

**MINUTES**  
**Bayfield County Planning / Zoning Committee ~~Public Hearing~~ / Meeting**  
**4:00 PM - June 19, 2008**  
**E.O.C. Room, County Courthouse Annex, Washburn, WI 54891**

**Note: There was NOT quorum at this meeting, therefore Director Karl Kastrosky explained testimony could be taken from applicants, discussion(s) held, along with support / opposition comments, however, no decisions could be rendered due to lack of a quorum.**

**1. CALL TO ORDER OF PUBLIC HEARING:** *By Chairman Beeksma at 4:07 PM.*

**2. ROLL CALL:** *Beeksma, and Rondeau were present; Maki, Miller, and Jardine were absent. (Miller notified the Dept. that he would be absent and would come if necessary, however, it was not known that the other members were not coming so there was insufficient time to contact him.)*

**3. AFFIDAVIT OF PUBLICATION:** *Presented by Director Kastrosky*

**4. REVIEW OF MEETING FORMAT:** *Chairman Beeksma reviewed the format and explained again what would happen due to lack of quorum.*

**5. PUBLIC HEARING: TESTIMONY:**

**A. PETITION TO AMEND ORDINANCE (Section 13):**

*Kastrosky noted these amendments are a "clean-up" measure and briefly reviewed each. [See attachment to these minutes.] There was no other input on this item.*

**B. TRG UP NORTH LLC CONDITIONAL USE REQUEST - Operate a Short-Term Rental** on 1.02-acre parcel (ID# 04-034-2-43-06-12-4 00-640-10000), described as Units 1-3 of the Sportsman's Lodge Condo, Section 12, Township 43 North, Range 6 West, Town of Namakagon.

*Barb Best of Rec. Rental Properties, Inc. is the agent; she noted the Town approved this request. Kastrosky stated this is a conditional use [rather than 'Special Use Class A'] because there is more than one unit involved; this was a business for many years, needs updating because the resort had been discontinued. Kastrosky said he erred in listing this— there are five units and the other two will be on a future public hearing.*

*The Town approved with this statement: "Approved subject to property. Meeting health department standards no tents, campers, fireworks without a permit. Trash control and application be reviewed in one year." Kastrosky noted this conditional use permit would be for longer than one year, however, the Town will perform a review in a year.*

**Support / Opposition:** *None*

**C. FRANK / JULIE HOSSZU CONDITIONAL USE REQUEST - operate short-term rental of 4 units** on 1.55-acre parcel (ID# 04-006-2-50-04-14-2 00-158-0900), in Lot 9, Deerfield Estates First Addition, Section 14, Township 50 N, Range 4 West, Town of Bayfield.

*The Hosszu's were present; no one spoke in support / opposition. Karl Kastrosky reported the TBA was received without conditions; a letter of support from Steve / Joyce Anderson is on file.*

**D. BRADLEY / SUSAN ANDERSON CONDITIONAL USE REQUEST - to exceed the 35' height restriction in a shoreland zone** (the new residence will not exceed 42') on a 3.41-acre parcel (ID# 04-008-2-49-04-22-3 05-001-03000), in Section 22, Township 49 N, Range 4 W, Town of Bayview.

*Bradley Anderson (property owner for 11 years) and his architect Jill Lorenz presented this case which included, current visual representations, images of their requested plans, as well as others.*

*Plans are to remove the existing non-conforming residence and to rebuild, with one side being +35' in height. Existing home is 21' from the OHWM of Lake Superior; their garage meets setback requirements; there is a quarry wall & pond*

on the property which also creates a unique challenge therefore they need to built 'up' to accommodate these. The Andersons request the new home to be built at the same level as the garage, which does meet setback requirements. They said the height of the residence is actually 34' but with the retaining wall on one side, that side becomes 42' high. The retaining wall is 100' back from the lake.

Mr. Anderson also reviewed what they could legally do currently, without a conditional use, but it would actually be more 'intrusive' and more obvious.

Rondeau stated this plan seems to be a win/win situation, makes sense, is aesthetically pleasing and sees no problem with it. Beeksma agreed, stating the height restriction was placed in the ordinance to prevent huge conspicuous buildings along the lakeshore and these plans are bettering the situation as well as removing a non-conforming building.

**Support / Opposition:** None

Kastrovsky said the Town approved without conditions; there is a letter of support from Michael Garnisch (adjoining property owner).

**6. ADJOURNMENT OF PUBLIC HEARING: TESTIMONY** adjourned at 4:40 PM.

**7. CALL TO ORDER OF ZONING COMMITTEE MEETING DISCUSSION:** By Beeksma at 4:40 PM.

**8. ROLL CALL:** Beeksma, Rondeau – present; Jardine, Maki, Miller, - absent.

**9. MINUTES OF PREVIOUS MEETING(S):** Motion by

**10. BUSINESS:**

**A. PETITION TO AMEND ORDINANCE (Section 13):**

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**Agenda Review and Alteration**

**E. SAMUEL / BEVERLY CROWE SPECIAL USE REQUEST– Curio/Souvenir Shop** on their property (#022-1043-10) in the NE ¼ of the SE ¼, Section 14, Township 47N, Range 9W, Town of Hughes.

The Crowe's stated they want to obtain this permit and then build the shop, hoping to be open next spring. Kastrovsky reported no TBA on file, however, the Applicant's said the Town did approve this request. There is a letter of concern on file from Dennis Begalke with some proposed conditions.

**F. VALHALLA TRAIL SUBDIVISION FINAL PLAT APPROVAL** located in the NE ¼ of the SW ¼, Section 17, township 49N, Range 5W, (#008-1056-03) Town of Bayview.

Tim Oksiuta presented the final plat noting the change of Freedom Valley Road to 66'. A June 12, 2008 letter from the Town of Bayview advises approval of the final plat.

**G. CITIZENS' CONCERNS / INPUT:**

- Speaking as a 'citizen' and not a zoning official, **Karl** expressed his views stating how the Public must feel with this lack of respect towards them after they have gone through the necessary steps to meet our ordinance,

*paid the fees to be heard, have time-lines, and then come here, some taking off of work and/or driving a distance to be told there is not a quorum. In addition, a speaker from Madison is here for a presentation to the Committee.*

**H. DISCUSSION / POSSIBLE ACTION RE SETBACK REQUIREMENTS ON LAKE SUPERIOR:**

- **David Mickelson (Coastal Expert from Madison)** gave a presentation with views of Lake Superior shoreline, erosion problems, methods to be used in determining proper setbacks, etc. It was hoped there would be funding to bring Mr. Mickelson back again when the whole Committee was available and/or the full County Board.

**I. DISCUSSION / POSSIBLE ACTION ON COMPREHENSIVE PLANNING STEERING COMMITTEE MEMBERSHIP:** Karl noted Jane Bucy, Bill Sloan, Scott McKinney, and Dalt Collins have agreed to serve; one more is still needed.

**J. DISCUSSION / POSSIBLE ACTION – COMPREHENSIVE PLANNING PROCESS:** A kick-off meeting at the Visitor Center is scheduled for Tuesday, June 24, 2008.

**K. DISCUSSION / POSSIBLE ACTION – NR115 RE-WRITE UPDATE:** N/A

**L. OTHER ITEMS:** Karl attended a meeting at Ashland County where the Eileen land use plan was approved (10-7) for the Ag center.

**11. MONTHLY REPORT:** N/A

**12. ADJOURNMENT:** Motion by Rondeau, seconded by Beeksma to adjourn at 5:45 PM.

**Karl L. Kastrosky, Planning / Zoning Director  
Bayfield County Planning / Zoning Dept.**

Prepared by MJJ on 6/26/2008  
Approved by KLK on 6/26/08

cc: Administrator; Clerk; Corp.Counsel; DNR; Committee; Supervisors  
K/ZC/Minutes/2008/June