

44 Section 3: If any claims, provisions, or portions of this ordinance are adjudged
45 unconstitutional or invalid by a court of competent jurisdiction, the remainder of the ordinance
46 shall not be affected thereby.

47 Section 4: Rezone Petition #10-2025 is hereby adopted amending the Master Zoning
48 District Document and the Oneida County Official Zoning District Boundary Map, by changing
49 the zoning district classification from District #02 Single Family Residential to District #07
50 Business B-2 on property described as follows:

51
52 Lots 1 & 2, CSM 5837, Section 7, T39N, R7E, PINs WR-97-3 and WR-97-5, Town of Woodruff.
53

54 The County Clerk shall, within seven (7) days after adoption of Rezone Petition #10-2025 by the
55 Oneida County Board of Supervisors, cause a certified copy thereof to be transmitted by mail to
56 the Woodruff Town Clerk.

57
58 Vote Required: Majority = 2/3 Majority = _____ 3/4 Majority = _____
59

60 The County Board has the legal authority to adopt: Yes No _____ as reviewed by
61 the Corporation Counsel, [Signature], Date: 3/16/26
62

63 Approved for presentation to the County Board by the Planning and Development Committee
64 this 4th day of March, 2026.
65

66 Consent Agenda Item: YES _____ NO
67

Fiscal Impact		Offered and passage moved by:		
<input type="checkbox"/> Included in Resolution		Aye	Nay	Abstain
<input type="checkbox"/> Attached		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> N/A		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

87
88 18 Ayes
89 0 Nays
90
91 3 Absent
92

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102
103
104

Abstain

Adopted

by the County Board of Supervisors this 17 day March, 2026.

Defeated


Tracy Hartman, County Clerk


Russ Fisher, First Vice-Chair

Consent Agenda

Supervisors	AYE	NAY	ABS	ABSTAIN
Almekinder	X			
Hess	X			
Jensen	X			
Schultz	X			
Fisher	X			
Ives	X			
Tautges	X			
Hanus	—		X	
Schreier	X			
Oettinger	X			
Timmons	—		X	
Fried	X			
Sorgel	X			
Newman	X			
Cushing	X			
Briggs	X			
Kulhanek	X			
Showalter	X			
Condado	X			
Lopez	X			
Holewinski	—		X	
TOTALS	18	0	3	
TAGS				

Resolution # 20 – 2026: Offered by the Supervisors of the Land Records Committee to Convey Tax Foreclosed Property PL-478-7 to Timothy Borgwardt / Peakland, Inc.

Resolution # 21 – 2026 / Rezone Petition # 10 – 2025: Offered by the Supervisors of the Planning and Development Committee to Rezone Land from District #02 Single Family Residential to District #07 Business B-2 for PINs WR-97-3 and WR-97-5 in the Town of Woodruff.

Resolution # 22 – 2026 / Rezone Petition # 03 – 2025: Offered by the Supervisors of the Offered by the Supervisors of the Planning and Development Committee to Rezone Land from District #02 Single Family Residential to District #07 Business B-2 for PIN WR-97-13 in the Town of Woodruff.

Resolution # 23 – 2026 / Ordinance Amendment # 01 – 2026: Offered by the Supervisors of the Forestry, Land and Recreation Committee to amend Chapter 14 – Forestry and Outdoor Recreation and Chapter 25 – Construction and Effect of Ordinances of the General Code of Oneida County.

Resolution # 24 – 2026: Offered by the Supervisors of the Executive Committee to Implement a Market Adjustment for Computer Technician Positions on the Non-Exempt Wage Schedule.

Resolution # 25 – 2026: Offered by the Supervisors of the Public Works Committee to Request the Governor of Wisconsin and State Legislature to Enact a Comprehensive and Sustainable Transportation Funding Solution.

Rezone Petition #10-2025 Town of Woodruff to change from District #02 Single Family to District #07 Business B-2.

Property described as: part of SW NW, Section 7, T39N, R7E, PIN WR-97-3 and WR-97-5, Town of Woodruff, Oneida County Wisconsin.

Authored by: Eric Klein
Land owners: Gregory Meyer
Public Hearing: September 3, 2025
Report prepared on: August 26, 2025
Staff Recommendation: Approve



Summary review of Section 9.86(F) General Standards, when reviewing a petition to rezone

Section 9.86(F)(1) Whether the change is in accord with the purpose of this ordinance.

The property owner states the purpose of the rezone petition is "Build storage unit for golf kart storage."

The proposed changes will further the purpose of the zoning ordinance found in Section 9.11 by promoting the public health, safety, convenience, and general welfare; by encouraging planned and orderly land use development; by protecting property values and the property tax base; by permitting the careful planning and efficient maintenance of highway systems; by recognizing the needs of agriculture, forestry, industry and business in future growth; by encouraging uses of land and other natural resources which are in accordance with their character and adaptability; by preserving wetlands, by conserving soil, water, and forest resources; protecting the beauty and amenities of landscape and man-made developments; protecting healthy surroundings for family life.

Section 9.86(F)(2) Whether the change is consistent with land use plans of the County, the affected town, and towns adjacent to the affected town.

Oneida County has adopted a Comprehensive Land Use Plan. The county plan is nothing more than the individual town land use plans. The Town of Woodruff has an adopted comprehensive plan dated September 16, 2010. The Town of Woodruff has designated this property as Residential. Residential identifies areas recommended for residential development typically consisting of smaller lot sizes." The Town of Woodruff may want to amend their comprehensive plan and list this parcel as Commercial in their Future Land Use Plan.

The closest abutting town is Minocqua immediately to the west. The property to the west is zoned District #07 Business B-2.

Section 9.86(F)(3) Whether conditions have changed in the area generally that justify the change proposed in the petition.

The property is currently zoned District #02 Single Family. Property in the Town of Minocqua is Zoned Business B-2 District #07. There is a great deal of business development in the Town of Minocqua on the HWY 47 corridor.

Section 9.86(F)(4) Whether the change would be in the public interest.

The Town of Woodruff approved the request. Oneida County has formally published the request and has inserted this as a Class 2 notice of public hearing in the Northwoods River News. As of the date of this report no correspondence has been received in favor or opposition to the rezone request.

Before the committee can take a final position on this issue a formal opportunity for the public to respond at the public hearing must be done.

Section 9.86(F)(5) Whether the character of the area or neighborhood would be adversely affected by the change.

The committee will have to review permitted, administrative and conditional uses allowed in both District #02 Single Family and District #07 Business B-2.

Section 9.86(F)(6) Whether the uses permitted by the change would be appropriate in the area.

The committee will have to review permitted, administrative and conditional uses allowed in both District #02 Single Family and District #07 Business B-2.

Section 9.86(F)(7) Whether the town board of the town in which the change would occur approves the change.

The Town of Woodruff approved the request.

Section 9.86(F)(8) The size of the property that is the subject of the proposed change.

The parcel is approximately 1.13 acres.

Section 9.86(F)(9) Whether the area to be rezoned is defined by recognizable or clearly definable boundaries such as those found in U.S.G.S. Land Office Survey maps or recorded plats, or those created by highways, railroad rights-of-way, meandering streams or lakes.

The parcel is not easily describable. Staff recommends a certified survey map to provide a clear description.

Section 9.86(F)(10) Position of affected landowners.

The property owner supports the request. The Town of Woodruff supports the request. No comments in favor or in opposition have been received as of the date of this report. The Committee must wait for the completion of the public hearing before taking a final position on this matter. Landowners abutting the area to be changed were provided with written notice of the public hearing, along with the date, time, and place where this will be discussed. The above information does not address any comments or information received at the public hearing. Any new information will have to be factored in with all of the above standards in the Planning and Development Committee's final recommendation to the County Board.

PETITION

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

OFFICE OF COUNTY CLERK
 ONEIDA COUNTY
 JUL 25 2025
 m4B
 ONEIDA COUNTY CLERK

PETITION NO. #10-2025
 RECEIPT NO. 11233995
 FEE PAID 600.00
 DATE REC'D 7-15-25

Please choose one of the following (1 or 2 below):

- 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 Woodruff, Oneida County, Wisconsin, from District #2 Single Family zoning district to District #07 Business B-2 zoning district:

Insert property description. Attach map.

PART OF THE SW 1/4 OF THE NW 1/4, SECTION 7, T39N, R7E, PINS WR 97-3 + WR 97-5, TOWN OF WOODRUFF

Reason for rezone:

Build storage unit for golf cart storage.

- The undersigned hereby petitions the Oneida County Board of Supervisors to amend Chapter 9, Oneida County Zoning and Shoreland Protection Ordinance as follows:

Insert proposed language or attach a separate sheet.

RECEIVED

JUL 15 2025

ONEIDA COUNTY
PLANNING & ZONING DEPT

Reason for the amendment:

Respectfully submitted on the 15th day of July 2025 by:

Owner name: <u>Gregory Meyer</u>	Agent name: <u>Eric Klein</u>
Address: <u>250 Orange Road</u>	Address: <u>P.O. Box 997</u>
City/State/Zip: <u>Archigoona WI 49811</u>	City/State/Zip: <u>Eagle River, WI 54522</u>
Telephone No: <u>906-320-0959</u>	Telephone No: <u>715-891-0605</u>
Signature	Signature

NOTICE TO PETITIONERS

Procedures to rezone/amend this ordinance are required to comply with the provisions of statute and administrative rule as described in Section 9.86 of the Oneida County Zoning and Shoreland Protection Ordinance.

1. You are required to pay a fee in the amount of \$600.00 payable to Oneida County Planning and Zoning at the time your petition is filed.
2. Petitions shall be filed with the County Clerk at least two weeks in advance of the County Board meeting at which your petition will be considered.
3. Notice of Public Hearing on your petition will be published as a Class II Notice under Chapter 985, Wisconsin Statutes. You or your agent are required to attend the hearing and will be notified of the time and location.
4. You must provide a (plat/wetland/floodplain) map with the boundaries of any area you wish to rezone clearly depicted.
5. The criteria which the Planning & Development Committee must consider in order to reach a decision on your petition are stated in the ordinance:

Section 9.86 – Floodplain & Comprehensive
Section 9.91 (F) – Shoreland – Wetland

You must provide a written statement to the committee addressing each of these criteria as they relate to your proposed amendment/rezoning.

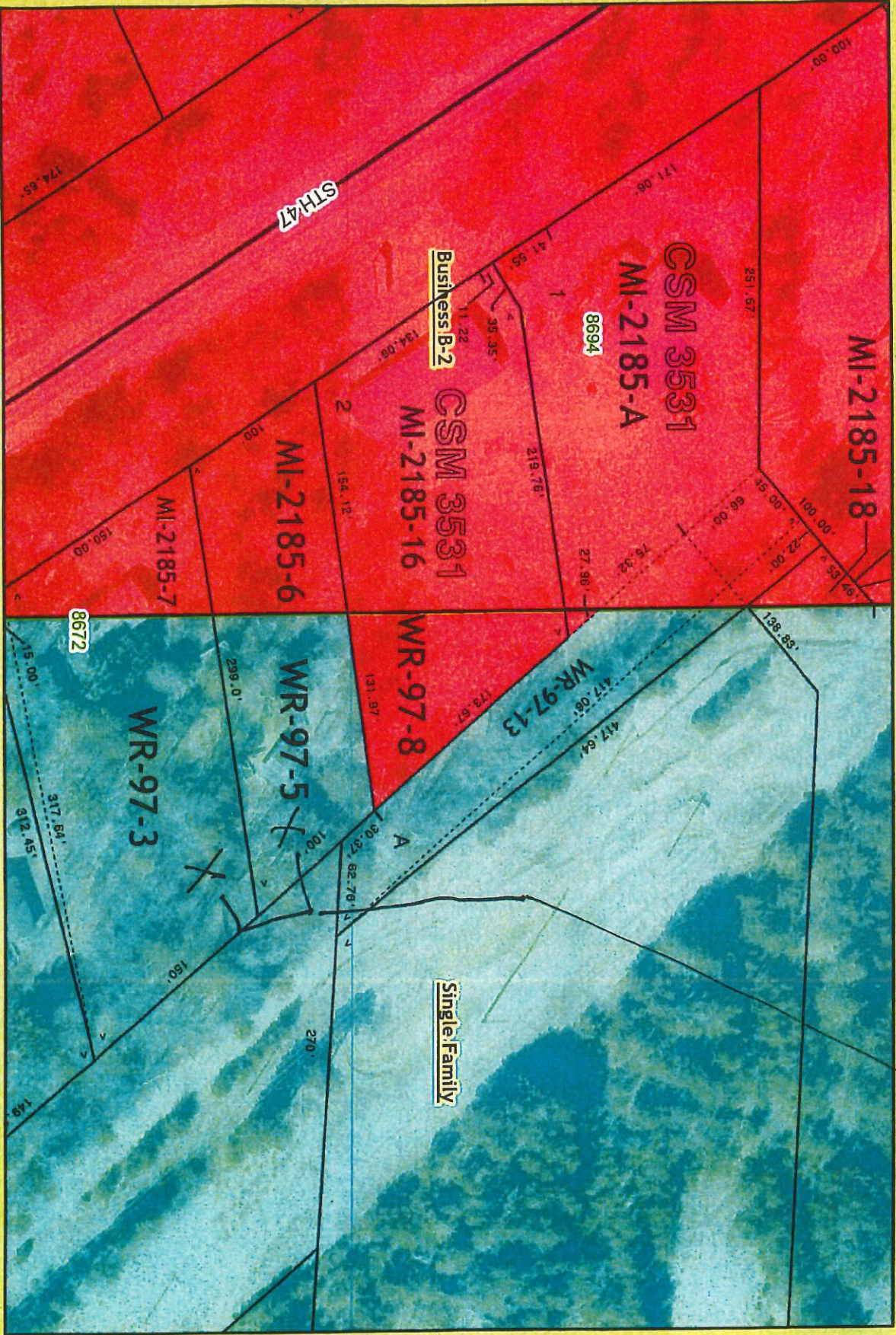
Shoreland-Wetland Rezoning/Amendment Criteria

Section 9.91 (F)(2) A wetland, or a portion thereof, in the Shoreland-Wetland district shall not be rezoned if the proposed rezoning may result in a significant adverse impact upon any of the following:

1. Storm and flood water storage capacity.
2. Maintenance of dry season stream flow, the discharge of groundwater to a wetland, the recharge of groundwater from a wetland to another area, or the flow of groundwater through a wetland.
3. Filtering or storage of sediments, nutrients, heavy metals or organic compounds that would otherwise drain into navigable waters.
4. Shoreline protection against soil erosion.
5. Fish spawning, breeding, nursery or feeding grounds.
6. Wildlife habitat.
7. Areas of special recreational, scenic or scientific interest, including scarce wetland types.

Section 9.91 (F)(3) If the Department of Natural Resources (DNR) has notified the committee that a proposed amendment to the Shoreland-Wetland District may have a significant adverse impact upon any of the criteria listed in Section 9.91 (F)(2) of this ordinance, that amendment, if approved by the County Board, shall contain the following provision: "This amendment shall not take effect until more than thirty (30) days have elapsed since written notice of the County Board's approval of this amendment was mailed to the DNR. During that 30-day period the DNR may notify the County Board that it will adopt a superseding Shoreland Ordinance for the county under sec. 59.692 (6), Wis. Stats. If the DNR does so notify the County Board, the effect of this amendment shall be stayed until sec. 59.692 (6), Wis. Stats., adoption procedure is completed and otherwise terminated."

Rezone to 1D-2025



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.

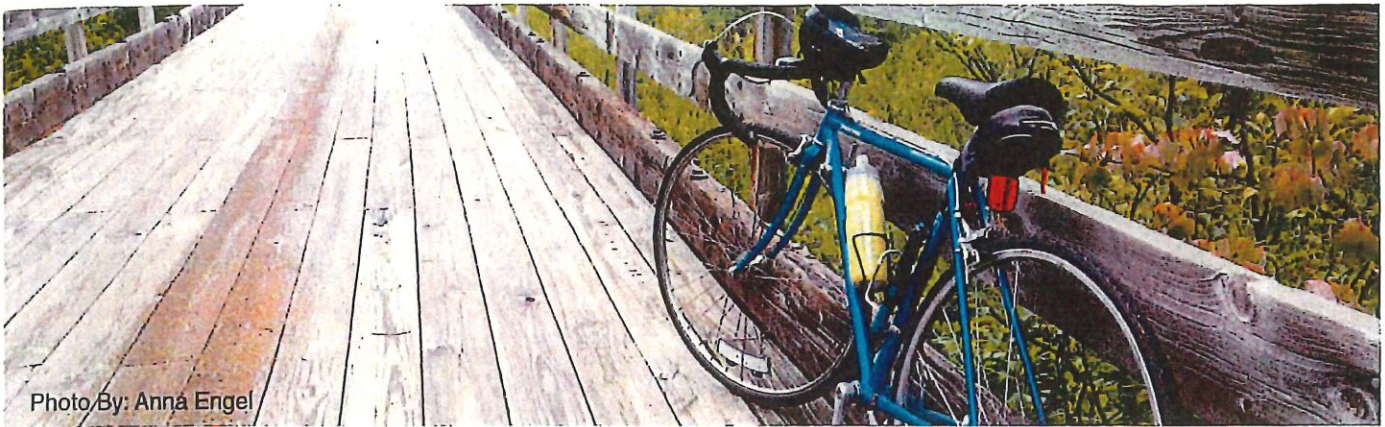
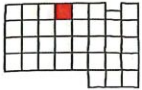


Photo By: Anna Engel



Woodruff (E)
See Aerial Map Page 102

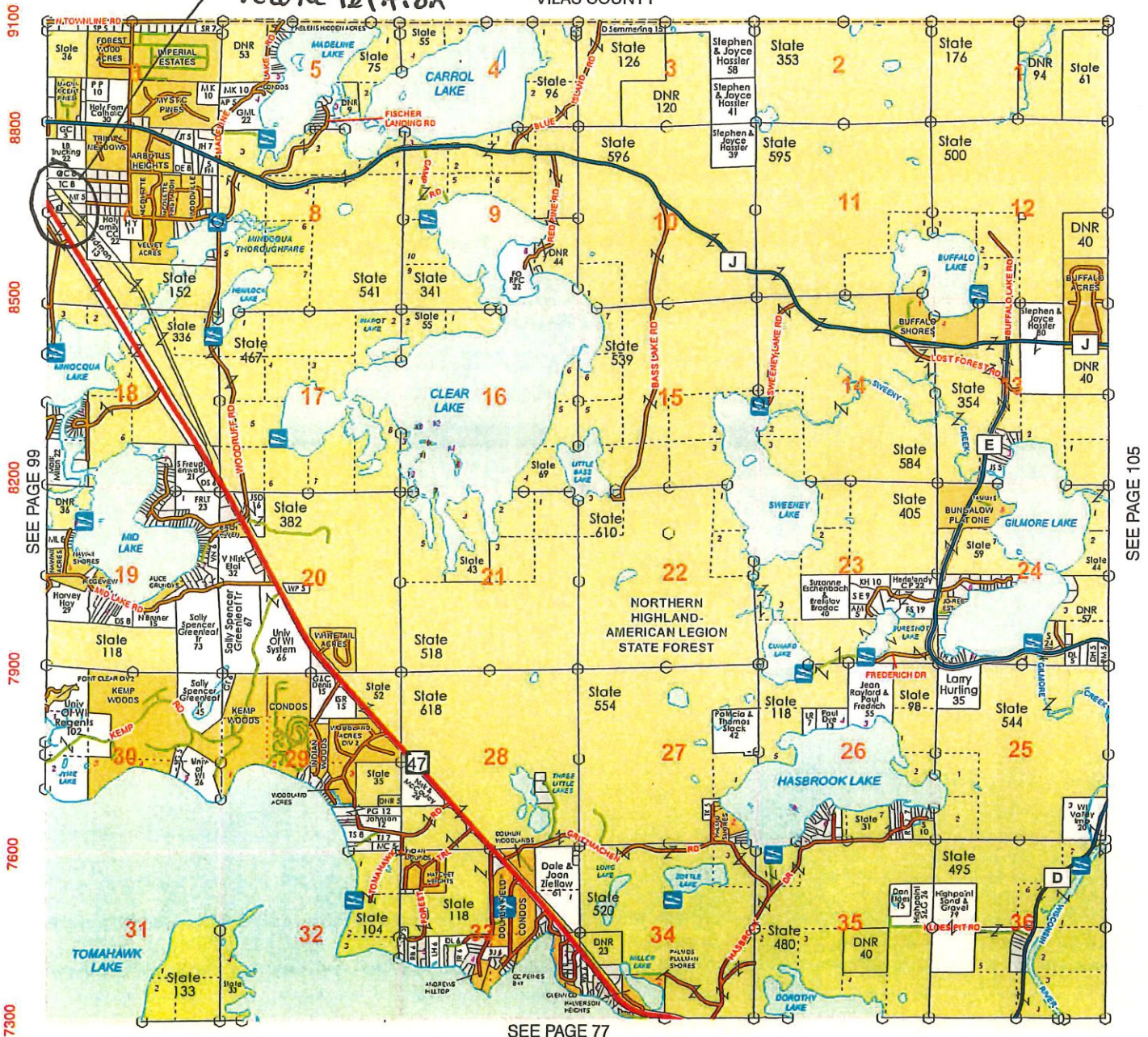
Township 39N - Range 7E

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#10-2025

Rezone Petition

VILAS COUNTY



SEE PAGE 77

Monique Taylor

From: Karl Jennrich
Sent: Wednesday, August 13, 2025 9:40 AM
To: Monique Taylor
Subject: FW: Rezone petition WER-97-5, 97-3

For the rezone file. Can get scheduled for PH. Thank you. Karl

From: clerk@townofwoodruffwi.gov [mailto:clerk@townofwoodruffwi.gov]
Sent: Wednesday, August 13, 2025 9:12 AM
To: Karl Jennrich <kjennrich@oneidacountywi.gov>
Cc: chairman@townofwoodruffwi.gov; timmons2010@hotmail.com
Subject: Rezone petition WER-97-5, 97-3

Good morning, Karl.

The Woodruff Town Board has no objections to the rezone petition for WR-97-3 and WR-97-5 and approved it at its regular board meeting last night.

Have a great day!

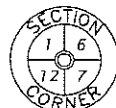
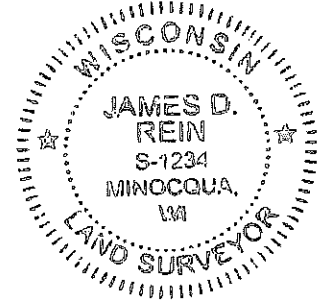
Julie

ONEIDA COUNTY CERTIFIED SURVEY MAP NO. 5837

A reconfiguration of existing parcels
Lots 1 & 2
of
Certified Survey Map No. 3531
recorded in
Volume 15 Certified Survey Maps, p. 3531
and other lands being part of the
SE 1/4 of the NE 1/4
SECTION 12, T39N, R6E
Town of Minocqua
also being part of the
SW 1/4 of the NW 1/4
SECTION 7, T39N, R7E
Town of Woodruff
Oneida County, Wisconsin

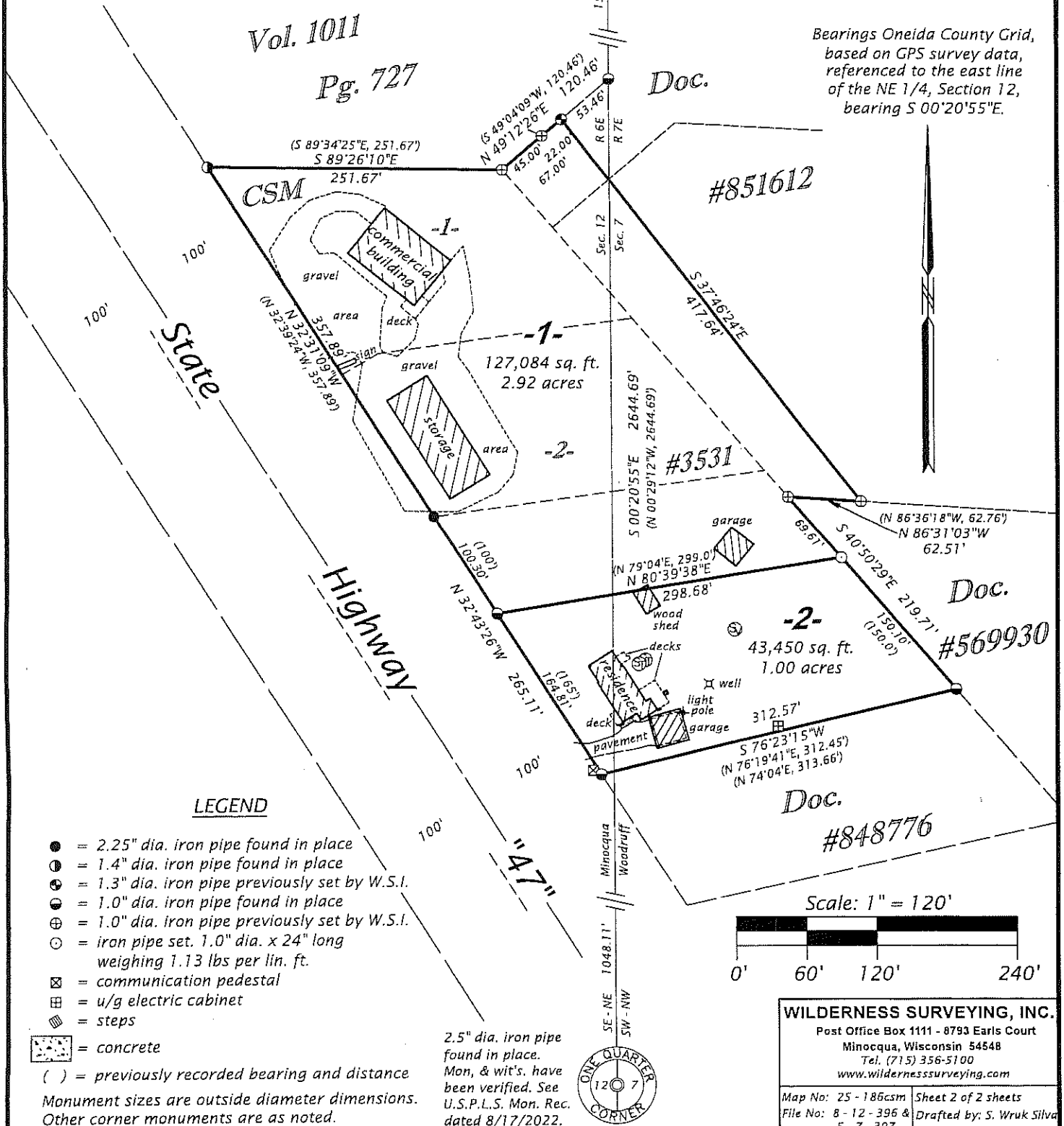
WILDERNESS SURVEYING, INC.

James D. Rein
Professional Land Surveyor No. S-1234
Dated this 6th day of February, 2026
Field survey was completed on January 15, 2026.



Cotton spindle set.
Mon. & wit's. have
been verified. See
U.S.P.L.S. Mon. Rec.
dated 6/17/2019.

Bearings Oneida County Grid,
based on GPS survey data,
referenced to the east line
of the NE 1/4, Section 12,
bearing S 00°20'55"E.

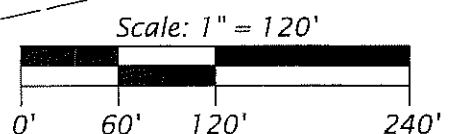


Vol. 1011
Pg. 727

LEGEND

- = 2.25" dia. iron pipe found in place
 - = 1.4" dia. iron pipe found in place
 - ⊙ = 1.3" dia. iron pipe previously set by W.S.I.
 - ⊕ = 1.0" dia. iron pipe found in place
 - ⊗ = 1.0" dia. iron pipe previously set by W.S.I.
 - = iron pipe set. 1.0" dia. x 24" long weighing 1.13 lbs per lin. ft.
 - ⊠ = communication pedestal
 - ⊞ = u/g electric cabinet
 - ⊞ = steps
 - ▣ = concrete
 - () = previously recorded bearing and distance
- Monument sizes are outside diameter dimensions.
Other corner monuments are as noted.

2.5" dia. iron pipe
found in place.
Mon. & wit's. have
been verified. See
U.S.P.L.S. Mon. Rec.
dated 8/17/2022.



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

Map No: 25 - 186csm | Sheet 2 of 2 sheets
File No: 8 - 12 - 396 & | Drafted by: S. Wruk Silva
5 - 7 - 397

ONEIDA COUNTY CERTIFIED SURVEY MAP NO. 5837

A reconfiguration of existing parcels

Lots 1 & 2

of

Certified Survey Map No. 3531

recorded in

Volume 15 Certified Survey Maps, p. 3531

and other lands being part of the

SE 1/4 of the NE 1/4

SECTION 12, T39N, R6E

Town of Minocqua

also being part of the

SW 1/4 of the NW 1/4

SECTION 7, T39N, R7E

Town of Woodruff

Oneida County, Wisconsin

REGISTER'S OFFICE

Oneida County, Wis.

Received for Record this 17 day of

February

2026 at

8:47 o'clock A M. and recorded in

Vol. 29 CSM on page 5837

Register

Register of Deeds

SURVEYOR'S CERTIFICATE

I, James D. Rein, Professional Land Surveyor No. S-1234, hereby certify that by the direction of Gregory E. Meyer, I have surveyed and mapped Lots 1 and 2, which are represented by this Certified Survey Map; that the exterior boundary of the parcel surveyed and mapped is described as follows:

Lots 1 and 2 being Lots 1 and 2, of Oneida County Certified Survey Map Number 3531 and other lands in the Southeast Quarter of the Northeast Quarter, Section 12, Township 39 North, Range 6 East, Town of Minocqua, and in the Southwest Quarter of the Northwest Quarter, Section 7, Township 39 North, Range 7 East, Town of Woodruff, both in Oneida County, Wisconsin.

Commencing at the corner common to Sections 1, 6, 7 and 12, marked by a cotton spindle; thence S 00°20'55"E for a distance of 1596.58 feet along the east line of Section 12, to an iron pipe; thence S 49°12'26"W for a distance of 53.46 feet to the place of beginning, marked by an iron pipe at the corner common to the northwest corner of that parcel of land described in Document Number 851612 with the southeasterly line of that parcel of land described in Volume 1011, Page 727.

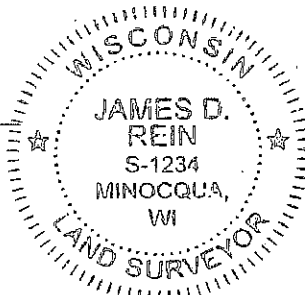
Thence S 37°46'24"E for a distance of 417.64 feet along the westerly line of that parcel of land described in Document Number 851612 to an iron pipe on the northerly line of that parcel of land described in Document Number 569930; thence along the northerly and westerly lines of said parcel of land described in Document Number 569930, N 86°31'03"W for a distance of 62.51 feet to an iron pipe and S 40°50'29"E for a distance of 219.71 feet to an iron pipe at the northeast corner of that parcel of land described in Document Number 848776; thence S 76°23'15"W for a distance of 312.57 feet along the northerly line of said parcel of land described in Document Number 848776 to an iron pipe on the easterly right of way line of State Highway "47"; thence along the easterly right of way line of State Highway "47", N 32°43'26"W for a distance of 265.11 feet to an iron pipe and N 32°31'09"W for a distance of 357.89 feet to an iron pipe at the southwest corner of that parcel of land described in Volume 1011, Page 727; thence along the southerly lines of said parcel of land described in Volume 1011, Page 727, S 89°26'10"E for a distance of 251.67 feet to an iron pipe and N 49°12'26"E for a distance of 67.00 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 boundary of the lands surveyed and the reconfiguration 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 6th day of February, 2026
WILDERNESS SURVEYING, INC.

James D. Rein
Professional Land Surveyor No. S-1234



Approved by Oneida County Zoning

Authorized signature

2/17/2026
date

WILDERNESS SURVEYING, INC.

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

Map No: 25 - 186csm Sheet 1 of 2 sheets
File No: 8 - 12 - 396 & Drafted by: S. Wruk Silva
5 - 7 - 397