

**TOWN OF BASS LAKE  
SAWYER COUNTY  
PLANNING COMMITTEE & BOARD OF SUPERVISORS  
Thursday, January 5, 2006**

**MINUTES**

Chairman, Phil Nies, called the meeting to order at 6:30 PM. Members present: Helen Chevrier, Frank Cowan and Phil Nies. Mark Olson sat in for the absent Russ Iverson. Jeff Schultz and Cindy Hanus were also absent. Cindy Hanus has tendered her resignation to the Town Board. A motion was made by Cowan, seconded by Olson, to approve the agenda. Motion carried. Correspondence – no correspondence was received. The minutes of the previous meeting were read. Cowan motioned to approve the minutes as read, seconded by Olson. Motion carried.

**ZONING:**

Mr. Yunker who had appeared before the Planning Committee in October, 2004, came before the Sawyer County Board of Appeals. He had received prior approval for construction of a new garage with the stipulation that he was to remove an old shed. To date the shed has not been removed. He has agreed to remove the shed by May.

1. Conditional Use – L. and S. Vortanz have applied for a conditional use permit to allow access to Durphee Lake, a class 2 lake. The lake access lot would be substandard in size, contains wetlands and has not been under continuous ownership since June, 1995. One letter returned with no objection. Discussion followed. Motion made by Cowan to recommend denial, seconded by Chevrier. Motion carried. Finding of fact: The change in zone district and /or conditional use would be contrary to the public interest and would not be in compliance with the spirit of the zoning ordinance because it would be damaging to the rights of others or property values, it would be detrimental to ecology, wild life, wetlands or shorelands and it would not be compatible with the surrounding uses and the area.

2. Variance – The A. Olsen Revocable Trust has requested a variance for the attachment of a newly constructed 857 square foot detached building onto an existing footprint of 1578 square feet. In October, 2005, a Land Use Permit was issued with a setback of 75' to Lac Courte Oreilles. It was later determined that the dwelling setback was actually 72' to Lac Courte Oreilles, thus requiring a variance as total footprint would exceed 1500 square feet. 5 letters were returned with no objections. C. Baldrige, agent, discussed the owner's plans and actions. Discussion followed. Motion made by Chevrier, seconded by Cowan, to recommend approval. Finding of Facts: A literal enforcement of the term of the zoning ordinance would result in unnecessary hardship because it would not be the basis of economic gain or loss. The variance would not be contrary to the public interest and would be in compliance with the spirit of the zoning ordinance because there would be no change in the use in the zone district, it would not be damaging to the rights of others or property values and it would be due to special conditions unique to the property

**OLD BUSINESS:**

1. PARK COMMITTEE –

a) Grindstone Shallows – Park Chairman Iverson was absent. Chevrier and D. Brueggen will set up a date to meet and work on the bids for the park work. Discussion followed.

b) Grindstone boat landing – Nies reported that the work has been completed and paid for. The Grindstone Lake Association has paid their share.

c) Windego Lake - Nies reported that the quick claims are in the process of being signed by Mr. Walters and the Landgraf family members. Mr. Walters has made a donation to the landing fund.

2. Affordable Housing – D. Brueggen has completed a partial list of ownership in the blocks of Northwoods Beach. Nies reported that the project is to be put on hold for the present until further action of the Town Board.

There was a discussion about zoning changes from F1 to Ag1 or RR1 in the town. The Planning Committee must be consistent in all recommendations. N. Grothe questioned the policy of trailers on property.

**NEW BUSINESS:**

None

The next meeting is February 2<sup>nd</sup> at 6:30 PM. Members are to read the Comprehensive Plan Review and the addendum for the next meeting. Thought should also be given for the selection of a new Chairman of the Committee. Chevrier moved the meeting be adjourned, seconded by Olson. Motion carried. Meeting adjourned at 8:00 PM.

Respectfully submitted, Helen Chevrier, Secretary.

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