

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
March 8, 2023
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501

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

Members absent: None

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

Other county staff present: None

Guests present: See sign in sheet

Call to order.

Chair Holewinski called the meeting to order at 1:30 p.m. in accordance with the Wisconsin Open Meeting Law.

Approve the agenda. Motion by Tommy Ryden, second by Bob Almekinder to approve the agenda. With all members present voting “aye”, the motion carried.

Public comments.

Approve meeting minutes of February 22, 2023. Motion by Bob Almekinder, second by Tommy Ryden to approve the meeting minutes of February 22, 2022. With all members present voting “aye”, the motion carried.

Discussion/decision concerning Ordinance Amendment #13-2022 for Chapter 9, Article 1, Article 3, Article 9, and Article 10 of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will also be discussing the Appendixes. Mr. Jennrich discussed the changes since the meeting of February 22, 2023 and presented and explained Appendixes C-Q with corresponding language change proposals. Committee had suggestions for the Appendixes and Mr. Jennrich will incorporate the changes for the public hearing on March 29, 2022. Motion by Chair Holewinski, second by Tommy Ryden to forward to public hearing with corporation counsel approval. Will all members present voting “aye”, the motion carried.

Discussion/decision concerning 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. The committee held a public hearing on the conditional use permit on October 19, 2022 and the item was tabled. Mr. Jennrich recapped the discussions from the public hearing of October 10, 2022 and explained the changes that will be made to comply with the Conditional Use Permit.

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Mr. Ridderbusch also discussed the matter, specifically requirements, and the documents that have subsequently been submitted to comply with the requirements that were previously of concern. Motion by Mike Timmons, second by Tommy Ryden to approve the Conditional Use Permit subject to the 15 conditions and all final paperwork be submitted to the Planning and Zoning Department for processing. With all members present voting “aye”, the motion carried.

Discussion/decision/review concerning Rezone Petition #16-2022 to rezone property from District #2, Single Family Residential to District #07, Business B-2 for properties described as: Lot 1 CSM 4829 and Lot 8, Block 43, Lakeside Park Addition including the adjacent extension of Lot 8 being part vacated Sobiesky Avenue, all being part of Government Lot 5, Section 6, T38N, R11E, (PIN’s TL 2136 & TL 2130) Town of Three Lakes, Oneida County Wisconsin. The committee will be reviewing the Resolution to forward to the Oneida County Board of Supervisors. Mr. Jennrich presented the Resolution for Rezone Petition #16-2022. Motion by Mike Timmons, second by Tommy Ryden to forward the Resolution for Rezone Petition #16-2022 to the County Board. With all members present voting “aye”, the motion carried.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Conditional Use Permit application by Jendry J. Ventura, applicant and U Build LLC, owner, to add used auto sales to the existing use of the property, an auto shop, on the following described property; Part of the SW 1/4 , NE 1/4, Section 34, T39N, R6E, 7451 Highway 51, PIN# MI 2492-8, Town of Minocqua. Mr. Jennrich read the Notice of Public Hearing into the record. The Notice was published in the Northwoods River News on February 21 and 28, 2023. A copy of the Proof of Publication is contained in the file. The Notice was posted on the Oneida County Courthouse Bulletin Board on February 16, 2023. The Town of Minocqua approved the CUP and the letter of approval from the Town is contained in the file. One (1) letter was received from Dave and Barb Ulmen LLC and one (1) letter was received from Scott Bach. Both letters were read into the record. All public correspondence received is contained in the file. Ms. Blankenship read the report into the record 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. If a floor drain is present, the applicant is required to show the WDNR they are running a “clean shop” that no oils, greases are going into the POWTS or redesign and get a non-domestic holding tank for the floor drain.
3. Due to an increase in wastewater flow, a POWTS evaluation showing the system is capable of accepting the proposed increase in loads and flows will be required by the department. If the POWTS is found to be insufficient for the use an updated system to be installed in conformance with all County and State regulations within one (1) year of approval date.
4. Signage to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance.
5. Outdoor storage, display and vehicles for sale shall be confined to the area designated on the site plan.
6. Parking to comply with 9.77 Off-Street Parking & Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance.
7. No accumulation of junk or debris allowed.
8. Lighting if installed shall be downcast and shielded from above.

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9. Dumpster(s) if used, must be screened from view, applicant to recycle waste materials as required.
10. Subject to Wisconsin DMV approval and permit.
11. Future tenants/applicants subject ARP/CUP as needed.

Chair Holewinski opened the public portion of the public hearing.

Angela Ventura spoke in favor of the CUP.

Chair Holewinski closed the public portion of the public hearing.

Motion by Bob Almekinder, second by Mike Timmons to approve the Condition Use Permit subject to meeting the eleven (11) conditions. With all members present voting “aye”, the motion carried.

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

Approve future meeting dates. March 22, March 29, and April 5, 2023

Public comments. None.

Future agenda items. As discussed.

Adjourn.

2:36 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