

January 09, 2014

Zoning Committee Public Hearing  
Condominium Addendum  
Mr. B. J. McMahon/Mr. & Mrs. Richard Smith

This public hearing was called to order at 1:00 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 and B. J. McMahon. Mr. Maines has turned in 6 green cards today. One green card has not been returned.

On today's agenda is the request from Mr. B. J. McMahon and Mr. and Mrs. Richard Smith for a condominium Addendum.

The committee has viewed the property and asked Mr. McMahon what his plans were.

Greg Maine, representative for the McMahon/Smith's: We – Maines and Associates - did the addendum to the Condominium Plat. The original plat was set up for two of the original existing units to be removed and two new units to be constructed in their place. That was never done, so the existing units are still there. Instead of tearing down these two units, we would like to be allowed to put additions on the structures. That is essentially what this plat change did. It changes the unit boundaries from vacant space for a new structure to vacant space for an addition. The other change that we made is in the rear of the parcel. There was a spot for a three stall garage – three individual units to be used for storage. That was changed to two larger units to be used for storage purposes. We reduced it by one unit, making the remaining two units larger. I would also like to point out even though we have a lot of vacant unit space

shown on these units that was due to a recommendation made by Vilas County Zoning. All of these areas are still going to be subject to obtaining building permits. Just because it's shown as vacant living space doesn't guarantee that they will be able to expand into that area. They still have to qualify for the proper building permits required.

Dan Shanahan asked if there was any correspondence in regards to this proposed condominium addendum.

Teri Shaw answered: No there wasn't.

Janet Konopacki asked: If the common area was being changed at all.

Greg Maines replied: Whenever you change a unit boundary area you change the common area as well.

Dan Shanahan asked sue if she had any concerns with this addendum as presented.

Sue Ackland responded that she did not. Sue also stated that the only person that she spoke to was the neighbor to the North – he has three or four homes on his property that were Grandfathered in. He wasn't happy with this because he doesn't like condos period. Sue explained to him that it was condoed in the past and was actually being "down sized". He still just didn't like it.

Discussion took place about how most people don't understand the meaning of condominium used in this instance.

Sue Ackland stated that according to the prior CUP Hearing on August 01, 2013 that the McMahon/Smiths had for an addition. The prior CUP was approved subject to having this condo plat being updated and an existing porch being removed.

Dan Shanahan asked if the Committee had any further questions and/or concerns? Hearing none asked for a motion.

Rob Milburn: I make a motion that we approve this proposed Condominium Addendum as presented.

Janet Konopacki: I will 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 1:07 pm. Motion carried.

The findings of fact will be completed.

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.