

RESOLUTION # 55-2026
REZONE PETITION FOR THE TOWN OF SCHOEPKE
REZONE PETITION #01-2026

Resolution offered by the Planning and Development Committee

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

WHEREAS, the Planning and Development Committee having considered Rezone Petition #01-2026 (copy attached), which was filed March 17, 2026, to amend the Master Zoning District Document and the Oneida County Official Zoning District Boundary Map, and having given notice thereof as provided by law and having held a public hearing thereon June 10, 2026, pursuant to § 59.69(5), Wisconsin Statutes, and having been informed of the facts pertinent to the changes which are as follows:

To rezone land from District #11 Shoreland Wetland to District #2 Single Family Residential on property described as being part of Government Lot 1, Section 13, T35N, R10E, PIN SC-139-2, Town of Schoepke.

And being duly advised of the wishes of the people in the area affected as follows:

WHEREAS, the owner is requesting the wetland rezone for residential development; and

WHEREAS, the Town of Schoepke did not recommend approval of the request (copy attached); and

WHEREAS, the Wisconsin Department of Natural Resources provided a Wetland Delineation Report stating the following in their findings of fact for the driveway:

1. *The project consists of installing 402 square feet of fill for a driveway to access buildable upland area.*
2. *The Department has completed an evaluation of the project site and plans and has determined that the project site and project plans as described in the submitted application meet the standards to qualify for this General Permit.*
3. *The proposed project, if constructed in accordance with this permit, will not adversely affect water quality, will not increase water pollution in surface water, and will not cause environmental pollution as defined in s. 283.01(6m), Wis. Stats.*
4. *The wetland discharge resulting from the proposed activity will comply with water quality requirements as authorized by this document.*
5. *No practicable alternative exists which would avoid adverse impacts to wetlands, and the project will result in the least environmentally damaging practicable alternative into consideration practicable alternatives that avoid wetland impacts.*
6. *All practicable measures to minimize adverse impacts to the functional values of the wetland have been taken.*

- 45 7. *The proposed project will not result in significant adverse impacts to wetland*
46 *functional values, significant impacts to water quality, or other significant adverse*
47 *environmental consequences.*
48

49 **WHEREAS**, the Wisconsin Department of Natural Resources provided a Wetland
50 Delineation Report stating the following in their findings of fact for the structure:
51

- 52 1. *A permit, GP-NO-2024-44-04331 was issued February 2025 for 402 Square feet of*
53 *fill for the driveway.*
54 2. *This permit authorizes an additional 312 square feet of wetland fill resulting in a*
55 *single and complete project of 714 square feet of wetland fill for residential*
56 *development.*
57 3. *The Department has completed an evaluation of the project site and plans and has*
58 *determined that the project site and project plans as described in the submitted*
59 *application meet the standards to qualify for this General Permit.*
60 4. *The proposed project, is constructed in accordance with this permit, will not*
61 *adversely affect water quality, will not increase water pollution in surface waters, and*
62 *will not cause environmental pollution as defined in s. 283.01(6m), Wis. Stats.*
63 5. *The wetland discharge resulting from the proposed activity will comply with water*
64 *quality requirements as authorized by this document.*
65 6. *No practicable alternative exists which would avoid adverse impacts to wetlands, and*
66 *the project will result in the least environmentally damaging practicable alternative*
67 *taking into consideration practicable alternatives that avoid wetland impacts.*
68 7. *All practicable measures to minimize adverse impacts to the functional values of the*
69 *wetland have been taken.*
70

71 **WHEREAS**, On June 10, 2026, the Planning and Development Committee held a public
72 hearing and the adjoining landowners were provided with a written notice of the change and
73 there were 2 public comments received, 0 people spoke in favor, 1 people spoke against, and 0
74 people spoke in ambiguity of the proposed changes; and
75

76 **WHEREAS**, the Planning & Development Committee has reviewed the general
77 standards as specified in Section 9.86(F) of the Oneida County Zoning & Shoreland Protection
78 Ordinance and concluded that the standards have been met. The Planning & Development
79 Committee recommends passage.
80

81 **NOW THEREFORE, THE ONEIDA COUNTY BOARD OF SUPERVISORS DOES ORDAIN AS**
82 **FOLLOWS:** Petition #01-2026:
83

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

86 Section 2: The ordinance shall take effect the day after passage and publication as required
87 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 the ordinance shall not be affected thereby.

Section 4: Rezone Petition #01-2026 is hereby adopted amending the Master Zoning District Document and the Oneida County Official Zoning District Boundary Map, by changing the zoning district classification from District #11 Shoreland Wetland to District #2 Single Family Residential on property described as follows:

To rezone land from District #11 Shoreland Wetland to District #2 Single Family Residential on property described as being part of Government Lot 1, Section 13, T35N, R10E, PIN SC-139-2, Town of Schoepke.

The County Clerk shall, within seven (7) days after adoption of Rezone Petition #01-2026 by the Oneida County Board of Supervisors, cause a certified copy thereof to be transmitted by mail to the Schoepke Town Clerk.

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: 5/14/26

Approved for presentation to the County Board by the Planning and Development Committee this 8th day of July, 2026.

Consent Agenda Item: ☒ YES _____ NO

Fiscal Impact

- ☐ Included in Resolution
- ☐ Attached
- ☐ N/A

Offered and passage moved by:

Scott Holewinski
Supervisor (Scott Holewinski)

Dan Hess
Supervisor (Dan Hess)

Bob Almekinder
Supervisor (Bob Almekinder)

Billy Fried
Supervisor (Billy Fried)

Mitchell Tautges
Supervisor (Mitchell Tautges)

Aye	Nay	Abstain
☒	☐	☐
☒	☐	☐
☒	☐	☐
☒	☐	☐
☒	☐	☐

17 Ayes

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2 Nays
1 Absent
1 Abstain
X Adopted

by the County Board of Supervisors this 18 day Aug, 2026.

 Defeated

Heidi Nehls
Heidi Nehls, Chief Deputy Clerk

Scott Holewinski
Scott Holewinski, County Board Chair

Resolution # 55-2026

Supervisors	AYE	NAY	ABS	ABSTAIN
Tautges	X			
Fisher	X			
Newman	X			
Fried	X			
Almekinder	X			
Kilbourn		X		
Hess	X			
Cushing	X			
Campbell				X
Sheppard	X			
Briggs	X			
Schultz	X			
Oettinger	X			
Timmons	X			
Jensen	X			
Hamburg	X			
Sorgel	X			
Burns		X		
Condado	X			
Lopez			X	
Holewinski	X			
TOTALS	17	2	1	1
TAGS				

Resolution # 55-2026 / Rezone Petition # 01-2026: Offered by the Supervisors of the Planning and Development Committee to Rezone Land from District #11 Shoreland Wetland to District #2 Single Family Residential on property described as being part of Government Lot 1, Section 13, T35N, R10E, PIN SC-139-2, Town of Schranke.

passes

PETITION

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



PETITION NO.	#01-2026
RECEIPT NO.	11.000234867
FEE PAID	600 ⁰⁰
DATE REC'D	3/6/2026

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

1. 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 Schoepke, Oneida County, Wisconsin, from Shoreland wetland zoning district to single family zoning district:

Insert property description. Attach map.	NE 1/4 of SE 1/4, Section 13
	Township 35, Range 10E, town of Schoepke Oneida Co
Reason for rezone:	Residential development

2. 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.	
Reason for the amendment:	

Respectfully submitted on the 6th day of March 2026 by:

Owner name: <u>Josh + Jacy Przekurat</u>	Agent name:
Address: <u>3671 Peterson Rd</u>	Address:
City/State/Zip: <u>Junction City WI 54443</u>	City/State/Zip:
Telephone No: <u>715-295-4266</u>	Telephone No:
Signature 	Signature

REZONE PETITION

Legal Description

Joshua and Jacy Przekurat, owners and applicants

Part of Government Lot 1, Section 13, T35N, R10E, PIN SC-139-2, Town of Schoepke.

Notes: Proposed change of zoning from District #11 Shoreland-Wetland to
District #02 Single Family Residential

Reason for rezone – residential development

PZShare/lus/rezone/descriptions/sc.Przekurat.rezone.3.26

We, Josh & Jacy Przekurat, the owners of parcel #SC139-2 on Sabinois Point Rd in the Town of Schoepke are petitioning to rezone this parcel from shoreland wetland to single family. We would like to put in a driveway and build a structure on this lot.

We have worked with Wisconsin DNR, Army Corps of Engineering and FEMA to get the appropriate permitting for wetland disturbances. See attached maps/documents/permits for reference.

Our activities for building a driveway/structure shall not adversely impact any of the criteria in Section 9.91 (F).



WDNR Professionally Assured Wetland Delineation Report

Strock Property

Town of Schoepke

Oneida County, Wisconsin

July 26, 2024





**WDNR PROFESSIONALLY ASSURED
WETLAND DELINEATION REPORT**

**STROCK PROPERTY
TOWN OF SCHÖEPKE
ONEIDA COUNTY, WISCONSIN**

July 26, 2024

Prepared for:

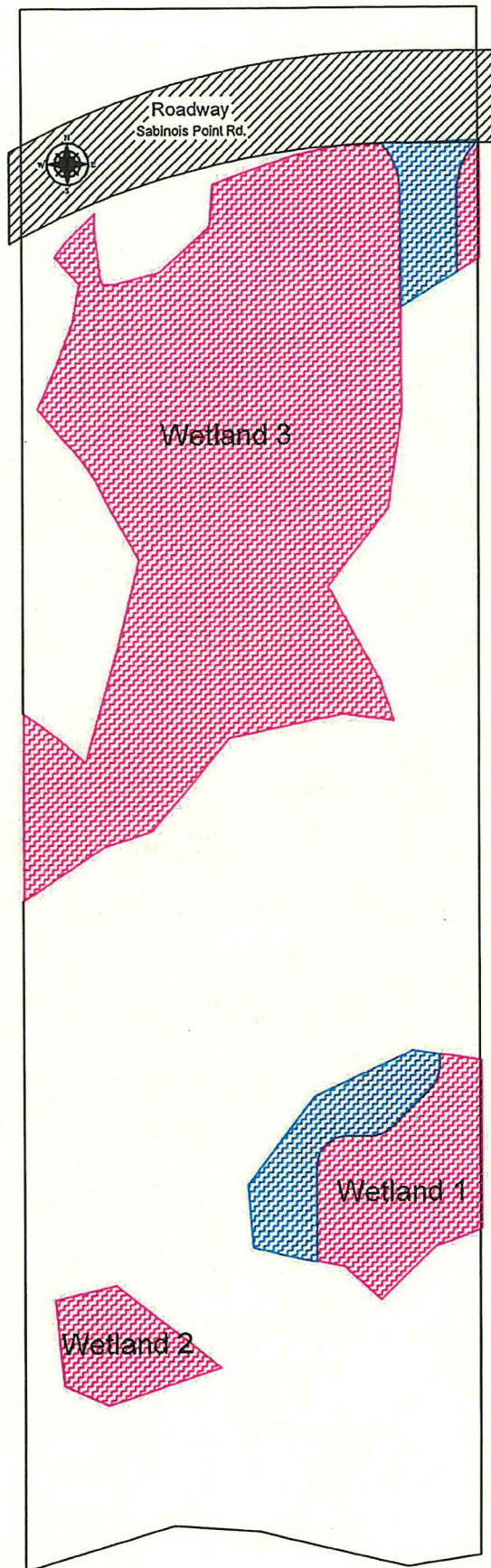
Strock Revocable Trust
265 Charlotte Street
St. Augustine, Florida 32084

Prepared By:

Wetlands and Waterways, LLC
5742 Warbonnet Lane
Hazelhurst, Wisconsin 54531
(715) 892-4211

Ann M. Key, PSS, PWS, CST
WDNR Professionally Assured Wetland Delineator

Ann Key



Map of DNR approved
wetland removal

 Wetland

 Approved for Removal



State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
107 Suttill Ave.
Rhineland, WI 54501

Tony Evers, Governor
Karen Hyun, Ph.D., Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



2/17/2025

GP-NO-2024-44-04331

Disoway

Joshua Przekurat
3671 Peterson Rd
Junction City, WI 54443

RE: Coverage under the wetland statewide general permit (WDNR-GP1-2023) for Wetland Disturbance - Residential/Commercial/Industrial activities, located at Parcel # SC139-2 in the Town of Schoepke, Oneida County.

Dear Joshua Przekurat:

Thank you for submitting an application for a General Permit for Wetland Disturbance of 402 square feet for residential activities located in the NE 1/4 of SE 1/4, Section 13, Township 35, Range 10E, Town of Schoepke, Oneida County. Based on the application information submitted, your project meets the eligibility criteria for this activity, so you may proceed with your project.

FINDINGS OF FACT

1. The project consists of installing 402 square feet of fill for a driveway to access buildable upland area.
2. The Department has completed an evaluation of the project site and plans and has determined that the project site and project plans as described in the submitted application meet the standards to qualify for this General Permit.
3. The proposed project, if constructed in accordance with this permit, will not adversely affect water quality, will not increase water pollution in surface waters, and will not cause environmental pollution as defined in s. 283.01(6m), Wis. Stats.
4. The wetland discharge resulting from the proposed activity will comply with water quality requirements as authorized by this document.
5. No practicable alternative exists which would avoid adverse impacts to wetlands, and the project will result in the least environmentally damaging practicable alternative taking into consideration practicable alternatives that avoid wetland impacts.
6. All practicable measures to minimize adverse impacts to the functional values of the wetland have been taken.
7. The proposed project will not result in significant adverse impacts to wetland functional values, significant impacts to water quality, or other significant adverse environmental consequences.

STANDARDS AND CONDITIONS

You are responsible for meeting all general permit eligibility standards and permit conditions. Please re-read the permit eligibility standards and conditions attached to this letter in the final statewide general permit document. This includes notifying the Department before starting the project and submitting photographs within one week of project completion. Please note your coverage is valid for 5 years from the date of the department's determination or until the activity is completed, whichever occurs first.

You are also responsible for obtaining any other local, state, tribal, or federal permits that are required before starting your project. Note that U.S. Army Corps of Engineers and local zoning authorization for work in floodplains or shorelands may also be required for your project.

EXPIRATION

This activity is authorized under WDNR-GP1-2023 for a period of 5 years from the date of this letter or until the activity is completed, whichever occurs first.

INSPECTIONS AND PROJECT MODIFICATIONS

The Department conducts routine and annual compliance monitoring inspections. Our staff may follow up and inspect your project to verify compliance with state statutes and codes and the requirements and conditions of this general permit.

NOTICE OF APPEAL RIGHTS

If you believe that you have a right to challenge this decision, you should know that the Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions shall be filed. To seek a contested case hearing under section 227.42, Wis. Stats., you have 30 days after the date of the decision to serve a petition for hearing on the Department. For judicial review of a decision pursuant to sections 227.52 and 227.53, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review shall name the Department of Natural Resources as the respondent.

If you have questions about this letter or need to modify your project, please contact me, your local Water Management Specialist, Nicole Hays, at (715) 628-0069 or at nicole.hays@wisconsin.gov to discuss your proposed modifications and determine next steps.

Sincerely,



Nicole Hays
Water Management Specialist

Email CC:
USACE Project Manager
County Local Zoning Administrator
Town Clerk
WDNR Conservation Warden
Contractor/Consultant

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
107 Sutliff Ave.
Rhineland, WI 54501

Tony Evers, Governor
Karen Hyun, Ph.D., Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



2/11/2026

GP-NO-2025-44-02894

Structure

Joshua Przekurat
3671 Peterson Rd
Junction City, WI 54443

RE: Coverage under the wetland statewide general permit (WDNR-GP1-2023) for Wetland Disturbance - Residential/Commercial/Industrial, located at parcel # SC139-2 in the Town of Schoepke, Oneida County

Dear Joshua Przekurat:

Thank you for submitting an application for a General Permit for Wetland Disturbance of 312 square feet for residential development located in the NE 1/4 of SE 1/4, Section 13, Township 35, Range 10E, Town of Schoepke, Oneida County. Based on the application information submitted, your project meets the eligibility criteria for this activity, so you may proceed with your project.

FINDINGS OF FACT

1. A permit, GP-NO-2024-44-04331 was issued February 2025 for 402 Square feet of fill for the driveway.
2. This permit authorizes an additional 312 square feet of wetland fill resulting in a single and complete project of 714 square feet of wetland fill for residential development.
3. The Department has completed an evaluation of the project site and plans and has determined that the project site and project plans as described in the submitted application meet the standards to qualify for this General Permit.
4. The proposed project, if constructed in accordance with this permit, will not adversely affect water quality, will not increase water pollution in surface waters, and will not cause environmental pollution as defined in s. 283.01(6m), Wis. Stats.
5. The wetland discharge resulting from the proposed activity will comply with water quality requirements as authorized by this document.
6. No practicable alternative exists which would avoid adverse impacts to wetlands, and the project will result in the least environmentally damaging practicable alternative taking into consideration practicable alternatives that avoid wetland impacts.
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You are also responsible for obtaining any other local, state, tribal, or federal permits that are required before starting your project. Note that U.S. Army Corps of Engineers and local zoning authorization for work in floodplains or shorelands may also be required for your project.

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This activity is authorized under WDNR-GP1-2023 for a period of 5 years from the date of this letter or until the activity is completed, whichever occurs first.

INSPECTIONS AND PROJECT MODIFICATIONS

The Department conducts routine and annual compliance monitoring inspections. Our staff may follow up and inspect your project to verify compliance with state statutes and codes and the requirements and conditions of this general permit.

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If you have questions about this letter or need to modify your project, please contact me, your local Water Management Specialist, Nicole Hays, at (715) 628-0069 or at nicole.hays@wisconsin.gov to discuss your proposed modifications and determine next steps.

Sincerely,



Nicole Hays
Water Management Specialist

Email CC:

Alan Vorse, USACE Project Manager
Oneida County Zoning Administrator
WDNR Conservation Warden
Waterways/Wetlands file



Federal Emergency Management Agency

Washington, D.C. 20472

August 21, 2025

MR. DUSTIN VREELAND
VREELAND ENTERPRISES
6103 DAWN STREET
WESTON, WI 54476

CASE NO.: 25-05-2126A
COMMUNITY: ONEIDA COUNTY, WISCONSIN
(UNINCORPORATED AREAS)
COMMUNITY NO.: 550579

DEAR MR. VREELAND:

This is in reference to a request that the Federal Emergency Management Agency (FEMA) determine if the property described in the enclosed document is located within an identified Special Flood Hazard Area, the area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood), on the effective National Flood Insurance Program (NFIP) map. Using the information submitted and the effective NFIP map, our determination is shown on the attached Letter of Map Amendment (LOMA) Determination Document. This determination document provides additional information regarding the effective NFIP map, the legal description of the property and our determination.

Additional documents are enclosed which provide information regarding the subject property and LOMAs. Please see the List of Enclosures below to determine which documents are enclosed. Other attachments specific to this request may be included as referenced in the Determination/Comment document. If you have any questions about this letter or any of the enclosures, please contact the FEMA Map Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

Sincerely,

David N. Bascom, Acting Director
Engineering and Modeling Division
Risk Analysis, Planning and Information Directorate

LIST OF ENCLOSURES:

LOMA DETERMINATION DOCUMENT (REMOVAL)

cc: State/Commonwealth NFIP Coordinator
Community Map Repository
Region



Federal Emergency Management Agency

Washington, D.C. 20472

ADDITIONAL INFORMATION REGARDING LETTERS OF MAP AMENDMENT

When making determinations on requests for Letters of Map Amendment (LOMAs), the Department of Homeland Security's Federal Emergency Management Agency (FEMA) bases its determination on the flood hazard information available at the time of the determination. Requesters should be aware that flood conditions may change or new information may be generated that would supersede FEMA's determination. In such cases, the community will be informed by letter.

Requesters also should be aware that removal of a property (parcel of land or structure) from the Special Flood Hazard Area (SFHA) means FEMA has determined the property is not subject to inundation by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This does not mean the property is not subject to other flood hazards. The property could be inundated by a flood with a magnitude greater than the base flood or by localized flooding not shown on the effective National Flood Insurance Program (NFIP) map.

The effect of a LOMA is it removes the Federal requirement for the lender to require flood insurance coverage for the property described. The LOMA *is not* a waiver of the condition that the property owner maintain flood insurance coverage for the property. *Only* the lender can waive the flood insurance purchase requirement because the lender imposed the requirement. *The property owner must request and receive a written waiver from the lender before canceling the policy.* The lender may determine, on its own as a business decision, that it wishes to continue the flood insurance requirement to protect its financial risk on the loan.

The LOMA provides FEMA's comment on the mandatory flood insurance requirements of the NFIP as they apply to a particular property. A LOMA is not a building permit, nor should it be construed as such. Any development, new construction, or substantial improvement of a property impacted by a LOMA must comply with all applicable State and local criteria and other Federal criteria.

Even though structures are not located in an SFHA, as mentioned above, they could be flooded by a flooding event with a greater magnitude than the base flood. In fact, more than 25 percent of all claims paid by the NFIP are for policies for structures located outside the SFHA in Zones B, C, X (shaded), or X (unshaded). More than one-fourth of all policies purchased under the NFIP protect structures located in these zones. The risk to structures located outside SFHAs is just not as great as the risk to structures located in SFHAs. Finally, approximately 90 percent of all federally declared disasters are caused by flooding, and homeowners insurance does not provide financial protection from this flooding. Therefore, FEMA encourages the widest possible coverage under the NFIP.

LOMAs are based on minimum criteria established by the NFIP. State, county, and community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction in the SFHA. If a State, county, or community has adopted more restrictive and comprehensive floodplain management criteria, these criteria take precedence over the minimum Federal criteria.

LOMAENC-1 (LOMA Removal)

In accordance with regulations adopted by the community when it made application to join the NFIP, letters issued to amend an NFIP map must be attached to the community's official record copy of the map. That map is available for public inspection at the community's official map repository. Therefore, FEMA sends copies of all such letters to the affected community's official map repository.

When a restudy is undertaken, or when a sufficient number of revisions or amendments occur on particular map panels, FEMA initiates the printing and distribution process for the affected panels. FEMA notifies community officials in writing when affected map panels are being physically revised and distributed. In such cases, FEMA attempts to reflect the results of the LOMA on the new map panel. If the results of particular LOMAs cannot be reflected on the new map panel because of scale limitations, FEMA notifies the community in writing and revalidates the LOMAs in that letter. LOMAs revalidated in this way usually will become effective 1 day after the effective date of the revised map.



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP AMENDMENT DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	ONEIDA COUNTY, WISCONSIN (Unincorporated Areas)	A portion of Government Lot 1, Section 13, Township 35 North, Range 10 East, as described in the Trustee's Deed recorded as Document No. 855851, in the Office of the Register of Deeds, Oneida County, Wisconsin The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 550579	
AFFECTED MAP PANEL	NUMBER: 55085C0870C	
	DATE: 5/16/2013	
FLOODING SOURCE: PELICAN LAKE		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 45.515468, -89.175193 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
--	--	--	Sabinois Point Drive	Portion of Property	X (shaded)	--	--	1593.4 feet

Special Flood Hazard Area (SFHA) - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

ADDITIONAL CONSIDERATIONS (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION
PORTIONS REMAIN IN THE SFHA
ZONE A

SUPERSEDES PREVIOUS DETERMINATION
STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Amendment for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document amends the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMA Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

David N. Bascom, Acting Director
Engineering and Modeling Division
Risk Analysis, Planning and Information Directorate



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP AMENDMENT
DETERMINATION DOCUMENT (REMOVAL)**

ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING AT THE SOUTHEAST MEANDER CORNER OF SAID SECTION 13; THENCE N 1°14'11" E ALONG THE EAST LINE OF GOVERNMENT LOT 1 OF SECTION 13 410.91 FEET; THENCE S 89°33'10" W 355.05 FEET TO THE POINT OF BEGINNING; THENCE S 1°03'21" W 313.58 FEET; THENCE S 89°51'13" W 30.13 FEET; THENCE S 86°42'25" W 58.88 FEET; THENCE N 3°06'04" W 22.39 FEET; THENCE N 89°03'07" W 8.92 FEET; THENCE N 0°56'53" E 293.74 FEET; THENCE N 69°33'10" E 99.96 FEET TO THE POINT OF BEGINNING

PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

ZONE A (This Additional Consideration applies to the preceding 1 Property.)

The National Flood Insurance Program map affecting this property depicts a Special Flood Hazard Area that was determined using the best flood hazard data available to FEMA, but without performing a detailed engineering analysis. The flood elevation used to make this determination is based on approximate methods and has not been formalized through the standard process for establishing base flood elevations published in the Flood Insurance Study. This flood elevation is subject to change.

SUPERSEDES OUR PREVIOUS DETERMINATION (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

This Determination Document supersedes our previous determination dated 6/9/2025, for the subject property.

STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMA DETERMINATION DOCUMENT (REMOVAL))

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Mapping and Insurance eXchange (FMIX) toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426.

David N. Bascom, Acting Director
Engineering and Modeling Division
Risk Analysis, Planning and Information Directorate

EAST 1/4 CORNER
SECTION 16-25-09 EAST
EXISTING SURVEY NAIL

926.31' 1337.22'

N 89°33'10" E
99.96'
S 89°33'10" W
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DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, ST. PAUL DISTRICT
332 MINNEAPOLIS STREET, SUITE E1500
ST. PAUL, MN 55101-1323

April 17, 2025

Regulatory File No. MVP-2025-00263-JMB

Jacy Przekurat
3671 Peterson Road
Junction City, WI 54443
jacyprzekurat@gmail.com

Dear Jacy Przekurat,

This letter contains an Approved Jurisdictional Determination (AJD) for the area(s) identified below, located on the Strock Property in Section 13, Township 035N, Range 010E, Oneida County, Wisconsin. The review area for this determination is identified on the enclosed figures labeled: MVP-2025-00263-JMB Page 1 of 4 through 4 of 4.

Non-Jurisdictional Area(s):

We have determined that the following area(s) are not waters of the United States subject to Corps of Engineers (Corps) jurisdiction under Section 404 of the Clean Water Act or Sections 9 or 10 of the Rivers and Harbors Act:

- Wetland 1, (0.044 acre)
- Wetland 2, (0.013 acre)

You are not required to obtain Corps authorization within the area(s) listed above. This determination only applies to the area(s) identified above and is based on a reasonable approximation of their location and boundaries. The basis for this determination is provided in the enclosed Memorandum for Record.

Appeal Process:

If you object to this approved jurisdictional determination, you may request an administrative appeal under Corps regulations at 33 CFR 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination, you must submit a completed RFA form to the Mississippi Valley Division Office at the address shown on the form. In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR 331.5, and that it has been received by the Division Office within 60 days of the date of the enclosed NAP.

It is not necessary to submit an RFA form to the division office if you do not object to the determination in this letter.

AJD Expiration:

This AJD may be relied upon for five years from the date of this letter. However, the Corps reserves the right to review and revise the determination in response to information that was not considered during our initial review.

Regulatory Division (File No. MVP-2025-00263-JMB)

Contact Information:

If you have any questions, please contact me in our Hayward at 651-290-5884 or jonathan.m.bakken@usace.army.mil. In any correspondence or inquiries, please refer to the Regulatory file number shown above.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jonathan Bakken', with a stylized flourish at the end.

Jonathan Bakken
Lead Project Manager

Enclosures
AJD MFR, Appeals Form

cc: Emily Hack, WDNR (Emily.hack@wisconsin.gov)

Monique Taylor

From: Karl Jennrich
Sent: Tuesday, April 28, 2026 7:34 AM
To: Monique Taylor
Cc: Scott Holewinski; Chad Lynch; Todd D. Troskey
Subject: FW: Rezone Petition - Przekurat (SC-139-2)

Monique:

I checked Chapter 9, Article 9, Section 9.91 Shoreland-Wetland Zoning, NR 115 and 59.69(5)(e)2 related to the Town of Schoepke denial. A wetland rezone is different than a rezone involving zoning districts. The committee can consider the Town of Schoepke concerns but the committee is not bound by the denial. The Planning and Development Committee/County Board makes the final decision.

This can get scheduled for a public hearing. Karl

Karl Jennrich
Oneida County Conservation, Planning and Zoning Director
P.O. Box 400
Courthouse
Rhineland, WI 54501
715-369-6176
kjennrich@oneidacountywi.gov

From: schoepke@newnorth.net <schoepke@newnorth.net>
Sent: Sunday, April 26, 2026 8:51 PM
To: Monique Taylor <mtaylor@oneidacountywi.gov>
Cc: Karl Jennrich <kjennrich@oneidacountywi.gov>
Subject: Re: Rezone Petition - Przekurat (SC-139-2)

Hi Monique,

The rezone petition was discussed at the town board meeting last Tuesday, April 21st. It is the board's opinion that the town objects to this building on a wetland. Bob Mott stated he is against filling in of wetlands. Kelly Kraetsch object to it too for wetland protection and Chuck Moore cannot approve of it for the same reason.

If you need anything else, please let me know.

Julie
Schoepke Town Clerk

On Tuesday, April 21, 2026 at 09:38:19 AM CDT, Monique Taylor <mtaylor@oneidacountywi.gov> wrote:

Hi Julie,

Thanks for the update! Typically, the towns provide a letter or email to our office after they meet concerning the matter to express their recommendation and/or any concerns for the rezone. That information is then presented to the P&D

Committee at the public hearing for consideration when deliberating on for approval or denial of the rezone, and if it is approved, it is then forwarded to the County Board for consideration.

I hope that helps! If you have any more questions or need anything on our end, please feel free to reach out!

Thank you,

Monique

From: schoepke@newnorth.net <schoepke@newnorth.net>
Sent: Tuesday, April 21, 2026 7:42 AM
To: Monique Taylor <mtaylor@oneidacountywi.gov>
Subject: Re: Rezone Petition - Przekurat (SC-139-2)

Hi Monique,

The meeting for this month is tonight. Does this need approval from the town board? What information do you need from the board concerning this issue?

Julie
Schoepke Town Clerk

On Monday, April 20, 2026 at 01:17:06 PM CDT, Monique Taylor <mtaylor@oneidacountywi.gov> wrote:

Hi Julie,

We received a rezone petition for the above-referenced property. We sent the information to the Town concerning the rezone on March 13, 2026. Karl stated that he spoke with Bob and he believed it was potentially going to be on the Town's agenda this month. Can you confirm if it was on the agenda last week? If it was not, do you have an idea of when it will be?

Thank you,

Monique Taylor
Administrative Support
Oneida County Planning & Zoning
P.O. Box 400, 1 S. Oneida Ave.
Rhinelander, WI 54501
(715) 369-6130 - Main
(715) 369-6233 - Direct
mtaylor@oneidacountywi.gov