

Minutes of the City of Chetek Common Council Meeting held on **Wednesday, August 10, 2022 at 6:00 p.m. in the council room, 220 Stout Street, Chetek, WI. Also posted live on the City Facebook page**

The meeting was called to order at 6:00 p.m. by Mayor Martin.

Members in attendance: Mayor Martin, Scott Bachowsk, Earl Grover, Terry Hight (via zoom), Thea Hempel

Bachowski motioned to approve the agenda. 2nd by Grover. carried.

Grover motioned to move the consent agenda item "appoint economic development committee members" to new business. 2nd Hempel. Carried.

Grover motioned to approve the consent agenda items: council minutes and city claims for **July**; accept and place file department/board reports as submitted - **Plan Commission-July; Housing Authority May; Fire District May; 2nd by Hempel. carried.**

Bachowski motioned to approve the appointments to the Economic Development Committee: Thea Hempel, Alex Swanson, Jennifer Blatz, Rick Meskers, Jessica Clark, Travis Turner, Dan Knapp, Sr., and Jim Metcalf. 2nd by Grover. Carried.

Cassandra Larson, deputy clerk/treasurer, submitted her resignation with her last day of employment to be September 9, 2022. Motion to accept: Bachowski/Grover. Carried.

Resolution 2022-10 - appropriate funds received for the K9 account. Motion to approve: Grover/Bachowski. Carried.

Resolution 2022-11 - appropriate funds received for the National Night Out account. Motion to approve: Hempel/Grover. Carried.

Zoning applications for city parcels 211-8100-04-000 and 211-8110-23-000 which were surveyed into one 4.64 acre parcel on Ridgeway Avenue and parcel 211-8110-09-000 - 705 Ridgeway Avenue. Motion to approve rezoning parcels from single family residential to two-family residential for the purpose of allowing for the construction of either single family or duplex-type units. Hempel/Bachowski - carried.

Certified survey map for the wastewater treatment plant and south industrial park parcels - Motion to approve: Bachowski/Grover. Carried.

Employee compensation study - two proposals were received last fall for the completion of a compensation study for the purpose of determining a basis for wage negotiations. The city has never had a comprehensive study completed. Council decided to hold off on having the study done. Council discussed this matter at the last council meeting and decided to get updated costs for a study. Only one of the firms responded to the inquiry - McGrath Human Resources Group. This company was recommended by Barron County administrator, Jeff French. The updated cost is \$9,625 for the compensation study. This is approximately \$1,000 higher than last year. The process for the study will take approximately four (4) months. The Motion to approve the contract with McGrath - Bachowski/Hempel. Carried.

Dan Knapp is proposing to purchase a system for televising our sewer lines. The city has always paid outside companies to perform this service. The service is generally performed annually for routine maintenance and as needed for emergencies. Due to the cost at approximately \$10,000, he hasn't been doing the routine maintenance every year. Dan has received quotes from \$40,000 to \$120,000 for a unit that would be sufficient for the city of Chetek. The \$80,000 system is what he is interested in purchasing. The sewer system has the money in a reserve account. The city would be able to rent out the camera system and recover some of the cost. He feels the system would pay for itself. He has already spoken to a couple surrounding municipalities that would be interested in renting the unit from the city. Motion to approve the purchase of the televising system in the amount of \$80,000 with the stipulation that a trained city employee will be required to operate the system when renting to other communities. Bachowski/Hempel. Carried.

Legal services - council discussed the city's legal services and the retirement of Randi Osberg from RuderWare law firm. Randi Osberg represented the city for many years and was very familiar with municipal matters. Council members felt it was necessary at this time to contract with another legal firm to ensure we are able to receive adequate legal services. Proposals were received from Bakke Norman and VonBriesen law offices. Due to a conflict of interest with VonBriesen, the motion was made to enter into an agreement with Bakke Norman legal firm. Grover/Hempel. Carried.

A resident submitted a request for the city to consider extending water and sewer utility services on South Street. Dan Knapp advised that the footage on South Street for constructing utility services is approximately 1,900 feet. Based on the estimated costs he received last year from an engineering firm, the cost for 1,000 feet would be around \$1,000,000. There are only ten property owners on South Street and the cost for putting in utility services would not be financially feasible. Generally, the property owners pick up 50% of the cost. A letter will be sent to the property owners on South Street asking for their input and advising if they have any issues with the wells and/or septic systems.

Council members will be meeting with the plan commission members for a joint meeting to discuss the Planned Unit Development for Red Rock parcels on Russell Street. The meeting is planned for August 18th at 6:00 p.m.

Motion to adjourn by Grover/Bachowski. Carried.

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Carmen Newman, clerk/treasurer

Minutes of the Committee of the Whole and Planning Commission held on Thursday, August 18, 2022 at 220 Stout Street, Chetek, WI at 6:00 p.m.

Mayor, Jeff Martin presiding

Meeting was called to order by Mayor Jeff Martin at 6:00pm.

Roll call taken – council members present: Bachowski, Grover, Hight (Via Zoom), Hempel; Planning Commission members present: John Hunsinger, Dave Swangim, Shawn Ayers, Mark Etten, Absent: Del Wacker

Also Present: Building Inspector Joe Atwood, Planning Commission Secretary Mark Eby, Developer Chris Lindstrom, Citizens: Tom & Pam Wilmouth and Tim Esselman.

Discussion was held on a Proposed General Development Plan for Chetek Red Rock Resort. The goal of the meeting is to have the planning commission and the City council approve or not approve the plan and move forward with rezoning the property to PUD- Planned Unit Development. The applicant did show but was late due to not knowing where to go. Pam Wilmouth asked about what the difference was with a PUD. Joe did explain to her and everyone else what the difference was. The Developers would like to sell off some of the lots. Chris did have a copy of a new map as to what the areas could look like. He said that they could go no bigger than the footprint. Thea asked about Lot 3 and 4 Chris said that they are landlocked. They knew it was tough for parking and different things so they decided to get rid of 1 spot. They did get a sign off from everyone in the association. The association does allow to rent out the properties as an air bnb. They do have to have their own holding tanks and wells. Joe did say there is still a floodplain and Red Rock would have to follow the DNR regulations. Chris did explain that if someone buy a lot that you can not just park a camper on it you would have to build a building. Also in the proposed PUD is a time frame on which you have to build following the purchase of the lot. They do try to keep it as clean as they can and Chris said that he tried not to take anything away from anyone that was already there. Joe said that they have the development plan and that they are not only looking at approving the layout but also on the developers plan (PUD). Joe said that he and the city attorney did go through the PUD extensively and also with Chris and his attorney. Joe is ok with everything that is in the PUD and so are Chris and the attorneys. The association did have a meeting last year and they were given many options and they chose the one that was brought before the council and the planning commission. Earl made a motion to approve the PUD residential single family one and two in accordance with the Chetek code of ordinance section 118-110c. 2nd by Thea motion carried. Another item of business was the approval of the hiring of Brandi Johnson for the Deputy Treasurer position with a starting date of August 29th, 2022 and starting wage of \$24.50. Scott made a motion to approve the hiring of Brandi Johnson as the new Deputy Treasurer Earl 2nd the motion. Motion carried.

Motion to adjourn by Bachowski, seconded by Grover. Motion carried.

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Mark Eby, administrative asst.

## **Minutes of the Hearing of the Plan Commission of the City of Chetek and meeting of the whole, held on August 18,2022 at 6:00p.m.**

**A regular meeting of the Planning Commission for the City of Chetek** was called to order at 6:00pm on August 18,2022 by Mayor Jeff Martin.

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

Also present was Mark Eby, Planning Commission Secretary, Building Inspector Joe Atwood, Council Members Earl Grover, Scott Bachowski, Thea Hempel, & Terry Hight (by Zoom) Pam & Tom Wilmouth & Tim Esselman

Compliance with the open meeting law was verified.

Dave Swangim made a motion to approve the prior month meeting minutes. 2nd by Scott Bachowski Motion carried.

**1) Discussion/Action:Approve or not approve Proposed General Development Plan for Chetek Red Rock resort. This will be a joint discussion between the Plan Commission and the City Council and Applicants. The goal of the meeting is to have the Plan Commission and City Council approve or not approve the Plan and to move forward with rezoning the property to PUD- Planned Unit Development per City Ordinance 118-107 through 118-110 in September. If the Development Plan is accepted a Public Hearing will be scheduled for September 13,2022 to rezone the property to PUD during the City Council Meeting.**

Discussion was held on a Proposed General Development Plan for Chetek Red Rock Resort. The goal of the meeting is to have the planning commission and the City council approve or not approve the plan and move forward with rezoning the property to PUD- Planned Unit Development. The applicant did show but was late due to not knowing where to go. Pam Wilmouth asked about what the difference was with a PUD. Joe did explain to her and everyone else what the difference was. The Developers would like to sell off some of the lots. Chris did have a copy of a new map as to what the areas could look like. He said that they could go no bigger than the footprint. Thea asked about Lot 3 and 4 Chris said that they are landlocked. They knew it was tough for parking and different things so they decided to get rid of 1 spot. They did get a sign off from everyone in the association. The association does allow to rent out the properties as an air bnb. They do have to have their own holding tanks and wells. Joe did say there is still a floodplain and Red Rock would have to follow the DNR regulations. Chris did explain that if someone buy a lot that you can not just park a camper on it you would have to build a building. Also in the proposed PUD is a time frame on which you have to build following the purchase of the lot. They do try to keep it as clean as they can and Chris said that he tried not to take anything away from anyone that was already there. Joe said that they have the development plan and that they are not only looking at approving the layout but also on the developers plan (PUD). Joe said that he and the city attorney did go through the PUD extensively and also with Chris and his attorney. Joe is ok with everything that is in the PUD and so are Chris and the attorneys. The association did have a meeting last year and they were given many options and they chose the one that was brought before the council and the planning commission. Earl made a motion to approve the PUD residential single family one and two in accordance with the Chetek code of ordinance section 118-110c. 2nd by Thea motion carried.

**2) Discussion/Action:Look into adopting an Ordinance regarding short term rentals/Airbnb. The City is currently addressing these through a Conditional Use under Sec. 118-75.**

Currently the city does not have any ordinance in regards to short term rentals. Joe has brought up that maybe the commission would like to make a consideration as to implementing an ordinance for short term rentals/airbnb. The county had a meeting a few months ago and airbnb was a topic of discussion. Joe did attend it. Also local residents Tom and Pam Wilmouth attended. The mayor asked Tom and Pam what they took away from that meeting. Pam had said that someone said that the City decided not to take up the ordinance. Pam took away that there were ordinances out there and that some places require that the address had to be shown on the property, not just the mailbox. There were also more than just one inspection for when they first got the license. The owner also had to have their name and phone number on the front of the house so if a neighbor had a problem they could get in contact with them. Scott asked if Joe attended the town association meeting when it came up that the city decided not to adopt the county ordinance. Joe was there. Another concern was that there is excessive garbage

laying on the ground. There is one residence where they had to bring an additional can to and that there are still bags of garbage lying on the ground in front of the cans. Our garbage guys are not supposed to pick up garbage as the truck has an arm that picks up the garbage cans so this is a big concern. Barron county is the one that allows how many people can be in the residence. If the city would like to pass an ordinance they can also decide on how they want to address the capacity of the residence. Tim Esselman was also present; he does have an air bnb in the city and is registered with the city to have one. Tim said that the county calculates it on the cubic footage of the home. Tom had one comment: they are not against renting out properties but more needs to be done to help regulate them so we don't have issues. The commission was in agreement that the Hudson ordinance is one that they would like to follow. The commission would change things and make it their own. Mark Etten made a motion to adopt a short term rentals and air bnb ordinance. Scott Bachowski 2nd motion. Motion carried. Mark Eby will work with the commission on the wording and writing of the ordinance and once ok'd will forward it to the city attorney for review. Final ordinance approval will come at another commission meeting down the road for final approval and then be sent to council. Motion to adjourn by Scott Bachowski 2nd by Shawn Ayres motion carried meeting adjourned at 6:56pm

Date of the next meeting September 15,2022.

Respectfully Submitted Mark Eby

Calhoun Memorial Library Board Meeting Minutes  
June 7, 2022

Minutes of the Calhoun Memorial Library Board of Director's Meeting: June 7, 2022

The board meeting was called to order at 9 a.m. on June 7, 2022, by President Jean Wacker at the Calhoun Memorial Library.

Members present: Louise Brown, Kathy Hayes, Jeff Martin, Evie Nelson, Nancy Nix and Rachel Westberg. Also present was library director Carol Burnham.

The agenda was approved by motion of Kathy Hayes, seconded by Louise Brown. Motion carried.

There were no in-person public comments, but President Jean Wacker did note she had many people personally express their sadness at the news of director Carol Burnham's retirement.

Minutes of the May board meeting were presented to board members in printed form. Motion was made Louise Brown, seconded by Nancy Nix, to accept the minutes as printed. Motion carried.

Treasurer Kathy Hayes presented the final expenditures, year to date budget, Act 150 and checking account report for May. Motion made by Nancy Nix, seconded by Rachel Westberg, to approve May's treasurer report. Motion carried.

Library Director Carol Burnham presented petty cash, statistics, Friends of the Library updates, and activities in her director's reports.

Rachel Westberg, school representative, reported on Chetek-Weyerhaeuser school activities.

Mayor Jeff Martin reported on city happenings.

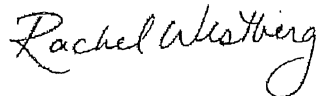
Burnham updated the board on the search and hiring of a new library aide, in addition to progress made on the lighting, door and counter projects.

The board went into an extended discussion regarding the details of salary, benefits, and the job description and job announcement for the hiring of a new library director to replace Burnham. Burnham has expressed her desire to retire effective Sept. 15, 2022. A formal job description for the position was presented to the board. There was a motion from Kathy Hayes, seconded by Evie Nelson, to approve the description with amendments. Motion carried. An announcement of the position opening was also presented. After discussion, a motion was made by Evie Nelson to approve the posting with amendments, seconded by Jeff Martin. Motion carried. The announcement will be posted later this month in a variety of local outlets. Deadline for application submission will be July 22, 2022.

There will be no meeting of the full board in July, but the staffing/selection committee will meet following the application deadline on July 22 to discuss candidates for the library director position.

Motion to adjourn by Kathy Hayes, seconded by Nancy Nix. Motion carried; meeting adjourned.

Respectfully Submitted,



Calhoun Memorial Library Board Meeting Minutes  
Aug 2, 2022

Minutes of the Calhoun Memorial Library Board of Director's Meeting: Aug. 2, 2022

The board meeting was called to order at 9 a.m. on Aug. 2, 2022, by President Jean Wacker at the Calhoun Memorial Library.

Members present: Jean Wacker, Louise Brown, Jeff Martin, Evie Nelson, Nancy Nix and Rachel Westberg. Missing was Kathy Hayes Also present was library director Carol Burnham and Friends of the Library President Barb Ryan.

The agenda was approved by motion of Rachel Westberg, seconded by Louise Brown. Motion carried.

There were no in-person public comments, but Burnham noted that she's received many well-wishes upon patrons hearing of her retirement.

Minutes of the June board meeting were presented to board members in printed form. Motion was made Nancy Nix, seconded by Louise Brown, to accept the minutes as printed. Motion carried. There was no July meeting.

Director Carol Burnham presented an abbreviated version of the treasurer's report for June and July in Kathy Hayes' absence. The board agreed to table formally approving June and July's financial reports until after Kathy returns in September.

Library Director Carol Burnham presented petty cash, statistics, Friends of the Library updates, and activities in her director's reports. Barb Ryan was also in attendance to provide additional insight from the Friends of the Library.

Rachel Westberg, school representative, reported on Chetek-Weyerhaeuser school activities.

Mayor Jeff Martin reported on city happenings.

Burnham updated the board on the search and hiring of a new library aide, in addition to progress made on the door and counter projects.

The board discussed how to proceed with a retirement recognition for Burnham.

A motion was made by Nancy Nix, seconded by Jeff Martin, to move the meeting into closed session, per Wisconsin Statute 19.85(1)(c) to discuss the employment of the new library director. Motion carried.

A motion was made by Jeff Martin, seconded by Louise Brown, to reconvene into open session. Motion carried. Upon reconvening into open session, a motion was made by Evie Nelson, seconded by Nancy Nix, to approve the hiring of Emily Resendiz as the new library director with the compensation discussed in closed session. The employment would be conditional upon her accepting the position and passing a background check. Nancy Nix would be calling Resendiz to offer her the position.

Items for the next meeting in September include: approving the June, July and August Treasurer reports, approving a budget request for 2023 to return to the city, further organization of a retirement gathering for Burnham, and an introduction of Emily Resendiz to the full board as the new director.

Motion to adjourn by Jeff Martin, seconded by Louise Brown. Motion carried; meeting adjourned.

Respectfully Submitted,



Chetek Fire District  
Meeting Minutes: July 28, 2022

Meeting called to order by Ron Latcham at 6:13

Roll Call was taken with the following present: Ron Latcham, Earl Grover, Jim Macone, Chief Ryan Olson, Renelle Gill and Randy Books present. Keith Hanson was absent.

Earl Grover made a motion to approve the agenda, seconded by Jim Macone; motion passed.

Jim Macone made a motion to approve the minutes from the May 25, 2022 meeting, seconded by Earl Grover; motion passed.

Treasurers Report: Jim Macone presented the following updates on accounts: Checking - \$8,081.86; Saving - \$156,230.85; Pension - \$7,577.32; Equipment - \$117,410.32. Earl Grover made a motion to approve, Jim Macone seconded; motion carried.

Review/Approve Claims and Payments: Ron Latcham asked what was the payment of \$1,986.58 for Nick Meyer for, Ryan said training. Earl Grover asked about the \$1,021.00 payment from the Foreman Fire Service Account was for, and Ryan said for the testing of three pumps. Earl Grover made a motion to approve the Claims and Payments, Jim Macone second the motion; motion carried.

Bookkeeper's Update: Renell Gill presented on page 7, 8 and 9 from May 25, 2022 through July 28, 2022 the Profit and Loss Budget vs. Actual. Jim Macone made a motion to approve the Bookkeepers Update, Earl Grover seconded; motion carried.

Public input: Prairie Lake Township asked about their agreement on payment in which a contract was signed during 1995. The contract is recurring and automaticity renews unless a township notifies us if they want out of the contract. Second question asked does the district have a dollar value of the Capital inventory of equipment. Presently do not have a recorded cost of Capital inventory of equipment.



Chiefs Report: Ryan reported new front tires on engine one and tanker one, pump test was done, training this month will be on water rescue. Pancake breakfast went well.

New Business: Setting up a Budget Committee, members include Ron, Lori, Ryan, Dave and Earl. Checking on the cost to resurface the lot and include the cost in next years budget. Discuss floor repair in building and need cost for next year's budget.

Next Meeting: September 29, 2022 – 6:00 pm at the Fire Hall Training Room.

Motion to adjourn was made by Earl Grover, seconded by Jim Macone; motion carried.

# REQUEST TO CLOSE STREET/ALLEY

Date/s for closing 10/29/22

Organization/person requesting: Chetek Lutheran

Address 1419 2<sup>ND</sup> ST Phone 929-4081

Reason for street/alley closing: TRUNK-OR-TREAT HALLOWEEN

List Street/alley requesting to be closed – include starting and ending points and time of day.

Street Schofield from 2<sup>ND</sup> ST ending 3<sup>RD</sup> ST 2 6  
am/pm am/pm

Street \_\_\_\_\_ from \_\_\_\_\_ ending \_\_\_\_\_ am/pm am/pm

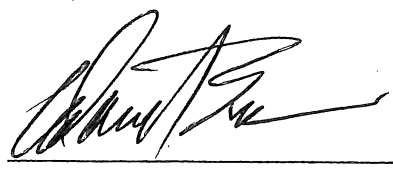
Street \_\_\_\_\_ from \_\_\_\_\_ ending \_\_\_\_\_ am/pm am/pm

**HIGHLIGHT THE ABOVE ON THE ATTACHED MAP**  
**ALSO – ATTACHED PROPERTY OWNER CONSENT FORM NEEDS TO BE FILLED OUT.**  
**Failure to contact affected owners may result in denial.**

BARRICADES NEEDED  YES  NO

Will there be amplified music/noise?  yes  no During What hours? \_\_\_\_\_  
Outdoor music may require permit – You must contact Police Department.

If this is a County Road, authorization needs to be attached – either a letter or email from County. Attached? \_\_\_\_\_

Signature   
 Printed name DARREC BAUMAN

date 9/6/22

COUNCIL APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ DATE OF MEETING 9/13/2022

ROUTED TO PUBLIC WORKS DEPARTMENT 9/6/22 ROUTED TO POLICE DEPARTMENT 9/6/22

\$1 10<sup>00</sup> fee paid 8/10/2022

### Schedule for Appointment of Agent by Corporation / Nonprofit Organization or Limited Liability Company

Submit to municipal clerk.

All corporations/organizations or limited liability companies applying for a license to sell fermented malt beverages and/or intoxicating liquor must appoint an agent. The following questions must be answered by the agent. The appointment must be signed by an officer of the corporation/organization or one member/manager of a limited liability company and the recommendation made by the proper local official.

To the governing body of:  Town  Village  City of Chetek County of Barron

The undersigned duly authorized officer/member/manager of Chetek VFW Post 10331  
(Registered Name of Corporation / Organization or Limited Liability Company)

a corporation/organization or limited liability company making application for an alcohol beverage license for a premises known as VFW  
(Trade Name)

located at 102 Douglas

appoints Myles Brogren  
(Name of Appointed Agent)

2529 8 1/2 Avenue Chetek WI 54728  
(Home Address of Appointed Agent)

to act for the corporation/organization/limited liability company with full authority and control of the premises and of all business relative to alcohol beverages conducted therein. Is applicant agent presently acting in that capacity or requesting approval for any corporation/organization/limited liability company having or applying for a beer and/or liquor license for any other location in Wisconsin?

Yes  No If so, indicate the corporate name(s)/limited liability company(ies) and municipality(ies).

Is applicant agent subject to completion of the responsible beverage server training course?  Yes  No

How long immediately prior to making this application has the applicant agent resided continuously in Wisconsin? 35 yrs

Place of residence last year 2529 8 1/2 Avenue Chetek WI 54728

For: Chetek VFW Post 10331  
(Name of Corporation / Organization / Limited Liability Company)

By: Myles W. Brogren Commander  
(Signature of Officer / Member / Manager)

Any person who knowingly provides materially false information in an application for a license may be required to forfeit not more than \$1,000.

#### ACCEPTANCE BY AGENT

I, Myles Wayne Brogren, hereby accept this appointment as agent for the  
(Print / Type Agent's Name)  
corporation/organization/limited liability company and assume full responsibility for the conduct of all business relative to alcohol beverages conducted on the premises for the corporation/organization/limited liability company.

Myles Wayne Brogren 9 Aug 2022 Agent's age 66  
(Signature of Agent) (Date)  
2529 8 1/2 Avenue Chetek, WI 54728 Date of birth 06/29/1956  
(Home Address of Agent)

#### APPROVAL OF AGENT BY MUNICIPAL AUTHORITY (Clerk cannot sign on behalf of Municipal Official)

I hereby certify that I have checked municipal and state criminal records. To the best of my knowledge, with the available information, the character, record and reputation are satisfactory and I have no objection to the agent appointed.

Approved on \_\_\_\_\_ by \_\_\_\_\_ Title \_\_\_\_\_  
(Date) (Signature of Proper Local Official) (Town Chair, Village President, Police Chief)

VENDOR	DATE	completed	PROJECT	ARP expense	parks outlay	building fund
rip rap		PAID	beginning balance	\$104,158.31	\$40,000.00	\$181,000.00
courtroom furnace	2-25-22	\$8,800.00	fire & Ice Heating & Air			\$8,800.00
police air conditioning	1-4-22	\$4,850.00	fire & Ice Heating & Air			\$4,850.00
city hall & shop flooring	1/7 - 4/2/22	\$13,550.00	Menards-Dan's floor service			\$13,550.00
shop - inside painting	1-3-22	\$2,172.50	Don Olson			\$2,172.50
Chetek Area Landscape	2-23-22	\$6,325.00	rip-rap - First/Mound & First/Stout	\$6,325.00		
Chetek Area Landscape	3-28-22	\$1,620.00	rosestone & labor rip/rap	\$1,620.00		
Wurtfnger, Kurt	3-8-22	\$6,500.00	main street roof	\$0.00	\$6,500.00	
Wurtfnger, Kurt	3-28-22	\$4,700.00	Phillips ceiling	\$0.00	\$4,700.00	
Wurtfnger, Kurt	4-4-22	\$7,200.00	Phillips - siding/chimney removal	\$0.00	\$7,200.00	
Wurtfnger, Kurt	4-12-22	\$5,400.00	Airport park ceiling/chimney removal	\$0.00	\$5,400.00	
Wurtfnger, Kurt		\$6,500.00	Airport park siding	\$0.00	\$7,200.00	
Red Cedar electric	4-14	\$5,240.89	pavilion electrical upgrade		\$5,240.89	
Kutrieb, Tody	2/11 & 3/14	\$9,317.00	council room sound system	\$9,317.00		
Wurtfnger, Kurt			cement sidewalk & pad at phillips to porta potty		\$3,600.00	
Yakesh roofing	7-25-22	\$36,736.00	community center roof	\$0.00		\$29,980.00
public works employees			parking lot on Moore Street	\$24,000.00		
Lions	??		porta potty enclosures	\$3,000.00		
DNR grant	next year		boat landing improvements	\$58,000.00		
			replace windows at police station		\$5,550.00	
				\$1,896.31	\$159.11	\$116,097.50

\*\*December 14th, 2021 council meeting the following projects were approved as recommended by budget committee - funding from building/parks outlay. Subsequently, it was decided to use ARP funds for some of these projects.

- replace windows at police station \$5,550.00
- furnace/air in courtroom \$8,800.00
- council room sound system \$9,317.00 ARP fund
- flooring - city hall \$5,713.00
- flooring shop \$4,174.00
- painting - shop \$3,620.00
- community center roofing \$20,000.00
- library roofing \$20,000.00
- rip-rap at public docks \$6,380.00 charged to ARP fund

**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 R1/163 District, to PUD District: \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Parcel ID # 211-1180(1-17)-000 Property Address: 400 Russel Street

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

I have requested this rezoning for the purpose of: creating a Planned Unit Development

Owner/Agent: Chris Lindstrom Phone # 715-279-5550  
(Attached letter of authorization to act as agent)

mailing address 5460 State Road 25, Durand WI 54736

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.

Chris Lindstrom Date 9-7-2022  
Petitioner signature

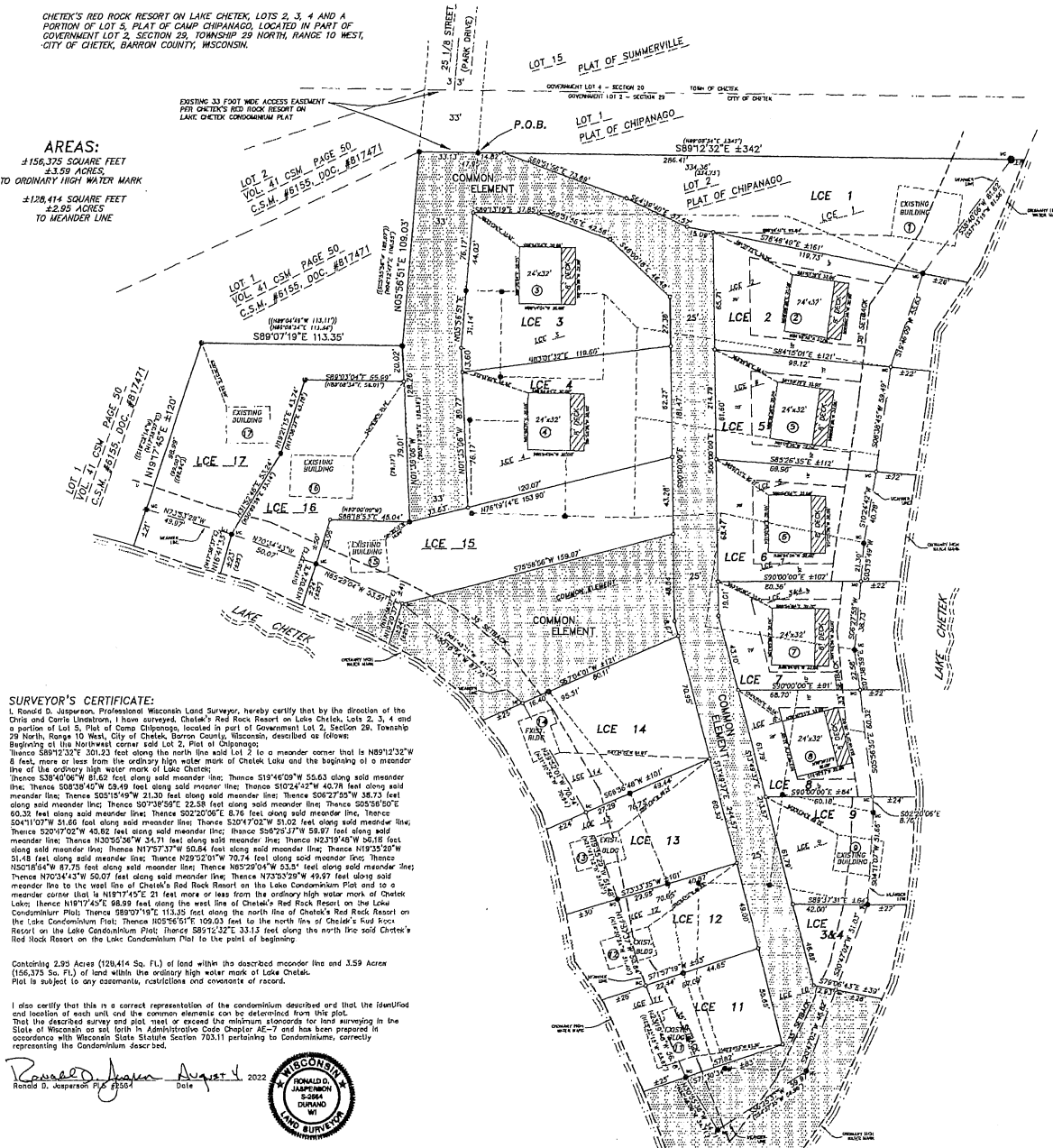
**OFFICE USE ONLY**

Original routed to City Hall _____ (date)	Petition # _____
Date paid _____ receipt # _____	
Hearing publication dates _____ and _____	Hearing Date _____
Notices mailed to property owners within 300 feet _____ (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 _____	

PLAN OF PROPOSED MODIFICATIONS  
FIRST ADDENDUM TO THE CONDOMINIUM PLAT OF  
CHETEK'S RED ROCK RESORT ON LAKE CHETEK

CHETEK'S RED ROCK RESORT ON LAKE CHETEK, LOTS 2, 3, 4 AND A PORTION OF LOT 5, PLAT OF CAMP CHIPANAGO, LOCATED IN PART OF GOVERNMENT LOT 2, SECTION 29, TOWNSHIP 29 NORTH, RANGE 10 WEST, CITY OF CHETEK, BARROK COUNTY, WISCONSIN.

AREAS:  
#156,375 SQUARE FEET  
3.59 ACRES,  
TO ORDINARY HIGH WATER MARK  
#128,414 SQUARE FEET  
2.95 ACRES  
TO MEANDER LINE



SURVEYOR'S CERTIFICATE:

I, Ronald D. Jaspersen, Professional Wisconsin Land Surveyor, hereby certify that by the direction of the City and County of Chetek, Wisconsin, I have surveyed, Chetek's Red Rock Resort on Lake Chetek, Lots 2, 3, 4 and a portion of Lot 5, Plat of Camp Chipanago, located in part of Government Lot 2, Section 29, Township 29 North, Range 10 West, City of Chetek, Barron County, Wisconsin, as follows:  
Beginning at the Northwest corner said Lot 2, Plat of Chipanago;  
Thence S89°12'32" E 302.02 feet along the north line said lot 2 to a meander corner that is N89°12'32" W 8 feet, more or less from the ordinary high water mark of Chetek Lake and the beginning of a meander line of the ordinary high water mark of Lake Chetek;  
Thence S39°40'06" W 61.62 feet along said meander line; Thence S19°46'09" W 55.63 feet along said meander line; Thence S03°36'47" W 53.49 feet along said meander line; Thence S02°24'42" W 40.78 feet along said meander line; Thence S02°15'09" W 21.30 feet along said meander line; Thence S05°27'50" W 36.73 feet along said meander line; Thence S07°38'59" W 22.38 feet along said meander line; Thence S05°58'50" E 60.30 feet along said meander line; Thence S02°20'06" E 8.76 feet along said meander line; Thence S04°11'07" W 51.65 feet along said meander line; Thence S20°47'02" W 40.82 feet along said meander line; Thence S20°47'02" W 59.87 feet along said meander line; Thence N32°55'36" W 34.71 feet along said meander line; Thence N23°19'48" W 36.18 feet along said meander line; Thence N17°57'37" W 50.84 feet along said meander line; Thence N19°33'20" W 51.48 feet along said meander line; Thence N29°22'01" W 70.74 feet along said meander line; Thence N50°18'54" W 67.75 feet along said meander line; Thence N05°29'04" W 03.51 feet along said meander line; Thence N70°34'43" W 50.07 feet along said meander line; Thence N73°32'29" W 49.97 feet along said meander line to the west line of Chetek's Red Rock Resort on the Lake Condominium Plat and to a meander corner that is N187°45' E 21 feet more or less from the ordinary high water mark of Chetek Lake; Thence N19°17'45" E 98.59 feet along the west line of Chetek's Red Rock Resort on the Lake Condominium Plat; Thence S89°12'32" E 113.35 feet along the north line of Chetek's Red Rock Resort on the Lake Condominium Plat; Thence N05°56'01" E 109.03 feet to the north line of Chetek's Red Rock Resort on the Lake Condominium Plat; Thence S89°12'32" E 331.5 feet along the north line said lot 2 to the Point of Beginning.

Containing 2.95 Acres (128,414 Sq. Ft.) of land within the described meander line and 3.59 Acres (156,375 Sq. Ft.) of land within the ordinary high water mark of Lake Chetek.  
Plat is subject to any easements, restrictions and covenants of record.

I also certify that this is a correct representation of the condominium described and that the identified end location of each unit and the common elements can be determined from this plat.  
That the described survey and plat meet or exceed the minimum standards for land surveying in the State of Wisconsin as set forth in Administrative Code Chapter AT-7 and has been prepared in accordance with Wisconsin State Statute Section 703.11 pertaining to Condominiums, correctly representing the Condominium described.

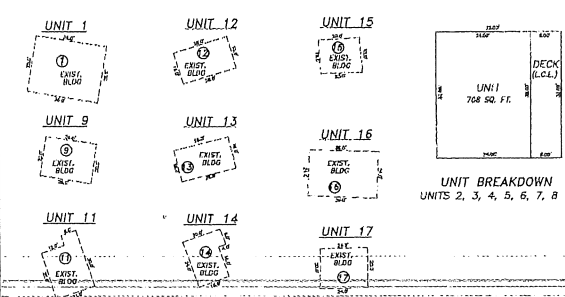
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Plat is subject to any easements, restrictions and covenants of record.

I also certify that this is a correct representation of the condominium described and that the identified end location of each unit and the common elements can be determined from this plat.  
That the described survey and plat meet or exceed the minimum standards for land surveying in the State of Wisconsin as set forth in Administrative Code Chapter AT-7 and has been prepared in accordance with Wisconsin State Statute Section 703.11 pertaining to Condominiums, correctly representing the Condominium described.

Ronald D. Jaspersen August 4, 2022  
Ronald D. Jaspersen PLS 2554 Date



- NOTES:
- 1) Building locations and dimensions show upon this Condominium Plat are nominal. Buildings are existing and are not necessarily geometrically level and square.
  - 2) Unit areas are approximate and do not supersede unit boundaries as set forth in the Condominium Declaration.
  - 3) Unless noted as Limited Common Elements (L.C.E.), all areas outside of the buildings are common elements.
  - 4) Sidewalks, stoops, patios, drives and parking areas directly adjacent to units are included within the noted L.C.E. to each unit, unless annotated differently.
  - 5) A bonded utility easement is reserved over the complete condominium plat for the installation and repair or maintenance of any and all required utilities.
  - 6) Surveyor has made no investigation or independent search for easements, encumbrances, restrictive covenants, ownership title evidence or any other information that an accurate and current title search may disclose.



- LEGEND
- = SET 1" OUTSIDE DIAMETER X 18" IRON PIPE WEDGING 1/13 LBS. PER LINEAR FOOT
  - = FOUND 1.25" OUTSIDE DIAMETER IRON PIPE
  - = FOUND 1/4" IRON REBAR
  - ( ) = RECORDED AS BEARING/EASEMENT CHETEK'S RED ROCK RESORT OF LAKE CHETEK
  - ( ) = RECORDED AS BEARING/EASEMENT CHETEK'S RED ROCK RESORT OF LAKE CHETEK
  - = MEANDER CORNER



August 4, 2022

VIA E-MAIL

Emilu Starck  
Ruder Ware, L.L.S.C.  
402 Graham Avenue  
P.O. Box 187  
Eau Claire, WI 54702-0187

Joe Atwood  
City of Chetek Building and Zoning Administrator  
220 Stout Street  
P.O. Box 194  
Chetek, WI 54728

**RE: Chetek's Red Rock Resort Proposed General Development Plan**

Dear Attorney Starck and Mr. Atwood:

On behalf of Chris and Carrie Lindstrom, acting under the authority of Chetek's Red Rock Resort condominium association (the "Association"), please accept this document as our Proposed Planned Unit Development Application for the lots owned by multiple Association owners in the current Red Rock Resort located in Chetek WI.<sup>1</sup>

The purpose for the PUD application is to rezone the property to allow for single family residences and rentals. This process will allow for certain non-conforming issues to be conforming through the newly zoned areas and other existing non-conforming structures to be modified or expanded after Plan Commission review and approval under Section 118-137(e) of the Chetek Code of Ordinances. The Association will remain in place. The ultimate goal is for the unbuilt lots to be sold to new owners who will then be responsible for maintaining, constructing, or re-constructing main buildings and/or accessory buildings on the current or near former building footprints, without changing any lot lines. The proposed PUD will also allow construction in reduced shoreline setbacks, as determined by the Chetek Zoning Administrator.

The proposed procedural requirements from the Chetek Code of Ordinances Section 118-110(c) are as follows with the information noted and provided as needed:

**1. Development Concept/Planning Objectives**

Please see the attached amended and proposed condo map ("condo map") for the development concept. As noted above, in addition to the ultimate goal of allowing new buildings to be constructed on the now-vacant areas, which will add tax base, the following planning objectives also exist:

- Create orderly development in this area;
- Create more limited common element space for use; and

<sup>1</sup> The Resolution authorizing this filing and the Lindstroms to move forward is attached for your reference.

- Allow for potential additions to existing units on the landward side of their units which meet the reduced setback requirement, after Plan Commission approvals as required by Section 118-137(e) of the Code.

**2. Map of the Project Area**

Please see the attached condo map, last modified July 26, 2022.

**3. Pattern of Proposed Land Use**

Please see the attached condo map.

**4. Pattern of Public and Private Streets**

Please see the attached condo map.

**5. Location, Size and Character of Recreation and Open Spaces**

Please see the attached condo map.

**6. Preliminary Engineering Plans**

Please see the attached condo map.

**7. Preliminary Building Plans**

Building plans, including floor plans and exterior designs will be provided by the buyers once the purchase of the lot has been finalized and before construction is set to begin.

Approval of this General Development Plan will constitute a re-zoning of the entire condominium plat to "PUD District" as provided for in Chetek Code of Ordinances, Sec. 118-88. As such, residential uses and accessory uses will be allowed uses as provided for by Chetek Code of Ordinances, Sect. 118-108(c)(1) and (3). Any conditional use or variance otherwise needed for minimum lot area, required yards, decks, heights, accessory structures, set-backs, or any other such variance or use grant necessary to allow existing structures and uses, and any uses or structures that had previously existed as of the date of the condominium plat will be deemed to be permitted and allowed as long as such uses and structures conform to the condominium platted location, sizes, and uses, as such plat may be amended from time to time by the Association and subject to any requirements in Section 118-137(e) of the Code.

Building floor plans and decks shall generally conform to those shown on the condominium plat.



**8. Development Schedule**

All lots will be placed for sale at the same time with the goal of selling unbuilt Units 3-7 in a commercially reasonable manner, but at least one lot per year. Each sale of the lot will be considered an individual "phase" of the PUD project. Each buyer will be required to have the construction of the main building on the lot finalized within 12-18 months after purchase of the lot.

In the event current or future owners wish to modify their exiting units, an amended condo plat will need to be recorded after approval of the Association.

**9. Intended Organizational Structure**

The new owners, the lots and the newly constructed main buildings and/or accessory buildings will be subject to the Red Rocks Condominium Association Bylaws.

**10. Financing Plan**

Buyers will be responsible for all financing required to purchase the lots and construct main buildings and/or accessory buildings.

**11. Statement of Intentions Regarding Sell or Lease**

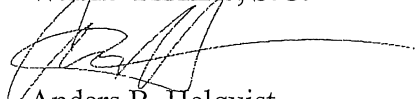
As stated above, it is the intention to sell all of the unbuilt lots owned. One of the purposes of this PUD application is to allow for those sales to be made possible. No change nor modification will be made to the lots before each lot is listed for sale.

We thank the City for already conducting the Preapplication meeting with the Plan Commission on May 19, 2022. We also appreciate the indication the City could work to consolidate this matter to help expedite the PUD's approval to get the unbuilt lots on the market for sale. In addition to potentially combining hearing and meeting dates, we would request that this Proposed Plan also serve as the Final Plan, assuming no modifications are suggested by the Plan Commission or City Council. We would welcome your thoughts on this idea.

Please advise if you believe additional information or further elaboration on each requirement will be necessary. Thank you in advance and we look forward to setting a date for the City to move this matter forward.

Very truly yours,

**WELD RILEY, S.C.**



Anders B. Helquist

Attachments

cc: Chris and Carrie Lindstrom (via e-mail)

**RESOLUTION OF  
CHETEK'S RED ROCK RESORT ON LAKE CHETEK, A CONDOMINIUM**

The undersigned, being the President of Chetek's Red Rock Resort on Lake Chetek, a condominium association made up of its Unit Owners as its members, (collectively the "Association"), and acting pursuant to their bylaws, the Association does hereby adopt the following resolution and actions contemplated therein.

**WHEREAS**, the Condominium Plat of Chetek's Red Rock Resort on Lake Chetek ("Original Plat") recorded with Barron County is outdated and no longer represents all of the existing buildings on the property and the units shown on the "Original Plat" cannot be rebuilt in the locations shown on the Original Plat;

**WHEREAS**, the Association recognizes the Original Plat is outdated and seeks to update and amend the Original Plat and provide additional space for common elements, limited common elements, and development on the property consistent with the City of Chetek's Ordinances; and

**WHEREAS**, due to site constraints and in order to amend the Original Plat, an amended plat must be approved and recorded, and an application for a Planned Unit Development District ("PUD") under Section 118 of the City of Chetek's Code of Ordinances must be applied for and approved by the City of Chetek; and


**WHEREAS**, the City of Chetek's Plan Commission, during the May 19, 2022 preapplication meeting, expressed its desire for a Resolution from the Association expressing support for a PUD before proceeding with the PUD;

**NOW THEREFORE**, the Association does hereby resolve as follows:

**BE IT RESOLVED**, that Chris Lindstrom, as President of the Association, is hereby authorized and may apply for and seek approval from the City of Chetek for an amended condominium plat and PUD generally consistent with the sketch and concepts shown on the attached Plan of Proposed Modifications, as the First Addendum to the Condominium Plat of Chetek's Red Rock Resort on Lake Chetek, attached hereto as Exhibit A.

**BE IT FURTHER RESOLVED**, that the Association supports the approvals sought, as stated above.

**IN WITNESS WHEREOF**, the undersigned executed this Resolution as of the 28<sup>th</sup> day of May, 2022.

  
\_\_\_\_\_, President

## Report Criteria:

Standard payment customers

Current period: 06/24/2022 - Transactions included through: 06/24/2022

Delinquent minimum of \$25.00 compared to delinquent balance

Customer.Customer number = All

Customer.Name = All

Customer.Cycle = {Current cycle}

Group Code.Group code = All

Customer Type.Customer type = All

Customer.Final bill date = {IS NOT NULL}

Customer Number	Name	Balance	Non-Delinq	07/31/2022	06/30/2022	05/31/2022	Last Pmt Date	Last Pmt Amount	Message
3140-01	MCCORMICK, CHANCE & CRIC	334.25	-	3.65	3.65	326.95	04/05/2021	100.00	No Notice
3140-02	MCCORMICK, CHANCE & CRIC	409.12	-	40.00	39.56	329.56	10/07/2021	27.74	No Notice
Grand Totals:		743.37	-	43.65	43.21	656.51			



Ordinance No. 886A

The Common Council for the City of Chetek does hereby ordain as follows:

Section 1. Article III - Division 6 - Chetek River, is hereby created

- (a) Applicability and Enforcement: The provisions of the ordinance shall apply to the waters of the Chetek River. This chapter shall be enforced by the officers of the City of Chetek.
- (b) Intent: The intent of this ordinance is to provide safe and healthful conditions for the enjoyment of aquatic recreation consistent with public rights and interests and the capability of water resources.
- (c) State Boating and Safety Laws Adopted: State boating laws as found in ss. 30.0 to 30.71, Wis. Stats., are adopted by reference here.
- (d) Penalties: Wisconsin state boating penalties as found in s. 30.80, Wis. Stats., and deposits established in the Uniform Deposit and Bail Schedule established by the Wisconsin Judicial Conferences, are hereby adopted by reference and all references to fines amended to forfeitures and all references to imprisonment are deleted.
- (e) Severability: The provisions of this ordinance shall be deemed severable and it is expressly declared that the City of Chetek would have passed the other provisions of this ordinance irrespective of whether or not one or more provisions may be declared invalid. If any provision of this ordinance or the application to any person or circumstances is held invalid, the remainder of the ordinance and the application of such provisions to other persons or circumstances shall not be affected.
- (f) Boats and Swimming Rafts Prohibited: No person shall operate a boat, as defined in s. 30.50(2), Wis. Stats., or a swimming raft, as defined in s. 30.01(6e), Wis. Stats., on the waters of the Chetek River in disobedience of buoys placed within the following restricted area:
  - 1. Generally, from 40 feet upstream of the centerline of County Trunk Highway SS to 40 feet downstream of the centerline County Trunk Highway SS.
  - 2. Specifically, as shown on attached Exhibit A: Waterway Marker Permit Map.
- (g) Posting Requirements: The City of Chetek shall place and maintain a synopsis of this ordinance at all public access points within the jurisdiction of the City of Chetek pursuant to the requirements of NR 5.15, Wis. Adm. Code. Additional signs shall be posted as follows:
  - 1. When full closure of the river is implemented:
    - RIVER CLOSED AT CTH SS
    - NO PASSAGE UNDER BRIDGE
    - OBEY BUOYS
  - 2. When partial closure of the river is implemented:
    - RIVER OPEN AT CTH SS
    - RESTRICTED PASSAGE UNDER BRIDGE
    - OBEY BUOYS

Section 2 -This ordinance shall become effective on its passage and publication as provided for by law.

CITY OF CHETEK

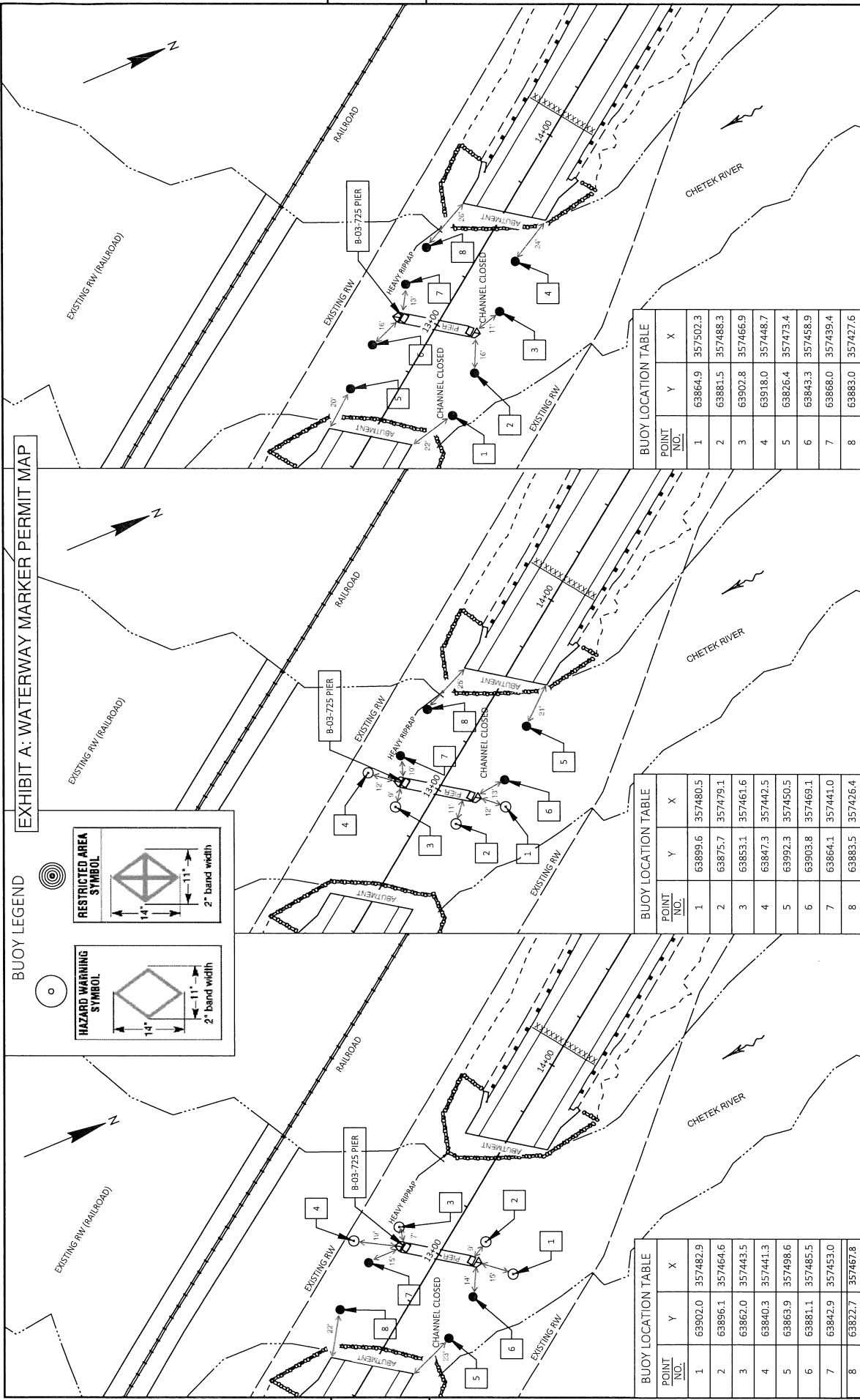
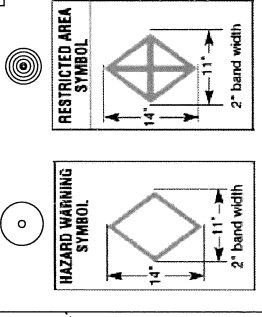
By: \_\_\_\_\_  
Jeff Martin, Mayor

Attest: \_\_\_\_\_  
Carmen Newman, City Clerk/Treasurer

Dated Passed: 9/13/2022  
Publication: 9/21/2022

EXHIBIT A: WATERWAY MARKER PERMIT MAP

BUOY LEGEND



BUOY LOCATION TABLE

POINT NO.	Y	X
1	63864.9	357502.3
2	63881.5	357488.3
3	63902.8	357466.9
4	63918.0	357448.7
5	63826.4	357473.4
6	63843.3	357458.9
7	63868.0	357439.4
8	63883.0	357427.6

BUOY LOCATION TABLE

POINT NO.	Y	X
1	63899.6	357480.5
2	63875.7	357479.1
3	63853.1	357461.6
4	63847.3	357442.5
5	63992.3	357450.5
6	63903.8	357469.1
7	63864.1	357441.0
8	63883.5	357426.4

BUOY LOCATION TABLE

POINT NO.	Y	X
1	63902.0	357482.9
2	63896.1	357464.6
3	63862.0	357443.5
4	63840.3	357441.3
5	63863.9	357498.6
6	63881.1	357485.5
7	63842.9	357453.0
8	63822.7	357467.8

PROJECT NO: 8953-00-71  
 COUNTY: BARRON  
 WATERWAY MARKER PERMIT MAP: CTH SS  
 SHEET: E