

**TOWN OF BASS LAKE  
SAWYER COUNTY  
PLANNING COMMISSION  
Thursday, October 7, 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. Standing Citizen Committee member present: Ted Schwenker. A motion was made by Chevrier, seconded by Iverson, 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 that Bass Lake Board approved a change in the camping ordinance to option #3. Discussion followed about the camping ordinance and the TIF information. Mr. Sanders has gone to the Sawyer County Board and requested that the Bass Lake camping ordinance contain a stipulation that campers be placed only on a buildable lot. Albertin motioned to approve the minutes as corrected. Iverson seconded. Motion carried.

**ZONING:**

a. Rezone. Warner-Application was discussed at previous meeting. The Town Board approved the application as recommended.

Stinic-Application is for a rezone from AG1 to RR1. Property is on Landgraf Road. Parcel contains 1.1 acres. Discussion followed. Motion made a by Albertin, seconded by Chevrier, to approve the application with stipulation for one single family residence only. Motion carried. Finding of fact: The change is zone district and/or conditional use would not be contrary to the public interest and would be in compliance with the spirit of the zoning ordinance because it would not be damaging to the rights of others or property values, it would not create topographical problems such as run off, drainage, erosion, flooding or vegetative cover removal, it would not create traffic or highway access problems, and it would be compatible with the surrounding uses and the area.

b. Getzland Property LLC– Applicant wishes a variance to construct a 12x12 enclosed addition with a 12x12 deck 23 feet to side lot line and 41.5 feet to Evergreen. Parcel is 60x100 feet. Discussion followed. Motion made by Albertin, seconded by Cowan, to approve the application. Motion carried. Findings of fact: The variance would not be contrary to the public interest and would be in compliance with the spirit of the zoning ordinance because 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.

c. Hammill-The application has previously been before the Planning Commission. Recommendations are unchanged.

d. Yunker- Applicant wishes a variance to construct a 20x24 garage with loft storage having a 52/65 foot setback to County E. Discussion followed. Motion made by Iverson, seconded by Albertin, to approve the application. Motion carried. Findings of fact: A literal enforcement of the terms of the zoning ordinance would result in unnecessary hardship because it would not be the basis of economic gain or loss. The variance would not be contrary to the public interest and would be in compliance with the spirit of the zoning ordinance because 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.

Move item #5, Northwoods Mennonite Cemetery, from Old Business to Zoning. Shannon Martin represented information on the parcel. The parcel for the cemetery contains 1.6 acres out of a total of 4.7 acres. The cemetery would be about 50x100 feet and would be located behind the cleared area around the church. This would limit visibility from County K. Discussion followed. Sawyer County Zoning Ordinance requires the property be AG1, which is a 5 acre minimum. Motion made by Chevrier, seconded by Iverson, that the Planning Commission passes a resolution that the Planning Commission is receptive to the establishment of a cemetery for the Northwoods Mennonite Church.

**OLD BUSINESS:**

LAND USE ORDINANCE–Nies presented the draft of the new Land Use Ordinance. Albertin and Chevrier are to review and report back to the Planning Commission. Discussion followed. A public hearing will be set in the near future by the Sawyer County Zoning committee.

**PARK COMMITTEE–**

a. Grindstone Lake park. The land to the west of the boat landing has been sold to the adjacent neighbor. Any grant application must include bids along with the proposed park plan. Lake parks are a priority for the grant monies. Discussion followed. Members are to consider names for the park. Iverson will meet with the Park Committee to start drafting a plan.

b. Town Hall park. The lots behind the Town Hall may be up for sale for back taxes this coming year. Nies will monitor the situation.

NORTHWOODS BEACH ZONE DISTRICT –The Wisconsin State Supreme Court would not hear the case about 9000 square foot lots. The aspect of uniqueness and the reasonable use of property are 2 major legs of zoning. The court opinion will not be published so it cannot be used in other courts. Therefore the denial still stands. Thus, 9000 square foot lots will now be buildable. Nies presented a table about buildable lots and a ratio for impervious surfaces. The table will be considered at the next meeting.

TOWN BUILDING PERMITS –Bill Hise was not present. The matter is tabled until the next meeting.

**NEW BUSINESS:**

Nies reported on discussion with Cybil regarding her three lots that she would like the town to purchase. Discussion followed.

The next meeting is November 4th at 6:30 PM. Albertin moved the meeting be adjourned, seconded by Iverson. Motion carried. Meeting adjourned at 8:00PM.

Respectfully submitted by Helen Chevrier, Secretary.

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