied

☐ Approved with Conditions

Date of Action: _____

Comments / Conditions:


N
W
E
S
105'
396'
64'
45'
114'
2'
3'
Indoor Riding arena

TOWN OF TILDEN

10790 100th Ave
Chippewa Falls, WI 54729
clerk@townoftilden.gov 715.944.5113

October 26, 2026

COPY

NOTICE OF PUBLIC HEARING REGARDING A VARIANCE REQUEST
SENT VIA CERTIFIED MAIL

Rooney Farms LLC
9996 County Highway Q
Chippewa Falls, WI 54729

RE: Variance Request for Property Located at 12756 County Hwy B / 22909-1314-70455001Parcel ID]

Dear Property Owner,

This letter serves as formal notification that Town of Tilden Plan Commission has received an application for a property setback variance. Because you own property adjacent or near to the subject parcel, you are being notified in accordance with local town ordinances.

Applicant / Property Owner: Shawn Gunderson
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A public hearing to consider this variance request will be held as follows:

- **Date:** November 4, 2026
- **Time:** 6:00 PM
- **Location:** Tilden Town Hall, 10790 100th Ave., Chippewa Falls, WI 54729

The application, site plan, and related documents are available for public inspection by request/appointment at the Town Clerk's Office located at **10790 100th Ave**, or by contacting me at **715-944-5113** or **clerk@townoftilden.gov**

As an adjacent landowner, you have the right to attend this hearing to present testimony, ask questions, or submit comments regarding the proposed variance. If you cannot attend the meeting, you may submit written comments to the Town Clerk's Office prior to the hearing date to be entered into the official record.

Sincerely,

Nicole Ruf
Town Clerk, Town of Tilden

TOWN OF TILDEN

10790 100th Ave
Chippewa Falls, WI 54729
clerk@townoftilden.gov 715.944.5113

October 26, 2026

NOTICE OF PUBLIC HEARING REGARDING A VARIANCE REQUEST
SENT VIA CERTIFIED MAIL

COPY

Joleen Benish
12710 County Hwy B
Chippewa Falls, WI 54729

RE: Variance Request for Property Located at 12756 County Hwy B / 22909-1314-70455001Parcel ID]

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Nicole Ruf
Town Clerk, Town of Tilden

TOWN OF TILDEN

10790 100th Ave
Chippewa Falls, WI 54729
clerk@townoftilden.gov 715.944.5113

October 26, 2026

NOTICE OF PUBLIC HEARING REGARDING A VARIANCE REQUEST
SENT VIA CERTIFIED MAIL

COPY

Bill & Tricia Benish
12892 County Hwy B
Chippewa Falls, WI 54729

RE: Variance Request for Property Located at 12756 County Hwy B / 22909-1314-70455001Parcel ID]

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Nicole Ruf
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