

**THE PLAN COMMISSION  
CITY of CHETEK**

The Plan Commission of the City of Chetek will meet at City Hall 220 Stout Street on Thursday December 17, 2020 at 6:00 p.m. for Public Hearing followed by a regular Plan Commission meeting. A quorum of City Council Members may be in attendance.

6:00 p.m.---Hear a request from Jason Fostvedt to rezone 106 Water Street from R-2 to R-3 in order to convert the two family dwelling into a three family dwelling.

Comments from the public:

Comments from the Board:

Close the Public Hearing.

6:15 p.m.---Hear a request from Josh Heideman to rezone 121 Lakeview Dr.(Reds) from R-1 to C-3 Resort Commercial in order to make improvements and connect the deck to the main building with a new roof system.

Comments from the public:

Comments from the Board:

Close the Public Hearing:

6:30 p.m.---Hear a request from Josh Heideman to rezone the lake lot across the street from Reds from R-1 to C-3 Resort Commercial in order to improve the lot for commercial use. \* Public and Board comments \* Close the Public Hearing

**Regular Meeting**

**SCHEDULED ATTENDANCE Matt Shilts, Jason Fostvedt, Josh Heideman, Nick Feira**

- 1. Call to order**
- 2. Roll Call**
- 3. Assure compliance with open meeting law**
- 4. Approve minutes of previous meeting**
  - **Discussion/Action: Approve or not approve request from Jason Fostvedt to rezone 106 Water Street from R-2 to R-3**
  - **Discussion/Action: Approve or not approve request from Josh Heideman to rezone Reds to C-3 Resort Commercial**
  - **Discussion/Action: Approve or not approve request from Josh Heideman to rezone lake lot from R-1 to C-3 Resort Commercial**
  - **Discussion/Action: Approve or not approve Extraterritorial request from Matt Shilts/ Laura Gurske 2641 6-5 ¾ Ave. Town of Dovre**
  - **Nick Feira from United Development Group would like to get the Boards thoughts about rezoning a property on Woodard Street for a Commercial Business.**

**Set date and agenda for next meeting (Adjourn)**

## Plan Commission packet explanations

6:00 pm Hearing with Jason Fostvedt- The structure is already there and is a two family unit with a full basement not being used by the tenants. Jason would like to convert the basement into another living unit therefore requiring a zone change to R-3. As you can see by the colored map the yellow R-2 is Jason's property. Note there is no other R-2 or R-3 in the area.

6:15 pm Hearing with Josh Heideman- Josh is requesting a zone change from R-1 to C-3 Resort Commercial to allow more flexibility with the property such as expanding and connecting the deck to the bar/restaurant with a roof system. The current R-1 the property is under will not allow expansion of the original footprint and that's why the deck is not physically connected. Shorewood resort is C-3 and contiguous with Reds property. You all know the controversy with this property and the neighbors. Attached to this explanation page is the permitted uses for C-3 if the Board happens to go that route.

6:30 pm Hearing with Josh Heideman- Josh is requesting a zone change for the lake lot across from Reds from R-1 to C-3 Resort Commercial to improve the lot for commercial use such as fuel pumps for boaters. Josh went before the Board of Appeals asking for a variance to install the fuel pumps and was denied based on the zoning and neighbors concerns.

Regular meeting--Minutes from the November 19, 2020 meeting

Regular meeting- Exteritorial Zoning request from Laura Gurske in the Town of Dovre on the edge of the City of Chetek. Very straight forward land division.

Regular meeting- Nick Feira wants to address the Commission about the possibility of building a Family Dollar Store at the end of woodard street across from the Brass Rail, corner of SS and South Street. He would have to apply for a zone change and I conveyed the difficulty this may be. Before he buys the lot he wants to get your thoughts.

Feel free to call me if you have any questions

Joe Atwood

## Sec. 118-80. - C-2 Highway Commercial District.

- (a) *Purpose.* The C-2 District is intended to provide for an orderly and attractive grouping at appropriate locations for the development of those commercial activities that often require extensive land area for the open storage and display of merchandise and are dependent upon highway traffic or which are specifically designed to serve the needs of such traffic.
- (b) *Permitted uses.*
- (1) Restaurants, including drive-in establishments.
  - (2) Service stations, washing and repair stations and garages, provided all gas pumps are not less than 30 feet from any existing or proposed street line.
  - (3) Motels.
  - (4) Lumber and building supply yards.
  - (5) Commercial entertainment facilities.
  - (6) Automobile sales and service, new and used, on an open lot or within a building.
  - (7) Automobile body repair shops.
  - (8) Agricultural implement sales and service on an open lot or within a building.
  - (9) Taverns.
  - (10) Garden shops and greenhouses.
  - (11) Marine sales and service.
  - (12) Private clubs and lodges.
  - (13) Accessory building or use, including a garage and paved parking areas customarily incident to the above uses.
  - (14) Uses clearly similar in character to those listed above.
  - (15) Parking as required in Article VI of this chapter.
  - (16) Signs as required in Article VII of this chapter.
- (c) *Conditional uses.*
- (1) Recreational establishments, including drive-in theaters, golf or baseball driving ranges, archery fields, miniature golf courses or similar uses.
  - (2) Kennels.
  - (3) Radio and television antenna towers or microwave radio relay structures.
  - (4) Warehouses and warehouse functions.
  - (5) Animal hospitals.
  - (6) Residential buildings.
- (d) *Dimensional requirements.*
- (1) *Lot size.*

CITY OF CHETEK  
NOTICE OF HEARING  
PETITION FOR REZONING

Office of the City Clerk, Chetek, Wisconsin, December 1, 2020  
NOTICE PURSUANT TO SECTION 62.23, Wisconsin Statutes and Zoning Ordinances of the City of Chetek.

NOTICE IS HEREBY GIVEN, that a public hearing will be held before the Plan Commission of the City of Chetek on **Thursday, December 17, 2020 at 6:00 p.m.** in the Council Chambers located at 220 Stout Street, Chetek, Wisconsin, on a petition for rezoning and zoning map amendment on property located at 106 Water Street. Petitioner, Jason Fostvedt, is proposing to change the zoning district from R2 (two family residence) to R3 (multiple family residence) for the purpose of converting the walkout basement to an apartment. Said petition and file is available for public inspection at city hall on any business day between the hours of 8:00 a.m. and 4:00 p.m.

**NOTE: This hearing and subsequent meeting will be held through Zoom.** All persons interested in attending this meeting will need to contact city hall to receive the link to attend the virtual meeting. All persons interested in this rezoning petition application will be given the opportunity to be heard at said meeting.

PLAN COMMISSION MEETING

Notice is further given that the Plan Commission will meet immediately following said hearing to consider the petition and make a recommendation to the Common Council that petition be granted as requested, modified, or denied.

COUNCIL MEETING

Notice is further given that the Council will act on this matter at their meeting to be held on **Tuesday, January 12, 2020 at 6:00 p.m.**

Carmen Newman, Clerk

Emailed to Alert – December 1, 2020

Publication dates: December 2nd and December 9th

ParcelOwner	OwnerAddress
BRIAN & ANNE HAUSE	227 2ND ST, CHETEK, WI 54728
NEAL E & COLLEEN R HERRMAN	1654 13 1/2 AVE, BARRON, WI 54812
CONVENIENCE STORE INVESTMENTS	PO BOX 2107, LA CROSSE, WI 54603
SCOTT E & SUSAN G GAMMON	226 2ND ST, CHETEK, WI 54728
DIANE STEINMETZ	220 2ND ST, CHETEK, WI 54728
STUART D & LYNN L WAHL	2022 16TH AVE, CAMERON, WI 54822
ENDS INC	PO BOX 707, CHETEK, WI 54728
ALFRED & DENISE HAGEN	105 WATER ST, CHETEK, WI 54728
JAMES HALLQUIST	726 FIRST ST, CHETEK, WI 54728

City of Chetek  
Petition For Rezoning And Zoning Map Amendment

I, the undersigned, being owner / owner's agent of all the area herein described, hereby petition the City Council of the City of Chetek, Wisconsin, to rezone and make appropriate zoning map amendment to the following described property from R-2 District, to R-3 District: \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision Revue Addition

Parcel ID # 211-173605000 Property Address: 106 Water Street

Legal Description of Property (Attach additional sheets if needed):

lots 5, 6, 7 Blk A & E 1/2 vacated alley.

I have requested this rezoning for the purpose of: CONVERTING BASEMENT WITH WALKOUT INTO A APT. UNIT WILL HAVE WALKOUT ACCESS + EGRESS WINDOW EXIT.

Owner/Agent: ENDS INC. JASON FOSTVEDT Phone # 715-692-1630  
(Attached letter of authorization to act as agent)

mailing address P.O. Box 707 CHETEK, WI 54728

Attach the following:

1. Plot plan showing the area to be rezoned, its location, dimension, the Location and existing use of all properties within 300 feet of the area proposed to be rezoned.
2. The lot number of any real estate owned by the Petitioner adjacent to the area proposed to be changed.
3. The existing use of all buildings on such land.

J. Fostvedt Date 11/30/20  
Petitioner signature

OFFICE USE ONLY

Original routed to City Hall	<u>11/30/20</u>	(date)	Petition #	<u>2020-2</u>
Date paid	<u>11/30/2020</u>	receipt #	<u>2.029422</u>	
Hearing publication dates	<u>12/2/2020</u>	and	<u>12/9/2020</u>	Hearing Date <u>12/17/2020</u>
Notices mailed to property owners within 300 feet	<u>12/2/2020</u>	(date)		
Packets sent to Planning Commission members:	_____	(date)		

At least ten days prior, written notice shall also be given to the clerk of any municipality within 1,000 feet of any land to be affected by the proposed change or amendment. Date \_\_\_\_\_

City of Chetek  
Zoning Decision or Order

Property Owner/agent:

ENDS PUL Phone 715-1042-1630

Address PO Box 707 Chetek Parcel # 21173605000

Property address 106 water street

Legal description: Attached

Building/zoning request: change from R-2 to R-3

Zoning Decision/Denial

Reason for denial: Need to Rezone

Reference of zoning code: 118-76

- You have the right to file an application for a variance with the Board of Appeals.
- You have the right to file an application for a zoning change. Planning commission will hear the case then make a recommendation to Common Council
- You have the right to file an application for a conditional use with the Planning Commission.

The appropriate applications can be requested from me or from city hall. This form needs to be attached to the appropriate application filed.

 date 11-30-2020  
Joe Atwood, bldg/zoning administrator

**Office Use Only**

**Attach this form to appropriate application to be filed:**

- Zoning application \_\_\_\_\_
- Conditional use application \_\_\_\_\_
- Variance application \_\_\_\_\_



Parcel No: 211173605000

N/A

OBJECTID  
35982

PropertyAddress  
106 WATER ST, CHETEK, WI

CurrentParcel  
1

IsAssessed  
1

IsTaxed  
1

MunicipalityCode  
211

MunicipalityDescription  
CITY OF CHETEK

PlatType  
PLAT

PlatCode  
0992

PlatDescription  
RIVERVIEW ADDITION

Block  
A

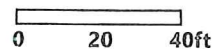
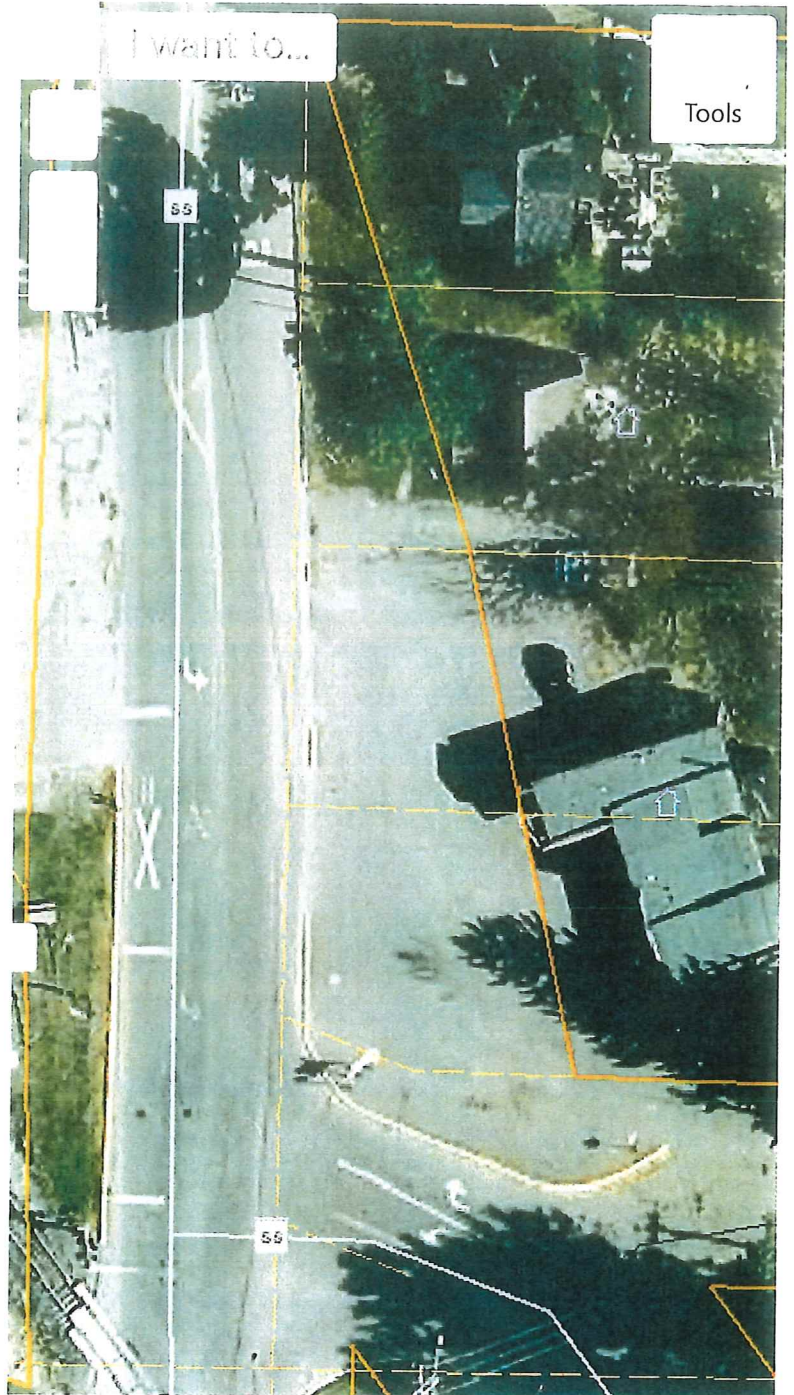
LotType  
LOT

Lot  
5&

Acres  
.000

AverageAssessmentRatio  
.0000

FairMarketValue  
0

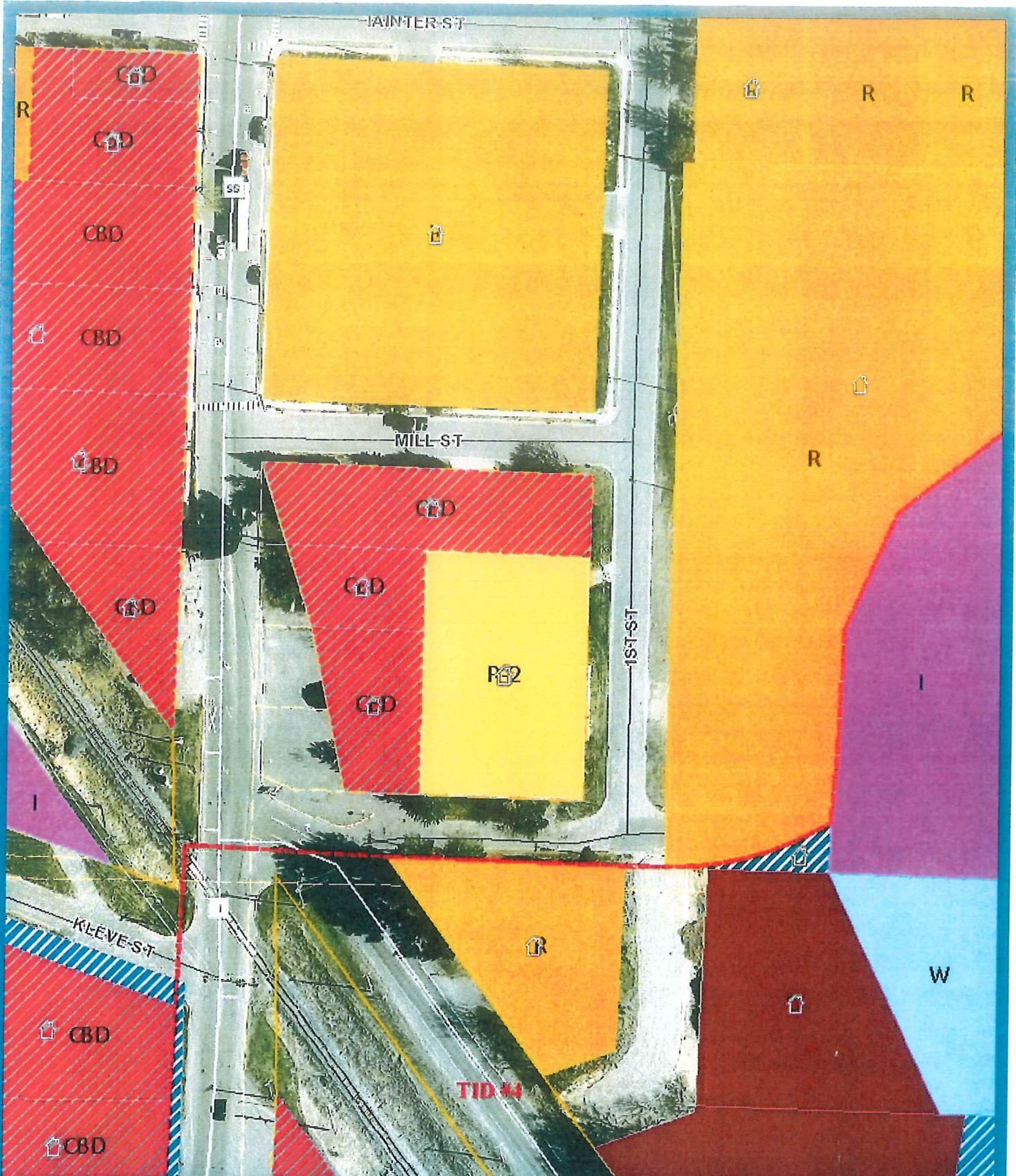


Layers



Parcel No: 2111736050...





N  
  
 1 in = 100 ft

**ENDS INC**  
 106 WATER STREET  
 City of Chetek  
 Barron County, Wisconsin

Infinite GIS  
**GR̄AEF**

1-1

8

1-2

2-1

7

2-2

A

3-1

6

3-2

4-1

5

4-2

WALR ST

FIRST ST

15-3

14-4



DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Acres .000  
AlternateP  
Attention  
AverageAss .0000  
Block A  
City CHETEK  
Conditional Use  
CountryCod  
CreationDa 01000101  
CurrentPar 1  
FairMarket 0  
FeatureId 3770  
Filename Y:\chetek\_data\DataView\Zoning\211173605000.pdf  
FirstName1  
FirstName2  
GeneralPro N  
Historical 01000101  
HouseNum\_1  
HouseNumbe  
D 35912  
Improvements  
Assessed 1  
sRE 1  
sTaxed 1  
LastName1 ENDS INC  
LastName2  
LegalDescr LOTS 5 6 7 BLK A & E 1/2 VAC ALLEY ADJ RIVERVIEW ADDITION CITY OF CHETEK  
Linked File Yes  
Lot 5&  
LotteryCre 1  
LotType LOT  
Memo 1  
Memo 2  
MiddleNa\_1  
MiddleName  
Municipa\_1 CITY OF CHETEK  
Municipali 211  
NameExte\_1  
NameExtens  
NamePref\_1  
NamePrefix  
NOTES  
OBJECTID 503989  
OtherSpeci N  
PARCELNO 211173605000  
ParcelNumb 211173605000  
PERMITS  
PlatCode 0992  
PlatDescri RIVERVIEW ADDITION  
PlatType PLAT  
PrefixDire  
Rental Unit Yes  
Service Address 106 1/2 WATER STREET  
Shape\_Area 25367.6516377  
Shape\_Leng 648.265479593  
SpecialAss N  
State WI  
StreetName PO BOX 707  
StreetType  
SuffixDire  
TaxYear 2016  
UnitNumber  
UnitType  
Variance  
ZipCode 54728  
ZipCodeExt  
Zoning R2  
Zoning change

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**NOTE: This hearing and subsequent meeting will be held through Zoom.** All persons interested in attending this meeting will need to contact city hall to receive the link to attend the virtual meeting. All persons interested in this rezoning petition application will be given the opportunity to be heard at said meeting.

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Emailed to Alert – December 1, 2020

Publication dates: December 2nd and December 9th

City of Chetek  
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I, the undersigned, being owner / owner's agent of all the area herein described, hereby petition the City Council of the City of Chetek, Wisconsin, to rezone and make appropriate zoning map amendment to the following described property from R-1 District, to C-3 District: \_\_\_\_\_

Lot D Block \_\_\_\_\_ Subdivision Goodview Park Addition

Parcel ID # 211- 39806000 Property Address: 121 Lakeview Dr.

Legal Description of Property (Attach additional sheets if needed):

attached

I have requested this rezoning for the purpose of: Possible expansion of the current footprint in order to utilize and improve the building and property for maximum potential and public enjoyment.

Owner/Agent: Josh Heidemann Phone # 319-215-9094  
(Attached letter of authorization to act as agent)

mailing address 944 25 1/2 st Chetek WI 54728.

Attach the following:

1. Plot plan showing the area to be rezoned, its location, dimension, the location and existing use of all properties within 300 feet of the area proposed to be rezoned.
2. The lot number of any real estate owned by the Petitioner adjacent to the area proposed to be changed.
3. The existing use of all buildings on such land.

\_\_\_\_\_  
Petitioner signature

Date 11.10.2020

**OFFICE USE ONLY**

Original routed to City Hall	<u>11/30/20</u>	(date)	Petition #	<u>2020-3</u>
Date paid	<u>11/30/2020</u>	receipt #	<u>2.029417</u>	
Hearing publication dates	<u>12/2/20</u>	and	<u>12/9/2020</u>	Hearing Date <u>12/17/20</u>
Notices mailed to property owners within 300 feet	<u>12/2/2020</u>	(date)		
Packets sent to Planning Commission members:	_____	(date)		

At least ten days prior, written notice shall also be given to the clerk of any municipality within 1,000 feet of any land to be affected by the proposed change or amendment. Date \_\_\_\_\_

City of Chetek  
Zoning Decision or Order

Property Owner/agent:

Josh Heidemann Phone 319-215-9094

Address 944 25<sup>1</sup>/<sub>2</sub> Street Chetek Parcel # 21139806000

Property address 121 LaRevue Dr.

Legal description: Attached

Building/zoning request: Expand the building footprint

Zoning Decision/Denial

Reason for denial: Need to go before the Plan Commission  
for expansion of a non-conforming use.


Reference of zoning code: 118-137

You have the right to file an application for a variance with the Board of Appeals.

You have the right to file an application for a zoning change. Planning commission will hear the case then make a recommendation to Common Council

You have the right to file an application for a conditional use with the Planning Commission.

The appropriate applications can be requested from me or from city hall. This form needs to be attached to the appropriate application filed.

 date 11-30-2020  
Joe Atwood, bldg/zoning administrator

Office Use Only

Attach this form to appropriate application to be filed:

Zoning application \_\_\_\_\_

Conditional use application \_\_\_\_\_

Variance application \_\_\_\_\_

Acres .000  
AlternateP  
Attention  
AverageAss .0000  
Block  
City CHETEK  
Conditiional Use 1/13/2011- 3/15/2012  
CountryCod  
CreationDa 01000101  
CurrentPar 1  
FairMarket 0  
FeatureId 3695  
Filename Y:\chetek\_data\DataView\Zoning\211139806000.pdf  
FirstName1  
FirstName2  
GeneralPro N  
Historical 01000101  
HouseNum\_1  
HouseNumbe  
D 35528  
Improvements  
Assessed 1  
sRE 1  
sTaxed 1  
LastName1 DJT PROPERTIES LLC  
LastName2  
LegalDescr LOT D GOODVIEW PARK ADDITION CITY OF CHETEK  
Linked File Yes  
Lot D  
LotteryCre 0  
LotType LOT  
Memo 1  
Memo 2  
MiddleNa\_1  
MiddleName  
Municipa\_1 CITY OF CHETEK  
Municipali 211  
NameExte\_1  
NameExtens  
NamePref\_1  
NamePrefix  
NOTES  
OBJECTID 503918  
OtherSpeci N  
PARCELNO 211139806000  
ParcelNumb 211139806000  
PERMITS  
PlatCode 1235  
PlatDescri GOODVIEW PARK ADDITION  
PlatType PLAT  
PrefixDire  
Rental Unit  
Service Address 121 LAKEVIEW DRIVE  
Shape\_Area 43719.8185653  
Shape\_Leng 861.925592633  
SpecialAss N  
State WI  
StreetName PO BOX 866  
StreetType  
SuffixDire  
TaxYear 2016  
UnitNumber  
UnitType  
Variance  
ZipCode 54728  
ZipCodeExt  
Zoning R  
Zoning change



Parcel No: 211139806000

Description

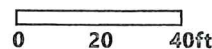
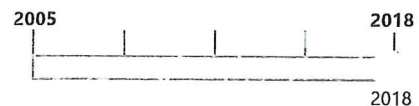
Owner: DJT PROPERTIES LLC
Owner Address: PO BOX 866, CHETEK, WI 54728
Property Address: 121 LAKEVIEW DR, CHETEK, WI

Details

PARCELNO 211139806000
ParcelOwner DJT PROPERTIES LLC
OwnerAddress PO BOX 866, CHETEK, WI 54728
TaxYear 2019
Shape N/A
OBJECTID 36114
PropertyAddress 121 LAKEVIEW DR, CHETEK, WI
CurrentParcel 1
IsAssessed 1
IsTaxed 1
MunicipalityCode 211

MunicipalityDescription CITY OF CHETEK

PlatType PLAT



Layers

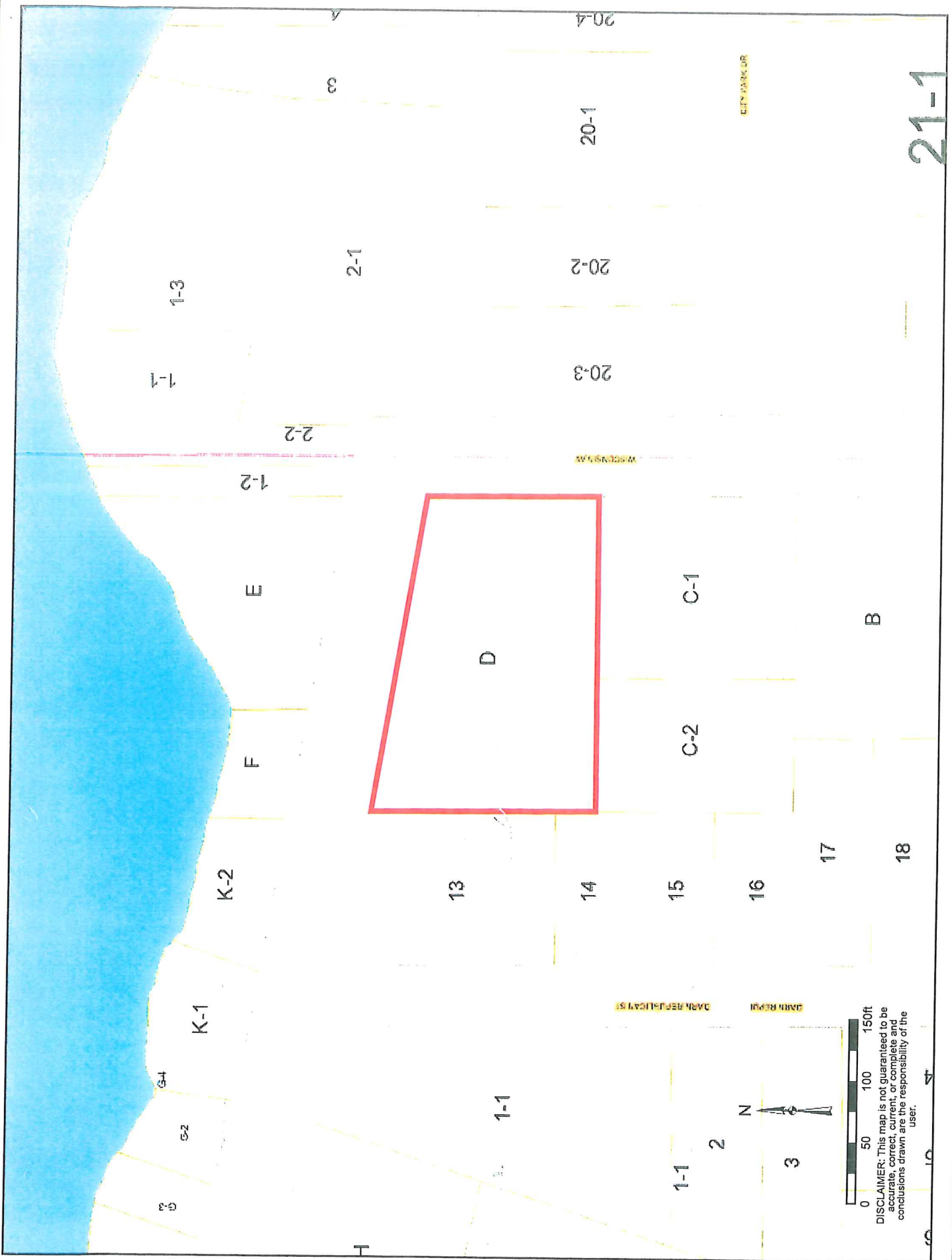


Parcel No: 2111398060...





30ft  
to be  
conclusions drawn by the respondent of the  
near.



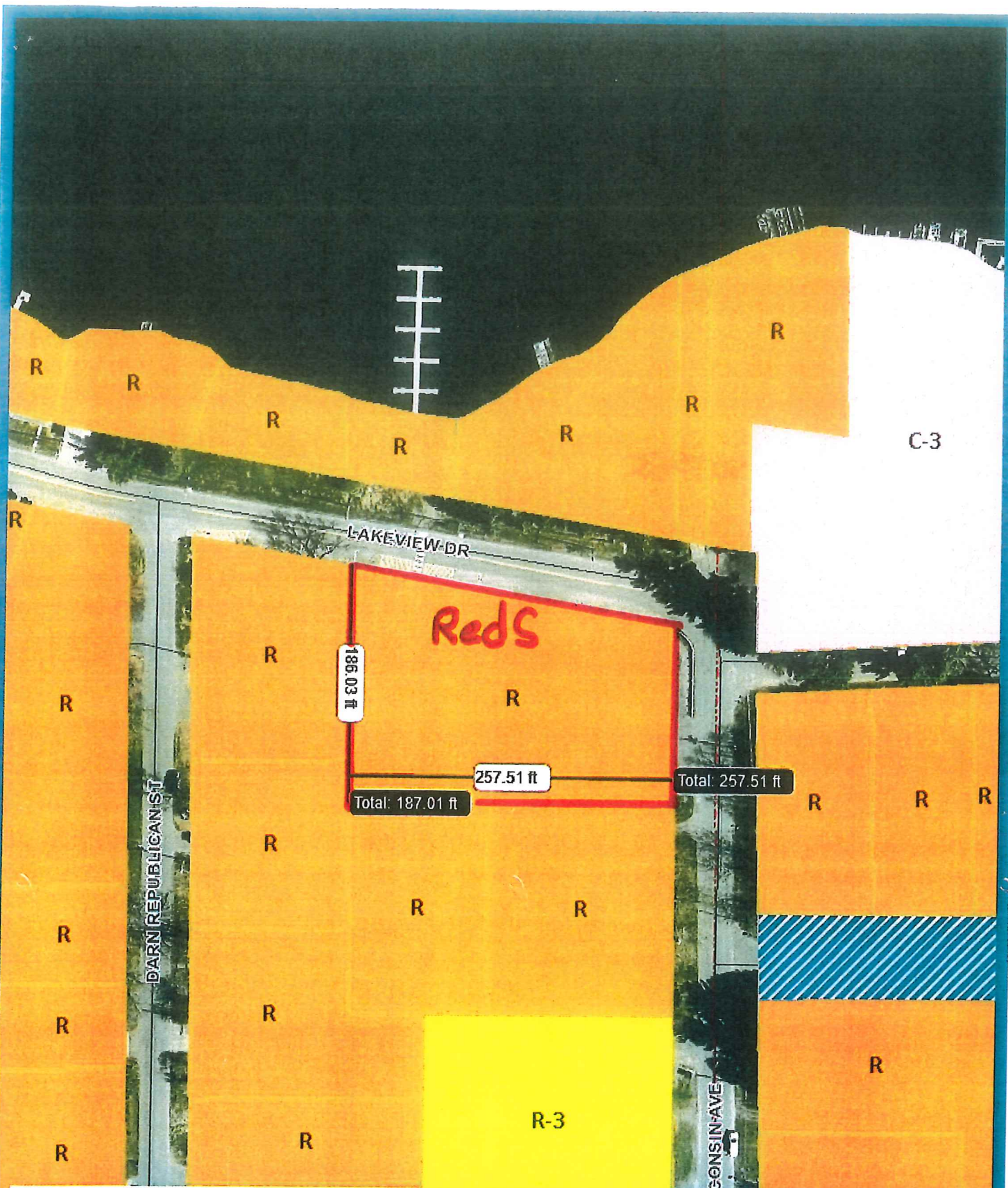
0 50 100 150ft  
 DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.





JAHN REPUBLICANS  
 JAHN REPUBLICANS

WICKSVILLE

WICKSVILLE



 1 in = 100 ft	<b>Title</b> SubTitle	Infinite GIS
	City of Chetek Barron County, Wisconsin	
		

Mailed 12/2/20

Parcel/Owner

MICHAEL S & JENNIFER M BILODEAU  
RICHARD PURINTUN  
LAURA K WATERHOUSE  
KSI HOLDINGS LLC  
KASSY K NEWMAN  
DJT PROPERTIES LLC  
MATTHEW & KAYLA RICK  
SHAYNE S HETKE  
GERHARDT & BARBARA FLOR  
DUANE E & JENNIFER E LE DUC & ZACHARY P LE DUC  
PETE MADLAND

OwnerAddress

PO BOX 94, CHETEK, WI 54728  
216 LAKEVIEW DR, CHETEK, WI 54728  
217 LAKEVIEW DR, CHETEK, WI 54728  
2514 10TH AVE, CHETEK, WI 54728  
11 WISCONSIN AVE, CHETEK, WI 54728  
944 25 1/2 ST, CHETEK, WI 54728  
3348 MORGAN AVE, EAU CLAIRE, WI 54701  
85 LAKEVIEW DR, CHETEK, WI 54728  
PO BOX 163, CHETEK, WI 54728  
14 DARN REPUBLICAN ST, CHETEK, WI 54728  
1672 8 1/2 AVE, CHETEK, WI 54728

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**NOTE: This hearing and subsequent meeting will be held through Zoom.** All persons interested in attending this meeting will need to contact city hall to receive the link to attend the virtual meeting. All persons interested in this rezoning petition application will be given the opportunity to be heard at said meeting.

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Parcel/Owner

MICHAEL S & JENNIFER M BILODEAU  
RICHARD PURINTUN  
KASSY K NEWMAN  
DJT PROPERTIES LLC  
MATTHEW & KAYLA RICK  
JAMES A & DIANE L LEWIS  
DAVID R & KATHLEEN M MOLLEDAHL  
TROY H & OPAL M SAMSON  
SHARON & THOMAS GREEN  
SHAYNE S HETKE  
GERHARDT & BARBARA FLOR  
DUANE E & JENNIFER E LE DUC & ZACHARY P LE DUC  
LAURA K WATERHOUSE

OwnerAddress

PO BOX 94, CHETEK, WI 54728  
216 LAKEVIEW DR, CHETEK, WI 54728  
11 WISCONSIN AVE, CHETEK, WI 54728  
944 25 1/2 ST, CHETEK, WI 54728  
3348 MORGAN AVE, EAU CLAIRE, WI 54701  
1421 W WONDERVIEW DR, DUNLAP, IL 61525  
2432 LOOMIS ST, LA CROSSE, WI 54603  
75 LAKEVIEW DR, CHETEK, WI 54728  
23895 MALLARD RD, SPARTA, WI 54656  
85 LAKEVIEW DR, CHETEK, WI 54728  
PO BOX 163, CHETEK, WI 54728  
14 DARN REPUBLICAN ST, CHETEK, WI 54728  
217 LAKEVIEW DR, CHETEK, WI 54728

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Lot F Block \_\_\_\_\_ Subdivision Goodview Park addition

Parcel ID # 211- 39808000 Property Address: \_\_\_\_\_

Legal Description of Property (Attach additional sheets if needed):

Attached

I have requested this rezoning for the purpose of: Improving the lot to better serve as a commercial use.

Owner/Agent: Josh Heidemann Phone # 319-215-9094  
(Attached letter of authorization to act as agent)

mailing address 944 25<sup>1</sup>/<sub>2</sub> street chetek WI. 54728

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3. The existing use of all buildings on such land.

[Signature] Date 11-10-2020  
Petitioner signature

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Date paid 11/30/2020 receipt # 2.029417  
Hearing publication dates 12/2/2020 and 12/9/2020 Hearing Date 12/17/2020  
Notices mailed to property owners within 300 feet 12/2/2020 (date)  
Packets sent to Planning Commission members: \_\_\_\_\_ (date)

At least ten days prior, written notice shall also be given to the clerk of any municipality within 1,000 feet of any land to be affected by the proposed change or amendment. Date \_\_\_\_\_

City of Chetek  
Zoning Decision or Order

Property Owner/agent:

Josh Heidemann Phone 319-215-9994

Address 944 25<sup>1/2</sup> street Chetek Parcel # 21139808000

Property address no address

Legal description: attached

Building/zoning request: Rezone to C-3 for lot improvement

Zoning Decision/Denial

Reason for denial: need to go before the Plan Commission  
to Rezone

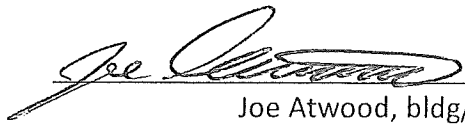
Reference of zoning code: 118-81

\_\_\_\_\_ You have the right to file an application for a variance with the Board of Appeals.

\_\_\_\_\_ You have the right to file an application for a zoning change. Planning commission will hear the case then make a recommendation to Common Council

\_\_\_\_\_ You have the right to file an application for a conditional use with the Planning Commission.

The appropriate applications can be requested from me or from city hall. This form needs to be attached to the appropriate application filed.

 date 11-30-2020  
Joe Atwood, bldg/zoning administrator

**Office Use Only**

**Attach this form to appropriate application to be filed:**

Zoning application \_\_\_\_\_

Conditional use application \_\_\_\_\_

Variance application \_\_\_\_\_



Acres .000  
AlternateP  
Attention  
AverageAss .0000  
Block  
City CHETEK  
Conditiinal Use  
CountryCod  
CreationDa 01000101  
CurrentPar 1  
FairMarket 0  
FeatureId 3674  
Filename  
FirstName1  
FirstName2  
GeneralPro N  
Historical 01000101  
HouseNum\_1  
HouseNumbe  
ID 35530  
Improvements  
IsAssessed 1  
IsRE 1  
IsTaxed 1  
LastName1 DJT PROPERTIES LLC  
LastName2  
LegalDescr LOT F GOODVIEW PARK ADDITION CITY OF CHETEK  
Linked File  
Lot F  
LotteryCre 0  
LotType LOT  
Memo 1  
Memo 2  
MiddleNa\_1  
MiddleName  
Municipa\_1 CITY OF CHETEK  
Municipali 211  
NameExte\_1  
NameExtens  
NamePref\_1  
NamePrefix  
NOTES  
OBJECTID 503897  
OtherSpeci N  
PARCELNO 211139808000  
ParcelNumb 211139808000  
PERMITS  
PlatCode 1235  
PlatDescr GOODVIEW PARK ADDITION  
PlatType PLAT  
PrefixDire  
Rental Unit  
Service Address  
Shape\_Area 4303.49426968  
Shape\_Leng 279.817878443  
SpecialAss N  
State WI  
StreetName PO BOX 866  
StreetType  
SuffixDire  
TaxYear 2016  
UnitNumber  
UnitType  
Variance  
ZipCode 54728  
ZipCodeExt  
Zoning R  
Zoning change



Parcel No: 211139808000

Description

Owner: DJT PROPERTIES LLC  
Owner Address: PO BOX 866, CHETEK, WI 54728  
Property Address:

Details

PARCELNO  
211139808000

ParcelOwner  
DJT PROPERTIES LLC

OwnerAddress  
PO BOX 866, CHETEK, WI 54728

TaxYear  
2019

Shape  
N/A

OBJECTID  
36126

PropertyAddress  
N/A

CurrentParcel  
1

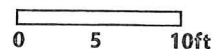
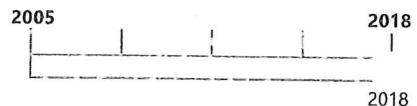
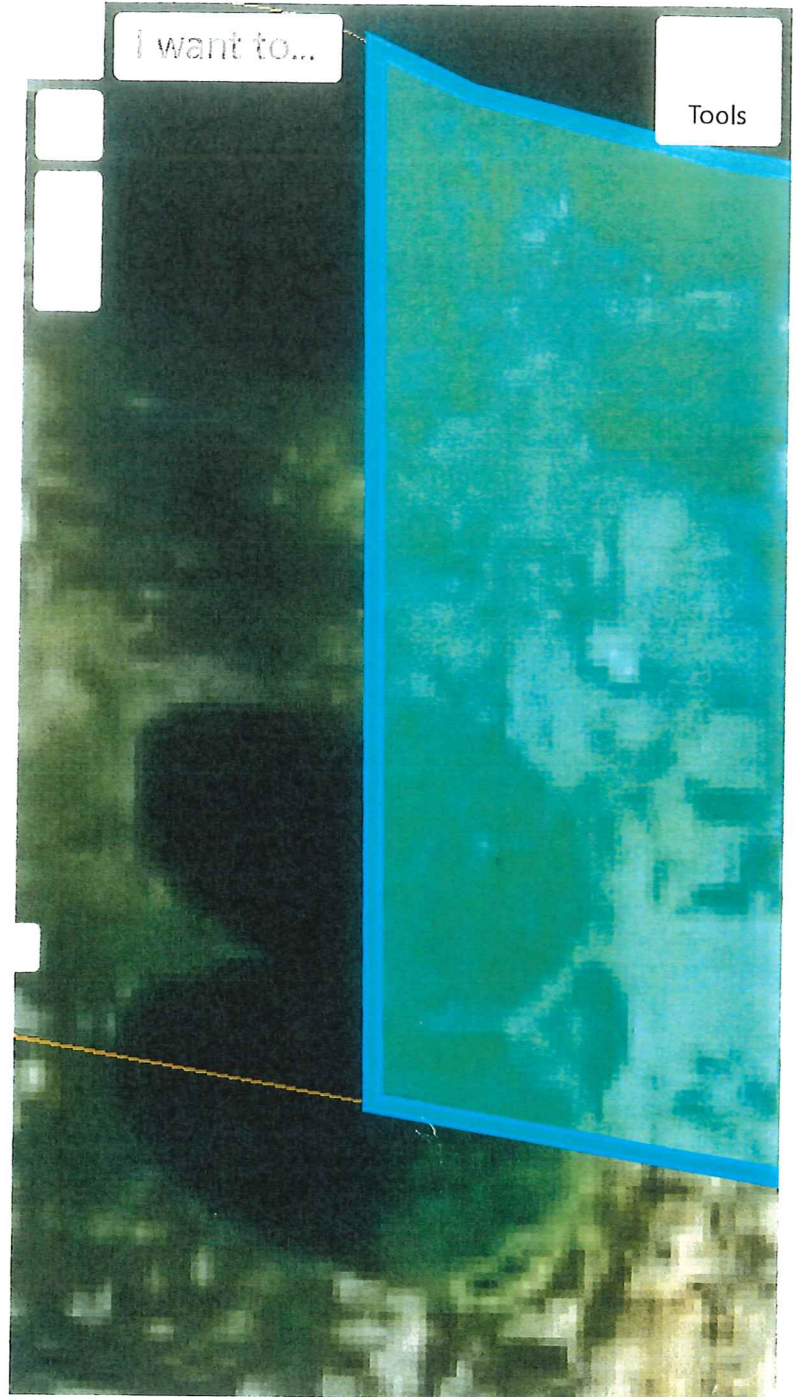
IsAssessed  
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IsTaxed  
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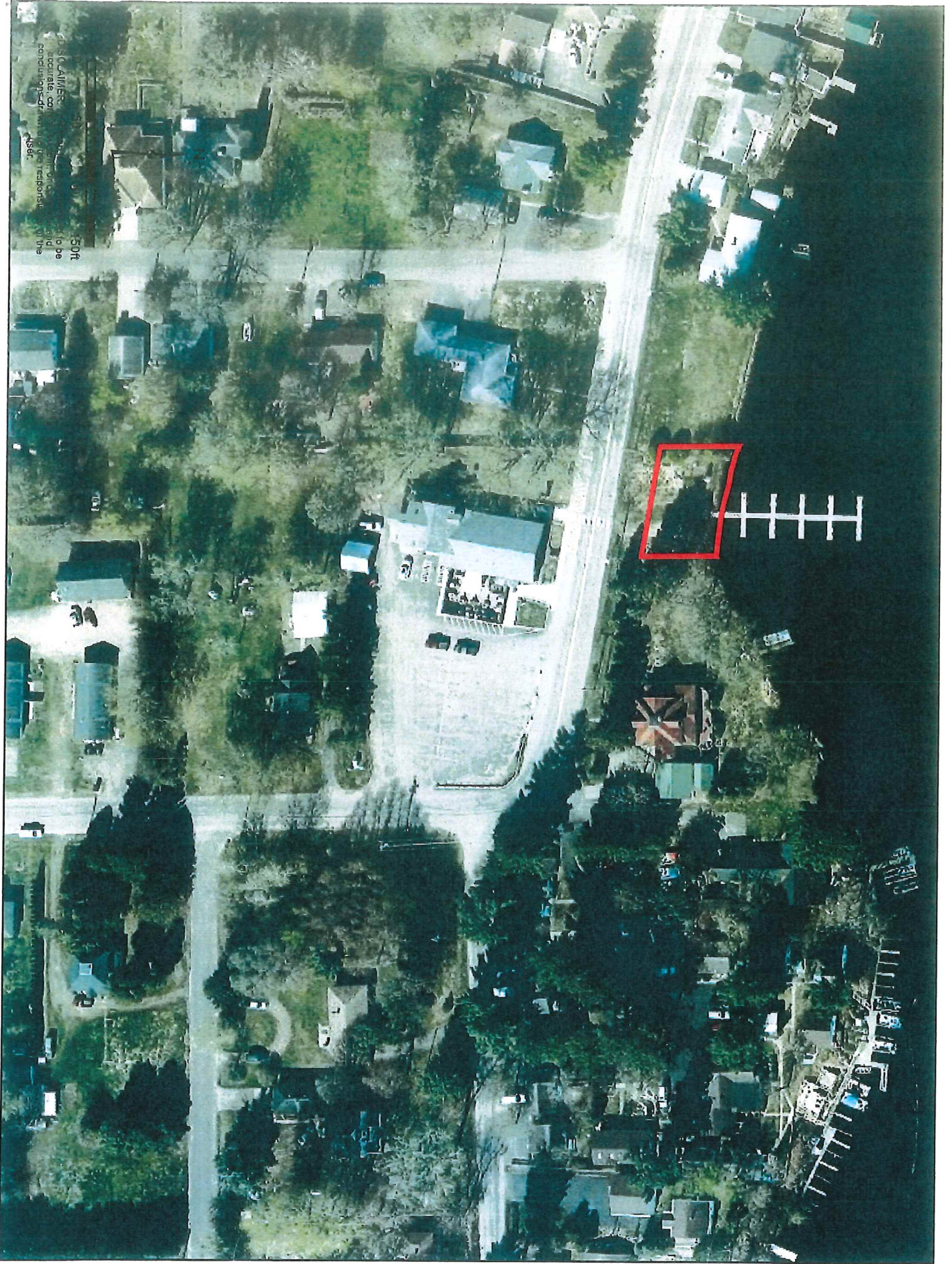
MunicipalityCode  
211

MunicipalityDescription  
CITY OF CHETEK

PlatType  
PLAT

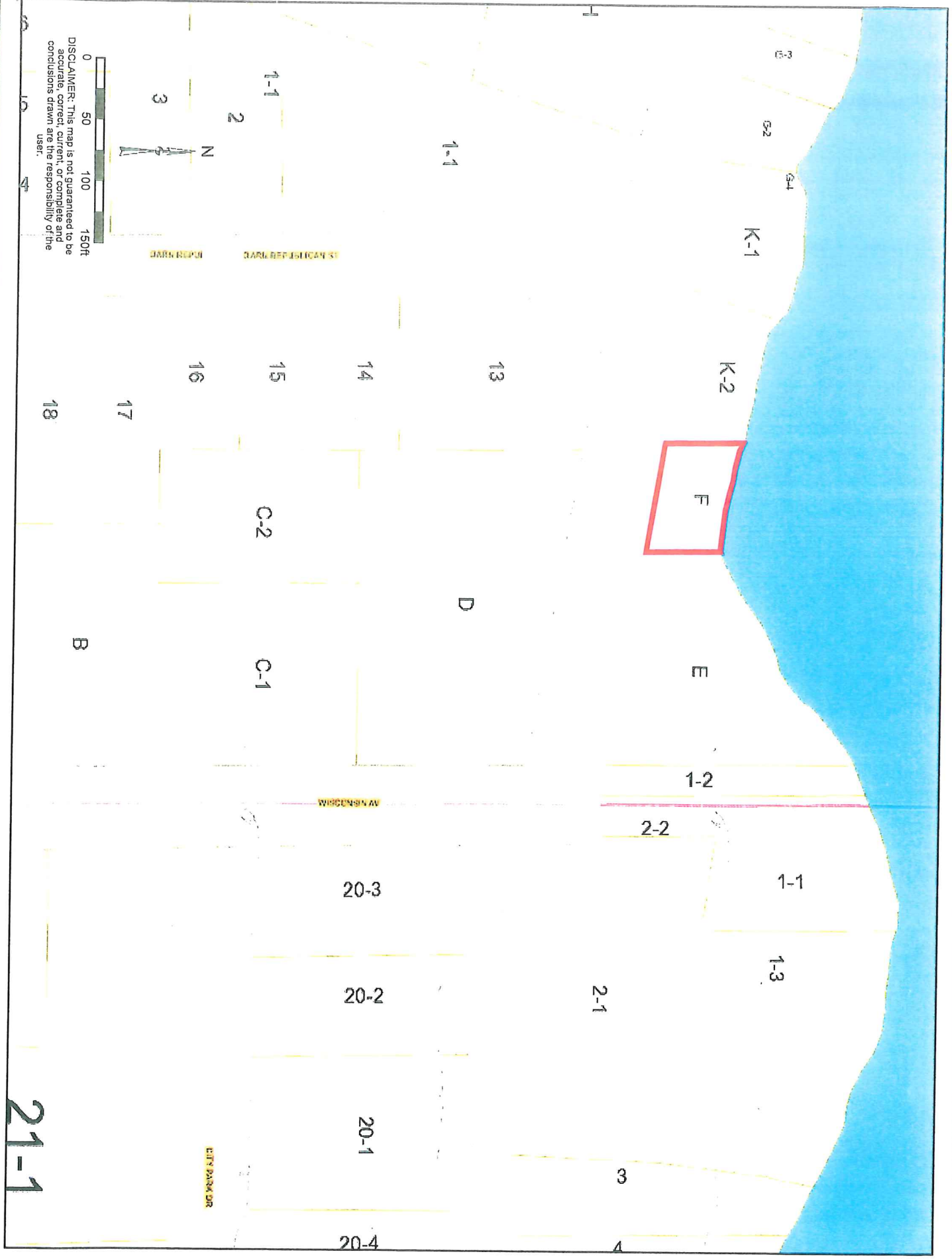


Layers Parcel No: 211139808000



D.S. CALVERT  
accurate, complete, and  
conclusions drawn by the  
Asst.

150ft



0 50 100 150ft  
 DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.



DARL REPUBLICAN ST

WISCONSIN AV

LIT'S PARK DR

21-1



# REDS

SubTitle

City of Chetek  
Barron County, Wisconsin

Infinite GIS



## **City of Chetek – Planning Commission Meeting Minutes – November 19, 2020.**

**A Public Hearing** was called to order at 6 pm on November 19, 2020 by Mayor Jeff Martin to hear a request from John Maly of 405 Water Street, a Conditional Use to have a lamp repair business in his home. Also to have a sign in the front yard.

There was an audio recording made of the public hearing.

Joe Atwood explained as to why John was here. John and Jill Maly were present and said that they started a lamp business and that it started as a hobby. They fix lamps and have been doing this for 5 years now and also that they go to craft shows where they sell some of their work.

They do custom work and also repair broken lamps. The business is in the back of the garage and not the house. Their intentions are to use the lamp business as an income for retirement. Mayor Martin asked Joe if there was anybody that had reached out to him in regards to anything good or bad and he said he has heard nothing. John and Jill both currently have jobs so the lamp business is a side business. Shawn asked what the signage looks like currently. It's a nice sign in the front yard that does sit back 8 feet and it is out of the street right away. One neighbor said that there have been no issues according to him. Etten asked if they redo antique signs also and they do. Jill also does stained glass and it works out as sometimes they do tiffany lamps so it goes hand in hand. Other signage similar to theirs has been approved like this before and that the commission would not be setting any precedence. The planning committee can do things as a case by case and also that there is no lighting on their sign. Mayor asked if there were any other comments or questions. There were none so the Public Hearing was closed by Mayor Jeff Martin.

## **City of Chetek – Planning Commission Meeting Minutes – November 19, 2020.**

**A regular meeting of the Planning Commission for the City of Chetek** was called to order at 6:10 pm on November 19, 2020 by Mayor Jeff Martin.

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

Also present was Building Inspector/Zoning Administrator Joe Atwood.

Compliance with the open meeting law was verified by Joe Atwood.  
Shawn moved to approve minutes Del 2nd motion carried.

**1) Discussion/Action:** Approve or not approve request from John Maly 405 Water Street, Conditional Use for lamp business and sign.

Del made a motion to approve everything as is Dave 2nd motion and motion carried.

**2) Discussion/Action:** Approve or not approve Extraterritorial Land Division at 986 25 1/16 Street just outside of City Limits.

Matt Shilts from Shilts Land Surveying Spoke in regards to Mike Bird has a 2 acre parcel and per the City ordinance that he can go down to 2, 1 acre lots and only 1 lot will have lake frontage. The owner would like to split them so he can build a building on the other lot.

John Hunsinger made a motion to approve Mark Etten 2nd Motion carried  
Shawn Ayers moved that the meeting be adjourned. Dave seconded the motion. Motion carried.

Next meeting is scheduled for December 17, 2020 at 6:00pm via Zoom

Respectfully Submitted Mark Eby

Date received: \_\_\_\_\_  
Fee \_\_\_\_\_

Applicant Information

Property Owner: Laura Gurske Contractor/Agent: Matt Shilts  
Mailing Address: 2641 6-5<sup>3</sup>/<sub>4</sub> Ave Mailing Address: \_\_\_\_\_  
Chetek WI 54757  
Daytime phone: 715-642-0083 Daytime phone: \_\_\_\_\_  
Email: \_\_\_\_\_ Email: \_\_\_\_\_  
Surveyor: Matt Shilts daytime phone: 715-651-5176  
Mailing address: 2042 15th Ave email: matte.shilts@landsurveying.com

Site Information

Total Acreage: 9.2 size of original parcel 9.2 Number of Lots 2  
Legal Description: Lot 1 of Certified Survey Map Volume 12, Page 6  
Zoning district: R1\_\_\_ R2\_\_\_ R3\_\_\_ CBD\_\_\_ C1\_\_\_ C2\_\_\_ C3\_\_\_ I1\_\_\_ I2\_\_\_ A1\_\_\_ W1\_\_\_ AP\_\_\_ PUD\_\_\_ Extra Territory  
Current use of property: Residential  
Existing use surrounding property: Residential

Proposed use

Proposing to divide property into 2 lots (indicate number) Average size of lots 3 to 4 acres  
Proposed zoning change: N/A  
The lots are being created to accommodate (circle) single homes duplex commercial industrial  
Water/Sewer will be supplied by: city service \_\_\_\_\_ well/septic/holding tank X  
Are there separate laterals for each lot? \_\_\_\_\_ yes \_\_\_\_\_ no ( parcels cannot share laterals) N/A  
The division of the parcel provides access to an existing public road by: (check one)  
X each new division has frontage on an existing public road. Name of road 6-5<sup>3</sup>/<sub>4</sub> Ave + 26<sup>1</sup>/<sub>2</sub> St  
\_\_\_\_\_ a new public road, proposed road name: \_\_\_\_\_  
\_\_\_\_\_ a new private road, proposed road name: \_\_\_\_\_  
\_\_\_\_\_ Easements for driveway or ROW purposes: \_\_\_\_\_

Applications are due the first Monday each month

I attest that the information contained in this application is true and correct to the best of my knowledge.

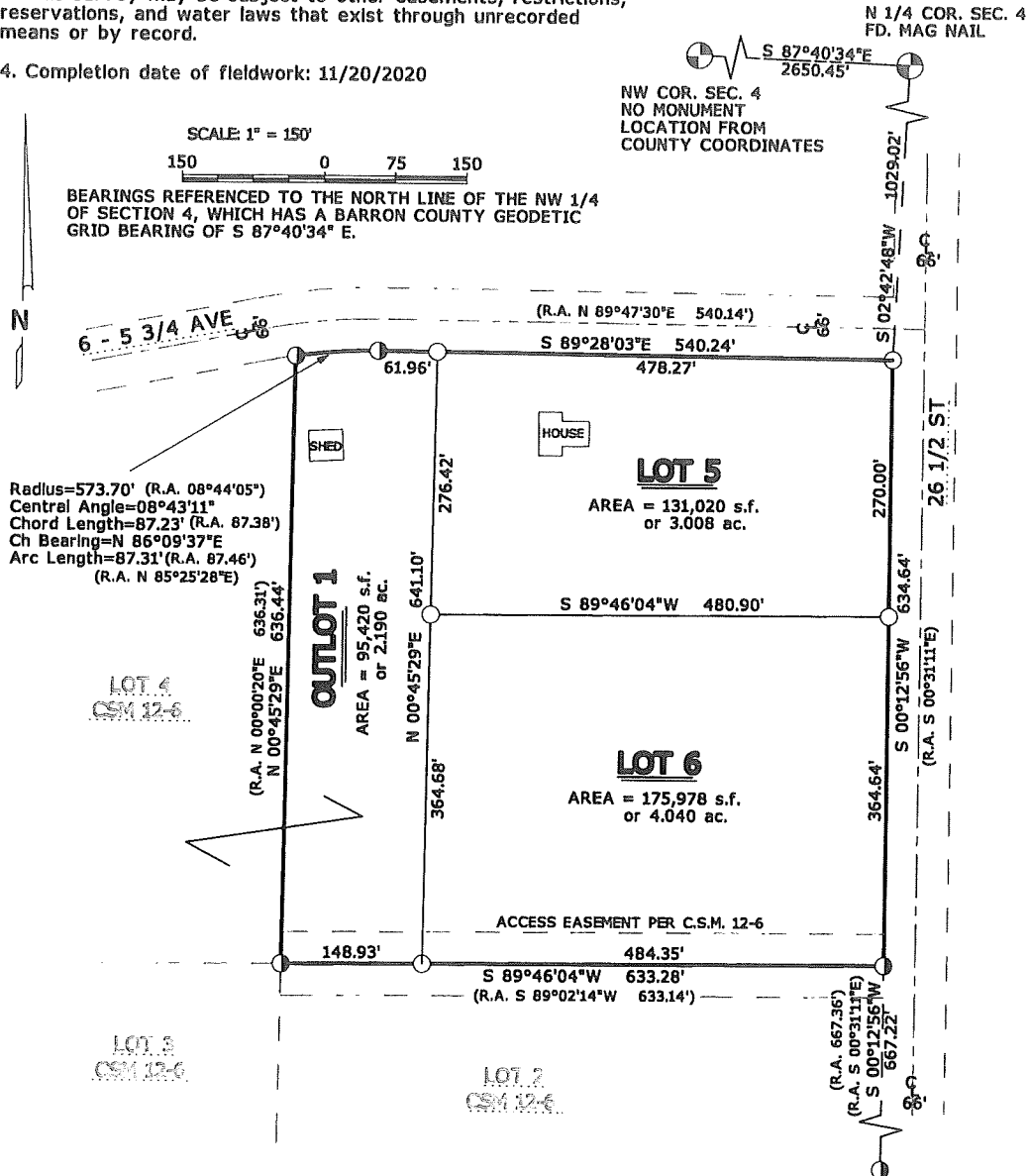
Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_  
Agent/Contractor Signature Matt Shilts Date 11/24/2020

# BARRON COUNTY CERTIFIED SURVEY MAP

ALL OF LOT 1 OF CERTIFIED SURVEY MAP #1589, VOLUME 12, PAGE 6, ALSO A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 4, T. 32 N., R. 10 W., TOWN OF DOVRE, BARRON COUNTY, WISCONSIN

## SURVEYOR'S NOTES

1. No title search performed by Shlts Land Surveying, LLC.
2. No utilities located for this survey. There may be above and under ground utilities on this site.
3. This survey may be subject to other easements, restrictions, reservations, and water laws that exist through unrecorded means or by record.
4. Completion date of fieldwork: 11/20/2020



## LEGEND

- 1" X 18" (OD) IRON PIPE WEIGHING 113 LBS. PER LF. - SET
  - 3/4" REBAR - FOUND
  - ⊙ GOVERNMENT CORNER - AS NOTED TIES VERIFIED
- (R.A.) "RECORDED AS" BEARING OR DISTANCE

PREPARED FOR:

Laura Gurske  
 2641 6 - 5 3/4 AVENUE  
 NEW AUBURN, WI 54757

SHEET 1 OF 2

SHILTS LAND SURVEYING, LLC  
 2092 15th AVENUE  
 CAMERON, WI 54602  
 TELEPHONE 715-631-5476



**BARRON COUNTY CERTIFIED SURVEY MAP**

ALL OF LOT 1 OF CERTIFIED SURVEY MAP #1589, VOLUME 12, PAGE 6, ALSO A PART OF THE SE 1/4 OF THE NW 1/4 OF SECTION 4, T. 32 N., R. 10 W., TOWN OF DOVRE, BARRON COUNTY, WISCONSIN.

**SURVEYOR'S CERTIFICATE**

I, Matthew R. Shits, professional Wisconsin land surveyor, hereby certify:

That I have surveyed, divided and mapped a parcel of land which is all of Lot 1 part of Certified Survey Map #1589, Volume 12, Page 6, also a part of the SE 1/4 of the NW 1/4 of Section 4, T. 32 N., R. 10 W., Town of Dovre, Barron County, Wisconsin.

That I have made this survey, land division and map by the direction of Laura Gurske.

That such plat is a correct representation of all of the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of the Barron County Subdivision Ordinances and Chapter 236.34 of the Wisconsin Statutes and Chapter A-E 7 of Wisconsin Administrative Code in surveying, dividing and mapping the same.

\_\_\_\_\_  
Matthew R. Shits S-2633

**BARRON COUNTY ZONING APPROVAL**

Resolved, that this land division is hereby approved by the Barron County Zoning Administrator on behalf of the Barron County Zoning Committee.

\_\_\_\_\_  
Zoning Administrator

\_\_\_\_\_  
Date

**CITY OF CHETEK EXTRA-TERRITORIAL APPROVAL**

Resolved, that this land division in the extra-territorial area of the City of Chetek is hereby approved by the City Council.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

**PREPARED FOR:**

LAURA GURSKE  
2641 6 - 5 3/4 AVENUE  
NEW AUBURN, WI 54757

SHEET 2 OF 2

**SHILTS LAND** 2092 15th AVENUE  
**SURVEYING, LLC** CAMERON, WI 54822  
TELEPHONE: 715-681-5476



022-0410-98-001

609

022-0400-12-000

022-04

022-0

86 300 MVE

8-7

25.64 87.16

540.14

48

46-12-0

0400-26-000

866.61

634.64

022-0400-21-000

660.00

633.14

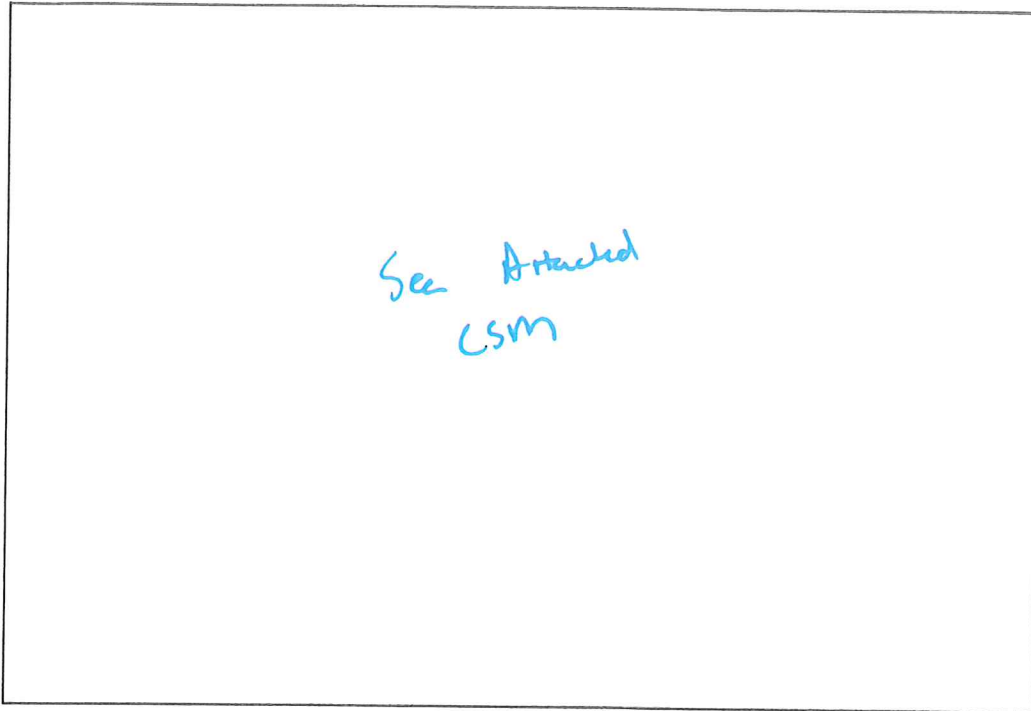
8-4

8-3

200  
THIS SCALE IS FOR INFORMATION ONLY  
DO NOT SCALE FROM THIS MAP  
FOR ANY PURPOSES  
DATE: 11/11/11

You may either provide a preliminary draft of the proposed plat or use the box below to sketch your proposed preliminary plat.

Make a sketch in the box showing how the new lot(s) fit within the original parcel



**PRELIMINARY CHECKLIST FOR ENVIRONMENTAL ASSESSMENT OF PLATS AND LAND DIVISIONS AND COMMUNITY DEVELOPMENT PLANS**  
 (All yes answers must be explained in detail by attaching maps and supporting documentation describing the impacts of the proposed development).

**I. TOPOGRAPHIC INFORMATION. Does the proposed project involve:**

		Yes	No
A.	Changes in relief and drainage patterns (attach a topographic map showing, at a minimum, two (2) foot contour intervals).		X
B.	A landform or topographic feature of local or regional interest.		X
C.	A floodplain, flood fringe, or floodway (If yes attach two (2) copies of a typical stream valley cross section showing the channel of the stream, the 100 year floodplains limits and the floodway limits (if officially adopted), of each side of the channel and a cross section of area to be developed		X
D.	An area of soil instability - greater than 18% slope and/or organic soils, peaks, or mucks at or near the surface		X
E.	An area with the groundwater table within 10 feet of the soil surface		X
F.	a drainage way for 5 or more acres of land	X	
G.	Lot coverage of more than 50% impermeable surfaces		X
H.	Prime agricultural land		X
I.	Wetlands and Marshes		X
J.	Mapped environmental corridors	X	X
<b>II. WATER RESOURCES. Does the proposed project involve:</b>			
A.	Location within an area traversed by a navigable stream or dry run	X	
B.	Greater than 10% change in the capacity of a storm water storage facility or flow of a waterway within 1 mile		X
C.	The use of septic tank-soil absorption fields for on-site waste disposal	X	
D.	Lowering of water table by pumping or drainage		X
E.	Raising of water table by altered drainage patterns		X
F.	Lake frontage		X
<b>III. BIOLOGICAL RESOURCES. Does the project</b>			

Existing Swamp

involve:		Yes	No
A.	Critical habitat for plants and animals of community interest		X
B.	Endangered, unusual or rare species of:		
	1. Land animals		X
	2. Birds		X
	3. Plants		X
C.	Removal of over 25% of the present trees		X
<b>IV. HUMAN AND SCIENTIFIC INTEREST. Does the project site involve:</b>			
A.	An area of archeological interest		X
B.	An area of geological interest		X
C.	An area of hydrological interest		X
D.	An area of historical interest		X
	1. Historic buildings or monuments		X
	2. Buildings or monuments of unique architecture		X
E.	An area of identified community recreation use		X
<b>V. ENERGY, TRANSPORTATION AND COMMUNICATIONS</b>			
A.	Does the development increase the traffic flow in any collector system by more than 10%?		X
B.	Is the development traversed by an existing or planned utility corridor (gas, electricity, water, sewer interceptor, communications, storm sewer)?		X
<b>VI. POPULATION.</b>			
A.	Does the development increase by more than 10% the school population of any school serving the development?		X
<b>VII. COMMENTS ON ANY OF THE ABOVE WHICH MAY HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT</b>			
<b>VIII. APPENDICES AND SUPPORTING MATERIAL</b>			