

June 3, 2016

Zoning Committee Public Hearing
Frederick Rudy

This public hearing was called to order at 10:00am by Zoning Committee Chairman Bob Schneider. This hearing has been posted and published as required by Wis. Stats and LdF Zoning Ordinance 93.4.

Introductions were made. Zoning Committee members present were: Bob Schneider (Chairman), Darwin Lohse, Rob Milburn, Colette Welch, Janet Konopacki. Also present representing the town is Sue Ackland, Town Zoning Administrator and Donna Szarek, Zoning Committee Secretary. Also present is Ben McMullen, Surveyor and property owner Frederick Rudy.

Mr. McMullen has turned in 3 green cards today and 1 was returned unclaimed.

The agenda for this meeting is a proposed subdivision of Mr. Rudy's property into 4 lots and 2 back lots.

Mr. McMullen presents the particulars of the proposal by stating that all lots meet the minimum size and the county has already approved the plat.

Bob Schneider points out that the new regulations pertaining to frontage requirements have been modified to a distance of 100 feet by State law. Ben McMullen confirms this statement.

Ben McMullen points out that the lots do not have to be one acre in size but rather a minimum of 20,000 square feet, approximately ½ acre and the lot sizes are stated on the plat. The lots vary in size from approximately 40,000 square feet down to 34,000 square feet.

Ben McMullen referenced lot #1 which is an outlot, meaning you cannot build a house on it. The outlot was created because due to LDF ordinance you cannot have a garage on a lot by itself, it has to have a house with it. So he created an outlot around the existing garage and it will be attached to another lot. He stated

he is trying to give his client (Mr. Rudy) some flexibility since what he is trying to do is give these lots to his relatives. They are going to attach outlot 1 to lot 3.

There is discussion as to the location of outlot 1.

Ben McMullen states that there was a separate letter sent out that explains the change regarding Outlot 1 and Lot 2 and the change in wording on the plat.

It is stated that there is currently a cottage on Lot 3.

Bob McMullen states that he was trying to create some flexibility for the property owner because eventually lot 2 is going to be given to a relative and once they build a house on it they will want to build a garage so at that time we could create a deed that says now Lot 1 is transferred to Lot 2 so we won't have to do any more mapping, it can be done through a deed. No additional survey work necessary.

Darwin Lohse states, so there will be 2 separate lots but one relative will own both.

Ben McMullen confirms this and states that there is some verbage in the letter that reaffirms this.

Colette Welch states that Lot one carries over to the other side of the road and Ben McMullen confirms this.

Colette asks if the lots will have their own driveway entrances and Ben McMullen confirms this.

Janet Konopacki asks if lot 5 will ever have lake access. It is confirmed that it will not.

Frederick Rudy goes on to explain the purpose behind the subdivision of his property stating that his family has had a presence on this lake for over 100 years. He wants to continue that presence with his 3 children. It will be required that his children only change ownership of the property within each other rather than sell for profit.

There is continued discussion regarding division of the lots to Frederik Rudy's children.

Bob Schneider asked if at this time if there are any others present at the meeting that would like to comment or ask a question.

It is asked that interested parties come to the table and introduce themselves to the board before commenting.

Rick Wilke, a neighbor, comes to the table and asks if it is 6 lots in an 8 acre area.

Ben McMullen points out to Rick that it is actually a little over 9 acres.

Rick Wilke asks if he is building 3 homes at this time and Mr. Rudy states, no, he is not building anything at this time, he will be giving the lots to his children and it will be up to them if they decide to build at that time.

Rick Wilke thanked the members for answering his question.

Amy Cook, a neighbor, approached the board to ask about the arrows on the map and what they represent. It is explained to her by Ben McMullen that they represent the slope of the property. She also discusses various access points of each lot with Ben McMullen and Frederick Rudy.

Bob Schneider asks if there is anyone else present that would like to approach the board. There are no replies.

Ben McMullen presents the green cards to Donna Szarek.

Bob Schneider asks the committee if they have any other questions to present.

There are no additional questions presented.

Bob Schneider asks for a motion on the proposal.

Janet Konopacki makes a motion to accept the plan as proposed.

Rob Milburn seconds the motion to approve.

Bob Schneider asks if there is any discussion on the motions. None noted.

Bob Schneider asks for a vote.

Darwin Lohse: In favor

Colette Welch: In favor

Janet Konopacki: In favor

Rob Milburn: In favor

Bob Schneider: In favor

This meeting is adjourned at 10:16 a.m.

Respectfully submitted,

Donna Szarek
Secretary Zoning Committee

THERE IS A TAPE RECORDING OF THIS PUBLIC HEARING ON FILE AT THE
TOWN OF LAC DU FLAMBEAU OFFICES.