

**ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
NOVEMBER 18, 2020
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501**

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

Members absent: Jack Sorensen

Department staff present: Karl Jennrich, Director; Scott Ridderbusch, Land Use Specialist; Julie Petraitis, Program Director; and Deanna Tuschoski, Administrative Support

Other county staff present: Brian Desmond, Corporation Counsel via ZOOM

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

Public comments. **None.**

Approve meeting minutes of November 4, 2020. **Motion by Bob Almekinder, second by Ted Cushing to approve the meeting minutes of November 4, 2020.**

Discussion/decision concerning amendments to 9.78 Sign Regulations. The committee will be discussing amendments to the entire ordinance.

Mr. Jennrich stated that the Sign Ordinance was last amended in 2012. The committee discussed different aspects of the sign ordinance. Mr. Jennrich is going to provide the committee with ordinance language that St. Croix County uses and they will review it and bring it back to a future meeting.

No action was taken.

Discussion/decision on Ordinance #5-2020 Chapter9, Article 3 – Section 9.33 – Exceptions to Zoning Permit Requirement and Article 10 Definitions. Primarily the committee will be discussing garages being used as dwellings and recreation vehicles used as dwellings.

Mr. Jennrich provided the committee with proposed changes to this section along with changes to the definitions.

Motion by Ted Cushing, second by Bob Almekinder to approve the approved language as presented and schedule for Public Hearing. With all members present voting “aye”, the motion carried.

Discussion/decision related to a Special Assessment for owners of Private Onsite Wastewater Treatment Systems (POWTS).

Mr. Jennrich provided the committee with scenarios of situations where septic systems are shared and asked for the committee’s input regarding all dwellings using the shared system be assessed the same. Mr. Jennrich stated he will reach out to the Town’s to inform them of the special assessment for POWTS owners and he recommends the committee hold a public hearing regarding this.

Motion by Ted Cushing, second by Scott Holewinski to approve the special assessment and schedule for public hearing. With all members present voting “aye”, the motion carried.

Discussion/decision related to 9.58 Tourist Rooming House. Staff will be giving an update.

Staff provided an update on proposed language to Section 9.58 which includes outdoor activity and enforcement. The committee made a change to the proposed language.

Bob Thome gave the committee an update on Ganicus’ research and will have a report for the next meeting.

Motion by Ted Cushing, second by Bob Almekinder to proceed with the proposed language with the change the committee made. With all members present voting “aye”, the motion carried.

Preliminary two (2) Lot Certified Survey Map of lands owned by Christine DeWay, etal (3 owners), and submitted by Genisot & Associates, Jon Bandow, surveyor for the following property described as; Part SE ¼ of the SW ¼, Section 3, T37N, R7E, 5185 Kellnhauser Drive, PIN CA 574-6, Town of Cassian.

Mr. Jennrich stated this was before the committee due to the width of the easement road. Per section 15.23 (i) of the Oneida County Subdivision Ordinance, if the road does not meet the requirements, the subdivider shall meet with the town and committee to determine the suitability of the existing road and determine what conditions need to be met or provide adequate access. The town of Cassian has approved the request. If the committee feels the requirements have been met and recommends approval staff would suggest the following conditions:

1. Addressing and 911 information must be approved by Oneida County Land Information Department and/or Town of Cassian for placement of a structure that requires a site address for Lot 2.
2. The 30’ wide easement road be identified and referenced within the area of this survey.
3. Subject to all road maintenance agreements in place for the private road known as Kellnhauser Drive.
4. Subject to all easement approvals for the creation of a new lot.
5. Final plat to not “Public Trust Information” per Wis. Stats. 236.20 (6).
6. Subject to the Town of Cassian concerns, if any.

Motion by Scott Holewinski, second by Mike Timmons to approve the preliminary two (2) lot CSM of Christine De Way etal as presented utilizing Section 15.31 (2) (a) for existing 30’ private

road easement along with conditions suggested by Staff. With all members present voting “aye”, the motion carried.

Review Oneida County Workman’s Compensation 2020 report for Planning and Zoning.
Mr. Jennrich reported that there are none.

Discuss/decision/prioritization of 2020 Oneida County Planning and Zoning Department projects.
Mr. Jennrich is going to add dates and bring back to committee.

Refunds. **There are no refunds.**

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

Approve future meeting dates: **December 2, and December 16, 2020.**

Public Comment: **None**

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Conditional Use Permit Application by David Ramsden to purchase the following described property for the sale and rental of storage containers described as being: Lot 2, CSM 276, being a part of the SE NW, Section 1, T36N, R8E, PIN CR 8, 3540 Hwy 47, Town of Crescent, Oneida County, Wisconsin.

Mr. Jennrich read the notice of public hearing into the record. The notice was published in the Northwoods River News on November 3 and November 10, 2020. Proof of publication is contained in the file. The notice was posted on the Courthouse bulletin board on October 30, 2020. Correspondence in the file includes a letter from the Town of Crescent dated September 9, 2020 in favor of the Conditional Use Permit and a letter from Dave Ramsden dated November 12, 2020 in favor of the CUP.

Scott Ridderbusch, Land Use Specialist, explained this CUP is for storing, renting and selling storage containers. There could be from 25 to 45 units onsite. At this time there will be no employees on site. If the committee feels the applicant has met or agrees to meet all the requirements and conditions of permit issuance staff would suggest 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. Subject to WDNR permits for land disturbance greater than one acre.
3. Subject to 9.77, Off-Street Parking and Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance.
4. Storage Containers be contained to areas designated on site plan.
5. Signage to comply with 9.78, Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance.
6. Exterior lighting must be downcast and shielded from above.
7. Subject to WI DOT requirements.

8. Dumpster(s) if used, must be screened from view and recycle waste materials as required.
9. Additional permits may be required for future proposals for expansions and office space areas.
10. Subject to Town of Crescent concerns if any.

Mr. Ridderbusch stated that if the applicant does convert a storage container into an office a new CUP will be needed.

Chair Holewinski opened the public portion of the public hearing. There was nobody present to speak for or against the project.

Chair Holewinski closed the public portion of the public hearing.

Motion by Mike Timmons, second by Ted Cushing to approve the CUP as requested with the conditions suggested by Staff. With all members present voting “aye”, the motion carried.

Conditional Use Permit Application by Kristin Nedset, owner to operate a retail business with outdoor displays on the following described property: Lot 12, Block 34, Lakeside Park Addition, being a part of Government Lot 6, Section 6, T38N, R11E, PIN TL 2017, 1792 Lake Drive, Town of Three Lakes, Oneida County, Wisconsin.

Mr. Jennrich read the notice of public hearing into the record. The notice was published in the Northwoods River News on November 3 and November 10, 2020. Proof of publication is contained in the file. The notice was posted on the Courthouse bulletin board on October 30, 2020. Correspondence in the file includes a letter from the Town of Three Lakes dated November 17, 2020 in favor of the CUP.

Scott Ridderbusch, Land Use Specialist, stated that this CUP is to operate a retail business within the existing structure. There will be outdoor displays and gardens for the sale of plants. There will also be sales of vintage goods, wreaths, Christmas trees, and plants. There will be one employee.

If the committee feels the applicant has met or agrees to meet all the requirements and conditions of permit issuance staff would suggest 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. Signage to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance.
3. Exterior lighting must be downcast and shielded from above.
4. Dumpster, if used, must be screened from view.
5. Parking to comply with 9.77, Off-Street Parking & Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance.
6. Subject to the Town of Three Lakes concerns and recommendations, if any

Chair Holewinski opened the public portion of the public hearing. Kristin Nedset was present and in favor of the project.

Chair Holewinski closed the public portion of the public hearing.

Motion by Ted Cushing, second by Bob Almekinder to approve the CUP as presented with conditions suggested by Staff. With all members present voting “aye”, the motion carried.

Adjourn.

2:35 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