

City of Chetek Common Council Meeting Agenda
Tuesday, January 14, 2025- 6:00 p.m.
Public Hearing prior to start of council meeting
Council room, 220 Stout Street, Chetek, WI
Also view meeting remotely on the City Facebook page

AGENDA:

Call to order
Roll call – Mayor Martin Scott Bachowski, Earl Grover, Terry Hight Thea Hempel
Prayer
Pledge of Allegiance
Mayor Comments

Public comment: citizens may direct questions/comments to the council for items not on the agenda. The council may have limited discussion, however; no action will be taken under public comments.

Announcement of closed session later in meeting – Wisconsin Statute 19.85(1)(c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility.- compensation discussion

Motion to approve agenda

CONSENT AGENDA:

- A. Council minutes and city claims: ***December Council, December Special Council Meeting***
- B. Department/Board reports as submitted - ***Library-December, EDC-December***
- C. Resignations and/or appointments from boards/committees:
- D. General license/permits:

OLD BUSINESS - the following items will be discussed by the council and possible action taken

NEW BUSINESS:

- E. Request to use Airport Park July 4-6 for the Annual Liberty Fest Art & Craft Fair
- F. Resolution 2025-1 Delinquent Accounts to be uncollectible and write off
- G. Resolution 2025-2 Appropriation of Funds for quarter 4
- H. Resolution 2025-3 Appropriate Revenues
- I. Resolution 2025-4 Authorization to carry over unused Funds
- J. Discussion for water main on Kleve St
- K. Permission from council to use beach to access Ice Races
- L. Ordinance 798-A Chapter 118 – Article II Sec 118-75 through 118-77
- M. 2024 Building Inspector Update
- N. Badger State Recovery Update
- O. Closed Session
- P. Act on Closed session item if any

Adjournment

Minutes of the City of Chetek Common Council Meeting held on Tuesday, December 10, 2024 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

Public comments: Kathleen Dorsey has a couple concerns in regards to safety. Are we planning to put in any sidewalks on Lakeview Dr or City Park Drive? The mayor commented that at this time there are no intentions for city park drive. She would really like a sidewalk the length of the road. Her other question was who would maintain Gotham Park. Jim Ellingson just wanted to comment in regards to the maintenance of who would take care of the park and to maintain. Tammy Lewis is with the chamber of commerce with a thank you for the city to know that they really appreciate the land donation. Chamber meetings are the 4th Thursday of every month.

Bachowski made a motion to approve the agenda. 2nd by Grover. Carried.

Hight made a motion to approve the consent agenda. 2nd by Hempel Carried.

Council minutes and city claims: November Council

Department/Board reports as submitted - Planning Commission-November, Chetek Ambulance-November, Chetek Fire Dist-September & November, Library- October & November

Resignations and/or appointments from boards/committees: **Gary Coleman appointed to Planning Commission**

General license/permits:

Old Business:

New Business:

SC Swiderski update They were here to show the final plans of the development. They showed the renderings of what the properties may look like. Hight did ask about the sidewalk on Knapp St. Grover did ask about 1 area. Grover did also ask about the flooding areas and they said that it would go and slope over to the retention pond. Bachowski did ask about the market rents and will start at 1100 and will go up to 1850.00. Hight did ask about the single family homes and Hempel did say that everything was looked at by all of the people that needed to look at it. There were also some questions from residents that this development may affect. All their questions were answered. There was also some discussion about being able to use local vendors. They do bid stuff out and they welcome the local businesses that could bid out. Joe did discuss some things in regards to getting the foot traffic to the school. Bachowski made a motion to approve the plan as presented tonight. Grover 2nd. Carried.

Ice rink discussion from Parks Josh Eby was here to update the Gotham Park fundraising. The shoe drive brought in almost \$1000.00 The total money raised was \$172,042.00. Josh brought up an ice rink from the money that was put into parks outlay and also any donations that would come in. The ice rink would be a 50x100. They are working with local businesses in donations and help with setting up and tearing down the ice rink when the season is over. The ice rink would be put in the ball field for the foreseeable future. The parks are asking for the city's help with the storage of the stuff and Dan said that there would be some place he could store it at. Hempel does like the idea of a volunteer lead effort. Hempel would like to see as little on public works as possible and if needed for public works help it would be a last resort for them. Hempel did bring up liability signage for the ice rink and it was said that signs would be put up. Hight said that he echoed Hempel's concern that this does not fall too much on public works. Hempel makes a motion to approve the ice rink. Grover 2nd. carried.

Ordinance 796A Attached Private Garages this does not require a public hearing. Joe gave some background info into what the language said and he said that he took out language that was not needed.

It would now say an attached private garage may have a door connecting directly into the principal building provided that the door has a 20 minute fire rating. Hight makes a motion to approve the changes in ordinance number 797A. Grover 2nd. carried.

Permission for Special Search Warrant for BSR So as building administrator I can apply to our municipal court for a special inspection warrant. I have to have a reason to do that so the BSR building has been vacated for a while. It's in distress, it's looking horrible, there's junk outside the building falling apart. I've talked to some of the employees that worked on the inside of the building. Their forklifts have knocked over walls to holes in the ceiling. I have not been in the building since I quit doing fire inspections in 2017 so I could've just about imagined what it looks like now so if I apply to the municipal court for the special inspection warrant I can go in there with the contractor and determine whether this building is condemnable or safe. If I find that the repairs exceeded 50% of the value we may have to condemn it and it has to meet three criteria, dangerous to the public and dangerous to the tenant and exceed 50% of his value and repair repairs. The thing I warn you of is that if I determine when we condemn it we issue them a timeframe to bring the building up to compliance or tear it down if they do not comply the city may have to have it demolished. The current owner is out of state and has some issues contacting him. There have been no citations issued yet to the new owners. Hight makes a motion to grant Joe to get a special search warrant for BSR Badger State Recovery to inspect the property. Hempel 2nd. Carried.

Closed Session: Bachowski made a motion to go into closed session. Hempel 2nd. roll call vote Bachowski-yes, Grover-yes, Hight-yes, Hempel-yes

Grover made a motion to go into open session. Hempel 2nd. Roll call vote Bachowski-yes, Grover-yes, Hight-yes, Hempel-yes

Hempel makes a motion for option 4 of the compensation discussion in closed session. 2nd Grover Carried. Bachowski abstained.

Hight motioned to adjourn the meeting, 2nd by Grover. Carried.

Mark Eby, City Clerk

Minutes of the City of Chetek Special Common Council Meeting held on Tuesday, December 13, 2024 at 1:00 p.m., 220 Stout Street, Chetek, WI.

The meeting was called to order by Mayor Martin at 1:00 p.m.

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

The Mayor announced that they would be going into closed session. Hempel made a motion to approve the agenda. 2nd by Grover. Carried

Hempel made a motion to go into closed session. Hight 2nd. Roll call vote Bachowski-yes, Hight-yes, Hempel-yes, Grover-yes Carried.

Grover made a motion to go back into open session. Hempel 2nd. Roll call vote Bachowski-yes, Hight-yes, Hempel-yes, Grover-yes Carried.

Hempel made a motion to withdraw the motion from the December 10th council meeting of option 4 of compensation discussion. Hight 2nd. Carried. Bachowski abstained.

Hempel made a motion to propose option 5 of the compensation discussion. 2nd Grover. Carried. Bachowski abstained.

Motion to adjourn Hempel 2nd Hight. Carried.

Mark Eby, City Clerk

Calhoun Memorial Library Board Meeting Minutes
Dec. 03, 2024

Minutes of the Calhoun Memorial Library Board of Director's Meeting: Dec. 03, 2024

The board meeting was called to order at 9 a.m. on Dec. 03, 2024, by President Jean Wacker at the Calhoun Memorial Library.

Members present: Jean Wacker, Nancy Nix, Louise Brown, Jeff Martin, John Banks, Sally Johnson, and Rachel Westberg. Also present was Library Director Emily Resendiz, and Friends of the Library President Barb Ryan.

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

There were no in-person public comments, but Director Resendiz noted many people have been coming into the library recently—especially while the library is being decorated.

Minutes of the November 2024 regular board meeting were presented to board members in printed form. Motion was made by Jeff Martin, seconded by Nancy Nix, to accept the minutes as printed. Motion carried.

Director Emily Resendiz reported on the monthly expenditures for October and November. She also reported on the year-to-date budget, Act 150 and checking account reports from the last two months. Motion was made by Rachel Westberg, seconded by John Banks, to approve the financial report. Resendiz also presented the reoccurring expenditures for November. Motion was made by Jeff Martin, seconded by Louise Brown, to accept the report.

Library Director Emily Resendiz presented the month's petty cash, statistics, and activities as part of the director's reports.

Friends President Barb Ryan provided an update from the Friends of the Library.

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

Mayor Jeff Martin reported on the happenings within the City of Chetek.

John Banks presented a report as the county board representative.

The board briefly received an update on the video camera system for the library and a subsequent policy for the system.

The board heard updates on a new library aid and library cleaning positions at the library. Resendiz has hired two new aids and has a cleaning person in place.

The 2025 budget proposal from the City of Chetek has been approved, and the board received notice that their request for \$128,165 for next fiscal year has been granted.

Pursuant to Wisconsin Statute 19.85 (1)(c) a motion was made by John Banks, seconded by Nancy Nix to go into closed session to discuss employee salaries. By a roll call vote, the board unanimously agreed to go into closed session. Following closed session discussion, Jeff Martin made a motion, seconded by Nancy Nix, to return into open session. A roll call vote was held to break back into open session, which was agreed upon unanimously.

Following closed session, Jeff Martin made a motion, seconded by Nancy Nix, to increase salaries for employees by \$3/per hour across the board, from the proposed 2025 salaries. Motion carried unanimously.

The board also agreed to spend \$650 on bonuses for staff: \$150 for Resendiz, \$100 for regular employees and \$25 for new hires and junior aids.

Motion to adjourn by Jeff Martin, seconded by Rachel Westberg. Motion carried; meeting adjourned.

Respectfully Submitted,

Rachel Westberg

City of Chetek
Meeting: Economic Development Committee
Friday, December, 6, 2024 (Noon meeting -Pokegama)
Chairperson: Ward 4 Alderwoman, Thea Hempel

Members:

Jessica Clark _A__
Dan Knapp Sr. _X__
Rick Meskers _X__
Jennifer Blatz _X__
Travis Turner _X__
John Flor _X__

Call Meeting to Order

Roll Call

Approve Minutes from last meeting

Old Business:

New Business:

 Updates on seeking and selling businesses

Priorities and Task Assignments

 EDC Members property assignments

Other Items

Adjourn

MINUTES

The meeting was called to order an 12:00 pm Motion: Turner Carried: Meskers

Role Call was taken and is indicated above. The meeting was also joined by Mark Eby and Joe Atwood.

The minutes for the last meeting were approved Motion: Knapp, Sr. Carried: Turner

Old Business: None

New Business: Property Review (found in Properties Sheet)

- Thea encouraged whatever members of the EDC are available to attend the next City Council meeting (Tuesday 12/10, 6pm) to hear the 90% Civil Plans that will be presented to SCS Swiderski. Dan indicated a desire to have local contractors used and displeasure at the retention pond and location of the garbage receptacles. Rick also wants to know if the loans for the development can be regional. John also had concerns about the waning rental market. Joe also has concerns about a proper sidewalk/walkway to and from the development to the school. He will make a presentation to this effect at the Council meeting.
- Image Plastics is doing some clean up to make the listing more attractive to buyers. The price is still firm at \$740k
- The front of the "Sheet Metal" building was looked at to house an embroidery shop but didn't pan out. Barron County overhead door is now looking at it as a store front.
- Cody Link property (corner of 1st and Knapp) is still in litigation. Attracting Agonic Brewery to that site would be an interesting move (since the fire in Rice Lake) if it resolves.
- No interest in Core Products thus far.
- Bob's Auto will most likely be in limbo until the tax bill can be resolved approx \$160k or there is a change in ownership/death
- The BSR Property remains an issue. Joe Atwood updated the EDC on recently issued "Clean Up" orders which have expired. Joe indicated that he needs to assess the property (especially on the inside) to really know the extent of the situation. A Special Search warrant was discussed to allow Joe to enter the property. A unanimous vote from the EDC supports Joe's ability to do this. Joe has the topic on the next City Council meeting. Thea will present the support of the EDC.
- Sugar and Spice is expanding again in the North Industrial Park. There should be some consideration to them and the retention pond.
- Thea and Joe presented information that Joe was approached for a potential expansion of the "Mama's Cottage" property. Information was shared about the feasibility of those plans along with police call reports to that property and building code violations. Information was also shared about a formal change in ownership and tax liabilities. No

formal vote was taken but in general the EDC does not support an expansion. This will be addressed within Ward 4 and with the EDC if it comes to fruition.

- Chief Electric is still looking for space in the City of Chetek, proper. Turner will tell him about Brice's property on SS as it is a good location for marketing traffic.
- Knapp, Sr. presented the 5 acres for Bright Speed that should be reevaluated for its no-tax status.

Meeting ended at 12:57 pm Motion: Turner Carried: Knapp, Sr.



Mark Eby <meby@cityofchetekwi.us>

request for use of Airport Park for Liberty Fest Art & Craft fair 2025

1 message

wihcdanette@centurytel.net <wihcdanette@centurytel.net>

Mon, Dec 16, 2024 at 11:16 AM

To: meby@cityofchetekwi.us

Hello Mark:

I am writing to reserve Airport Park for the 38th Annual Liberty Fest Art & Craft Fair. I would like to reserve it for July 4th, 5th and 6th, 2025. I will be doing clean up and setting up crafters Friday, July 4th, and the Chetek Lions will again be serving food there for the weekend. Again this year I will be donating \$500.00 to the city for the use of the park. I look forward to hearing back from you to confirm our dates requested.

Have a great day.

Danette Nelson
243 Wisconsin Avenue
Chetek WI 54728
715-764-2985

Mark Eby

Deputy Clerk/Utility Clerk
City of Chetek
220 Stout Street | PO Box 194
Chetek, WI 54728
P: 715-924-4838
F: 715-924-2476
E: meby@cityofchetekwi.us



Virus-free.www.avg.com

RESOLUTION - 2025-01
City of Chetek

**RESOLUTION AUTHORIZING DECLARING DELINQUENT
ACCOUNTS RECEIVABLE TO BE UNCOLLECTIBLE**

WHEREAS, the City Treasurer has determined that accounts receivables in the amount of \$25.35, as listed below, are uncollectible; and

Unpaid Accounts Receivable To Be Written Off in 2025		
Customer	Amount	Notes
SCHELLBI PHERNETTON	27.35	from 2023 - was a renter, owner sold
TOTAL	\$27.35	

NOW, THEREFORE, BE IT RESOLVED, that the Chetek City Council does hereby determine that the accounts receivables listed above are uncollectible and authorizes the write-off of the in the amount of \$27.35.

Jeff Martin, Mayor

Mark Eby, Clerk

Passed: January 14, 2025



220 Stout Street | PO Box 194

Chetek WI 54728-0194

PHONE NO: 715-924-4838

Statement Date: 01/02/2025

STATEMENT

Schellbi Phernetton
 N7125 County Road A
 Black River Falls WI 54615-5706

Customer No: 1843

Date	Invoice #	Description	Charge	Credit	Balance
11/30/2023	5849	extra garbabe pickup	23.50	.00	23.50
01/10/2024	5890	Interest	.35	.00	23.85
03/04/2024	5912	Interest	.35	.00	24.20
04/03/2024	5934	Interest	.35	.00	24.55
05/01/2024	5965	Interest	.35	.00	24.90
06/06/2024	6015	Interest	.35	.00	25.25
07/01/2024	6056	Interest	.35	.00	25.60
08/01/2024	6118	Interest	.35	.00	25.95
10/02/2024	6175	Interest	.35	.00	26.30
11/01/2024	6200	Interest	.35	.00	26.65
12/03/2024	6262	Interest	.35	.00	27.00
01/02/2025	6320	Interest	.35	.00	27.35

Balance Due: 27.35

Please make check payable to:

City of Chetek
 220 Stout Street | PO Box 194
 Chetek WI 54728-0194

Past due please pay promptly.

OVER 30 DAYS	OVER 60 DAYS	OVER 90 DAYS	OVER 120 DAYS	OVER 150 DAYS
.00	.35	.35	.00	25.95

RESOLUTION NO. 2025-02
Appropriation of Funds

WHEREAS, donations have been received for the fourth quarter of 2024;

WHEREAS, the donations need to be appropriated to the correct accounts;

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Chetek that the City Administrator/Treasurer be authorized to adjust the **2024 budget** with the following donations;

100-57220-000-00 National Night Out \$693.00
100-57219-000-00 Shop with a Cop \$1,000.00
100-57213-000-00 Law Enforce - Equipment \$1,140.00

CITY OF CHETEK

By: _____
Jeff Martin, Mayor

Attest: _____
Mark Eby, Clerk

Passed: January 14, 2025

Resolution 2025-03

WHEREAS, expenses in some accounts exceeded the budget; and,
 WHEREAS, additional revenues in 2024 need to be appropriated to cover expenditures;
 WHEREAS, excess account balances shall be moved to accounts that exceeded the budget;
 WHEREAS, Section 65.90(5) of the Wisconsin Statutes allows the governing body of the municipality to change such appropriations stated in the budget;
 NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Chetek that the City Treasurer be authorized to adjust budget funds as outlined below:

Appropriate revenues:			
Franchise Licen	100-44140		\$3,400.00
Short Term Rent	100-44301		\$2,900.00
Zoning Permits	100-44400		\$2,500.00
Fines/Forfeitures	100-46211		\$4,000.00
Investment Inter	100-48110		\$8,700.00
Mayor Expense	100-51120-100		\$900.00
Codification	100-51403		\$1,000.00
Clerks office wa	100-51420-110		\$8,000.00
Auditing	100-51510		\$2,600.00
Police office exp	100-52114		\$1,300.00
PW Gen exp	100-53101-100		\$2,000.00
Aiport exp	100-53510		\$3,400.00
Airport fuel sold	100-53511		\$2,300.00
Adjust budget: from			
	PW Dept Wages	100-53101-110	\$12,000.00
to			
	Building/Zoning	100-52420-110	\$12,000.00
Adjust budget: from			
	Parks Utilities	100-55200-300	\$3,000.00
to			
	PW Utilities	100-53101-300	\$3,000.00
Adjust budget: from			
	Lae enforce equ	100-57213	\$45.00
to			
	Memorial Fund	100-57221	\$45.00
Adjust budget: from			
	City Hall Data Pr	100-57125	\$34.47
to			
	Community Cen	100-57614	\$34.47
Attest:			
Jeff Martin, Mayor			
Attest:			
Mark Eby, Clerk			
Passed: January 14, 2025			

RESOLUTION NO. 2025-04
Authorization to carry over unused funds

WHEREAS, Section 65.90(5) of the Wisconsin Statutes allows the governing body of the municipality to change such appropriations stated in the budget;

WHEREAS, Legal (#100-51300-000-00) will have an approximate remaining balance of \$85,815.65 in 2024;

WHEREAS, the fire district subsidy needs additional funds for 2025. There is an excess of \$2,653.61 in fire district subsidy (#100-52200-000-00)

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Chetek that the City Treasurer be authorized carry over the funds in the amount of \$70,000 and appropriate in the 2025 legal budget (#100-51300-000-00) and carry over the funds in the amount of \$2,600 in fire district subsidy (#100-52200-000-00).

This Resolution shall take effect and be in force from and after its passage and publication.
CITY OF CHETEK

By: _____
Jeff Martin, Mayor

Attest: _____
Mark Eby, Clerk

Passed: January 14, 2025

Ordinance No. 798A

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

Section 1. Chapter 118 – Article II Sec 118-75 through 118-77 of the Chetek Code of Ordinances is hereby amended to read as follows:

Sec. 118-75. R-1 Single-Family Residence District.

(a) *Purpose.* The R-1 District is intended to provide a quiet, pleasant and relatively low density living area protected from traffic hazards, fires and nuisances, such as noise, odors, vibration, congestion and environmental and aesthetic degradation, and uses which are incompatible with the provisions of this chapter for this district.

(b) *Permitted uses:*

(1) Single-family dwellings.

(2) Municipal buildings. This generally excludes buildings whose uses may cause public and private nuisances, such as sewage treatment plants, garbage incinerators, warehouses, public garages, public shops or storage yards, penal or correctional institutions and asylums.

(3) Public parks, playgrounds, recreational and community center buildings and grounds.

(4) Telephone buildings, exchanges and lines and transformer stations.

(5) One private garage, whether attached or not, and one accessory building.

(6) Home occupations subject to the provisions of this chapter.

(7) Parking as required in Article VI of this chapter.

(8) Signs as required in Article VII of this chapter.

(9) Public facilities including water utility, storm utility, and waste water treatment plants, equipment, mains, laterals, and all other related structures and appurtenances.

(c) *Conditional uses:*

(1) Seasonal residences for occupancy by the owner or renter.

(2) Colleges, universities and vocational schools.

(3) Public museums.

(4) Art galleries.

(5) Mobile homes subject to all Chetek mobile home regulations.

(6) Churches and other uses incidental to them.

(7) Elementary, junior and senior high schools and libraries.

(8) Microwave radio relay structures or community television antenna towers.

- (9) Private lodges and clubs.
- (10) Nursing homes, homes for the elderly and hospitals.
- (11) Golf courses.
- (12) Day care nurseries, provided all State requirements are met.
- (13) Bed and breakfast establishments.
- (14) For real estate which abuts the Chetek Southworth Municipal Airport, one airplane hangar.

(d) *Dimensional requirements:*

(1) *Lot size:*

- a. Minimum lot area: 8,500 square feet.
- b. Minimum lot width: 85 feet.

(2) *Yard for principal building:*

- a. Front yard setback: 25 feet.
- b. Side yard setback: Eight feet.
- c. Rear yard setback: 25 feet.

(3) *Yard for accessory buildings.* Side and rear yard setbacks are three feet for all accessory buildings. Except when fronting an alley. (see Sec. 26-151)

(4) *Maximum building height:*

- a. Principal building: 35 feet.
- b. Accessory building: 35 feet.

(5) *Floor area.* Minimum floor area per family: 800 square feet.

(Code 2005, § 13-1-24; Ord. No. 702A, § 1, 12-8-2009; Ord. No. 757A, § 1, 7-12-2016; Ord. No. 785A, § 1, 7-12-2022)

Sec. 118-76. R-2 Two-Family Residence District.

(a) *Purpose.* The R-2 District is intended to provide a pleasant, suitable location for duplex residences with a living environment similar in all respects to the R-1 District, although with a higher population density.

(b) *Permitted uses:*

(1) Any use permitted in the R-1 District.

(2) A two-family dwelling consisting of either a duplex or a twin house (as those terms are defined in Section 118-1 of the City of Chetek Code of Ordinances).

- (c) *Conditional uses:*
 - (1) All uses permitted conditionally in the R-1 District.
 - (2) Boardinghouses and lodginghouses with rooms for up to four paying guests or boarders.
- (d) *Dimensional requirements.*
 - (1) *Lot size:*
 - a. Minimum lot area, single-family dwelling: 7,500 square feet.
 - b. Minimum lot area, two-family dwelling: 12,000 square feet.
 - c. Minimum lot width: 85 feet.
 - (2) *Yard for principal building:*
 - a. Front yard setback: 25 feet.
 - b. Side yard setback: Eight feet.
 - c. Rear yard setback: 25 feet.
 - (3) *Yard for accessory buildings.* Side and rear yard setbacks are three feet for all accessory buildings. Except when fronting an alley. (see Sec. 26-151)
 - (4) *Maximum building height:*
 - a. Principal building: 35 feet.
 - b. Accessory building: 35 feet.
 - (5) *Floor area.* Minimum floor area per family: 700 square feet.

(Code 2005, § 13-1-25; Ord. No. 702A, § 1, 12-8-2009; Ord. No. 767A, § 2, 10-9-2018)

Sec. 118-77. R-3 Multiple-Family Residence District.

- (a) *Purpose.* The R-3 District is intended to provide a living environment similar in all respects to the R-1 District, although with a higher population density and greater diversity of housing types.
- (b) *Permitted uses:*
 - (1) Any use permitted in the R-2 District.
 - (2) Multiple-family dwellings.
- (c) *Conditional uses:*
 - (1) All uses permitted conditionally in the R-2 District.
 - (2) Charitable institutions.
- (d) *Dimensional requirements:*

- (1) *Lot size.*
 - a. Minimum lot area:
 1. Single-family dwelling: 7,500 square feet.
 2. Two-family dwelling: 10,000 square feet.
 3. Multiple-family dwelling: Three and four dwelling units 10,000 square feet; more than four dwelling units 10,000 square feet plus 1,500 square feet for each additional dwelling unit over four.
 - b. Minimum lot width: 85 feet.
- (2) *Yard for Principal Building.*
 - a. Front yard setback: 30 feet.
 - b. Side yard setback: Ten feet.
 - c. Rear yard setback: 25 feet.
- (3) *Yard for accessory buildings.* Side and rear yard setbacks are three feet for all accessory buildings. Except when fronting an alley. (see Sec. 26-151)
- (4) *Maximum building height.*
 - a. Principal building: 35 feet.
 - b. Accessory building: 35 feet.
- (5) *Floor Area.* Minimum floor area per family:
 - a. Single- and two-family dwelling: 700 square feet.
 - b. Multiple-family dwelling:
 1. Eight hundred square feet for three-bedroom apartments.
 2. Seven hundred square feet for two-bedroom apartments.
 3. Five hundred square feet for one-bedroom apartments.

(Code 2005, § 13-1-26; Ord. No. 702A, § 1, 12-8-2009)

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

City of Chetek

By: _____

Jeff Martin, Mayor

Attest: _____
Mark Eby, City Clerk

Date Passed: 1/14/2025

Published: 1/ /2025

City of Chetek, Wisconsin
Council Proceedings Meeting date _____

Clerk's Office follow-through

- Proceedings proofread by someone else in Clerk's Office.
- Resolutions copied/forwarded as necessary Resolution # _____
- Budget adjustments per Resolutions # _____ date entered in system
- Ordinance legal notice published. Ordinance #s _____
- Send ordinances to Municode for publication
- minutes published. _____ date emailed to Alert
- minutes added to web _____ date
- Disallowance letters sent. _____ (list to whom letters sent)

- copy minutes to put with relevant approvals – ie: conditional uses, zoning changes, etc.
- licenses issued: _____
List licenses issued

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City of Chetek, Wisconsin
Council Proceedings Meeting date _____

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