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BOARD OF ADJUSTMENT PUBLIC HEARING
DECEMBER 6, 2007
COUNTY BOARD ROOM, BAYFIELD COUNTY COURTHOUSE
WASHBURN, WISCONSIN

Notice is hereby given that a public hearing will be held on **Thursday, December 6, 2007 at 9:00 a.m.** in the County Board Room of the Bayfield County Courthouse, Washburn Wisconsin relative to the following item(s):

Dale & Christine Westlund has requested a **variance** from the terms of Section 13-1-40(c)(3) of the Bayfield County Zoning Ordinance. This section requires:

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.

Applicants' parcel is a substandard lot of record dated (Oct 10, 1960); with the residence being only 28' from the south property line instead of the required 75'. Applicants' seek to construct a 24'x 24' (576 sq. ft) addition consisting of 2 bedrooms to their residence. This variance is requested because an addition constructed in 1996 maxed out the 50% rule regarding the structural footprint, which means no further expansion(s) are allowed.

The Property is a 3-acre parcel (ID# 032-1057-07-000), located in part of the Northwest Quarter of the Southwest Quarter (NW ¼ SW ¼), Section 29, Township 46 N, Range 6 W, Town of Mason, Bayfield County, WI.

Robert F. White has requested a **variance** from the terms of Section 13-1-32(e)(1), Row A, Column 1 and Section 13-1-32(e)(1) Row E, Column 1 of the Bayfield County Zoning Ordinance. Section 13-1-32(e)(1), Row A, Column 1 requires: multiple unit developments providing shoreline access to navigable waters shall be subject to the following minimum requirements for a Class 1 Lake; specifically, 600 ft. of minimum shoreline frontage. Applicant currently owns approximately 825 ft. of frontage on Lake Namakagon and is requesting a variance to sell off Lots 44 & 45, creating an existing MUD to become non-conforming.

Section 13-1-32(e)(1), Row E, Column 1 requires buildings and structures be setback 200 ft. from the ordinary high water mark. Applicant seeks a reduced setback to 115 ft. from the ordinary high water mark of Lake Namakagon due to a limited building site because County Hwy D crosses property and wetlands impact buildable core areas. Applicant wishes to have the old 26' x 45' (1,170 sq. ft.) residence replaced with a new 28' x 56' residence (1,568 sq. ft.) including a 10' x 28' (280 sq. ft.) deck for an overall total of (1,848 sq. ft.); with no increase in dwelling units.

The property is a 6.9-acre parcel (ID# 034-1114-01), located in Lots 42-45, Namakagon Lakeshore Subdivision, Section 14, Township 43 N, Range 6 W, Town of Namakagon, Bayfield County, WI.

Status Report: Discussion of any court decisions for cases under review since the last meeting of the Board. (i.e.)

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

RANDY MATIS, CHAIRMAN, BAYFIELD COUNTY BOARD OF ADJUSTMENT

Upon exhaustion of public input, notice is served that the Board of Adjustment pursuant to Section 19.85(1)(a) & (g) 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.

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.