

May 17, 2013

Zoning Committee Public Hearing  
Timber Bay Resort  
condominium addendum

This public hearing was called to order at 1:30 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, Robert Milburn, Chairman Bob Schneider. Representing the Town were Sue Ackland, Town Zoning Administrator and Teri Shaw, Zoning Committee Secretary.

Also present is Stuart Foltz, representing Timber Bay Resort, Jack O'Brian, Rich Vought and Rick Zelm. Mr. Foltz has turned in 19 green cards today, 1 could not be delivered.

On today's agenda is the request from Mr. Foltz, for a proposed condominium addendum.

The committee has viewed the property and asked Mr. Foltz, what Timber Bays plans were.

Mr. Foltz replied that back in 2003 the Timber Bay Resort had amended the original condominium platt and they would like to update it once again to make everything current. There were some unit number changes and some of the buildings had been replaced or changed in shape and size, therefore the new foot print did not match the one on the current condo platt map. Unit 3 is a new building nearing completion now. Unit 15 was removed, so the unit numbers changed. There are now 16 units instead of 17.

Mr. Foltz explained that the unit owners could change and/or update their structures as long as they stayed within their unit boundaries.

Discussion took place about the definition of unit boundaries were and how and why it is applied.

Mr. Foltz stated that Timber Bay Resort had the approval of Vilas County already and once they got the approval of the Lac du Flambeau Zoning Committee they would move forward and have Mr. O'Brian file the appropriate paper work involved.

Discussion took place about what was considered the common area and how/what it was used for and how it was maintained.

Ms. Ackland discussed how this addendum came to be scheduled before the Board. The owners of unit 2 built a patio that met all the set back requirements, but extended beyond their unit boundary. Vilas County Zoning and Ms. Ackland decided that they either had to remove the part of the patio that was extending past the unit boundary or seek a condominium addendum. The owners then pooled their resources with other Timber Bay Condominium owners and brought the proposed addendum here today.

Discussion took place to explain the condominium plat map, what the different boundaries were and what could or could not be done in each.

Discussion took place about the current storage structures at the resort and the fact that they could not be converted into livable units.

Chairman Schnieder asked if there were any further questions from the Board. Hearing none, asked for a motion to approve or disapprove this addendum.

Mr. Milburn made a motion to approve the Timber Bay Resort Condominium Addendum as presented.

Chairman Schnieder seconded the motion.

Chairman Schnieder asked for a vote.

Mr. Schnieder: accept

Mr. Shanahan: accept

Mr. Millburn: accept

Ms. Konopacki: accept

All in favor: passed

Chairman Schnieder asked for a motion to adjourn.

Mr. Millburn made a motion to adjourn at 1:56 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.