

**ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE**  
**March 6, 2024**  
**COUNTY BOARD ROOM – 2<sup>ND</sup> FLOOR**  
**ONEIDA COUNTY COURTHOUSE**  
**RHINELANDER, WI 54501**

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Members Present: Scott Holewinski (via Zoom), Bob Almekinder, Mike Timmons

Members Absent: Mike Roach and Tommy Ryden

Department Staff Present: Karl Jennrich, Director; Todd Troskey, Assistant Director; Scott Ridderbusch, Land Use Specialist; Carla Blankenship, Land Use Specialist; Monique Taylor, Administrative Support

Other County Staff Present: Linnaea Newman

Guests Present: See Sign-In Sheet.

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**Call to order.**

Vice Chair Mike Timmons called the meeting to order at 1:00 p.m. in accordance with the Wisconsin Open Meeting Law.

**Approve the agenda.** Motion by Bob Almekinder, second by Linnaea Newman, to approve the agenda. With all members present voting “Aye,” the motion carried.

**CONDUCT PUBLIC HEARING ON THE FOLLOWING:**

**Conditional Use Permit application by Grady Hartman, applicant and owner, and Jill Butzlaff, agent, for the temporary outdoor storage of vehicles and personal equipment items on the following described vacant property: Lot 2, CSM V19 P4152, being a part of the NW SW, Section 29, T36N, R8E, PIN CR 393-1, 6889 Fire Tower Road, Town of Crescent.** Mr. Jennrich read the details of the matter. The Notice of Public Hearing was posted on the Oneida County Courthouse Bulletin Board on February 15, 2024. The Notice was posted in the Northwoods River News on February 20 and 27, 2024, and a Proof of Publication is contained within the file. An Affidavit of Mailing is also contained within the file. Correspondence was received from the Town of Crescent and read into the record. No other public comments were received. Mr. Ridderbusch read the Report.

If the applicant has met or agrees to meet to all the requirements and conditions of permit issuance, staff would suggest the following conditions be placed on the CUP:

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 (CUP).
2. Storage of vehicles be maintained within the designated storage areas of this CUP.
3. No salvage material/items/inventory (including vehicles) shall be stored on the property. The property is not to be used for a disposal site.
4. No accumulation of junk or debris allowed.

5. Subject to DNR requirements and Storm Water Pollution Prevention Permit (SWPPP) as applicable.
6. Subject to WDNR Stormwater and Grading permits if land disturbance exceeds one (1) acre and be submitted to this department.
7. Signage if proposed, to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance.
8. If exterior lighting is installed, must be downcast and shielded from above.
9. Refuse materials be disposed of properly.
10. If changes to outdoor storage area occur outside of designated areas, applicant to contact department to verify if additional permits are needed.

The committee conferred with Mr. Jennrich and Mr. Ridderbusch concerning the general standards and application. Ms. Butzlaff provided comments and asked questions relating to the proposed conditions.

Mike Timmons opened the public portion of the public hearing.

No one spoke.

Mike Timmons closed the public portion of the public hearing.

Motion by Bob Almekinder, second by Scott Holewinski, to approve the Conditional Use Permit as presented, subject to the conditions being met. With all members present voting “Aye,” the motion carried.

**Conditional Use Permit application by Chad Roesler, applicant and owner, to operate a commercial landscaping business with outdoor storage, on the following described property: Lot 12, Hidden Woods Plat, Section 34, T39N, R6E, PIN MI 7436, 7486 Hidden Trail, Town of Minocqua.** Mr. Jennrich read the details of the matter. The Notice of Public Hearing was posted on the Oneida County Courthouse Bulletin Board on February 15, 2024. The Notice was posted in the Northwoods River News on February 20 and 27, 2024, and a Proof of Publication is contained within the file. An Affidavit of Mailing is also contained within the file. A letter was received by the Town of Minocqua and read into the record. One letter was received as a public comment and read into the record. Ms. Blankenship read the Report.

If the applicant has met or agrees to meet all of the requirements and conditions of permit issuance, staff would suggest the following conditions be placed on the CUP:

1. The project to be substantially commenced within three (3) years of issuance date.
2. The nature and extent of the use shall not change from that described and approved in this Conditional Use Permit.
3. Hours of operation Monday through Friday, 8:00 AM to 5:00 PM
4. Proper permits be obtained prior to construction (Town/County/State). State approved plans as required.
5. Subject to WDNR permits for land disturbance greater than one acre.
6. Subject to County and State Private Onsite Wastewater Treatment System (POWTS) plan approvals.
7. Parking to comply with 9.77 Off Street Parking and Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance.

8. Signage to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance.
9. Exterior lighting if installed, must be downcast and shielded from above.
10. Dumpster to be screened from view, applicant to recycle waste materials as required.
11. Outdoor material storage, vehicles, and equipment shall be confined to the areas designated on the site plan.
12. ~~Being a Town road, Hidden Trail is subject to seasonal weight restrictions. (Committee to discuss)~~

No prior deliberations amongst the committee.

Mike Timmons opened the public portion of the public hearing.

Heidi Weyers spoke.

Mike Timmons closed the public portion of the public hearing.

The committee conferred with Mr. Jennrich concerning the conditions.

Motion by Bob Almekinder, second by Scott Holewinski, to approve the Conditional Use Permit as presented, removing Condition #12, subject to the remaining eleven (11) conditions being met. With all members present voting "Aye," the motion carried.

**Conditional Use Permit application by Ed Jacobsen, applicant and acting owner of the Edward Jacobsen and Pamela Sadowske Trust, for the outdoor storage of watercraft at the existing storage facility on the following described property: Part of the SW SW, Section 25, T39N, R10E, PIN TL 297, 2140 Wykowski Road, Town of Three Lakes.** Mr. Jennrich read the details of the matter. The Notice of Public Hearing was posted on the Oneida County Courthouse Bulletin Board on February 15, 2024. The Notice was posted in the Northwoods River News on February 20 and 27, 2024, and a Proof of Publication is contained within the file. An Affidavit of Mailing is also contained within the file. Mr. Ridderbusch read the Report.

If the applicant has met or agrees to meet to all the requirements and conditions of permit issuance, staff would suggest the following conditions be placed on the CUP:

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 (CUP).
2. Storage of watercraft be maintained within the designated areas of this CUP.
3. Signage if proposed, to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance.
4. If exterior lighting is installed, must be downcast and shielded from above.
5. Dumpster(s) if used must be screened from view and recycle waste materials as required.
6. If changes to outdoor storage areas occur outside of designated areas, applicant to contact department to verify if additional permits are needed.
7. Subject to DNR requirements and Storm Water Pollution Prevention Permit (SWPPP) as applicable.

The committee conferred with Mr. Ridderbusch concerning the conditions.

Mike Timmons opened the public portion of the public hearing.

John (unknown/inaudible last name) spoke.

Mike Timmons closed the public portion of the public hearing.

Committee conferred with Mr. Jennrich and Mr. Ridderbusch concerning a Wisconsin Department of Natural Resource condition being added.

Motion by Scott Holewinski, second by Bob Almekinder, to approve the Conditional Use Permit as presented, adding a condition concerning the Wisconsin Department of Natural Resources (WDNR) requirements and Storm Water Pollution Prevention Permit (SWPPP) as applicable, and subject to all conditions being met. With all members present voting “Aye,” the motion carried.

**Public comments.**

Luke Schunk spoke.

Eric Rempala spoke.

**Approve meeting minutes of January 24 and February 21, 2024.** Motion by Bob Almekinder, second by Mike Timmons, to approve the meeting minutes of January 24 and February 21, 2024. With all members present voting “Aye,” the motion carried.

**Discussion/decision concerning the revocation of administrative review permits for tourist rooming houses for lack of renewals. The committee will be reviewing Ordinance Amendment #01-2024 with proposed changes to amend Chapter 9, Article 5, Section 9.58, Tourist Rooming House, and Article 8, Section 9.82, Enforcement and Penalties, of the Oneida County Zoning and Shoreland Protection Ordinance.** The committee conferred with Mr. Jennrich, Mr. Ridderbusch, and Ms. Blankenship concerning the ordinance amendment presented, notifications to property owners, and whether or not to charge after-the-fact fees. The committee would like for staff to handle the renewal issues within the department. Staff will bring the matter back to a future meeting for discussion.

**Discussion/decision concerning Section 9.20(E), Accessory Uses and Structures, of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will be discussing the placement of a recreational vehicle to meet the “principal structure” requirement.** Mr. Troskey discussed the details of arising situations with the committee. Mr. Jennrich provided further information concerning dwellings and recreational vehicles, as well as permitted uses of recreational vehicles. Mr. Ridderbusch provided information concerning structures. The committee provided staff with direction, and staff will bring back the matter at a future meeting.

**Discussion/decision concerning the appeal process and penalties with the Oneida County Board of Adjustment. The committee will be discussing the request of the Board and how to proceed forward.** Mr. Troskey discussed the details of the request of the Board of Adjustment. An email received from Chair Harland Lee was read into the record. Mr. Troskey discussed the reasons for the request, which were the increase in after-the-fact situations being presented. The committee conferred with Mr. Troskey. The committee believes that the fines imposed should be increased but that the Board of Adjustment should not need to implement citations and penalties. The committee directs staff to bring back a recommendation for an increased fine amount.

**Discussion/decision – Planning & Zoning Department permit activity/revenue.** None.

**Public comments.**

Shellye Schunk spoke.

**Approve future meeting dates.** March 20 and April 3, 2024.

**Future agenda items.** As discussed.

**Adjourn.**

2:41 p.m. There being no further matters to lawfully come before the committee, Vice Chair Mike Timmons adjourned the meeting.

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Mike Timmons, Vice Chair

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Karl Jennrich, Planning & Zoning Director

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