

September 13, 2013

Zoning Committee Public Hearing  
Mr. Martin Latz  
Proposed Subdivision

This public hearing was called to order at 1:15 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: Dan Shanahan, Janet Konopacki, Rob Milburn, Chairman Bob Schneider and Darwin Lohse. Representing the Town were Sue Ackland, Town Zoning Administrator and Teri Shaw, Zoning Committee Secretary.

Also present is James Rein, from Wilderness Surveying representing Mr. Latz, Steven and Celeste Mohr, Gary Beier, Dwight Johnson, Judy Goll – Johnson, Phyllis Goll, and Charles and Janis Iverson, all neighbors of the Latz property. Mr. Rein has turned in 8 green cards and 1 was not returned.

On today's agenda is the request from Mr. Latz for a proposed subdivision on a parcel on Ike Walton Lake.

The committee has viewed the property and asked Mr. Rein, what Mr. Latz's plans were.

Mr. Rein replied: The owner of this parcel is Marty Latz. They own lot # 14 in what was called the "Goll" subdivision/resort from years ago. What they propose to do is to build a new home on Ike Walton Lake and with that in mind we are proposing to create an off water parcel that includes the existing seasonal home. The remaining parcel on the lake would be in excess of 5 acres, which would fall within the zoning ordinance requirements. The other parcel would contain the existing seasonal house, garage and septic system and it has approximately 2 acres of buildable "upland", which is the requirement per the current zoning ordinance.

Discussion took place about the proposed subdivision of lot # 14.

It was determined that the original lot #14 is being proposed to be divided into 2 separate lots. One in excess of 5 acres on Ike Walton Lake and the other an off water parcel containing the existing seasonal home, garage and septic system that has in excess of 2 acres of buildable "up land". The Latz's would like to build a new home on the parcel along Ike Walton Lake.

Discussion took place on the existing easement road.

Chairman Bob Schneider asked the Committee if they had any questions, hearing none, asked the audience present if they had any questions or concerns to be addressed?

Discussion took place about the definition of an easement road – who owns it, who is required to maintain it and if it could be "vacated".

It was determined that a recorded easement access is for the use of all neighboring property owners to use to access their respective properties. It cannot be "vacated", terminated or denied for usage if properties are sold or change ownership. It is to be maintained by the property owners who use it to gain access to their properties.

Discussion took place about utility easements and their usage.

Discussion took place on what the definition of subdivision was and the Lac du Flambeau Zoning Ordinance requirements that must be complied with in order to obtain a subdivision.

Chairman Bob Schneider asked if there were any further discussion needed.

Discussion took place about the term subdivision and it's usage in this proposed application.

It was determined that parcel #14 was simply getting divided into 2 parcels at this time, one with access to Ike Walton Lake and one off water that would contain the existing home, garage and septic system. That in the future the Latz's could subdivide the larger parcel if they so wished, as long as they were in compliance with the Lac du Flambeau Zoning Ordinance standards.

Discussion took place on what the Latz's want to do with the 2 parcels once they were subdivided. The neighbors are concerned with the possibility of a large quantity of homes possibly being built in the immediate area.

It was determined that the Latz's would like to build a new house on the parcel with access to Ike Walton Lake and possibly sell the smaller, off water parcel that contains the existing house, garage and septic system. Any future subdivision and/or building must and will be compliant with the current Lac du Flambeau Zoning Ordinance.

Chairman Bob Schneider again asked if there were any further questions, concerns or comments.

Hearing none, asked the Committee to make a motion.

Rob Millburn: I move that we approve the proposed subdivision as presented.

Janet Konopacki: I second that motion.

Chairman Bob Schneider asked if there was any discussion on the motion. Hearing none, asked for a vote.

Dan Shanahan: accept

Rob Millburn: accept

Janet Konopacki: accept

Darwin Lohse: accept

Chairman Bob Schneider: accept

All in favor: passed

Chairman Bob Schneider asked for a motion to adjourn.

Rob Millburn made a motion to adjourn at 1:45 pm.

Darwin Lohse: I second the motion to adjourn.

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.

