

**ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE**  
**February 8, 2023**  
**COUNTY BOARD ROOM – 2<sup>ND</sup> FLOOR**  
**ONEIDA COUNTY COURTHOUSE**  
**RHINELANDER, WI 54501**

---

Members present: Scott Holewinski, Bob Almekinder, Mike Timmons, Tom Ryden, Mike Roach

Members absent: None

Department staff present: Karl Jennrich, Director; Todd Troskey, Assistant Director; Scott Ridderbusch, Land Use Specialist; Monique Taylor, Administrative Support

Other county staff present: Michael Fugle, Corporation Counsel; Chad Lynch, Assistant Corporation Counsel

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 Chair Holewinski, second by Mike Timmons to approve the 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.**

- a. Approve closed session minutes of January 11, 2023.
- b. Discussion/decision regarding unpermitted boat ramp – Town of Lake Tomahawk.
- c. Discussion/decision regarding Ordinance Amendment #13-2022.

Motion by Tom Ryden, second by Bob Almekinder to go into closed session. Aye: Unanimous.

**A roll call vote will be taken to return to open session.**

Motion by Mike Timmons, second by Bob Almekinder to return to open session. Aye: Unanimous.

Recess at 12:55 p.m.

Return from recess at 1:00 p.m.

## Planning and Development

### **Announcement of any action taken in closed session.**

- a. Motion by Mike Timmons, second by Tom Ryden to approve the closed session meeting minutes of January 11, 2023.
- b. Discussion only, no action taken.
- c. No discussion.

**Public comments.** None.

**Approve meeting minutes of January 11, 2023.** Motion by Bob Almekinder, second by Tom Ryden to approve the meeting minutes of January 11, 2023. With all members present voting “aye”, the motion carried.

**Discussion/decision concerning Ordinance Amendment #13-2022 for Chapter 9, Article 9 and Article 10 of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will be discussing all aspects of Article 9, Shoreland Protection Provisions and Article 10 Definitions. The committee will also be discussing Article 1 and Article 3.** Mr. Jennrich spoke on the newest changes made since the meeting of January 11, 2023. Corporation Counsel and committee made comments on the changes. Motion by Mike Timmons, second by Mike Roach to stop any further action from proceeding forward until review of the final product with Corporation Counsel. With all members present voting “aye”, the motion carried.

**Discussion/decision concerning Preliminary ten (10) lot County Plat of Wykoski Wilderness, Steven Wykoski Jr. Revocable Trust, owner, and Maines & Associates, Greg Maines, surveyor for the following vacant property further described as; Part of the SW ¼ of the NW ¼, Section 17, T38N, R11E, PIN #TL 579, Town of Three Lakes.** Mr. Jennrich briefed on the details of the matter and Mr. Ridderbusch read the report and presented the proposal and further details on the matter as well. Motion by Tom Ryden, second by Mike Timmons that the Planning and Zoning Department will handle the approval based on the owner deciding on either obtaining a contract with a completion date and a posting a bond to cover the contract or the recording being held until the road is constructed properly under specifications 3 and 4 of the conditions. With all members present voting “aye”, the motion carried.

**Discussion/decision concerning Preliminary twenty-one (21) lot County Plat of Del Stengl Shores submitted by Secluded Land Co., owner, and Raymond Surveying LLC, Greg Raymond, surveyor for the following property further described as; Parts of the NE-SW, SE-SW, all of the NW-SE, SW-SE, Section 19, and part of the NE-NW, Section 30, T37N, R10E, PIN’s ST 287-1, ST 290, ST 292, ST 293 & ST 455-1, Town of Stella.** Mr. Jennrich briefed on the details of the matter and Mr. Ridderbusch read the report and presented the proposal and further details on the matter as well. Motion by Tom Ryden, second by Bob Almekinder to approve pending the language changes regarding the Town of Stella and the MFL in the requirements and conditions of the permit issuance. With all members present voting “aye”, the motion carried.

**1:43 p.m. Bob Almekinder excused himself.**

**Discussion/decision/review regarding the Public Participation Plan (PPP) for amending Chapter 26, the Oneida County Comprehensive Land Use Ordinance. The committee will be forwarding the Resolution to the Oneida County Board of Supervisors.** Mr. Jennrich presented

## Planning and Development

the layout of the goals for the process of the Public Participation Plan and the Resolution. Discussion only, no action taken. Tabled.

**Discussion/decision – Planning & Zoning Department permit activity/revenue.** Informational only.

**Refunds.** There are two (2) requests. Motion by Tom Ryden, second by Bob Almekinder to approve the refunds as requested. With all members present voting “aye”, the motion carried.

**Motion for line item transfers, purchase orders, and bills for meeting of January 11, 2023.** Was discussed and a motion made after the public hearing concluded. Motion by Mike Roach, second by Bob Almekinder to approve the bills as submitted on January 11, 2023. With all members present voting “aye”, the motion carried.

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

Motion by Tom Ryden, second by Mike Roach to approve the bills as submitted. With all members present voting “aye”, the motion carried.

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

**Conditional Use Permit application by John Lamon applicant and owner, to expand the existing watercraft shrink wrap facility and outdoor boat storage areas on the following described properties: Lot 1, CSM 5270, all of CSM 2513, and the unplatted part of the SW-SW, all being a part of the SE-SW, SW-SW, Section 8, T38N, R11E, PINs #TL 473-4, TL 472-4, TL 472-5, TL 472-8, TL 472-9, TL 472-10, TL 472-11, 1530 Winkler Road, 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 January 24 and January 31, 2023. The Proof of Publication is contained within the file. It was posted on the Oneida County Courthouse Bulletin Board on January 19, 2023. The Town approved the CUP application and the letter of approval is contained within the file. Mr. Ridderbusch read the report and presented the information and proposal of the CUP.

If the applicant has met or agrees to meet all of 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. A copy of the WPDES grading permit from the Wisconsin Department of Natural Resources and Stormwater plans be submitted to the department for the land disturbance activity greater than one (1) acre.
3. Zoning permits applied for and approved prior to construction of any structures storage units. State approved plans and permits, as applicable.
4. Signage if proposed, to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance.

## Planning and Development

5. Parking to comply with 9.77 Off-Street Parking & Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance.
6. If exterior lighting is installed, must be downcast and shielded from above.
7. Dumpster(s) must be screened from view and applicant to recycle waste materials as required.
8. Subject to the recording of a Certified Survey Map (CSM) to combine parcels.
9. Subject to DOT requirements for the proposed access fronting Highway 45.
10. Future development for land use and structures may be subject to ARP/CUP as needed.

Chair Holewinski opened the public portion of the public hearing.

No public comments.

Chair Holewinski closed the public portion of the public hearing.

Motion by Mike Timmons, second by Tom Ryden to approve the Condition Use Permit subject to meeting the ten (10) conditions.

**Approve future meeting dates.** February 22, 2023 and March 8, 2023

**Public comments.** None.

**Future agenda items.** As discussed.

**Adjourn.**

2:22 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