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Frequently Asked Questions

Property Address: 18059 & 18061 County Highway OO, Chippewa Falls, WI 54729

1. **Per Seller regarding the conditional use permit:** “There were a lot of hoops to jump thru starting with the county and then the township to get our conditional use permit. At the time we did not have any neighbors other than relatives, so we did not meet with objections. I doubt that would be the case now. We also had two restrictions. No employees and we had to live on the property.”
2. **Per Sellers:** “Not interested in selling pavilion at this time.”
3. **Per Seller:** “I understand that someone can create income from the properties... Any use like that is not transferable per our conditional use permit so any such use would have to go thru all of the same steps that we did when your business was pursued... along with the liquor law change that requires an entirely different business plan than how we operated under previously.”
4. **Per Seller:** “I checked with the county. We have 3 different Conditional use on file. Doug Clary said the county would treat the sales as family homes and if the buyers wanted to go an Air BnB route they would simply need to follow through with the tourist house rules from a county

All information provided by the sellers and third-party sources.

and township standpoint. Our conditional use permits were confirmed to be non transferable.”

5. **Per seller:** “It will no longer be a venue beyond our meager bookings this summer and I may build some type of a privacy fence along with modifying the berm, vegetation and walk ways between those building and the lodge anyway.”
6. **Per seller:** “We have one event booked so far for summer of 2025.”
7. **Per seller:** “With the lodge it would seem that two of the bedrooms upstairs could be easily transformed into one very large suite. At the cabin, not sure if it was put in your notes but in anticipation of the loft becoming a master suite some day all of the needed plumbing was run up to that level and it is capped off in the south west wall.”
8. **Per seller:** “I know a while back you asked if we would share our financials with a perspective buyer and I declined as It did not represent an accurate view without the wedding element. You mentioned in our phone conversation that one perspective buyer was more interested in running as an Airbnb? Bettys original business plan was based on hobbyists, Scrap booking and Quilters. That expanded to corporate meetings, family reunions etc. Weddings were simply a bonus. Betty has an extensive list of current and past customers that could be shared with the right buyer. While we have not rebooked with our plan to sell and in fairness to these groups that book and rebook a year in advance, she has experienced a lot of sadness from her client's, many that have been our customers for over 20 years.

I see on the septic report it notes that a new absorption area will need to be installed if the property is sold. Is this something you can elaborate on?

Per seller: “I have no idea where that requirement came from? We have a septic system designed and state approved that was sized for 400 people a day. That system is on our property which we would grant a permanent easement to.”

Per seller: “I did verify that with Doug Clary. Zoning for Chippewa County shortly after we listed.”

Per Doug Clary w/ Chippewa County Zoning: “Your attachment is an older

permit. All septage from the pavilion and the two tourist rooming house was combined into one system in 2016.”

Per seller: “At that time of construction we put in a separate holding tank and jointly used the drain field that serviced the lodge. When we built the outdoor bathrooms, we were required to put in the system I was referring to when talking with Doug.”

Per seller: “Staining is as needed on average every 6 to 7 years. We use Sikken a high-quality stain and did both buildings ourselves in 2023. All Landscaping, Lawn care and snow removal are also done by us with no outside cost beyond general equipment maintenance and fuel.”

Per seller: “Average Electric bill approx \$180.00. Most recent \$210.00 with high AC usage. 500 gallon LP tank gets filled approximately 1.5 times per year. There will be an easement for the septic system in the valley. We are responsible for the upkeep on that. Owners will be responsible for pumping the solids tank on their property every 3 years as required by the county. “

Per seller: “Both buildings have on their property a solids/holding tank that they will be responsible for pumping every 3 years. This was done in 2026. Downstream from these tanks is another solids tank, followed by a 3500 gallon metered wastewater tank, which then goes to a large conventional drain field. All of this is on our home property. This system was designed and approved by the state to accommodate 400 people per day. Greatly overkill for the two homes. We will assign a permanent easement for this system. If it ever fails, which I was told by the installer will never happen, the building owners would be responsible for installing a system on their prospective properties.”