

ONEIDA COUNTY PLANNING & ZONING
October 21, 2009
12:30 P.M. REGULAR MEETING – COMMITTEE ROOM #2
2ND FLOOR ONEIDA COUNTY COURTHOUSE, RHINELANDER WI 54501

Members present: Larry Greschner
Charles Wickman
Ted Cushing

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

Guests Present: (See sign-in sheet)

Call to order.

Vice-Chair, Ted Cushing called the meeting to order at 12:30 p.m., in accordance with the Wisconsin Open Meeting Law. Mr. Cushing noted the agenda has been properly posted, the media notified and the meeting room is handicapped 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 Paul Singh, Paramjeet Arora, owner to re-open gas station for credit card "drive-thru" service only on property described as M.A. Ebert's 1st Addition Lots 5 & 6 Blk 1, Section 3, T38N, R7E, 7205 Bradley Street, PIN#'s LT 623 and LT 524, Town of Lake Tomahawk.

Steven R. Osterman, Planning Manager, completed the review of this project. The applicant, Paul Singh, is present. Karl Jennrich, Zoning Director noted that there was a public hearing held on October 5, 2009. At that time, the conditional use permit application was tabled in order that Paul Singh could be present. There were also concerns regarding a gasoline spill at the site.

Steven R. Osterman, Planning Manager, stated that he has spoken with John Sager, WNDR, who deals with spills for the DNR. Mr. Sager has confirmed that the site has been cleaned up to his satisfaction. Contaminated soils were removed from the site.

Steven R. Osterman, Planning Manager, stated that he has spoken with Steve Merten, Wisconsin Department of Commerce—Petroleum Division. Mr. Merten has confirmed that the site has been inspected for the proposed use. There will be an emergency stop on the pumps and also a telephone available onsite for emergencies.

Larry Greschner noted that he has spoken with Ken Kortenhof, Emergency Management. Mr. Kortenhof is also satisfied that everything has been taken care of.

Motion by Larry Greschner, second by Charles Wickman to approve the conditional use permit application of Paul Singh, Town of Lake Tomahawk, #3 on today's agenda, with the General Standards being met, Town and County concerns which were outlined at the public hearing and to also include that garbage cans must be onsite at each pump and properly disposed of and checked daily. With all members voting "aye" the motion carried.

Preliminary 11-lot Certified Survey Maps for Coalbiters, Inc., owner for property described as part of Gov't Lots 1 and 5, Section 12, T36N, R8E on the Wisconsin River, Town of Crescent.

Steven R. Osterman, Planning Manager, completed the review of this project. Bill Bandow, RLS, is present. This project has been on-going for several years and has been brought to the committee several times without final approval.

Karl Jennrich stated that the Town of Crescent has approved this project, subject to all County requirements being met and clarification on the road. The road will be a private unpaved road. The road's coarse base will meet town specifications should they want to pave it later. Mr. Osterman recommended approval subject to the following:

1. The private easement road (dry land access) needs to be filled at an elevation of 1528 or above. You must provide written documentation from a surveyor that this has been done. We will not issue any zoning permits for these lots (excluding existing home) until we have received written confirmation on this matter.
2. Must comply with DNR and Army Corps. of Engineers permit requirements.
3. Easement on Lot 4, crossing the wetland, is no longer needed and needs to be discontinued.
4. Road naming must be approved by the Oneida County Land Information Office, concerning the private easement road.
5. There shall be no unauthorized filling of wetlands and a statement shall be included on the final map.
6. You must include formal maintenance agreement dealing with the care of the private road. In the event you wish to execute a separate maintenance agreement document it must be recorded simultaneously with the filing of the Certified Survey Maps.
7. Lot 1, with the house, must be included and made part of the Oneida County Sanitary Maintenance Program within one (1) year of approval of the plat.
8. The Private Onsite Waste Treatment System (POWTS) serving the southerly lots 1 and 2 will need an existing septic system inspection and a reconnection permit if they ever are connected to a structure.
9. The existing bar and cement slab on lot 3 will need a demolition / removal permit and this must be done within one (1) year or upon sale. I have included a demolition / removal permit for your benefit.

Motion by Charles Wickman, second by Larry Greschner, to approve the 11-lot Certified Survey Map for Coalbiters, Inc. subject to staff and town concerns being met. With all members voting "aye" the motion carried.

Preliminary 16-unit Condominium Plat of Minocqua Storage Condos (an expandable condominium,) OPCO LTD, owner on property described as Lots 6 & 7 Deer Run Business Park, Section 34, T39N, R6E, Rylee Lane, PIN# 's MI 7463 and MI 7464, Town of Minocqua.

Kathy Ray, Land Use Specialist, completed the review of this project. James L. Rein, RLS, is present for the owner/applicant. Mr. Rein explained that this is a storage building condominium, which allows for the ownership of the storage building(s), rather than being rented/leased.

The Town of Minocqua has approved this project. Kathy Ray, Land Use Specialist, outlined the conditions of approval as follows:

1. Subject to Town review and recommendations.
2. This approval does not allow for business use of the buildings or as rental units.
3. No plumbing or wells allowed in units. For personal use only.
4. Full ownership. No timeshare allowed.
5. Proper permits to be obtained prior to construction of units (Town/County/State).
6. No outdoor storage of any type or accumulation of junk or debris on the outside of the units allowed.
7. Subject to Storm Water Drainage Easement as recorded in Document No. 65-328. Drainage area not to be disturbed or blocked and construction site to be at a higher elevation than drainage area.
8. Condominium Declarations to be reviewed and approved by this Department prior to recording.
9. Future amendments/addendums for subsequent phases to be reviewed and approved by his Department prior to recording.
10. Final Plat to NOTE: Approval of zoning permits is not implied nor guaranteed with approval of this condominium plat. Zoning permits may be required for any improvements, expansions, and/or additions and shall comply with the current Oneida County Zoning and Shoreland Protection Ordinance.
11. If exterior lighting is installed; it must be downcast and shielded from above.

Motion by Larry Greschner, second by Charles Wickman, to approve the 16-unit Condominium Plat of Minocqua Storage Condos subject to town and staff concerns. With all members voting "aye" the motion carried.

Preliminary 2-lot Certified Survey Map of Michael and Deborah Miller, owners, for property described as part of the NW NW and NE NW, Section 23, T38N, R11E, PIN# TL 662-5, Town of Three Lakes.

Steven R. Osterman, Planning Manager, completed the review of this project. The property is zoned single family. There is town road access and new sanitary systems on each lot. The lot sizes meet the requirements of 100 ft of riparian frontage and 20,000 square feet of area. Kip Soder, surveyor, has agreed to mark the ordinary high water mark

The Town of Three Lakes has approved this project. Steven R. Osterman, Planning Manager, recommended approval subject to the OHWM being identified and labeled on the final certified survey map.

Motion by Charles Wickman, second by Ted Cushing to approve the 2-lot Certified Survey Map of Michael and Deborah Miller subject to the ordinary high water mark (OHWM) being identified on the final plat. With all members voting "aye" the motion carried.

Preliminary 3-lot 2-outlot Certified Survey Map of Ferdinand Schlapper for property described as part of Gov't Lot 7, Section 17, and part of Gov't Lot 1, Section 20, T39N, R9E, PIN# SU 750, Town of Sugar Camp.

Steven R. Osterman, Planning Manager, completed the review of this project. Stu Foltz, Foltz & Associates, is present. The property is zoned general use. The project has been approved by the Town Board with no conditions.

Stu Foltz stated that the Highway Commissioner looked at the access onto County D. The access has been placed where the Highway Commissioner recommended along with a frontage road.

Mr. Osterman stated that there is considerable wetland on tip of the outlots. Mr. Foltz has requested that Outlot 2 be conveyed and kept with Lot 3, and Outlot 1 be conveyed and kept with Lot 2 to allow each to have shelter on the bay and swimming beach. Onsite inspections were conducted by the Department and also by Jim Grafelman, WDNR.

Mr. Osterman recommended approval subject to

1. 30 ft easement width
2. Formal road maintenance agreement between all owners
3. Outlots are to be labeled "non-buildable" and a statement included on the final plat
4. Outlot 1 is to be conveyed and kept part of Lot 2. Outlot 2 is to be conveyed and kept part of Lot 3. The lots must remain together and not be conveyed separately.
5. Wetland fill is prohibition unless approved permits are obtained. Statement shall be included on final plat

Motion by Larry Greschner, second by Charles Wickman to approve the 3-lot 2-outlot Certified Survey Map of Ferdinand Schlapper subject to Town of Sugar Camp, Highway Commission and department staff concerns. With all members voting "aye" the motion carried.

Line item transfers, refunds, purchase orders and bills.

Karl Jennrich noted that there is a refund of \$150.00 to Wright Remodel & Repair, LLC for a shoreland alteration permit that was not required .

Motion by Larry Greschner, second by Charles Wickman, to approve the today's refund of \$150.00 to Wright Remodel & Repair, LLC. With all members voting "aye" the motion carried.

Karl Jennrich reviewed the bills totaling of \$431.11.

Karl Jennrich reviewed mileage expenses totaling \$1,298.55.

Karl Jennrich reviewed the payment to North Central Wisconsin Regional Planning Commission (NCWRPC) for \$40,000.00 (work agreement).

Motion by Larry Greschner, second by Charles Wickman, to approve the purchase orders and bills noted above. With all members voting "aye" the motion carried.

Approve future meeting dates.

The upcoming meeting dates are November 4th and 18th, 2009.

Adjourn

1:06 pm - Motion by Larry Greschner, second by Charles Wickman to adjourn. With all members present voting "aye", the motion carried.

Ted Cushing, Vice-Chair

Karl Jennrich, Zoning Director