

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
AUGUST 11, 2021
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501

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: Michael Fugle, Corporation Counsel

Guests present: See sign in sheet.

Call to order.

Chair Holewinski called the meeting to order at 12:30 p.m. in accordance with the Wisconsin Open Meeting Law.

Approve the agenda. Motion by Jack Sorensen, second by Mike Timmons to approve 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 – Town of Three Lakes.**
- b. **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 The denial was rescinded on June 16, 2021.**
- c. **Potential violation of Chapter 9, Section 9 of the Oneida County Zoning and Shoreland Protection Ordinance – Town of Minocqua.**
- d. **Approve closed session minutes of July 28, 2021.**

Motion by Jack Sorensen, second by Bob Almekinder to go into closed session. Aye: Unanimous.

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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. No action taken.
- b. No action taken.
- c. Did not discuss.
- d. Did not discuss.

Public comments.

Jim Winkler spoke in opposition of item #8 on today’s agenda.
Joel Knutson spoke in opposition of item #8 on today’s agenda.

Approve meeting minutes of July 28, 2021. Motion by Bob Almekinder, second by Mike Timmons to approve the meeting minutes of July 28, 2021. 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 read an email chain from Mike Menon and Ryan Hanson of Lakeland Realty (contained in minute’s attachments). Mr. Jennrich read the revised report and the general standards of approval. The committee went through the standards of approval from 9.42 of the Oneida County Zoning and Shoreland Protection Ordinance.

a. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

Deny: 1 Approve: 0 Approve with conditions: 3

b. The uses, values and enjoyment of neighboring property shall not be substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.

Deny: 2 Approve: 0 Approve with conditions: 2

c. The proposed conditional use is compatible with the use of adjacent land and any adopted local plans for the area.

Deny: 3 Approve: 1 Approve with conditions: 0

d. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Deny: 0 Approve: 1 Approve with conditions: 3

e. Adequate utilities, access roads, drainage and other necessary site improvements have been or will be provided for the conditional use.

Deny: 0 Approve: 1 Approve with conditions: 3

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f. Adequate measures have been or will be taken to provide ingress and egress so as to minimize traffic congestion in the public streets.

Deny: 0 Approve: 1 Approve with conditions: 3

g. The conditional use shall conform to all applicable regulations of the district in which it is located.

Deny: 0 Approve: 0 Approve with conditions: 4

h. The conditional use does not violate shoreland or floodplain regulations governing the site.

Deny: 0 Approve: 4 Approve with conditions: 0

i. Adequate measures have been or will be taken to prevent and control water pollution, including sedimentation, erosion and runoff.

Deny: 0 Approve: 0 Approve with conditions: 4

Two (2) of the nine (9) standards were not approved.

Motion by Mike Timmons, second by Jack Sorensen to deny the CUP application by JBM Howard based on standards “b” and “c” failing to be met. With all members presenting voting “aye”, the motion carried.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Rezone Petition #7-2021 authored by Robert Tirjer to rezone property from District #1A Forestry to District #02 Single Family for properties described as being part of the NE SW, East of Squirrel Lake Rd., Section 20, T39N, R5E, Town of Minocqua, Oneida County, Wisconsin.

Mr. Jennrich read the Notice of Public Hearing into the record. The notice was published in the Northwoods River News on July 27 and August 3, 2021. The proof of publication is contained in the file. It was posted on the Courthouse bulletin board on July 22, 2021. There is no public comment in the file. The Town of Minocqua Town Board and Planning Commission both approved.

Chair Holewinski opened the public portion of the hearing.

Nobody spoke.

Chair Holewinski closed the public portion of the hearing.

Motion by Jack Sorensen, second by Bob Almekinder to approve Rezone Petition #7-2021 and bring back in resolution form to forward to County Board. With all members present voting “aye”, the motion carried.

Rezone Petition #10-2021 authored by Edmund Choinski to rezone property from District #02 Single Family Residential to District #05 Recreational for properties described as Government Lot 1, Section 36, T36N, R9E, Town of Pine Lake, Oneida County, Wisconsin.

Mr. Jennrich read the Notice of Public Hearing into the record. The notice was published in the Northwoods River News on July 27 and August 3, 2021. The proof of publication is contained in the file. It was posted on the Courthouse bulletin board on July 22, 2021. One public comment received from Mr. David’s Daycare in favor of rezone petition. The Town of Pine Lake approved.

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Chair Holewinski opened the public portion of the hearing.
George and Nancy Schroepfer spoke in favor.
Chair Holewinski closed the public portion of the hearing.

Motion by Jack Sorensen, second by Mike Timmons to approve Rezone Petition #10-2021 and bring back in resolution form to forward to County Board. With all members present voting “aye”, the motion carried.

Discussion/decision concerning Preliminary State Plat of Sand Shores of Clear Lake consisting of twenty one (21) lots and one (1) outlot currently owned by William & Karla Turin, submitted by Secluded Land Co., proposed buyer, and Raymond Surveying Inc., Greg Raymond, surveyor for the following vacant property further described as: Parts of the SE SW, SW SE, Section 10, and NE NW, NW NE, Section 15, T36N, R9E, PIN PE 182-4, Town of Pelican. Scott Ridderbusch presented the report to the committee. The Town of Pelican approved the preliminary plat. If the Committee finds the subdivision requirements have been met, and recommends approval of this plat, staff would suggest the following conditions of approval prior to recording the final Plat of Sand Shores of Clear Lake:

- 1) Addressing and 911 information must be approved by Oneida County Land Information Department and/or Town of Pelican for placement of a structure that requires a site address.
- 2) Road naming is required for the identified private easement road access per the Oneida County Land Information Office.
- 3) DNR Storm Water and Erosion Control permits are required for land disturbance greater than 1 acre. Permits are to be submitted to this department upon approval.
- 4) Easement language and maintenance notes be maintained on the face of the plat.
- 5) Road construction specifications be met pursuant to 15.23 Oneida County Subdivision Control Ordinance effective July 1, 2010.
- 6) Road Maintenance Agreement be recorded with the Oneida County Register of Deeds Office.
- 7) May be subject to Oneida County Highway Department access requirements fronting County Highway P.
- 8) Subject to utility provider provisions and requirements.
- 9) Subject to State Plat review and conditions.
- 10) Subject to proper signatures for final recording.
- 11) Subject to the Town of Pelican concerns and recommendations if any.

Motion by Jack Sorensen, second by Mike Timmons to approve the Preliminary State Plat of Sand Shores of Clear Lake with presented conditions. With all members present voting “aye”, the motion carried.

Discussion/decision concerning Preliminary Fourth Addendum to the recorded Lake Terrace Estates Condominium submitted by Eagle Landmark Surveying, Inc., Tom Boettcher, surveyor, and further described as being: Part of Government Lot 3, Section 8, and part of Government Lot 1, Section 9, T38N, R11E, TL 3422 and TL 3423, Town of Three Lakes. The Town of Three Lakes approved Preliminary Fourth Addendum to the recorded Lake Terrace Estates Condominium. Motion by Jack Sorensen, second by Bob Almekinder to approve the Preliminary

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Fourth Addendum to the recorded Lake Terrace Estates Condominium. With all members present voting “aye”, the motion carried.

Discussion/decision concerning tourist rooming house complaint for Administrative Review Permit #1800045 for property described as part Government Lot 5, Section 23, T39N, R11E, PIN TL 1188-1, 8103 Old Military Road, Town of Three Lakes. The committee may schedule a public hearing pursuant to 9.82(D) Revocation of Permits. Motion by Mike Timmons, second by Bob Almekinder to bring back to committee at a future undecided date with timeline of events and additional information. With all members present voting “aye”, the motion carried.

Resolution for Ordinance Amendment #9-2021 authored by the Planning and Development Committee to amend Chapter 9, Article 5, Section 9.57 Livestock Facilities Licensing of the Oneida County Zoning and Shoreland Protection Ordinance. Motion by Jack Sorensen, second by Mike Timmons to approve the resolution for Ordinance Amendment #9-2021 and forward to County Board. With all members present voting “aye”, the motion carried.

Discussion/decision concerning property described as part Government Lot 6, Section 19, T39N, R5E, PIN MI 1815-2, 7937 Owens Rd., Town of Minocqua. The committee will be discussing the property specifically and also maintaining of existing lawns within 35’ of the ordinary high water mark generally. No action taken.

Discuss/decision/prioritization of 2021 Oneida County Planning and Zoning Department projects. Did not discuss.

Refunds. There are three requests. Motion by Mike Timmons, second by Jack Sorensen to approve the refunds as requested. With all members present voting “aye”, the motion carried.

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

Approve future meeting dates. August 25, September 8 and 22, 2021

Public comments. None.

Future agenda items. Complaint enforcement and existing lawns within 35’ of ordinary high water mark.

Adjourn.

3:22 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