

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE Oneida County Planning & Development Committee will hold a public hearing on Wednesday, February 17, 2021 at 2:00 p.m. in the County Board Room, Oneida County Courthouse, Rhinelander, WI 54501 on the following:

Conditional Use Permit application by James L. Rein, applicant, Bayview Motel, LLC, owner, to construct an eight unit multi-family dwelling on the following described properties; Part of Government Lot 6, Section 11, T39N R6E, PINs# MI 2179-32 and MI 2179-33, Town of Minocqua.

Ordinance Amendment #5-2020 authored by the Planning and Development Committee to amend Chapter 9, Article 3, Section 9.32 Zoning Permit Requirement, Section 9.33 Exceptions to Zoning Permit Requirements and Article 10 Definitions of the Oneida County Zoning and Shoreland Protection Ordinance.

Additions noted by underline; deletions noted by ~~strike through~~

9.32 ZONING PERMIT REQUIREMENT (8-2015,15-2017)

A zoning permit shall be obtained before:

- A. A structure is built, erected, placed, enlarged, altered or moved.
- B. A structure is structurally altered so as to change its use or increase the square footage of its floor area or vertical surface area.
- C. A structure is repaired when 50% or more of a structure's CEAV has been damaged or destroyed by fire or other catastrophic cause.
- D. The construction, reconstruction, expansion, replacement or relocation of any impervious surface on a riparian lot or parcel and any non-riparian lot or parcel that is located entirely within 300 feet of the ordinary high water mark of any navigable waterway.
- E. The use of a structure or property is changed.
- F. A recreational vehicle is used as a dwelling for more than five (5) consecutive days unless exempt under 9.33(F).
 - 1. The placement of a recreational vehicle, camping trailer, motor home or park model on a parcel must comply with applicable

setbacks, the minimum lot area and dimensional requirements for uses and zoning districts in Appendix A.

2. Obtain a sanitary permit for a private on-site waste water treatment system if the recreational vehicle is provided a connection to potable water and/or electric.
3. Obtain a nonplumbing sanitary system permit if not connected to water and/or electric.

9.33 EXCEPTIONS TO ZONING PERMIT REQUIREMENT
(Letters A-E to remain unchanged)

F. ~~Recreational Vehicle/Camping Tent~~ Recreational Vehicle

The placement of a recreational vehicle, camping trailer, motor home or park model on a parcel shall comply with applicable setbacks, the minimum lot area and dimensional requirements for uses and zoning districts in Appendix A if used as a dwelling, unless the recreational vehicle is being used in conformity with section 9.33 (F)(3).

A zoning permit shall not be required and the dimensional requirements for uses and zoning districts in Appendix A do not apply for the placement of one recreational vehicle on a parcel property, provided any of the following apply:

1. The recreational vehicle is being stored on the property, is not hooked up to electricity or water and is not being used as a dwelling or storage.
2. The recreational vehicle or camping tent is used on the owner's property for a period not to exceed two years while a permanent dwelling is under construction, provided that a zoning permit has been granted for the dwelling unit under construction and a notation was placed on the application for permit that a recreational vehicle is going to be used. Provisions of 13.24 of the Oneida County Private Onsite Wastewater Treatment System Ordinance (POWTS) applies.
3. The recreational vehicle is placed in a campground or recreational vehicle park in accordance with section 9.53 of this ordinance.

Proposed definitions: to be added to Article 10 - Definitions

Park model trailer: A recreational vehicle that is transportable and primarily designed for long-term or permanent placement at a destination where an RV or mobile home is allowed. When set up, a park model is connected to utilities necessary to operate home-style fixtures and appliances.

Park model homes: Also known as recreational park trailer is built on a single chassis mounted on wheels. They are no larger than 400 square feet and are built in compliance with ANSI housing standards. Park Model homes differ from "tiny homes or houses." Tiny homes or houses follow much more lenient housing standards.

Tiny home: A dwelling unit on a small scale that has a footprint of 400 square feet or less.

Detached garage: An accessory structure utilized for storage. A garage shall not be arranged, designed, used or intended for use as a residence, sleeping place or living quarters. Garages shall be designed and constructed solely for storage. Laundry rooms, game rooms, sitting areas, screen porches, balconies, large closets, recreation rooms, saunas, hot tub rooms, kitchens, offices, sewing rooms, and other features inconsistent with the use of the structure exclusively as storage, are not permitted.

Note: One bathroom is permitted within a detached garage on parcels with an existing principal structure. Parcels where an existing principal structure does not exist shall comply with Section 9.20(E).

Proposed changes to existing definitions: Article 10 - Definitions

Campground: An area of land so arranged and improved to provide the necessary facilities to accommodate overnight primitive camping for more than two (2) camping tents, and recreational vehicles, camping trailers, motor homes or park models.

Dwelling: A detached structure or part thereof designed or used as a residence or sleeping place and includes a manufactured home, recreational vehicle, camping trailer, motor home, park model trailer, park model home or tiny home, but does not include boarding or lodging houses, motels, hotels or tents. ~~or tourist cabins.~~

Recreational Vehicle Parks: An area of land so arranged and improved to provide the necessary facilities to accommodate overnight primitive camping for more than two (2) camping tents, and recreational vehicles, camping trailers, motor homes or park models.

Ordinance Amendment #8-2020 authored by the Planning and Development Committee to amend Chapter 9, Article 5, Section 9.58 Tourist Rooming House of the Oneida County Zoning and Shoreland Protection Ordinance.

Additions noted by Underlined; deletions noted by ~~strikethrough~~

9.58 TOURIST ROOMING HOUSE (#4-2019)

Article 5, Section 9.58 remains unchanged except for the following:

D. TOURIST ROOMING HOUSE REQUIREMENTS

3. A tourist rooming house shall meet the following minimum requirements:

- I. No outdoor activity shall occur between the hours of 10:00 p.m. – 7:00 a.m.

J. ENFORCEMENT AND PENALTIES

1. Enforcement and penalties as specified by Article 8, Section 9.82 of the Oneida County Zoning and Shoreland Protection Ordinance.
2. If the Administrative Review Permit is revoked, the owner may apply for a new license after a twelve (12) month revocation period.

Copies of the foregoing documents are available for public inspection during normal business hours at the Planning & Zoning Office, Oneida County Courthouse, 2nd Floor, Rhinelander, Wisconsin 54501 or phone 715-369-6130. The Oneida County Zoning and Shoreland Protection Ordinance is available online at www.co.oneida.wi.us.

Anyone having interest may attend and be heard. Interested parties who are unable to attend may send written comments to the undersigned.

Dated this 28th day of January 2021.

/s/Scott Holewinski, Chairman
Oneida County Planning & Development Committee
PO Box 400
Rhinelander, WI 54501