

**TOWN OF BASS LAKE**  
**SAWYER COUNTY**  
**PLANNING COMMITTEE & BOARD OF SUPERVISORS**  
**Thursday, August 4, 2011**  
**MINUTES**

Chairperson Mark Olson called the meeting to order at 6:30pm. Members Present: Chairman Mark Olson, Phil Nies, Mark Laustrup, Martha DeLong and Steve Friendshuh. Members Absent: Dan Grothe, Dorothy "Doc" Brueggen and Brian Bisonette

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

Motion by Friendshuh, seconded by DeLong to approve agenda. Motion carried.

Minutes of the July 7, 2011 meeting were presented to the committee. Motion by Friendshuh, seconded by Laustrup to approve minutes. Motion carried.

Chairperson Olson reported that correspondence was received from Sawyer County approving the variance application for Mark and Roxanne Lantz.

**ZONING:**

1. Variance Application – James Hansen - for the construction of a 6' x 25' addition onto an existing dwelling that is located 26' from the ordinary high water mark of Windigo Lake. The proposed addition would be 53' at the closest point to the high water mark. Application is also for a second story addition with habitable living area in the last 9' of the existing dwelling and all of the proposed 6' x 25' addition. The remaining 16' at the front of the cabin would be an open vaulted ceiling not to exceed 26' in height. Variance is requested as Section 4.421(2)(a), Sawyer County Zoning Ordinance, would require the prior granting of a variance for an expansion of a dwelling located closer than 40' to the ordinary high water mark of the lake and Section 4.421(4)(d) would require the prior granting of a variance for the creation of habitable living area in a second story for a non-conforming structure. Chairman Olson presented the application and reported that 12 opinion letters were sent and 6 returned with 0 objections. Olson read the comments. The applicants were present. Hansen presented his application. Per Hansen, the application should read 6' x 24' instead of 6' x 25'. Hansen presented pictures; one present day and one photo shopped to show what it would look like finished. Hansen said that the roofline would basically be the same and that essentially the building would be in the rafters. Nies asked if the building was always sitting on blocks. Hansen answered yes. Hansen said that the project is a 680 sq feet addition plus the loft. He added that along the shoreline he hasn't experienced erosion. Friendshuh asked if he had put in 6' x 26' rear blocks already. Hansen said yes. He left it open and after the addition (if approved), he will back fill. Nies asked if the garage had a plywood floor. Hansen said yes. Hansen said if they moved it back they would have had to do a lot of excavating. Olson pointed out that damage to the native soil has already been done. Nies pointed out that when they had the building up it could have been taken anywhere and asked why they didn't do that at the time and then asked if he got out of sequence in the building process. Hansen said there was a little bit of that. He didn't want it back there and didn't want to take down the trees. Olson said that one oak tree needs to come down because half of the roots are gone. Nies asked Hansen how long he has owned the property and Hansen replied 2007. Friendshuh asked if this variance is like the variance they approved and Olson replied that it is similar. Laustrup asked if you could get to the cellar from the inside. Hansen said with the variance yes and without the variance no. Laustrup said with the variance, it would be a

basement and not a crawlspace anymore and habitable 1,700 sq. ft.. Discussion followed. Olson said that it is not a crawl space, when 6'6" is habitable space. Friendshuh asked Hansen what he was going to be down there. Hansen answered storage and utilities. Nies clarified that Hansen is asking for 2 things, the 6' x 25' addition and a 2<sup>nd</sup> story. Friendshuh said he is asking for habitable living space, not a 2<sup>nd</sup> story. The basement that is already 6' x 6" is the 2<sup>nd</sup> thing. Friendshuh said the basement is approved. Nies said that Bill Christman called it a crawlspace. Friendshuh asked when. Hansen said 2 years ago he had a building permit. Olson said that it is in and done. Discussion followed. Friendshuh asked about the pitch of the roof. Nies clarified that the pitch of roof is being changed. Hansen said yes. Friendshuh said the roofline will look the same but the pitch will change. Friendshuh said that he is not adding a 2<sup>nd</sup> story. Friendshuh said that a 10 12 pitch from peak to ground is only about 21ft. Hansen said zoning wrote that in there. Olson said that it would be over 1,700 sq. ft. if he gets everything he wants. Olson did some calculations and got 1,775 sq. ft. Hansen said the basement is not considered living space without egress windows. Hansen figured 680 sq ft. and didn't count the basement as living space. Friendshuh said it can't be over 1,500 sq. ft. and then asked how big the loft space is. Hansen said 10'x 14' space. Olson said it's over what's allowed and asked if a variance can be requested for anything over 1,500 sq. ft. Nies replied that a variance could be requested for anything but the more things added, that harder it would be to get it approved. Friendshuh said that it is important to keep it under 1,500 sq ft. Suggestions were given to get it under 1,500 sq. ft. and more discussion followed. Friendshuh asked if a motion to approve could be made with stipulations. Nies said yes. Discussion followed. Motion by DeLong to approve the 6' x 24' addition, no loft, watershed control subject to Land and Water's approval and no change to the roofline. Seconded by Lastrup. Hansen agreed. Motion carried.

Findings of fact: There would be no change in the use in the zone district, it would not be damaging to the rights of others or property values and it would be due to special conditions unique to the property.

#### **OLD BUSINESS:**

1. Nies reported that progress is being made on the Town Hall Playground and that the Grindstone Shallows garage repair is scheduled to start in September and finish in October.
2. Nies reported on the County Revision of Shoreline Ordinance with NR115. A meeting was held. The committee reconvened. The final revision will be made tomorrow. A few more definitions will go to the zoning committee and to the public informational meetings in Hayward and Winter (September). All revisions will be published online. Habitable living space is going to be revisited. Nies said that it goes back to garages. There are hundreds of garages with space being used as living space. Two proposals are on the table. It basically comes down to sleeping in an accessory building. It is illegal in Sawyer County to sleep in an accessory building. Suggestions include no cooking and no bathroom upstairs. There will be a meeting with the habitable living committee. Discussion followed.

#### **NEW BUSINESS:**

1. Nies reported that the County currently has lots for sale in Northwoods Beach. Nies met with the County. When the County takes lots back, they have a tax sale. Nies pointed out the lots on the Northwoods Beach map. Discussion followed. Nies explained that the available lots fit to property we already own. The minimum bid for 9 lots is \$3,000. Discussion followed. Motion by Olson, seconded by DeLong to have Town Board purchase lots with September timber funds or with fund out of next year's budget. Motion carried.

Motion by Lastrup, seconded by DeLong to adjourn at 7:50 pm. Motion carried.