

**ONEIDA COUNTY PLANNING & ZONING**  
**April 29, 2009**  
**12:30 P.M. CLOSED SESSION – COMMITTEE ROOM #2**  
**1:00 P.M. REGULAR MEETING – COMMITTEE ROOM #2**  
**2<sup>ND</sup> FLOOR ONEIDA COUNTY COURTHOUSE, RHINELANDER WI 54501**

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Members present: Scott Holewinski  
Larry Greschner  
Charles Wickman  
(Absent: Frank Greb, Ted Cushing)

Department staff present: Karl Jennrich, Zoning Director  
Steve Osterman, Planning Manager  
Nadine Wilson, Land Use Specialist  
Kathy Ray, Land Use Specialist  
Kim Gauthier, Secretary

Other County Staff: (None)

Guests Present: (See sign-in sheet)

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Call to order

Chair, Scott Holewinski called the meeting to order at 12:30 p.m., in accordance with the Wisconsin Open Meeting Law. Mr. Holewinski noted the agenda has been properly posted, the media notified and the courthouse is handicap accessible.

Approve the agenda.

**Motion by Larry Greschner, second by Charles Wickman to approve the amended agenda. With all members present voting "aye", the motion carried.**

It is anticipated that the Committee may meet in Closed Session pursuant to Wisconsin Statutes, Section 19.85 (1) (g), conferring with legal counsel concerning strategy to be adopted by the governmental body with respect to litigation in which it is or is likely to become involved. A roll call vote will be taken to go into closed session.

**Motion by Charles Wickman, second by Larry Greschner to enter into closed session. Roll call vote: Scott Holewinski "aye", Larry Greschner "aye", Charles Wickman "aye". The motion carried.**

A roll call vote will be taken to return to open session.

**Motion by Larry Greschner, second by Charles Wickman to return to open session. Roll call vote: Scott Holewinski "aye", Larry Greschner "aye", Charles Wickman "aye". The motion carried.**

Approve regular meeting minutes of April 1, 2009.

**Motion by Larry Greschner, second by Charles Wickman to amend the minutes of April 1, 2009 as Ms. Anderson requested in her email. With all members present voting “aye”, the motion carried.**

Approve public hearing meeting minutes of April 1, 2009.

**Motion by Larry Greschner, second by Charles Wickman to approve the public hearing minutes of April 1, 2009. With all members present voting “aye”, the motion carried.**

Town Chair of Three Lakes, Don Sidlowski, would like to introduce himself to the Planning and Zoning Committee.

Don Sidlowski introduced himself and supplied a business card.

Conditional Use Permit of Frederick J. Hegeman, owner, to add two (2) new apartments to an existing 3-unit apartment building at 6966 Winkler Road, located in part of the NW NE, Section 7, T38N, R11E, PIN# TL 448-5, Town of Three Lakes. Review and amend conditions of approval.

Nadine Wilson, Land Use Specialist read a letter from the Town of Three Lakes approving of the conditional use permit with the condition that a four foot permanent safety fence be placed on the property, along with the change to a two year event rather than a one hundred year event and that the retaining wall be completed by October 31, 2009.

**Motion by Larry Greschner, second by Charles Wickman to change the conditions to reflect the three conditions requested by the town and approve the conditional use permit. With all members present voting “aye”, the motion carried.**

Preliminary 2-lot Certified Survey Map of Paul G. Beck, Marital Trust for property described as part of Gov't Lot 1, Section 19, T39N, R11E on Planting Ground Lake, Town of Three Lakes, PIN #TL 1132-4 and TL 1132-7.

Steve Osterman, Planning Manager present along with Jeff Anderson, Surveyor. Mr. Osterman noted if the septic system is reconnected it must first be reviewed by staff. The Committee questioned use of an adequate driveway, to which Mr. Osterman indicated the encroachment issue will be worked with the neighbors. Mr. Osterman indicated the following conditions will be placed on approval of the map: lot one have a separate driveway and obtain a driveway permit by October 15, 2009; lot one driveway will not extend out; demolition permit must be obtained and completed by October 15, 2009.

The Committee requested that Mr. Osterman follow up to ensure all conditions are met.

**Motion by Scott Holewinski, second by Charles Wickman to approve the two lot certified survey map of Paul G. Beck, Marital Trust with the conditions set by staff. With all members present voting “aye”, the motion carried.**

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Preliminary 2-lot Certified Survey Map of the Zoch Revocable Trust for property described as part of Gov't Lot 1, Section 1, T39N, R11E. Property is currently identified as Lot #1 Certified Survey Maps Volume 14 Page 3218, PIN# TL 877-6, Town of Three Lakes.

Mr. Osterman, Planning Manager present along with Jim Rein, agent. Mr. Osterman noted the stream intersects the property as noted, however this is one lot. The Town of Three Lakes approved subject to the condition that the driveway entrances be approved by the town shop foreman, that the surveyor includes two foot contours on the CSM, that the location of the soil borings be show on the CSM and that it be stipulated on the CSM that the land lying north of the creek be forever attached to that part of the lot.

Mr. Osterman indicated the department recommends approval with the following conditions: trailer to be removed with a removal permit prior to sale and/or during 2009, driveway locations to be approved by the town, lots north of the creek be attached and conveyed with Knapp Road and note to be placed on the final.

**Motion by Larry Greschner, second by Charles Wickman to approve the two lot certified survey map of Zoch Revocable Trust with staff and town conditions of approval. With all members present voting "aye", the motion carried.**

Preliminary 3-lot Certified Survey Map of Lyle and Joan Kuckkan, owners for property described as part SE SW, Section 32, T37N R7E, PIN# CA 995, Town of Cassian.

Mr. Osterman, Planning Manager present along with Lyle Kuckkan, owner who described the property. Mr. Osterman noted the owner's attorney has developed a shared property road agreement. Mr. Kuckkan indicated the Bradley's are not part of the road agreement, as they do not access the road. The town approved the preliminary map. Mr. Osterman indicated O'Day Lake Road must be identified on the map.

**Motion by Charles Wickman, second by Larry Greschner to approve the preliminary map of Lyle and Joan Kuckkan along with the proposal as indicated in agenda item number eleven on the agenda, including staff recommendations. With all members present voting "aye", the motion carried.**

Section 9.78 Signs Regulations. The committee will be hearing from individuals regarding concerns related to Section 9.78. This will include previous concerns raised by business owners in Three Lakes. The Committee may direct Staff to amend Section 9.78, Sign Regulations.

Karl Jennrich, Zoning Director referred to a copy of Section 9.78, Sign Regulations (Exhibit #2) with the language requested by the Town of Three Lakes and Town of Minocqua. Mr. Jennrich described the problems "big box" stores are having with the current ordinance.

Mr. Johnson, Graphic House provided examples of what big box store signs would look like if complying with the measurements required in the ordinance.

Joe Handrick, Town of Minocqua present and indicated he will comment on the Trigs sign, but can not comment on the Wal-Mart sign due to a conflict of interest. Mr. Handrick commented that he would like Trig's to be able to take down the old signs and

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replace with new ones as described. Mr. Handrick commented that he agreed with the language regarding sandwich boards, but questioned the banner language and requested more restriction on banners in the Town of Minocqua.

Mr. Holewinski commented that he would like to see staff work on language that would satisfy the Town of Minocqua and the Town of Three Lakes.

**Motion by Larry Greschner, second by Charles Wickman to instruct staff to work with the Town of Minocqua, Woodruff, Three Lakes, Lake Tomahawk, Hazelhurst, etc. to draft language regarding Section 9.78 and bring this back to the committee. With all members present voting “aye”, the motion carried.**

Section 9.33, Exceptions to Zoning Permit Requirement. The Committee will be discussing camping.

Mr. Jennrich noted on December 17, 2008 the Committee made a motion regarding allowing camping and it appears this is not as much an issue as once believed. Mr. Jennrich asked if the Committee wants to discuss this issue further.

Committee agreed no motion is necessary and the department should proceed as previously discussed.

Chapter 13, Oneida County Private Onsite Wastewater Treatment System Ordinance.

Mr. Jennrich provided a handout (Exhibit #3) including a memo and draft of Chapter 13 with the changes required by the Department of Commerce.

**Motion by Larry Greschner, second by Charles Wickman to send Chapter 13, POWTS ordinance as reviewed onto a public hearing. With all members present voting “aye”, the motion carried.**

Line item transfers, refunds, purchase orders and bills.

Mr. Jennrich presented bills and purchase orders in the amount of \$766.11 and \$1577.54 (Exhibit #4 & #5) and a refund in the amount of \$150 to Patricia Broukal.

**Motion by Charles Wickman, second by Larry Greschner to approve the refund for Patricia Broukal as presented. With all members present voting “aye”, the motion carried.**

**Motion by Charles Wickman, second by Scott Holewinski to approve the bills and purchase orders as presented. With all members present voting “aye”, the motion carried.**

**Time:** 1:55 p.m. Recess for public hearing.

**Time:** 2:40 p.m. Return to regular meeting.

Ted Cushing arrived at 2:40 p.m.

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Approve future meeting dates: May 6 and May 20, 2009.

Public comments.

There was no public comment made.

Future agenda items.

Mr. Holewinski requested the Committee discuss the subdivision ordinance again prior to submitting it to the County Board.

It is anticipated that the Committee may meet in Closed Session pursuant to Wisconsin Statutes, Section 19.85 (1) (g), conferring with legal counsel concerning strategy to be adopted by the governmental body with respect to litigation in which it is or is likely to become involved. A roll call vote will be taken to go into closed session.

**Motion by Larry Greschner, second by Charles Wickman to enter into closed session. Roll call vote: Larry Greschner “aye”, Charles Wickman “aye”, Scott Holewinski “aye”, Ted Cushing “aye”. The motion carried.**

A roll call vote will be taken to return to open session.

**Motion by Ted Cushing, second by Charles Wickman to return to open session. Roll call vote: Scott Holewinski “aye”, Larry Greschner “aye”, Charles Wickman “aye”, Ted Cushing “aye”. The motion carried.**

Adjourn.

Time: 3:38 p.m.

**Motion by Charles Wickman, second by Larry Greschner to adjourn. With all members present voting “aye”, the motion carried.**

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Scott Holewinski, Chair

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Karl Jennrich, Zoning Director