

**ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE**  
**MAY 5, 2021**  
**COUNTY BOARD ROOM – 2<sup>ND</sup> FLOOR**  
**ONEIDA COUNTY COURTHOUSE**  
**RHINELANDER, WI 54501**

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

Members absent: Ted Cushing

Department staff present: Karl Jennrich, 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: None

Guests present: See sign in sheet.

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**Call to order.**

Chair Holewinski called the meeting to order at 12:45 p.m. in accordance with the Wisconsin Open Meeting Law.

**Approve the amended agenda.** Motion by Mike Timmons, second by Bob Almekinder 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)(f), for purposes of considering financial, medical, social or personal histories or disciplinary data of specific person, preliminary consideration of specific personnel problems or the investigation of specific charges, which, if discussed in public, would likely have a substantial adverse effect on the reputation of the person referred to in such data. A roll call vote will be taken to go into closed session.**

- a. **Approve closed session minutes of March 17, 2021**
- b. **Personnel issue-investigation**

Motion by Mike Timmons, second by Bob Almekinder to go into closed session. Aye: Unanimous.

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

Motion by Jack Sorensen, second by Bob Almekinder to return to open session. Aye: Unanimous.

**Announcement of any action taken in closed session.**

- a. Did not discuss, no action taken.
- b. Discussion only.

## Planning and Development

**Public comments.** None

**Approve meeting minutes of April 21, 2021.** Motion by Jack Sorensen, second by Mike Timmons to approve the meeting minutes of April 21, 2021. With all members present voting “aye”, the motion carried.

**Discussion/decision regarding Conditional Use Permit application by JBM Howard Companies, Inc. applicant/proposed owner, to develop and operate a waste transfer facility on the following property described as being: Part of the NW NW, Section 1, and part of the NE NE, Section 2, T36N, R8E, PIN CR 6-A, 3611 Highway 47, Town of Crescent.** Motion by Jack Sorensen, second by Mike Timmons to table until May 19, 2021 meeting. With all members present voting “aye”, the motion carried.

**Discussion/decision concerning Preliminary six (6) lot Landing Bay First Addition Plat of lands owned by Lake Tomahawk Storage, LLC, and submitted by REI Engineering, Inc., Josh Prentice, surveyor for the following property further described as; Lot 8, Landing Bay Plat, being parts of the SW NE, NW NE, Section 33, T39N, R7E, PIN #WR 411-2, 7484 Dolhun Road, Town of Woodruff.** Motion by Scott Holewinski, second by Jack Sorensen to send back to Town of Woodruff for further review before making a decision. With all members present voting “aye”, the motion carried.

**Discussion/decision concerning Preliminary four (4) lot Certified Survey Map of land owned by John & Kathleen Olkowski, submitted by Maines & Associates, Greg Maines, surveyor for the following property further described as; Part of the SW SE, and part of the SE SE, Section 34, T39N, R11E, PIN #TL 1311, 818 Leatzow Road, Town of Three Lakes.**

Scott Ridderbusch read the report to the committee, listing the following suggested conditions for approval:

1. Addressing and 911 information for structures that require site address.
2. A recorded road maintenance agreement be submitted to the department prior to the final CSM for the benefit of Lots 3 & 4.

Motion by Mike Timmons, second by Jack Sorensen to approve the preliminary four (4) lot Certified Survey Map of land owned by John & Kathleen Olkowski with the two (2) conditions presented. With all members presenting voting “aye”, the motion carried.

### **CONDUCT PUBLIC HEARING ON THE FOLLOWING:**

**Rezone Petition #3-2021 authored by Glenn Schiffmann, GPS Inc. to rezone property from District #1-A Forestry to District #05 Recreational for properties described as: NW NE and North ½ of the SE NW, Section 8, T39N, R8E, specifically PIN NE 1008-1, NE 1003-1, NE 1006-11, Town of Newbold, Oneida County, Wisconsin.** Mr. Jennrich read the Notice of Public Hearing into the record. The notice was published in the Northwoods River News on April 20 and April 27, 2021. The proof of publication is contained in the file. It was posted on the Courthouse bulletin board on April 15, 2021.

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

## Planning and Development

Town of Newbold (Town Board approved the rezone petition)

Email from Michael and Elizabeth Kenney (opposed)

Email from Peter and Mary Ellen Reiland (opposed)

Email from Sheri Lynn and Bill Reedy (opposed)

Email from John and Judy Drees (opposed)

Email from William and Diane Groth (opposed)

Email from Mike Novak (opposed)

Email from Frank and Doreen Waksmonski (opposed)

Email from David Westfahl (opposed)

It was also noted that a petition containing 46 signatures opposed to rezone petition #3-2021 was received and is contained with meeting minutes.

Mr. Jennrich read the report into the record.

Mr. Schiffmann clarified information regarding rezone petition #3-2021.

Chair Holewinski opened the public portion of the hearing.

Jeff Darton spoke in opposition.

David School spoke in opposition.

Gloria Darton spoke in opposition.

Jerald Panosh spoke in opposition.

Josh Renkes spoke in support of.

Gary Schiffmann spoke in support of.

Virginia Andrus spoke in opposition.

Gunner Schiffmann spoke in support of.

Ian Renkes spoke in support of.

Nancy VerKuilen spoke in opposition and read an email from Cathy DeFranceschi, who is also in opposition.

Chair Holewinski closed the public portion of the meeting.

Motion by Jack Sorensen, second by Bob Almekinder to approve rezone petition #3-2021. With all members present voting "aye", the motion carried.

**Rezone Petition #4-2021 authored by Karl Jennrich, Zoning Director, to rezone property from District #1-A Forestry to District #05 Recreational for properties described as: NW NE, Section 8, T39N, R8E, specifically PIN NE 1003, Town of Newbold, Oneida County, Wisconsin.**

Mr. Jennrich read the Notice of Public Hearing into the record. The notice was published in the Northwoods River News on April 20 and April 27, 2021. The proof of publication is contained in the file. It was posted on the Courthouse bulletin board on April 15, 2021.

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

Town of Newbold (Town Board approved the rezone petition)

Mr. Jennrich summarized the report and asked the committee to recognize comments made for rezone petition #3-2021 also apply to rezone petition #4-2021.

Chair Holewinski opened the public portion of the hearing.

Nancy VerKuilen spoke.

## Planning and Development

Chair Holewinski closed the public portion of the hearing.

Motion by Jack Sorensen, second by Bob Almekinder to approve rezone petition #4-2021. With all members present voting “aye”, the motion carried.

**Rezone Petition #5-2021 authored by Jim Anderson to rezone property from District #02 Single Family to District #07 Business B-2 for properties described as Lots 1 and 2, CSM Vol. 15 Page 3531, specifically PIN WR 97-8 and WR 97-13, being part of SW NW, Section 7, T39N, R7E, Town of Woodruff, Oneida County, Wisconsin.** Mr. Jennrich read the Notice of Public Hearing into the record. The notice was published in the Northwoods River News on April 20 and April 27, 2021. The proof of publication is contained in the file. It was posted on the Courthouse bulletin board on April 15, 2021.

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

Town of Woodruff (Town Board approved the rezone petition)

Mr. Jennrich summarized the report.

Chair Holewinski opened the public portion of the hearing.

Jim Anderson spoke.

Chair Holewinski closed the public portion of the hearing.

Motion by Mike Timmons, second by Jack Sorensen to approve rezone petition #5-2021. With all members present voting “aye”, the motion carried.

**Conditional Use Permit application by Lake Tomahawk Storage, LLC, owner and Dan Detert, REI Engineering, agent to develop a commercial storage facility consisting of 9 buildings and a Boat/RV shrink wrap business with outdoor storage on the following described property: Lot 8, Landing Bay Plat, being parts of the SW NE, NW NE, Section 33, T39N, R7E, PIN #WR 411-2, 7484 Dolhun Road, Town of Woodruff.** Mr. Jennrich read the Notice of Public Hearing into the record. The notice was published in the Northwoods River News on April 20 and April 27, 2021. The proof of publication is contained in the file. It was posted on the Courthouse bulletin board on April 15, 2021.

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

Town of Woodruff, Town Board approved the conditional use permit with conditions of:

1. Adequate screening from roads and neighbors
2. Lot 14 is not part of the conditional use permit
3. The owners must comply with signage and driveway stipulations
4. There be no well or septic
5. Project be completed before two years expires
6. The owner log and complete stormwater maintenance agreement
7. County contingencies be adhered to

Motion by Jack Sorensen, second by Scott Holewinski to table until the next meeting. Jack Sorensen removed motion and second by Scott Holewinski.

Chair Holewinski opened the public portion of the hearing.

Robert Monk spoke in opposition.

## Planning and Development

Sally Writz spoke in opposition.

Chair Holewinski closed the public portion of the hearing.

Motion by Jack Sorensen, second by Mike Timmons to table until the next meeting so the Town of Woodruff can review plat again and clarify inconsistencies. With all members present voting “aye”, the motion carried.

**Resolution for Ordinance Amendment #5-2020 for Chapter 9, Section 9.32, Section 9.33, and Article 10 Definitions 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 for changes related to campers.** Motion by Mike Timmons, second by Jack Sorensen to approve resolution for Ordinance Amendment #5-2020 relating to campers and forward onto the Oneida County Board of Supervisors. With all members present voting “aye”, the motion carried.

**Refunds.** There are three requests.

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

**Discussion/decision – Planning & Zoning Department permit activity/revenue.** Not acted on or discussed.

**Discuss/decision/prioritization of 2021 Oneida County Planning and Zoning Department projects.** Not acted on or discussed.

**Approve future meeting dates.** May 19 and June 2, 2021

**Public comments.** None

**Future agenda items.** As discussed.

**Adjourn.**

3:56 p.m. There being no further matters to lawfully come before the committee, Chair Holewinski adjourned the meeting.

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Chair, Scott Holewinski

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Planning & Zoning Director, Karl Jennrich