

January 09, 2014

Zoning Committee Public Hearing  
Rezone Public Hearing  
Richard and Naomi Bruesehoff

This public hearing was called to order at 1:08 p.m. by Zoning Committee member Dan Shanahan, filling in for 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, filling in for Chairman Bob Schneider, Janet Konopacki, Robert Milburn and Denise Redlich. Also present representing the Town is Sue Ackland, Town Zoning Administrator and Teri Shaw, Zoning Committee Secretary.

Also present is Ken Wickman, from Wickman Builders, Greg Maines, from Maines and Associates, representing the Bruesehoff family and B. J. McMahon. Mr. Maines has turned in 4 green cards today. One green card has not been returned.

On today's agenda is the request from Richard and Naomi Bruesehoff to rezone their property from a Forestry district to R1.

The committee has viewed the property and asked Mr. Maines what the Bruesehoff's plans were.

Greg Maine: This is a piece of property that has been in the Bruesehoff family for over 100 years. It has gone through one split already, back in the early 1980's. The family split it up amongst siblings, into three lots. Our client would like to continue to keep it in the family for the next generation. In order to do that, the cleanest way, rather than having 7 owners, is to split it again. They are trying to avoid getting the court involved if at all possible. What they would like to do is create two back lots and one lake lot. Regardless of the proposed zoning change they cannot create anymore lots on the lake. There will only be the one lot on the lake. What the change from the current Forestry to the proposed R1 district would do is allow the creation of two back lots that would be under five acres. Their plan is to have two back lots with three and a half to four and a half acres and one lake lot that is around two acres. This is the goal and it cannot be done in a Forestry District, it needs to be R1

Discussion took place about septic system requirements.

Sue Ackland stated that if the Bruesehoff's come to us with a proposed subdivision, each lot would have to have a soil boring test to show whether they have an adequate site for an appropriate septic system.

Janet Konopacki asked if the two back lots would request a deeded lake access.

Greg Maines: They couldn't have a deeded lake access. It is not allowed.

Discussion took place in regards to lake access.

Greg Maines: What it is right now is a brother and sister, with their respective spouses own the property. They are all in their upper 60's and would like to retire and build permanent residences on the back lots. The lake lot they would both still own jointly, but they would each own a back lot also. They could pass this (back) lot down to their children. They would still have access to the lake, because they both jointly own the lake lot. The back two lots would not have a deeded access to the lake. This is prohibited by Vilas County Zoning.

Sue stated that for the most part R1 and Forestry districts are similar. The difference is what Greg explained earlier, is in the lot size. The lake lot has Forestry and R1 on it right now. I don't see a problem with this proposed rezone. I did receive two phone calls in regards to this and once I explained what the Bruesehoff's proposed to do, they didn't have a problem with it.

Discussion took place about this Public Hearing just being about the proposed rezone nothing more.

It was noted that when the Bruesehoff's were ready to subdivide the property they would be required to again come before the Lac du Flambeau Zoning Committee with that request. That request would show the proposed lot boundaries, soil boring tests and access roads. With the language about driveway access in our ordinance, they would have to show language on the proposed plat about the easement road and that the property owners would take care of the maintenance of it, not the Town of Lac du Flambeau.

Discussion took place on an old "grown over" road shown on the map provided today. This was determined not an access road.

For the record Teri Shaw read two letters that were received on January 09, 2014.

The first letter was from Heidi Killerlain.

The second letter was from John Grunwald.

Both letters were for the proposed rezone of the Bruesehoff property.

Both original letters are on file in the original Bruesehoff Zoning file.

Dan Shanahan asked if there were any questions. Hearing none asked for a Motion.

Janet Konopacki: I recommend that the Lac du Flambeau Town Board approve this proposed rezone of the Bruesehoff property from Forestry to a R1 district as presented today.

Denise Redlich: I second the motion.

Dan Shanahan asked if there was any discussion on the motion presented. Hearing none asked for a vote by the Zoning Committee Members present.

Rob Milburn: In favor.

Janet Konopacki: In favor.

Denise Redlich: In favor.

Dan Shanahan: In favor.

Dan Shanahan: All in favor, passed.

A motion was made by Rob Milburn and seconded by Janet Konopaki to adjourn at 1:18 pm. 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.