

**ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE**  
**October 10, 2018**  
**COUNTY BOARD ROOM – 2<sup>ND</sup> FLOOR**  
**ONEIDA COUNTY COURTHOUSE**  
**RHINELANDER, WI 54501**

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Members present: Scott Holewinski, Billy Fried, Mike Timmons, Jack Sorensen, and Ted Cushing

Members absent: None

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

Other county staff present: Brian Desmond, Corporation Counsel

Guests present: See sign in sheet.

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Call to order. **Chair Holewinski called the meeting to order at 12:00 p.m. in accordance with the Wisconsin Open Meeting Law.**

Approve the agenda. **Motion by Ted Cushing, second by Jack Sorensen to approve the amended 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, Section 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.

**Motion by Jack Sorensen, second by Mike Timmons to go into closed session. On roll call vote, all members voted “aye”.**

- a. Rezone petition #1-2018, Town of Hazelhurst.
- b. Violation of Section 9.98 Piers and Other Berth Structures in the Town of Lake Tomahawk.
- c. Violations of Sections 9.82(C), 9.94(A) (1), 9.94(D), 9.95(B) (2) and 9.97 in the Town of Minocqua.
- d. Violations of Sections 9.82(C), 9.94(D), 9.95(A), 9.95(B) (2) and 9.97 in the Town of Minocqua.
- e. Violations of Sections 9.32, 9.82(C), 9.94(A)(1)(b), 9.95(B)(2) and 9.97 in the Town of Minocqua

A roll call vote will be taken to return to open session. **Motion by Jack Sorensen, second by Ted Cushing to return to open session. With all members present voting “aye”, the motion carried.**

Announcement of any action taken in closed session.

- a. **No action taken.**
- b. **Motion by Ted Cushing, second by Mike Timmons to direct Legal Counsel to file an appeal/cross appeal regarding legal strategy. Aye: Unanimous.**
- c. **Motion by Mike Timmons, second by Ted Cushing to direct staff to enforce violations. Aye: Unanimous.**
- d. **Motion by Jack Sorensen, second by Mike Timmons to direct staff to enforce violations. Aye: Unanimous.**
- e. **Motion by Ted Cushing, second by Billy Fried to direct staff to enforce violations. Aye: Unanimous.**

Public comments. **None.**

Approve meeting minutes of September 19. **Motion by Ted Cushing, second by Mike Timmons to approve the meeting minutes of September 19, 2018 as submitted. With all members present voting “aye”, the motion carried.**

First Addendum to the recorded Plat of Coachlite Condominium on the following described property located in Government Lot 9, Section 14, T39N, R6E, accessed by Country Club Road, PIN MI 6721 through MI 6730. Town of Minocqua.

Scott Ridderbusch, Land Use Specialist, stated this is an addendum to the Condominium Plat addressing the “as built” features and adjusting some unit boundaries. They are basically updating the Plat. If the committee feels the general standards have been met, Staff would suggest approval with the following conditions:

1. Amended Condominium declarations be submitted, reviewed, and approved by this Department prior to recording.
2. Future amendments/addendums to be reviewed and approved by this Department prior to recording.
3. Subject to Town review and recommendations. The Town of Minocqua stated they approved contingent upon meeting all State and County requirements.
4. Mapping issues be corrected prior to recording of the Plat.
5. May be subject to proper Plat certificates.

**Motion by Jack Sorensen, second by Billy Fried to approve the First Addendum to the recorded Plat of Coachlite Condominium with conditions suggested by Staff. With all members present voting “aye”, the motion carried.**

Discussion/decision on Section 9.94-Shoreland Setbacks, Exempt Structures, Reduced Principal Structure Setbacks, Floodplain Structures, Impervious Surfaces and Height. The

committee will be discussing new Wisconsin Department of Natural Resources guidance related to allowing decks on a boathouse. The committee will be providing guidance to staff.

Mr. Jennrich stated that Senator Tiffany informed him that changes were happening regarding decks on boathouses.

**Motion by Billy Fried to instruct staff to allow decks on boathouses, to charge for the deck, and bring an ordinance amendment to committee. There was no second, the motion failed. Motion by Ted Cushing, second by Mike Timmons, to instruct staff to allow decks on boathouse, to charge for the deck, bring an ordinance amendment to committee and obtain clarification from the Department of Natural Resources. With all members voting “aye”, the motion carried.**

Discussion/decision on the placement of off-premise signs in the right-of-way of public roads, county, state, and town. The committee may be directing staff to remove such signs or develop a policy to have them removed. Discussion only. No action taken.

Discussion/decision related to creation of an ordinance to regulate short-term rentals/tourist rooming houses. The committee will be reviewing proposed ordinance language and Oneida County Towns input. Tabled.

Discussion/decision on having rezone petition #11-2018 public hearing in the Town of Lake Tomahawk on November 7 at 6:00 P.M. Karl will check with the Town of Lake Tomahawk for dates in December.

Discussion/decision on fees for onsite inspections and when to charge.  
**Discussion was held on onsite inspection fees. Karl will bring back a policy to discuss with committee.**

Discussion/decision on staff attendance at Shawano County to review Transcendent Land Records System.

**Motion by Ted Cushing, second by Mike Timmons to approve two staff members to review Transcendent Land Record System in Shawano County. With all members present voting “aye”, the motion carried.**

Discussion/decision 2017 annual report and forward to the Oneida County Board of Supervisors.

The committee had a draft of the 2017 annual report to review.

**Motion by Ted Cushing, second by Mike Timmons to approve the 2017 Annual Report, including a safety page, and forward to the Oneida County Board of Supervisors. With all members present voting “aye”, the motion carried.**

Discuss/decision/prioritization of 2018 Oneida County Planning and Zoning Department projects.

**Tabled.**

Refunds. There are four refunds.

**Motion by Ted Cushing, second by Billy Fried to approve the refunds as submitted. With all members present voting “aye”, the motion carried.**

Line item transfers, purchase orders, and bills. **Motion by Mike Timmons, second by Jack Sorensen to approve the purchase orders and bills as submitted. With all members present voting “aye”, the motion carried.**

Approve future meeting dates: **October 24 and November 7.**

Public comments. **None.**

Future agenda items. **As discussed.**

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

**Rezone Petition #13-2018** authored by the Town of Woodruff to rezone all that part of the NE ¼ of the SE ¼, lying east of County Highway E, Section 13, T39N, R7E, Town of Woodruff from District 1A-Forestry to District #05-Recreational.

Mr. Jennrich read the Notice of Public Hearing into the record. The notice was published in the Northwoods River News on September 25, and October 2, 2018. Proof of publication is contained in the file. The notice was posted on the Courthouse bulletin board on September 21, 2018. There is no correspondence in the file. Mr. Timmons, Woodruff Town Chair, stated he spoke with the landowners and the DNR and there was nobody against the rezone petition.

Chair Holewinski opened the public portion of the public hearing.

There was nobody present in favor of or against the rezone petition.

Chair Holewinski closed the public portion of the public hearing.

**Motion by Mike Timmons, second by Ted Cushing to approve Rezone Petition #13-2018 and forward to the Oneida County Board of Supervisors. With all members present voting “aye”, the motion carried.**

**Conditional Use Permit** application by the Northwoods Communication Technologies, applicant and proposed owner, Marcia Mode-Stavros etal, current owners, to erect and operate a 300’ tall broadband communication tower to provide internet services for the Town of Pelican on the following vacant property described as: Part of the NE ¼ of the SE ¼, Section 7, T36N, R9E, PIN PE 73-1, Town of Pelican.

Mr. Jennrich read the Notice of Public Hearing into the record. The notice was published in the Northwoods River News on September 25, and October 2, 2018. Proof of

publication is contained in the file. The notice was posted on the Courthouse bulletin board on September 21, 2018.

Mr. Jennrich stated that the Town authored this Conditional Use Permit. No correspondence from the Town has been received. Mr. Ridderbusch spoke with Gerald Roou, Town Chair, who indicated the Town supports the proposed communication tower.

Chair Holewinski opened the public portion of the public hearing.

There was nobody present who spoke in favor of or against the CUP.

Chair Holewinski closed the public portion of the public hearing.

If the committee finds the general standards have been met, Staff would suggest approval with the following conditions:

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. Must comply with all federal regulations, specifically Federal Aviation Administration and Federal Communication Commission.
3. Addressing and 911 information must be approved by Oneida County Land Information Department once a zoning permit has been obtained.
4. Proper permits be obtained prior to the start of construction (Town/County/State).
5. Security measures be addressed and in place.

**Motion by Billy Fried, second by Ted Cushing to approve the CUP as the general standards have been met and with conditions as suggested by Staff. With all members present voting “aye”, the motion carried.**

**Conditional Use Permit application by Brian and Katy Slizewski, owner/applicant, to operate an indoor riding arena, horse boarding, lessons, tack sale, and boat storage on the following described property: Part of the NW SE, Section 7, T38N, R11E, 6810 Winkler Road, PIN TL 458, Town of Three Lakes.**

Mr. Jennrich read the Notice of Public Hearing into the record. It was published in the Northwoods River News on September 25 and October 2, 2018. Proof of publication is contained in the record.

It was posted on the Courthouse bulletin board on September 21, 2018. Correspondence in the file includes:

- A letter from the Town of Three Lakes approving the CUP at the September 18, 2018 Town meeting and also stated that the Three Lakes Plan Commission approved the CUP with the suggestion that the County require a hand washing station and the port-a-potty be serviced every week.
- A letter from Shannon Votis dated September 18, 2018.
- An e-mail from Shannon Votis dated September 25, 2018.
- A letter from Ella Baltus dated September 24, 2018.

A letter from Mountain Engineering dated October 3, 2018  
An e-mail from Shannon Votis dated October 5, 2018.  
An e-mail from Shannon Votis dated October 7, 2018.

Mr. Jennrich gave the committee background information of the property.  
Chair Holewinski opened the public portion of the public hearing.  
Peggy Faulkner, 6436 Eagle Road, Three Lakes, WI, spoke.  
Shannon Votis, 1632 Bonack Loop, Three Lakes, WI, spoke.  
Jeannie Maney, 6970 Winkler Rd., Three Lakes, WI, spoke.

**Motion by Scott Holewinski, second by Mike Timmons to postpone making a decision today so Staff can contact the State regarding Code U and having an outhouse instead of indoor bathroom facilities. With all members present voting “aye”, the motion carried.**

Adjourn.

**3:25 p.m. There being no further matters to lawfully come before the committee, a motion was made by Jack Sorensen, second by Billy Fried to adjourn the meeting. With all members present voting “aye”, the motion carried.**

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Chair, Scott Holewinski

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Planning & Zoning Director, Karl Jennrich