

June 21, 2012

Zoning Committee Public Hearing  
Conditional Use Permit  
Todd and Dawn Poppe

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, Janet Konopacki, Robert Milburn, and Chairman Bob Schneider. Also representing the Town were Sue Ackland, Town Zoning Administrator and Nancy Edwards, sitting in for Teri Shaw, Zoning Committee Secretary.

Also present is Ken Wickman, representing the Poppe's, Wilbur Werling, Ole Gulbrandsen, Fred Harrod and Scott Harrod. There were 7 green cards turned in at this time.

On today's agenda is the request from Mr. and Ms. Poppe for a Conditional Use Permit for new construction within 75' of the OHWM on Crawling Stone Lake.

The committee has viewed the property and asked Mr. Wickman what Mr. Poppe's proposed plans were.

Mr. Wickman replied: That the existing home needed to be remodeled. They would like to remove a portion of the existing structure, rebuild and add on a little more square feet of living space. The proposed project would be a slightly larger foot print than the original home. The new structure would also be 4 feet closer to Crawling Stone Lake. They would like to add a bath room. Doing this would require no changes in the septic system. They also would like to rebuild the living room. It was originally a garage converted into living space. With this they propose to remove it entirely, rebuild adding a walk out basement underneath the new structure.

Mr. Wickman also stated that he has been working extensively with Gail from Vilas County zoning and Sue Ackland, LdF Zoning Administrator to get this project accomplished and the proper permits required. Vilas County said that the proposed project was acceptable and met all Vilas County zoning requirements.

Sue Ackland replied that when Wickman Construction first applied for the permits, the proposed project fell under ACT 170. Now, it does not. It has reverted back to the previous zoning regulations.

Sue also stated that the proposed project was within the 75% of the 112 sq. ft. allowance. That they actually had 736 sq. ft. to expand within the 75% OHWM for the onetime 50% expansion allowed. Most of the proposed project would be taking place within the original foot print.

Discussion took place on how the square footage for expansion was calculated.

Discussion took place about the proposed addition site and any possible impact on the neighboring properties and views of the lake.

Mr. Wickman stated that there would be none.

Sue stated that the Poppe's had wanted to do more within the ACT 170, but were unable to because of changes. They had wanted to remove the existing exterior walls and upgrade the entire structure. Also, that they were going to re-pitch the roof which is permissible without a CUP Hearing.

Discussion took place on ACT 170 and its implications.

Bob Schneider asked if there were any further questions or concerns? Hearing none, asked for a motion.

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

Janet Konopacki: 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

Bob: Accept

Janet: Accept

All in favor: Passed.

Bob Schneider: May I have a motion to adjourn?

Janet Konopacki: I make the motion to adjourn.

Dan Shanahan: I second the motion.

Bob Schneider: Meeting Adjourned.

Meeting ended at 1:22 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.