

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
OCTOBER 24, 2018
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501

Members present: Scott Holewinski, Billy Fried, Jack Sorensen and Ted Cushing

Members absent: Mike Timmons

Department staff present: Karl Jennrich, Zoning Director; Scott Ridderbusch, Land Use Specialist; and Julie Petraitis, Program Assistant

Other county staff present: Brian Desmond, Corporation Counsel

Guests present: See sign in sheet.

Call to order.

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

Approve the agenda. Motion by Ted Cushing, second by Jack Sorensen to approve the amended agenda. With all members present voting “aye”, the motion carried.

Public comments. Brian Slizewski spoke.

Approve meeting minutes of October 10, 2018. Motion by Jack Sorensen, second by Billy Fried to approve the meeting minutes of October 10, 2018 as submitted. With all members present voting “aye”, the motion carried.

Discussion/decision Preliminary Crescent Park Resort Condominium, a conversion condominium, JAR-Wisconsin, LLC, owners, and Genisot & Associates, Jon Bandow, surveyor, for the following described property: part of Lots 7 & 8, Rodd’s Addition to Crescent Bay Plat, being in Government Lot 3, Section 8, T36N, R8E, 6957 Highway 8, PIN CR 514, Town of Crescent.

Mr. Ridderbusch, Land Use Specialist, stated that this has been a licensed resort since at least 2006. There are currently six cabins and a main house. Two of the cabins are to be converted into storage. The Town of Crescent approved the proposed conversion. If the committee recommends approval, staff would suggest the following conditions:

1. Condominium Declarations to be submitted, reviewed and approved by this Department prior to recording.
2. Future amendments/addendums to be reviewed and approved by this Department prior to recording.

3. Proper permits be obtained prior to any construction, demo of structures, and use changes (Town/County/State).
4. Addressing and 911 information must be approved by Oneida County Land Information Department for condominium units.
5. Pier configuration not to change.

Motion by Jack Sorensen, second by Ted Cushing to approve with the five conditions suggested by Staff. On roll call vote: Aye: 3; Nay: 1. The motion carried.

Discussion/decision on conditional use permit application by Brian and Katy Slizewski, owner applicant, to operate an indoor riding arena, horse boarding, lessons, tack sale, and boat storage on the following described property: Part of the NW SE, Section 7, T38N, R11E, 6810 Winkler Road, PIN TL 458, Town of Three Lakes.

The committee discussed the bathroom facilities proposed for the project. The committee went through the General Standards for Approval of a CUP.

No application for a CUP shall be approved or conditionally approved, unless the Committee finds that the following standards are fulfilled:

1. The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
Aye: 4
2. The uses, values and enjoyment of neighboring property shall not be substantially impaired or diminished by the establishment, maintenance or operation of the conditional use.
Aye: 4 (1 with conditions)
3. The proposed conditional use is compatible with the use of adjacent land and any adopted local plans for the area.
Aye: 4
4. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
Aye: 4 (1 with conditions)
5. Adequate utilities, access roads, drainage and other necessary site improvements have been or will be provided for the conditional use.
Aye: 4
6. Adequate measures have been or will be taken to provide ingress and egress so as to minimize traffic congestion in the public streets.
Aye: 4
7. The conditional use shall conform to all applicable regulations of the district in which it is located.
Aye: 4 (1 with conditions)
8. The conditional use does not violate shoreland or floodplain regulations governing the site.
Aye: 4
9. Adequate measures have been or will be taken to prevent and control water pollution, including sedimentation, erosion and runoff.
Aye: 4

If the committee feels the general standards of approval have been met, staff would suggest 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. Parking to comply with 9.77 Off Street Parking and Loading Space of the Oneida County Zoning & Shoreland Protection Ordinance as amended 05-25-2018.
3. Proper permits to be obtained, as required. (Town/County/State)
4. Signage to comply with 9.78 Sign Regulations of the Oneida County Zoning & Shoreland Protection Ordinance as amended 04-01-2018.
5. Dumpster(s) to be screened from view. Owner responsible for recycling waste material as required.
6. Arena not to be attached to the horse boarding area. 9.71 (A) (4).
7. No outdoor storage of boats and recreational vehicles.
8. Portable toilet provided at location shown with monthly maintenance.
9. Manure from horse boarding portion of business not to be land spread on the property.

Motion by Ted Cushing, second by Jack Sorensen to approve the CUP as the general standards have been met and with conditions as suggested by Staff.

Motion by Billy Fried, second by Ted Cushing to amend the motion to include condition #10 – Fencing around the property to be maintained. With all members present voting “aye”, the motion carried.

Original motion. On roll call vote: Aye: Unanimous. The motion carried.

Discussion/decision related to creation of an ordinance to regulate short-term rentals/tourist rooming houses. The committee will be reviewing proposed ordinance language and Oneida County Towns input.

Mr. Jennrich stated that he sent a letter to all the Town’s in the County requesting their input on this item. Nine Towns responded to the letter.

Motion by Jack Sorensen, second by Ted Cushing to forward the language to public hearing. On roll call vote: Aye: 3; Nay: 1 The motion carried.

Discussion/decision concerning subdivision of lots adjacent to Wisconsin Valley Improvement Corporation owned lands on navigable water.

Motion by Jack Sorensen, second by Billy Fried to treat WVIC, subdivision purposes, as riparian lots. With all members present voting “aye”, the motion carried.

Discussion/decision on Private Onsite Wastewater Treatment System (POWTS) maintenance.

This is regarding homes that have not been connected to septic systems, have been burned down but the septic still remains on the property, dilapidated/uninhabitable structures, etc. Staff would like to see them put on “contact unable” status until there is a structure connected or habitable connected to the septic system.

Motion by Jack Sorensen, second by Ted Cushing to take those properties off the maintenance program, at the Director’s discretion. With all members present voting “aye”, the motion carried.

Jack Sorensen was excused at this time.

Resolution for rezone petition #13-2018 in the Town of Woodruff. The committee will be reviewing the resolution to forward to the Oneida County Board of Supervisors.

Motion by Ted Cushing, second by Billy Fried to approve the resolution for Rezone Petition #13-2018 and forward to the Oneida County Board of Supervisors. With all members (3) present voting “aye”, the motion carried.

Discuss/decision/prioritization of 2018 Oneida County Planning and Zoning Department projects.

Tabled.

Refunds. There are two refunds. **Motion by Scott Holewinski, second by Billy Fried to approve the refunds as submitted. With all members present voting “aye”, the motion carried.**

Line item transfers, purchase orders and bills. **Motion by Ted Cushing, second by Billy Fried to approve the purchase orders and bills as submitted. With all members voting “aye”, the motion carried.**

Approve future meeting dates. **November 7 and November 28, 2018.**

Public comments. **None.**

Future agenda items. **As discussed.**

Adjourn.

2:30 p.m. There being no further matters to lawfully come before the committee, a motion was made by Ted Cushing, second by Billy Fried to adjourn the meeting. With all members present voting “aye”, the motion carried.

Chair, Scott Holewinski

Planning & Zoning Director, Karl Jennrich