

**ONEIDA COUNTY PLANNING AND DEVELOPMENT
APRIL 4, 2012 – 1:00 PM
COMMITTEE ROOM #2
ONEIDA COUNTY COURTHOUSE
RHINELANDER WI**

Members present: Scott Holewinski
Gary Baier
Billy Fried
Mike Timmons
Dave Hintz

Department staff present: Karl Jennrich, Planning & Zoning Director
Peter S. Wegner, Assistant Zoning Director
Lila Dumar, Secretary

Guests present: Bob Williams
Marcus Nesemann, Northwoods River News
Bill Liebert

Call to order.

Scott Holewinski, Chairman, called the meeting to order at 1:00 pm in accordance with the Wisconsin Open Meeting Law. Mr. Holewinski noted the agenda was properly posted. All members are present.

Approve the agenda.

Motion by Dave Hintz, second by Billy Fried, to approve the agenda as posted. With all members present voting “aye”, the motion carried.

Public Comments.

There were none.

Approve meeting minutes of March 14, 2012.

Motion by Mike Timmons, second by Dave Hintz, to approve the meeting minutes of March 14, 2012 as presented. With all members voting “aye” the motion carried.

Approve meeting minutes of March 21, 2012.

Motion by Mike Timmons, second by Dave Hintz, to approve the meeting minutes of March 21, 2012 as presented. With all members voting “aye” the motion carried.

Presentation by William C. Liebert – Liebert Architectural Design, addressing his concerns regarding interpretation of Section 9.99(D)(4)(a)(4), Expansion to an existing dwelling unit or principal building located 40 feet or greater from the Ordinary High Water Mark.

William C Liebert addressed the Committee and staff regarding expansion to existing dwelling located greater than 40 feet from the OHWM. Mr. Liebert distributed two handouts which are a part of the record of today's meeting and attached to the meeting minutes. The Committee discussed the issue with Mr. Liebert.

Motion by Mike Timmons, second by Gary Baier, to allow expansion using the existing footprint, without deducting the portion not being used. The motion carried.

Section 9.78, Sign Ordinance. Forward Ordinance Amendment #1-2012 to the Oneida County Board of Supervisors.

Motion by Dave Hintz, second by Mike Timmons, to forward Ordinance Amendment #1-2012 to the Oneida County Board. With all members voting "aye" the motion carried.

Review and approve 2011 Annual Report.

Denise Hoppe, Office Manager; and Karl Jennrich, Zoning Director, reviewed the 2011 Annual Report with the Committee.

Motion by Gary Baier, second by Dave Hintz, to approve the 2011 Annual Report as presented and forward to the County Board. With all members voting "aye" the motion carried.

2:00 PM - CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Conditional Use Permit Application by Andrew Teichmiller for additional parking and display/storage area adjacent to Chequamegon Adventure Company on property owned by Northwoods Adventure Properties LLC and described as part of Gov't Lot 5, n/k/a lot 2 CSM V17 P3922, Section 11, T39N, R6E, Hwy 51 North, PIN #MI 2178-24, Town of Minocqua.

Karl Jennrich, Zoning Director, read the notice of public hearing for the Conditional Use Permit Application of Andrew Teichmiller for additional parking and display/storage area adjacent to Chequamegon Adventure Company in the Town of Minocqua.

The notice was published in the Northwoods River News on March 20 and March 27, 2012. The proof of publication is contained in the file. The notice was posted on the Oneida County Courthouse bulletin board on March 15, 2012. The mailing list was also read into the record.

Correspondence in File: Approval letter from the Town of Minocqua dated March 16, 2012.

Kathy Ray, Land Use Specialist, reviewed the CUP with the Committee. This is a request for additional parking and storage/display area for Chequamegon Adventure Company which operates their business on the adjacent lot to the north approved under CUP #09-213. They are proposing 8 additional parking spaces, a display area for a “camping” scene or other merchandise, and for storage of canoes and kayaks on trailers. This is a year round business described as an outdoor recreation, rental business & bicycle/sporting goods retail shop, which includes the sale of bikes, canoes and kayaks. A shared access for Lots 1 & 2 of Certified Survey Map V17 P3922 is being proposed by the Wisconsin Department of Transportation with the improvement project for Hwy 51 over the next few years. Therefore, a recorded Access Easement & Maintenance Agreement between Lots 1 & 2 will be required. The owner is requesting eight (8) additional parking spaces. This is not a requirement by the Department. The original CUP required 11 parking spaces based on 4 employees and 1500 sq ft of retail space and 15 spaces were proposed. The parking has been reconfigured due to the future changes by DOT however; there are still 15 spaces provided, plus the additional 8 for a total of 23 parking spaces. The Minocqua Town Board recommends approval contingent upon meeting all state and county requirements.

The applicant submitted the “General Standards for Approval of the CUP” and the Committee was supplied a copy. If the Committee finds the standards have been met, and recommends approval of this application, staff would suggest the following conditions be placed on the CUP.

1. The nature and extent of the conditional use permit to offer additional parking and a display/storage area for the adjacent business to the north shall not change from that described in the application and approved in this Conditional Use Permit.
2. Town of Minocqua review/recommendations.
3. Business use limited to this parcel(s) only as described in this CUP application.
4. Use of Lot 3 for any of the permitted uses approved in CUP 09-213 and this CUP is strictly prohibited.
5. The existing off-premise sign is subject to the requirements of 9.78(G) Oneida County Zoning and Shoreland Protection Ordinance.
6. May be subject to DOT review/approval.
7. The Access Easement & Maintenance Agreement to be reviewed by this Department prior to recording.

2:10 pm – Chairman Scott Holewinski opened the public hearing for comments from the audience. For the record, there is no one present.

2:11 pm - Chairman Scott Holewinski closed the public hearing.

Motion by Billy Fried, second by Gary Baier to approve the Conditional Use Permit application of Andrew Teichmiller for additional parking and display/storage area adjacent to Chequamegon Adventure Company on property owned by Northwoods Adventure Properties LLC as presented with all general standards being met, staff recommendations and Town concerns. The motion carried unanimously.

Conditional Use Permit Application of Pelican Lake Fire District to construct a fire station with office on Manitowoc Street on property described as part Gov't Lot 5, Section 19, T35N, R11E, (a/k/a Lots 7-12, Block 13 Village of Pelican Lake Plat) PIN SC 925, Town of Schoepke.

Karl Jennrich, Zoning Director, read the notice of public hearing for the Conditional Use Permit Application of Pelican Lake Fire District to construct a fire station with office on Manitowoc Street in the Town of Schoepke.

The notice was published in the Northwoods River News on March 20 and March 27, 2012. The proof of publication is contained in the file. The notice was posted on the Oneida County Courthouse bulletin board on March 15, 2012. The mailing list was also read into the record.

Correspondence in File: Approvals from the Towns of Enterprise and Schoepke.

Nadine Wilson, Land Use Specialist, reviewed the CUP with the Committee. The towns of Enterprise and Schoepke (Pelican Lake Fire District) wish to construct a fire station with office (80 x 80 fire station with 60' x 60' office area). This structure will house fire engine trucks and other rescue vehicles necessary for fire protection and public safety as well as provide for training and office/meeting areas. There are currently 24 volunteer firefighters and the new parking area will include 24 parking spaces designed to meet the county size requirement of 10x22. Silt screen fencing to be installed if needed. WDNR indicates that no Chapter 30 or other permits will be required. Stormwater will be retained on property with construction of small detention area in the Southeast corner of the lot.

WDNR—Permit for non-domestic holding tank which will be required to collect runoff from garage floor drain if one is installed. A septic system will be installed and a permit issued prior to issuance of a zoning permit. Solid waste will be serviced by a licensed hauler. It is anticipated that all equipment will be stored inside. It is anticipated that minor maintenance and repairs may be done at this facility. Care and precautions in handling and disposing of hazardous materials will be taken.

The applicant submitted the "General Standards for Approval of the CUP" and the Committee was supplied a copy. If the Committee finds the standards have been met, and recommends approval of this application, staff would suggest the following conditions be placed on the CUP.

1. The nature and extent of the conditional use shall not change from that described in the application and approved in the Conditional Use Permit.
2. Any hazardous materials\chemicals shall be used, stored and/or disposed of in accordance with State and Federal Regulations.
3. Retention area for storm water and runoff on lot to be properly maintained.
4. Code compliant POWTS to be installed with proper permits.
5. If floor drain to be installed in garage area the runoff and waste is to be directed to a non-domestic holding tank with property permits acquired.
6. Parking area to accommodate at least 24 vehicles.
7. Zoning Permit with state approved plans.
8. Signage in accordance with Oneida County Zoning and Shoreland Protection Ordinance.

9. Town of Enterprise and Schoepke concerns, if any.

2:15 pm – Chairman Scott Holewinski opened the public hearing for comments from the audience. For the record, there is no one present.

2:16 pm - Chairman Scott Holewinski closed the public hearing.

Motion by Gary Baier, second by Dave Hintz, to approve the Conditional Use Permit Application of Pelican Lake Fire District to construct a fire station with office on Manitowoc Street in the Town of Schoepke as presented with all general standards being met, staff recommendations and Town concerns. The motion carried unanimously.

Line item transfers, purchase orders and bills.

Bills submitted for payment - \$371.13

Purchase Orders - \$405.87

Motion by Dave Hintz, second by Mike Timmons, to pay the bills & purchase orders. The motion carried unanimously.

Refunds.

None.

Approve future meeting dates: Regular meetings - April 18 and May 2, 2012. Chapter 9 – April 12 and April 25, 2012.

The Committee confirmed the meeting dates of May 2, 2012, and April 25, 2012. The Committee canceled the meetings scheduled for April 12 & 18, 2012.

Public comments.

Senate Bill 472 was discussed.

Future agenda items.

NR 115 – how does it apply to Oneida County?

Adjourn.

2:28 pm – The meeting was adjourned on a motion by Scott Holewinski and second by Mike Timmons, with all members voting “aye.”

Chairman Scott Holewinski

Karl Jennrich, Planning & Zoning Director