

**TOWN OF BASS LAKE
SAWYER COUNTY
PLANNING COMMITTEE
Thursday, October 6th, 2005**

MINUTES

Chairman, Phil Nies, called the meeting to order at 6:30 PM. Members present: Helen Chevrier, Frank Cowan, Russ Iverson, Phil Nies and Jeff Schultz. Cindy Hanus was absent and Mark Olsen filled in. A motion was made by Chevrier, seconded by Cowan, to approve the agenda with the deletion of item #2. Motion carried. Correspondence – Nies passed out the latest estimated population figures. There will be a workshop for Plan Committee members presented by The University of Wisconsin. Any member that can attend should contact the Town Clerk. The minutes of the previous meeting were read. Cowan motioned to approve the minutes as read, seconded by Schultz. Motion carried.

ZONING:

M. Sawyer - both the Town of Bass Lake and Sawyer County approved the application as recommended.

R. Bernier- both the Town of Bass Lake and Sawyer County approved the application with no further subdivision as recommended.

C. and N. Risjord - both the Town of Bass Lake and Sawyer County approved the application with a two year deadline as recommended.

F. White - both the Town of Bass Lake and Sawyer County approved the application as recommended.

1. Rezone –T. Seehuetter has applied for a rezone from F1 and Ag1 to Ag2 for creation of 5 acre parcels. One letter returned with no objection. Discussion followed. Motion made by Nies, seconded by Iverson, to recommend approval. Motion carried. Findings of fact: The change in zone district and /or conditional use would not be contrary to the public interest and would be in compliance with the spirit of the zoning ordinance because it would not be damaging to the rights of others or property values, it would not create topographical problems such as run off, drainage, erosion, flooding or vegetative cover removal, and it would not create an objectionable view.

2. Variance - R. Helm has applied for a variance for the construction of a basement under an existing dwelling with a setback of 31 feet to the OHWM to Spring Lake. Ordinance requires a setback of 40 feet to the OHWM. The Spring Lake Association has no objection. Five letters have been returned with no objections, but with some cautions re effects to the lake. Helm presented his views to the Planning Committee. Discussion followed. S. Snyder gave no objection. Motion made by Cowan for approval, seconded by Schultz. Motion carried. Finding of fact: 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 and it would be due to special conditions unique to the property

3. Variance – J. Rowe has applied for a variance for the construction of a garage with a setback of 42 feet to the centerline of Hilltop Rd. Ordinance requires a setback of 63 feet to the centerline. Six letters have been returned with no objections, but several comments about the size of the garage and vegetative screening. Discussion followed. Mention was made that a buildable site is closer to the dwelling and of the use of the town road. Motion made by Schultz for denial, seconded by Cowan. Motion carried. Finding of fact: A literal enforcement of the term of the zoning ordinance would not

result in unnecessary hardship because it would be the convenience of the owner and it would be a self-created hardship. The variance would be contrary to the public interest and would not be in compliance with the spirit of the zoning ordinance because it would not be due to special conditions unique to the property

4. Variance – K. Halleland and C. Larson have applied for an after the fact variance for the construction of a 5x9 addition onto an existing dwelling at a setback of 15 feet to the OHWM to Lac Courte Oreilles. The addition is located at a setback of approximately 40 feet from the OHMW and is on the landward side of the dwelling. Ordinance requires a variance for any expansion of a nonconforming principal structure, any part of which is less the 40 feet from the OHWM. Eight letters were returned with no objections.

Discussion followed. Motion made by Chevrier for approval with the conditions that the boat house be moved back 65-75 feet, do vegetative restoration to the abandoned driveway and to do shoreland restoration, seconded by Schultz. Chevrier, Cowan, Nies, Olsen and Schultz voted aye. Iverson voted nay. Motion carried. Finding of fact: 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.

5. Text Amendment - Antique Vehicles. Nies and D. Brueggen reported on the ordinance. Discussion followed. Motion made by Olsen for approval, seconded by Iverson. Motion carried.

6. Text Amendment –Zone Districts. Nies reported that any ordinance must be approved by the majority of towns. B. Miller, Sawyer County Zoning Committee member, spoke about the need for the text amendment. S. Snydercker questioned about aiming the ordinance to commercial uses. Discussion followed. Motion made by Olsen for approval, seconded by Chevrier. Motion carried.

OLD BUSINESS:

1. PARK COMMITTEE – Grindstone Shallows –Iverson reported on the completion of the fencing and shrubbery. The neighbor’s lift has been removed from the park. Discussion followed.

a) Grindstone Boat Landing. The DNR has approved the reconstruction of the landing and has approved \$4800. Lake Associations and the Sawyer County Lakes Forum are encouraging more public areas on lakes, to include parks, picnic areas, camp grounds, etc. Public ownership of water does no good if no one can get on the lake.

Construction is scheduled to begin on October 10. The town landing on Lac Courte Oreilles is having some problems with one of the neighbors. Discussion followed.

2. NUISANCE ORDINANCE –Nies reported that the ordinance is on the agenda for the town meeting on October 10th. Town Supervisor Meixner was concerned about the cost of publishing the ordinance, but Clerk Miller has setup a way to do so at a reasonable cost. Discussion followed.

S. Snydercker questioned the application of gravel on town roads.

NEW BUSINESS:

1. Windego Boat Landing - Nies reported on a letter from L. Walters regarding the ownership of the landing. A survey and a title search have been done and the landing is on Walton’s property. An agreement has been reached that Walton will quick claim 11 feet to the town and Mr. Landgraf will quick claim additional property to the town for the landing. Discussion followed.

B. Miller requested that more public access to lakes be made available. Nies reported that the power line will give the town \$10 – 20,000 per year. Underground installation of

utility lines should be encouraged. B. Miller thanked all who attended the Shoreland Ordinance and Impervious Surfaces meetings.

The next meeting is November 3rd at 6:30 PM. Chevrier moved the meeting be adjourned, seconded by Schultz. Motion carried. Meeting adjourned at 8:12 PM. Respectfully submitted, Helen Chevrier, Secretary.

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