

**ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE**  
**MARCH 15, 2017**  
**COUNTY BOARD ROOM – 2<sup>ND</sup> FLOOR**  
**ONEIDA COUNTY COURTHOUSE**  
**RHINELANDER, WI 54501**

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Members present: Scott Holewinski, Billy Fried, Mike Timmons, and Dave Hintz

Members absent: Jack Sorensen

Department staff present: Karl Jennrich, Director; Pete Wegner, Assistant Director; Kathy Ray, Land Use Specialist; Scott Ridderbusch, Land Use Specialist; Julie Petraitis, Program Assistant, and Gretchen Walker, Administrative Support

Other county staff present: Brian Desmond, Corporation Counsel (arrived late)

Guests present: See sign in sheet.

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Call to order.

**Chairman Scott Holewinski called the meeting to order at 1:50 p.m., in accordance with the Wisconsin Open Meeting Law.**

Approve the agenda.

**Motion by Mike Timmons, second by Dave Hintz to approve the Agenda. With all members present voting “aye”, the motion carried.**

Public comments: **Bob Martini spoke.**

Approve meeting minutes of January 25, February 15, and February 22, 2017.

**Motion by Dave Hintz, second by Mike Timmons to approve the meeting minutes of January 25, February 15, and February 22, 2017 as submitted. With all members present voting “aye”, the motion carried.**

Refunds.        **None**

Line item transfers, purchase orders, and bills.

**Motion by Scott Holewinski, second by Dave Hintz to approve the line item transfers, purchase orders and bills as submitted. With all members present voting “aye”, the motion carried.**

Approve future meeting dates: April 5, and April 19, 2017.    **The committee added March 22 and changed the April 5 meeting to April 6, 2017. There will also be a public hearing at 6:00 pm on April 6 in Minocqua.**

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Conditional Use Permit application by Josh and Scott Warmuth, owners, to operate a used car dealership and automotive repair shop on the following described property: part of the SE ¼ of the SE ¼, Section 15, T36N, R6E, 2838 County Highway L, PIN NO 235-2, Town of Nokomis.

Mr. Jennrich read the notice of public hearing into the record. It was posted on the Oneida County Courthouse bulletin board on February 23, 2017 and published in the Northwoods River News on February 28 and March, 2017.

Correspondence in the file: A letter from the Town of Nokomis dated February 28, 2017 approving the Conditional Use Permit as requested.

Other than the owners there was nobody present for or against the request.

Mr. Holewinski closed the public portion of the public hearing.

If the committee feels the applicant has met the general standards staff would recommend approval with the following conditions:

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. Signage to conform to 9.78 Sign Regulations Oneida County Zoning and Shoreland Protection Ordinance as amended 7-15-16.
3. Parking to conform to 9.77 Oneida County Zoning and Shoreland Protection Ordinance as amended 7-15-16. No parking of vehicles within the highway right-of-way. No more than a total 10 vehicles within designated display areas fronting the highway, due to parking limitations unless a revision is submitted to the department.
4. No salvage materials/items, non-operable/non-repairable vehicles other than car sales inventory shall be stored on the property. The property is not to be used for a disposal site.
5. No accumulation of junk or debris allowed.
6. Dumpster to be screened from view. Applicant to recycle waste material as required.
7. Exterior lighting must be downcast and shielded from above.
8. May be subject to DOT review.
9. Subject to DNR requirements.
10. Subject to Wisconsin DMV approval and permit submitted to this department.
11. Proper storage and disposal of waste materials as required.
12. Proper permits be obtained for any proposed future expansion.
13. The existing floor drain located within the repair shop be capped off, or proper approved catch basin plan be installed within DNR requirements.
14. An updated Private Onsite Wastewater Treatment System (POWTS) be installed in conformance with all County and State regulations within one (1) year of approval date.

**Motion by Mike Timmons, second by Billy Fried to amend condition #3 to allow 40 cars on site.**

**Motion by Scott Holewinski, second by Mike Timmons to approve the Conditional Use Permit Application as the general standards of approval have been met and with 14 conditions suggested by Staff. Staff will do an onsite to make sure no violations exist, prior to issuance of the CUP. With all members present voting “aye”, the motion carried.**

**Motion by Scott Holewinski, second by Mike Timmons to amend his initial motion to approve the Conditional Use Permit as the general standards of approval have been met and with 14 conditions suggested by Staff. Staff will do an onsite to make sure no violations, other than the tires, exist prior to issuance of the CUP. Staff will work with the owners to get rid of the tires. With all members present voting “aye”, the motion carried.**

Conditional Use Permit application by the Town of Crescent to erect and operate a 199’ tall broadband communication tower to provide internet and emergency services for the Town of Crescent on the following described property: part of the NE ¼ of the SW ¼, Section 29, T36N, R8E, 6809 Fire Tower Road, PIN CR 392, Town of Crescent.

Mr. Jennrich read the notice of public hearing into the record. The notice was posted on the Oneida County Courthouse bulletin board on February 23, 2017 and published in the Northwoods River News on February 28 and March 7, 2017.

Correspondence in the file: A letter from the Town of Crescent approving the project.

If the committee finds the general standards of approval have been met staff would recommend approval with the following conditions:

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. Must comply with all federal regulations, specifically Federal Aviation Administration and Federal Communication Commission.
3. Placement of additional towers and/or equipment will require additional approval(s).
4. Addressing and 911 information must be approved by Oneida County Land Information Department once a zoning permit has been obtained.
5. Proper permits to be obtained prior to the start of construction (Town/County/State).
6. Security measures be addressed.

Chairman Holewinski opened the public portion of the public hearing.

Dave Noel spoke.

Bob Martini spoke.

Chairman Holewinski closed the public portion of the public hearing.

**Motion by Dave Hintz, second by Mike Timmons to approve the Conditional Use Permit application as submitted as the general standards have been met and with the conditions as suggested by Staff. With all members present voting “aye”, the motion carried.**

Discuss OA #1-2017, revisions to Chapter 9, Section 9 and 10 related to comments made from the recently held public meetings.

Mr. Wegner provided the committee with a list of public comments from the public hearings.

Discussion was held on a few items of concern from those public hearings.

Height

Boathouses

Shoreyard Alteration Permits and definition of slope

Discussion on Jandi, Inc., Richard Geibel, owner, to operate a RV dealership within Indian Shores Resort Condominium on the following described property: all of the NE ¼ of the NW ¼ and part of Gov't Lot 2, Section 29, T39N, R7E, 7750 Indian Shores Road, PINs include WR 2215 through WR 2218, Town of Woodruff.

This item was tabled at the December 21, 2016 meeting. Kathy Ray, Land Use Specialist read the conditions of approval into the record.

1. The nature and extent of the use shall not change from that described in the application and approved in this Conditional Use Permit.
2. Proper licenses to be obtained prior to sales.
3. Display/sales lot to stay within designated area of sites 30 -33 as shown.
4. No accumulation of inventory allowed outside the perimeters of the sales lot.
5. Additional permit(s) may be required if dealership is sold, creating a multi-tenant use of the property.

**Motion by Mike Timmons, second by Billy Fried to approve the Conditional Use Permit Application as the general standards have been met and with the conditions as outlined by staff. With all members present voting “aye”, the motion carried.**

Preliminary fifth addendum to the recorded Tomahawk Shores Owners Association LTD Condominium on the following described property: being in Government Lots 3&4, Section 33, T39N, R7E, Unit 12, 7344 Dolhun Road, PIN WR 881, Town of Woodruff, Oneida County.

**Motion by Mike Timmons, second by Billy Fried to approve the fifth addendum as requested. With all members present voting “aye”, the motion carried.**

Preliminary first addendum to the recorded Merry Dale Resort Condominium on the following described property: being part of Lot 3, and all of Lot 4, of the re-plat of Block 2 of Alburmi Shores, and part of Government Lots 5&6, Section 11, T36N, R9E, Unit 3, 4139 Satuit Lane, PIN PE 1785, Town of Pelican, Oneida County.

**Motion by Billy Fried, second by Dave Hintz to approve the first addendum as requested. With all members present voting “aye”, the motion carried.**

Sixth Addendum to Tomahawk Shores Owners Ass'n Ltd Condominium Plat to change LCE Unit 4 Garage to LCE Unit 10 Garage on the following described property: Part of Gov't Lots 3 & 4, Section 33, T39N, R7E, 7321 Dolhun Rd., PIN WR 889, Town of Woodruff.

**Motion by Dave Hintz, second by Mike Timmons to approve the sixth addendum as requested. With all members present voting “aye”, the motion carried.**

Discuss a meeting place and time to hear the Marshfield Clinic CUP on property located at 9601 Townline Road further described as part NW NW and the NE NW, Section 11, T39N, R6E, PIN MI 2173, Town of Minocqua.

**At this time the public hearing is scheduled for April 6, 2017 at 6:00 p.m. in the Minocqua Center, Minocqua, WI.**

OA #2-2-17. 9.70 Highway Setbacks. The committee will be reviewing exemptions to the Oneida County Zoning and Shoreland Ordinance.

**Motion by Mike Timmons, second by Dave Hintz to schedule this item for public hearing. With all members present voting “aye”, the motion carried**

General Zoning/Shoreland Zoning. The committee will be discussing the application of general zoning in the Shoreland zone in the un-zoned towns of Monico, Enterprise, and Sugar Camp.

**Motion by Scott Holewinski, second by Billy Fried to table items 11, 14 and 15 until March 22, 2017. With all members present voting “aye”, the motion carried.**

Discuss 9.23 and 9.26. The committee will look at language to allow permitted administrative and conditional uses listed in District #3-Multi-Family in the Business B-1 District #6 and Business B-2-District #7.

**Motion by Dave Hintz, second by Mike Timmons to direct Karl Jennrich to prepare this for public hearing.**

Discuss amendments to the general zoning ordinance in relation to fees and permit requirements. Chapter 9, Articles 2, 3, 7, and 8. Tabled.

Fees and Permit applications. Tabled.

Public comments. None

Future agenda items. As discussed.

Adjourn.

**5:55 p.m. There being no further matters to lawfully come before the Committee, a motion was made by Dave Hintz, second by Billy Fried to adjourn the meeting. With all members present voting “aye”, the motion carried.**

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Chairman Scott Holewinski

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Karl Jennrich  
Planning & Zoning Director