

41 Section 1: Any existing ordinances, codes, resolutions, or portion thereof in conflict
42 with this ordinance shall be and are hereby repealed as far as any conflict exists.

43 Section 2: The ordinance shall take effect the day after passage and publication as
44 required by law.

45 Section 3: If any claims, provisions, or portions of this ordinance are adjudged
46 unconstitutional or invalid by a court of competent jurisdiction, the remainder of the
47 ordinance shall not be affected thereby.

48 Section 4: Rezone Petition #2-2018 is hereby adopted amending the Master Zoning
49 District Document and the Oneida County Official Zoning District Boundary Map, by
50 changing the zoning district classification from District #02-Single Family to District #07-
51 Business on property described as follows:

52
53 Part of Government Lot 9, Section 6, T38N, R11E, specifically described as parcel
54 number TL 439-2, Town of Three Lakes, Oneida County, Wisconsin.

55
56 The County Clerk shall, within seven (7) days after adoption of Rezone Petition #2-2018
57 by the Oneida County Board of Supervisors, cause a certified copy thereof to be
58 transmitted by mail to the Three Lakes Town Clerk.

59
60 Approved by the Planning and Development Committee this 18th day of April 2018.

61
62 Consent Agenda Item: YES NO

63
64 Vote Required: Majority = _____ 2/3 Majority = _____ % Majority = _____

65
66 The County Board has the legal authority to adopt: Yes No as reviewed by the
67 Corporation Counsel, [Signature], Date: 4/25/18

68
69 Offered and passage moved by: [Signature]
70 Supervisor

71
72 [Signature]
73 Supervisor

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75 [Signature]
76 Supervisor

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78 [Signature]
79 Supervisor

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81 [Signature]

Supervisor

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_____ Ayes

_____ Nays

_____ Absent

_____ Abstain

_____ Adopted

by the County Board of Supervisors this day of 2018.

_____ Defeated

100 Tracy Hartman, County Clerk

David Hintz, County Board Chair

101
102

PETITION

Petition No. 2-2018
Receipt No. 18-41

To: Oneida County Board of Supervisors
Oneida County Clerk, Courthouse
P.O. Box 400
Rhinelander, WI 54501

RECEIVED
FEB 06 2018
ONEIDA COUNTY
PLANNING & ZONING

OFFICE OF COUNTY CLERK
ONEIDA COUNTY
FEB 06 2018
ONEIDA COUNTY CLERK

hm

Ladies and Gentlemen:

The undersigned hereby petitions the Oneida County Board of Supervisors to change the zoning district classification of the following described land in the Town of Three Lakes, Oneida County, Wisconsin, from Single Family zoning district to Business zoning district:

Insert property description. Attach map.
<u>See Attached Exhibit "A" and Map --</u>
<u>7162 Hwy 45, Three Lakes</u>

Reason for rezone: <u>This parcel is a high visibility, low impact location along Federal Hwy 45 North of 3Lakes. 5.2 acres with Hwy 45 access would be ideal for commercial development. Very much needed in 3Lakes</u>

Respectfully submitted on the 5th day of Feb 2018 by:

Owner	Agent
Name: <u>George W. Rychlock</u>	Name: <u>Same</u>
Address: <u>Box 553</u>	Address: <u> </u>
City/State/Zip: <u>3 Lakes Wis</u>	City/State/Zip: <u> </u>
Telephone No: <u>715-546-2322</u>	Telephone No: <u> </u>
Signature: <u>George W. Rychlock</u>	Signature: <u> </u>

Exhibit "A"

A parcel of land being a part of Government Lot 9, Section 6, Township 38 North, Range 11 East, Town of Three Lakes, and being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 6 being marked by an iron pipe, thence S. $81^{\circ} 50' 46''$ E. 130.07 feet along the East-West 1/4 line of said Section 6 to an iron pipe, thence N. $0^{\circ} 48' 30''$ W. 16.32 feet to an iron pipe on the Northerly R/W line of the Town Road and on the Easterly R/W line of U.S. Hwy. 45 and the PLACE OF BEGINNING, thence along said Easterly R/W line N. $0^{\circ} 48' 30''$ W. 131.49 feet to a concrete R/W post, S. $87^{\circ} 03'$ E. 20.00 feet to a concrete R/W post and N. $0^{\circ} 20' 49''$ W. 772.66 feet to an iron pipe on the Southerly Bank of Townline Creek, thence along said Southerly Creek Bank S. $39^{\circ} 10' 00''$ E. 80.00 feet, S. $88^{\circ} 52' 00''$ E. 107.00 feet, N. $48^{\circ} 45' 00''$ E. 66.00 feet and S. $74^{\circ} 36' 34''$ E. 48.14 feet to an iron pipe, thence S. $0^{\circ} 20' 49''$ E. 906.87 feet to an iron pipe on the Northerly R/W line of said Town Road, thence N. $82^{\circ} 14' 00''$ W. 275.00 feet along said Northerly R/W line to the Place of Beginning. Including all lands lying between the meander line and the water's edge of said Townline Creek.

Being in Oneida County, Wisconsin.



Town of Three Lakes, Oneida County
P.O. Box 565
6965 W. School St., Three Lakes, WI 54562
Phone#715-546-3316 Fax#715-546-3384
www.townofthreelakes.com

March 6, 2018

Scott Ridderbusch, Land Use Specialist
Oneida County
PO Box 400
Rhineland, WI 54501

Re: Rezone Petition #2-2018 of George Rychlock, owner, for property described as part Gov't Lot 9, Section 6, T38N, R11E, Town of Three Lakes.

Dear Scott,

Please be advised that the Three Lakes Town Board of Supervisors approved the above mentioned Rezone Petition #92-2018 at the regular town meeting of March 6, 2018.

If you have any questions or concerns regarding this correspondence, feel free to contact me.

Sincerely,

Susan L. Harris
Town Clerk

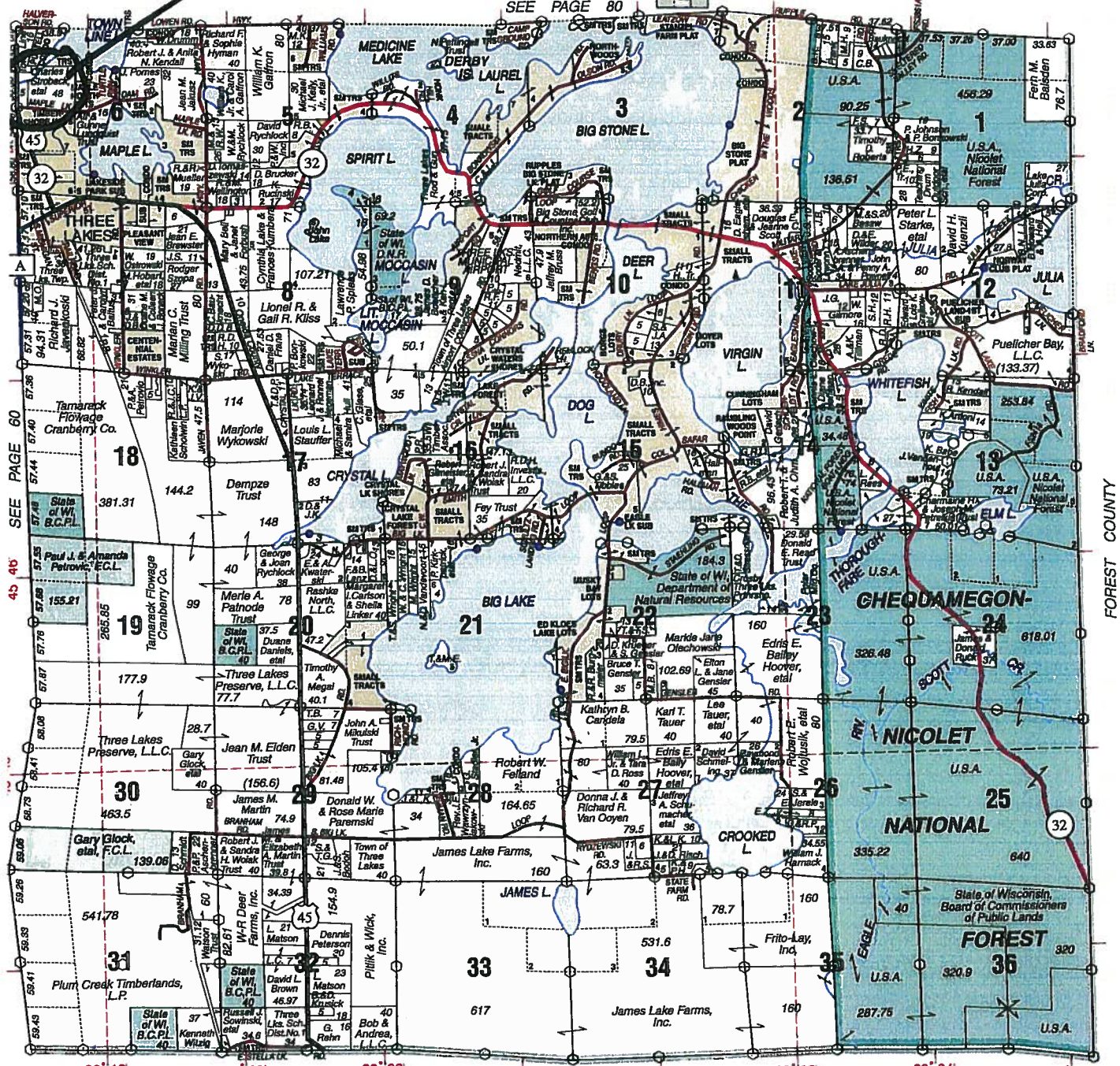
Rezone Petition # 2-2018

SOUTHEAST PART

THREE LAKES

T.38N.-R.11E.

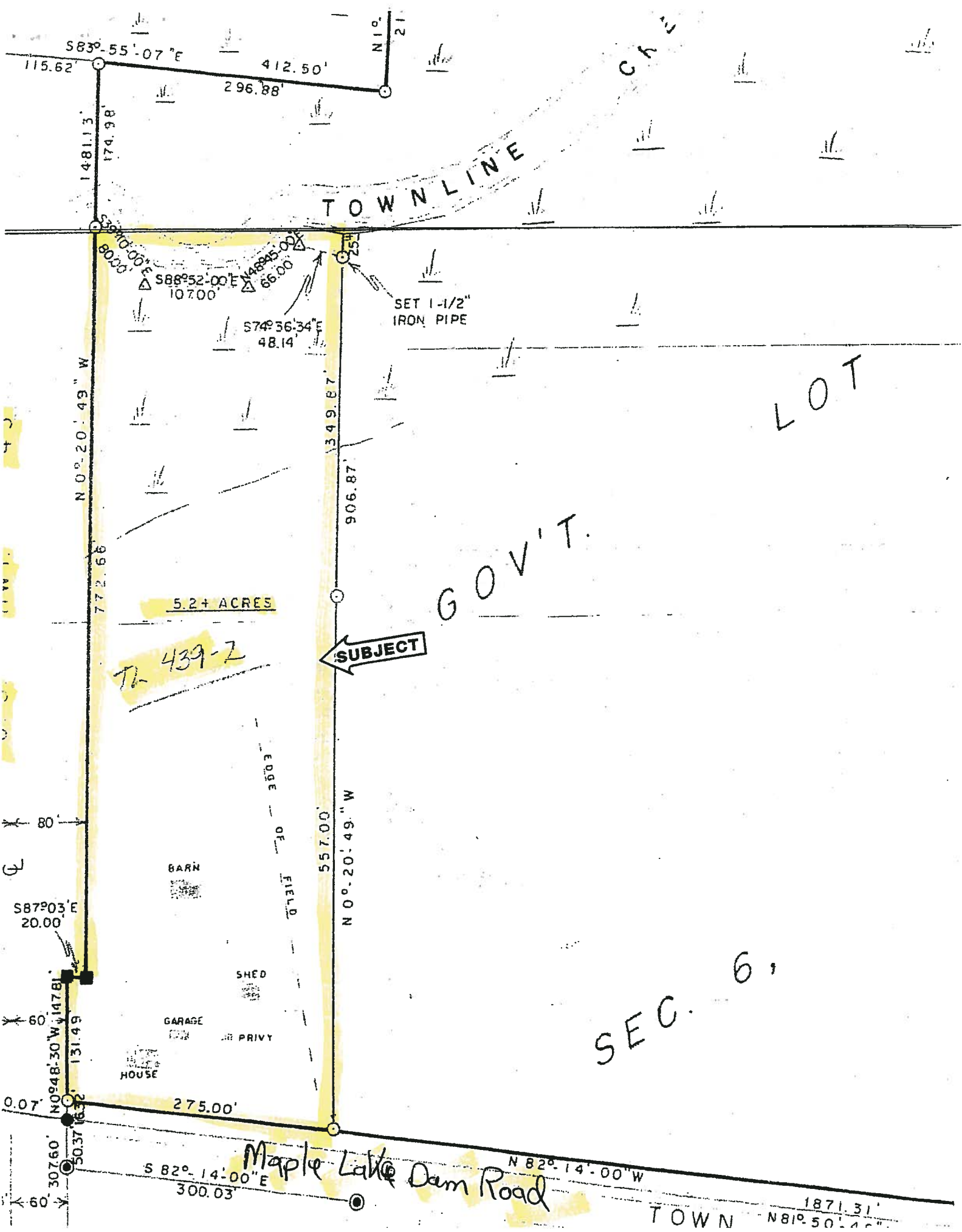
SEE PAGE 80



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RE/MAX
Northern Lakes LLC
 Scott Soder - Owner / Broker
 P.O. Box 307 • Three Lakes, Wisconsin 54562
 Office: (715) 546-8295 • (877) 507-6337 • Fax: (715) 546-3303
 E-Mail: scott@3lakesrealestate.com
www.3lakesrealestate.com
 Independently Owned and Operated

HALVERSON - SODER AGENCY
Insurance
 Linda S. Soder - Owner/Agent
715-546-3424 or 800-731-1298
linda@halversonsoder.com
 P.O. Box 217
 Three Lakes, Wisconsin 54562



TOWNLINE

LOT

GOV'T.

SUBJECT

SEC. 6,

Maple Lake Dam Road

TOWN

115.62' 583°-55'-07" E 412.50' 296.88' N 1° 21'

1481.13' 174.98'

53°10'-00" E 80.00' 107.00' 588°-52'-00" E 86.00' 148°45'-00" E 574°-36'-34" E 48.14' SET 1-1/2" IRON PIPE

N 0°-20'-49" W 772.66' 349.87' 906.87'

5.2+ ACRES

TR 439-2

EDGE OF FIELD

BARN SHED GARAGE OR PRIVY HOUSE

275.00'

307.60' 30.37' 50.37' 131.49' 147.81' N 094°-30' W 0.07' S 82°-14'-00" E 300.03' N 82°-14'-00" W

1871.31' N 81°-50'-40" W

**REQUEST TO COMMISSION TO MODIFY THE PROPOSED LONG RANGE
PLAN AND EXTEND THE EXISTING NORTH-EAST BUSINESS CORRIDOR
ALONG HIGHWAY 45**

THIS PROPOSAL INCLUDES THE 5.2 ACRE PARCEL NORTH OF MAPLE LAKE
DAM ROAD—EAST OF HIGHWAY 45, 275' EAST OF THE RIGHT-OF-WAY, AT
7162 HIGHWAY 45.

THIS PARCEL HAS:

907' OF HIGHWAY 45 FRONTAGE
275' OF DEPTH FROM THE RIGHT-OF-WAY
HIGHWAY 45 ACCESS
NO ADJACENT NEIGHBORS
HIGH VISABILITY-LOW IMPACT LOCATION

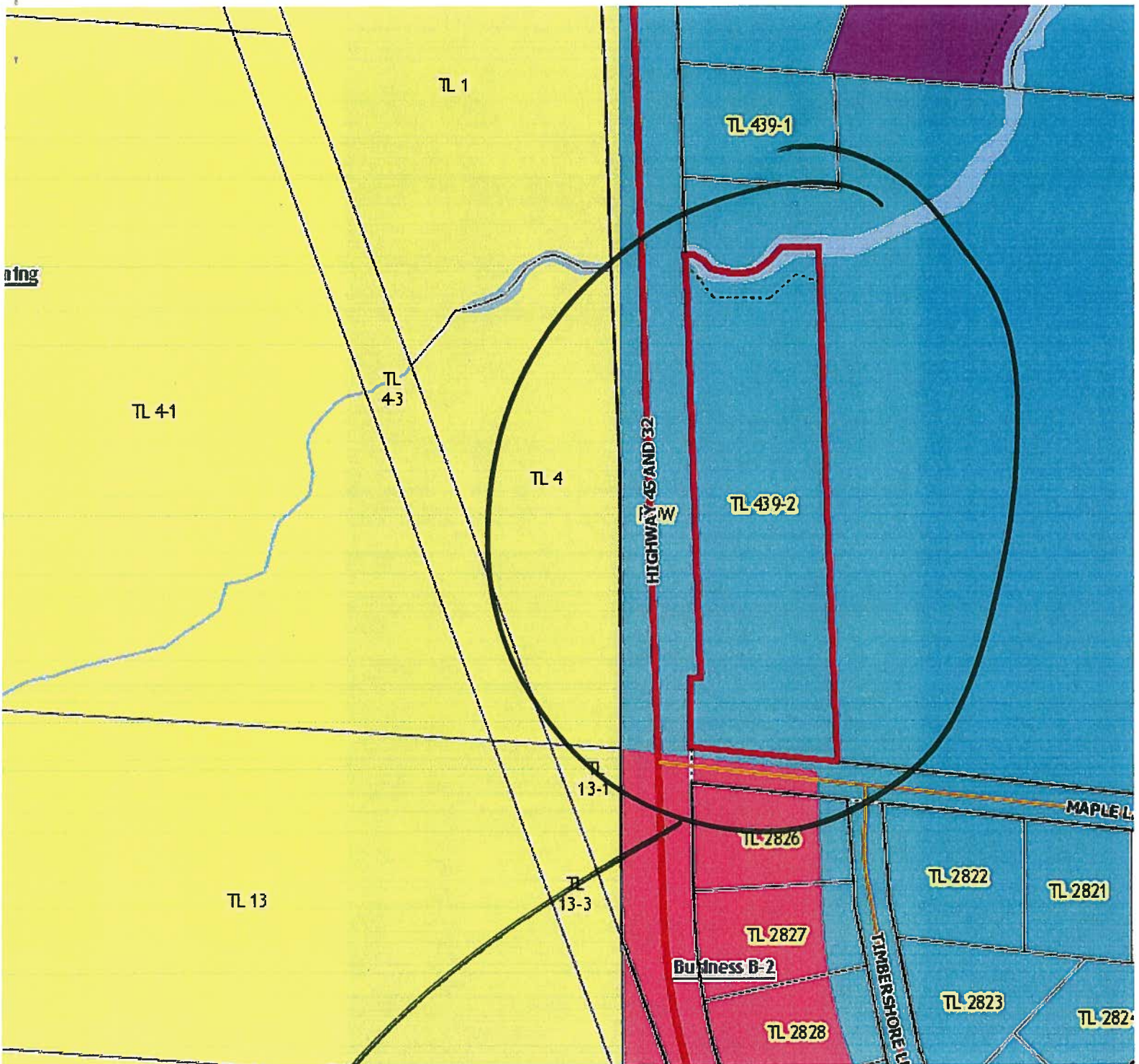
THIS PARCEL WOULD FIT IN NICELY WITH OUR EXISTING BUSINESS
CORRIDOR PLAN, AND WOULD ALSO FULLFILL A NON-EXISTING NICHE
FOR FUTURE SMALL BUSINESS DEVELOPMENT IN THREE LAKES—AGAIN,
WITH LIMITED IMPACT.

THE CURRENT PROPOSED PLAN DOES NOT APPEAR TO HAVE ANY NEW
AREAS LOCATED FOR FUTURE GROWTH OF OUR SMALL BUSINESS TAX
BASE, OR ANY ADDITIONAL DESIGNATED AREAS FOR LIGHT INDUSTRY.
THESE AREAS ATTRACT AND CREATE NEEDED JOBS WHICH, IN TURN,
SUPPORT FAMILIES, OUR TAX BASE, AND OF COURSE, OUR SCHOOLS.

SMART GROWTH MUST INCLUDE THESE AREAS WHILE “CONDITIONAL USE
PERMITS” CAN CONTROL WHAT IS ALLOWED IN THESE AREAS.

RESPECTFULLY,

GEORGE W. RYCHLOCK



Current Zoning