

March 08, 2012
Zoning Committee Public Hearing
Conditional Use Permit
Robert C. Weisheit, Jr.

This public hearing was called to order at 1:00 p.m. by Zoning Committee Chairman Bob Schneider. This hearing has been posted and published as is required by Wis. Stats and LdF Zoning Ordinance 93-4.

Introductions were made. Zoning Committee members present were: Dan Shanahan, Robert Milburn , and Chairman Bob Schneider. Also representing the Town were Sue Ackland, Town Zoning Administrator and Teri Shaw, Zoning Committee Secretary.

Also present is Robert Weisheit and Darrel Young, representing Young Builders, Inc. There were 12 out of 14 green cards turned in at this time.

On today's agenda is the request from Robert Weisheit for a Conditional Use Permit for an addition on a non-conforming structure which is within the 75' OHWM setback requirements on Crawling Stone Lake.

The committee has viewed the property and asked Mr. Weisheit, what his plans were.

Mr. Weisheit replied: That the existing approximately 100 year old home is a "3 season structure", not adequately winterized for using year around. He proposes to increase the size of the existing structure, by putting on an addition consisting of 2 bedrooms and a bathroom. He would also winterize the entire structure so it can be used throughout the entire year. The proposed project will be built along the back side of the existing structure, not on the "lake side".

Mr. Weisheit stated that he and his sister inherited the home when their Father passed away approximately 2 years ago.

Discussion took place about the size and location of the existing and proposed addition, noting that there was a second story porch in the corner of structure.

Discussion took place about this proposed addition would be using Mr. Weisheit's one time allowed 50% expansion. Also, what dimensions and measurements were used to determine the size that was allowable.

Sue Ackland went on to explain about the setbacks used regarding the lake side and lot lines. Noting that, the back side of the proposed project will run at a diagonal line, going away from the back lot line.

Discussion took place about the proposed project running along the back lot line at a diagonal line. Mentioning that it doesn't go closer, but in fact tapers farther away from lot line than the existing structure.

It was noted that 2 letters were received prior to this meeting regarding this project. One was from Mr. Edward Logue, dated 01-14- 2012 and the other from Ms. Mabel Drott, dated 01-16- 2012. Both were in favor of the proposed addition and in Mr. Weisheit in general.

Discussion took place regarding the septic field/tank, it's location, age and the need to relocate it. Note that a new septic system was installed in the past few years and that it is adequate to handle the proposed expansion.

Discussion took place about the driveway to the home being on an easement, what that meant and if there would be any foreseen problems regarding this.

Mr. Young discussed building up the soil behind the proposed addition to create an adequate water drainage/runoff area.

Sue Ackland stated that needed to be discussed with Vilas Co.

Bob Schneider: Are there any questions? Hearing none: May I have a motion?

Rob Milburn: I make a motion to approve the CUP with no conditions as presented.

Dan Shanahan: I second the motion.

Bob Schneider: Are there any discussion on the proposed motion?

Hearing none: May I have a vote?

Dan: Accept

Rob: Accept

All in favor: Passed.

Bob Schneider: May I have a motion to adjourn?

Robert Milburn: I make the motion to adjourn.

Dan Shanahan: I second the motion.

Bob Schneider: Meeting Adjourned.

Meeting ended at 1:23 pm.

The findings of fact will be completed.

Respectfully submitted,

Teri Shaw
Secretary Zoning Committee

THERE IS A TAPE RECORDING OF THIS PUBLIC HEARING ON FILE AT THE
TOWN OF LAC DU FLAMBEAU OFFICES.