

Minutes of the Hearing of the Plan Commission of the City of Chetek held on December 17, 2020 at 6:00p.m. via zoom

A Public Hearing was called to order at 6 pm on December 17, 2020 by Mayor Jeff Martin to hear requests from Jason Fostvedt to rezone 106 Water St from R-2 to R-3 in order to convert the two family dwelling into a three family dwelling. One from Josh Heideman of Red's 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. Another 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. Planning Commission attendees were Del Wacker, Dave Swangim, Mark Etten, Scott Bachowski, & Dave Hunsinger. Shawn Ayers was Absent. Also in attendance was Building Inspector/Zoning Administrator Joe Atwood, Secretary for the Planning Commission Mark Eby, Matt Shilts, Jason Fostvedt, Josh Heideman, Nick Feira, Barb Flor, John Flor, & Rick Purintun.

***6:00PM Hear a request from Jason Fostvedt to rezone 106 Water St from R-2 to R-3 in order to convert the two family dwelling into a three family dwelling.** Joe Atwood said that it is a conforming structure and conforming lot. It can handle R-1, R-2 or R-3 does meet setbacks for R-2 and R-3 may just have to contact the state to see if it may need a sprinkler system. Jason Fostvedt said it's a duplex that he has had for 22 years and would like the basement to have another 2 bedroom apartment. Jason would just have to put in an egress window. Jason did have it changed from R-1 to an R-2 years ago. Joe did not receive any feedback from anyone within 300 feet. Mark Etten asked if there was adequate parking and if it was a dry basement. Jason said it was a dry basement and well taken care of, it also is a walkout and the property sits on 3 city lots. There is plenty of parking. It has a u driveway and also has a 5 car garage. Each apartment can have 2 stalls in the garage and 1 apartment can have 1 stall in the garage. There has been very little turnover. Jason did say it is an older building but updated. Dan Knapp Public Works Director was not concerned with any laterals or any water issues and the sanitary was ok. Jason did talk to Dan prior to the Planning Commission meeting. This property would be ok with the lateral that is already there.

***6:15PM Hear a request from Josh Heideman of Red's 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.** Joe Atwood said that it is a conforming structure but not conforming use because it is zoned R-1. Being a non conforming use the owner would have to come before the planning commission for any kind of alterations or additions. Reds was granted a conditional use back in 2012 to put the deck on however the deck can not touch the building. Josh came up to Joe Atwood asking for a possible rezoning of the property. The only thing Joe Atwood could come up with is C-3 Resort Commercial. He wants to improve the business but would need a zoning district that would allow him to do that. Joe did say that Reds is contiguous with Shorewood Resort. Josh Heideman is requesting to change the zoning to commercial zoning as he has 5 phases that he would like to do with the business. A Lot of it has to do with being zoned commercial because of the guidelines and type of business that he has. Josh brought up that he had gone before the board before in regards to putting a 2nd story on the business to make it an event center but said this option will no longer be a feasible option anymore. The structure would have to have so many more upgrades to put on a 2nd story. Josh started by explaining his 5 phases, phase 1 is a kitchen expansion as it has outgrown the capacity. Josh would not change the footprint of the building and they would like to get that started before spring. Phase 2 is to put a roof over the deck as they lose the capacity of seating outside if it does rain. Phase 3 would be a fueling station across the street. Phase 3 would be brought up at the next public hearing at 6:30pm. Phase 4 would be a complete remodel of the interior; they have a lot of wasted area that could be used and it is also dated inside. Phase 4 would be about a year to a year and a half out because of the size it would have to go before the state review board. Phase 5 would be to upgrade the exterior. Josh can renovate the building in the footprint that it is. Barb Flor had a statement pertaining to both petitions and objects to the spot zoning. Both of the Flor properties are adjacent to the property that is owned by the Heidemans. They feel that allowing commercial zoning would bring down the value of their properties and that they are already inconvenienced by the traffic, noise and garbage. When the Flors bought their house 53 years ago that property in question (Reds) was a single family home. Mrs. Flor explained what spot zoning was and that she sees no reason to change the property as they were made aware of the property and how it was zoned before they bought it. Rick Purintun owner of Shorewood Resort had a couple comments one being if a roof was put on it would be quieter. Rick is also saying that the noise is still very loud. Rick says the biggest complaint is annoyance. Scott Bachowski asked what the plan would be if he were to get it rezoned commercial or what the plan would be if he was not able to get it rezoned commercial. Joe Atwood met with the owner Josh Heideman and David Sorenson and because the deck is not attached, putting a roof on it would not meet the setback and that it also would not be sound enough for the lake wind and snow we get. What Dave Sorenson is telling Josh is that the easiest end all and most cost effective route would be to have it rezoned cause at that time the deck could be attached to the building. The mayor asked who Dave Sorenson was and he is a structural engineer in Chetek. The overall structure footprint would not change. On paper because of the roof system would show an expansion. John Flor asked if you don't grant C-3 zoning could Josh not come before the Planning Commission to ask for a variance to put the roof on and the answer is yes but the cost of the roof can not exceed

50% of the fair market value of the property is what Joe explained. There were no other questions or comments so the public hearing was closed by the Mayor.

***6:30PM 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.** If it is zoned C-3 that would give the owner a little more area to work with. Joe contacted the state and that they could not connect the 2 parcels together because of Lakeview Drive separating the 2 parcels. Josh came before the Board of Appeals for being able to put a fueling station on this lot and the Board of Appeals did not grant that request. Fuel is not allowed on R-1. Josh explained that the pump would be the only thing visible as the rest would be under ground. Rezoning this property would also help with being able to put the fuel pump on that lot as a fuel pump is not allowed on a residential lot. Josh would also like to have some sort of platform or podium as they do have quite a few different bass tournaments. 5 tournaments were held at Reds in 2020. The Mayor then asked questions from the public Barb Flor would like to re address that the letter she read in regards to the first zoning part for Reds is also included in this public hearing also. The Flor's are against rezoning the lake lot also. Rick from Shorewood was not for a pump down there as he said it would almost be as another business and there are other places on the lake to get gas. Scott Bachowski also said that some of the constituents in his ward are very much against it as he has spoken with some but there was 1 positive person for it. The Mayor closed the public hearing.

City of Chetek – Planning Commission Meeting Minutes – December 17, 2020.

A regular meeting of the Planning Commission for the City of Chetek was called to order at 6:52 pm on December 17, 2020 by Mayor Jeff Martin.

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

Also present was Building Inspector/Zoning Administrator Joe Atwood, Mark Eby Planning Commission Secretary, Matt Shilts, Jason Fostvedt, Josh Heideman, and Nick Feira- rep for Dollar General, Barb Flor, John Flor, & Rick Purintun.

Compliance with the open meeting law was verified by Joe Atwood.
Dave Swangim made a motion to approve the prior months meeting minutes 2nd by Mark Etten. Motion carried.

1) Discussion/Action: Approve or not approve request from Jason Fostvedt to rezone 106 Water Street from R-2 to R-3. **Del Wacker made a motion to approve the request, Scott Bachowski 2nd motion, Motion Passed**

2) Discussion/Action: Approve or not approve request from Josh Heideman to rezone Reds to C-3 Resort Commercial. John asked that all other remodels could be done. **Request will fail as there was no motion to approve or not approve.**

3) Discussion/Action: Approve or not approve request from Josh Heideman to rezone lake lot from R-1 to C-3 Resort Commercial. **This request is not approved as there was no motion to approve or not approve.**

4) Discussion/Action: Approve or not approve Extraterritorial request from Matt Shilts/Laura Gurske 2641 6-5 ¼ Ave. Town of Dovre

Laura Gurske currently owns a 9 acre parcel she is proposing to have this split into 2 lots which Matt has as lot 5 and lot 6. Lot 5 would encompass her current house and lot 6 would be a vacant lot and does meet the requirements for the Town of Dovre; she does own a parcel to the west and would like that outlot to become part of that parcel and so the shed would be on that lot. **Scott Bachowski made a motion to approve the request. John Hunsinger 2nd the motion. motion passes.**

Nick Feira -Representative for Dollar General was in attendance to get some input from the commission in regards to the Dollar General. The current building they are in did not renew the lease with them so they are

now looking for a new parcel in regards to re-locating the store. Dollar General has identified a triangular piece parcel by Woodard St. Nick's goal was coming before the board to get a feeling on what the planning commission would think before really getting to all the logistical parts of the new building. They would like to stay in Chetek and they are actively looking to move. Nick did talk to Scott Bachowski since that piece of property is in his ward. The planning commission can give their opinion but can not act on this. Del had a question as to what the zoning issue is. The current state is now that it is zoned R-1 which would have to be changed. There really is nothing available in the city as this new building would take a pretty large lot. Dave asked what the current sq footage is; Joe said that the Dollar Store is currently 37000 sq feet. The new building they would be looking to do would be approx 10500 they are trying to offer more product and a new proto type size. Scott said it would be a tough sell Dave had to leave for another meeting at 7:22.

Next date for meeting Thursday January 21,2021

Motion to adjourn by Mark Etten Del Wacker 2nd

Respectfully Submitted Mark Eby