

September 11, 2014

Zoning Committee Public Hearing  
CUP Hearing  
Timothy/Margaret Richman

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, Dan Shanahan, Dedie Hanson 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 Timothy and Margaret Richman.

The Richman's have turned in 7 green cards today.

On today's agenda is the request from The Richman's for a CUP permit to build an addition on a non-conforming structure that is within 26' of the OHWM on Plummer Lake.

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

Tim Richman: Currently we have a 1976 Wausau home with a kitchen, living room and 3 bedrooms. My boys and I have gutted the entire insides out and propose to build a 480 square foot addition onto the back of the current structure. The roof line will be below the existing one. You will not be able to see the addition coming off the back from the front of the home. This proposed addition will have 2 bedrooms in it and a possible entrance. Below this proposed addition we plan on having a crawlspace to contain a small furnace and water heater. The crawl space will be whatever size is allowed / required by code. Dick Lee is our contractor. We have been working with him on this project since spring of this year.

Margaret Richman: It's predominantly going to be a crawl space with a small taller section where the furnace and water heater will be located. The entire crawlspace will not be six feet high, just the small area to house the furnace and water heater, allowing enough room to be able to house and maintain the equipment.

Chairman Bob Schneider asked if they were planning on having an outside access to this proposed crawl space.

Margaret Richman: yes

Janet Konopacki asked if there would be a continuous roofline on the completed structure.

Tim Richman: The roof will be connected to the existing roof, but the proposed addition roof will be slightly lower. The roof on the proposed addition will not be that large.

Margaret Richman: Currently the existing structure is rectangular. The proposed addition will be less than half of its size and come out perpendicular to it, forming an "L" shape.

Chairman Bob Schneider: Is the 25 foot dimension away from Plummer Lake or parallel to it?

Discussion took place on the location of the proposed addition in regards to Plummer Lake.

It was determined that the proposed addition was not going to be built on the side of the home facing Plummer Lake.

Discussion took place on the removal of the original structures fireplace. It was determined that the Richman's plan to install a free standing fireplace/Wood burning stove instead of restoring the original fireplace.

Chairman Bob Schneider asked the Richman's if they were aware that this was their onetime 50% expansion?

Tim and Margaret Richman answered yes.

Chairman Bob Schneider asked the Committee if they had any further questions and/or concerns.

Sue Ackland asked to clarify, if the proposed crawl space and area to be constructed to house the furnace and water heater would be higher than six feet?

Tim Richman: No it will not. Tim made a reference to the crawl space and utility area being constructed like his neighbor the Francois.  
Sue was familiar with the Francois project and was reassured.

It was determined that the proposed work under the addition was to be considered a crawl space. Noting that anything higher than six feet is considered a basement and that area would go toward the onetime 50% expansion rule. Which the Richman's are at their maximum allowed.

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

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

Dedie Hanson: I second the motion.

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

Dedie Hanson: In favor.

Janet Konopacki: In favor.

Dan Shanahan: In favor.

Chairman Schneider: All in favor, passed with no conditions. May I have a motion to adjourn?

A motion was made by Dedie Hanson and seconded by Janet Konopacki to adjourn at 1:10 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.