

July 17, 2014

Zoning Committee Public Hearing
CUP Hearing
Mr. Wesley

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 Jack Wesley and James Stewart.

Mr. Stewart has turned in 9 green cards today.

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

The committee has viewed the property and asked Mr. Wesley what his plans were.

Mr. Stewart, talking on behalf of Mr. Wesley: Basically there is an existing deck, part of which is within the 75" OHWM setback on White Sand Lake. Jack (Mr. Wesley) and his wife propose to enclose the deck making it into a screen porch. This structure will roughly be 16' x 20', just extending the existing house by 16'. The proposed screen porch will be fully enclosed and have 2 doors.

Chairman Schneider: So this screen porch would have the same footprint as the existing house and deck?

Mr. Stewart: Yes, that is correct. We are not changing the deck itself, with the exception of its substructure which is old and needs to be replaced. Essentially it will have the same roof line and dimensions. It will just extend off the existing home.

Rob Milburn: So, you propose to tear out the existing foundation and deck material?

Mr. Stewart: Yes, the footings that are there are pretty inadequate. Every other footing is a different formula. The spacing of the joists are not to code either. This all needs to be brought up to date.

Peterson Tree Service has been subcontracted to remove the dead/diseased trees that are too close to where the deck is and Island City Dray will remove the remaining stumps. This was done so we will not have a problem with structural damage now or in the future.

Chairman Bob Schneider asked: How far were the trees from the proposed construction site?

Mr. Stewart replied: The one was an old birch, approximately 3' from the structure and the other two trees were right at the edge of the decking.

Sue Ackland stated: That any tree within 30' of a structure didn't need a permit to be removed.

Rob Milburn asked if they were adding electricity to the proposed screen porch.

Mr. Stewart: There is currently one outlet on the outside of the existing deck. It was used for exterior lighting for the grill area. Because the meter is mounted on the existing wall where the screen porch will be, the meter and periscope will need to be moved. We have subcontracted Tim Wolf from Wisconsin Rapids to do this. It will be moved approximately 7 ½ '. So according to my understanding of the current state code, if you are not moving it over 8' you do not have to install a new service panel. The current service panel is relatively new, about 10 years old.

Discussion took place on the state code that could require installing a new service panel.

It was determined, with Dan Shanahan's knowledge of the state codes, that Mr. Stewart was correct – a new service panel was not required to be installed.

Chairman Bob Schneider asked if the Committee had any further questions.

Dan Shanahan asked if the proposed project was going to have a full foundation.

Mr. Stewart: It will have sonotube footings with a 4' depth, with a layout of treated lumber beams and joists – 10 in total. No insulation will be added. The screen/windows are rooms with a view from Leisure City in Woodruff.

Discussion took place on the current structure's material and that the proposed project will be built to match.

Janet Konopack asked if there had been any correspondence in regards to this proposed project.

Teri Shaw answered that there hadn't any phone calls, nor written letters.

Sue Ackland stated that when she went out to measure at the building site, she had gotten a slightly different measurement than what Mr. Stewart had listed on the application, but that it didn't affect their proposed project.

Discussion took place on the measuring for this project. It was determined that this was not an issue and the proposed project was well under the 50% expansion allowed.

It was also determined that Mr. Stewart had included the overhang in his measurements recorded on the permit application.

Chairman Bob Schneider asked Mr. Wesley if he understood that if granted, this would be their onetime 50% expansion allowed.

Mr. Wesley stated that he did understand this.

Rob Milburn proceeded to go over the questions from the required 17.4.D Standards Sheet and recorded the answers.

Discussion took place on the drainage on the property. It was noted that there has been a previous issue at the site in past years. It was determined that Island City Dray is contracted to improve the drainage on the property.

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 1:17 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.