

**ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
DECEMBER 1, 2021
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501**

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

Members absent: Ted Cushing

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; Keith Cohrs, Zoning Technician

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 Mike Timmons to approve the agenda. With all members present voting “aye”, the motion carried.

Public comments. None

Approve meeting minutes of November 17, 2021. Motion by Mike Timmons, second by Jack Sorensen to approve the meeting minutes of November 17, 2021. With all members present voting “aye”, the motion carried.

Preliminary County Plat of Blackberry Hills, an eight (8) lot platted division of lands owned by Josh and Candice Joslin, submitted by Maines & Associates, Greg Maines, surveyor for the following vacant properties further described as: Lot 6, CSM 5117, being parts of the NE NE and NW NE, Section 34, T39N, R9E, PIN SU 985-4, Town of Sugar Camp. Scott Ridderbusch read the report to the committee. Correspondence was received from the town after the report was sent out, town approved.

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 recording the final Plat of Blackberry Hills:

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- 1) Addressing and 911 information must be approved by Oneida County Land Information Department and/or Town of Sugar Camp.
- 2) Subject to the Register of Deeds approval for the naming of the plat. Plat may need to be renamed.
- 3) Subject to a recorded Road Maintenance Agreement for the benefit of the users of the private road and be reviewed by this department prior to recording.
- 4) Proper certificates/signatures be obtained prior to recording of final plat.
- 5) Subject to the Town of Sugar Camp concerns and recommendations.

The committee removed condition #5. Motion by Jack Sorensen, second by Bob Almekinder to approve with four conditions presented and to add condition: "Deed of Outlot 1 to be cleaned up before recording of final plat." With all members present voting "aye", the motion carried.

Preliminary County Plat of Killarney's Northern Shore, a sixteen (16) lot platted division of lands owned by Trever & Amanda Ostrowski, submitted by Maines & Associates, Greg Maines, surveyor for the following vacant properties further described as; Parts of the SW NW, SE NW, Section 13, T36N, R5E, PINs LR 196, LR 197-1, Town of Little Rice. Scott Ridderbusch read the report to the committee and correspondence from the town received after the report was sent out.

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 recording the final Plat of Killarney's Northern Shore:

- 1) Addressing and 911 information must be approved by Oneida County Land Information Department and/or Town of Little Rice.
- 2) Road naming is required for the identified private road, per the Oneida County Addressing Ordinance. Owners are required to contact the Land Information Office.
- 3) Road construction specifications be met pursuant to 15.23 Public, Private and Easement Roads of the Oneida County Subdivision Control Ordinance.
- 4) Subject to 15.20 Installation & Improvements, of the Oneida County Subdivision Control Ordinance for the completion of roadways. This Committee may impose financial assurances to insure the completion of the private road and meeting all road standards.
- 5) Subject to a recorded Road Maintenance Agreement for the benefit of the users of the private road and be reviewed by this department prior to recording.
- 6) WDNR Managed Forest Land (MFL) withdrawal documentation be submitted to the Department prior to the recording of the plat.
- 7) Final Plat to note: "No filling of wetlands unless proper permits are obtained."
- 8) Proper certificates/signatures be obtained prior to recording of final plat.
- 9) Subject to the Town of Little Rice concerns and recommendations.

The committee removed condition #9 and added two additional conditions:

- Final Plat to note: "The Town of Little Rice or Oneida County is not responsible for the maintenance of the private road."

- Committee waives public access dedication pursuant to 15.27 (3) of the Oneida County Subdivision Control Ordinance and Wisconsin Statute 236.16 (3). Motion by Mike Timmons, second by Jack

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Sorensen to approve preliminary County Plat of Killarney's Northern Shore. With all members present voting "aye", the motion carried.

Preliminary County Plat of Killarney Pines, a ten (10) lot platted division of lands currently owned by Whiskey River Land and Timber, LLC, submitted by Secluded Land Co., developer, and Raymond Surveying, LLC, Greg Raymond, surveyor for the following vacant property further described as being: The NW NE, Section 25, T36N, R5E, PIN LR 383, Town of Little Rice. Correspondence received from the town after report sent out, town approved.

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 recording the final Plat of Killarney Pines:

- 1) Addressing and 911 information must be approved by Oneida County Land Information Department and/or Town of Little Rice
- 2) WDNR Managed Forest Land (MFL) withdrawal documentation be submitted to the Department prior to the recording of the plat.
- 3) Proper certificates/signatures be obtained prior to recording of final plat.
- 4) Subject to the Town of Little Rice concerns and recommendations.

The committee removed condition #4. Motion by Mike Timmons, second by Bob Almekinder to approve the Preliminary County Plat of Killarney Pines with three conditions presented. With all members present voting "aye", the motion carried.

Discussion/decision concerning potential ordinance amendments. The committee will be discussing TRH taskforce, enforcement, and all issues related to the regulation and administration of 9.58 Tourist Rooming House of the Oneida County Zoning and Shoreland Protection Ordinance. Discussion only, no action taken.

Discussion/decision concerning boathouses for non-riparian property owners that abut lands owned by Wisconsin Valley Improvement Corporation (WVIC). The issue was previously discussed on September 2, 2020. Did not discuss.

Discussion/decision concerning boathouses. The committee will be reviewing 9.94(A)(1) of the Oneida County Zoning and Shoreland Protection Ordinance, in particular rails that lead to a boathouse and aprons in front of doors that lead into the boathouse. Discussion only, no action taken.

Discussion/decision concerning permit conditions added to approved permits. Discussion only, no action taken.

Discussion/decision of Oneida County Planning and Zoning Department long range plan. Motion by Scott Holewinski, second by Mike Timmons to accept and forward onto LRES. With all members present voting "aye", the motion carried.

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Discuss/decision/prioritization of 2021 Oneida County Planning and Zoning Department projects. Discussion only, no action taken.

Discussion/decision concerning Ujcich Zoning Permit ATF fees, applicant: Jimmy Rein. Mr. Troskey provided background information. Jimmy Rein spoke. Motion by Scott Holewinski, second by Bob Almekinder to waive ATF fee of item #14 on today's agenda based on discussion. With all members present voting "aye", the motion carried.

Discussion/decision concerning a requested refund for Administrative Review Permit #2101061 for property described as part Government Lot 2, Section 32, T36N, R7E, PIN WB 475-3, Town of Woodboro. Mr. Jennrich provided background information. Motion by Mike Timmons, second by Bob Almekinder to deny the refund for item #15 on today's agenda. With all members present voting "aye", the motion carried.

Refunds. There are three requests. Motion by Jack Sorensen, second by Mike Timmons to approve the refunds as requested. With all members present voting "aye", the motion carried.

Purchase orders, line item transfers, and bills. Motion by Scott Holewinski, second by Jack Sorensen to approve the bills as submitted. With all members present voting "aye", the motion carried

Approve future meeting dates. December 15, 2021 and January 5, 2022.

Public comments. None – nobody present.

Future agenda items. How to handle/prevent: commercial vs. residential use, applicant says it is for personal use, but ends up renting out space as commercial after permit issued for personal.

Adjourn.
2:46 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