

Minutes of the Hearing of the Plan Commission of the City of Chetek held on November 15,2023 at 6:00p.m.

City of Chetek – Planning Commission Meeting Minutes – November 15,2023.

A regular meeting of the Planning Commission for the City of Chetek was called to order at 6:00 pm on November 15,2023 by President of the Council Scott Bachowski.

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

Also present was Mark Eby, Planning Commission Secretary, Building Inspector Joe Atwood, Thea Hempel, Matt Shilts

Compliance with the open meeting law was verified.

Shawn Ayers made a motion to approve the prior month meeting minutes. 2nd by Tim Esselman Motion carried.

1) Discussion/Action:William Anderson at 2573 10th Ave. has applied to divide his 17 acre parcel into 11 lots under Extraterritorial Zoning.

Joe Atwood started by saying this is protocol. Matt Shilts is here on behalf of the property owners. The county has approved him. Matt said he is now just waiting on the approval from the city planning commission and also the town. Del asks if they perked for septic and well and Matt says that would be a county issue. Del Wacker made a motion to approve the Extraterritorial platting. Shawn Ayers 2nd motion, motion carried.

2) Discussion/Action: Quinn Johnson at 2740 7th Ave has applied to divide his 35 acre parcel into 4 lots under Extraterritorial Zoning.

Joe Atwood said this is extraterritorial platting. This is the same as the previous action item, just a different property. Matt was here on behalf of this property only also. With this property one lot would stay as a campground and then an existing residential lot and 2 vacant lots. Joe said that the environmental assessment was ok, just some flood plain stuff. Tim Esselmanmade a motion to approve the Extraterritorial platting. Del Wacker 2nd motion, motion carried.

3) Discussion/Action: Review any progress with the Shoreline Provisions the commission has been working on.

First draft was looked at and Thea did a powerpoint presentation of a sample property. This was a property that has been built within the last 10 years. Example was narrow lot. The property owners wanted to control and try to diminish any runoff when they built the property. An analysis was done on the example and in impervious service is between 15-30%. The property owner raised the property to have a better runoff. This example was a pretty good one for the smaller lots on the lake side. The example was a lot size of 11,256 sq ft with 3,542 sq ft of impervious surfaces. The impervious surface calculation is figured as follows. Divide the surface area of the existing impervious surfaces by the total surface area of the lot and multiply by 100. $3542 \text{ divided by } 11,256 = 0.3146 \times 100 = 31.46\%$ This example lot is over the threshold of 30% however lots developed prior to the shoreline ordinance are and would be grandfathered in but no new impervious surfaces can occur. New development proposed Ordinance Sec 118-322 (d)- properties can contain more than 15% impervious surfaces but no more than 30% with a mitigation plan. Anything above 30% would go to the Board of Appeals. Del asked how many feet of frontage the example property was and it was 65 ft. They raised the existing structure that was there and built from the ground up. There was some discussion on the example being a non conforming lot which Joe replied and said that you can build on a pre-existing nonconforming lot just can not make any other new lots non conforming in the city. Tim asked how much the example was raised and it was about 5 or 6 feet. There was then discussion on the draft ordinance where the planning commission started on the first page and worked page by page. Del did bring up on page 1 under Sec 118-315 impervious surfaces that gravel should be removed and in regards to driveways would need more of a further definition. Joe will check with the state to get a good explanation and clarification. Also on sec 118-315 Tim brought up that under vegetation we should remove flowers, fruits, leaves, stems, and roots. Also under section 118-315 vegetative buffer zones should pull out native. Under sec 118-316 (2) d the change was made to take out 200 sq ft for sizes of patios and replaced with 400 sq ft. Everyone was ok with that change. Also the change from 200 to 400 was changed in sec 118-316 (b) (4). Everyone was ok with change

also. There was change for 118-318 (a) that Barron County Zoning needs to be removed. Also in 118-318 (c) boathouses need to be looked at where it says not to extend below the ordinary high water mark. Del said that it did not make much sense as the footings for a boathouse would be below the high water mark. They agreed that it should be looked at and worded as shall not extend below the ordinary high- water mark if built over water pilings. This will be looked at again. There then was some lengthy discussion as to sec 118-322 (f) from Del that the existing impervious surfaces should also be included in sec 118-323 under sec (b) it was then said that it would go to the city attorney for final review but they may take it out under sec 118-323 as it would be a repetitive statement as above in 118-322. Shawn then asked if there were any other examples of properties to come up with a good percentage as to what should be used for the impervious surface percentage. At this time there are no other examples but Joe did say that he could go through and do a dozen or so examples to look at. Tim said that he would be willing to help with coming up with the percentage of what should be used. Thea would like to see that the planning commission come up with the scale that would work in the ordinance as far as to what percentage should be taken. This ordinance will be looked at again at the December meeting.

Motion to adjourn by Tim Esselman 2nd by Mark Etten motion carried meeting adjourned at 7:08pm

Date of the next meeting Dec 21, 2023

Respectfully Submitted Mark Eby