

**TOWN OF BASS LAKE  
SAWYER COUNTY  
PLANNING COMMISSION  
Thursday, April 22, 2004**

**MINUTES**

Chairman, Phil Nies, called the meeting to order at 6:30 PM. Members present: Nancy Albertin, Helen Chevrier, Russ Iverson and Phil Nies. Frank Cowan was absent. Ted Schwenker, Standing Citizen Committee member, was asked to fill in for Cowan. A motion was made by Chevrier, seconded by Iverson, to approve the agenda. Motion carried. The minutes of the previous meeting were read. A correction was made that Chevrier seconded the motion on the McGraw application. Chevrier motioned to approve the minutes as corrected. Albertin seconded. Motion carried.

**ZONING:**

Nies reported on the actions on the previous applications:

Bruggerman –town and county approved.

Meziere – county approved with recommendations.

Torstenson – Town Board approved as Planning Commission recommended.

Applicant requested change to conditional use permit and withdrew rezone application.

Kilmer – Town Board and Sawyer County approved with conditions.

McGraw – Town tabled the application decision. Sawyer County Zoning Committee approved with the condition that use only applies to present owner and does not go with the property.

Commission discussed the late arrival of zoning applications to the town.

Planning Commission may have to think about changing meeting dates.

The committee reviewed the most recent applications for zoning permits.

Van Vonderen – Applicant wishes to change 178 acres from F1 and Ag1 to RR1.

Property is near Windego Lake and Route 27. Nies met with owner. Applicant decided to change from F1 and Ag1 to Ag2, which would give him 5 acre parcels.

Discussion followed. Application is being changed as a decision was made prior to publication. Motion made by Chevrier, seconded by Albertin, to approve change to Ag2. Findings of Fact: it would not be damaging to the rights of others or property values, it would not be detrimental to ecology, wildlife, wetlands, or shore lands, it would not create an air quality, water supply or pollution problems, it would not create traffic or highway access problems, it would be compatible with the surrounding uses and the area, and it would not create an objectionable view.

Getzelman – Parcel is 19.4 acres and zoned F1. Applicant wants a special use permit for construction of a residence off Goss Rd. Nies visited the property and the site is buildable. Discussion followed. Motion made by Albertin, seconded by Chevrier, to approve construction of a single family residence with no further subdivision of the property. Findings of Fact: it would not be damaging to the rights of others or property values, it would not be detrimental to ecology, wildlife, wetlands or shore lands, and it would not create traffic or highway access problems.

## **OLD BUSINESS:**

**LAND USE ORDINANCE**– Albertin covered the history of the ordinance. She and Chevrier met with Bill Christman, Sawyer County Zoning Administrator. He discussed the proposed Sawyer County Subdivision Control Ordinance. The Planning Commission would want to keep the most restrictive zoning. A meeting is scheduled on May 6 at 1:30 PM to discuss the County's proposed ordinance. The Zoning Office hopes to present the ordinance to the Zoning Committee on May 21<sup>st</sup>. The County ordinance also covers condo conversion at existing resorts and for new condo development. Discussion followed.

**PARK COMMITTEE**– Nies recommended an ad hoc committee for the Grindstone boat landing park development. Iverson will chair the ad hoc committee. Members will include Chevrier, Dorothy Brueggen and Mark Olson. LCO Development would charge \$800 per building for the demolition and the leveling of the property. The park purchase grants from the state and federal agencies are in progress. Results should be known in July or August. In 2005, a grant may be applied for to do the park development. Nies discussed adverse possession of the property. If the fence is not along the property line, the neighbor can obtain rights to the property. Linn Newton requested that the Grindstone Lake Association have representation on the ad hoc committee. She will contact the board of the lake association and get back to Iverson. Further discussion about the park and the town's liability followed. Nies gave the history of the Corbin property and the adjoining town property. Public comments were taken. More discussion of the park and its uses followed.

**WATER EXHIBITION AND RACE ORDINANCE** - Chevrier reported on the status of the Water exhibition and races ordinance and thanked the membership of the ad hoc committee. She reviewed the draft ordinance for Water exhibition and races and the permit requirements for the same. Discussion followed. Motion made by Chevrier, seconded by Albertin, to recommend adoption of the ordinance, with corrections, by the town board. Motion carried.

**NORTHWOODS BEACH ZONE DISTRICT** – Nies had nothing further to report. Discussion followed about the problem of junk vehicles on private property and means to alleviate the situation. Nies will check and see if ordinance can include that provision. The town may be able to do so if worded more restrictive than the county or state. Non-tribal property of tribal members is subject to all regulations per a letter from Lac Courte Oreilles tribe to the town board.

**SLOW-NO WAKE ORDINANCE** – The Planning Commission looked at the current ordinance and offered several suggestions. Schoolhouse Lake homeowners have a meeting on May 29 to discuss their request for a no wake designation. Discussion followed.

**TOWN/COUNTY LAND INVENTORY** – Cowan absent. Brueggen gave an update of the committee's activities. Discussion followed about the need for green space and roads.

## **NEW BUSINESS:**

**TOWN BUILDING PERMIT** – Nies reported that the town can do land use control if the town has a permit process. At the next meeting members should be prepared to discuss the permit and possible problems. The town does have a building inspector for compliance with the Wisconsin State Uniform Building

Code, but he has no say in land use. Nies discussed aspects of the building permit and Certified Survey Map (CSM).

NUISANCE PROPERTIES – Dorothy Brueggen did an informal survey in Northwoods Beach and found 32 properties with junk cars, piles of garbage and discarded household items. Albertin reported on the procedure she followed in the past to force homeowners to clean up their property. Nies stated that for the last 3 years, 12 properties were cleaned up. Discussion followed. Nies will take list on the annual road review and check them out.

The next meeting will be May 27<sup>th</sup> at 6:30 PM. Albertin moved the meeting be adjourned, seconded by Iverson. Motion carried. Meeting adjourned at 9:01PM.

Respectfully submitted by Helen Chevrier, Secretary.

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