

RESOLUTION # 42-2026
ORDINANCE AMENDMENT #13-2025
CHAPTER 9, ARTICLE 3, SECTION 9.37, ARTICLE 5, SECTION 9.58, AND ARTICLE
8, SECTION 9.82 OF THE ONEIDA COUNTY ZONING AND SHORELAND
PROTECTION ORDINANCE

Resolution to amend Section 9.37, 9.58, and 9.82 of the Oneida County Zoning and Shoreland Protection Ordinance.

Resolution approved for presentation to the Oneida County Board by the Supervisors of the Planning and Development Committee

Resolved by the Board of Supervisors of Oneida County, Wisconsin:

WHEREAS, the Planning & Development Committee, having considered Ordinance Amendment #13-2025, which was filed April 23, 2026 (copy attached) to amend Sections 9.37, 9.58, and 9.82 of the Oneida County Zoning and Shoreland Protection Ordinance, and having given notice thereof as provided by law and having held a public hearing thereon April 29, 2026, pursuant to § 59.69(5), Wisconsin Statutes, and having been informed of the facts pertinent to the changes which are as follows:

WHEREAS, the Planning & Development Committee wanted to amend Section 9.37 to address property owners' difficulty finding contractors to complete building structures within the current two-year expiration of zoning permits, and to extend the permit expiration by one (1) year, making zoning permits expire three (3) years after issuance; and

WHEREAS, the Planning & Development Committee wanted to amend Section 9.82 to include outstanding violations, stating that violations must be corrected before issuance of any zoning permits, administrative review permits, conditional use permits, ordinance amendments, or variances. Additionally, no issuance of any zoning permits, administrative review permits, conditional use permits, ordinance amendments, or variances would be considered if any judgments resulting from litigation by the Planning and Zoning Department are pending. Such judgments would not include citations. Furthermore, if issuance of any permit, ordinance amendment, or variance would abate a violation, the prohibition for issuance would not apply; and

WHEREAS, with changes to Section 9.82, Section 9.58 would also change to refer back to the correct subsection; and

WHEREAS, on April 29, 2026 the Planning and Development Committee held a public hearing and the adjoining landowners were provided with a written notice of the change and there were 0 public comments received, 0 people spoke in favor, 0 people spoke against, and 0 people spoke in ambiguity of the proposed changes; and

WHEREAS, the Planning and Development Committee has carefully studied the proposed changes after listening to comments made at the public hearing and recommends approval.

NOW, THEREFORE, THE ONEIDA COUNTY BOARD OF SUPERVISORS DOES ORDAIN AS FOLLOWS:

Section 1. Any existing ordinances, codes, resolutions, or portions thereof in conflict with this ordinance shall be and hereby are repealed as far as any conflict exists.

Section 2. This ordinance shall take effect the day after passage and publication as required by law.

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

Section 4. Chapter 9 of the General Code of Oneida County, Wisconsin, is amended as follows [additions noted by underline, deletions noted by strikethrough]:

9.37 MISCELLANEOUS ZONING AND ADMINISTRATIVE REVIEW PERMIT PROVISIONS (15-2017)

A. Expiration. A zoning permit, shoreyard alteration permit or administrative review permit shall expire ~~two~~ three (3) years from the date of issuance of the permit and may not be renewed.

1. The footings, foundation or slab and the outside shell of the structure must be complete at the time the original permit expires. If the footings, foundation or slab and the outside shell is not complete within ~~two~~ three (3) years, a new zoning permit must be applied for and approved.

9.82 ENFORCEMENT AND PENALTIES (#22-2006,1-2024)

The provisions of this ordinance shall be administered, and enforced by and under the direction of the County Board of Supervisors.

C. Outstanding Violations

1. No zoning permits, administrative review permits, conditional use permits, ordinance amendments, or variances shall be considered or issued if any violation(s) of any regulation enforced by Oneida County Planning and Zoning Department exists on the property or properties for such requests.
2. No zoning permits, administrative review permits, conditional use permits, ordinance amendments, or variances shall be considered or issued if there are any outstanding judgments as a result of litigation initiated by the Planning and Zoning Department. This subsection does not apply to judgments as a result of citations.
3. The prohibition outlined in Section 9.82(C)(1) above does not apply if any permit(s), ordinance amendment(s), or variance(s) being regulated is/are necessary to correct any violation(s).

C. D. Violations of Permits Issued Under This Ordinance

Violation of a permit issued under this ordinance shall be deemed a violation of this ordinance and shall constitute grounds for revocation of the permit, as well as fines and forfeitures and any other available remedies. Any person who has applied for and received a permit and begins work on the project authorized by the permit acknowledges that they have read, understand, and agree to follow all conditions and requirements of the permit.

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101 D. E. Revocation of Permits
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- 103 1. The Committee shall retain continuing jurisdiction over all activities authorized by
104 the permit to assure compliance with this ordinance, other ordinances, and the
105 permit terms. Such authority shall be in addition to the enforcement authority of the
106 Zoning Administrator. Upon notice to the Committee of an alleged violation of any
107 permit, in its sole discretion, the Committee may hold a public hearing to consider
108 amending, suspending, or revoking the permit. Notice of the hearing and alleged
109 violation shall be served upon the property owner and permit holder either in
110 person or via certified mail to the address provided on the permit application form
111 or otherwise provided to the Department a minimum of 72 hours prior to conducting
112 the public hearing. The notice shall contain the date, time, and place of the hearing,
113 a description of the property, a description of the activity authorized by the permit,
114 and a statement of the alleged violation(s). Notice shall also be published as a
115 class 2 notice. Any person may appear at such hearing and testify in person or be
116 represented by an agent or attorney. The Committee, at its sole discretion, may
117 hold additional public hearings. If the Committee finds after the hearing that the
118 permit holder is not in compliance with the terms of the permit, it may amend,
119 suspend, or revoke the permit. The decision of the Committee shall be furnished
120 to the permit holder in writing, stating the reasons therefore.
- 121 2. Pursuant to Sections 9.58(E)(3) and (4), property owners shall renew their Tourist
122 Rooming House Administrative Review Permits. The Planning and Zoning
123 Administrator can revoke a permit from permit holders who fail to renew their
124 permits annually, pursuant to Sections 9.58(E)(3) and (4). A permit holder will be
125 provided with notice for renewal of their issued permit. If the permit holder fails to
126 submit a renewal application by January 1st of the year following the year in Article
127 8-5 which the renewal is due, the Zoning Administrator shall revoke the permit.
- 128 3. No zoning permit, shoreyard alteration permit, administrative review permit, or
129 conditional use permit, which has been revoked by the Planning and Development
130 Committee, shall be considered again within one (1) year of the written notice of
131 revocation.
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133 E. F. Permit Issued in Violation of This Ordinance
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135 A permit issued in violation of this ordinance, the Wisconsin Administrative Code or the
136 Wisconsin Statutes, gives the permit holder no vested right to continue the activity
137 authorized by the permit, and the permit is considered voidable.
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- 139 F. G. In the event the circuit court determines that a permit or mitigation plan has been violated
140 and orders compliance within a time certain, an abridged judgment or order to that effect
141 shall be recorded by the Department with the register of deeds if the property owner does
142 not comply. Upon compliance, the Department shall file an affidavit to that effect. (#30-
143 2001)
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145 9.58 TOURIST ROOMING HOUSE (4-2019, 8-2020,7-2022,1-2024)
146

147 E. Tourist Rooming House Administrative Review Process
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4. Renewal applications shall be filed by November 1. The purpose of annual renewal is to review compliance with the conditions of permit approval, resident agent eligibility and contact information of the owner and resident agent. Pursuant to Section 9.82(DE)(2), if the permit holder fails to submit a renewal application by January 1st of the year following the year in which the renewal is due, the Zoning Administrator shall revoke the permit.

The County Clerk shall, within seven (7) days after adoption of Ordinance Amendment #13-2025 by the Oneida County Board of Supervisors, cause a certified copy thereof to be transmitted by mail to the Town Clerks of Oneida County and the Wisconsin Department of Natural Resources.

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: 5/20/26

Approved for presentation to the County Board by the Planning and Development Committee this 13th day of May, 2026.

Consent Agenda Item: ☒ YES _____ NO

Fiscal Impact

☐ Included in Resolution

☐ Attached

☐ N/A

Offered and passage moved by:

Scott H. Holeski
Supervisor (Scott Holeski)

Dan L. Hess
Supervisor (Dan Hess)

Bob Almekinder
Supervisor (Bob Almekinder)

Billy Fried
Supervisor (Billy Fried)

Michael Tautges
Supervisor (Michael Tautges)

Aye Nay Abstain

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19 Ayes

0 Nays

2 Absent (1 vacancy)

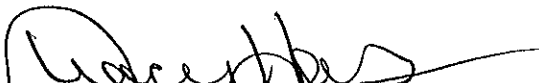
0 Abstain

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X Adopted

by the County Board of Supervisors this 16 day June, 2026.

 Defeated


Tracy Hartman, County Clerk


Scott Holewinski, County Board Chair

Tensen/Cushing

Consent Agenda

Supervisors	AYE	NAY	ABS	ABSTAIN
Timmons	X			
Cushing	X			
Fried	X			
Burns	X			
Newman	X			
Condado	X			
Briggs	X			
Vacant	—	—	X	
Jensen	X			
Hess	X			
Tauges	X			
Fisher	X			
Lopez	X			
Sorgel	X			
Kilbourn	X			
Alemekinder	X			
Sheppard	X			
Schultz	X			
Oettinger	X			
Hamburg	—	—	X	
Holewinski	X			
TOTALS	19		2	
TAGS				

Resolution # 38 – 2026: Offered by the Supervisors of the Aging and Disability Resource Center (ADRC) Committee to Accept a Donation from the Town of Nokomis.

Resolution # 39 – 2026: Offered by the Supervisors of the Land Records Committee to Convey Excess County Lands PI-304-5 to James R. Houg.

Resolution # 40 – 2026: Offered by the Supervisors of the Land Records Committee to Convey Tax Foreclosed County Real Estate to PIN Number LT-495-4 to BAK Holdings II LLC.

Resolution # 41 – 2026: Offered by the Supervisors of the Forestry, Land and Outdoor Recreation Committee to Approve the Addition of Kelly Fire Lane, Town of Little Rice, to the Oneida County Forest Road System and Certification for County Forest Road Aids.

Resolution # 42 – 2026 / Ordinance Amendment # 13 – 2025: Offered by the Supervisors of the Planning and Development Committee to Amend Chapter 9, Article 3, Section 9.37, Article 5, Section 9.58, and Article 8, Section 9.82 of the Oneida County Zoning and Shoreland Protection Ordinance.

Resolution # 43 – 2026: Offered by the Supervisors of the Land Records Committee to Convey Excess County Lands Part of LY-500 to the Town of Lyne and Robert and Dawn Rekowski.

ORDINANCE AMENDMENT #13-2025 (3/18/26)
CHAPTER 9



ARTICLE 3 – ZONING, ADMINISTRATIVE REVIEW, AND SANITARY PERMITS
Section 9.37 – Miscellaneous Zoning and Administrative Review Permit Provisions

ARTICLE 8 – ADMINISTRATION / ENFORCEMENT / VARIANCES AND APPEALS /
AMENDMENTS
Section 9.82 – Enforcement and Penalties

ARTICLE 5 – ADDITIONAL TYPES OF USES
Section 9.58 Tourist Rooming House

Additions noted by underline; deletions noted by ~~strikethrough~~
Sections 9.37, 9.82, and 9.58 remain the same except:

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D. E. Revocation of Permits

1. The Committee shall retain continuing jurisdiction over all activities authorized by the permit to assure compliance with this ordinance, other ordinances, and the permit terms. Such authority shall be in addition to the enforcement authority of the Zoning Administrator. Upon notice to the Committee of an alleged violation of any permit, in its sole discretion, the Committee may hold a public hearing to consider amending, suspending, or revoking the permit. Notice of the hearing and alleged violation shall be served upon the property owner and permit holder either in person or via certified mail to the address provided on the permit application form or otherwise provided to the Department a minimum of 72 hours prior to conducting the public hearing. The notice shall contain the date, time, and place of the hearing, a description of the property, a description of the activity authorized by the permit, and a statement of the alleged violation(s). Notice shall also be published as a class 2 notice. Any person may appear at such hearing and testify in person or be represented by an agent or attorney. The Committee, at its sole discretion, may hold additional public hearings. If the Committee finds after the hearing that the permit holder is not in compliance with the terms of the permit, it may amend, suspend, or revoke the permit. The decision of the Committee shall be furnished to the permit holder in writing, stating the reasons therefore.
2. Pursuant to Sections 9.58(E)(3) and (4), property owners shall renew their Tourist Rooming House Administrative Review Permits. The Planning and Zoning Administrator can revoke a permit from permit holders who fail to renew their permits annually, pursuant to Sections 9.58(E)(3) and (4). A permit holder will be provided with notice for renewal of their issued permit. If the permit holder fails to submit a renewal application by January 1st of the year following the year in Article 8-5 which the renewal is due, the Zoning Administrator shall revoke the permit.
3. No zoning permit, shoreyard alteration permit, administrative review permit, or conditional use permit, which has been revoked by the Planning and Development Committee, shall be considered again within one (1) year of the written notice of revocation.

E. F. Permit Issued in Violation of This Ordinance

A permit issued in violation of this ordinance, the Wisconsin Administrative Code or the Wisconsin Statutes, gives the permit holder no vested right to continue the activity authorized by the permit, and the permit is considered voidable.

- F. G. In the event the circuit court determines that a permit or mitigation plan has been violated and orders compliance within a time certain, an abridged judgment or order to that effect shall be recorded by the Department with the register of deeds

if the property owner does not comply. Upon compliance, the Department shall file an affidavit to that effect. (#30-2001)

9.58 TOURIST ROOMING HOUSE (4-2019, 8-2020,7-2022,1-2024)

E. Tourist Rooming House Administrative Review Process

4. Renewal applications shall be filed by November 1. The purpose of annual renewal is to review compliance with the conditions of permit approval, resident agent eligibility and contact information of the owner and resident agent. Pursuant to Section 9.82(2), if the permit holder fails to submit a renewal application by January 1st of the year following the year in which the renewal is due, the Zoning Administrator shall revoke the permit.