

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
DECEMBER 14, 2016
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501

Members present: Scott Holewinski (late), Billy Fried, Dave Hintz, and Mike Timmons

Members absent: Jack Sorensen

Department staff present: Karl Jennrich, Zoning Director; Pete Wegner, Assistant Director; Kathy Ray, Land Use Specialist; Scott Ridderbusch, Land Use Specialist; and Julie Petraitis, Program Assistant

Other county staff present: Brian Desmond, Corporation Counsel

Guests present: See sign in sheet.

Call to order.

Vice Chairman Billy Fried called the meeting to order at 11:50 am, in accordance with the Wisconsin Open Meeting Law.

Approve the agenda.

Motion by Dave Hintz, second by Mike Timmons to approve the agenda. With all members present voting “aye”, the motion carried.

Public comments. None

Discussion of Act 55, 2015 Wisconsin Budget and the impacts to Chapter 9, The Oneida County Zoning and Shoreland Protection Ordinance. The committee will be discussing amendments to Chapter 9, Article 9, Shoreland Zoning.

Mr. Jennrich provided the committee with information regarding the sizes of boathouses in different Counties throughout the State.

Pete Wegner, Assistant Zoning Director, began his review by summarizing the non-conforming language in the model ordinance.

Page 36: Section 9.99 A and B, states: you can maintain, repair, replace and expand vertically for all non-conforming structures. That included accessory and principal structures. Permits and mitigation are not required. He feels we can require permits under general zoning but still cannot require mitigation.

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C. Existing Exempt Structures, for example, a walkway to the lake or a boathouse can be maintained repaired and replaced but must be held to their three-dimensional building envelope. They cannot be expanded up or down or cannot be expanded horizontally.

Page 37: D. Lateral Expansion of Non-conforming Principal Structure Within the Setback. In order for an existing principal building to be expanded laterally that structure has to be at least 35' or greater from the ordinary high water mark. The lateral expansion that is permitted is limited to a maximum of 200 square feet.

E. Expansion of a Nonconforming Principal Structure Beyond Setback. You are able to expand an existing structure and the amount of expansion is based on pervious surface requirements.

F. Relocation of Nonconforming Principal Structures. This basically states that if there is no other location on the property, meeting applicable setbacks, you can move the structure. Prior to being allowed replacement this was an important part of the language.

Page 38. G. Maintenance, Repair, Replacement or Vertical Expansion of Structures That Were Authorized by Variance. Previously if your structure was placed through a variance you were not able to do any expansion to it but with Act 391 it was changed to state: if you were given a variance you cannot expand horizontally but you can expand vertically within the existing footprint; as long as the variance was received prior to July 15, 2015.

H. Deals with structures that are too close to the lot line or right-of-way, which is the same language that is in our general ordinance and should be in the Shoreland ordinance as well. Mr. Wegner informed the committee that the "burn down" language provision is no longer included for shoreland, if you can replace it or not. He asked the committee if they would like the language added specific to the setback to the right-of-way or lot line issue in the Shoreland language or is it okay that it is already in the non-shoreland language.

Mr. Wegner feels it is a good idea to add it. The committee agreed.

Mr. Wegner provided the committee with diagrams showing examples of different types of non-conforming structures and what could be done with them. Discussion was held on the diagrams. Mr. Wegner will continue to work on the diagrams and bring them back to the committee.

Mr. Wegner informed the committee that the subject of boathouses was brought to the County Board as a request to reduce the size of boathouses. There were examples of what other Counties are doing. The committee held a discussion on what should/should not be allowed and what size boathouses should be.

Motion by Dave Hintz, second by Mike Timmons to allow a 24' wide by 30' deep (720 square foot) maximum boathouse.

Approve future meeting dates: December 21, 2016 and January 4, 2017.

Public comments. Bill Liebert spoke. Norris Ross spoke. Don Hoppe spoke. Dave Noel spoke. Connie Anderson spoke.

Future agenda items. **As discussed.**

Adjourn.

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2:05 p.m. There being no further matters to lawfully come before the Committee, a motion was made by Billy Fried, second by Dave Hintz to adjourn the meeting. With all members present voting “aye”, the motion carried.

Chairman Scott Holewinski

Karl Jennrich
Planning & Zoning Director

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