

**ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE**  
**OCTOBER 6, 2021**  
**COUNTY BOARD ROOM – 2<sup>ND</sup> FLOOR**  
**ONEIDA COUNTY COURTHOUSE**  
**RHINELANDER, WI 54501**

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

Members absent: None

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

Other county staff present: None

Guests present: See sign in sheet.

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**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.**

Tim Koth and Bob Arendt of Stor-Pro Containers spoke.

**Approve meeting minutes of September 9, 2021.** Motion by Ted Cushing, second by Jack Sorensen to approve the meeting minutes of September 9, 2021. With all members present voting “aye”, the motion carried.

**2020 Annual Report** Motion by Jack Sorensen, second by Ted Cushing to approve the 2020 Annual Report and send to the County Board. With all members present voting “aye”, the motion carried.

**Preliminary Dr. Pink Condominiums North Plat submitted by Wilderness Surveying, Jim Rein, surveyor and Dr. Pink Properties, LLC, owner for the following property further described as: Lot 1, CSM 3818, being a part of the NW SE, Section 10, T39N, R6E, PIN MI 2167-15, 8589 & 8593 Dr. Pink Drive, Town of Minocqua.** Scott Ridderbusch provided background information. The Town of Minocqua approved.

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

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- 1) Condominium Declarations to be submitted to this department for review prior to recording.
- 2) Final Plat to note: "Approval of zoning permits is not implied nor guaranteed with approval of the Condominium Plat. Zoning Permits may be required for any improvements, expansions and/or additions and shall comply with the current Oneida County Zoning and Shoreland Protection Ordinance."
- 3) Future amendments/addendums to be reviewed and approved by this department prior to recording.

Motion by Mike Timmons, second by Ted Cushing to approve preliminary Dr. Pink Condominiums North with the three conditions presented. With all members present voting "aye", the motion carried.

**Preliminary Dr. Pink Condominiums South Plat submitted by Wilderness Surveying, Jim Rein, surveyor and Dr. Pink Properties, LLC, owner for the following property further described as: Lot 2, CSM 3818, being a part of the NW SE, Section 10, T39N, R6E, PIN MI 2167-19, 8581 & 8583 Dr. Pink Drive, Town of Minocqua.** Scott Ridderbusch provided background information. The Town of Minocqua approved.

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

- 1) Condominium Declarations to be submitted to this department for review prior to recording.
- 2) Final Plat to note: "Approval of zoning permits is not implied nor guaranteed with approval of the Condominium Plat. Zoning Permits may be required for any improvements, expansions and/or additions and shall comply with the current Oneida County Zoning and Shoreland Protection Ordinance."
- 3) Future amendments/addendums to be reviewed and approved by this department prior to recording.

Motion by Ted Cushing, second by Jack Sorensen to approve preliminary Dr. Pink Condominiums South Plat with the three conditions presented. With all members present voting "aye", the motion carried.

**Discussion/decision concerning conditions being placed on permit applications.** The committee directed staff to send a letter to town boards/planning commissions advising that their requests/concerns are not permit conditions. The committee also directed staff that conditions placed on permits should only include items related to the ordinance. Discussion only, no action taken.

**Discussion/decision concerning POWTS charge wording on tax bills.** Mr. Jennrich advised the committee that the Administration Committee approved the wording. The towns will be given notice ahead of time and possibly an informational handout to include with the tax bill. No action taken.

**Discussion/decision concerning a possible ordinance amendment related to portable shipping containers.** Tim Koth and Bob Arendt of Stor-Pro Containers spoke. Item will resume after the public hearing.

### CONDUCT PUBLIC HEARING ON THE FOLLOWING:

**Administrative Review Permit #1800045 authored by the Planning and Development Committee to consider amending, suspending, or revoking administrative review permit #1800045 on property described as part Government Lot 5, Section 23, T39N, R11E, PIN TL**

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**1188-1, Town of Three Lakes.** Mr. Jennrich read the Notice of Public Hearing into the record. (Notice was posted on doorway of Committee Room #2 that the meeting was moved to the County Board Room.) The notice was published in the Northwoods River News on September 21 and 28, 2021. The proof of publication is contained in the file. It was posted on the Courthouse bulletin board on September 16, 2021.

Mr. Gandolfo provided complaint information.

Mr. Geilfuss will provide audit records for the department to follow-up with renters on specific dates. Item will be discussed again at a future date after staff has followed up with renters. No action taken.

Ted Cushing left at 2:55 p.m.

**Conditional Use Permit application by Northwoods Connect, applicant and Jerry Johnson, etal (6 owners) to erect a 150' self-supporting tower for broadband internet services on the following described property: Lot 29, Lake Killarney Shores Division 1, part of the SE NE, Section 23, T36N, R5E, PIN #LR 1251, 2655 W Killarney Drive, Town of Little Rice.** Mr. Jennrich read the Notice of Public Hearing into the record. (Notice was posted on doorway of Committee Room #2 that the meeting was moved to the County Board Room.) The notice was published in the Northwoods River News on September 21 and 28, 2021. A copy of the proof of publication is contained in the file. It was posted on the Courthouse bulletin board on September 16, 2021. There is correspondence in the file from a neighboring property owner.

Scott Ridderbusch 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. Must comply with all federal regulations, specifically Federal Aviation Administration and Federal Communication Commission.
3. Subject to addressing and 911 information if required, and must be approved by Oneida County Land Information Department once a zoning permit has been obtained.
4. Proper permits to be obtained prior to the start of construction (Town/County/State).
5. Tower height approved to 150' in height from grade.

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 the CUP application for Northwoods Connect with the suggested conditions. With all members present voting "aye", the motion carried.**

**Conditional Use Permit application by Ed Rynders, Rynders Inc., applicant and Daniel Hahm, etal (3 owners) to operate a non-metallic mine of less than one (1) acre on the following vacant property further described as: the SE SW, Section 3, T36N, R5E, PIN LR 42, Town of Little Rice.** Mr. Jennrich read the Notice of Public Hearing into the record. (Notice was posted on doorway

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of Committee Room #2 that the meeting was moved to the County Board Room.) The notice was published in the Northwoods River News on September 21 and 28, 2021. A copy of the proof of publication is contained in the file. It was posted on the Courthouse bulletin board on September 16, 2021.

Scott Ridderbusch read the suggested conditions 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. Maintain the proper buffers and setbacks around perimeter of the site pursuant to Section 9.60(F) Non-Metallic Mining of the Oneida County Zoning and Shoreland Protection Ordinance.
3. Erosion control measures be in place during the life of the project.
4. WPDES permit from the Wisconsin Department of Natural Resources (Stormwater management plan), be submitted to this department if required.
5. Reclamation to be done in accordance with Section 9.60 (C) & (D) Non-Metallic Mining of the Oneida County Zoning and Shoreland Protection Ordinance.
6. Reclamation shall ensure that water is internally drained; water is not allowed to drain offsite and shall comply with all reclamation standards.
7. Final grades of reclamation areas shall be no greater than three (3) to one (1) maximum slopes.
8. Any damage to County or Town property subject to Section 9.60(J) of Oneida County Zoning and Shoreland Protection Ordinance.
9. Onsites by staff during operation and upon completion of project to ensure compliance with approved CUP and reclamation plan. Committee reserves the right to revisit the Conditional Use Permit if complaints are received.
10. Subject to Town of Little Rice concerns, and conditions.
  - a. The applicant is not to haul material on posted Town Roads.

Chair Holewinski opened the public portion of the hearing.

Nobody spoke.

Chair Holewinski closed the public portion of the hearing.

Jack Sorensen left at 3:30 p.m.

Motion by Mike Timmons, second by Bob Almekinder to remove suggested condition #10 as the roads are already posted and approve the CUP application by Ed Rynders with 9 conditions presented. With all members present voting "aye", the motion carried.

**Discussion/decision concerning a possible ordinance amendment related to portable shipping containers.** The committee directed staff to make revisions and bring back at a future date. Discussion only, no action taken.

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

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**Refunds.** There are two requests. Motion by Scott Holewinski, second by Bob Almekinder to approve the refund for the on-site inspection as requested and bring back the other request with the total of hours spent on the review before approving or denying. With all members present voting “aye”, the motion carried.

**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.

**Approve future meeting dates.** October 20, November 3 and 17, 2021

**Public comments.**  
Gregg Walker spoke.

**Future agenda items.** As discussed.

**Adjourn.**  
3:48 p.m. There being no further matters to lawfully come before the committee, Chair Holewinski adjourned the meeting.

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Chair, Scott Holewinski

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Planning & Zoning Director, Karl Jennrich