

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE Oneida County Planning & Development Committee will hold a public hearing on Wednesday, July 14, 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, 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.

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.

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.

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

Chapter 15 remains unchanged except for the following:

GENERAL PROVISIONS

15.12 Land Suitability.

1. No land shall be divided which is determined by the County Zoning Director, his or her designee, or Committee, to be unsuitable for its proposed use for reasons of flooding, inadequate drainage, adverse soil or rock formation, slope, severe erosion potential, known contaminated water supply, or any other feature(s) or circumstances to be harmful to the health, safety or general welfare of the future residents of the land division or of the community.

15.13 Classification of Land Divisions. Any contiguous parcel or tract which is owned, controlled or managed as a single entity shall be treated as a single parcel or tract for the purpose of this ordinance unless it is bisected by an ~~existing easement road greater than 20 feet in width~~, existing dedicated street, existing public road, ~~or a meandered or un-meandered lake-~~ and any navigable waters per definition. An un-meandered or intermittent stream, creek, or drainage ditch does not bisect a parcel. The Director shall determine whether the proposed land division satisfies the above definition and this determination shall be subject

to review by the Committee. Land divisions are classified under this chapter as either:

PROCEDURES FOR APPLICATION AND REVIEW OF LAND DIVISIONS

15.16 Application and Review of Minor Subdivisions.

~~R. Location sketch.~~

~~S.~~ R. For all Private Wastewater Treatment Systems (POWTS) that utilize in place soil for treatment of disposal, a soil and site evaluation report verifying that the vertical separation distance between the infiltration surface of the existing treatment or dispersal component and estimated high groundwater elevation and or bedrock complies with chapter SPS 383, Wis. Admin. Code, unless a valid report meeting these criteria is on file with the department.

~~T.~~ S. A report provided by a licensed plumber, certified septage operator or a POWTS inspector or other person(s) authorized to do so by Ch. SPS 383, Wis. Admin. Code, relative to the condition, capacities, baffles and manhole covers for any existing treatment or hold tanks.

15.17 Pre-Preliminary Plat Conference for Proposed Town, County and State Subdivisions.

1. Where it is desired to create a town, county, or state subdivision it is recommended the subdivider meet with the Director for a conference prior to preparation of the preliminary plat. It is also recommended the subdivider meet with the appropriate town board. The following information may be submitted at the conference:

E. Location Sketch

~~15.20 Width of Easements. No permanent easement wider than twenty (20) feet shall be recorded which reduces the lot size below the minimum required by the zoning district in which the lot is located.~~

15.20 Installation of Improvements. The improvements specified herein shall be installed and approval of a final plat shall be given only after the work has been completed or there shall have been filed with the appropriate governmental jurisdiction or with the committee, one of the following:

- a. A duly completed and executed continuing surety bond in an amount sufficient to complete the work with surety satisfaction to the appropriate governmental jurisdiction or the committee.
- b. A certified check, in an amount sufficient to complete the work, drawn on an approved bank and available to the appropriate governmental

jurisdiction or the committee. As the work progresses the governmental jurisdiction or the committee may permit the exchange of said check for another check of sufficient amount to complete the remaining improvements agreed upon. If the improvements are not completed within the specified time, the governmental jurisdiction or committee may use the bond or the certified check to complete the remaining work provided for.

- c. Other collateral satisfactory to the appropriate governmental jurisdiction or the committee in an amount sufficient to complete the work.

SUBDIVISION DESIGN STANDARDS

15.24 Minimum Lot Requirements.

1. Minimum Lot Size Requirements.
 - A. In all areas within the jurisdiction of the Oneida County Zoning and Shoreland Protection Ordinance the minimum lot size shall be as specified in Appendix A, ~~& Appendix B of such ordinance.~~
 - B. In all areas that do not come under the jurisdiction of the Oneida County Zoning and Shoreland Protection Ordinance, the minimum lot size shall be as specified in Appendix A ~~& Appendix B~~, District #10, General Use District of such ordinance.
 - C. The area located below the OHWM of any navigable water shall not be included in the minimum lot ~~area~~ size of any lot or parcel created under the terms of this ordinance.
 - D. The minimum lot size shall not include town, county, state or federal right of way (ROW).
2. Minimum Buildable Area Criteria for New Land Divisions. The Proposed Lots must meet the following criteria:
 - A. ~~Unsewered Lots.~~
 1. ~~Unsewered lots shall meet minimum lot area as described in the designated zoning district.~~
 - a. ~~For lots on Class I Waterways,~~ Except for public and private parks, 10,000 contiguous square feet of the minimum lot area shall:
 1. Not contain any shoreland-wetlands.

2. Is above the elevation of the regional flood as defined in Wis. Admin. Code NR 116.
 3. Is at least 2' above the highest known water elevation of any body of water whose regional flood is undefined
 4. Must have dryland access to a public or private road.
 5. Be free of easements greater than 20 feet in width.
- b. ~~For lots on Class II Waterways, except for public and private parks, 10,000 contiguous square feet of the minimum lot area shall:~~
1. ~~Not contain any shoreland-wetlands.~~
 2. ~~Is above the elevation of the regional flood as defined in Wis. Admin. Code NR 116.~~
 3. ~~Is at least 2' above the highest known water elevation of any body of water whose regional flood is undefined.~~
 4. ~~Must have dryland access to a public or private road.~~
 5. ~~Be free of easements greater than 20 feet in width.~~
- c. ~~For off-water lots in the shoreland area, except for public and private parks, 10,000 contiguous square feet of the minimum lot area shall:~~
1. ~~Not contain any shoreland-wetlands.~~
 2. ~~Is above the elevation of the regional flood as defined in Wis. Admin. Code NR 116.~~
 3. ~~Is at least 2' above the highest known water elevation of any body of water whose regional flood is undefined.~~
 4. ~~Must have dryland access to a public or private road.~~
 5. ~~Be free of easements greater than 20 feet in width.~~

~~B. Sewered Lots (Municipal Owned Sanitary District).~~

1. ~~Sewered lots shall meet minimum lot area as described in the designated zoning district.~~
 - a. ~~Class I Waterways, except for public and private parks, 10,000 contiguous square feet of the minimum lot area shall:~~

- ~~1. Not contain any shoreland wetlands.~~
 - ~~2. Is above the elevation of the regional flood as defined in Wis. Admin. Code NR 116.~~
 - ~~3. Is at least 2' above the highest known water elevation of any body of water whose regional flood is undefined.~~
 - ~~4. Must have dryland access to a public or private road.~~
 - ~~5. Be free of easements greater than 20 feet in width.~~
 - b. ~~Class II Waterways, except for public and private parks, 10,000 contiguous square feet of the minimum lot area shall:~~
 - ~~1. Not contain any shoreland wetlands.~~
 - ~~2. Is above the elevation of the regional flood as defined in Wis. Admin. Code NR 116.~~
 - ~~3. Is at least 2' above the highest known water elevation of any body of water whose regional flood is undefined.~~
 - ~~4. Must have dryland access to a public or private road.~~
 - ~~5. Be free of easements greater than 20 feet in width.~~
 - c. ~~Back lots, except for public and private parks, 10,000 contiguous square feet of the minimum lot area shall:~~
 - ~~1. Not contain any shoreland wetlands.~~
 - ~~2. Is above the elevation of the regional flood as defined in Wis. Admin. Code NR 116.~~
 - ~~3. Is at least 2' above the highest known water elevation of any body of water whose regional flood is undefined.~~
 - ~~4. Must have dryland access to a public or private road.~~
 - ~~5. Be free of easements greater than 20 feet in width.~~
3. Residential lots. Residential lots to be served by private sewage systems Private On-site Wastewater Treatment Systems (POWTS) shall comply with the rules of the Department of Commerce Department of Safety and Professional Services and the Oneida County Private Sewage System

Ordinance Private On-site Wastewater Treatment Systems Ordinance.

DEFINITIONS

15.33 DEFINITIONS.

AVERAGE LOT WIDTH NON-RIPARIAN LOT: The average horizontal straight line measurement between side lot lines of a lot from any given point within the lot area to be computed. The minimum average lot width (ALW) shall apply to the area covered by the portion of the lot containing the buildable area for the district and land use that applies. If the districts average width dimensions are maintained from the point (s) at which the lot's minimum area requirement has been satisfied no additional area of a particular lot in question need meet the minimum average width requirement.

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 24th day of June 2021.

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