

**TOWN OF BASS LAKE  
SAWYER COUNTY  
PLANNING COMMISSION  
Thursday, July 22, 2004**

**MINUTES**

Chairman, Phil Nies, called the meeting to order at 6:30 PM. Members present: Nancy Albertin, Helen Chevrier, Frank Cowan, Russ Iverson and Phil Nies. A motion was made by Chevrier, seconded by Albertin, to approve the agenda. Motion carried. Correspondence will be discussed later in the meeting. The minutes of the previous meeting were read. Corrections were made for spelling of Cowan, Myrna Cowan and Mike Perrson. Albertin motioned to approve the minutes as corrected. Iverson seconded. Motion carried.

**ZONING:**

Nies reported that the Town Board approved all the previous applications as recommended by the Planning Commission. Iverson reported on the Sawyer County Zoning Board of Appeal decisions. The application of Thorpe for construction of a garage on vacant property was denied. The application of Hammill for a 70 foot setback from Lac Courte Oreilles was tabled.

a. LCO Head Start Center-Special Use Permit. The LCO tribe wishes to construct a center on a 40 acre parcel. Discussion followed. Motion made a by Cowan, seconded by Iverson to approve the application. Motion carried. Finding of fact: it would not be damaging to the rights of others or property values, it would not be detrimental to ecology, wildlife, wetlands, or shore lands, it would not create an air quality, water supply or pollution problems, and it would not create topographical problems such as run of, drainage, erosion, flooding or vegetative cover removal.

b. R. Kormska– Applicant wishes to change 22 acres out of 32.45 from F1 to RR1. Discussion followed. The subdivision would create 9 back lots and 4 water lots. Joe Maki, agent, presented information on the subdivision. Motion made by Chevrier, seconded by Albertin, to approve with the covenants for 30 foot buffer zones between parcels, to follow the Bass Lake camping ordinance, no further subdivision of the parcels, and for construction of one single family dwelling per parcel. Motion carried.

c. Further discussion of RR-1 and F-1 classifications and recommendation that details be included when the Bass Lake Comprehensive Plan is updated.

**OLD BUSINESS:**

LAND USE ORDINANCE–Nies read the letter form W. Christman, Sawyer County Zoning Administrator, about the new Land Use Ordinance. Members are to review and to inform Nies of any recommendations by August 5<sup>th</sup>. Discussion followed.

PARK COMMITTEE– Nies reported that he had talked to LCO Development and the approximate cost for demolition of the cottages of the Grindstone Landing property would be \$4000. A request for bids will be published. The Bass Lake Fire Department will be given the opportunity to take what items it wishes for their auction before the demolition. Discussion followed.

NORTHWOODS BEACH ZONE DISTRICT – Nies reported that the Town Board changed some wording on the recommendation for the platted, non-existing roads. He read a letter from W. Christman, Sawyer County Zoning Administrator, on the possibility of vacating such town roads. The State of Wisconsin and the DNR do not want lakeshore roads vacated. Discussion followed. The Town will send a letter to the County on maintaining the current recommendation, which is to be decided on a case by case basis. All property values are skyrocketing. The assessment of the town has increased from \$377 to \$400 million in one year.

TOWN BUILDING PERMITS –Bill Hise has drafted a town building permit and application. Members are to review and get back to him. He is also working on an occupancy permit. He will contact Steve Boss, building inspector, for his input. Discussion followed.

**NEW BUSINESS:**

**SLOW NO WAKE –**

- a. Weighing of property owner votes for a SNW designation. Discussion followed on how to be the most fair. Several proposals were given. The Planning commission was inclined toward 1 vote for every foot of frontage.
  - b. Stuckey Bay – M. Perrson requested a SNW. Discussion followed. The Planning Commission would need further information for a SNW designation.
- NORTHWOOD MENNONITE CEMETERY –** S. Martin requested that the Planning Commission consider the possibility of the Northwood Mennonite Church establishing a cemetery behind the church and give its viewpoint. The cemetery would have about 75 gravesites. The Comprehensive Plan allows cemeteries in Ag1. Discussion followed. Motion made by Iverson, seconded by Albertin, to inform Mr. Martin that the Planning Commission is receptive to the idea of a cemetery.
- c. Camping Ordinance – Town Chairman Sanders received several phone calls about the camping ordinance. Option #1 is for no camping, #2 is restricted camping allowed on off water property, #3 concerns off and on water lots and #4 is all camping is allowed. Discussion followed. The Town Board would like to make a decision at the next town meeting. Motion made by Chevrier, seconded by Cowan, to maintain the current option #1.
- The next meeting is August 26 at 6:30 PM. Nies brought up the possibility of moving the date of the meetings for better coverage on zoning matters. Chevrier moved the meeting be adjourned, seconded by Albertin. Motion carried. Meeting adjourned at 8:38PM.

Respectfully submitted by Helen Chevrier, Secretary.

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