

**ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE**  
**OCTOBER 19, 2022**  
**COUNTY BOARD ROOM – 2<sup>ND</sup> FLOOR**  
**ONEIDA COUNTY COURTHOUSE**  
**RHINELANDER, WI 54501**

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Members present: Mike Timmons, Tom Ryden, Mike Roach

Members absent: Scott Holewinski, Bob Almekinder

Department staff present: Karl Jennrich, Director; Scott Ridderbusch, Land Use Specialist;  
Deanna Tushoski, Administrative Support

Other county staff present: None

Guests present: See sign in sheet.

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**Call to order.**

Chair Timmons called the meeting to order at 1:02 p.m. in accordance with the Wisconsin Open Meeting Law.

**Approve the agenda.** Motion by Tom Ryden, second by Mike Roach to approve the agenda. With all members present voting “aye”, the motion carried.

**Public comments.** None

**Approve meeting minutes of October 5, 2022.** Motion by Mike Timmons, second by Mike Roach to approve the meeting minutes of October 5, 2022. With all members present voting “aye”, the motion carried.

**Discussion/decision concerning possible land division review for the following described property: Lot 5, CSM 4485, being part of Government Lot 7, Section 35, T36N, R6E, PIN NO 530-2, 9672 John Radek Drive, Town of Nokomis.** Motion by Mike Roach, second by Tom Ryden to approve the 15’ easement road pursuant to section 15.23(1)(I) of the Oneida County Subdivision Ordinance and contingent on Town of Nokomis approval. With all members present voting “aye”, the motion carried.

**Discussion/decision concerning restricted access on a Certified Survey Map 2830 for property described as Lot 1 CSM V12 P2830, Section 7, T39N, R7E, PIN WR 92-1, Town of Woodruff.** **The committee will be discussing removal of the restriction on the Certified Survey Map.** After discussion the committee doesn’t want to remove the restriction and would like the Highway Committee to discuss if the owner wants to pursue. No action taken.

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**Discussion/decision concerning attendance for staff to the Wisconsin County Code Administrators (WCCA) full conference in La Crosse, WI.** Motion by Mike Timmons, second by Tom Ryden to approve staff attendance at WCCA fall conference in La Crosse. With all members present voting “aye”, the motion carried.

**Approve future meeting dates:** November 2 (Mike Roach will be absent) and 16.

### **CONDUCT PUBLIC HEARING ON THE FOLLOWING:**

**Conditional Use Permit application by Mark Riggsby, agent and acting owner of Shorewood Venture LLC proposes to construct a building for sales and rental of marine and power-sports equipment on the following described property: Part of Government Lot 6, Section 9, T38N, R11E, PIN TL 478-1A, 1010 Highway 32, Town of Three Lakes.** Mr. Jennrich read the Notice of Public Hearing into the record. The notice was published in the Northwoods River News on October 4 and 11, 2022. The proof of publication is contained in the file. It was posted on the Courthouse bulletin board on September 29, 2022. The Town approved of the CUP application. There is a letter/complaint in the file concerning lighting on the parcel next door to TL 478-1A also owned by Mr. Riggsby. Scott Ridderbusch read the report to the committee.

If the applicant has met or agrees to meet to all the requirements and conditions 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. Proper zoning, shoreyard alteration, and sanitary permits be obtained prior to construction (Town/County/State). State approved plans as required.
3. Proper erosion control methods be in place prior to commencement of land disturbance activities per plan.
4. Subject to WDNR permits if land disturbance is greater than one acre and a copy of DNR permits be submitted to this department.
5. A wetland delineation be provided to the department and the DNR to ensure that the stormwater runoff can be discharged to the low area. If determined to be a shoreland wetland, no land disturbance within five (5) feet of the low area. Grading and other land disturbing activities less than twenty-five (25) feet from shoreland wetland shall require silt fencing pursuant to 9.92 (C) of the Oneida County Zoning and Shoreland Protection Ordinance.
6. Revegetation of the shoreland thirty-five (35) foot buffer zone to the viewing area limits required. Revised landscape plans be submitted to the department to reflect vegetative areas.
7. No grading and filling within the shoreland thirty-five (35) foot buffer zone pursuant to 9.97 (A) of the Oneida County Zoning & Shoreland Protection Ordinance.
8. Signage to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance.
9. Parking to comply with 9.77 Off-Street Parking & Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance.
10. Dumpster to be screened from view, applicant to recycle waste materials as required.
11. If floor drains are proposed, subject to DNR requirements for catching of fluids.
12. Exterior lighting must be downcast and shielded from above.

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13. Subject to DOT requirements for access and stormwater.
14. Outdoor displays to be confined to canopy areas per CUP application.

Chair Timmons opened the public portion of the public hearing.

Raymond Carver spoke about concerns of lighting, tree cutting, drainage, parking, and oil/fluid leakage.

Daryl Rozell spoke about concerns of lighting.

Chair Timmons closed the public portion of the public hearing.

Motion by Mike Timmons, second by Mike Roach to table until a meeting when the owner would attend to answer questions/concerns. With all members present voting “aye”, the motion carried.

**Discussion/decision concerning 9.36 Administrative Review Permits, 9.40 Conditional Uses, 9.41 Application for CUP, 9.42 CUP Application Review Process, 9.43 Home Occupations, 9.20 Zoning Districts. The committee will be discussing all aspects of permitted, administrative and conditional uses.** Motion by Mike Roach, second by Tom Ryden to table item until the next meeting. With all members present voting “aye”, the motion carried.

**Discussion/decision concerning Tourist Rooming Houses. The committee will be discussing all aspects of the ordinance and updated statistics.** Informational/discussion only, no action taken. Mike Gleeson spoke via zoom about less than 7 day rental requirement.

**Resolution for Ordinance Amendment #7-2022 authored by the Planning and Development Committee to amend Chapter 9, Article 5, Section 9.58 Tourist Rooming House of the Oneida County Zoning and Shoreland Protection Ordinance.** Motion by Tom Ryden, second by Mike Roach to table until November 2<sup>nd</sup> meeting. With all members present voting “aye”, the motion carried.

**Resolution for the Planning and Zoning Fee Schedule (Tourist Rooming House Administrative Review Permit Annual Renewal). The committee will be reviewing the resolution to forward to the Oneida County Board of Supervisors.** Motion by Tom Ryden, second by Mike Roach to table until November 2<sup>nd</sup> meeting. With all members present voting “aye”, the motion carried.

**Resolution for Ordinance Amendment #15-2022 authored by the Planning and Development Committee to amend Chapter 9, Article 5, Section 9.59 Placement of Shipping Containers of the Oneida County Zoning and Shoreland Protection Ordinance.** Motion by Mike Timmons, second by Tom Ryden to approve the resolution and forward to the County Board as a non-consent item. Aye: Timmons and Ryden. Nay: Roach. Motion passed.

**Refunds.** There is one request. Motion by Mike Timmons, second by Tom Ryden to approve the refund as requested. With all members present voting “aye”, the motion carried.

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

**Public comments.** Brian Vorpahl spoke regarding stairs to the water.

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**Future agenda items.** As discussed.

**Adjourn.**

3:55 p.m. There being no further matters to lawfully come before the committee, Chair Timmons adjourned the meeting.

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Chair, Scott Holewinski

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Planning & Zoning Director, Karl Jennrich