

RESOLUTION # 57-2025
REZONE PETITION FOR THE TOWN OF NEWBOLD
REZONE PETITION #04-2025

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 #04-2025 (copy attached), which was filed June 13, 2025, 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 August 20, 2025, 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 #04 Residential and Farming to District #02 Single Family Residential for property described as Lots 6, 7, 8, 9, and 10, CSMs 3584 and 3585, being part of the SE SE, Section 22, T37N, R8E, PIN's NE-229, NE-229-5, NE-229-6, NE-229-7, and NE-229-8, Town of Newbold, Oneida County, Wisconsin.

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

WHEREAS, the owner is requesting the rezone to create eight (8) 90,000 square foot lots, all of which would be accessible from Northwestern Drive and Forest Lane in the Newbold Township, to maintain the existing 66 foot driveway easement for Lots 6 & 7 at the NE corner of Lot 9, and to create another 66 foot driveway easement at the SW corner of the existing Lot 8; and

WHEREAS, the Town of Newbold approved the request (copy attached); and

WHEREAS, On August 20, 2025, 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 3 written public comments received, and 0 people spoke in favor, 1 person spoke against, and 0 people spoke in ambiguity of the proposed changes; and

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

NOW THEREFORE, THE ONEIDA COUNTY BOARD OF SUPERVISORS DOES ORDAIN AS FOLLOWS: Petition #04-2025:

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Any existing ordinances, codes, resolutions, or portion thereof in conflict with this ordinance shall be and are hereby repealed as far as any conflict exists.

Section 2: The 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 the ordinance shall not be affected thereby.

Section 4: Rezone Petition #04-2025 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 #04 Residential and Farming to District #02 Single Family Residential on property described as follows:

Lots 6, 7, 8, 9, and 10, CSMs 3584 and 3585, being part of the SE SE, Section 22, T37N, R8E, PIN's NE-229, NE-229-5, NE-229-6, NE-229-7, and NE-229-8, Town of Newbold, Oneida County, Wisconsin.

The County Clerk shall, within seven (7) days after adoption of Rezone Petition #04-2025 by the Oneida County Board of Supervisors, cause a certified copy thereof to be transmitted by mail to the Newbold Town Clerk.

Approved for presentation to the County Board by the Planning and Development Committee this 3rd day of September, 2025.

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, *Don Clapp*, Date: 9-8-25

Offered and passage moved by:

Scott H. Leonard
Supervisor

Daniel L. Hen
Supervisor

Phil Chudman
Supervisor

William J. F. O.
Supervisor

Supervisor

89 15 Ayes

90 0 Nays

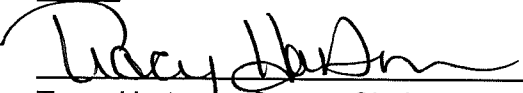
92 0 Absent

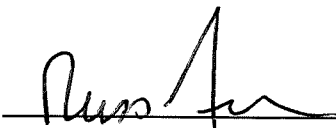
94 0 Abstain

96 X Adopted

98
99 by the County Board of Supervisors this 16 day of September, 2025.

100
101 Defeated

102 
103 _____
104 Tracy Hartman, County Clerk



Russ Fisher, County Board Vice-Chair

Consent Agenda

Jensen / Hess

Supervisors	AYE	NAY	ABS	ABSTAIN
Schultz	X			
Jensen	X			
Fried	X			
Condado	X			
Hanus	-		X	
Hess	X			
Lopez	X			
Tautges	X			
Schreier	X			
Almekinder	X			
Briggs	-		X	
Ives	-		X	
Timmons	X			
Cushing	X			
Showalter	-		X	
Newman	X			
Sorgel	X			
Oettinger	-		X	
Harris	X			
Fisher	X			
Holewinski	-		X	
TOTALS	15	0	6	
TAGS				

Resolution # 51 – 2025: Offered by the Supervisors of the Public Works and Land Records Committees to Release and Convey Excess CTH G Right-of-Way to Justin R. Lechner and Markella L. Lechner.

Resolution # 52 – 2025: Offered by the Supervisors of the Land Records Committee to Convey Tax Foreclosed and other County Real Estate PIN: PE-177-1A to Anthony Richard Jones.

Resolution # 53 – 2025: Offered by the Supervisors of the Conservation and UW-Extension Education Committee to Apply for a WDNR Clean Boats, Clean Waters Grant.

Resolution # 54 – 2025: Offered by the Supervisors of the Conservation and UW-Extension Education Committee to Apply for a WDNR Lake Monitoring and Protection Network (LMPN).

Resolution # 55 – 2025: Offered by the Supervisors of the Public Works and Solid Waste Committee to Reimburse the Town of Minocqua One-Half of the Cost of Installing a Culvert Over Little Willow Creek on Price County Road.

Resolution # 56 – 2025 / Rezone Petition # 05 – 2025: Offered by the Supervisors of the Planning and Development Committee to Rezone Land from District #11 Shoreland-Wetland to District #02 Single Family Residential for Property Described as Pin ST-588 in the Town of Stella.

Resolution # 57 – 2025 / Rezone Petition # 04 – 2025: Offered by the Supervisors of the Planning and Development Committee to Rezone Land from District #04 Residential and Farming to District #02 Single Family Residential for Property Described as PIN's NE-229, NE-229-5, NE-229-6, NE-229-7 and NE-229-8 in the Town of Newbold.

Resolution # 58 – 2025: Offered by the Supervisors of the Executive Committee to Authorize the Expenditure of Opioid Settlement Funds Allocated to Oneida County in Accordance with Wisconsin Act 57 of 2021 and Oneida County Resolution #58 – 2022 for the Purpose of Creating and Funding 50% of Peer Support Positions.

Resolution # 59 – 2025: Offered by the Supervisors of the Executive Committee to Authorize the Reimbursement of Stipend and Expenses Submitted Retroactively for a Limited Time.

Rezoning Petition #04-2025 Town of Newbold to change to from District #04 Residential and Farming to District #2 Single Family.

Property described as: Lots 6, 7, 8, 9 and 10, CSM 3585 (and CSM 3584), being part of the SE SE, Section 22, T37N, R8E, PIN's NE-229, NE-229-5, NE-229-6, NE-229-7, NE-229-8, Town of Newbold, Oneida County.

Authored by: Scott and Tammy
Land owners: Scott and Tammy
Public Hearing: August 20, 2025
Report prepared on August 12, 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 "to create 8-90,000 square foot lots, all of which would be accessible from Northwestern Drive and on Forest Lane in Newbold Township. To also maintain the existing 66' driveway easement for lots 6 & 7 at the NE corner of lot 9 and to create another 66' driveway easement at the SW corner of existing lot 8."

9.11 PURPOSE - UNDERLYING ORDINANCE: It is the purpose of this ordinance to promote the public health, safety, convenience and general welfare; to encourage planned and orderly land use development; to protect property values and the property tax base; to permit the careful planning and efficient maintenance of highway systems; to insure adequate highway, utility, health, educational and recreational facilities; to recognize the needs of agriculture forestry, industry and business in future growth; to encourage uses of land and other natural resources which are in accordance with their character and adaptability; to preserve wetlands, to conserve soil, water and forest resources; to protect the beauty and amenities of landscape and man-made developments; and to protect 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 Newbold has an adopted comprehensive plan dated January 13, 2022. The Town of Newbold has designated the area as Rural Residential-Country Living. Rural Residential-Country Living identifies areas of less dense residential development than the low-density Single Family classification, consisting of larger lot sizes than other residential categories. This classification is designed to provide for low-density single-family residences located in natural settings. On-water (lakes, rivers, stream) residential development would be specifically regulated by the waterways ability to accommodate development. This land use category permits commercial farm operations, the raising of livestock and poultry as well as hobby farms and tree farms. In fact, these agricultural uses are preferred above all others in this classification. Multi-family housing, elderly housing developments, and businesses could be established in this category but only with appropriate zoning permits.

Staff believes the proposal is consistent with the Town of Newbold's Comprehensive Land Use Plan, if the lots created are larger.

The closest abutting towns within Oneida County are Pine Lake to the East, Lake Tomahawk to the West and Crescent to the South. The parcels are well over a 40 away from adjacent Towns.

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 #04 Residential and Farming. The area in question is primarily single family homes.

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

The Town of Newbold supports 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 there was only one public comment that did not object 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. As of this date there has been no communication either in writing or verbally on this change from the general public.

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

Properties in this area are zoned #2 Single Family Residential and District #04 Residential and Farming.

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

The committee will need to review the permitted, administrative and Conditional uses in District #2 Single Family Residential and District #4 Residential and Farming.

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

The Town of Newbold supports the change.

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

The parcels combined are approximately 40.53 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 properties are clearly definable, CSM 3584 and CSM 3585.

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

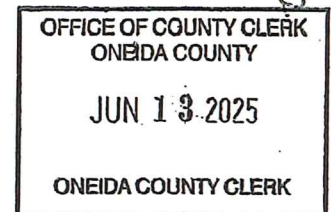
The property owners support the request. As of the date of this report no objections have been raised.

As of the date of this report there is only one correspondence not objecting to the rezone petition. We 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 to the Zoning 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

Petition No. 04-2025
Receipt No. 11233669



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 Newbold, Oneida County, Wisconsin, from #4 Residential-Farming zoning district to #2 Single Family zoning district:

Insert property description. Attach map.
NE-229-6, NE-229-7, NE-229-8
(LOT 8) (LOT 9) (LOT 10)
SEE ATTACHED

Reason for rezone: To Create 8 - 90,000 Square foot lots all of which would be accessible from Northwestern Dr. and on Forest Lane in Newbold Township. To also maintain the existing 66' driveway easement for lot 6 & 7 at the NE corner of lot 9 and to create another 66' driveway easement at the SW corner of existing lot 8.

Respectfully submitted on the 21 day of May 2025 by:

Owner

Agent

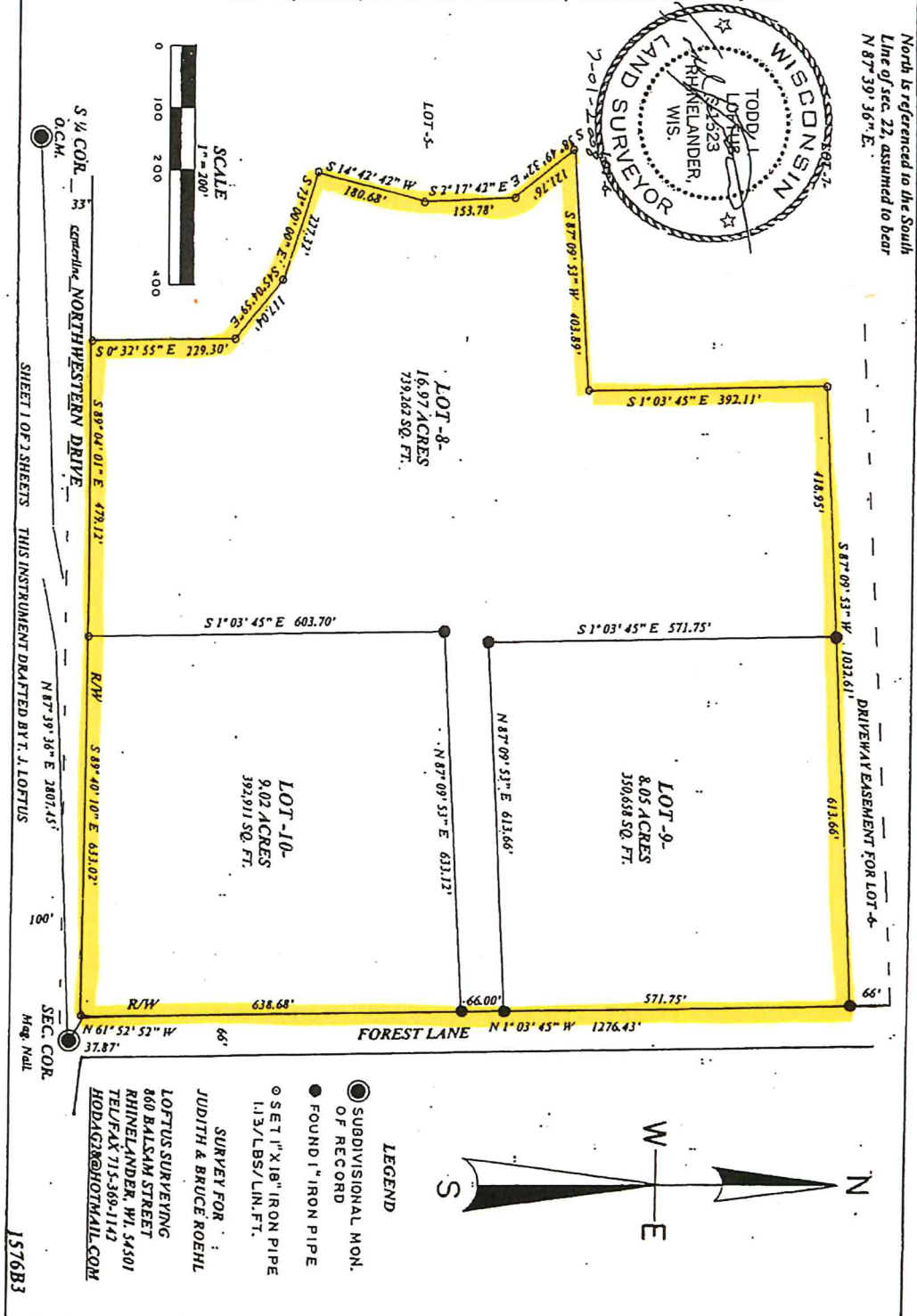
Name: <u>Scott & Tammy Roehl</u>	Name: <u>Scott & Tammy Roehl</u>
Address: <u>6155 Twin Oaks Dr.</u>	Address: <u>6155 Twin Oaks Dr.</u>
City/State/Zip: <u>Rhinelander WI. 54501</u>	City/State/Zip: <u>Rhinelander WI 54501</u>
Telephone No: <u>715-525-1711</u>	Telephone No: <u>715 525-1711</u>
Signature: <u>Scott Roehl Tammy Roehl</u>	Signature: <u>Scott Roehl Tammy Roehl</u>

Exempt from Planning & Zoning Review
Steven R Ostermann Date 7-14-08

665703

CERTIFIED SURVEY MAP # 003585

BEING PART OF LOT 7 OF CERTIFIED SURVEY MAP VOL. 15, PG. 3521 & PART OF LOT 6
AND ALL OF LOTS 4 & 5 OF CERTIFIED SURVEY MAP VOL. 15, PG. 3522 AND LANDS ALL
LOCATED IN PART OF THE SW 1/4 OF THE SE 1/4 & SE 1/4 OF THE SE 1/4, SEC. 22,
T. 37 N., R. 8 E., TOWN OF NEWBOLD, ONEIDA COUNTY, WI.



Legal Description

Lots 8, 9, & 10, CSM 3585, being part of the SE ¼ of the SE ¼, Section 22, T37N, R8E, (PIN's NE 229-6, NE 229-7, & NE 229-8 if needed) Town of Newbold.

Proposed rezone petition District #04 Residential and Farming to District #02 Single Family

Purpose of rezone – To allow for the creation of smaller lot sizes pursuant to the Town of Newbold's subdivision ordinance.

Pzshare/lus/rezone/descriptions/Roehl

Monique Taylor

From: Scott Roehl <sroehl23@sbcglobal.net>
Sent: Tuesday, July 15, 2025 1:50 PM
To: Karl Jennrich
Cc: Monique Taylor
Subject: Re: Newbold Board Approves Scott Roehl Rezone Petition

Hello Karl,

Yes, My wife (Tammy Roehl) and I both affirmatively acknowledge that we want to also include the additional two parcels in our rezone petition to also include specifically parcels NE-229 and NE-229-5 in our original petition to rezone our 40.5 acres from district # 4 Residential/Farming to district #2 single family.

The original parcels in the original rezone petition are NE-229-6, NE-229-7 and NE-229-8. All in CSM 3585.

Today 7/15/2025 we both are affirming that we are also including parcels NE-229 and NE-229-5, both of which are CSM 3584.

Which is our 40.5 acres in its entirety which resides at the NW corner of the intersection of Northwestern Dr. and Forest lane in Oneida County WI. Newbold township.

As this is also the approved rezone preference of the Newbold board which aligns with Newbold comprehensive plan as was publicly stated in the below newspaper article.

proposed rezone near Northwestern Drive and Forest Lane

By **TREVOR GREENE**
Reporter

The Newbold town board during its meeting on May 29 discussed a proposed rezone and will now wait to review it once more after Oneida County sends it back to the town.

Town chairman Dan Hess told The Northwoods River News on May 30 the rezone of parcels along Northwestern Drive and Forest Lane will go to the town's plan commission first and then to the town board.

He said the board's discussion focused on whether the proposed rezone aligned with the town's comprehensive plan, which it does, but the application still needs to be "run through the proper channels."

Hess said landowner Scott Roehl indicated he wants to rezone his property from residential farming to single-family residential for lot size purposes. He noted that much of the surrounding property near Northwestern Drive and Forest Lane is already zoned for single-family residential use.

"It will either come back (to the plan commission from the county) next week or July 3," Hess said.

Scott & Tammy Roehl

On Jul 15, 2025, at 9:47 AM, Karl Jennrich <kjennrich@oneidacountywi.gov> wrote:

Scott:

I may need you to come in to update the petition. Or, if you acknowledge that you affirmatively want to include the additional two lots, I will attach this email to the petition and we will proceed with all 5 CSM lots. Karl

-----Original Message-----

From: Monique Taylor <mtaylor@oneidacountywi.gov>
Sent: Friday, July 11, 2025 1:34 PM
To: Karl Jennrich <kjennrich@oneidacountywi.gov>
Subject: RE: Newbold Board Approves Scott Roehl Rezone Petition

Will file. Will await town letter also.

Thank you,

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

***Please note my new email address and update your records for email transmittal**

-----Original Message-----

From: Karl Jennrich <kjennrich@oneidacountywi.gov>
Sent: Friday, July 11, 2025 11:28 AM
To: Monique Taylor <mtaylor@oneidacountywi.gov>
Subject: FW: Newbold Board Approves Scott Roehl Rezone Petition

For the file. Karl

-----Original Message-----

From: Scott Roehl <sroehl23@sbcglobal.net>
Sent: Thursday, July 10, 2025 6:50 PM
To: Charles Oleinik <surveyorchuck@yahoo.com>
Cc: Tammy <troehl02@sbcglobal.net>; Karl Jennrich <kjennrich@oneidacountywi.gov>
Subject: Newbold Board Approves Scott Roehl Rezone Petition

Hi Charles,

The Newbold board approved our rezone petition today 7/10/25.

The original three parcels we petitioned are approved, and we are also including our other two parcels per the boards preference, so all 5 parcels are approved to be rezoned to district #02 Single Family residential property for property described as lots, 6,7,8,9,10. CSM's 3584 & 3585. Parcels NE-229, NE-229-5 and NE229-6, NE-229-7, NE-229-8.

Our entire 40.5 acres are approved for single family residential.

Scott & Tammy Roehl

Karl Jennrich

From: Kim Gauthier <kgauthier@newboldwi.gov>
Sent: Monday, July 14, 2025 11:33 AM
To: Karl Jennrich
Cc: Carla Blankenship; Dan Hess
Subject: Newbold Rezone Roehl

Hi Karl,

The Town of Newbold town board met on July 10, 2025, to take action on a rezone petition request by Scott and Tammy Roehl.

The board recommended the following by motion:

At the meeting it was noted that the plan commission recommended including parcels NE-229-5 and NE-229 in the rezone. The owners (Scott Roehl) agreed to the inclusion and so this recommendation will be forwarded to the county zoning department. The plan commission reviewed the town comprehensive plan and see no objections to the change from residential and farming to single-family residential zoning.

The motion was as follows: **"Ridderbusch/Hess recommend approval of county rezone petition #04-2025, (Scott and Tammy Roehl) as presented with the addition of parcels NE-229-5 and NE-229 to be included in the rezone of lot 7, CSM 3584 and lot 6 of CSM3584. Motion carried on a vote of all aye."**

Thank you. Have a great week.

Kim Gauthier, Town Clerk

TOWN OF NEWBOLD

6103 Point Drive, Rhinelander, WI 54501

715-362-1092 Home Office / 715-369-0855 Town Hall

Town website: www.newboldwi.gov

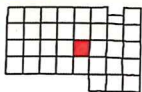
Voting Info: www.myvote.wi.gov



4-H programs are available through local 4-H clubs, 4-H camps, in-school and after-school programs.

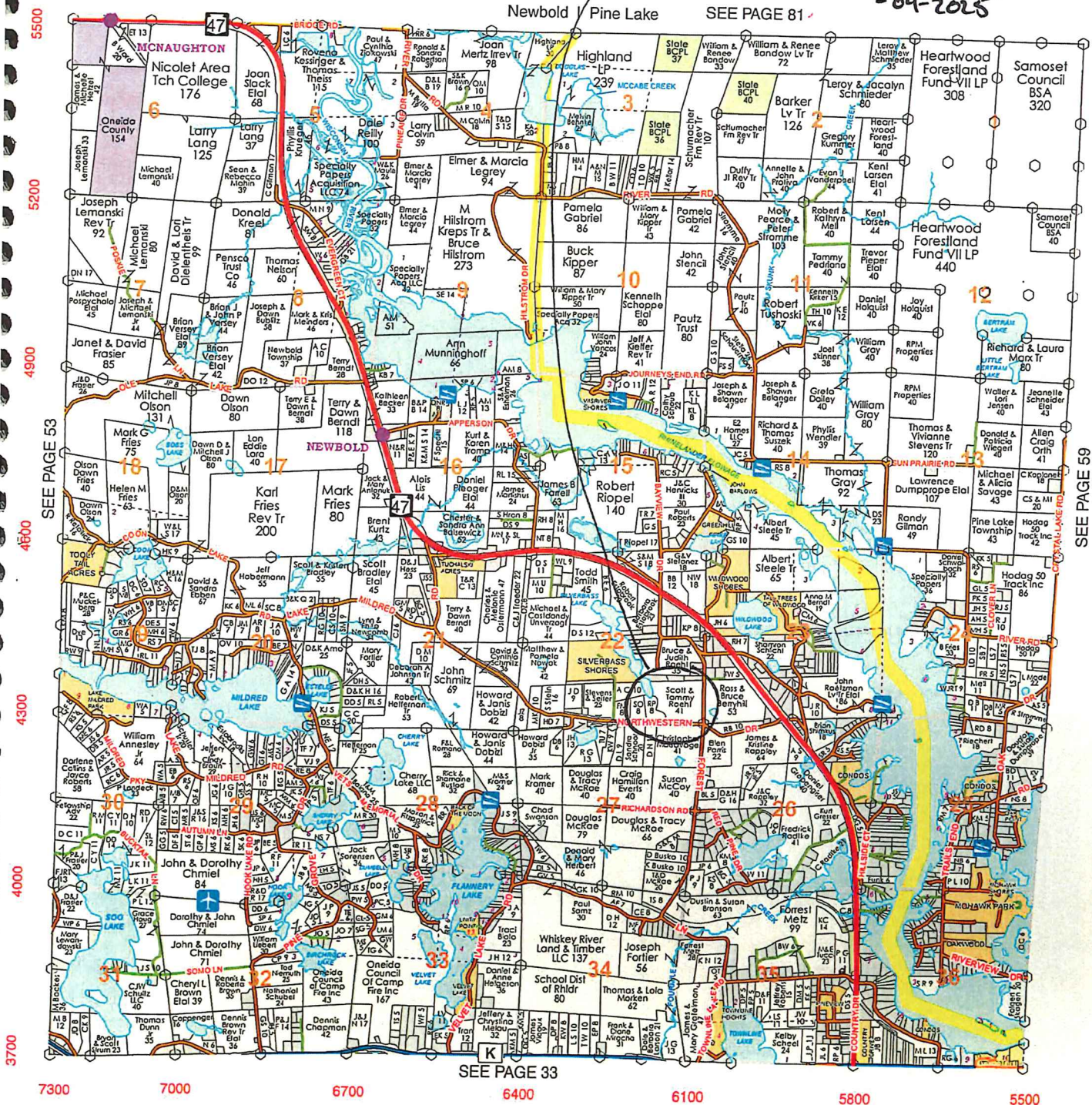
With the support of adult mentors, youth select from a menu of hands-on project ideas to complete.

4-H programs are available for youth ages 5-19.



Newbold (S) & Pine Lake (W)
See Aerial Map Page 55

Township 37N - Range 8E
Rezone Petition 404-2025
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