

**The Common Council of the City of Chetek will hold its regular monthly meeting  
on Tuesday, August 8, 2023 - 6:00 p.m. - following street committee meeting  
Council room, 220 Stout Street, Chetek, WI  
Also view meeting remotely - via Facebook**

**AGENDA:**

- Call to order
- Roll call: Scott Bachowski, Earl Grover, Terry Hight, Thea Hempel, Mayor Martin
- Prayer
- Pledge of Allegiance
- Motion to approve agenda
  
- **Public comment:** citizens may direct questions/comments to the council. The council may have limited discussion, however; no action will be taken under public comments.
  
- **Mayors comments**
  
- **CONSENT AGENDA:**
  - A. Approve council minutes and city claims: July
  - B. Accept and place on file: department/board reports as submitted: Library-March - June; Plan Commission-July; Housing Authority-May
  - C. Appointments and/or Resignations - Carmen Newman, resignation
  - D. General license/permits:
  
- **UNFINISHED BUSINESS - the following items will be discussed and possible action**
  - A. Ordinance re-establishing an Airport committee
  - B. Appoint airport committee members - Mike Kutrieb, Judd Koenitzer, Steve Lind, Dr. Thalacker, Scott Bachowski
  - C. Private street maintenance
  
- **NEW BUSINESS - the following items will be discussed and possible action**
  - A. Barron County Historical Society
  - B. Close boat landing for Water Mania August 12th & 13th
  - C. Close boat landing for tournament September 9th
  - D. Rezoning petition - Mark Bush, agent 1415 8th/814 Dallas Street property
  - E. Concur on final dollar value for cost overrun for DNR Clean Water Fund
  - F. Resolution declaring official intent to reimburse expenditures from proceeds of borrowing -
  - G. Award bid for water tower construction
  - H. Land lease renewal for Chetek Hydroflites
  - I. Resolution 2023-12: appropriating donations for pickleball courts
  - J. Fermented malt beverage quota - Lake Country Marina
  - K. Adjourn

Minutes of the City of Chetek Common Council Meeting held on Tuesday, July 11, 2023 in the council room, 220 Stout Street, Chetek, WI. Also posted live on the City Facebook page

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

Members in attendance: Mayor Martin, Scott Bachowski, Earl Grover, Terry Hight, Thea Hempel

Hight motioned to approve agenda- 2nd by Hempel. Carried.

Mayor Martin announced there will be a closed session later in meeting –Wisconsin Statute 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, reconvene; act on closed session item, if any. Discussion of medical claim negotiation and development agreement.

Motion to approve the consent agenda items: city claims and minutes from June; accept and place on file committee minutes: Plan commission-June; Fire District-May; Hight/Bachowski - carried.

Council discussed the bids for painting the exterior of city hall. It was decided to wait until it can be determined whether the front entry overhang will need to be repaired.

The airport runway resurfacing project was originally estimated by the Wisconsin DOT, Bureau of Aeronautics at \$117,000 in September 2022. The estimate in April 2023 came in at \$168,000. This increased our share of the cost by \$10,000. Motion to allocate additional funds from the ARPA funds by Hight. 2nd by Grover. Carried.

Ordinance 791A- revised the sewer ordinance to remove the rates from the language alleviating the requirement to amend the ordinance upon each sewer rate change. Motion to approve Bachowski/Grover. carried.

The sewer rate increase to cover the debt of the new wastewater treatment plant was determined in May 2022 after the rate analysis was completed by our auditors. Council had approved increasing the rates over a 3 year period. September 2023 is the next scheduled rate increase which will be approximately 19%. Motion by Hempel, 2nd by Bachowski to approve the rate increase for September 1, 2023. Carried.

Hight motioned to approve the updated 2023 Emergency Operations Plan. 2nd by Hempel. Carried.

Tax Incremental district #3 can be terminated since there is no tax increment being generated and the TID #4 overlay included all of TID #3 parcels. Motion by Hempel, 2nd by Grover to terminate TID #3. Carried.

Resolution 2023-11 directs the disbursement of the current balance of the "Emily Breidenbach Memorial Fund" to be disbursed to Emily's Dad, Mother, and fiance evenly. Additional donations made for Emily's memorial will be disbursed to her fiance. Motion to approve by Hight, 2nd by Grover. Carried.

Hempel motioned to approve the purchase offer from Blackbear Properties, LLC for 2 acres in the south industrial park at the price of \$40,000 contingent on the development agreement being executed. 2nd by Bachowski. Carried.

Hempel motioned to approve the window replacements for the police station. The bid was awarded to D.R. Lewis Construction in the amount of \$13,289.77. Another bid was received from Rice Lake Glass and Door in the amount of \$16,000. 2nd by Hight. Bachowski-no, Grover-yes, Hight-yes, Hempel-yes. Carried.

Motion to go into closed session: Backowski/Grover. Carried.

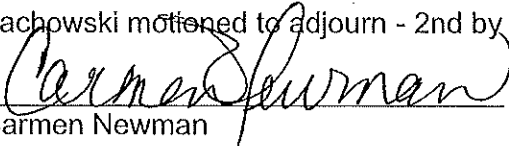
Motion to go into open session: Hempel/Grover. Carried.

Bachowski motioned to approve the development agreement with S.C. Swiderski, LLC. 2nd by Grover. Carried.

Hempel motioned to approve the payment to Black River Memorial Hospital in the amount of \$16,000. The total amount they were willing to write off was approximately \$3,000. This is the final payment of medical bills the city negotiated for payment from the 2021 unpaid medical claims due to the misappropriation of funds on the part of Medova, the claims administrator for the plan. 2nd by Grover. Carried.

Hempel motioned to approve the wage of \$18.00 for the seasonal public works position. 2nd by Grover. Carried.

Bachowski motioned to adjourn - 2nd by Hight. Carried.

  
Carmen Newman

Calhoun Memorial Library Board Meeting Minutes  
April 4, 2023

Minutes of the Calhoun Memorial Library Board of Director's Meeting: April 4, 2023

The board meeting was called to order at 9 a.m. on April 4, 2023, by President Jean Wacker at the Calhoun Memorial Library.

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

The agenda was approved by motion of Kathy Hayes, seconded by Nancy Nix. Motion carried.

There were no in-person public comments.

Minutes of the March 2023 board meeting were presented to board members in printed form. Motion was made Jeff Martin, seconded by Louise Brown, 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 February, along with updated financials from January. Motion made by Nancy Nix, seconded by Rachel Westberg, to approve March treasurer report. Motion carried.

Library Director Emily Resendiz presented petty cash, statistics, and activities in her director's reports. Friends President Barb Ryan provided an update from the Friends of the Library.

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

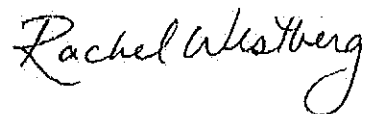
Jeff Martin reported on city happenings as the city council representative.

Resendiz updated the board on the Summer Reading Program and the various events she is planning as part of that—including the Story Walk and Teen Time. She also gave the board a progress update on the submission of the library's annual report.

Items for the May meeting include an update on staffing and a report from John Thompson regarding the building needs assessment.

Motion to adjourn by Jeff Martin, seconded by Nancy Nix. Motion carried; meeting adjourned.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Rachel Westberg". The signature is written in dark ink and is positioned below the "Respectfully Submitted," text.

Calhoun Memorial Library Board Meeting Minutes  
May 2, 2023

Minutes of the Calhoun Memorial Library Board of Director's Meeting: May 2, 2023

The board meeting was called to order at 9 a.m. on May 2, 2023, by President Jean Wacker at the Calhoun Memorial Library.

Members present: Louise Brown, Kathy Hayes, Brandy Johnson, Jeff Martin, Jean Wacker, and Rachel Westberg. Missing was Evie Nelson and Nancy Nix. Also present were library director Emily Resendiz, Friends of the Library Board President Barb Ryan, and Library Friend Elton Waack. John Thompson, IFLIS Director, also attended.

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

John Thompson, IFLIS Director, presented a Facility and Spaces Needs Report to the board. The report was an assessment for the library to help identify strengths of the currently library space and areas of improvement. The board will use the report in future conversations regarding library space needs.

There were no in-person public comments, but the board did welcome its newest member, Brandy Johnson. Johnson will replace outgoing board member Kathy Hayes.

Minutes of the April 2023 board meeting were presented to board members in printed form. Motion was made Kathy Hayes, seconded by Louise Brown, 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 April. Motion made by Jeff Martin, seconded by Rachel Westberg, to approve the April treasurer report. Motion carried.

Library Director Emily Resendiz presented petty cash, statistics, and activities in her director's reports. Friends President Barb Ryan provided an update from the Friends of the Library.

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

Jeff Martin reported on city happenings as the city council representative.

Resendiz updated the board on a new hire that she has made to fill open positions. She has hired Jessica Nelsen to help with after-school hours and weekends. Motion was made by Jeff Martin to establish her starting salary at \$11.25/hour. Motion was seconded by Rachel Westberg. Motion carried.

The board discussed its desire to increase its earnings on investment/bank interest. As such, a motion was made by Jeff Martin to close the existing Time Deposit CD with Sterling Bank and renew it at the current 15-month Time Deposit or best current rate available with Sterling Bank. Motion was seconded by Rachel Westberg. Motion carried.

The board also added Brandy Johnson, who will be the acting library board treasurer, to the list of authorized signers on the library accounts with Sterling Bank. She will replace outgoing board treasurer Kathy Hayes on the authorized signer list.

Items for the June meeting include revisiting the the building needs assessment, and updated on the summer reading program and the election of officers.

Motion to adjourn by Rachel Westberg, seconded by Louise Brown. Motion carried; meeting adjourned.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Rachel Westberg". The signature is written in dark ink and is positioned below the "Respectfully Submitted," text.

Calhoun Memorial Library Needs Assessment Special Meeting Minutes  
May 24, 2023

Minutes of the Calhoun Memorial Library Special Meeting: Wednesday, May 24, 2023

The board meeting was called to order at 4:00 p.m. on May 24, 2023, by Board of Trustees President Jean Wacker at Calhoun Memorial Library.

Board members present: Jean Wacker, Louise Brown, Nancy Nix, Brandy Johnson and Rachel Westberg. Also present were Library Director Emily Resendiz and Friends of the Library President Barb Ryan. Not present were Jeff Martin and Evie Nelson

The agenda was approved by motion of Nany Nix, seconded by Louise Brown. Motion carried.

There was no in-person public comment

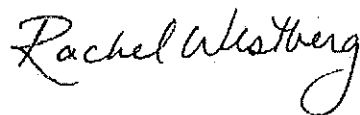
The board reviewed and discussed the building needs assessment report in detail, as prepared by IFLIS Director John Thompson. The overall consensus was that there are some significant building needs that would require a great deal of remodeling or a new building, however the public support for such a pricey endeavor may not be as strong as desired.

After a conversation about the needs assessment, the board discussed future steps in the process. The board agreed that a heavy push to promote and publicize the importance of the library to the community, as well as the various activities there, would be necessary before further discussion on library renovations could ensue. The board brainstormed some additional ways that the library could continue to be in the public eye and work with the various organizations and business in the city.

The board briefly discussed the slate of officers that will be up for election at the June meeting.

Motion to adjourn by Louise Brown, seconded by Brandy Johnson. Motion carried; meeting adjourned.

Respectfully Submitted,



Calhoun Memorial Library Board Meeting Minutes  
June 6, 2023

Minutes of the Calhoun Memorial Library Board of Director's Meeting: June 6, 2023

The board meeting was called to order at 9 a.m. on June 6, 2023, by Vice-President Nancy Nix at the Calhoun Memorial Library.

Members present: Louise Brown, Evie Nelson, Brandy Johnson, Jeff Martin, Nancy Nix and Rachel Westberg. Missing was Jean Wacker. Also present were library director Emily Resendiz, Friends of the Library Board President Barb Ryan, and the new county-appointed board of director member John Banks.

The agenda was approved by motion of Rachel Westberg, seconded by Brandy Johnson. Motion carried.

There were no in-person public comments, but the board did welcome its newest member, John Banks, who was appointed as a representative from the Barron County Board.

Minutes of the May 2023 board meeting and the May 24 special meeting were presented to board members in printed form. Motion was made Brandy Johnson, seconded by Louise Brown, to accept the minutes as printed for both meetings. Motion carried.

Treasurer Brandy Johnson presented the expenditures for May; the year-to-date budget, Act 150 and checking account report for May was not yet available. Motion made by Evie Nelson, seconded by Jeff Martin, to approve the May expenditures. Motion carried.

Library Director Emily Resendiz presented petty cash, statistics, and activities in her director's reports. Friends President Barb Ryan provided an update from the Friends of the Library.

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

Jeff Martin reported on city happenings as the city council representative.

Resendiz presented the board with a proposal to increase wages for current staff, as there was some funding savings with recent employee departures. She also noted she wanted to compensate the current staff for taking on additional duties while being understaffed. Motion to approve wage increase as proposed was made by Jeff Martin, seconded by Evie Nelson. Motion carried.

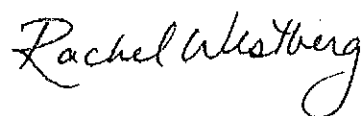
The board began a review and discussion of the Bylaws for the Board of Trustees. Formal review and adoption of bylaws was tabled to the July meeting.

The board briefly discussed the conversation that occurred during the special needs assessment meeting on May 24.

A motion was made by Jeff Martin, seconded by John Banks, to elect Brandy Johnson as the new treasurer and maintain the current slate of officers for another term: Jean Wacker (president), Nancy Nix (vice president), Rachel Westberg (secretary). Motion carried.

Motion to adjourn by Brandy Johnson, seconded by Jeff Martin. Motion carried; meeting adjourned.

Respectfully Submitted,

A handwritten signature in black ink that reads "Rachel Westberg". The signature is written in a cursive, flowing style.

or questions public hearing was closed.

### **City of Chetek – Planning Commission Meeting Minutes – July 20,2023.**

**A regular meeting of the Planning Commission for the City of Chetek** was called to order at 6:29 pm on July 20,2023 by Council President Scott Bachowski.

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

Also present was Mark Eby, Planning Commission Secretary, Building Inspector Joe Atwood, Eric Barkovich- on behalf of the developer, Matt Schiltz, Nicholas Semling along with many community members.

Compliance with the open meeting law was verified.

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

#### **1) Discussion/Action:Approve or not approve land division application in Extraterritorial Zoning District for Sarah Hutzler at 2299 7 ½ Ave. West of Chetek- divide 2.5 acres from 19.5 acres.**

Joe said that this falls in our Extraterritorial Zoning District so this is something that the planning commission has to do. Matt Schiltz was present for Sarah Hutzler; Matt said that they are just looking to divide 2.5 acres from the 19.5 acres. Shawn asked Matt where the extra 1 acre from the GIS calls that an acre more than Matt had listed. Matt said that in regards to that they go off from 40 acres for a perfect square mile and that seldom ever happens. So it is then half of the ¼ ¼ section of that property. Mark Etten made a motion to approve the land division. Shawn Ayers 2nd motion. Motion carried.

#### **2) Discussion/Action:Approve or not approve land division application in the Extraterritorial Zoning District for Countrified Investments at 2756 7 ½ Ave. off Cty Rd D east of Chetek- divide 13.56 acres into six lots of approx 2.26 acres each.**

Joe said that this is kind of like the previous one that they are looking to divide into 6 lots but because this is being divided into more than 4 lots it falls under having to be a state review also. Dave asked what that was in detail for the state review and Joe said that the state would review it. Nick bought the property out there. He lives down in Chippewa. They bought the property to turn it into lake lots. Nick has also been working with Cooper Engineering because the road at one point in time was a public road. In 2012 all the CSM dissolved and went back into a private road so he wanted to make sure that they would be able to put it back into a public road. Nick has also been working with other people to make sure everything was done properly. Mark had one comment for the record and that dividing 6 lots into 2.26 acres the parcel map doesn't show each as 2.26 acres. Joe said the application said approx 2.26. Shawn made a motion to approve the land division as presented and Del 2nd motion. Motion carried.

#### **3) Discussion/Action:Approve or not approve zoning request for 1415 8th St from C-2 Highway Commercial to C-1 General Commercial and forward recommendation to council. (Dollar General)**

Shawn asked for a rundown of permitted uses in C-1 to C-2. Joe did read all of the uses for both. If the plan is not permitted or a conditional it is prohibited but that's a decision you make and if you feel that needs to come before you to make a decision tonight then we have to go through the application process and you have to apply for the question of whether it is permitted or not. Joe did explain the differences. Shawn asked Eric if their purchase agreement was contingent on the rezoning and he said yes. Then Joe went through the unlisted ordinance for the City. If Dollar General does not fit into C-1 or C-2 then you would jump to the unlisted ordinance and there would be an application and a review from the planning commission and an outcome within 60 days. Scott asked Joe about his professional opinion if it would fit into C-1. As zoning administrator it fits into C-1 and that is his determination. Scott did let the planning commission know that this is only a recommendation to the council and that council would decide at their August meeting. There was some discussion from Eric as to what the difference between Dollar General and Family Dollar would be. Shawn was asking about the areas that are zoned



C-1 or C-2. Del asked about discussion at the Council meeting and there would be time for public comment and discussion. Dave asked about the final decision and Scott said that it would ultimately be up to the council for the final approval whether to rezone or not. Scott did then read 2 emails, one from the Mayor that sits on the Planning Commission and the other from Tim Esselman who couldn't be at the meeting and also sits on the Planning Commission. Scott made clear again that the Commission needs to focus really on whether to rezone or not and look past what may or may not be built in that location. Dave did bring up his business and when he gets a truck and how they are able to move around in that small area also on 8th St. There was discussion about tabling the request for more information but that would delay everything by a month and it would still have to come back to the Planning Commission for their recommendation. After that discussion Shawn Ayers made a motion to recommend the denial of the rezoning request of 814 Dallas St and 1415 8th St to the City of Chetek Council. Del Wacker 2nd the motion. Dave then asked for a reading of the motion that was done for the Family Dollar/Dollar Tree. The secretary of the Planning Commission read that motion which was from November 4, 2021. A roll call vote was taken.

Scott- No

Mark- Yes

Del- Yes

Dave- Yes

Shawn- Yes

With 4 yes and 1 no the motion of the denial of the rezoning was passed. The reasoning for the denial is based on the fact that it was a partially residential area in the background. I'll be a zoned commercial on the highway. We are still abutting a residential area and residential is appropriate to abut C-2. Maybe not so good to have C-1. Another reason is the increased traffic and managing that increased traffic.

Motion to adjourn by Del Wacker 2nd by Mark Etten motion carried meeting adjourned at 7:16pm

Date of the next meeting August 17, 2023.

Respectfully Submitted Mark Eby

# **THE CHETEK HOUSING AUTHORITY**

---

## **MONTHLY BOARD MEETING MINUTES**

May 25, 2023

### **CALL TO ORDER**

Chair Hight called the meeting to order at 2:00 PM. A quorum of directors was present, and the meeting, having been duly convened, was ready to proceed with business.

### **ROLL CALL**

Present: Alex Harden, Ray Hanson, Terry Hight, Marge Jost, and Lou Ann Novak  
Other(s) present: Meg Skemp, Executive Director

### **PUBLIC COMMENT**

No one registered or appeared for public comment.

### **MINUTES OF THE PREVIOUS MEETING**

The minutes of the previous meeting were reviewed.

**Motion (Harden/Jost)** to approve the minutes of the March 23, 2023 meeting.

Motion carried; unanimous.

### **DIRECTOR'S REPORT**

The committee reviewed and discussed the report provided in the meeting pack, which included updates on occupancy, tenants, maintenance, and administration. Skemp discussed the need to update the Over-Income policy as part of HUD's HOTMA mandate.

**Motion (Jost/Novak)** to authorize the Executive Director to implement HUD's Over-Income Policy using the Alternative Rent option.

Motion carried; unanimous.

### **BILLS**

The committee reviewed the payment detail report for the invoices paid 3/24/23 through 5/25/23, including check numbers 14654 through 14661.

**Motion (Novak/Harden)** to approve the payments. Motion carried; unanimous.

### **FINANCIALS**

The committee reviewed and discussed the April Financial Statements prepared by Housing Authority Accounting Specialists, Inc.

**Motion (Novak/Jost)** to file the statements for audit. Motion carried; unanimous.

### **PHA ANNUAL PLAN**

The committee reviewed and discussed PHA Annual Plan, Public Hearing, and Certifications. No written comments on the plan were received.

**Motion (Novak/Harden)** to approve the PHA Plan and related certifications.

Motion carried; unanimous.

### **MANAGEMENT CONTRACT**

The committee reviewed and discussed the proposed two-year management contract with the Barron County Housing Authority, effective July 1, 2023. The only change was a 3% increase in Management Fees.

**Motion (Novak/Hanson)** to approve the Management Contract. Motion carried; unanimous.

### **PANDEMIC PLAN CONCLUSION**

The committee discussed the recent government declaration of the conclusion of the COVID-19 pandemic and the Housing Authority's Pandemic Plan for Continuity of Operations. The committee discussed the disinfection schedule and agreed by unanimous consent to continue with the disinfection program at the same rate of compensation, but at a reduced level of frequency.

### **BUDGET**

The committee reviewed and discussed the proposed budget for the fiscal year beginning July 1, 2023.

**Motion (Novak/Harden)** to approve the budget with the addition of \$5,000 for a sun shelter and patio furniture, and \$2,400 for the Resident Services Stipend for the disinfection program and community building security.

Motion carried; unanimous.

### **RESOLUTION 2023-1: CAPITALIZATION AND INVENTORY POLICY**

The committee reviewed and discussed the Capitalization and Inventory Policy based on recent HUD guidance and the accompanying resolution.

**Motion (Jost/Novak)** to adopt Resolution 2023-1: Capitalization and Inventory Policy.

Motion carried; unanimous.

### **NEXT MEETING DATE AND POTENTIAL AGENDA ITEMS**

The next meeting will be held Thursday, July 27, 2023 at 2:00 PM in the community room. The laundry policy and the annual picnic will be discussed.

### **ADJOURNMENT**

**Motion (Novak/Jost)** to adjourn at 3:30 PM. Motion carried; unanimous.

Respectfully submitted,

*Margaret Skemp*

Margaret Skemp, recording secretary

August 8, 2023

Jeff Martin, mayor  
Scott Bachowski, council member  
Earl Grover, council member  
Terry Hight, council member  
Thea Hempel, council member

Dear Mayor and Council Members:

After much thought and consideration, I have decided to retire with my last day of employment being December 31, 2023. Please accept this letter as my formal resignation notice.

During my years of employment with the city, I have truly enjoyed serving the residents of the community and working with the various mayors, council members, and co-workers. The pace of the office and variety of projects have made my employment very rewarding. I hope that my 29 years working for the city serves as a testament to my dedication to the city of Chetek.

I am very appreciative of what my employment with the city has afforded me over the years. This decision has not been easy and I know it will be a difficult transition for me. There are some important projects that will not be completed prior to my resignation, however; I am willing to make myself available as needed. I will do my best to make the transition as easy as possible.

Sincerely,  
  
Carmen Newman

ORDINANCE NO. 790A

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

**Section 1.** Section 2-400 dealing with Members of the Airport Committee is recreated as follows:

Sec. 2-400. – Members. - The Airport Committee shall consist of 5 persons, one of whom shall be a council member and two shall reside in the City of Chetek.

**Section 2.** Section 2-401 dealing with the Powers and Duties of the Members of the Airport Committee is recreated as follows:

Section 2-401. – Powers and duties.

Airport Committee shall:

- (1) Organize and take charge of all affairs necessary in the management and operation of an airport for the City;
- (2) Annually, prepare and submit to the City Clerk-Treasurer no later than September 1st a budget for necessary expenditures for such management and operations;
- (3) Make recommendations to the Common Council any and all affairs pertaining to aeronautics;
- (4) Authorize all expenditures within the budget for expenditures for the maintenance or well-being of aeronautics
- (5) Recommend to the Council the hiring of an Airport Manager, if deemed appropriate;

**Section 3.** Section 2-230 dealing with the resident requirements for certain boards, commissions or committees is modified as follows:

Sec. 2-230. – Residency required for service on boards, commissions or committees.

No person not a resident of and not residing in the City shall be appointed to any City board, commission, or committee, or shall serve thereon, except for the Housing Authority, Parks Committee, Community Center Board, Airport Committee, Economic Development committee, and Library Board (which pursuant to State law, may have as members up to two persons who reside in towns adjacent to the City); Any board, committee or commission member who moves from the City shall immediately be removed from such board or commission.

City of Chetek

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

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

Date passed: \_\_\_\_\_





1 in = 100 ft

Title

SubTitle

City of Chetek  
Barron County, Wisconsin

Infinite GIS

GRaEF



# PARTNER WITH US TO BUILD A VISITOR CENTER, ARCHIVAL LIBRARY & CLASSROOM

## THIS NEW BUILDING WILL:

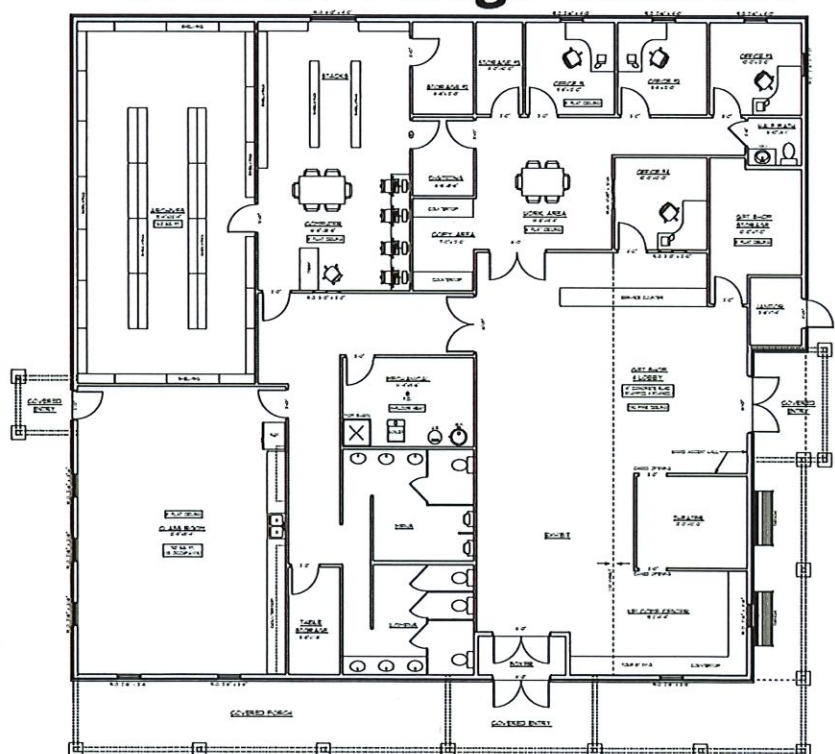
- Establish the Pioneer Village Museum as Barron County's Welcome Center.
- Help the Pioneer Village transition to a year-round facility.
- Provide greater visibility & enhance visitor experience.
- Be a consolidated center of local & family history (genealogist support, record access).
- Include a multifunctional classroom to provide
  - \* Student learning
  - \* Teacher training
  - \* Workshops
  - \* Large group opportunities

We invite you to join us with your gift that will bring honor to our shared past by supporting our future. Pledges can be made over a two-year period.

P.O. Box 242  
1866 13 1/2 - 14th Ave.,  
Cameron, WI 54822  
715.458.2080  
<https://www.pioneervillagemuseum.org>

Barron County Historical Society, Inc.'s

## Pioneer Village Museum





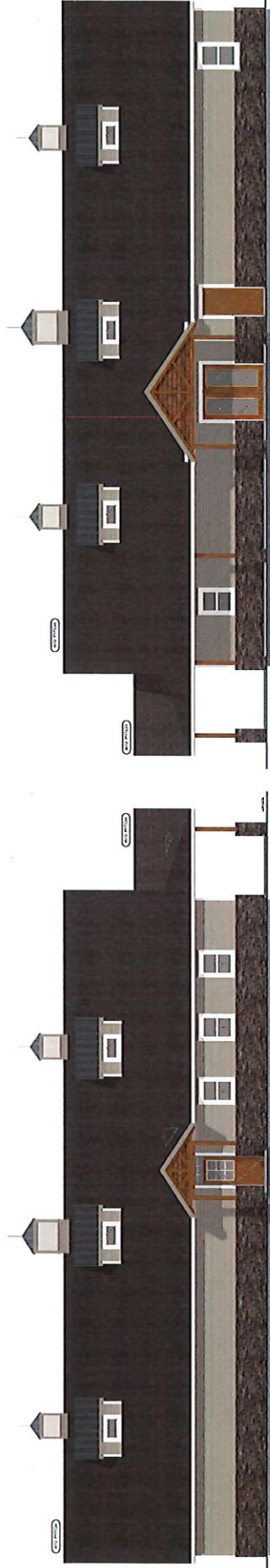
# PIONEER VILLAGE MUSEUM WELCOME CENTER



FRONT ELEVATION  
SCALE 1/4" = 1'-0"







RIGHT ELEVATION  
SCALE: 3/16" = 1'-0"



LEFT ELEVATION  
SCALE: 3/16" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"





Mark Eby <meby@cityofchetekwi.us>

---

## City of Chetek Website: Contact Form

1 message

---

**Matthew Buchman** <info@cityofchetekwi.us>

Mon, Jul 24, 2023 at 3:37 PM

Reply-To: mbuchman35@gmail.com

To: meby@cityofchetekwi.us

**Name**

Matthew Buchman

**Email**

mbuchman35@gmail.com

**Phone**

(715) 764-7247

**Select A Topic**

Contact Us

**Untitled**

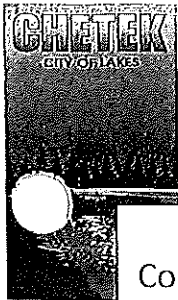
Hydroflites boat landing

**Untitled**

I am hoping to get on the agenda for the August city council meeting. The hydroflites are hosting a tournament on Saturday September 9th and we would need to close down the boat landing during the tournament as we had in the past.

**Challenge**

8



Council Action request  
Council meeting date 8/8/2023

Committee/Board: Planning Commission Date of meeting 7/20/2023

Recommendation to council:

Denial of the rezoning request of  
1415 8th St + 814 Dallas St from C-2  
Highway Commercial to C-1 General Commercial

In reference to parcel # 211-1824-05-000 (tax roll number)

Property (if info is not attached)

address 1415 8th St + 814 Dallas St

Owner of property Kelly + Kim Cole

Mailing address 998 25 1/2 St Chetek, WI

Phone: 715-205-1717

public hearing held? Yes ☒ NO ☐ date of hearing 7/20/2023

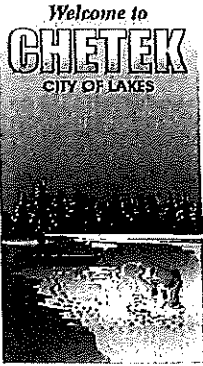
documents attached - yes ☒ No ☐ (decisions & order form)

minutes attached? Yes ☒ NO ☐

\_\_\_\_\_  
Committee chairperson

Council Action Taken:

\_\_\_\_\_  
\_\_\_\_\_



PLAN COMMISSION  
FINDINGS, CONCLUSIONS, DECISION AND ORDER

Parcel # 211- 1824-05-000 Filing date: 6/16/2023  
Address of property 1415 8th St + 814 Dallas St  
Publication dates 6/28/23 & 7/5/23  
Hearing date: 7/20/2023

Having heard all the testimony and considered the entire record herein, the Commission finds the following facts:

1. The applicant is: Mark Bush - Agent for Kim + Kelly Cole
2. The applicant on June 16th 2023 filed with the City Clerk an application for:  
conditional use for the purpose of: \_\_\_\_\_

☒ zoning change from C-2 (Highway Commercial) to C-1 (General Commercial)  
For the purpose of: the current zoning is not a permitted use in the highway Commercial District.

CONCLUSION OF LAW

The conditional use \_\_\_\_\_ does or \_\_\_\_\_ does not correspond to the zoning district for this property.

The conditional use is denied based on the following reasons:

The conditional use is approved based on the following reasons:

The zoning change to \_\_\_\_\_ is approved based on the following reasons:

The zoning change is denied based on the following reasons:

Partial residential area in the background, but zoned commercial on the highway. Abutting residential area and residential is appropriate, to about C-2 maybe not so good for C-1. Another reason is the increase in traffic, & increasing the increase

## ORDER AND DETERMINATION

On the basis and the above Findings of fact, Conclusions of Law and the record herein, the Board determines and orders as follows:

\_\_\_\_\_ The Conditional Use is approved with the following **conditions**:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

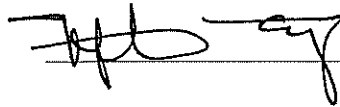
\_\_\_\_\_ The Zoning change is **approved** and said recommendation shall be forwarded to the Common Council for their decision at their next regular scheduled meeting to be held on \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_.

✓  
\_\_\_\_\_ The Zoning change is **denied** and said recommendation shall be forwarded to the Common Council for their decision at their next regular scheduled meeting to be held on 08/08/23.

City of Chetek Plan Commission

\_\_\_\_\_, chairperson Plan Commission

Attest:



\_\_\_\_\_, recording clerk

Funding		
USDA-RD		\$ 20,696,000
	Grant	\$ 10,352,000
	Loan	\$ 10,344,000
Clean Water Fund (CWF)	Overrun	Options outlined below

April 2023 Presentation		
WWTP Bid	\$	19,942,000
WWTP Contingency - 5%	\$	997,100
CO #1	\$	566,870
Outstanding Construction Projects	\$	465,654
Non-Construction Cost	\$	3,505,368
Project Total	\$	25,476,992
Estimated Overrun*	\$	4,781,000

August 2023		
WWTP Bid	\$	19,942,000
WWTP Contingency - 5%	\$	997,100
CO #1	\$	565,176
CO #2	\$	236,645
Outstanding Construction Projects	\$	263,100
Non-Construction Cost	\$	3,515,368
Project Total	\$	25,519,389
Estimated Overrun*	\$	4,824,000
Option A		

Other items to consider		
Item	Cost Impact	Resulting Overrun Estimate*
Use 'WWTP Contingency' for CO #2	\$ (236,645)	\$ 4,588,000
Include outstanding Change Order Requests	\$ 232,667	\$ 5,057,000
		Option B
		Option C

\*Overrun estimates rounded up to nearest thousand dollars

RESOLUTION NO. \_\_\_\_\_

By: City of Chetek

**RESOLUTION DECLARING OFFICIAL INTENT  
TO REIMBURSE EXPENDITURES FROM PROCEEDS OF BORROWING**

WHEREAS, the City of Chetek, Barron County, Wisconsin ("the Municipality") plans to undertake the Wastewater Treatment Facility project (the "Project"); and

WHEREAS, the Municipality expects to finance the Project on a long-term basis by issuing tax-exempt bonds or promissory notes (the "Bonds"); and

WHEREAS, because the Bonds will not be issued prior to commencement of the Project, the Municipality may need to provide interim financing to cover costs of the Project incurred prior to receipt of the proceeds of the Bonds; and

WHEREAS, it is necessary, desirable, and in the best interests of the Municipality to advance moneys from its funds on hand on an interim basis to pay the costs of the Project until the Bonds are issued.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the Municipality, that:

Section 1. Expenditure of Funds. The Municipality shall make expenditures as needed from its funds on hand to pay the costs of the Project until Bond proceeds become available.

Section 2. Declaration of Official Intent. The Municipality hereby officially declares its intent under Treas. Regs. Section 1.150-2 to reimburse said expenditures with proceeds of the Bonds, the principal amount of which is not expected to exceed \_\_\_\_\_.

Section 3. Unavailability of Long-Term Funds. No funds for payment of the Project from sources other than the Bonds are, or are reasonably expected to be, reserved, allocated on a long term basis, or otherwise set aside by the Municipality pursuant to its budget or financial policies.

Section 4. Public Availability of Official Intent Resolution. This Resolution shall be made available for public inspection at the City of Chetek City Hall within 30 days after its approval in compliance with applicable State law governing the availability of records of official acts including Subchapter II of Chapter 19, and shall remain available for public inspection until the Bonds are issued.

Section 5. Effective Date. This Resolution shall become effective upon its adoption and approval.

ADOPTED on this \_\_\_\_ day of \_\_\_\_\_, 2023, by the City of Chetek, Barron County, Wisconsin.

\_\_\_\_\_  
Jeff Martin, Mayor

\_\_\_\_\_  
Date Signed

ATTEST:

\_\_\_\_\_  
Carmen Newman, Clerk/Treasurer



Building a Better World  
for All of Us<sup>®</sup>

July 31, 2023

RE: 250,000 Gallon Water Tower  
Chetek, WI  
SEH No. CHETW 160464 14.00

Carmen Newman, City Clerk  
City of Chetek  
220 Stout Street, P O Box 194  
Chetek, WI 54728

Dear Ms. Newman:

On Thursday, July 27, 2023, lump sum bids were received for the 250,000 Gallon Water Tower project. The attached Tabulation of Bids shows the lump sum bids received from all bids submitted.

Four bids were received for the project. The bids ranged from \$1,686,100.00 to \$2,631,096.00. The low bid was submitted by Maguire Iron, Inc., Sioux Falls, SD. Based on our experience and review, it is our opinion that Maguire Iron, Inc. has the required equipment and expertise to perform the work as outlined in the contract specifications. We, therefore, recommend award of the project in the low bid amount of \$1,686,100.00.

SEH retains electronic copies of bids and bonds of all bidders. The bid and bond of the low bidder will be incorporated into the contract documents after all applicable documentation has been signed by the Contractor and Client and provided to SEH.

We hope this analysis of the bids is adequate for your needs. If you have any questions regarding this information, please contact me.

Sincerely,

Jana Nyhagen, PE  
Project Manager  
(Lic. IA,IN,MN,ND,SD,WI)

hh

Enclosure

x:\ae\c\chew\160464\6-bid-const\250,000-gallon water tower\bidding documents - 8580602\bid award ltr 07.31.2023.docx

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 326 South Main Street, Suite 100, Rice Lake, WI 54868-2238

715.236.4000 | 800.903.6970 | 888.908.8166 fax | [sehinc.com](http://sehinc.com)

SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer



BID TABULATION

Chetek, WI - 250,000 Gallon Water Tower  
(CHETW 160464) (#8580602)  
Owner: City of Chetek  
Solicitor: SEH - Rice Lake, WI  
07/27/2023 02:00 PM CDT

Item No.	Description	Unit	Quantity	Maguire Iron, Inc.			Caldwell Tanks, Inc.		
				Unit Price	Extension		Unit Price	Extension	
1	250,000-Gallon Water Tower	LS	1	\$1,686,100.00	\$1,686,100.00		\$1,978,500.00	\$1,978,500.00	
TOTAL BID PRICE				\$1,686,100.00			\$1,978,500.00		

Item No.	Description	Unit	Quantity	General Construction Services, Inc.			PHOENIX FABRICATORS		
				Unit Price	Extension		Unit Price	Extension	
1	250,000-Gallon Water Tower	LS	1	\$2,155,000.00	\$2,155,000.00		\$2,631,096.00	\$2,631,096.00	
TOTAL BID PRICE				\$2,155,000.00			\$2,631,096.00		

## LAND LEASE

This lease agreement, made this 4<sup>th</sup> day of October, 2018, by and between CITY OF CHETEK, a municipal corporation of Barron County, Wisconsin, hereinafter called "CHETEK" and Chetek Hydroflites Water Ski Team, Inc., hereinafter called "LESSEE".

WITNESSETH: That their mutual interest is to promote the orderly use and development of a certain Chetek boat landing area, owned by CHETEK and to provide reasonable access and use of facilities to the public and specific users; and further to insure the orderly development of the premises;

It is hereby agreed, in consideration of the covenants and promises herein contained, that CHETEK shall lease to Chetek Hydroflites Water Ski Team, Inc. that certain real estate described on attached Map "A," which is incorporated herein by reference, upon the following terms and conditions:

1. Term of lease shall be from November 1, 2018 to October 31st, 2023.
2. LESSEE may erect, and maintain their concession stand and permanent and non-permanent bleachers.
3. LESSEE shall take proper care of the land and buildings thereon or to be erected thereon. If LESSEE fails so to do, CHETEK may provide necessary maintenance services and charge the same to LESSEE in the manner and at such rates as shall reimburse CHETEK for its costs.
4. Should LESSEE, its permitted successors or assigns fail to comply with the terms of this lease for a period of thirty (30) days after the time set for taking an action required under this lease or if the conditional use permit referred to in this lease is revoked, rescinded, voided or not renewed then this lease shall be deemed to be terminated and of no further force or effect. Then, in that event, Lessee shall have thirty (30) days to remove all non-permanent structures placed on the leased premises. All permanent structures and any non-permanent structures or other personal property left on the premises after said time period shall be deemed forfeited and the City may proceed to use or liquidate the same without further notice to or claim from Lessee.
5. This lease is contingent upon Lessee's related real estate maintaining a conditional use permit on said real estate.
6. Lessee has obtained a contingent rezoning of the Map "A" parcel as C-3 "Resort-Commercial", which said zoning shall revert upon termination of

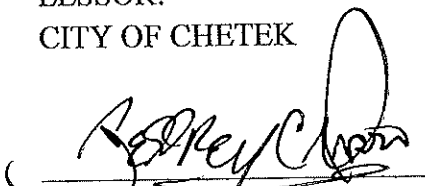
this lease.

7. This lease is not assignable or transferable without the written consent of the other party hereto.
8. This lease shall be governed by Wisconsin law and shall be deemed to be severable. By signing below, each party acknowledges receipt of a signed copy hereof.

Dated this 4<sup>th</sup> day of October, 2018 at Chetek, Wisconsin.

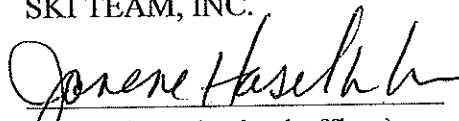
LESSOR:  
CITY OF CHETEK

by:

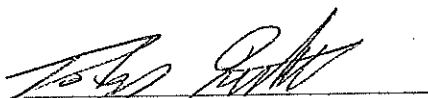
  
Jeffrey Martin, Mayor

LESSEE:  
CHETEK HYDROFLITES  
SKI TEAM, INC.

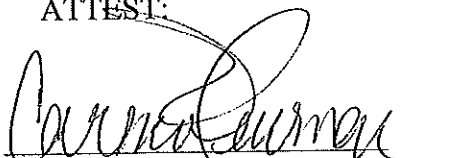
by:

  
(a duly authorized officer)

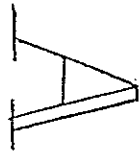
by:

  
(a duly authorized officer)

ATTEST:

  
Carmen Newman, City Clerk

VIEW



AIRPORT

81

ST.

CHILL

PARK

DR.

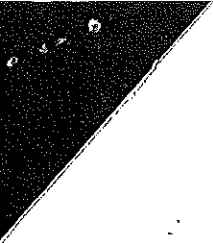
LAKEVIEW

DR.

BOAT LANDING ASPHALT  
PARKING AREA

CITY PROPERTY  
LEASED TO HYDROFLITE  
FOR WALKWAY  
10 FT. WIDE

BOAT LANDING  
CITY PROPERTY LEASED TO  
HYDROFLITES  
HYDROFLITES PROPERTY



**RESOLUTION NO. 2023-12**

WHEREAS, donations are being received from various entities and individuals for the proposed new pickleball courts and development of the Gotham Park area;

WHEREAS, said donations shall be appropriated to the parks fund 810-57621 for the proposed improvements;

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Chetek that the City Clerk/Treasurer be authorized to adjust the budget for the parks fund with all donations received for the park development.

CITY OF CHETEK

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

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

Passed: August 8, 2023



# Lake Country MARINA



715-924-3318

101 Banks St., P.O. Box 4 • Chetek, WI 54728

---

07/14/2023

Dear Chetek City Hall,

Lake Country Marina would like to have your permission to obtain a liquor license to sell beer for offsite consumption. We have had many requests for this from our customers and we would like to venture into this opportunity.

James Crotteau

Owner