

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
JULY 14, 2021
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501

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

Members absent: Jack Sorensen

Department staff present: Karl Jennrich, Director; Scott Ridderbusch, Land Use Specialist; Carla Blankenship, Land Use Specialist; Deanna Tushoski, Administrative Support

Other county staff present: Michael Fugle, Corporation Counsel

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 amended agenda. Motion by Ted Cushing, second by Bob Almekinder to approve the amended agenda with chairman’s discretion to move #7 before #6. With all members present voting “aye”, the motion carried.

Public comments.

David Holperin spoke regarding #6 on today’s agenda.
Matt Leitner spoke regarding #6 on today’s agenda.
Bruce Germond spoke.

Approve meeting minutes of June 30, 2021. Motion by Mike Timmons, second by Ted Cushing to approve the meeting minutes of June 30, 2021. 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. Mr. Jennrich stated that the WDOT denied the request for access to Hwy 47. Motion by Mike Timmons, second by Ted Cushing to take item #5 on today’s agenda off the table. With all members present voting “aye”, the motion passed. Motion by Bob Almekinder, second by Ted Cushing to approve preliminary six (6) lot Landing Bay First Addition Plat. With all members present voting “aye”, the motion carried. Motion by Bob Almekinder, second by Ted Cushing to add

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condition subject to the requirements of CUP #21-506: “Dolhun Field is an active airstrip located adjacent to the westerly right-of-way line of Dolhun Road. Access to the Dolhun Field airstrip is prohibited.” to the approval conditions of the preliminary plat. With all members present voting “aye”, the motion carried.

Preliminary Sixth Addendum to the recorded Clearwater Lake Club Condominium submitted by Maines & Associates, Greg Maines, surveyor for the following described condo land units: Units 63, 64, and 65 (TL 3672, TL 3673, TL 3674), and Units 91, 92, and 93 (TL 3700, TL 3701, & TL 3702) of the Clearwater Lake Club Condominium, being located in Sections 23 & 24, T39N, R10E, Town of Three Lakes. Scott Ridderbusch read the report to the committee. If the Committee recommends approval of this Preliminary Condominium Plat, staff would suggest the following conditions:

- 1) Addressing and 911 Information must be approved by Oneida County Land Information Department and/or Town of Three Lakes prior to any future construction that requires a site address for proposed Units 65 & 91.
- 2) Final plat be changed to reflect the road name of Camp Saint George Road instead of Coyote Trail per Land Information Office road naming.
- 3) Condominium Declarations to be submitted to this department for review prior to recording.
- 4) Future amendments/addendums to be reviewed and approved by this department prior to recording.

Motion by Mike Timmons, second by Ted Cushing to approve the preliminary sixth addendum to the recorded Clearwater Lake Club Condominium. With all members present voting “aye”, the motion carried.

Discussion/decision related to conditional use permit application for 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. The conditional use permit was previously discussed and denied on May 19, 2021. The denial was rescinded on June 16, 2021. Mr. Jennrich stated that additional comments have been received after the public hearing.

Ryan Hanson went over the updated scale location/maps.

Chair Holewinski stated that a response hasn't been received from the FAA yet.

Motion by Mike Timmons, second by Ted Cushing to postpone until July 28, 2021. With all members present voting “aye”, the motion carried.

Discussion/decision concerning the status of Tourist Rooming House enforcement. Informational only, no action taken.

Discussion/decision concerning the status of Granicus contract. Informational only, no action taken.

Discussion/decision – Planning & Zoning Department permit activity/revenue. Information not available, did not discuss.

Discuss/decision/prioritization of 2021 Oneida County Planning and Zoning Department projects. Informational only, no action taken.

Approve future meeting dates: July 28, August 11 and 25.

Public comments.

Via Zoom: Collette Sorgel thanked the department for their work on TRH enforcement.

Future agenda items. As discussed

Recess at 1:53 p.m.

Return from recess at 2:00 p.m.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Conditional Use Permit application by James L. Rein, applicant, Bonnie and Clyde Gangster Park LLC, owner, to re-develop the property to be used for large events with outdoor activities on the following described property: Part SW NE, Section 34, T38N, R6E, PIN HA 483-1, 5611 Highway 51, Town of Hazelhurst.

Mr. Jennrich read the Notice of Public Hearing into the record. The notice was published in the Northwoods River News on June 29 and July 6, 2021. A copy of the proof of publication is contained in the file. It was posted on the Courthouse bulletin board on June 24, 2021. The Town of Hazelhurst approved the application with conditions.

Carla Blankenship read the report to the committee.

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. Subject to Conditional Use permit #07-00
2. The nature and extent of the conditional use shall not change from that described in the application and approved in the Conditional Use Permit.
3. The project to be substantially commenced within three (3) years of issuance date.
4. Subject to Oneida County Health Department approvals and licensing.
5. Silt fence to be placed as required by WDNR review/approval.
6. Proper permits be obtained prior to construction (Town/County/State).
7. Subject to a Private Onsite Wastewater Treatment System (POWTS) evaluation to determine if the POWTS is capable to accept the proposed loads and flows. The POWTS may be required to be modified and updated.
8. Parking to comply with 9.77 Off Street Parking and Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance.
9. Signage to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance.
10. Exterior lighting must be downcast and shielded from above.
11. Dumpster to be screened from view. Applicant to recycle waste material as required.
12. Overnight accommodations for primitive camping, recreational vehicles, camping trailers or motor homes of any kind is strictly prohibited.
13. Subject to Town of Hazelhurst conditions:
 - a. 200-250 maximum attendance based on the size of the septic system.
 - b. Indoor events to have a 2:00 AM curfew.

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- c. Outdoor events restricted to daylight hours.
- d. No outdoor concerts.
- e. Parking spaces limited to 90 vehicles.
- f. All lighting downward and shielded and parking lights shut off at close of event.

Condition changes from the committee:

#13a: 250 people maximum

Remove condition #1

Include conditions #4 and #7 from permit #07-00 conditions: #4 Parking driveway must be constructed to loop back around to drive entrance with one way traffic for fire and safety purposes.

#7 Vegetative buffer around property to remain undisturbed.

Chair Holewinski opened the public portion of the hearing.

Rick Kersten, owner, spoke in favor of the CUP application.

Chair Holewinski closed the public portion of the hearing.

Motion by Ted Cushing, second by Mike Timmons to approve the CUP application for Bonnie and Clyde Gangster Park LLC with the 14 conditions discussed. With all members present voting “aye”, the motion carried.

Conditional Use Permit application by Edward Champeny and Blaze Champeny, applicants, Katar Properties LLC., owner, for outdoor restaurant seating, live music and yard games on the following described property; Lot 1 of CSM 4854 being part of Government Lots 2 and 5, Section 14, T39N, R6E, PIN MI 2205-9, 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 29 and July 6, 2021. A copy of the proof of publication is contained in the file. It was posted on the Courthouse bulletin board on June 24, 2021. The Town of Minocqua approved the application with conditions.

Carla Blankenship read the report to the committee.

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.
2. The project to be substantially commenced within three (3) years of issuance date.
3. Subject to Oneida County Health Department approvals and licensing.
4. Proper permits be obtained prior to construction (Town/County/State).
5. Parking to comply with 9.77 Off Street Parking and Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance.
6. Signage to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance.
7. Exterior lighting must be downcast and shielded from above.
8. Dumpster to be screened from view. Applicant to recycle waste material as required.
9. Subject to Town of Minocqua conditions:
 - a. Music for customers only.
 - b. Signage “alcoholic beverages not allowed past this point” on interior of fenced area.
 - c. Grassy area to be kept up and maintained.
 - d. Fence to be installed 6 feet from the road right-of –way on Highway 51 (Oneida Street)
 - e. Dumpster to be enclosed.

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- f. Tables to be stored in fenced enclosure during the winter.
- g. Maintain the existing 16 parking spaces and waive the requirement for the additional 32 spaces.

Chair Holewinski opened the public portion of the hearing.

Ed Champeny, owner, spoke in favor of the CUP.

Chair Holewinski closed the public portion of the hearing.

Motion by Mike Timmons, second by Ted Cushing to approve the CUP application for Katar Properties LLC with the conditions presented. With all members present voting “aye”, the motion carried.

Ordinance Amendment #1-2021 authored by the Planning and Development Committee to amend Chapter 15, Article 1 General Provisions, Article 2 Procedures for Applications and Review of Land Divisions, Article 3 Subdivision Design Standards and Article 6 Definitions of the Oneida County Subdivision Control Ordinance. Mr. Jennrich read the Notice of Public Hearing into the record. The notice was published in the Northwoods River News on June 29 and July 6, 2021. The proof of publication is contained in the file. It was posted on the Courthouse bulletin board on June 24, 2021. There is no correspondence in the file.

Chair Holewinski opened the public portion of the hearing.

Nobody spoke.

Chair Holewinski closed the public portion of the hearing.

Motion by Mike Timmons, second by Bob Almekinder to approve Ordinance Amendment #1-2021 of Chapter 15 and bring back in resolution form to send to County Board. With all members presenting voting “aye”, the motion carried.

Refunds. There is one request. Motion by Bob Almekinder, second by Mike Timmons to approve the refund as requested. With all members present voting “aye”, the motion carried.

Ted Cushing left at 2:43 p.m.

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

Adjourn.

2:44 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