

December 19, 2013

Zoning Committee Public Hearing
Conditional Use Permit
Mr. John Bicker, Jr.

This public hearing was called to order at 1:00 p.m. by Zoning Committee member Dan Shanahan, filling in for Chairman Bob Schneider who is not present today. 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, filling in as Chairman, Janet Konopacki and Robert Milburn. Also representing the Town were Sue Ackland, Town Zoning Administrator and Teri Shaw, Zoning Committee Secretary. Darwin Lohse arrived late to the meeting.

Also present is James Rein representing John Bickers for this proposed project.

Dan Shanahan asked Mr. Rein what the Bickers proposed plans were?

Mr. Rein presented 5 green cards and stated that another was returned but signed.

Mr. Rein stated that basically, the Bickers propose to put an addition on the back of their existing structure and this requires a Conditional Use Permit. They are proposing to put on an entry and enlarge an existing bathroom. This part of the building is the "old" structure. The Bicker's have decided to also put in new windows facing the lake. The existing windows are not weatherproof and need to be updated. When we start working on this side there is an existing entrance that is hard to get in and out of the house. By putting a deck here we would make the entrance much safer and easier to access. The Bicker's propose to build a lateral expansion as to not encroach any closer to the shoreline on Fence Lake. We do not plan on expanding the structure itself at this location, just adding a deck to make accessing the home easier. Most of the work being done is behind the 75 foot setback.

Discussion took place about the other permits that have been issued for the work currently being done on the house.

Discussion took place on the proposed project and it's measurements.

Sue Ackland stated for the record that the project had to be brought back by 6 inches on the side facing Fence Lake. It can't encroach any closer than 55 feet at that point. This would make it compliant.

Discussion took place on this aspect.

Robert Milburn asked if there would be a railing installed on the proposed deck?

Mr. Rein answered: Yes, that the Bicker's were looking into either a metal spindle or cable type railing to be installed.

Discussion took place about the previous additions that had been put on the structure over the years. The location of the basement and the fact that the entire structure needed to be better insulated.

Dan Shanahan asked the Committee if they had any further questions or concerns to ask Mr. Rein.

Hearing none, may I have a motion?

Janet Konopacki: I make the motion to approve this proposed CUP application as presented.

Robert Milburn: I will second the motion to approve.

Dan Shanahan: Is there any discussion on the motion?

Hearing none, I will ask the Committee to vote.

Rob Milburn: In favor.

Janet Konopacki: In favor.

Dan Shanahan: In favor.

Darwin Lohse did not vote.

Dan Shanahan, standing in for Chairman Bob Schneider: The motion has been made and passed. May I have a motion to adjourn?

Rob Milburn: I make the motion to adjourn.

Janet Konopacki: I second the motion.

Motion carried.

This hearing was adjourned at 1:10 p.m.

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.