

**TOWN OF BASS LAKE
SAWYER COUNTY
PLANNING COMMITTEE & BOARD OF SUPERVISORS
Thursday, November 5, 2020**

MINUTES

Chairman Mark Olson called the meeting to order at 6:30 pm. The meeting was held virtually using GoToMeeting. Members Present: Chairman Mark Olson, Phil Nies, Dick Theis, Dan Tyrolt, Bond Sutton, Tony Pfendt, and Clerk Erica Warshawsky. Members Absent: Dave Aubart and Mark Lastrup.

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

Motion by Tyrolt, seconded by Nies to approve the agenda. Motion carried.

Motion by Nies, seconded by Tyrolt to approve the Minutes of the October 1, 2020 Regular Meeting. Motion carried.

Olson presented correspondence. Olson reported that an email was received complimenting the Town on Henks Park. Olson added that Henks Park was mentioned in the Northwoods Humane Society Newsletter encouraging readers to visit and walk their dogs.

Olson presented Variance Application #20-003 for Nancy McCutcheon. McCutcheon and her contractor, Steve Trude, were present virtually. Olson announced that he will not be voting because he is on the Sawyer County Board of Appeals. Olson reported that the County sent 9 letters and 3 letters were returned: 1 with objection and 2 with no objection. Nies read the objection letter. Olson explained that there was a previous application applied for in 2006 that was denied. Since that time, the laws have changed and now 200 sq ft is allowed without a variance. The applicant is now reapplying. McCutcheon described the existing property and her plans for the addition and the detached garage. McCutcheon explained that there is no other solution for garage placement. McCutcheon stated that she will meet all erosion requirements.

Discussion followed. Nies reported that the garage is in the access. A 22' x 22' garage would fit and keep 19' setback to the road. Discussion followed. Nies is in favor of a 22' x 22' garage instead of the 26' x 26' (30' x 30') with eaves garage requested. Sutton expressed concern over the size of the garage and how close it is to the lake. Nies stated that the house is a non-issue. Sawyer County has determined that a garage is a necessity. Discussion followed. Sutton asked what the stance on garages has been in the past. Nies answered minimized, but reasonable. Olson added, the minimum necessary to alleviate hardship. Discussion followed. McCutcheon is taking down the shed and stated that she is ok with a smaller garage. Olson noted that for safety reasons, the garage cannot be closer to the road. Currently, parking by the shed has a car length to get out to the road. Discussion followed. Edmond Packee stated that he would like the shed removed and the garage size reduced. Tyrolt clarified the garage dimensions; 16' to peak and 22' x 22'. Tyrolt asked if there is any way to drain towards the road or filter into the wetland instead of the lake. McCutcheon asked if a 24' x 22' garage is possible. Nies answered not for him. Olson, Nies and Tyrolt agreed that the more roofline, the more runoff. McCutcheon asked Trude if he had anything to add. He answered no. discussion followed. Motion by Nies, seconded by Pfendt to approve a 22' x 22' garage set back 66' from Ordinary High Water Mark (OWHM), 16' with eaves and 19' from the Road. Discussion followed. Olson noted that the project is adding 44' of impervious surface. Discussion followed. Nies reiterated that the garage is to be minimal. 22' x 22' would be reasonable: 1 car and storage. Tyrolt added that any additional impervious surface impacts the lake. Anything to reduce impervious surface is a plus. Discussion followed. Motion carried.

Finding of Fact:

1. Unique property limitations – a hill to the west, easement road and wetlands (west, east, and south) reduce parcel to a small area that is buildable.
2. No harm to public interest – It would not be damaging to the rights of others or property values, as addition and reduced garage size would not be any closer to easement road than current dwelling and storage shed.
3. Unnecessary hardship – applicant is allowed a two-story addition of 200 square feet and not granting another 112 square feet to the addition (away from the lake) would be unreasonable in construction terms and leave a blank hole that would not serve any zoning purpose. A garage may be considered a necessity in northern Wisconsin, BUT only to a minimum of alleviating the hardship. Granting a variance of a 22' x 22' (including eaves) garage limited to 16' height, set 66' from OHWM and 19' from easement road would satisfy any hardship. The shed to be removed before construction on garage begins and guttered to the south.

Olson presented the Conditional Use Application #20-020 for Bradley and Patricia Herbert. Nies reported that the County sent 8 letters and 4 were returned: 4 with no objection and 0 with objection. Bradley Herbert was present virtually and presented the application. Discussion followed. Motion by Sutton, seconded by Pfendt to approve a 26' x 32' structure 16' with eaves. Motion carried.

Findings of Fact:

1. It would not be damaging to the rights of others or property values.
2. It would not create traffic or highway access problems as the site is located at the end of a dead-end town road.
3. It would be compatible with the surrounding uses and the area.

Nies presented the property owners survey update. Nies reported that the updated version of the survey was approved by the Town board and is now at the printer. The survey will be included in the tax bills. Olson stated that the survey will help with the comprehensive plan. Discussion followed.

Other business for discussion only:

Nies would like to review the Camping Ordinance. Nies reported that realtors are now advertising and selling property for camping stating that buyers only need a fire number and a driveway. Northwoods Beach is a prime area and inexpensive. Nies stated that the Town needs to decide what they want. Nies stated that we need to be proactive. Camping should be on campgrounds. When the survey comes back, the public sentiment will most likely not be in favor of it. Pfendt asked how water and septic are being handled. Some have porta potties and sometime there is a wall and eventually a pedestal. Olson stated that there is no structure to tax. Discussion followed. Nies reported that Trails End is the only campground. It is seasonal only with a 3-year waiting list. Motion carried.

Motion by Pfendt, seconded by Nies to adjourn at 7:57 pm. Motion carried.