

Office Use		
Mailed To Board Members _____		
E-Mailed _____	to: County Journal _____	
DNR _____	Cty Adm _____	Cty Clerk _____
Infor. Serv _____	Corp Counsel _____	LCD _____
Bulletin Boards _____		

BOARD OF ADJUSTMENT PUBLIC HEARING
MAY 25, 2006
COUNTY BOARD ROOM, BAYFIELD COUNTY COURTHOUSE
WASHBURN, WISCONSIN

Notice is hereby given that a public hearing will be held on Thursday, May 25, 2006 at 9:00 a.m. in the County Board Room of the Bayfield County Courthouse, Washburn Wisconsin relative to the following item(s):

Town of Bell, owner & George Lazorik, Chairman are seeking a variance from the terms of Section 13-1-40(b)2 of the Bayfield County Zoning Ordinance. This section states: No Expansion. A nonconforming use of a structure or premises shall not be expanded or enlarged. No such use shall be expanded within a structure, which, on the date the use became nonconforming, was only partially devoted to such use.

The applicant wishes to crush gravel on a non-conforming (legally pre-existing) gravel pit site zoned R-1. The property is described as a 10-acre parcel (ID# 010-1092-04), located in Lot 2, Siskiwit River Valley Fruit Land Co Subdivision of SE ¼, Section 2, Township 50 N, Range 6 West, Town of Bell, Bayfield County, WI.

Estevan Trust, / Charles Ray, owner is seeking a variance from the terms of Section 13-1-40(c)(3)a,b,c,d of the Bayfield County Zoning Ordinance. This section states: Nonconforming Principal Buildings and Structures of 600 Square Feet or Larger. Except as further restricted by the provisions of paragraph (4) below, nonconforming principal buildings and structures of 600 square feet or larger may be improved internally, externally, or expanded provided that:

- a. A structure that is nonconforming as to structural or dimensional standards may not be expanded or enlarged so as to increase its dimensional nonconformity.
- b. Where practicable, additions to nonconforming buildings and structures shall conform to all applicable provisions of this Chapter.
- c. Except as provided in paragraph (4)d. below, the lifetime total of all expansions shall not exceed fifty percent (50%) of the structure's footprint that existed at the time the structure became nonconforming; an owner shall provide documentation of the footprint of a structure at the time it became nonconforming, and any expansion shall be documented by recorded affidavit; and
- d. The structure may not be substantially reconstructed by replacement of exterior walls constituting more than twenty-five percent (25%) of the perimeter of the structure over the life of the structure. The owner shall provide documentation of the perimeter of the structure at the time this provision took effect and any reconstruction shall be documented by recorded affidavit.

Applicant wishes to be granted a second variance to allow a 768 sq. footprint addition with a 210 sq. ft loft /second story above. The applicant was granted a variance (#755) in July of 1996 to his 720 sq. ft existing structure. He applied for a 4'x10' mud room 20' from northeast lot line, 8'x 20' sauna/deck addition 60' from south lot line and a porch (sq. ft unknown) that would be 24' from west property line which brought his structure to an overall footprint total of 1,280 sq. ft.

The property is described as a sub-standard lot of record consisting of 2-acres (parcel ID# 008-1018-01), located in the NE ¼ of the NE ¼, Section 18, Township 49 N, Range 4 West, Town of Bayview, Bayfield County, WI.

Jody Tetzlaff is requesting a variance from the terms of Section 13-1-40(c)(4)a 2. This section states: Except as provided in subparagraph b., no new foundations of any kind, additional stories, other expansion, or accessory construction shall be permitted. For the purpose of this section of the Ordinance, repair of 25% or more of the lineal perimeter of the foundation shall be considered a replacement or new foundation and not a repair.

Applicant wishes to replace the existing support foundation by raising structure with two new concrete blocks on a new footing. The property is described as a 1.1-acre parcel (ID# 004-1044-05), located in part of Gov't Lot 3, Section 2, Township 44 N, Range 9 West, Town of Barnes, Bayfield County, WI.

Richard Zbien, owner and Joseph Chaudoin, agent are seeking a variance from the terms of Section 13-1-29(c)(2) of the Bayfield County Zoning Ordinance. This section states: For developments not providing shoreline access there shall be 30,000 square feet of open space for each unit, except hotels and motels, provided that if the development is within an unincorporated village overlay district, such open space requirement may be reduced to 5,000 square feet per unit if adequate public open space areas are available elsewhere, offsite, within the district, and provided further that if the development is to be served by a public sewer system, such open space requirement may be reduced to 15,000 square feet per unit. Except that such reduction shall not apply within the Town of Bayfield.

Applicants wish to construct four structures with two units in each along with another structure consisting of eight garages. The ordinance requires 40,000 sq. ft of open space plus the 7,680 sq. ft building footprint. The existing parcel is 28,880 sq. ft minus the building footprint, leaving 21,200 sq. ft of open space.

The parcel is described as a .663-acre parcel (ID# 010-1100-04), located in Lot 1-10, Block 4, Village of Cornucopia, Section 34, Township 51 N, Range 6 West, Town of Bell, Bayfield County, WI.

Status Report: Discussion of any court decisions for cases under review since the last meeting of the Board. (i.e. Bourassa, Save Our Lakes (Ecton))

The Board of Adjustment agenda shall be as follows:

9:00 a.m.	Call to Order
9:00 – 9:15 a.m.	Review of materials contained in files of the above cases
9:15 a.m.	Acceptance of oral or written testimony from interested parties

Upon exhaustion of public input, notice is served that the Board of Adjustment pursuant to Section 19.85 (1)(a) Wisconsin Statutes may convene in closed session to deliberate on one or more of the above cases. Following any such deliberation, the Board will reconvene in open session to render and announce their decisions.

STEPHEN W. COLLINS, CHAIRMAN, BAYFIELD COUNTY BOARD OF ADJUSTMENT

Note: Any person aggrieved by any decision of the Board of Adjustment, or a taxpayer, or any officer, department, board or bureau of the municipality, may within 30 days after the filing of the decision in the office of the board, commence an action seeking the remedy available by writ of certiorari.