

ONEIDA COUNTY PLANNING & ZONING
February 3, 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
(Absent: Frank Greb)

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

Other County Staff: (None)

Guests present: Jim Rein, Brad Finger

Call To Order:

Chair, Scott Holewinski called the meeting to order at 2:00 p.m., in Committee Room #2, 2nd Floor Oneida County Courthouse, Rhinelander, 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 Larry Greschner, second by Ted Cushing to approve the agenda. With all members present voting “aye”, the motion carried.

Conditional Use Permit application of Erik Johnson Etal and Max Building Investment, LLC for a 3-unit multi-tenant structure for business tenant lease on property described as part of SW NE and NW NE, Section 23, T39N, R6E, PIN#’s MI 2328-2 and MI 2329-3A, Town of Minocqua.

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 January 19, 2009 and January 26, 2009, along with the Lakeland Times the week of January 19, 2009. The notice was posted on the Oneida County courthouse bulletin board January 14, 2009. 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 Minocqua approving of the conditional use permit contingent on a \$24,000 assurance bond and approval at the 2/3/09 evening meeting.

Kathy Ray, Land Use Specialist referred to the report provided (PH Exhibit #1). Ms. Ray indicated this is a newly designed structure and any future businesses will need an ARP. The request is for approval of three units.

Charles Wickman discussed concern of parking if all units are utilized.

Jim Rein, Agent indicated any business going into these units will require an ARP and parking would be reviewed at that time. Mr. Rein indicated this will be a nice addition to the community.

Ms. Ray commented that the two parcels will need to be combined. The parking meets the minimum requirements and is sufficient for twenty employees. Ms. Ray noted that Mr. Rein has been working with the DOT on driveway access and a demolition permit will be needed. Ms. Ray noted staff has measured the site, setbacks, etc. The general standards were supplied and conditions as follows:

1. The nature and extent of the use shall not change from that described and approved in this Conditional Use Permit.
2. Subject to Town review/recommendations.
3. Subject to DOT requirements.
4. Subject to Erosion Control/Storm water Management Plan(s) as required by Dept. of Commerce.
5. All applicable permits to be obtained prior to construction (Town/County/State).
6. Sign permit(s) to be obtained, as required, prior to placement.
7. Dumpster(s), if used, to be screened from view from Hwy 51. Applicant to recycle waste material as required.
8. Additional tenants to apply for ARP/CUP as required prior to occupancy.
9. Contingent on recorded CSM joining the lots together.
10. Parking is limited and must maintain a 75' setback from the OHWM. The number of employees will be restricted to no more than 20 due to parking limitations.
11. Additional review/approval required prior to the conversion to a condominium form of ownership.

Mr. Holewinski asked if there was any public comment for or against the issue at hand.

Bradley Finger, commented he approves of the conditional use permit and agrees with taking that old building down.

No other public comment. Therefore, public comment was closed.

Motion by Larry Greschner, second by Charles Wickman to approve the conditional use permit of Eric Johnson, agenda item number three with town and staff concerns and the general standards of approval having been met and contingent on the town approving at tonight's meeting. With all members present voting "aye", the motion carried.

Conditional Use Permit application of Enterprise Rent-a-Car; Bradley Finger, agent to relocate an existing enterprise Rent-a-Car business into a multi-tenant building at 2000 River Street, on property described as Lot 7 & 8 Country Drive Assessor Plat, being in the SW SW, Section 36, T37N, R8E, PIN# NE 2224, Town of Newbold.

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 January 19, 2009 and January 26, 2009, along with the Lakeland Times the week of January 19, 2009. The notice was posted on the Oneida County courthouse bulletin board January 15, 2009. 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:

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- Letter from the Town of Newbold approving of the conditional use permit contingent on Section 1-A as read and removal of vehicles from the grassy area.

Nadine Wilson, Land Use Specialist described the request and referred to the report provided (PH Exhibit #2). Ms. Wilson indicated the office will be located in the Barden Builder's office.

Bradley Finger commented that there will be no washing of vehicles on the property only vacuuming and light interior cleaning will take place on site. The vehicles will be taken to a near by car wash for exterior cleaning.

Ms. Wilson provided a map of the area showing the vehicle parking area. Ms. Wilson indicated there will be eight to ten rental vehicles parked at this location at one time. Ms. Wilson noted the general standards of approval have been supplied and the department recommends 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. Conditional use permit authorizes storage of up to ten vehicles for rent on property.
3. Exterior of vehicles to be washed off-site. Applicant is aware that sanitary system is not sized for a vehicle washing facility.
4. Signage in accordance with the Oneida County Zoning and Shoreland Protection Ordinance.
5. Exterior lighting to be opaque and directed downward.
6. Town of Newbold concerns, if any.

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 Brad Finger, agent of Enterprise Rent-a-Car with town and staff concerns and the general standards having been met. With all members present voting "aye", the motion carried.

Adjourn

2:29 p.m. Motion made by Ted Cushing, second by Larry Greschner to adjourn the public hearing. With all members present voting "aye", the motion carried.

Scott Holewinski, Chair

Karl Jennrich, Zoning Director