

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
FEBRUARY 3, 2021
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501

Members present: Scott Holewinski, Jack Sorensen, Ted Cushing, Bob Almekinder, Mike Timmons

Members absent: None

Department staff present: Karl Jennrich, Director; Pete Wegner, Assistant Director; Scott Ridderbusch, Land Use Specialist; Deanna Tushoski, Administrative Support.
Via Zoom: Carla Blankenship, Land Use Specialist; Keith Cohrs, Zoning Technician

Other county staff present: Brian Desmond, Corporation Counsel via zoom

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 agenda. With all members present voting “aye”, the motion carried.

Public comments. None.

Approve meeting minutes of January 20, 2021. Motion by Jack Sorensen, second by Mike Timmons to approve the meeting minutes of January 20, 2021. With all members present voting “aye”, the motion carried.

Discussion/decision on Rezone Petition #8-2019 Town of Cassian. Authored by James Peterson Sons, Inc. to rezone property from District #1B Forestry to District #4 Residential and Farming for property described as SW ¼ of the SE ¼ of Section 15, and the NW ¼ of the NE ¼ of Section 22, T37N, R6E, PIN CA 224 and CA 323, Town of Cassian. The committee will be reviewing the resolution to forward to the Oneida County Board of Supervisors.

Mr. Jennrich provided background information regarding the Rezone Petition.

Motion by Mike Timmons, second by Ted Cushing to approve rezone petition #8-2019 as filed. With all members present voting “aye”, the motion carried.

Chair Holewinski noted two changes to be made on presented resolution: on line 27 remove the vote count and on line 31 change “numerous” to five (5).

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Motion by Scott Holewinski, second by Jack Sorensen to approve resolution with two changes noted and forward to the County Board of Supervisors for approval. With all members present voting “aye”, the motion carried.

Discussion/decision concerning amendments to Chapter 9, Article 9, Section 9 and 10 of the Oneida County Zoning and Shoreland Protection Ordinance. The changes relate to 9.95 Vegetation, Access and Viewing Corridors, Land Disturbance, Select Cutting, Buffers and Definitions

Bob Thome provided information related to the DNR’s position on NR115. The committee agrees it would be beneficial to have the DNR present for a future meeting to answer questions relating to NR115 and Act 55.

Informational/discussion only, no action taken.

Discussion/decision – Planning & Zoning permit activity/revenue (first meeting of the month)

Tabled, data not yet available.

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

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

Approve future meeting dates: February 17 and March 3, 2021. Mike Timmons to chair meeting on March 3, 2021 in Chair Holewinski’s absence.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Conditional Use Permit application by Jeffery Steinmetz, owner, and Dale Schlieve, agent to develop and operate a forty (40) unit campground on the following property described as being: Lots 3, 4, 5, & 6, Indanaukis Community Plat, being a part of the SW ¼, of the NE ¼, Section 14, T36N, R8E, PIN #CR 898, CR 899, CR 900, CR 901, CR 187-6, 3033 Woodwind Way, Town of Crescent.

Mr. Jennrich read the Notice of Public Hearing into the record. The notice was published in the Northwoods River News on January 19 and January 26, 2021. Proof of publication is contained in the file. It was posted on the Courthouse bulletin board on January 14, 2021.

Correspondence in the file includes the following, which Mr. Jennrich read into the record:

Town of Crescent (Town Board approved with no concerns noted)

Mike Boyd, President of Hodag Sports Club (Advised that noise from shooting range may bother campers)

Jeffery Steinmetz, owner, presented the project to the committee and stated that he agrees to all of the proposed conditions.

Scott Ridderbusch, Land Use Specialist, gave his report to the committee in which he provided maps of the proposed project area.

The Committee’s decision to approve or deny the conditional use permit must be supported by substantial evidence. “Substantial evidence means facts and information, other than merely personal

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preferences or speculation, directly pertaining to the requirements and conditions an applicant must meet to obtain a conditional use permit and that reasonable persons would accept in support of a conclusion” pursuant to Wis.Stats.§59.69(5e)(a)(2). Any conditions imposed must be related to the specified use and to all other relevant provisions of the ordinance.

If the applicant has met or agrees to meet to all the requirements and condition of permit issuance, staff would suggest the following conditions be placed on the CUP:

1. The nature and extent of the conditional use shall not change from that described in the application and approved in the Conditional Use Permit (including the revisions listed above).
2. Subject to the provisions of 9.53 Campgrounds of the Oneida County Zoning and Protection Ordinance with the exception of the existing structure and parking areas.
3. Subject to WDNR permits for land disturbance greater than one acre and be submitted to this department.
4. Subject to Oneida County Health Department approvals and licensing.
5. Subject to the recording of a Certified Survey Map (CSM) for the reconfiguration of parcels prior to commencement of operations.
6. Signage if proposed, to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance.
7. Parking to comply with 9.77 Off-Street Parking and Loading Space and 9.53 (D) of the Oneida County Zoning and Shoreland Protection Ordinance.
8. Proper permits be obtained prior to construction (Town/County/State).
9. If any future campground expansion shall be subject the requirements of the Oneida County Zoning & Shoreland Protection Ordinance.
10. Dumpster(s) must be screened from view. Proper storage and disposal of waste fluids and recycled waste as required. (added by Committee)
11. Exterior Lighting must be downcast and shielded from above. (added by Committee)
12. ATV/UTV’s are subject to limited use over private road, Woodwind Way. Applicant to place proper signage to direct ATV/UTV traffic along proposed designated trail that will be established on parcel CR 187-2 and to avoid ATV/UTV traffic on the portion of Woodwind Way that is situated on parcel CR 187-7. (added by Committee)
13. A copy of a recordable road maintenance agreement be submitted to Planning and Zoning Department prior to the commencement of campground operations. (added by Committee)
14. Campground quiet hours enforced from 10:00 p.m. to 8:00 a.m. (added by Committee)
15. No parking (vehicles, boat trailers) on South River Road. (added by Committee)

Chair Holewinski opened the public portion of the hearing.

Sondra Llanos spoke in opposition to the project.

Dave Schoeneck spoke in opposition of the project.

Charlotte Kuester spoke in opposition of the project.

Chair Holewinski closed the public portion of the public hearing.

Mr. Steinmetz, owner, and Dale Schleive, agent, addressed some of the concerns presented during public hearing:

Environmental: WI DNR has been notified. Mr. Steinmetz has retained MTS out of Wausau to do a DNR Stormwater and Grading Plan if needed.

Campsite Density: the project meets DATCP densities.

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Rustic Sites: the sites will be eliminated or relabeled if they don't meet the definition. DATCP is aware.

Sanitation: the septic system on the property can handle 20 sites. A variance has been applied for to eliminate the need for an on-site sanitary dump station.

Fire: fire rings will be used at each site, area around fire rings will be maintained to reduce fire risk, fire extinguishers will be available per code, and running water will be at each site.

Motion by Ted Cushing, second by Mike Timmons to approve the Conditional Use Permit application with the fifteen (15) conditions presented, as the general conditions have been met. With all members present voting "aye", the motion carried.

Discussion/decision Chapter 9, Article 9, Section 9 of the Oneida County Zoning and Shoreland Protection Ordinance, specifically 9.94 exempt structures including boat launches and bridges.
Discussion only.

Discussion/decision concerning 9.20 Zoning Districts. The committee will be discussing a letter dated January 4, 2021 from the Department of Agriculture, Trade and Consumer Protection. The discussion will be primarily related to agriculture in the use districts.
Discussion only, no action taken, will be on future agenda.

Discussion/decision concerning Earthen Walls/Retaining Walls. Tabled.

Resolution for Ordinance Amendment #1-2021 for Chapter 9, Section 9.57 Moratorium on Livestock Facilities Licensing of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will be reviewing the resolution to forward to the Oneida County Board of Supervisors. Ordinance Amendment #1-2021 is an extension of the moratorium on livestock facilities.

Motion by Ted Cushing, second by Jack Sorensen to approve Resolution for Ordinance Amendment #1-2021 for Chapter 9, Article 5, Section 9.57, Livestock Facilities Licensing, of the Oneida County Zoning and Shoreland Protection Ordinance and forward to the Oneida County Board of Supervisors. With all members present voting "aye", the motion carried.

Discuss/decision/prioritization of 2021 Oneida County Planning and Zoning Department projects. Tabled.

Public Comments. None.

Future agenda items. As discussed.

Adjourn. 3:12 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