

**TOWN OF BASS LAKE
SAWYER COUNTY
PLANNING COMMITTEE & BOARD OF SUPERVISORS
Thursday, January 8, 2015**

MINUTES

Chairperson Mark Olson called the meeting to order at 6:30 pm. Members Present: Chairperson Mark Olson, Phil Nies, Dorothy "Doc" Brueggen, Dick Theis and Helen Chevrier. Members Absent: Dan Tyrolt, Mark Laustrup and Joel Valentin.

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

Motion by Theis, seconded by Brueggen to approve the agenda. Motion carried.

Motion by Chevrier, seconded by Nies to approve the minutes of the December 4, 2014 regular meeting. Motion carried

Olson reported that correspondence was received from Sawyer County Zoning approving the Conditional Use Application for Tall Pines Enterprises, LLC c/o Rick Rooney.

ZONING:

Conditional Use Application: Claudia R. Burgan c/o Roberta Nugent. Part of the E ½ of the NW ¼, Parcels 2013 and 2403 (5.3 and 8.3), and Part of the E ½ of the SW ¼, Parcels 3101 and 3405 (9.2 and 12.5), all in S9, T 40N, R 8W; Site address: 13532 W Froemel Road. Doc#355518. Property has 18.75 total acres and is zoned Forestry One. Permit is desired for the location of a small riding stable. Said parcel has historically been used for horses. Olson presented application. Olson reported that the County sent 5 letters; 4 letters were returned. 3 with no objection, no comment and 1 objection with comment. Brueggen read the objection. The applicant, Roberta Nugent was present. Nugent presented her application. Nugent stated that an electric fence is up, but more fencing needs to be put up. Nugent stated that the property needs to be surveyed first. Nugent has a 24 year old breeding stallion and there is nowhere else for him to go. Nies asked Nugent to show him on a map to show where horses are kept and Nies clarified that Nugent is renting to own. Brueggen asked how many horses Nugent currently has on the property. Nugent answered 2 and added that eventually she would like to have 4. Nies clarified that the riding stable is for family use and not for a business and Nugent is not boarding horses. Brueggen asked if there have been any issues with animals getting off property and if so, how many times a year. Nugent answered once a year. Chevrier asked Nugent if she is planning to ride her horses on her property only. Nugent answered yes but added that her neighbors to the east have given her permission to ride on their property. Olson asked if anyone else was in favor. Edmond Packee stated that he is in favor. Packee stated that horses generally do get out once a year and added that horses are usually gentle around kids unless harassed. Olson asked if anyone wanted to speak in opposition. Kim Metropolis got up and spoke. Metropolis has owned the property to the west since 2000. Metropolis stated that while living on the property, she did not have problems with the animals. Metropolis now has a land contract with Teresa Hammond to purchase the property. Hammond works for the State and has 8 foster kids with disabilities. The children are not comfortable with the horses. Metropolis reported that Nugent has an area fenced off that is not entirely hers. Metropolis is opposing the application for the kids. Olson asked Metropolis what her property is zoned. Metropolis answered F1. Discussion followed. Metropolis stated that there have been several occasions where there were horse droppings on her (Metropolis') property. Olson asked about fencing. Nugent said that once the fence is put up (cattle panel with barbed wire), it will be more secure than an electric fence. Olson asked if fencing was a condition, would that be possible. Nugent answered yes, in the spring. She estimated that it will

cost \$35,000.00 for fencing. Discussion followed. Olson asked for anyone else in opposition. Hammond stated that she has been living at the property since Sept 15, 2014 and in that time she has had problems with puppies with worms, horses defecating on the lawn by the deck where kids play and when she spoke to Nugent she was told by Nugent that it's good fertilizer. When the hens got loose, Hammond was told by Nugent that they get rid of ticks. Hammond stated that she is concerned that if the State comes in, they could lose their license. Hammond and her husband have had their license for 15 years. Chevrier asked how many time the puppies have been on her property. Hammond answered the puppies 4 different times, the horses over 2 times and the guinea hens were over every day until the snow. Nies informed Nugent that guinea hens are illegal in Sawyer County. Nies said that the horses are the big issue followed by dogs and guinea hens. Nies stated that the guinea hens will have to go. Theis asked Nugent if she is planning to purchase. Nugent answered yes. Discussion followed. Nies stated that there needs to be a reconciliation between the two neighbors and added that good fences make good neighbors. Discussion followed. Nies proposed the conditions listed below:

1. Property is to be properly fenced by July 1, 2015
2. Fencing must be maintained
3. Permit is for horses only
4. A limit of 4 horses
5. Horses must be kept behind the house
6. No boarding or renting of horses is allowed
7. Permit is for family use only
8. Signage is not allowed
9. Permit with conditions applies to Claudia R. Burgan c/o Roberta Nugent only.

Nugent agreed to the conditions. Motion by Nies for approval with conditions listed, seconded by Brueggen. Chevrier stated that she is opposed because if the animals have gone on the property once, it could happen again. Brueggen said that she doesn't have a problem because it's a rural area. Discussion followed. Olson asked for a vote - 3 in favor, Theis and Chevrier opposed. Motion carried. Findings of fact:

1. It would not be damaging to the rights of others or property values since horses have been on the property for numerous years.
2. It would be compatible with the surrounding uses of forestry and agriculture.
3. It would not create traffic or highway access problems as the horses are for family use only.

OLD BUSINESS:

The Town of Bass Lake, Sawyer County Comprehensive Plan was reviewed. Olson reported that there were a number of typos asked if anyone found anything else. Nies stated that changes have been made - certain assumptions were taken out. Chevrier said that she likes how it was done. Discussion followed. Nies stated that they eliminated the original survey. Nies reported that the Town will have 3 or 4 hard copies and there will be a link on the website. Discussion followed. Nies reported that there will be one more draft and then the plan will be printed.

NEW BUSINESS:

Olson reported that street lights in Northwoods Beach will be tabled until the next meeting since Lastrup was absent and not able to present. Nies stated that he drove K twice at night and suggested putting a street light at Scipio and K. Discussion followed.

Motion by Brueggen, seconded by Theis to adjourn at 7:30 pm. Motion carried.