

**THE PLAN COMMISSION
CITY of CHETEK**

The Plan Commission of the City of Chetek will meet at City Hall 220 Stout Street on Thursday April 27, 2023 at 6:00 p.m. for a regular meeting. A quorum of City Council Members may be in attendance.

Regular Meeting

SCHEDULED ATTENDANCE Matt Schilts

- 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 land division at 1113 Dallas Street.**
 - **Discussion/Action: Approve or not approve land revision/relocation of units at Elizabeth Lane Condos.**
 - **Discussion: Zoning Ordinance changes**

Set date and agenda items for ^{May}~~February~~ meeting
Adjourn

Minutes of the Hearing of the Plan Commission of the City of Chetek held on January 19, 2023 at 6:00p.m.

Planning Commission attendees were Mayor Martin, Del Wacker, Mark Etten, Scott Bachowski, & Shawn Ayers. Absent were Dave Swangim & John Hunsinger. Also in attendance was Secretary for the Planning Commission Mark Eby, Joe Atwood, Doug Richter & Emily Abley proposed purchasers of the Chetek Youth Center, Terry Hight (Ward 3) & Thea Hempel (Ward 4) .

A regular meeting of the Planning Commission for the City of Chetek was called to order at 6:00 pm on January 19, 2023 by Mayor Jeff Martin.

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

Also present was Mark Eby, Planning Commission Secretary, Joe Atwood Building and Zoning Coordinator, Doug Richter & Emily Abley proposed purchasers of the Chetek Youth Center. Terry Hight (Ward 3) & Thea Hempel (Ward 4) .

Compliance with the open meeting law was verified.

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

Discussion: Have a discussion with the potential buyers of the Kids Club building on Knapp St. They are seeking the Plan Commissions thoughts on a text amendment to Sec. 118-79 to allow for an airbnb in the Central Business District or a determination on permitted uses regarding hotels and motels. Unlisted uses are determined by the Planning Commission.

Doug Richter, the one being interested in purchasing the kids club said that he came and saw the building in regards to the old Del Embroidery building and saw that the kids club was for sale and they looked at it and said that it would work good as an air bnb. He said that he would do some work to it as the foundation needs to be fixed and would do new windows and re-side the property and would raise the building to fix the foundation. They stay at six lakes in the summer and have a place they rent by Gilligans in the winter months. They like the area and would like to be up here full time but the price of lakefront properties has been a little too steep for them. The kids club is a non-profit so nothing is going to the city and it is zoned central business district Joe said. Since Joe has been here and working for the City he says not much has been done with the building. The planning commission has 3 options, option 1 is do nothing option 2 is to do a text amendment, would be something that is permitted they being Doug Richter and Emily Abley would pay all the fees for attorney cost, any notices that would need to be ran in the paper and pay the appropriate fees and the plan commission could make a decision on the text amendment change. Joe said that he wanted the potential buyers to meet with the commission as a text amendment could be very costly. Joe has said there are apartments next door and he has never had a complaint in regards to them. Joe is ok with permitting the use for the air bnb. Scott asked about parking. Joe says there is enough to house at least 6 vehicles in the back for rentals. Joe has been getting alot of calls in regards to the 2 buildings that are there, he only brought it up to the commission as this couple has expressed interest in the property. The people that have called Joe just want to do a rental and no store front in regards to the kids club building. Doug said that he would only do a 3 bedroom there as far as an airbnb. Doug has no interest in putting a storefront in it. Joe said that he hates to see the old kids club and the old Del building vacant. Joe also said that each of those 3 buildings share a wall with one another. Mayor has asked if Cody Link has thought about anything and currently he has not. There are some foundation issues. Mark asked if the basement is sound Doug said they are good and sound. There is a crawl space. Scotts thought is on allowing it as it won't set a precedence and each circumstance is individual and he doesn't see a problem with it. Shawn feels that it is in the central business district so he is not for just allowing apartments or airbnb. Del thinks the real issue is what is the future of Chetek. That is the question for the planning commission. Scott is looking at it from a city view point and it would bring in more tax revenue then it is now. The cost to do fixing would be 60k to 70k with new windows jacking it up curb appeal Doug said. The Mayor's concern is that we open the gate and then we have a hodgepodge of things and it looks like spot zoning. Del asked what kind of rent it would bring in for them. They said it depends on the occupancy roughly 400-600 a weekend. Scott says the feeling he is getting is that some of the commission is looking at doing a store front. Joe said that if you don't make a motion for a change for unlisted use it would stay as is now. Shawn says it is not a place for residential. Mark asked Shawn if it would be a small store front and airbnb in the back how he would feel about that. Del says that it comes down to whether we want an airbnb or to just sit empty. Mark said it would be nice to have some shops in that area since they have fall fest down there and a good atmosphere in that area. Scott asks how long it has been on the market and Joe thinks 3 months. Scott said again that he would be ok with it to make it an unlisted use. Mark says he would like a store front and possibly an air

bnb in the back. Shawn is only for the central business district. Mayor says that we don't have a definite answer and that he is not saying no forever and if they came up with something else that the commission could revisit it again. Shawn made a motion to allow this as an unlisted use. No 2nd fails Scott made a motion to allow the property as an unlisted use. Being there is no 2nd the motion fails for lack of 2nd. Mayor says we are not settled yet. Doug said that they are only interested in having it as an airbnb.

Motion to adjourn by Scott 2nd by Mark Etten motion carried meeting adjourned at 6:50pm

Date of the next meeting is yet to be determined.

Respectfully Submitted Mark Eby

Date received: _____
Fee _____

Applicant Information

Property Owner: Red Cedar Electric Contractor/Agent: Matt Shilts
Mailing Address: 1113 Dallas St Mailing Address: 2092 15th Ave
Chetek WI 54728 Cameron WI 54822
Daytime phone: _____ Daytime phone: 715-651-5476
Email: _____ Email: matte.shilts@land.surveying.com
Surveyor: _____ daytime phone: _____
Mailing address: _____ email: _____

Site Information

Total Acreage: 1.836 size of original parcel 1.836 Number of Lots 2
Legal Description: Part of Lot 5 Assessor's Plat No 2
Zoning district: R1___ R2___ R3___ CBD___ C1___ C2___ C3___ I1X I2___ A1___ W1___ AP___ PUD___
Current use of property: Electric Office + Shop
Existing use surrounding property: Residential + Commercial

Proposed use

Proposing to divide property into 2 lots (indicate number) Average size of lots 0.918 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 X well/septic/holding tank _____
Are there separate laterals for each lot? _____yes _____no (parcels cannot share laterals) Unknown
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 Dallas + Railroad Ave
_____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 [Signature] Date 3/22/23

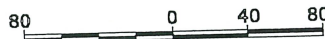
BARRON COUNTY CERTIFIED SURVEY MAP

A PART OF LOT 5 OF ASSESSOR'S PLAT NO. 2, ALSO A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 30, T. 33 N., R. 10 W., CITY OF CHETEK, BARRON COUNTY, WISCONSIN.

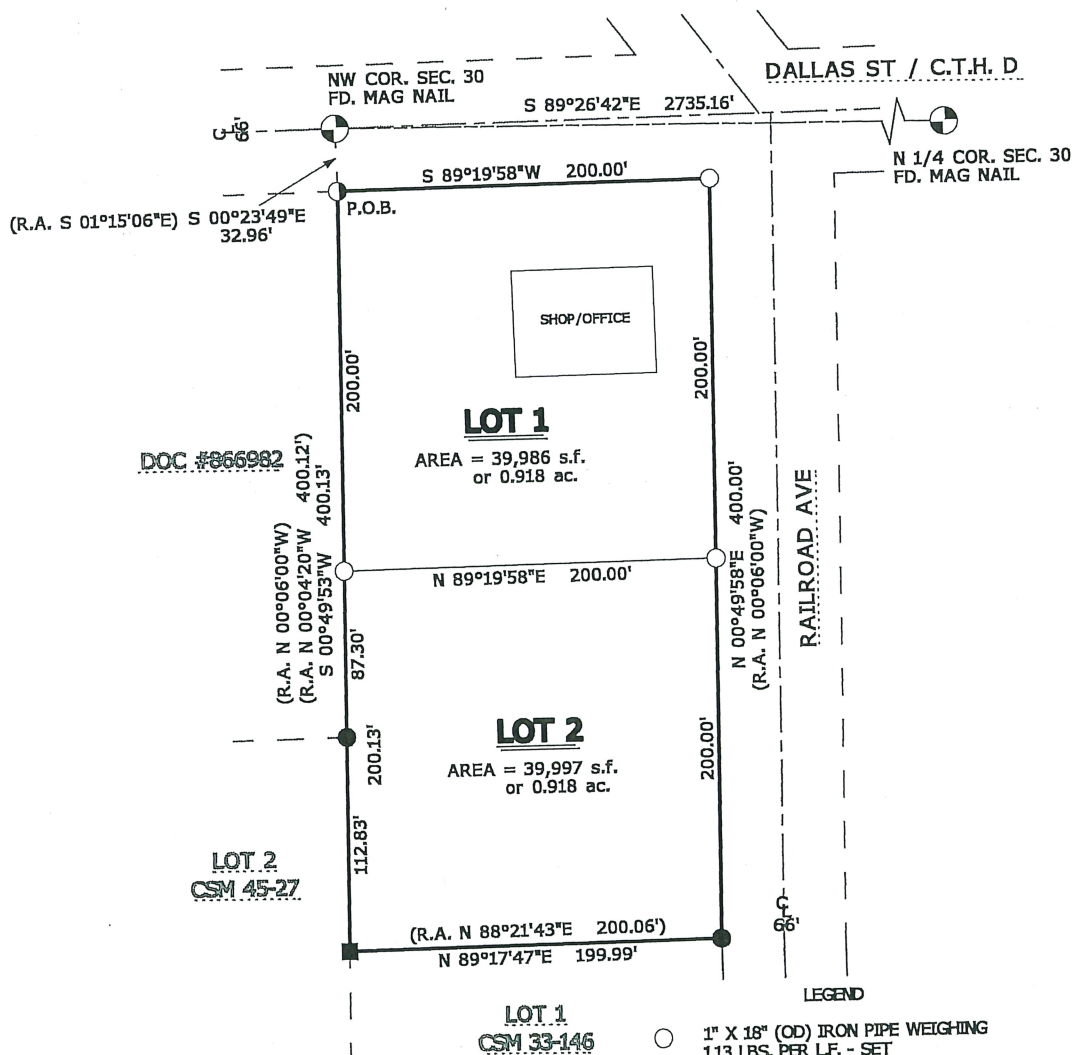
SURVEYOR'S NOTES

1. No title search preformed by Shilts 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: 3/16/23

SCALE: 1" = 80'



BEARINGS REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SECTION 30, WHICH HAS A BARRON COUNTY GEODETIC GRID BEARING OF S 89°26'42" E.



LEGEND

- 1" X 18" (OD) IRON PIPE WEIGHING 113 LBS. PER L.F. - SET
- 3/4" REBAR - FOUND
- 1 1/4" (O.D.) IRON PIPE - FOUND
- 2 1/2" (O.D.) IRON PIPE - FOUND
- ⊙ GOVERNMENT CORNER - AS NOTED TIES VERIFIED

(R.A.) *RECORDED AS" BEARING OR DISTANCE

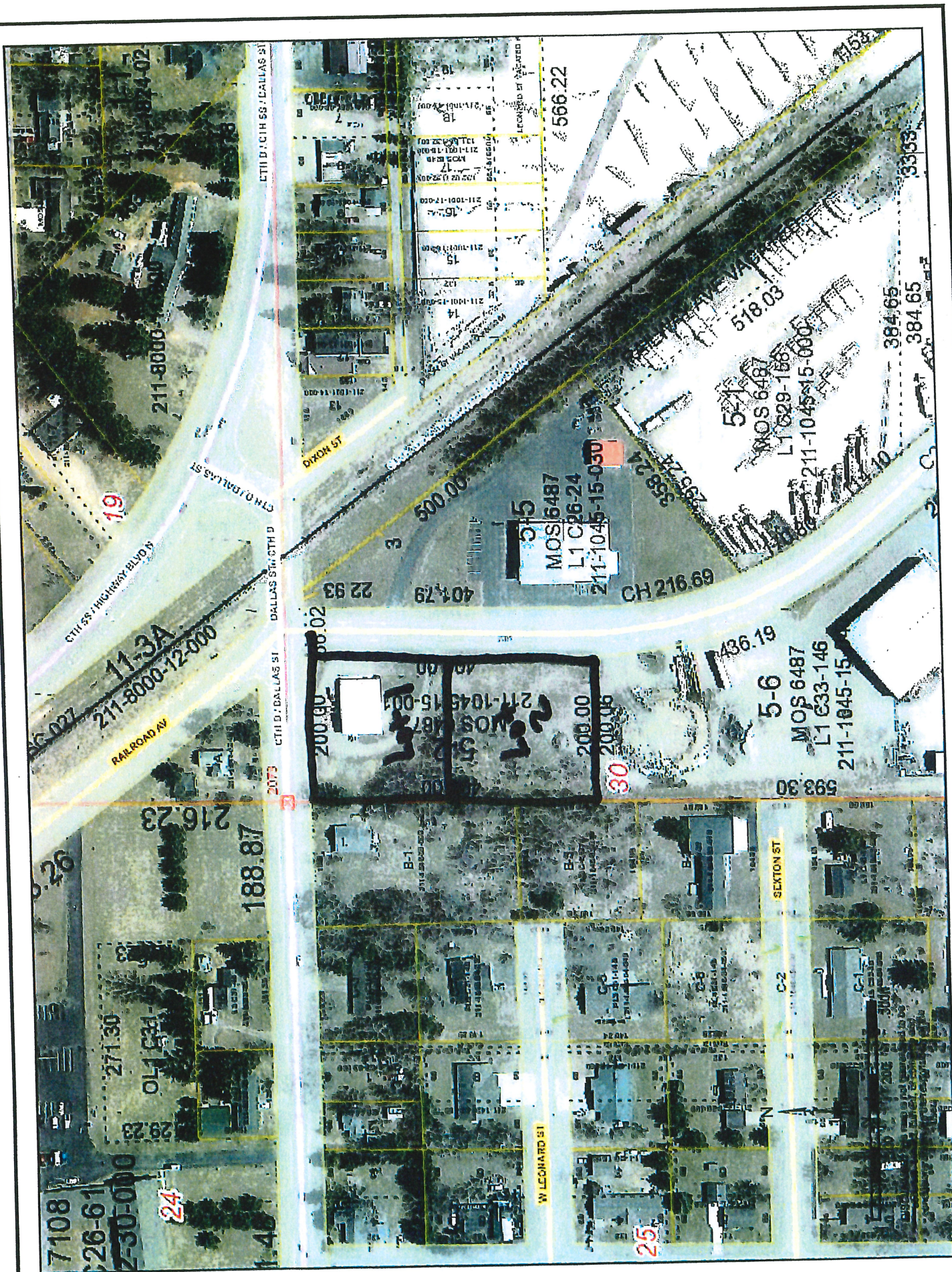
PREPARED FOR:

RED CEDAR ELECTRIC
1113 DALLAS ST
CHETEK, WI 54728

SHEET 1 OF 2

SHILTS LAND
SURVEYING, LLC

2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-631-5476



**PRELIMINARY CHECKLIST FOR ENVIRONMENTAL ASSESSMENT OF
FLATS 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

II. WATER RESOURCES. Does the proposed project involve:

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

III. BIOLOGICAL RESOURCES. Does the project

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
IV. HUMAN AND SCIENTIFIC INTEREST. Does the project site involve:			
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		
	1. Historic buildings or monuments		X
	2. Buildings or monuments of unique architecture		X
E.	An area of identified community recreation use		X
V. ENERGY, TRANSPORTATION AND COMMUNICATIONS			
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
VI. POPULATION.			
A.	Does the development increase by more than 10% the school population of any school serving the development?		X
VII. COMMENTS ON ANY OF THE ABOVE WHICH MAY HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT			
VIII. APPENDICES AND SUPPORTING MATERIAL			

City of Chetek
Planning & Zoning

Land Division Application

Date received: _____
Fee _____

Applicant Information

Property Owner: Delegard Properties LLC Contractor/Agent: _____
Mailing Address: 6481 35th St Mailing Address: _____
Colfax WI 54730
Daytime phone: 715-933-0181 Daytime phone: _____
Email: _____ Email: _____
Surveyor: Matt Shilts daytime phone: 715-651-5476
Mailing address: 2092 15th Ave email: matt@shiltslandsurveying.com
Cameron WI 54822

Site Information

Total Acreage: N/A size of original parcel N/A Number of Lots N/A
Legal Description: Elizabeth Estates Condo
Zoning district: R1 R2 R3 CBD C1 C2 C3 I1 I2 A1 W1 AP PUD
Current use of property: _____
Existing use surrounding property: Existing Condo

Proposed use

Proposing to divide property into N/A lots (indicate number) Average size of lots N/A
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 X well/septic/holding tank
The division of the parcel provides access to an existing public road by: (check one)
☐ each new division has frontage on an existing public road. Name of road _____
☐ a new public road, proposed road name: _____
☐ a new private road, proposed road name: _____
☒ Easements for driveway or ROW purposes: Existing Elizabeth Condo

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 [Signature] Date 4/19/23

SURVEYOR'S NOTES

1. No title search performed by Shlits 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: 10/4/22
5. The intent of this Condominium Addendum is to show the revised locations and footprint layouts of Units 102, 104, and 125-130. This addendum also places the garages of said Units 102, 104, and 125-130 in the Unit itself. Previous plats placed the garages as part of the "limited common area".
6. This Condominium Addendum is intended to revise both the original Elizabeth Estates Condominiums and the First Amended Plat of Elizabeth Estates Condominiums.
7. The First Amended Plat of Elizabeth Estates Condominiums shows an area of "expansion" that includes Units 102, 104, and 125-130. This area is shown in red on the plat. Although it does not appear to have any subsequent addendums that included this area in the Condominium. This current addendum does not include this area and is not intended to update that area to be part of the current Condominium. Legal council or further platting is recommended in this area.
8. It appears that the actual construction of Units 103, and 105-124 was done in a manner that the actual physical location of the buildings does not match the location of the units as shown on Elizabeth Estates Condominium or the First Amended Plat of Elizabeth Estates Condominiums. This current addendum does not update the locations of said units. Legal council or further platting is recommended in this area.

ELIZABETH ESTATE CONDOMINIUM ADDENDUM #2

LOCATED IN THE NW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF SECTION 19, T. 33 N., R. 10 W., AND THE NE 1/4 OF THE SE 1/4 OF SECTION 24, T. 33 N., R. 12 W., ALL IN THE CITY OF CRETCH, BARRON COUNTY, WISCONSIN

POINT	NORTHING	EASTING
A	6970.076	33096.132
B	7144.830	33093.172
C	7124.697	33094.527
D	7024.820	33095.000
E	7092.455	33094.325
F	7095.611	33076.534
G	7096.178	33076.029
H	7096.178	33094.008
I	7096.178	33095.597
J	7095.745	33095.597

COORDINATES ARE BASED ON THE SOUTHEAST CORNER (A) AND THE EAST 1/4 CORNER (B) OF SECTION 24.

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476

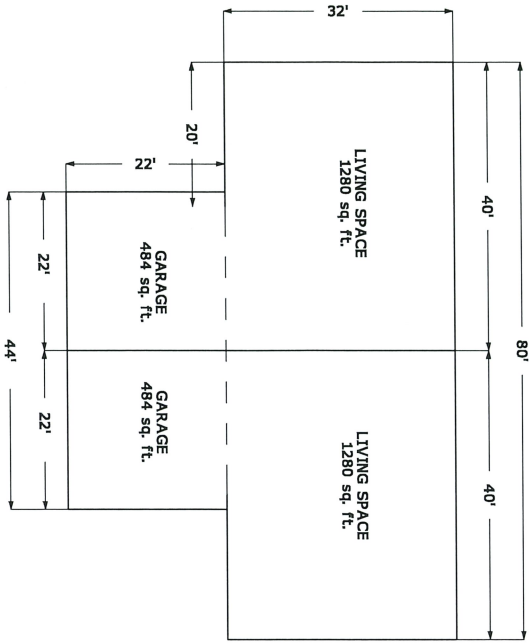
PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 1 OF 3

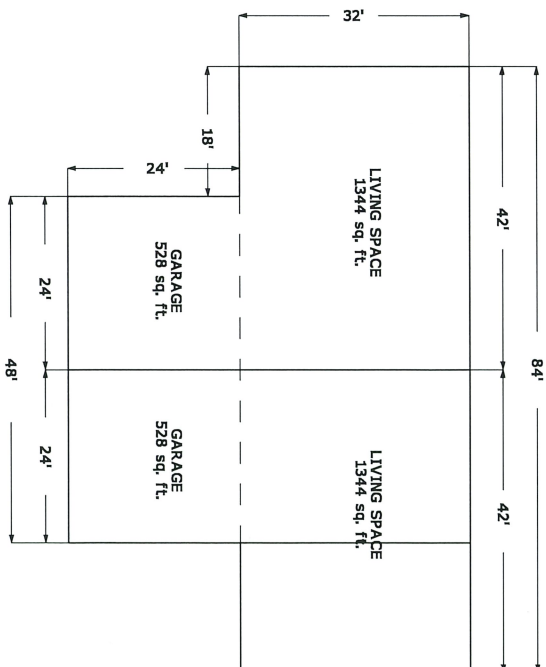
SHLITS LAND SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-5476



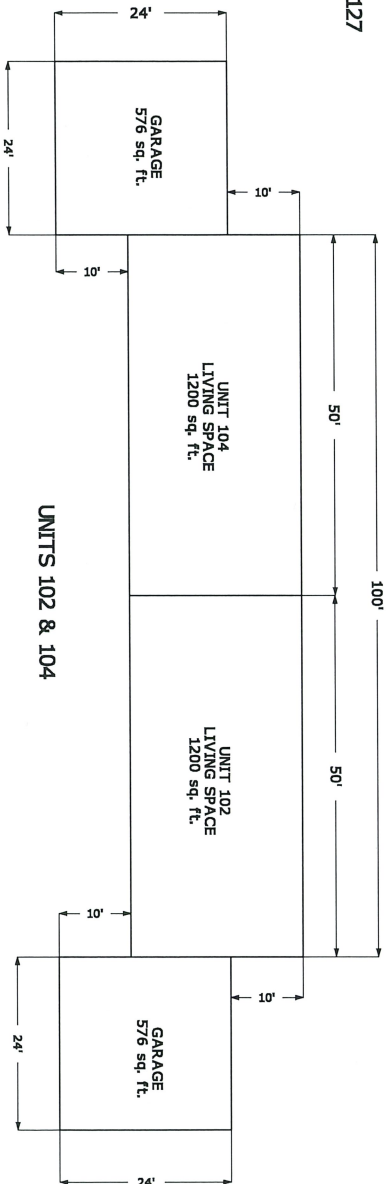
ELIZABETH ESTATE CONDOMINIUM ADDENDUM #2
LOCATED IN THE NW 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SW 1/4 OF SECTION 19, T. 33 N.,
R. 10 W., AND THE NE 1/4 OF THE SE 1/4 AND THE SE 1/4 OF THE SE 1/4 OF SECTION 24, T. 33 N.,
R. 11 W., ALL IN THE CITY OF CRETCH, BARRON COUNTY, WISCONSIN



UNITS 125 & 127



UNITS 126 & 128-130



UNITS 102 & 104

PREPARED FOR:
DELEGARD PROPERTIES LLC
6481 35TH STREET
COLFAX, WI 54730

SHEET 2 OF 3

SHILTS LAND
SURVEYING, LLC
2092 15th AVENUE
CAMERON, WI 54822
TELEPHONE 715-651-9476





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
II. WATER RESOURCES. Does the proposed project involve:			
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
III. BIOLOGICAL RESOURCES. Does the project			

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
IV. HUMAN AND SCIENTIFIC INTEREST. Does the project site involve:			
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
V. ENERGY, TRANSPORTATION AND COMMUNICATIONS			
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
VI. POPULATION.			
A.	Does the development increase by more than 10% the school population of any school serving the development?		X
VII. COMMENTS ON ANY OF THE ABOVE WHICH MAY HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT			
VIII. APPENDICES AND SUPPORTING MATERIAL			