

Minutes of the Hearing of the Plan Commission of the City of Chetek held on March 8,2021 at 6:00p.m. via zoom

A Public Hearing was called to order at 6 pm on March 8,2021 by Mayor Jeff Martin to hear requests from Ken Schmidt to rezone 324 Douglas Street. It is currently zoned R-1 and Ken is seeking R-3 in order to have a multiple family unit. A request from Jason Fostvedt for a Conditional Use at 118 Douglas Street. The Conditional Use is to have rental apartments on the ground floor behind a future store. Planning Commission attendees were Del Wacker,Mark Etten,Scott Bachowski,John Hunsinger, & Shawn Ayers. Absent was Dave Swangim. Also in attendance was Secretary for the Planning Commission Mark Eby, Building Inspector Joe Atwood,Terry Hight,Jason Fostvedt,Ken Schmidt,Bill Waite,Mary VanBeek,Lauralee Seidling,

***6:00PM Hear a request from Ken Schmidt to rezone 324 Douglas Street. It is currently zoned R-1 and Ken is seeking R-3 in order to have a multiple family unit.** The Planning Commission did receive an email from Mary Young that Mayor Martin read. The letter is included within the minutes. Mayor Martin then asked Ken Schmidt to address the Commission in regards to what he is looking to do. Ken is looking to put a 4 plex in the property. One of the most difficult things right now is the cost and trying to build affordable housing is very difficult right now and when he saw that building as an opportunity to get some affordable housing in. Joe wanted Ken to touch on the plans with the building itself, how he is addressing the parking and the snow concerns. There would be an entrance to the parking lot off of 4th st facing the alley and there would be an exit through the alley so it would be easier for them to get in and out. Snow may be a challenge but Ken will deal with that when the time comes. The drainage issue was brought up, Ken is in construction and dealing with that on every job and has some thoughts if it becomes an issue and will work with Dan if need be and thoughts about putting in a french drain would be an idea. As far as the constructions he would have 2 units up and 2 units down 1 bedroom and about 700sq feet each. Joe Atwood did talk to Dan Knapp, Public Works Director about the drain in the back and Dan was looking into that to see what can be done. Ken is required to have a stall and a half per apartment for off street parking and Ken does have that in his plans and the mayor asked to make sure there would be no conflicting issues with the neighbors. Joe did also talk to Ken about the snow drainage and screening so there wouldn't be headlight glares going into the neighbors property. This would all be requirements of the rezoning. Shawn asked about what his plans were in regards to the outside of the building. Not too many things would be done. Entrances to be added there is already a basement entrance but would be changed, another in the front redoing the stone work. There might be changes in windows and eventually a new roof. Scott asked if Ken was aware of the zoning when he purchased the property. Ken was aware of the zoning when he did purchase the building. Joe Atwood brought up zoning and spot zoning and no, spot zoning is not illegal but best practice is to follow the comprehensive plan and see if it fits in the area. Also things like this need to be taken on a case by case basis and that the best route for the planning commission on making recommendations to council would be to follow their comprehensive plan and that some things need to be crafted around their city. Mark Etten had a question for Ken in regards to parking and if the lot would be paved and yes it needs to be paved. Mark also asked if he could add additional parking if needed. Scott asked Ken if it was not approved as an R-3 to see if he would still go as an R-2. Ken did say he would need to re-run the numbers as there is a big difference in the number and that may change. Ken has also said that if it won't work for him that he has had people come to him in regards to purchasing it. Terry Hight asked about where the parking would be if it was between the Youngs property? Joe's response was it would be to the rear of the church to the north and a couple stalls to the west of 4th street.

***6:15PM Hear a request from Jason Fostvedt for a Conditional Use at 118 Douglas Street. The Conditional Use is to have rental apartments on the ground floor behind a future store.** The mayor called the 6:15 hearing to order as we were past the 6:15 time. The first thing the mayor did was read a letter that was sent by Bill Waite which is attached as part of the minutes. Scott did have a comment and wanted to act on what Bill had said in his letter to the committee Jason is a go getter his building Fostbites is very successful and beautiful and this building would be another success for Jason. Terry

said as a member of the public he would also like to see him get approved also. Shawn did ask if there were snow issues at all as he heard that was Dan's only concern and parking. Joe did touch base with Jason on parking and snow. Jason said that it is the same layout as Fostbites on Knapp st the only difference is this building is 8ft wider in the front, about 45 ft in the end of the building which is plenty of parking for the 2 apartments back there and that there are already about 4 stalls back there. Snow removal is not a problem. Scott asked if he ended up buying all the lots or just the dental office one and Jason had to purchase it all as a unit so Jason has it all and his plan is just to put it all on the one parcel. The mayor asked if the building is the one proposed as before on another property that was for sale in Chetek. It's the same floor plan. The new building will have 2, 2 bedrooms instead of 1 bedrooms like behind the bar. Joe did ask Jason if he has said what the business is and Jason said that it is a craft liquor store. He said that he did look at the Antczak building but it would have been too small for that location. The mayor asked if the conditional use would need to be renewed or open ended and Joe said that it is up to the commission as to how they wanted to do it and Joe recommended that the commission do it as a 4 year and just review it. John asked the only reason it came to the commission is because of the apartments on the back of the building. The mayor closed the public hearing at 6:28PM

City of Chetek – Planning Commission Meeting Minutes – March 8,2021.

A regular meeting of the Planning Commission for the City of Chetek was called to order at 6:28pm on March 8,2021 by Mayor Jeff Martin.

Roll call for the Planning Commission meeting was taken. Present were Mayor Jeff Martin, Del Wacker, Mark Etten, Scott Bachowski, John Hunsinger, & Shawn Ayers. Absent was Dave Swangim.

Also present was Mark Eby, Planning Commission Secretary, Building Inspector Joe Atwood, Terry Hight, Jason Fostvedt, Ken Schmidt, Bill Waite, Mary VanBeek, Lauralee Seidling

Compliance with the open meeting law was verified.

Scott Bachowski made a motion to approve the prior months meeting minutes .2nd by Del Wacker. Motion carried.

1) Discussion/Action: Approve or not approve Ken Schmidts request to rezone 324 Douglas St.

Del wanted to make a comment in regards to the zoning change in the past different towns he lived in Del bought a house that was zoned residential and the zoning got changed down the road and it was very detrimental. He thinks that people that buy properties in areas that are zoned for single family residential should be maintained as single family residential. John Hunsinger stated that the neighbors who are objecting are not objecting to a duplex. The mayor asked Joe if it was not approved if there was anything holding Ken up from building a duplex and Joe said that Ken would have to come back to the planning commission to be rezoned to R-2. Shawn Ayres asked Joe if the ruling followed the property or the owner? Joe's response was that it follows the property. Shawn Ayers then asked if it was rezoned tonight and Ken Schmidt did nothing with it and sold it, would it be rezoned for the next owner? Joe said that was correct. Joe also said that it is the same as Item 2 in regards to Jasons the conditional use would go with the property. Scott asked a question as to how this ever got to planning commission as the church is in an R-1. Joe said a church is allowed in an R-1 with a conditional use and it was granted one many many years ago. The lot is small and not even the proper size for R-1 and is a non conforming lot in a way but because it is a recorded lot it is allowed to be used as the city sees fit. Joe also said there have been cases in the past where we ask ourselves how did this ever get here. Joe can not speak for what happened years and years ago. All we can do is move forward and use our best judgement, the best of what the city needs and what the residents need. Scott asked when the last Comprehensive Plans was done and it was done in 2017 and is up every 10 years. You can revisit it sooner but by statute it has to be reviewed every 10 years. Scott asked when Off our Rockers was in there if they got a conditional use to use it as a business establishment, yes they did. Scott was a little confused as back in 2017 why it wasn't looked at then to be rezoned. The mayor then asked if anyone wanted to make a motion to Ken's request and if there was no motion it failed due to lack of motion. This request died due

to lack of motion.

2) Discussion/Action: Approve or not approve Jason Fostvedts request for a Conditional Use at 118 Douglas St. Scott Bachowski made a motion to approve the Conditional Use for 118 Douglas St Shawn Ayers 2nd motion, John Husninger Yes, Scott Bachowski Yes, Shawn Ayers yes Mark Etten Yes Del Wacker yes none opposed Motion passed.the mayor then asked if the commission wanted to put a 4 year review as suggested by Joe and Shawn Ayers said seems appropriate.

Date of the next meeting would be April 15,2021 there is nothing on the agenda yet.

Motion to adjourn by John Hunsinger Mark Etten 2nd motion carried meeting adjourned at 6:45pm

Respectfully Submitted Mark Eby