

TOWN OF BASS LAKE, SAWYER COUNTY

PLANNING COMMITTEE Thursday, December 2, 2021 at 6:30 pm

Please Note: The meeting will be held in person and using Zoom. Virtual attendees will be able to join using a computer or phone. For details, please visit www.basslakewi.gov or contact the Clerk at 715-634-8469.

AGENDA

1. Call to Order
2. Posting of Agenda in Official Locations
3. Approve the Agenda
4. Minutes of the October 7, 2021 Regular Meeting
5. Correspondence

ZONING:

1. **Variance Application #21-011 – Owner Jennifer Gryttr** – Court Oreilles Park 1st Addition, Part Lot 5; S34, T40N, R09W; Parcel #002-130-00-0501; .220 total acres; Zoned Residential/Recreational One (RR-1); 15358 W County Hwy KK. Application requested for construction of a single 28'x38' (32'x42') with eaves dwelling located 30' to the OHWM of Durphee Lake. A portion of this new dwelling is in the footprint of the existing dwelling. Additionally, a reduced side lot setback of 4.5' one side setback is being requested. With granting of a variance, the existing 16'x38' with 4.5'x5.5' bump out located 19.5' would be removed. Variance requested as Section 6.1, Sawyer County Zoning Shoreland Wetland Protection Ordinance, Shoreland Setbacks would require the prior granting of a variance for any structure less than 75' to the OHWM. Section 18.4, Sawyer County Zoning Ordinance, Dimensional Requirements would require the prior granting of a variance for any structure less than 10' to a side lot line and a total of 40' in total. The proposed variance is requesting a 30' setback to OHWM and 4.5' on side lot line setback.
2. **Variance Application #21-012 – Owners John and Mary Bross** – Abendpost Beach 1st Addition, Lots 25 & 26, Block 12; S31, T40N, R08W; Parcel #002-106-12-2500; .171 total acres; Zoned Residential/Recreational One (RR-1). Application requested for the construction of a 24'x32' (26'x34') with eaves accessory structure (1-story garage). The proposed structure would be located 22' at the closest point from the right-of-way (ROW) line of both Fox Avenue and Court Oreilles Lake Drive, both Town Roads are granted reduced Town Road setbacks but would still require a 29.5' setback from ROW. Also, with this request, the applicant will also need to be granted a Conditional Use Permit for an accessory structure on the vacant land across from a Town Road from where the principal dwelling is located. Variance requested as Section 4.21 (3), Sawyer County Zoning Ordinance would require the prior granting of a variance for any structure closer than 46' from the centerline of a Town Road in Northwoods Beach with a road width of 33' for 29.5' from the ROW, whichever is greater. The ROW setback distance is greater with the proposed request to be 22' from 2 separate ROW lines.
3. **Conditional Use Application #21-033 – Owners John and Mary Bross** – Abendpost Beach 1st Addition, Lots 25 & 26, Block 12; S31, T40N, R008W; Parcel #002-106-12-2500; .171 total acres; Zoned Residential/Recreational One (RR-1). The purpose of the request per Section 4.26 (2) of the Sawyer County Ordinance is for the construction of a single accessory structure on an adjacent parcel divided by a public roadway (Court Oreilles Lake Drive) that does not contain the principal structure with conditions. Desired size is 24'x32' (26'x34') with eaves, height under 16'. This will also require a variance (See above Var#21-012)

OLD BUSINESS:

NEW BUSINESS:

1. Any other business that may come before the Board – Discussion Only

May include a quorum of the Town Board.