

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
JUNE 29, 2022
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501

Members present: Scott Holewinski, Bob Almekinder, Mike Timmons, Tom Ryden,
Mike Roach

Members absent: None

Department staff present: Karl Jennrich, Director; Todd Troskey, Assistant Director; Carla
Blankenship, Land Use Specialist; Deanna Tushoski, Administrative
Support

Other county staff present: Chad Lynch, Assistant Corporation Counsel

Guests present: See sign in sheet.

Call to order.

Chair Holewinski called the meeting to order at 12:15 p.m. in accordance with the Wisconsin Open Meeting Law.

Approve the amended agenda. Motion by Mike Timmons, second by Bob Almekinder to approve amended the 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, §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.

- a. Tourist Rooming House Enforcement**
- b. General zoning/administrative review permit violation Town of Minocqua**
- c. Approve closed session minutes of June 15, 2022.**

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 Mike Timmons, second by Bob Almekinder to return to open session. Aye: Unanimous.

Announcement of any action taken in closed session.

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

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Public comments. None

Approve meeting minutes of June 15, 2022. Motion by Bob Almekinder, second by Tom Ryden to approve the meeting minutes of June 15, 2022. With all members present voting “aye”, the motion carried.

Preliminary First Addendum to Lakeside Landing Condominiums Plat submitted by Wilderness Surveying, Jimmy Rein, surveyor for the following condominium property being located in: Part of Government Lot 4, Section 25, T39N, R6E, PINs MI 7319 through MI 7339, Town of Minocqua. Mr. Jennrich went over the report. Chair Holewinski stated they would not be making a motion on the piers portion as the department no longer regulate piers. Motion by Mike Timmons, second by Tom Ryden to approve the preliminary first addendum to Lakeside Landing Condominiums Plat with the 4 conditions presented. With all members present voting “aye”, the motion carried.

Discussion/decision concerning Granicus contract for three additional modules. Motion by Mike Timmons, second by Bob Almekinder to approve the 1 year Granicus contract for \$14, 041.14. With all members present voting “aye”, the motion carried.

Discussion/decision concerning tourist rooming house letter from the Town of Three Lakes. The committee will be discussing all aspects of Section 9.58 Tourist Rooming House. The committee discussed a letter dated June 20, 2022. The committee does not want to change the ordinance because other Towns are not in favor of the change. Motion by Scott Holewinski, second by Mike Timmons to have Mr. Jennrich work with the Town of Three Lakes to create a special zoning district that would allow shorter rentals in accordance with section 9.86. Aye: Holewinski, Timmons, Almekinder, Ryden. Nay: Roach. Motion carried.

Discussion/decision concerning ordinance amendment for Chapter 9, Article 9 and Article 10 of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will be discussing all aspects of Article 9 Shoreland Protection Provisions and Article 10 Definitions. Mr. Jennrich reviewed the proposed changes with the committee up to section 9.95.

Recess at 1:58 p.m.

Return from recess at 2:00 p.m.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Conditional Use Permit application by Tyler and Kelly Knobeck, applicants and owners to construct a coffee, beer and cocktail shop with outdoor seating on the following described properties: Village of Minocqua Part of Lots 2 & 3, Block 4 and West 75’ of Lot 1, Section 14, T39N, R6E, PIN MI 3263 and MI 3261-3, Town of Minocqua. Mr. Jennrich read the Notice of Public Hearing into the record. The notice was published in the Northwoods River News on June 14 and 21, 2022. A copy of the proof of publication is contained in the file. It was posted on the Courthouse bulletin board on June 9, 2022. The Town of Minocqua approved of the CUP application. There is no correspondence in the file. Carla Blankenship read the report to the committee.

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

1. The project to be substantially commenced within three (3) years of issuance date.
2. The nature and extent of the use shall not change from that described and approved in this Conditional Use Permit.
3. Certified Survey Map combining the parcels be recorded prior to the start of construction.
4. Proper permits to be obtained prior to construction (Town/County/State).
5. Subject to Oneida County Health Department requirements and licensing.
6. Dumpster to be screened from view, applicant to recycle waste materials as required.
7. Addressing and 911 information must be approved by Oneida County Land Information Department and/or Town of Minocqua.
8. Signage to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance.
9. Parking to comply with 9.77 Off Street Parking and Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance.
10. Exterior lighting to be downcast and shielded from above.

Chair Holewinski opened the public portion of the public hearing.

Kelly Knobeck spoke in favor of the CUP.

Chair Holewinski closed the public portion of the public hearing.

Motion by Tom Ryden, second by Bob Almekinder to approve the CUP application with the 10 conditions presented. With all members present voting "aye", the motion carried.

Rezone Petition #10-2022 authored by Brian Slizewski, agent, Bart Besaw, owner, to rezone property from District #15 Rural Residential to District #05 Recreational for properties described as being the NE SE, Section 3, T37N, R7E, Town of Cassian. Mr. Jennrich read the Notice of Public Hearing into the record. The notice was published in the Northwoods River News on June 14 and 21, 2022. A copy of the proof of publication is contained in the file. It was posted on the Courthouse bulletin board on June 9, 2022. The Town of Cassian approved of the rezone petition 2-1. Members of the committee have received email and letter correspondence against rezone petition #10-2022 from: Ryan Barwick, George DeMet, Donna DeMet, Tom Schneider, Tom Kellnhauser, Steve Nimz, Craig Kouba, Kelly Kouba, Kathleen Evers, Wayne Johnson, Kris Cemke, Mary Schneider, Debbie Bozich, Michael Dionne, Jerry Seiler, Nancy Maher, Margaret Coffen, Ann Johnson, Tami Strom, Ray Taylor, Lynne Westphal and Paul Adelson. Mr. Jennrich read the report to the committee and went over the allowed uses in district #15 Rural Residential and district #05 Recreational.

Chair Holewinski opened the public portion of the public hearing.

George DeMet spoke against the rezone.

Thomas Hurning spoke against the rezone.

Martin Zavala spoke against the rezone.

Dick Przybyla spoke against the rezone.

Dan Morse spoke against the rezone.

Donna DeMet spoke against the rezone.

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Terry Tress spoke against the rezone.
Eric Evers spoke against the rezone.
Lynn Kenney spoke against the rezone.
Lori Johnson spoke against the rezone.
Susan Ohlsson spoke against the rezone.
Brenda Pinkowsky spoke against the rezone.
Chair Holewinski closed the public portion of the public hearing.

Motion by Scott Holewinski, second by Mike Roach to send back to the town board to have another meeting to review again and then bring back to the committee. With all members present voting “aye”, the motion carried. Chair Holewinski advised neighboring property owners to pay attention to upcoming town agendas so they may attend the meeting and voice their concerns to the Cassian town board.

Ordinance Amendment #2-2022 authored by the Planning and Development Committee to amend Chapter 9, Article 7, Section 9.77 Off-Street Parking and Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance. Mr. Jennrich read the Notice of Public Hearing into the record. The notice was published in the Northwoods River News on June 14 and 21, 2022. The proof of publication is contained in the file. It was posted on the Courthouse bulletin board on June 9, 2022. There is no correspondence in the file. The ordinance amendment is to correct appendix references in section 9.77.

Chair Holewinski opened the public portion of the public hearing.
Nobody spoke.
Chair Holewinski closed the public portion of the public hearing.

Motion by Mike Timmons, second by Tom Ryden to approve section 9.77 of ordinance amendment #2-2022 and bring back in resolution form. With all members present voting “aye”, the motion carried.

Ordinance Amendment #11-2022 authored by the Planning and Development Committee to amend Chapter 9, Article 8, Section 9.80 Zoning Administration - Generally of the Oneida County Zoning and Shoreland Protection Ordinance. Mr. Jennrich read the Notice of Public Hearing into the record. The notice was published in the Northwoods River News on June 14 and 21, 2022. A copy of the proof of publication is contained in the file. It was posted on the Courthouse bulletin board on June 9, 2022. There is no correspondence in the file. The ordinance amendment is to update wording to match procedures followed.

Chair Holewinski opened the public portion of the public hearing.
Nobody spoke.
Chair Holewinski closed the public portion of the public hearing.

Motion by Mike Timmons, second by Bob Almekinder to approve ordinance amendment #11-2022 and bring back in resolution form. With all members present voting “aye”, the motion carried.

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Discussion/decision concerning ordinance amendment for Chapter 9, Article 9 and Article 10 of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will be discussing all aspects of Article 9 Shoreland Protection Provisions and Article 10 Definitions. Mr. Jennrich finished reviewing the proposed changes of Article 9 and 10. The department will review comments, make revisions and bring back to the committee. Discussion only, no action taken.

Discussion/decision concerning John Schmitz boathouse revegetation on property described as Lot 2, CSM V18 P4100, Section 25, T35N, R10E, PIN EN 957, Town of Enterprise. The committee discussed revegetation and agreed that the owner is allowed to mitigate and revegetate. Discussion only, no action taken.

Discussion/decision concerning extending moratorium as specified by Section 9.57 of Oneida County Zoning and Shoreland Protection Ordinance. The committee doesn't want to pursue an extension and will let the moratorium expire on September 1, 2022. Discussion only, no action taken.

Refunds. There are three requests. Motion by Scott Holewinski, second by Mike Roach to approve the refunds as requested. With all members present voting "aye", the motion carried.

Purchase orders, line item transfers, and bills. Motion by Mike Timmons, second by Tom Ryden to approve the bills as submitted. With all members present voting "aye", the motion carried.

Approve future meeting dates. July 13 and 27, August 10.

Public comments. None

Future agenda items. As discussed.

Adjourn.
4:01 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