

**TOWN OF BASS LAKE
SAWYER COUNTY
PLANNING COMMITTEE & BOARD OF SUPERVISORS
Thursday, April 5, 2012
MINUTES**

Chairperson Mark Olson call the meeting to order at 6:20 pm. Members Present: Chairperson Mark Olson, Dan Grothe, Steve Friendshuh, Mark Laustrup and Phil Nies. Members Absent: Dorothy "Doc" Brueggen and Martha DeLong.

Town Clerk Erica Warshawsky affirmed agenda was posted in compliance with open meetings law.

Motion by Grothe, seconded by Laustrup to approve agenda. Motion carried.

Motion by Grothe, seconded by Laustrup to approve the minutes of the March 1, 2012 regular meeting. Motion carried.

Olson reported that correspondence was received from Sawyer County approving the Jonjak Cranberry Farm, Inc. application as submitted and the John P. Williams application with the condition that 2 feet of the top of the piles be removed and the seeding of rye.

ZONING:

Conditional Use Application – George Haferkorn etux. Lot 1, being part of the NW ¼ NW ¼, S33, T 40N, R 9W; Parcel 2211 (6.11). Doc# 373206; CSM Volume 31 page 339. 9.22 acres. Property is zoned Residential/Recreational One. Purpose of request is for the location of an accessory building on vacant property. Olson presented the application. The owner, George Haferkorn was present. Olson reported that 5 letters were sent and 1 was returned with no objection and no comment. Nies asked Haferkorn why County gave him a Conditional Use application instead of a Variance application. Nies said it should be a variance. Olson reported that there have been 2 similar applications since 2004 (1 in 2004 the other in 2006) both variances. Haferkorn's application is the only one that has come in as a Conditional Use application. Haferkorn presented his application. He said he is an outdoorsmen and he looked for a small piece of property to hunt. He purchased property down and across the street from Trailways. He met with some of the neighbors. He has two locations in mind for the accessory building. One location is preferred because it is cleared and closer to electricity. The other location is in the middle of the property and would be a long way to bring in electricity. He explained that he would use the building for storage. Nies asked if it would be a dwelling. Haferkorn said no because it's twice as expensive and it would take up too much land, it is strictly for storage. Olson asked what the property behind the property is zoned. Haferkorn answered forestry. Nies gave a brief history of the property. It was rezoned from forestry 1 to RR 1. County passed the rezone with the condition that the 4 lots created are approximately equal in size. The front lot was further divided into 2 lots (3.70 lots). Discussion followed. Olson said the whole 20 acres was rezoned. Friendshuh asked if a storage shed could be put on the property and removed in winter. Discussion followed. Nies said that County hasn't addressed that. Olson said that Haferkorn would have to have a sanitary permit. Nies said that from his perspective, it's R1 and he has to have 500 sq ft. and septic. The Town has turned down all garages and gave Russ Iverson as an example. Discussion followed. Friendshuh said he does not like the ordinance, but it's there and our hands are tied. Discussion followed. Grothe said there is a reason for the

ordinance. Motion by Grothe to deny application as a Variance or Conditional Use, seconded by Friendshuh. Motion carried.

Findings of fact – Variance: It would be for the convenience of the owner. It would be the basis of economic gain or loss. It would be damaging to the rights of others or property values.

Findings of fact – Conditional Use: It would be damaging to the rights of others and property values. It would not be compatible with the surrounding uses and the area.

OLD BUSINESS:

Clerk Warshawsky gave the update on the Windigo Lake Boat Landing Expansion project. The Town purchased the land adjacent to the landing and received a digging permit from the DNR Sawyer County. The Town is waiting for the title insurance. The plan was approved by the DNR a letter from the DNR was received stating that the Town can apply for grants. Grants are due May 5, 2012.

Nies presented the update on the view Shed on Post and Poplar. There are 2 designs but the cost was more than expected so it's on to plan B. Dave Aubart is looking into building an arbor for about \$500.00.

Nies reported that someone stole a grill from Grindstone Shallows.

Nies gave the update on the Williams Road view shed. Steve Friendshuh donated land on Williams Road. Jesse Suzan surveyed the property and there is not enough room for a gazebo.

NEW BUSINESS:

Olson presented the Planning Committee appointments. Laustrup's term is up on April 1, 2012. He will serve again. Brian Brisonette's term is also expiring. Brisonette is the representative from LCO. Olson said that a lot has changed since the Town Chairperson set aside the position. Brisonette has only attended 1 meeting. Discussion followed. Dorothy "Doc" Brueggen was the alternate holding Linn Newton's place. Newton is not coming back. Brueggen to be appointed to a 3-year term. John McCue will be the new Board representative and Phil Nies will serve as an alternate to the Planning Committee.

Nancy Albertin requested that the Town brush out public access on circle drive, Harvey Park. Olson said it needs more work and is in the comprehensive plan. Laustrup said it is scheduled for 2014. Laustrup said we could mark a path. Olson said the Town planned to put a path in. Discussion followed. Grothe and Laustrup could look at it, come back with a report and have Jesse Suzan survey and flag it. Laustrup said that the DNR would have to get involved. Olson and Clerk Warshawsky can meet with Dave Kafura at DNR. Discussion followed.

Laustrup reported that someone is putting a house in near where McCue lives and there are some big trees that are being removed. Nies said that the Town is asking County to mark trees and marking out to put trails in. On Indian Drive, the trees have met maturity. Laustrup said that directly South of John McCue's, across from Portage Terrace, trees are possibly being taken off of Town property. Clerk Warshawsky will report this at the next Town Board meeting.

Motion by Laustrup, seconded by Friendshuh to adjourn at 7:33 pm. Motion carried.