

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
FEBRUARY 20, 2019
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501

Members present: Scott Holewinski, Billy Fried, Mike Timmons, Jack Sorensen and Ted Cushing

Members absent: None

Department staff present: Karl Jennrich, Director and Julie Petraitis, Program Assistant

Other county staff present: None

Guests present: See sign in sheet.

Call to order.

Chair Holewinski called the meeting to order at 1:00 p.m., in accordance with the Wisconsin Open Meeting Law.

Approve the agenda. Motion by Ted Cushing, second by Jack Sorensen to approve the amended agenda. With all members present voting “aye”, the motion carried.

Public comments. None.

Approve meeting minutes of January 9 and January 22, 2019. Motion by Jack Sorensen, second by Ted Cushing to approve the meeting minutes of January 9 and January 22, 2019, as submitted. With all members present voting “aye”, motion carried.

Discussion/decision concerning allowing a demolition material dump on property zoned Forestry 1-A. Currently demolition dumps and landfills are not a specified use in any zoning district. The committee will be discussing 9.20 (F) which states: Unclassified and Unspecified Uses: Unclassified or unspecified uses are presumed to be prohibited unless authorized by the committee after review and recommendation of the zoning administrator, provided that such uses are compatible with the permitted uses, administrative review uses, or conditional uses allowed in that district.

Lisa Jolin, Oneida County Landfill, and Bart Sexton, Sand Creek Consultants, were present to explain the project. They are proposing to add an additional demolition waste site.

Motion by Ted Cushing, second by Jack Sorensen that the demolition site is an unspecified, unclassified use that would be allowed in Forestry 1-A, per the zoning administrator’s recommendation. With all members present voting “aye”, the motion carried.

Preliminary two (2) lot certified survey map of John and Karen Thompson, owner, and Wilderness Surveying, Inc., Jim Rein, surveyor, for the following described property: Lot 6 of McKenna’s Subdivision, being a part of Government Lot 2, Section 20, T39N, R5E, 8061 Squirrel Lake Road, PIN MI 3109, Town of Minocqua.

Motion by Billy Fried, second by Mike Timmons to approve the preliminary CSM as requested with the conditions that the owner put in a code compliant septic system (with approved permit) as well as an approved permit to change the use of at least 720 square feet of the garage into living space. They will also have to have a 33-foot easement from Squirrel Lake Road to lot two (2) with a recorded maintenance agreement from lot one (1) and lot (2). With all members present voting “aye”, the motion carried.

Preliminary First Amendment to Lakewood Condominium Plat. Change from a 22-dwelling unit to a 19-dwelling unit condominium, allowing unit expansion areas, add 15 condominium storage units. Mr. Jennrich stated that this is a unique situation because the property is in both Lincoln and Oneida Counties. Josh Prentice, REI Engineering was present to explain the project. Units 17 and 18 will be converted into storage units with the condominium units being renumbered.

Mr. Jennrich stated that staff does not have any issues with this amendment. Staff would suggest the following conditions:

1. Subject to the conditions of CUP #06-500.
2. Subject to approval of amended Condominium Declarations prior to recording of the Condo Plat.
3. Future amendments/addendums be reviewed and approved by this department prior to recording.
4. Subject to Lincoln County approvals.
5. Subject to applicable zoning regulations for the placement of structures (Town/County/State).

Motion by Mike Timmons, second by Jack Sorensen to approve the Preliminary First Amendment to Lakewood Condominium Plat with the conditions suggested by staff. With all members present voting “aye”, the motion carried.

Preliminary Second Addendum to Maple Shores Condominium to add limited common element areas for storage sheds submitted by Tom Boettcher, surveyor, Eagle Landmark Surveying and further described as Part of Government Lot 4, Section 6, T38N, R11E, Town of Three Lakes.

Mr. Jennrich stated that the proposal is to add limited common element to each condominium unit for the placement of storage sheds. Staff does not have any issues with the addendum and would suggest the following conditions:

1. Subject to Amended Condominium Declarations being submitted, reviewed and approved by this Department prior to recording of the Condo Plat.
2. Future amendments/addendums, be reviewed an approved by this department prior to recording.
3. Subject to applicable zoning regulations for the placement of structures (Town/County/State).

Motion by Ted Cushing, second by Jack Sorensen to approve the Preliminary Second Addendum with the conditions suggested by staff. With all members present voting “aye”, the motion carried.

Discussion/decision concerning Conditional Use Permit (CUP) permit (#09-164) of Duane Bonack for property 6832 Winkler Road further described as Section 7, T38N, R11E, PIN TL 458-1, Town of Three Lakes. The committee will be discussing if the committee would like to schedule the CUP for a public hearing for amending, suspending, or revoking the CUP pursuant to 9.82 (D) of the Oneida County Zoning and Shoreland Protection Ordinance. As part of the discussion, the committee will also be discussing property described as PIN TL 2142 and TL 2143 further described as Section 6, T38N, R11E, Lakeside Park Addition, Lot 20, Block 43, and E ½ Lot 21, Block 43, Town of Three Lakes.

Mr. Jennrich informed the committee that there was a complaint filed regarding the operation of CUP #09-164. In reviewing the complaint and the conditions of the CUP and GIS mapping, Mr. Jennrich felt there were some violations. The committee was informed of the concerns being brought forward and discussed them.

Motion by Billy Fried, second by Jack Sorensen that the owner is going to adhere to the conditions of the CUP and staff will follow up for compliance. At this time, the committee is not concerned with the property described as Lot 20, Block 43 and E ½ Lot 21, Block 43, Lakeside Park Addition. With all members present voting “aye”, the motion carried.

Discuss/decision/prioritization of 2019 Oneida County Planning and Zoning Department projects.
No action taken.

Discussion/decision on staff attendance to Wisconsin County Code Administrators on March 21-22, 2019 at Stoney Creek Inn in Rothschild.

Motion by Mike Timmons, second by Ted Cushing to send staff at the Director’s discretion. With all members present voting “aye”, the motion carried.

Discussion/decision related to out of county travel. Staff is requesting to travel to Lincoln County, Merrill, to observe permitting software utilized by Lincoln County Zoning.

Motion by Ted Cushing, second by Mike Timmons to send two (2) staff members to Lincoln County. With all members present voting “aye”, the motion carried.

Refunds. There are two (2) refunds. Motion by Jack Sorensen, second by Ted Cushing to approve the refunds as submitted. With all members present voting “aye”, the motion carried.

Line item transfers, purchase orders and bills. Motion by Mike Timmons, second by Jack Sorensen to approve the line item transfers, purchase orders and bills as submitted. With all members present voting “aye”, the motion carried.

Approve future meeting dates. March 6 and March 20.

Public comments. None.

Future agenda items.

Adjourn.

2:30 p.m. There being no further matters to lawfully come before the committee, Chair Holewinski adjourned the meeting.

Chair, Scott Holewinski

Planning & Zoning Director, Karl Jennrich