

**ONEIDA COUNTY PLANNING & ZONING
JANUARY 7, 2009 2:00 P.M.
PUBLIC HEARING – COMMITTEE ROOM #2
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501**

Members present: Scott Holewinski
Ted Cushing
Larry Greschner
Charles Wickman
Frank Greb

Department staff present: Karl Jennrich, Zoning Director
Kathy Ray, Land Use Specialist
Kim Gauthier, Secretary

Other County Staff: (None)

Guests present: Jim Rein, Peter Schau

Call To Order:

Chair, Scott Holewinski called the meeting to order at 2:03 p.m., in Committee Room #2, 2nd Floor Oneida County Courthouse, Rhineland, Wisconsin in accordance with the Wisconsin Open Meeting Law. Mr. Holewinski noted the agenda was properly posted, the media notified and the courthouse is handicap accessible.

Approve the agenda

Motion by Frank Greb, second by Ted Cushing to approve the agenda. With all members present voting “aye”, the motion carried.

Conditional Use Permit application of Cleary Real Estate, LLC, proposed buyer, James Rein, agent for an office/storage building and mini storage units adjacent to a single family residential district located on property currently owned by Alvin Haggart and described as part of the fractional NE ¼ and part NE SE, newly created Lot 2 of CSM 3648, Doc #670170, Section 2, T39N, R6E, at 606 First Avenue, par of PIN# WR 17-7, Town of Woodruff.

Karl Jennrich, Zoning Director read the notice of public hearing into the record. Mr. Jennrich offered proof of publication from the Rhineland Daily News, published on December 23, 2008 and December 30, 2008, along with the Lakeland Times the week of December 22, 2008. The notice was posted on the Oneida County courthouse bulletin board December 17, 2008. The certified and first class mailing list was read into the record. Mr. Jennrich noted the notice recipient list was part of the record and available for review.

Mr. Jennrich indicated the following correspondence was received:

- Letter from the Town of Woodruff approving of the conditional use permit contingent on a landscape plan.

Kathy Ray, Land Use Specialist presented a report on the issue at hand (PH Exhibit #1). Ms. Ray indicated lot two is part of a previous division.

Jim Rein, agent noted members of the town approved of the permit, however a formal town meeting has not been held yet.

Ms. Ray referred to the parking indicating there are no more than eight vehicles including customer and employee parking.

Committee agreed that the conditions should not specify a number of vehicles allowed and the landscape plan approval should be left up to the town since they required this.

Ms. Ray also noted a condition will be added pertaining to dumpster use per the ordinance.

Mr. Holewinski noted there is no public comment as no public person(s) are present.

Motion by Ted Cushing, second by Frank Greb approving of the conditional use permit of Cleary Real Estate, LLC, agenda item number three, with staff conditions and the general standards of approval having been met. With all members present voting “aye”, the motion carried.

Conditional Use Permit application of FMHC Corporation, Peter Schau, agent for Alltel Communications LLC, owner to modify the existing 395' Guyed Communication Tower for property described as part of Gov't Lot 3, Section 6, T37N, R9E, PIN# PL 244-2, 5330 Spider Lake Road, Town of Pine Lake.

Karl Jennrich, Zoning Director read the notice of public hearing into the record. Mr. Jennrich offered proof of publication from the Rhinelander Daily News, published on December 23, 2008 and December 30, 2008. The notice was posted on the Oneida County courthouse bulletin board December 18, 2008. The certified and first class mailing list was read into the record. Mr. Jennrich noted the notice recipient list was part of the record and available for review.

Mr. Jennrich indicated the following correspondence was received:

- Letter from the Town of Pine Lake with no objections to the permit application.

Steve Osterman, Planning Manager present along with Peter Schau, FMHC Corporation. Mr. Osterman referred to the report provided (PH Exhibit #2) noting the original tower was constructed in 1989 and recently discovered the need for maintenance.

Mr. Schau commented that during the course of a recent co-location application the required maintenance check resulted in a need for update and maintenance of the tower.

Mr. Osterman indicated the ordinance requires a conditional use permit for structure modifications even though the tower is pre-existing and already guyed. Mr. Osterman noted the department recommends approval.

Mr. Holewinski noted there is no public comment as no public person(s) are present.

Motion by Larry Greschner, second by Ted Cushing to approve the conditional use permit of FMHC Corporation, agenda item number four, Town of Pine Lake, with no concerns as indicated. With all members present voting “aye”, the motion carried.

Adjourn

2:25 p.m. Motion made by Ted Cushing, second by Scott Holewinski to adjourn the public hearing. With all members present voting “aye”, the motion carried.

Scott Holewinski, Chair

Karl Jennrich, Zoning Director