

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
May 28, 2025
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501

Members Present: Bob Almekinder, Mitchell Ives, Dan Hess, Billy Fried

Members Absent: Scott Holewinski

Department Staff Present: Karl Jennrich, Director; Scott Ridderbusch, Land Use Specialist;
Monique Taylor, Administrative Support

Other County Staff Present: Linnaea Newman

Guests Present: See Sign-In Sheet.

Call to order.

Chair Holewinski called the meeting to order at 12:30 p.m. in accordance with the Wisconsin Open Meetings Law.

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

It is anticipated that the committee may meet in closed session pursuant to Wisconsin Statutes, Section 19.85(1)(g), conferring with legal counsel concerning strategy to be adopted by the governmental body with respect to litigation in which it is or is likely to become involved. A roll call vote will be taken to go into closed session.

a. Junkyard Complaint – Town of Pine Lake

The committee did not go into closed session. The junkyard complaint for the Town of Pine Lake was discussed in open session. The committee conferred with Mr. Jennrich. Mr. Jennrich requested a long-form complaint, if Corporation Counsel is agreeable. Motion by Billy Fried, second by Dan Hess, to approve the department seeking a long-form complaint on a junkyard in the Town of Pine Lake as discussed, contingent on approval by Corporation Counsel. With all members present voting “Aye,” the motion carried.

Recess at 12:37 p.m.

Return from recess at 1:00 p.m.

Announcement of any action taken in closed session.

a. No closed session discussion.

Public comments.

John Weidenmeier spoke.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Conditional Use Permit application by Shawna Schneider, applicant and owner, to operate a dog boarding and training facility on property described as Lot 2, CSM 3937, being part of the SW SW, Section 30, T36N, R9E, PIN PE-426-2, 2244 Range Line Road, Town of Pelican. Mr. Jennrich read the details of the matter. A Notice of Public Hearing was posted on in the Northwoods River News on May 13 and 20, 2025, and a Proof of Publication is contained in the file. The Notice of Public Hearing was posted on the Oneida County Courthouse Bulletin Board on May 8, 2025. An Affidavit of Mail and mailing list are also contained in the file. Mr. Ridderbusch read the report into the record. The committee conferred with Mr. Ridderbusch and Ms. Schneider.

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 nature and extent of the conditional use shall not change from that described in the application and approved in the Conditional Use Permit.
2. Signage to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance.
3. Parking to comply with 9.77 Off-Street Parking & Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance.
4. Dumpster if used to be screened from view, applicant to recycle waste materials as required.
5. Exterior lighting if installed, must be downcast and shielded from above.
6. Fencing be in place prior to operation and in good repair.
7. Boarding and training facility not to exceed five (5) dogs. Subject to CUP amendment if change in number of dogs is to be increased.

The committee conferred with Mr. Ridderbusch, Mr. Jennrich, and Ms. Schneider.

Vice Chair Hess opened the public portion of the public hearing.

John Gaalen spoke.

Shawna Schneider spoke.

Vice Chair Hess closed the public portion of the public hearing.

Motion by Bob Almekinder, second by Mitchell Ives, to approve Item #6 on today's agenda, subject to the seven (7) conditions being met. With all members present voting "Aye," the motion carried.

Public Comments.

Bob Clark spoke.

Approve meeting minutes of April 30, 2025. Motion by Bob Almekinder, second by Mitchell Ives, to approve the meeting minutes of April 30, 2025. With all members present voting "Aye," the motion carried.

Preliminary ten (10) lot and one (1) outlot County Plat of Brown Creek Estates, Jahnke Development LLC, owner, and submitted by Vreeland Associates Inc., Tim Vreeland, surveyor, for the following vacant land further described as; Lot 1, CSM 5388, being the NE-SW, and part of the NW-SE, Section 12, T36N, R5E, PIN LR 182, Town of Little Rice. Mr. Ridderbusch discussed the details of the matter. Mr. Ridderbusch further read the report into the record.

Planning and Development

If the Committee finds the subdivision requirements have been met, and recommends approval of this plat, staff would suggest the following conditions of approval prior to recording the final Plat of Brown Creek Estates:

- 1) Addressing and 911 information must be approved by Oneida County Land Information Department.
- 2) Subject to road naming requirements and approvals with the Land Information Office and the Town of Little Rice.
- 3) ~~Subject to 15.20 Installation & Improvements, of the Oneida County Subdivision Control Ordinance for the completion of private roadway. This Committee may impose financial assurances to insure the completion of the private road and meeting all road standards.~~
- 3) Subject to 15.20 Installation & Improvements, of the Oneida County Subdivision Control Ordinance for the completion of private roadway. The Department will require financial assurances in the amount of the cost of construction of the road(s) if the developer wants the Department to sign the plat prior to road construction. Roadway to be installed and inspected by Oneida County to meet Oneida County Section 15.23 Subdivision road specifications. Road(s) maybe subject to the Town of Little Rice requirements.
- 4) Subject to WDNR WPDES Stormwater and Grading permit for roadways if land disturbance exceeds one acre. A copy of plans and issued DNR Stormwater and Grading permit be provided to the department.
- 5) Subject to recorded Road Maintenance Agreement for the 66' private roads. A copy of road maintenance agreement be provided to the department.
- 6) Outlot language be noted on final plat. Ownership interest of outlot be identified on final plat.
- 7) Subject to Managed Forest Law withdrawal requirements. An invoice be provided to the department verifying withdrawal penalties have been paid to the DNR. Documentation be provided to the department prior to recording of final plat.
- 8) Final plat to note: "No filling of wetlands unless proper permits are obtained."
- 9) Subject to utility easement provisions being noted on final plat.
- 10) Subject to the applicable regulations and requirements of Chapter 20 Oneida County Floodplain Zoning Ordinance for areas within mapped floodplain.
- 11) Proper certificates/signatures be obtained prior to recording of final plat.

The committee conferred with Mr. Jennrich, Mr. Ridderbusch, and Mr. Vreeland, concerning the conditions and property concerns regarding the matter.

Motion by Billy Fried, second by Bob Almekinder, to approve the preliminary and County plat of the Brown Creek Estates ten lots in one, outlot as presented, contingent on the following conditions of approval, prior to recording the final plat of Brown Creek Estates Conditions are 1 through 11 as discussed. With all members present voting "Aye," the motion carried.

Discussion/decision concerning Ordinance Amendment #09-2024 to amend Chapter 9, Article 2-Zoning Districts, Sections 9.24, 9.26, and 9.27, and Article 10 Definitions of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will be reviewing the amendments added concerning transfer stations from the Notice of Public Hearing held on February 5, 2025.

Mr. Jennrich discussed the details of the matter. The proposed amendments were previously proposed and approved by the committee at the public hearing to be forwarded to the County Board, with proper notice given. Motion by Billy Fried, second by Mitchell Ives, to approve Ordinance Amendment #09-2024 as presented at today's meeting. With all members present voting "Aye," the motion carried.

Planning and Development

Discussion/decision concerning Ordinance Amendment #09-2024 to amend Chapter 9, Article 2-Zoning Districts, Sections 9.24, 9.26, and 9.27, and Article 10 Definitions of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will be reviewing a resolution to forward to the Oneida County Board of Supervisors. Motion by Dan Hess, second by Billy Fried, to approve the Resolution as presented in number 11 and forward to the County Board. With all members present voting “Aye,” the motion carried.

Refunds. None.

Approve future meeting dates. June 4, 11, and 25, 2025

Future agenda items. As discussed.

Adjourn.

2:01 p.m. There being no further matters to lawfully come before the committee, Vice Chair Hess adjourned the meeting.

Dan Hess, Vice Chair

Karl Jennrich, Planning & Zoning Director