

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
AUGUST 5, 2020
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501

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

Members absent: None

Department staff present: Karl Jennrich, Director; Scott Ridderbusch, Land Use Specialist; and Julie Petraitis, Program Assistant

Other county staff present: None

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 agenda. **Motion by Jack Sorensen, second by Ted Cushing to approve the agenda. With all members present voting “aye”, the motion carried.**

Public comments. **None.**

Approve meeting minutes of July 15, 2020. **Motion by Ted Cushing, second by Jack Sorensen to approve the meeting minutes of July 15, 2020 as submitted. With all members present voting “aye”, the motion carried.**

Resolution for Ordinance Amendment #6-2020 for Chapter 9, Section 9.98, Piers and Other Berth Structures and Section 9.94, Shoreland Setbacks, Exempt Structures, Reduced Principal Structure Setbacks, Floodplain Structures, Impervious Surfaces and Heights, 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.

Motion by Jack Sorensen, second by Ted Cushing to forward Resolution for Ordinance Amendment #06-2020 to the Oneida County Board of Supervisors. With all members present voting “aye”, the motion carried.

Preliminary Fourth Addendum to the Rustic Condominium Plat submitted by Point of Beginning. Jordan Brost, surveyor for the following described property located in: Part of Government Lot 2, Section 10, T39N, R6E, Town of Minocqua.

Scott Ridderbusch, Land Use Specialist, stated that this addendum is to revise the location and size of the boat storage units located in the SW corner of the property. In an email dated July 15, 2020, Town Chair Mark Hartzheim stated that the Town did not need to review this addendum if the proposal meets all County requirements and there are no other concerns. The proposed access is the only thing that would involve the Town. Access permits have been submitted by Mr. Brost.

If the committee recommends approval of this Preliminary Condominium Plat, staff would suggest the following conditions:

1. Subject to Amended Condominium Declarations being submitted, reviewed by this department prior to recording of the Condo Plat.
2. Future amendments/addendums be reviewed and approved by this department prior to recording.
3. Subject to applicable zoning regulations for the placement of structures (Town/County/State).
4. Subject to Town recommendations and approvals involving access to boat storage units.

Motion by Ted Cushing, second by Jack Sorensen to approve the Fourth Addendum to the Rustic Condominium Plat with the conditions suggested by staff, eliminating #4. With all members present voting “aye”, the motion carried.

Preliminary thirteen (13) lot County Plat of Oneida Lake Woods currently owned by Mark & Judith Reinke, submitted by Secluded Land Company, LLC, proposed owner, and Raymond Surveying, LLC, Greg Raymond, surveyor for the following described vacant property further described as: parts of the NW NW, NE NW, Section 4, T36N, R7E, PIN’s WB 54-2, WB 54-3, WB 53-2, Town of Woodboro.

Jack Acres, Secluded Land Co., is present. Mr. Jennrich informed the committee that this is a County Plat in the Town of Woodboro and that in the future a Rezone Petition request will be submitted for this property. The rezone petition is not contingent on the approval / denial of the subdivision.

Scott Ridderbusch, Land Use Specialist, explained the project to the committee. On July 21, 2020, the Town of Woodboro approved the Preliminary 13 lot County Plat of Oneida Lake Woods with the condition that the involved parcels be rezoned from District #04, Residential and Farming to District #02, Single Family Residential. On July 24, 2020 the department received a Rezone Petition Request to change the above described properties from District #04, Residential and Farming to District #02, Single Family Residential.

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 the recording of the final Plat of Oneida Lake Woods:

1. Addressing and 911 information must be approved by Oneida County Land Information Department and / or Town of Woodboro for placement of a structure that requires a site address.

2. Common Driveway Easement and Road Maintenance Agreement document be recorded for the benefit of shared access lots.
3. Subject to Oneida County Highway Department access approvals.
4. WDNR Managed Forest Land (MFL) withdrawal documentation be submitted to the Department prior to the recording of the plat.
5. Subject to the Town of Woodboro concerns and recommendations.
 - (a) Rezone of parcels WB 54-2, WB 54-3, and WB 53-2 from District #04, Residential & Farming to District #02, Single Family.

Motion by Mike Timmons, second by Jack Sorensen to approve the Preliminary County Plat of Oneida Lake Woods with the conditions outlined by staff, with the recording after the rezone petition is approved. With all members present voting “aye”, the motion carried.

Discussion/decision concerning Emergency Revenue Generation Plan-Tourist Rooming House Enforcement. The committee will also be discussing 9.58 Tourist Rooming House of the Oneida County Zoning and Shoreland Protection Ordinance.

Bob Thome was present via ZOOM to present information to the committee.

Karl Jennrich, Zoning Director, stated this information was provided to the Administration Committee and he believes the Administration Committee asked Mr. Thome to contact the Health Department and himself to discuss this.

Mr. Jennrich is going to do research and bring a resolution back to the committee.

Discussion only. No action taken.

Discussion/decision concerning setting tentative dates to do an onsite inspection and make a decision for a conditional use permit for Bayview Hotel/motel on property described as properties: Part of Government Lot 6, Section 11, T39N, R6E, PIN’s MI 2179-32 and MI 2179-33, Town of Minocqua, Oneida County.

Karl Jennrich informed the committee that he, Pete Wegner and Carla Blankenship had a meeting with Jimmy Rein regarding this matter. Additional information was provided to the department by Mr. Rein. The Town of Minocqua would like the new information to go before the Minocqua Planning Commission and the Minocqua Town Board prior to the County Planning and Development Committee taking any action. **No action taken.**

Refunds. There is one refund in the amount of \$23.63 for an overpayment. **Motion by Ted Cushing, second by Jack Sorensen to approve the refund as requested. With all members present voting “aye”, the motion carried.**

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

Approve future meeting dates. **August 19, September 2 and September 16, 2020.**

Public comments. **None.**

Future agenda items. **As discussed.**

CONDUCTION PUBLIC HEARING ON THE FOLLOWING:

Pitlik & Wick, Inc., contractor and Liberty Land, Inc., owner filed for a reclamation permit on property described as part of NE SE, Section 26, T36N, R11E, 8075 Hwy D, PIN MO 697, Town of Monico.

Mr. Jennrich read the Notice of Public Hearing into the record. The notice was published in the Northwoods River News on July 21 and July 28, 2020. Proof of publication is contained in the file. The notice was posted on the Courthouse bulletin board on July 16, 2020.

Correspondence in the file was dated July 30, 2020 for a minor revision regarding the wetland in the NE corner of the proposed property.

Mr. Jennrich provided the committee with his report dated August 5, 2020. Reclamation is to be done in accordance with NR 135. A copy of the reclamation plan was provided to the committee.

The Highway Department has reviewed the request. The reclamation cost per acre is \$2,020.00. Staff recommends the following conditions to be placed on the permit:

1. Reclamation to be done in accordance with Wisconsin Administrative Code NR 135, Chapter 22, Nonmetallic Mining Reclamation and the issued reclamation permit.
2. Reclamation shall ensure all stormwater is internally drained.
3. No erosion off-site.
4. Final grades to be sloped 3 to 1.
5. Financial Assurances in the amount of \$2020.00 an acre in a form specified in NR 135.

Chair Holewinski opened the public portion of the public hearing.

There was nobody present or on ZOOM for or against the reclamation plan.

Chair Holewinski closed the public portion of the public hearing.

Motion by Ted Cushing, second by Mike Timmons to approve the reclamation permit as submitted. With all members present voting “aye”, the motion carried.

Adjourn.

2:10 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