

MINUTES FOR SPECIAL TOWN MEETING

Buteau Lake Building Permit Request

1-25-20

Meeting was called to order by Chairman Hanson at 10:30am at the Town Hall. Chairman Hanson went through the purpose of the meeting which was to discuss a recent issue that came up with a requested building permit on Buteau Lake. Supervisor Schoone, Lester Schmidt (surveyor) and Randy Frokjer (legal counsel) were also in attendance. The group discussed an issue with the Buteau Lake plat where an individual wants to improve his property within the current footprint of his building, but was refused a permit by the County due to being too close to, or within, the right of way of a town road that has not been constructed. Lester is the surveyor for the citizen that is requesting a building permit. GIS mapping indicated the issue, and Lester has performed surveying work that is in support of the issue.

Apparently the original plat from 1923 shows a 20' road that was not constructed along with a triangle of land that may belong to the town according to the County. GIS mapping shows the property lines to be an issue. The original plat was signed off by the town, so there are questions with the layout of the plat and the reality of where construction has occurred. There is an existing private road that is not in the same place as the platted road. The depth of the lots is not indicated on the original plat, and scaled angles have been used to determine locations. There has been a patchwork of certified surveys documented in the plat, but the overall plat has not been verified. In addition there is a "Park" designated in the area that has been determined to belong to the Town of Harrison.

Options discussed involved cleaning up the issues with this area of the plat to allow persons to improve their property, insure access to the properties in the area, and clean up the property lines around the park. An accessor's plat was discussed as one option.

Meeting was temporarily suspended and reconvened at the Buteau Lake Property where the building permit was requested. The area was observed by the group and discussion was held around the permit request along with the area of the Plat in general.

Chairman Hanson asked Lester to inform his client that this would not be a quick fix, since the Town needs to investigate the issue further, and resolution may involve more than the single client. The first step will be to work with the County Land Use Department to determine what has already been surveyed, and what information has already been accumulated regarding this area of the Buteau Lake Plat. Randy recommended resolving all the issues regarding this area of the plat at the same time. They include:

- Resolving the line issues on the lots

- Resolving any Town ownership of the road and land right of way that has not been constructed, possibly including vacating/abandonment
- Cleaning up access for all land owners with the private road, including the Town Park
- Cleaning up the line issues with the Town Park
- Vacating the Town Park for potential sale

Further discussion will be held at the next scheduled Town Meeting.

Motion to adjourn was made by Supervisor Schoone with second by Chairman Hanson.
Meeting was adjourned.