

**ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE**  
**MAY 6, 2020**  
**COUNTY BOARD ROOM – 2<sup>ND</sup> FLOOR**  
**ONEIDA COUNTY COURTHOUSE**  
**RHINELANDER, WI 54501**

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

Members absent: None

Department staff present: Karl Jennrich, Zoning Director; Scott Ridderbusch, Land Use Specialist; and Julie Petraitis, Program Assistant

Other county staff present: Brian Desmond, Corporation Counsel (via phone)

Guests present: See sign in sheet.

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

Public comments. **None.**

- Written comments related to the agenda items may be submitted electronically to: [zoning@co.oneida.wi.us](mailto:zoning@co.oneida.wi.us) no later than 3:00 p.m. May 5, 2020
- FAX comments related to the agenda items may be submitted to 715-369-6268 no later than 3:00 p.m. May 5, 2020.
- By telephone: 715-369-7822 Access Code: 28490134#
- In person.

It is anticipated that the committee may meet in closed session pursuant to Wisconsin Statutes, §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. Appeal no 2018AP2366 Oneida County Versus Sunflower Property II LLC.

**Motion by Ted Cushing, second by Jack Sorensen to go into closed session. Aye: Unanimous.**

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

**Motion by Jack Sorensen, second by Ted Cushing to return to open session. Aye: Unanimous.**

Announcement of any action taken in closed session..

**Motion by Jack Sorensen, second by Ted Cushing not to go to the Supreme Court on Appeal #2018AP2366. Aye: Unanimous.**

**CONDUCT PUBLIC HEARING ON THE FOLLOWING:**

Conditional Use Permit application by Michele Sprain, applicant, Wal-Mart Realty Company, owner, to construct a canopy with parking stalls for online grocery pickup services and to relocate the seasonal outdoor sales area to its originally approved location on the following described properties; Lot 1, CSM V16, P3655, NW ¼, NE ¼, Section 10, T39N, R6E, 8760 Northridge Way, PIN MI 2155-2, Town of Minocqua.

Mr. Jennrich read the Notice of Public Hearing into the record. The Notice was published in the Northwoods River News on April 21 and April 28, 2020. Proof of publication is contained in the file. It was posted on the Courthouse bulletin board on April 16, 2020.

Correspondence in the file includes a letter from the Town of Minocqua dated March 9, 2020 recommending approval of the conditional use permit request.

If the committee feels the applicant has submitted substantial evidence and the general standards of approval have been met 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. Pickup canopy and seasonal outdoor sales area to be contained within the areas diagramed on site plan.
3. Parking to comply with 9.77, Off Street Parking and Loading Space, of the Oneida County Zoning and Shoreland Protection Ordinance as amended 03/01/2020.
4. Subject to all ARP and CUP permits previously issued for this parcel.
5. Signage to comply with 9.78 Sign Regulations of the Oneida County Zoning & Shoreland Protection Ordinance as amended 03/01/2020.
6. Exterior lighting must be downcast and shielded from above.
7. Subject to Town of Minocqua review, approvals, concerns, and conditions.

Chair Holewinski opened the public portion of the public hearing.

Greg Keys, Wal-Mart representative, was present via telephone and spoke in favor of the project.

Chair Holewinski closed the public portion of the public hearing.

**Motion by Mike Timmons, second by Jack Sorensen to approve the Conditional Use Permit as the applicant has submitted substantial evidence and the general standards of approval have been met, with conditions suggested by staff. With all members present voting “aye”, the motion carried.**

Rezone Petition #3-2020 authored by Bruce and Pam Dantoin to rezone from District #11, Shoreland Wetland to District #2, Single Family Residential on property described as 3013 County Hwy Q further described as part Government Lot 5, Section 15, T35N, R10E, PIN SC 157-2, Town of Schoepke, Oneida County, Wisconsin.

Mr. Jennrich read the Notice of Public Hearing into the record. The Notice was published in the Northwoods River News on April 21 and April 28, 2020. Proof of publication is contained in the file. It was posted on the Courthouse bulletin board on April 16, 2020. There is no correspondence in the file.

This is a wetland disturbance described as an area of wetland disturbance approximately 68'x 62' with a total fill amount of .04 acres of wetland for the purpose of constructing a detached garage. Mr. Jennrich stated that the Department of Natural Resources and US Army Corps of Engineers have both approved this. Mr. Jennrich stated there would be no impact on floodplain.

Chair Holewinski opened the public portion of the public hearing. Mr. Dantoin spoke in favor of the rezone (via phone). Mr. Jennrich stated that the Town of Schoepke has not met on this matter due to COVID 19. Ed Mas, Town Chair, stated that the committee should approve the request since the DNR and Army Corps of Engineers has approved it.

**Motion by Ted Cushing, second by Jack Sorensen to approve the rezone petition request as the Town Chair suggested to move it forward; it conforms to the requirements of Section 9.91 F (2) and with the conditions suggested by staff. With all members present voting "aye", the motion carried.**

Approve future meeting dates. **May 20, June 3, and June 17, 2020.**

Public comments. **None.**

Future agenda items. **As discussed.**

Adjourn.

**2:33 p.m. There being no further matters to lawfully come before the committee, Chair Holewinski adjourned the meeting.**

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Chair, Scott Holewinski

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Planning & Zoning Director, Karl Jennrich

