

July 11, 2013

Zoning Committee Public Hearing
Conditional Use Permit
DK & L Northwood's Lodge Association

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: Chairman Bob Schneider, Janet Konopacki and Colette Welch. Also representing the Town were Sue Ackland, Town Zoning Administrator and Teri Shaw, Zoning Committee Secretary.

Also present is Mel Luck, his wife Terri Luck and Deb Kemp. Ms. Kemp has turned in 6 green cards today.

On today's agenda is the request from DK & L Northwood's Lodge Association for a Conditional Use Permit for an addition on a non-conforming structure within the 75' OHWL setback from Big Crawling Stone Lake.

The committee has viewed the property and asked DK & L Northwood's Association's plans were.

Ms. Kemp replied: That the proposed addition was to be a "three season" porch to be built on the east side of the existing home, taking the existing deck structure and changing into the porch and then having a deck on the east end of that.

Chairman Bob Schneider asked: If the addition would be 20' x 16' and the deck 16' x 16' as proposed.

Ms. Kemp confirmed these measurements to the committee.

Colette Welch asked if the trees that were saved when the existing deck was built will be removed – the existing deck was actually built around various growing trees.

Ms. Kemp: Yes, unfortunately they will be removed.

Discussion took place on the proposed porch/deck being approximately 60 feet from the water on Big Crawling Stone Lake.

Discussion took place about the location of the proposed porch/deck and the possibility of moving it back.

Chairman Bob Schneider stated that this would be DK & L Northwood's Association's one time chance for expansion under the current Vilas County Zoning Ordinance and that the proposed expansion was under the 50% allowed.

Sue Ackland confirmed that this proposed expansion was under the 50% allowed.

Discussion took place about how the calculations for expansion was determined and what was considered habitable/non-habitable space.

Chairman Bob Schneider asked if the Board had any further questions about the proposed porch/deck.

Hearing none, asked if there had been any correspondence regarding this proposed addition.

Teri Shaw stated that we hadn't received any correspondence regarding this CUP hearing to date.

Bob Schneider: Are there any further questions?

Hearing none: May I have a motion?

Janet Konopacki: I make a motion to approve the CUP with no conditions as presented.

Colette Welch: I second the motion.

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

Hearing none: May I have a vote?

Janet: Accept

Colette: Accept

Bob: Accept

All in favor: Passed, with no conditions.

A motion was made by Bob Schneider and seconded by Janet Konopaki to adjourn at 1:13 pm. Motion carried.

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.