TOWN OF BASS LAKE
SAWYER COUNTY
PLANNING COMMITTEE & BOARD OF SUPERVISORS
Thursday, December 2, 2021

Planning Committee Chairman Bond Sutton called the meeting to order at 6:30 pm. The meeting was held in person and using Zoom. Members Present: Chairman Bond Sutton, Dan Tyrolt, Jim Evans, Tom Whitt, Sig Wysocki, Don Adams, Tony Pfendt, Micheal Friend and Clerk Pro Tem Phil Nies.

Phil Nies affirmed agenda was posted in compliance with open meetings law.

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

Motion by Pfendt, seconded by Evans to approve the minutes of the October 7, 2021 regular meeting. Motion carried.

Sutton presented correspondence from Sawyer County Zoning approving Conditional Use Permit #21-023 for Vaughn Skille.

Sutton presented Variance Application #21-011 for Jennifer Gryttr. The application is requested for the 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. Discussion of previous variance granted in 2006 followed. Motion by Whitt, seconded by Wysocki to approve the variance approved in 2006, Variance #06-030 but to deny application as requested. Motion "The setback from lake is to be 75', setback to centerline of Highway KK no less than 40'; 14' setback to both side lot lines, with 2-year limit". Motion carried.

Findings of Fact:

1. The 75' lake setback is more important than a reduced road setback.
2. It would be a self-created hardship. The location of mound septic in 2015 is a self-created hardship.
3. There is no harm to public interest as it would not be damaging to the rights of others or property values as road setbacks along KK are similar distances.

Sutton presented Variance Application #21-012 for John and Mary Bross. The application is 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. Discussion followed. Motion by Tyrolt to deny with no second. Motion to approve by Whitt, seconded by Evans. Discussion continued on approval. Evans removed his second and Whitt withdrew his motion. Motion by Tyrolt, seconded by Evans to deny. Motion carried.

Findings of Fact:

1. No unique property limitations as there are 50 similar parcels at the end of platted roads in Northwoods Beach (19 on the south side).
2. No unnecessary hardship as a 22' x 22' garage could be built without a variance. The applicant has a dwelling with a 2-car garage across from lots. It is for the convenience of the owner.
3. Harm to public interest exists as line of sight on 45° angled lots to roads may cause traffic problems.

Sutton presented Conditional Use Application #21-033 for John and Mary Bross. The purpose of the request 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). Discussion followed. Motion by Friend, seconded by Sutton to deny as road setbacks cannot be met. Motion carried.

Old Business: None

New Business: None

Discussion followed regarding a possible workshop on Zoning Issues. Sutton will follow up.

Meeting adjourned at 7:50 pm.

Clerk Pro Tem Phil Nies