

July 6, 2012

Zoning Committee Public Hearing  
Conditional Use Permit  
Thomas and Maureen Gartner

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, Bill Spetz and Chairman Bob Schneider. Also representing the Town were Sue Ackland, Town Zoning Administrator and Teri Shaw, Zoning Committee Secretary.

Also present is Thomas Gartner and his Daughter Diane Gartner. There were 6 green cards turned in by Mr. Gartner at this time.

On today's agenda is the request from Mr. and Ms. Gartner for a Conditional Use Permit for an addition on a non-conforming structure within 75' of the OHWM setback from Stearns Lake.

The committee has viewed the property and asked Mr. Gartner what the proposed plans were.

Mr. Gartner replied: We have an existing deck attached to my house that I wanted to enclose, but the whole structure is closer than 75' to the OHWM on Stearns Lake. The LdF Zoning Administrator, Sue Ackland told me I couldn't, and that he was required to have a CUP Hearing. He was told that he was permitted to put the new addition on the existing structure off the side. So, the proposed plans are to start at 55' and will go out 12 ft. wide and 12 ft. deep with a screened in porch that will tie into the existing structure's roof line. The end result should turn out looking much nicer than it does now. It will look like it has always been there.

Bob asked if it was going to be a "pre-fab" or stick built structure?

Mr. Gartner replied that it would be a stick built structure, with a footing underneath. No basement.

Bob asked if there would be any changes to the electric or water/sewer services?

Mr. Gartner replied that there would be electrical outlets installed per code, but no changes to the existing electrical or water/sewer services.

Discussion took place about the proposed addition's footing being raised to meet the existing structure. Also, about the entrance and exit of the proposed project.

Discussion took place about Mr. Gartner using up his one time expansion allowance.

Mr. Gartner stated that he was aware of this and had no further plans for building or remodeling his residence.

Discussion took place about the one time expansion rule and it's being a Town or County Ordinance.

Bob Schneider asked if there were any further discussion regarding this proposed project?

Hearing none, asked for a motion.

Bill Spetz: I make a motion to approve the CUP with no conditions as presented.

Dan Shanahan: I second the motion.

Bob Schneider: May I have a vote?

Janet: Accept

Dan: Accept

Rob: Accept

Bob: Accept

Bill: 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 1:07 pm.

The findings of fact will be completed.

Respectfully submitted,

Teri Shaw  
Secretary Zoning Committee

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