

## **City of Chetek – Planning Commission Meeting Minutes – May 7, 2020.**

**A regular meeting of the Planning Commission for the City of Chetek** was called to order at 6 pm on May 7, 2020 by Mayor Jeff Martin.

Roll call for the Planning Commission meeting was taken. Present were Mark Etten, Shawn Ayers, John Hunsinger, Mayor Jeff Martin, Del Wacker, Dave Swangim, and Scott Backowski. None were absent.

Also present were Building Inspector/Zoning Administrator Joe Atwood and City Attorney Randi Osberg.

Compliance with the open meeting law was verified by Joe Atwood.

Del Wacker made a motion to accept the minutes from the last meeting. Dave Swangim seconded the motion. Motion carried.

### **1) Discussion/Action: Review PUD (Planned Unit Development) pre-application for Bailey Land Company at Red Rock Resort.**

Joe Atwood explained that this meeting was for informational purposes only – to familiarize the members of the Planning Commission with this project. The final application will be presented to the Planning Commission at a later date.

Randi Osberg explained that a PUD (Planned Unit Development) is a separate zoning district and that a PUD allows multiple uses within the PUD.

Brittany Stephens and Arni Koehler of the Koehler Stephens Law Office, Rice Lake, presented the PUD Pre-Application on behalf of the Bailey Land Company.

The PUD pertains to the 8 lots owned by Mr. Bailey in the current Red Rocks Resort. The purpose of the PUD is to rezone these properties, allowing each to be sold individually to new owners.

Various issues regarding the proposed Planed Unit Development were mentioned including:

The Red Rocks Condominium Association, which includes these properties, will remain in place with all its covenants and bylaws. Anything new owners do with the lots be subject to the bylaws of the Condominium Association.

New buildings can only be built on the footprints of the original Red Rock Resort structures.

The property is on a floodplain and all the regulations pertaining to building on a floodplain will apply.

All septic systems will need need to be approved by the county.

Each lot will need to have to have its own private well.

Joe Atwood stated that all items that have been condemned have been removed.

Scott Backowski moved that the meeting be adjourned. Shawn Ayers seconded the motion. Motion carried.

Respectfully Submitted

John Hunsinger