

ONEIDA COUNTY PLANNING & ZONING
April 29, 2009 2:00 P.M.
PUBLIC HEARING – COMMITTEE ROOM #2
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501

Members present: Scott Holewinski
Larry Greschner
Charles Wickman
(Absent: Frank Greb, Ted Cushing)

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

Other County Staff: (None)

Guests present: (See sign-in sheet)

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, 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 Charles Wickman, second by Larry Greschner to approve the agenda. With all members present voting “aye”, the motion carried.

Conditional Use Permit Application of Andrew Teichmiller of Chequamegon Adventure Company to relocate the existing business, Adventure Bicycles, from the island to property owned by Northwoods Adventure Properties LLC, described as part of Gov't Lot 5, Section 11, T39N, R6E, at 8576 Hwy 51, PIN# MI 2178-25, Town of Minocqua.

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 April 15, 2009 and April 21, 2009, along with the Lakeland Times and Vilas County the week of April 13, 2009. The notice was posted on the Oneida County courthouse bulletin board April 13, 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 returned from Bob Witta Insurance.
- Letter from the Town of Minocqua dated 3/18/09, approving of the permit with a condition that lighting is out by 10:00 p.m.

Kathy Ray, Land Use Specialist referred to the report provided (PH Exhibit #1) and indicated the general standards have been supplied and the conditions are as follows:

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. Subject to Town of Minocqua review/recommendations.
3. 12 parking spaces to remain available for this business, Adventure Bicycles, during business hours.
4. May be subject to DOT requirements.
5. Business use limited to this parcel only as described in this CUP application.
6. Sign permit(s) to be obtained, as required, prior to placement.

The Committee discussed the confusion in the name of the business and questioned if the conditional use permit is for Northwoods Adventure Properties or Chequamegon Adventure Company. Jim Rein, agent indicated Adventure bicycles and Adventure Canoe and Kayak is the location the conditional use permit applies to.

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

Joe Handrick commented the Town of Minocqua letter speaks for itself.

Motion by Charles Wickman, second by Larry Greschner to approve the conditional use permit of Andrew Teichmiller and have staff clear up the naming issue with conditions and general standards. With all members present voting "aye", the motion carried.

Rezone Petition #3-2009 of Rynders Realty, owner, Dennis Herman, agent to rezone part of Gov't Lot 4, Section 9, T39N, R6E from District #5 Recreational to District #7 Business. Said property is the former Circle M property and is located at the intersection of Highway 70 West and Pinemere Road PIN# MI 2148, 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 April 15, 2009 and April 21, 2009, along with the Lakeland Times and Vilas County the week of April 13, 2009. The notice was posted on the Oneida County courthouse bulletin board April 13, 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 dated March 23, 2009 from the Town of Minocqua approving of the conditional use permit.

Steve Osterman presented a report describing the rezone (PH Exhibit #2). Mr. Osterman noted at this time the department also has a conditional use permit for a town park if the rezone is approved. Mr. Osterman read the report provided noting the general standards have been supplied and there have been no objections. Mr. Osterman indicated the town is supporting the rezone.

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

Joe Handrick, Town of Minocqua noted if the sports complex is crated either zoning district would allow this.

Motion by Larry Greschner, second by Charles Wickman to approve the rezone petition #3-2009, Town of Minocqua, agenda item number four with staff concerns, town

concerns and amend the legal description with conditions and forward onto the county board for approval. With all members present voting “aye”, the motion carried.

Ordinance Amendment #6-2009 Section 9.53 Campgrounds and Recreation Vehicle Parks, authored by the Planning and Zoning Committee to amend Section 9.53, Campgrounds and Recreation vehicle Parks of the Oneida County Zoning and Shoreland Protection Ordinance as follows:

Additions noted by underline; deletions noted by ~~strikethrough~~

9.53 CAMPGROUNDS AND RECREATIONAL VEHICLE PARKS

A. Size

Campground and recreational vehicle parks shall comply with the following requirements:

1. No permit shall be issued for the establishment of a campground or recreational vehicle park unless such park is situated on a minimum of 20 acres of land.
2. Campgrounds which provide sites for primitive camping, tent camping and camping trailers shall not contain a total number of campsites that exceed eight campsites per acre, excluding any acreage located in a shore land- wetland or floodplain district. No acre shall contain more than 20 campsites.
3. Recreational vehicle parks which provide sites for a mixture of recreational vehicles, motor homes, camping trailers, tent sites and primitive camping shall not contain a total number of campsites that exceed five camping sites per acre, excluding any acreage located in a Shoreland-wetland or floodplain district. No acre shall contain more than 20 campsites.
4. Each individual campsite or recreational vehicle site shall be no less than 25 feet in width and 40 feet in length. ~~All campgrounds and recreational vehicle parks shall limit the occupancy of recreational vehicles, motor homes and camper trailers from May 1 to October 31 in the same calendar year. Recreational vehicles, motor homes and camper trailers shall not be hooked up to water and sewer beyond November 30 and not reconnected to utilities until April 24 of the following year. Recreational vehicles, motor homes and camping trailers shall not be attached to a permanent foundation or permanent structure in Oneida County. No skirting or decking shall be attached to any recreational vehicle in a campground or recreational park. All recreational vehicles, motor homes and camping trailers shall be removed from all campgrounds and recreational vehicle parks unless a conditional use permit is obtained by the property owner for cold storage of the recreational vehicle, motor home or camping trailer for the campground or recreational vehicle park. Campgrounds existing prior to the effective date of ordinance Amendment #534 shall comply with this subsection by October 1999.~~
5. Where the campground or recreational vehicle park fronts on a lake or other water frontage, the frontage width shall be not less than 500 feet per every 20 acres. The number of campsites and recreational vehicle sites to be allowed on a body of water shall be determined by the conditional use permit procedure set forth in sections 9.41 and 9.42 of this ordinance including but not limited to considering the gross water area, the number of such sites in a campground or recreational vehicle park, the number of permanent and seasonal residents on

the body of water and the total amount of frontage owned by such other residents, the amount of frontage for future residential development and water frontage values. All other applicable provisions of this ordinance must also be met.

6. ~~No decks shall be attached to recreational vehicles, motor homes, and/or camping trailers.~~ No decks shall be permitted at campsites located in campgrounds or recreational vehicle parks in excess of 200 square feet including steps provided for ingress and egress.
7. No more than one mobile home in excess of 400 square feet shall be permitted in a campground in a temporary or permanent nature.
8. No mobile homes in excess of 400 square feet shall be permitted in a campsite.
9. Subleasing of campsites or recreational vehicles, motor homes and camping trailers located in campgrounds and recreational vehicle parks is strictly prohibited.
10. ~~No permanent accessory structures shall be permitted at the individual campsites except earth tone colored small storage sheds no larger than 48 square feet foot and those structures commonly associated with campsites, such as fire rings, picnic tables, grills and necessary utility hook-ups.~~
10. A 48 square feet, earth tone colored storage shed shall be permitted at an individual camp site.
11. Structures commonly associated with a campsite such as fire rings, picnic tables, grills and necessary utility hook-ups shall be permitted at an individual campsite.
12. A 400 square foot three season room with no bedroom or bathroom attached to the recreational vehicle shall be permitted at an individual camp site.

B. Yards and Setbacks

The following minimum setback regulations shall apply:

1. No building, structure, camp site or recreational vehicle site shall be located within 200 feet of adjacent property lines when the adjacent property is zoned single or multiple-family residential districts. For all other use districts, the minimum distance shall be 100 feet. No building, structure, campsite or recreational vehicle shall be closer than 75 feet to any state, County or town highway or road or arterial street or roadway right-of-way.
2. ~~Campsite and recreational vehicles shall not be located closer than 15 feet to the traveled portion of any streets or roadways within such park.~~
2. Recreational vehicles or tents shall not be located so close to the traveled portion of any streets or roadway within such park as to create a safety hazard.
3. No part of any recreational vehicle or tent, or any addition or appurtenance thereto, shall be placed within ~~20~~ 10 feet of any other recreational vehicle or tent, or addition or appurtenance thereto, nor within 50 feet of any accessory / service building or structure.
4. Recreational vehicles or tents shall be located a minimum of five feet (5') from the exterior boundary of an individual campsite.

C. Height

No building, structure or recreational vehicle located in a campground and Recreational Vehicle Park shall exceed two stories or 25 feet in height.

D. Parking

There shall be at least one off-street parking space available for each individual camp site or recreational vehicle site which shall be located within 100 feet of such site. However, the total number of parking spaces provided in each campground and Recreational Vehicle Park shall be equal to no less than 1-1/3 times the maximum number of sites which can be located in compliance with this ordinance.

E. Landscaping

Within a 50 foot peripheral setback area along each property line of such a park, designated screen fencing or landscape planting shall be placed so as to be 50% or more opaque between the heights of two feet and eight feet from the average ground elevation when viewed from any point along each property line.

F. Design and Improvement

The design and improvements provided in such proposed parks, including street widths and construction of approach streets or ways, shall conform to the requirements of the Oneida County Subdivision Regulations. However, the street widths and construction requirements in the Subdivision Regulations shall be applied only to those streets which would be necessary to service a future conventional residential subdivision on such tract of land and need not be applied to secondary mobile home site access streets or ways unless the Committee determines certain requirements are necessary for ingress and egress of public emergency or service vehicles.

G. Common Space

Each park shall provide at least three acres of common space, exclusive of the required 50 foot peripheral setback area in which common recreational or service facilities can be located. An additional 200 square feet of common space shall be provided for each campground or recreational vehicle in excess of 160 located within such park. Any such common space shall be reasonably compact in area so as to be usable and shall be located on well-drained land which is not subject to periodic flooding or lengthy periods of wet conditions.

H. Exception, Special Event Campground

A campground designed, maintained, intended or used for the purpose of providing sites for non-permanent overnight use of camping units at a special event, as those terms are defined in Wis. Admin. Code HFS 178, the operator of which special event campground has applied for and obtained a permit under HFS 178 and who has provided the County Clerk with a copy of the application and permit, shall not be required to meet the requirements of this section during the period of the special event, subject to the condition that the remaining provisions of Chapter 9, Oneida County Zoning and Shoreland Protection Ordinance, and section 12.04 of the General Code of Oneida County, Wisconsin are otherwise met.

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 April 15, 2009 and April 21, 2009, along with the Lakeland Times and Vilas County the week of April 13, 2009. The notice was posted on the Oneida County courthouse bulletin board April 13, 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 George Denis questioning Section 9.53(B)(4).

Mr. Jennrich commented regarding Section 9.53(B)(4), noted this is new proposed language and the issue is new vs. existing. Mr. Jennrich noted the five foot setback is not a department enforcement issue, but a park issue and recommend removing this language.

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

George Denis commented he is for the draft language with the exclusion of Section 9.53(B)(4).

Jim Waters, Waters Edge Campground, commented he has no issues with boundaries and believes the language is applicable.

Mrs. Denis commented she is for the language.

No other public comment.

Motion by Scott Holewinski, second by Charles Wickman to remove Section 9.53(B)(4). With all members present voting "aye", the motion carried.

Motion by Larry Greschner, second by Charles Wickman to approve Section 9.53, as presented and forward onto the County Board for approval. With all members present voting "aye", the motion carried.

Adjourn

2:40 p.m. Motion made by Scott Holewinski, 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