

April 20, 2015

Zoning Committee Public Hearing
Public Hearing
Susan Eichendorf

This public hearing was called to order at 1:00 p.m. by Zoning Committee Member Dan Shanahan, who is standing in for Chairman Bob Schneider who is not in attendance here today. 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, standing in for Chairman Bob Schneider, Dedie Hanson, Rob Milburn and Janet Konopacki. Also present representing the Town is Sue Ackland, Town Zoning Administrator and Nancy Edwards standing in for Teri Shaw, Zoning Committee Secretary.

Also present at this time is Susan Eichendorf, James Rein from Wilderness Surveying and Greg Maines from Maines and Associates.

Ms. Eichendorf has turned in 7 green cards today and 1 was returned undeliverable.

On today's agenda is the request from Ms. Eichendorf to subdivide her property into 3 lots.

The committee has viewed the property and asked Ms. Eichendorf what the plans were.

Mr. Reins, acting on Ms. Eichendorf's behalf replied: We propose to create 3 lots from this parcel. Lot 1 and 2 and also lot 3, which is severed by E. Plummer Lake Lane, a Town Road and would be considered an "out lot". We were required to only make one additional separate lot because they both would be over 5 acres but subdividing the parcel into 3 lots will make it easier to describe on a Certified Survey Map later on. Basically Ms. Eichendorf is creating this parcel because her sister would like to build a house on it as a permanent residence

Discussion took place on the three lots, their location and sizes using the maps provided.

Ms. Eichendorf asked if she would still get one tax assessment bill each year.

Mr. Reins replied that it was up to the Lac du Flambeau Town Assessor.

Discussion took place on issuing addresses and if each structure would have a separate address number.

It was determined that Vilas County would issue each structure a separate address number.

Discussion took place on the location of the proposed new home.

It was determined that the new home will be built on lot 1.

Sue Ackland explained that the Eichendorf's could build a non-rental guest house at this time without subdividing but since the plan is for her sister to live in the home permanently the parcel needed to be subdivided into at least two parcels.

Ms. Eichendorf stated that the current plan is for a small "prefab" structure to be built on the lot from Design Homes.

Discussion took place on the septic system requirements.

Ms. Eichendorf stated that Island City Drey was scheduled to do the soil boring next week.

Sue Ackland stated that a copy of the soil boring report needed to be brought in to the Lac du Flambeau Zoning Department and sent to Vilas County Zoning before the Lac du Flambeau Zoning Committee could recommend this subdivision to the Lac du Flambeau Town Board for approval.

Discussion took place on the "outlot" and its definition.

Dan Shanahan standing in as Chairman asked if the Committee had any further questions and/or concerns. Hearing none, asked if anyone would like to make a recommendation at this time.

Rob Milburn: I move to make a recommendation to the Lac du Flambeau Town Board to approve this subdivision as it was presented to us here today. Noting that the soil boring report would need to be turned in before any further action would be taken.

Janet Konopacki: I second this recommendation.

Dan Shanahan asked for a vote.

Rob Milburn: In favor.

Dedie Hanson: In favor.

Janet Konopacki: In favor.

Dan Shanahan: In favor.

Dan Shanahan: All in favor, passed with the condition that the soil boring report must be turned in before this will go before the Town Board for approval.

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.