

July 10, 2014

Zoning Committee Public Hearing  
CUP Hearing  
Patricia Passo

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, Robert Milburn, Dan Shanahan and Janet Konopacki. Also present representing the Town is Sue Ackland, Town Zoning Administrator and Teri Shaw, Zoning Committee Secretary.

Also present at this time is Patricia Passo and Bob Hughes.

Ms. Passo has turned in 3 green cards today.

On today's agenda is the request from Ms. Patricia Passo for a CUP permit to build an addition on a non-conforming structure.

The committee has viewed the property and asked Ms. Passo what her plans were.

Mr. Huges stated that the proposed project was a 13.5 X 20 foot addition to be built on the East side of the existing cottage.

Chairman Schneider asked if the proposed addition would be on the back side of the cottage. Not the lake side.

Mr. Hughes answered yes. It is just a small addition, matching the existing structure with a few basic windows and an entrance.

Discussion took place to determine where the entrance door would be located.

Chairman Schneider: The proposed addition is as large as you can make it correct? Otherwise it would encroach on the existing septic system.

Ms. Passo stated that the proposed addition is as large as they can make it using the onetime 50% expansion rule.

Chairman Schneider: There will not be a basement/crawlspace under the addition, correct?

Mr. Hughes: That is correct. The proposed addition will be built on pilings like the existing structure.

Discussion took place on what the proposed addition would be used for and if the current septic system would still be adequate.

It was determined that an existing bedroom will be used to enlarge the current living room and the proposed addition will be used as a bedroom and a small room for storage.

It was determined that the current septic system will be adequate.

Discussion took place on the roofline for the proposed addition.

It was determined that the roofline would remain the same.

Discussion took place on how the OHWM was determined. Sue Ackland explained how she determined where the OHWM is.

Sue Ackland stated that this was a very old property. That none of the property lines were marked. She could not find the rear lot line, but used the satellite view and measured off of where the house sits. So with their proposed addition needing to be 40 feet off the rear lot line, they have more than enough space to do that.

Chairman Schneider asked if there was any further discussion or questions from the committee. Hearing none, asked for a motion.

Rob Milburn: I make a motion to approve the CUP permit as presented to the Zoning Board.

Janet Konopacki: I second the motion.

Chairman Schneider: Any discussion on the motion? Hearing none, may I have a vote?

Rob Milburn: In favor.

Janet Konopacki: In favor.

Dan Shanahan: In favor.

Chairman Schneider: All in favor, passed. May I have a motion to adjourn?

A motion was made by Rob Milburn and seconded by Janet Konopacki to adjourn at 1:12 pm. Motion carried.

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.