

3.
The Town of Minocqua can file a certified copy of a Resolution, disapproving
the rezone, pursuant to Wis. Stats. §§ 59.69(5)(e)(3), 59.69(5)(e)(3m), or
59.69(5)(e)(6).

THEREFORE BE IT RESOLVED, that the Oneida County Board of Supervisors
accepts the foregoing as the Planning and Development Committee’s Report
recommending denial of Rezone Petition #04-2023.

BE IT FURTHER RESOLVED, by the Oneida County Board of Supervisors that
Rezone Petition #04-2023 is hereby DENIED.

The County Clerk shall, within seven (7) days after denial of Rezone Petition #04-2023
by the Oneida County Board of Supervisors, cause a certified copy thereof to be
transmitted by mail to the Minocqua Town Clerk.

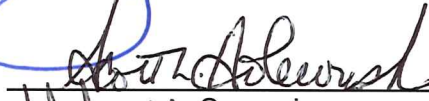
Approved for presentation to the County Board by the Planning and Development
Committee this 1st day of November, 2023.

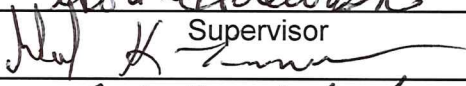
Consent Agenda Item: _____ YES NO

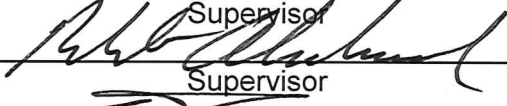
Vote Required: Majority = 2/3 Majority = _____ 3/4 Majority = _____


The County Board has the legal authority to adopt: Yes No _____ as reviewed by
the Corporation Counsel, _____, Date: 11.3.23

Offered and passage moved by:



Supervisor


Supervisor


Supervisor


Supervisor

Supervisor

18 Ayes

0 Nays

3 Absent


0 Abstain

Enacted

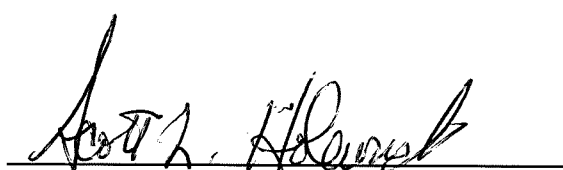
by the County Board of Supervisors this 14th day of November, 2023.

_____ Defeated

105
106



Tracy Hartman, Clerk



Scott Holewinski, County Board Chair

Resolution: # 103-2023

Supervisors	AYE	NAY	ABS	ABSTAIN
Schultz	X			
Jensen	X			
Fried	X			
Condado	X			
Kelly	X			
Winkler	X			
Roach	X			
Ryden	X			
Schreier	X			
Almekinder	X			
Briggs	—	—	X	
Rio	X			
Timmons	—	—	X	
Cushing	X			
Showalter	—	—	X	
Newman	X			
Sorgel	X			
Oettinger	X			
Harris	X			
Fisher	X			
Holewinski	X			
TOTALS	18		3	
TAGS				

Resolution # 103 – 2023/Rezone Petition # 04 – 2023: Offered by the Supervisors of the Planning and Development Committee recommending denial of Rezone Petition # 04 – 2023 in Minocqua, Wisconsin.

PETITION

Petition No. 04-2023
Receipt No. 239023 \$600

To: Oneida County Board of Supervisors
Oneida County Clerk, Courthouse
P.O. Box 400
Rhineland, WI 54501

OFFICE OF COUNTY CLERK
ONEIDA COUNTY
MAR 14 2023
ONEIDA COUNTY CLERK

RECEIVED
MINOCQUA OFFICE
JAN 27 2023
ONEIDA COUNTY
PLANNING & ZONING

Ladies and Gentlemen:

The undersigned hereby petitions the Oneida County Board of Supervisors to change the zoning district classification of the following described land in the Town of Minocqua, Oneida County, Wisconsin, from #02 Single Family zoning district to Multi Family Housing #03 zoning district:

Insert property description. Attach map. MI 2163-2, MI 2163-11 and MI 2163-12
Doc 736219/726736PT BL6 & BL5 Lot 2 CSM V18 P 3954
1.20CA, Lot 3 CSM V18 P 3954 1.32CA, Lot 4 CSM V18
P 3954 L 39 R 6 E S 10

Reason for rezone: Property to the north and adjacent to
MI 2163 zoned multi-family which Town and
would like to build Multi-family housing. Which is in
the Lakeland Sanitary District #1

Respectfully submitted on the _____ day of _____ 20__ by:

Owner	Agent
Name: <u>Robert Rynders</u>	Name: <u>Robert Rynders</u>
Address: <u>10322 Hwy 70</u>	Address:
City/State/Zip: <u>Minocqua WI 54548</u>	City/State/Zip:
Telephone No: <u>715-356-3600 call 715 892-0911</u>	Telephone No:
Signature: <u>[Signature]</u>	Signature: <u>[Signature]</u>

"The Island City"™

TOWN OF MINOCQUA

MARK P. HARTZHEIM, Chairman
SUSAN M. HEIL, Supervisor
BRIAN L. FRICKE, Supervisor
ERIKA L. PETERSEN, Supervisor
WILLIAM J. FRIED, Supervisor

415 Menominee Street, Suite 300
Minocqua, Wisconsin 54548
Phone: 715.356.5296
Fax: 715.356.1132
www.townofminocqua.org

ROBEN A. HAGGART, Clerk
KIM STRASBURG, Treasurer
MARK A. PERTILE, Dir. of Public Works
DAVID J. JAEGER, Chief of Police
LUKE E. TAYLOR, Fire Chief

April 19, 2023

Oneida County Planning & Zoning
Minocqua Office
P.O. Box 624
Minocqua, WI 54548

COPY

To Whom It May Concern:

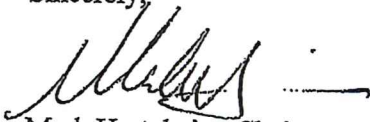
RE: REZONE #21-23: Rezone Petition #04-2023 by Robert Rynders, owner, to rezone from District #02 Single Family to District #03 Multiple Family Residential for property described as: Lots 2, 3, and 4, CSM 3954, being part of Government Lots 5 & 6, Section 10, T39N, R6E, PIN #MI-2163-2, MI-2163-11, and MI-2163-12, Town of Minocqua.

The Minocqua Town Board voted to recommend denial of the rezone. The three Single Family lots are situated on a low-traffic roadway in a quiet neighborhood of residential dwellings. Opening these three parcels up to multiple family development creates the potential for increased traffic and disruption of the peace and quiet enjoyment valued by property owners along Rivers Edge Drive, many of which are waterfront properties. Even if Rivers Edge Drive weren't used to access the parcels, the change of use of the property is still of concern to neighboring owners since it fronts along Rivers Edge Drive.

The petitioner already owns a 14-acre Multiple Family parcel adjacent to the three lots. Keep in mind that this 14-acre parcel was previously rezoned from Single Family to Multiple Family to accommodate a different use proposed by the petitioner, and that proposed purpose never came to fruition.

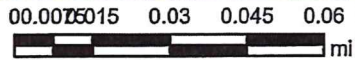
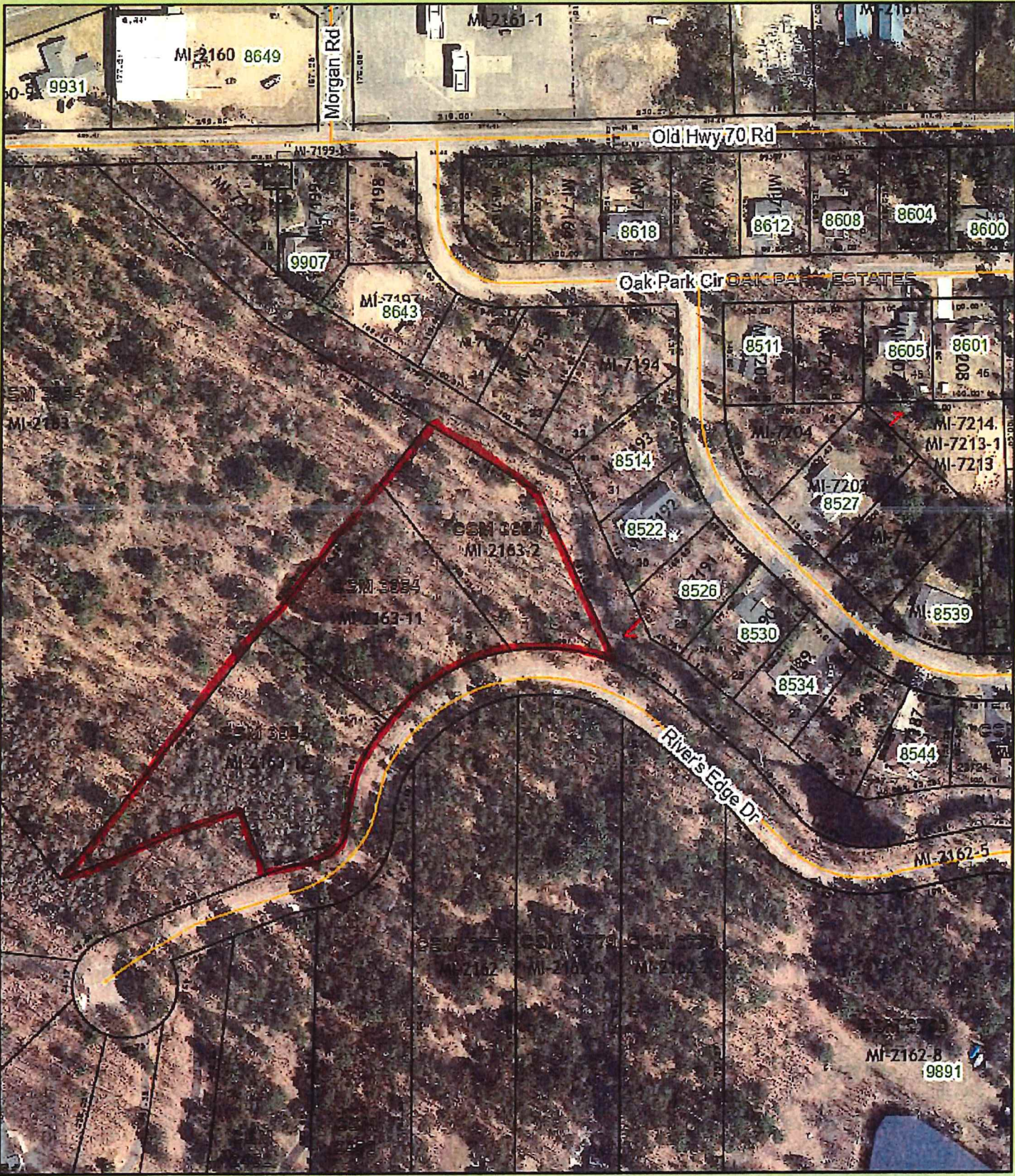
If I can be of further assistance, please feel free to contact me.

Sincerely,



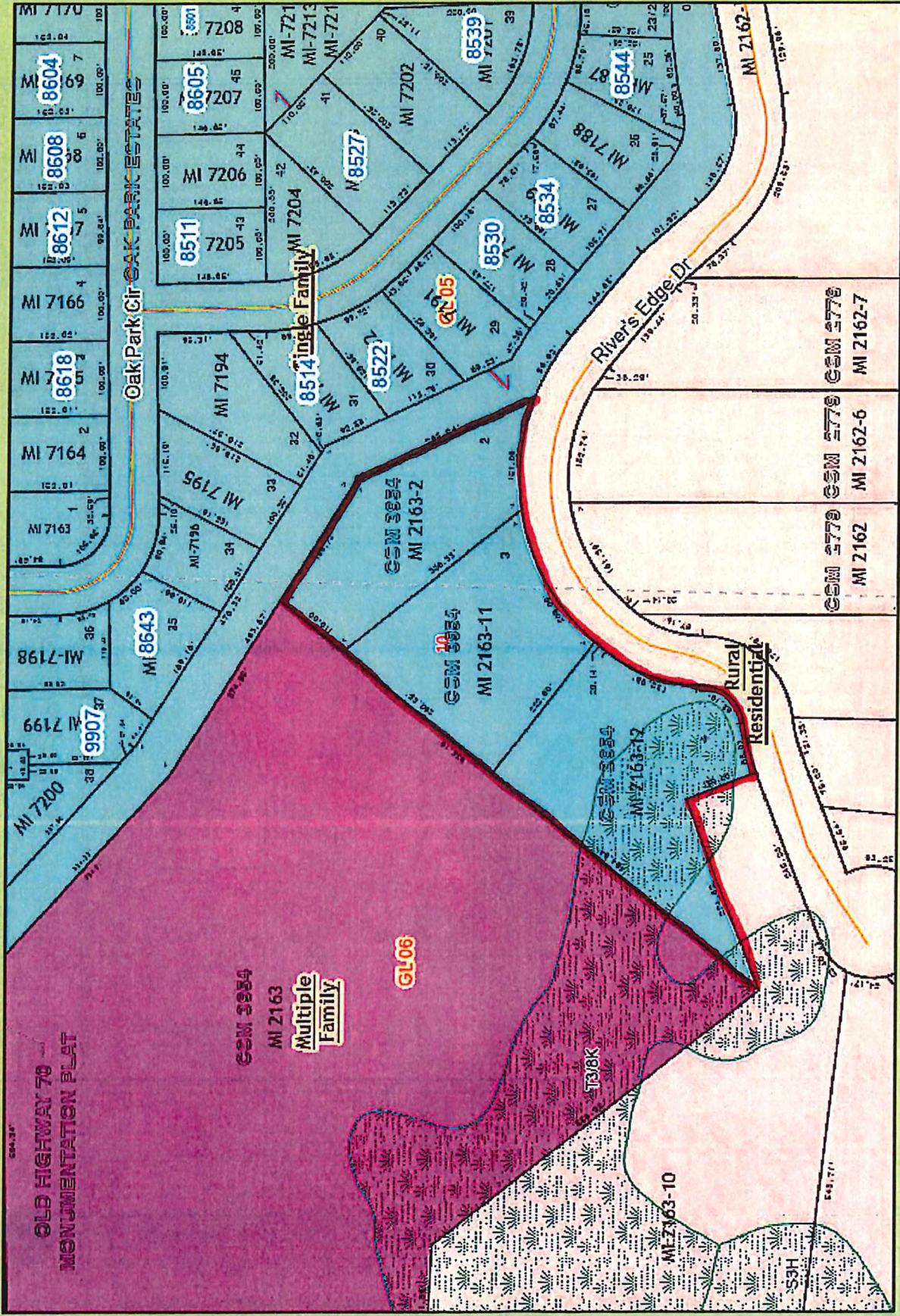
Mark Hartzheim, Chairman
Town of Minocqua

MPH/lww



Oneida County GIS Map Oneida County, Wisconsin

This map is courtesy of the Oneida County Land Information office and is a general sketch of areas in Oneida County. It should not be used to represent surveys of property. See original source documents for more information.



0 0.01 0.02 0.04 0.06 0.08 mi

This map is courtesy of the Oneida County Land Information office and is a general sketch of areas in Oneida County. It should not be used to represent surveys of property. See original source documents for more information.

Oneida County GIS Map

Oneida County, Wisconsin

706156

ONEIDA COUNTY CERTIFIED SURVEY MAP NO. 003954

Lots 1, 2, 3, & 4
 Oneida Certified Survey Map No. 3932
 recorded in
 Volume 18 CSM, page 3932
 Document No. 704053

GOV'T. LOTS 5 & 6
 SECTION 10, T39N, R6E,
 Town of Minocqua,
 Oneida County, Wisconsin

located in
 County capped
 aluminum monument in
 place of a 2.0" dia. iron
 pipe found in place.

NOTE:
 This certified survey map is intended to supersede Oneida County
 Certified Survey Map No. 3932, recorded in Volume 18 CSM on
 page 3932, as Document No. 704053, with the addition of the
 following note:

Note: Lot 1 of this certified survey map shall exclusively retain
 25/75 interests in Outlots 1 & 2 of the Plat of Oak Park Estates.

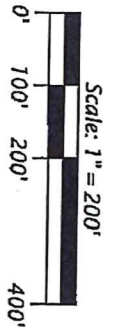
Bearings Oneida County Grid,
 based on GPS survey data,
 referenced to the north line
 of the SW 1/4, Section 10,
 bearing N 88°53'49"E



LEGEND
 Registered Land Surveyor No. S-2335
 Dated this 25th day of August, 2011

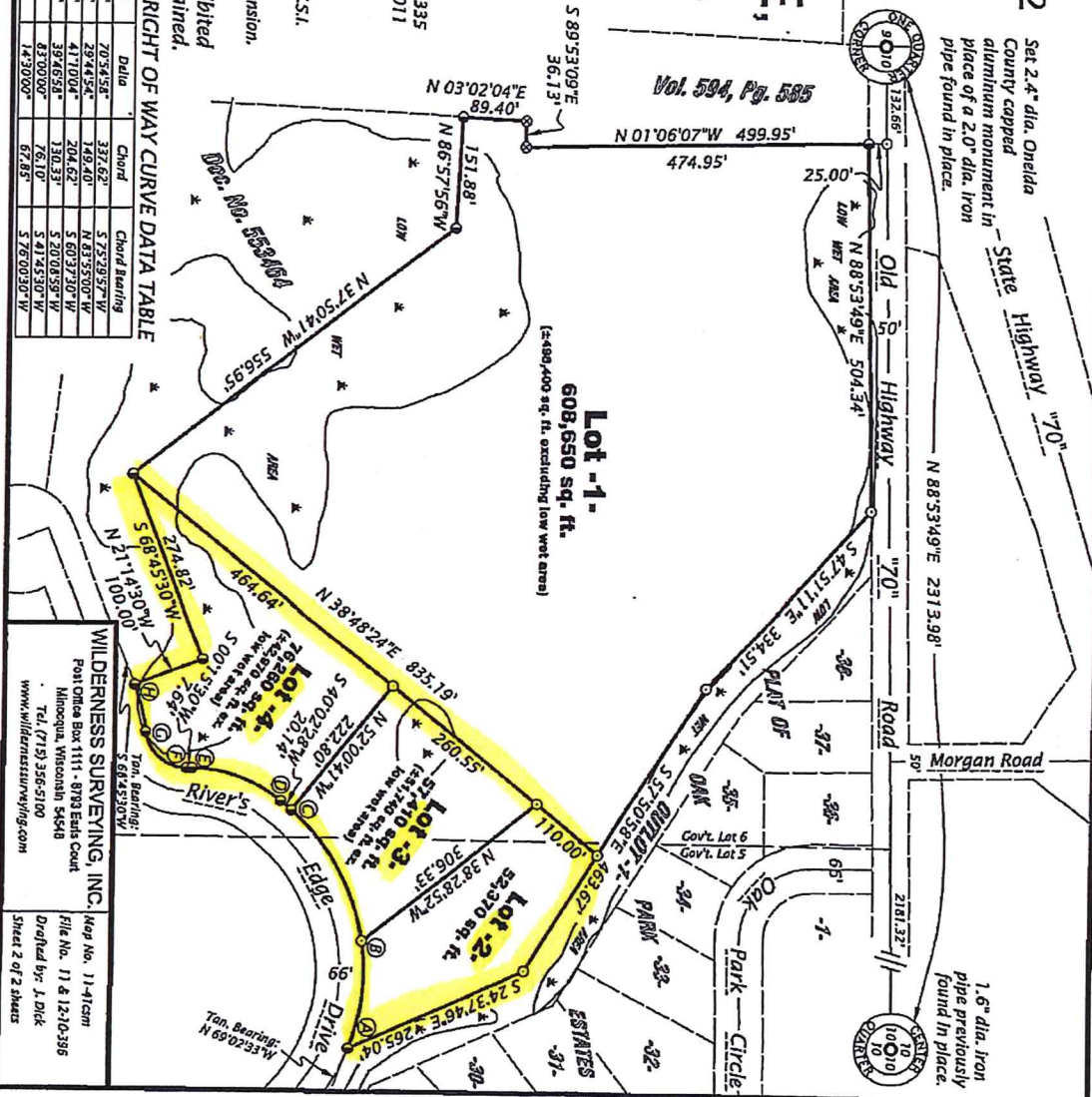
- = Set iron pipe: 1.0" dia. x 24" long, weighing 1.13 lb. per linear foot.
- ⊙ = 1.0" dia. iron pipe previously set by W.S.I.
- ⊙ = 1.0" dia. iron pipe found in place.

Monument sizes are outside diameter dimension.
 Other corner monuments are as noted.
NOTE: The filling of wetlands is prohibited unless proper permits have been obtained.



RIVER'S EDGE DRIVE RIGHT OF WAY CURVE DATA TABLE

Curve	Radius	Length	Chord	Chord Bearing
A-G	291.00'	360.18'	332.62'	S 75°25'57"W
A-B	291.00'	151.09'	149.40'	N 63°55'00"W
B-C	291.00'	209.09'	204.62'	S 60°32'20"W
D-E	191.52'	132.98'	130.33'	S 39°46'58"W
F-G	57.42'	83.19'	76.10'	S 41°43'50"W
G-H	268.82'	68.03'	67.85'	S 76°00'30"W



WILDERNESS SURVEYING, INC.
 Post Office Box 1111 - 8793 Edin Court
 Minocqua, Wisconsin 54548
 Tel. (715) 356-5100
 www.wildernesssurveying.com

Map No. 11-415cm
 File No. 11 & 12-10-395
 Drafted by: J. Dick
 Sheet 2 of 2 sheets

ONEIDA COUNTY CERTIFIED SURVEY MAP NO. 003954

Lots 1, 2, 3, & 4

Oneida Certified Survey Map No. 3932

recorded in

Volume 18 CSM, page 3932

Document No. 704053

located in

GOV'T. LOTS 5 & 6

SECTION 10, T39N, R6E,

Town of Minocqua,
Oneida County, Wisconsin

REGISTER'S OFFICE
Oneida County, WI

Received for Record the 6th day of
Sept. A.D. 2011 at
3:04 o'clock P.M., and recorded in
Vol. 18 CSM's on page 3954
Thomas B. Jey
Register

NOTE:

This certified survey map is intended to supersede Oneida County Certified Survey Map No. 3932, recorded in Volume 18 CSM on page 3932, as Document No. 704053, with the addition of the following note:

Note: Lot 1 of this certified survey map shall exclusively retain 25/75 interests in Outlots 1 & 2 of the Plat of Oak Park Estates.

SURVEYOR'S CERTIFICATE

I, James L. Rein, Registered Land Surveyor No. S-2335, hereby certify that by the direction of Robert Rynders, I have surveyed and mapped Lots 1 through 4, which are represented by this certified survey map; that the exterior boundary of the parcel surveyed, divided, and mapped is described as follows:

Lots 1 through 4, being Lots 1 through 4 of Oneida County Certified Survey Map No. 3932, recorded in Volume 18 CSM on page 3932, as Document No. 704053, located in Government Lots 5 and 6, Section 10, Township 39 North, Range 6 East, Town of Minocqua, Oneida County, Wisconsin.

Commencing at the quarter corner common to Section 9 and Section 10, marked by an Oneida County capped aluminum monument; thence North 88 degrees 53 minutes 49 seconds East for a distance of 132.66 feet along the north line of Government Lot 6 to an iron pipe; thence South 01 degrees 06 minutes 07 seconds East for a distance of 25.00 feet to the place of beginning, marked by an iron pipe on the southerly right of way line of Old Highway "70" Road.

Thence North 88 degrees 53 minutes 49 seconds East for a distance of 504.34 feet along the southerly line of Old Highway "70" Road to an iron pipe; thence South 47 degrees 51 minutes 11 seconds East for a distance of 334.51 feet to an iron pipe; thence South 57 degrees 50 minutes 58 seconds East for a distance of 463.67 feet to an iron pipe; thence South 24 degrees 37 minutes 46 seconds East for a distance of 265.04 feet to an iron pipe on the northerly right of way line of River's Edge Road; thence along a curve to the left, having a radius of 291.00 feet and an arc length of 360.18 feet, being subtended by a chord of South 75 degrees 29 minutes 57 seconds West for a distance of 337.62 feet along said northerly right of way line; thence continuing along said northerly right of way line, South 40 degrees 02 minutes 28 seconds West for a distance of 20.14 feet to an iron pipe; thence continuing along said northerly right of way line, along a curve to the left, having a radius of 191.52 feet and an arc length of 132.98 feet, being subtended by a chord of South 20 degrees 08 minutes 59 seconds West for a distance of 130.33 feet; thence continuing along said northerly right of way line, South 00 degrees 15 minutes 30 seconds West for a distance of 7.64 feet to an iron pipe; thence continuing along said northerly right of way line, along a curve to the right, having a radius of 57.42 feet and an arc length of 83.19 feet, being subtended by a chord of South 41 degrees 45 minutes 30 seconds West for a distance of 76.10 feet to an iron pipe; thence continuing along said northerly right of way line, along a curve to the left, having a radius of 268.82 feet and an arc length of 68.03 feet, being subtended by a chord of South 76 degrees 00 minutes 30 seconds West for a distance of 67.85 feet to an iron pipe; thence North 21 degrees 14 minutes 30 seconds West for a distance of 100.00 feet to an iron pipe; thence South 68 degrees 45 minutes 30 seconds West for a distance of 274.82 feet to an iron pipe; thence North 37 degrees 50 minutes 41 seconds West for a distance of 556.95 feet to an iron pipe; thence North 86 degrees 57 minutes 56 seconds West for a distance of 151.88 feet to an iron pipe; thence North 03 degrees 02 minutes 04 seconds East for a distance of 89.40 feet to an iron pipe; thence South 89 degrees 53 minutes 09 seconds East for a distance of 36.13 feet to an iron pipe; thence North 01 degrees 06 minutes 07 seconds West for a distance of 474.95 feet to the place of beginning.

Together with and subject to covenants, easements, and restrictions of record.

That this Certified Survey Map is a correct representation of the exterior boundaries of the lands surveyed and the division thereof; that I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes, and the Oneida County Subdivision Control Ordinance in surveying and mapping same.

Certified at Minocqua, Wisconsin
this 25th day of August, 2011
WILDERNESS SURVEYING, INC.

James L. Rein
James L. Rein
Registered Land Surveyor No. S-2335



WILDERNESS SURVEYING, INC. Map No. 11-41 csm
Post Office Box 1111 - 8793 Eads Court File No. 11 & 12-10-396
Minocqua, Wisconsin 54548
Tel. (715) 356-5100 Drafted by: J. Dick
www.wildernesssurveying.com Sheet 1 of 2 sheets



Need Additional Plat Books?

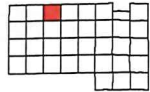
Oneida County UW-Extension

4-H Leaders' Association

3375 Airport Road, #10 • Rhinelander, Wisconsin 54501

715-365-2750

Call for additional purchase locations.



Minocqua (NE) & Woodruff (W)
See Aerial Map Page 97

Township 39N - Range 6E

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Retiree Petition #4-2023



Karl Jennrich

From: Minocqua Town Chairman <chairman@townofminocqua.org>
Sent: Wednesday, October 4, 2023 9:01 AM
To: Karl Jennrich
Subject: Re: Rynders Rezone

Mr. Rynders had initially requested that the item be placed on yesterday's Town Board meeting agenda, but informed our Clerk last week that he did not want the item to be placed on a meeting agenda at this time. The Town Board's recommendation of denial stands.

Mark Hartzheim, Chairman

Town of Minocqua
415 Menominee Street, Suite 300
Minocqua, Wisconsin 54548
Phone: 715.356.5296
Fax: 715.356.1132
Email: chairman@townofminocqua.org

Most written and email communications to or from elected officials are deemed open records. Elected officials and members of town committees should limit any reply by email to 'sender' only (not 'all' recipients) in order to comply with Open Meetings Act.

On Wed, Oct 4, 2023 at 7:08 AM Karl Jennrich <kjennrich@co.oneida.wi.us> wrote:

Good Morning Mark:

Has there been any movement on this rezone petition at the Town Planning Commission or Town Board level? If there is anything you need from this department, let me know. Thank you. Karl

Karl Jennrich

Oneida County Conservation, Planning and Zoning Director

P.O. Box 400

Courthouse

Rhinelander, WI 54501

715-369-6176

kjennrich@co.oneida.wi.us

From: Karl Jennrich
Sent: Wednesday, August 16, 2023 7:55 AM
To: 'Minocqua Town Chairman' <chairman@townofminocqua.org>
Cc: Bob Rynders <rrynders@rynders.com>; Carla Blankenship <cblankenship@co.oneida.wi.us>
Subject: RE: Rynders Rezone

Mark:

The committee sent it back to the Town of Minocqua because Mr. Rynders stated his son was at the meeting and the Town of Minocqua may not have had all the information (or something to that effect) to make the decision to deny. It is totally up to the Town of Minocqua on what they would like to do. They Town can stick with their original decision and I/the department can push it through the process.

I will be out of town for the first two weeks of September, if you would like my attendance. Karl

From: Minocqua Town Chairman <chairman@townofminocqua.org>
Sent: Tuesday, August 15, 2023 1:20 PM
To: Karl Jennrich <kjennrich@co.oneida.wi.us>
Cc: Bob Rynders <rrynders@rynders.com>; Carla Blankenship <cblankenship@co.oneida.wi.us>
Subject: Re: Rynders Rezone

Hello Karl:

The Town recommended denial of the re-zone petition. At your committee's subsequent Public Hearing on May 3, 2023, the following motion was made:

Motion by Mike Timmons, second by Bob Almekinder to request the owner to return to the Town for further deliberations and bring back to committee subsequent to this action. With all members present voting "aye", the motion carried.

I don't know the basis for the committee sending it back to the Town, but Mr. Rynders opted to hold off on additional Town meetings at that time. However, he contacted me last Friday stating that he

would like to get it back on a Town agenda, which we would expect to happen during the month of September. Our Clerk is out of the office until next week, but she will be confirming what the meeting date will be.

Mark Hartzheim, Chairman

Town of Minocqua

415 Menominee Street, Suite 300

Minocqua, Wisconsin 54548

Phone: 715.356.5296

Fax: 715.356.1132

Email: chairman@townofminocqua.org

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On Tue, Aug 15, 2023 at 1:05 PM Karl Jennrich <kjennrich@co.oneida.wi.us> wrote:

Mark:

Mr. Rynders is requesting to move forward with a rezone petition in the Town of Minocqua. The Town of Minocqua has denied the rezone request to go from #02 Single Family to #03 Multifamily.

Has there been any discussions between the Town and Mr. Rynders regarding a compromise zoning district? If not, I can push this forward to public hearing with the acknowledgement that the Town of Minocqua does not support the rezone petition. Karl

Karl Jennrich

Oneida County Conservation, Planning and Zoning Director

P.O. Box 400

Courthouse

Rhinelander, WI 54501

715-369-6176

kjennrich@co.oneida.wi.us

From: Carla Blankenship <cblankenship@co.oneida.wi.us>
Sent: Friday, August 11, 2023 1:57 PM
To: Karl Jennrich <kjennrich@co.oneida.wi.us>
Cc: Bob Rynders <rrynders@Rynders.com>
Subject: Rynders Rezone

Karl,

Bob Rynders (copied on this email) called regarding his rezone petition for MI 2163-12, MI 2163-11 and MI 2163-2. He is eager to get the rezone before the P&D Committee for consideration. My understanding from Bob is that the petition first needs to go back to the Town Board. Would you please contact Bob to discuss?

Thank you,

Carla Blankenship

Land Use Specialist

Oneida County

Planning & Zoning Department

415 Menominee St., P.O. Box 624

Minocqua, WI 54548

(715)-369-6219

cblankenship@co.oneida.wi.us

www.co.oneida.wi.us