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To: Town of Bass Lake, Sawyer County, Wisconsin

From: Anton Pfendt

Subject: Ordinance regarding access strips

Thank you for reading my letter. My family owns lots 11 - 18 Block 22, First Addition to Abendpost Beach - address 7636 N and 7630 N Court Oreilles Lake Drive. My name has been on two of these lots since 1927. I have spent as much time, as schedule allows, each summer of my life here, at our cabin, on Lac Court Oreilles.

I attended the planning committee meeting of 8-25-15. Two comments about the meeting :

1. Erica seemed disappointed that she only received 5 letters - I thought a standing room only crowd for the meeting was a good turnout. Do not know everyone's effort in making the meeting, but I came up from my residence in Spring, Texas, thinking that attending the meeting was superior to writing a letter.
2. The town attorney (sorry, do not remember his name) and I had a discussion about buildings placed on the access strip. He addressed this issue with an analogy as though you located your boathouse on your neighbor's property - it would need to be removed. This analogy presumes someone made a mistake about the location of said boathouse - this is not the case with my family's boathouse. My father, an architect and professional engineer, built our boathouse in 1959 after : making many detailed drawings, receiving town approval for the proposed location, and informing all parties of the exact location - no mistake here.

The planning committee meeting raised several questions - solutions, here are some ideas:

1. Publicizing all noted violations found on date of walk of the access strips is a great idea.
2. Break down these encroachments to the access strips in three categories:
 - A. Trash/debris, unwanted items that need to be removed.
 - B. Items that should be removed based on their specific situation.
 - C. Items that should remain if maintained in a good state of repair. These items have been approved in the past and improve the enjoyment of the associated lake.

In more detail - category A - everyone will agree these items need to be cleaned up - moved off the access strip - i.e. misc. debris, wood piles, propane tanks, etc. The adjacent property owners should be given 12 months to correct the violation - 12 months gives the seasonal time to make the change and it allows for any seasonal benefit to the removal of items (move items when ground is frozen or move out over the ice).

Category B are items that should be removed based on their current condition or when useful life is up, be removed and shall not remain on access strip i.e. bad stairs, sheds in disrepair, decks in disrepair, fences, etc. Bass Lake should inform property owners that these items need attention and are not supported by the town.

Category C - these encroachments onto the access strips have been approved in the past and are accepted at this time i.e. boathouse in good repair, stairs in good repair, lifts in good repair, sheds in good repair, fire pits, etc.

3. The ordinance should be dated as of the walk (review) of all access strips. Anything added/changed to the access strip needs to have town board approval prior to the change. Any changes not approved should be handled on a case by case basis and then impose the penalty portion of said ordinance.

The three categories should give all property owners relief as to their use of the access strip. It makes sense for the town to support any use/encroachment of the access strip that is maintained and improves the enjoyment of the associated lake. This support from the town board will make all property holders much happier not thinking that everything must be removed from the access strip as has been implied. If the town board will use the theme "do these encroachments onto the access strip improve the enjoyment of the lake", they should be allowed. For example, fire pits, everyone has branches to burn, everyone enjoys a s'more, my fire pit is in close proximity to our cabin - we run a water hose to the fire pit in case of stray embers and for the last person to thoroughly douse the fire prior to going to bed. If everyone takes similar precautions, I feel fire pits should be allowed.

Here are my categories for each of the itemized encroachments onto the access strips:

1. C - if in good repair
2. -
3. C
4. C
5. C
6. C
7. B - when useful life of fence is reached, needs to be removed
8. C
9. C
10. C - I think this is mine - should say just fire pit
11. C - if in good repair
12. B - the bad stairs need repair or removal - stairs are allowed but only if safe.
13. -

14. C - if in good repair
15. C
16. C - if in good repair
17. A - wood pile should be moved off access strip
18. C - if in good repair
19. C
20. A - drain tile - sounds like pipe on the ground - should be removed
21. C
22. C
23. C
24. C
25. -
26. C
27. C
28. C - if in good repair
29. C
30. C
31. C
32. A - propane tanks need to be removed
33. A - wood pile needs to be removed
34. C
35. C
36. A - septic tank - specifically needs review
37. C
38. C
39. A - misc. debris needs to be removed
40. A - wood pile needs to be removed
41. C
42. C
43. C
44. C
45. -
46. A - wood pile needs to be removed
47. C
48. -
49. B - fence, once it reaches it's useful life it should be removed.
50. B - fence, once it reaches it's useful life it should be removed.
51. C
52. A, B, C - wood piles and boat trailers need to be removed, fence once it reaches it's useful life needs to be removed.
53. C
54. B - once wood shed reaches it's useful life it should be removed.

- 55. A - propane tank needs to be removed.
- 56. C
- 57. C
- 58. C
- 59. A - dirt/ excavation debris/silt fence need to be finished/ removed.
- 60. A, B - fence once it reaches it's useful life it needs to be removed, septic vents - specifically needs review.
- 61. A, B - wood pile needs to be removed, septic tank needs review.
- 62. C
- AR 1 -
- AR 2 A - debris and old dock need to be removed
- AR 3 A - specifically needs review
- AR 4 C
- AR 5 A - need to be removed
- AR 6 A - propane tanks need to be removed
- AR 7 Specific review on driveway
- AR 8 Specific review on driveway
- AR 9 -
- AR 10 A, B - trailer and propane tank need to be removed, fence once it reaches it's useful life it needs to be removed.
- AR 11 -
- AR 12 C
- AR 13 A - trailer and wood pile need to be removed.

These are my suggestions, one thing I have gained by this exercise is learning that the State of Wisconsin says I can have another boat at my pier - I hope my wife was listening.

Sent from my iPad