

**ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
MAY 20, 2015
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501**

Members present: Scott Holewinski, Mike Timmons, Dave Hintz and Billy Fried

Members absent: Jack Sorensen

Department staff present: Karl Jennrich, Director and Julie Petraitis, Program Assistant

Other county staff present: None

Guests present: See sign in sheet.

Call to order.

Chairman Scott Holewinski called the meeting to order at 1:00 P.M., in accordance with the Wisconsin Open Meeting Law.

Approve the agenda. Motion by Mike Timmons, second by Dave Hintz to approve the agenda. With all members present voting “aye”, the motion carried.

It is anticipated that the committee may meet in closed session pursuant to Wisconsin Statutes, Section 19.85 (1) (g), conferring with legal counsel concerning strategy to be adopted by the governmental body with respect to litigation in which it is or is likely to become involved. A roll call vote will be taken to go into closed session.

- a. Structures closer than 20 feet from right-of-way – Town of Three Lakes.

Motion by Dave Hintz, second by Billy Fried to enter into closed session. On roll call vote: Billy Fried, “aye”; Dave Hintz, “aye”; Scott Holewinski, “aye” and Mike Timmons, “aye”.

A roll call vote will be taken to return to open session.

Motion by Billy Fried, second by Dave Hintz to return to open session. On roll call vote: Billy Fried, “aye”; Dave Hintz, “aye”; Scott Holewinski, “aye” and Mike Timmons, “aye”.

Announcement of any action taken in closed session.

- a. **Motion by Scott Holewinski, second by Dave Hintz not to enforce the 20’ setback to the right-of-way for the airport hangars on Airport Dr., in the**

Town of Three Lakes. With all members present voting “aye” on roll call vote the motion carried.

Public comment: **None**

Approve meeting minutes of April 29, 2015 and May 6, 2015. **Tabled.**

Lot line adjustment for Mark and Tammy Schuler at 10196 Blue Lake Road on Blue Lake.

Mr. Jennrich stated that Blue Lake has special restrictions. This request was sent to the Blue Lake Preservation Association and they are in favor of the lot line adjustment. The Town of Minocqua is also in support of the change as long as the Lake Association supports it. The Lake Association will be having a meeting on May 23, 2015 and will formally adopt the change then.

Motion by Billy Fried, second by Dave Hintz to approve the lot line adjustment for Mark and Tammy Schuler as presented contingent upon septic easement and final, official letter from the Blue Lake Preservation Association supporting the adjustment. With all members present voting “aye” the motion carried.

Discuss amending Chapter 20, Floodplain Zoning, to add a Dam Failure Analysis in Woodruff.

Mr. Jennrich received a Dam Failure Analysis and Assessment for the Fish Hatchery Dam, in Woodruff, from the Wisconsin Department of Natural Resources (WDNR) along with a letter from the WDNR stating that Oneida County needs to adopt the official Dam Failure Analysis.

Motion by Dave Hintz, second by Mike Timmons to send the amendment to the Dam Failure Analysis to public hearing to adopt in Chapter 20, Floodplain Zoning. With all members present voting “aye”, the motion carried.

Forfeiture schedule – Subdivision Chapter 15.

Mr. Jennrich stated that the Department has minimal citation authority when there is a subdivision violation. Right now the forfeiture is \$200 plus court costs. Mr. Jennrich would like the committee to develop a citation policy for subdivision violations.

Discussion was held on how much the citation should be. Mr. Jennrich will do some research on what other Counties charge and bring back to committee.

No action taken.

Combination of departments. Planning and Zoning with Land and Water Conservation.

There was a joint meeting with Labor Relations and UW Extension where a motion was made, and passed, to direct Land and Water Conservation to join Planning and Zoning beginning in August with a one year trial period. Karl will keep the committee updated.

Informational only.

Line item transfers, purchase orders, and bills.

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

Refunds. **None**

Approve future meeting dates: **June 3, 2015 and June 17, 2015.**

Public comments: **Connie Anderson spoke.**

Future agenda items. **Boathouses and piers public hearing.**

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Conditional Use Permit application of Harshaw Hunting South, LLC, owner and Maines and Associates, agent to operate a retreat for private parties, corporations, and organizations including weddings and special events in existing home and out buildings at 8959 County Hwy K further described as NE NW and SE NE, Section 6, T36N, R7E, PINs WB 76, WB 77, and WB 79, Town of Woodboro.

Mr. Jennrich read the notice of public hearing into the record. The notice was posted on the Courthouse bulletin board on April 30, 2015 and published in the Northwoods River News on May 5 and May 12, 2015. Proof of publication is contained in the file.

Correspondence in the file: A letter from the Town of Woodboro approving the CUP.

Nadine Wilson, Land Use Specialist, stated that there is a warming house and privy on the property. There is a storage building which the owners are proposing to put additions for the venue, which would be a kitchen and vestibule area. There is adequate parking area available. The home is currently five (5) bedrooms. The gate to the property is normally locked. Emergency personnel have been contacted for access to the property if needed. The property is 168 acres. The home is occupied occasionally. There are 2.5 employees who maintain the property. There will be a ten (10) guest minimum at this time.

Mr. Maines and the property caretaker were present and in favor of the project.

If the CUP is approved Staff would recommend the following conditions:

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. Project to be substantially commenced within 3 years from date of issuance.
3. Reception hall must be connected to a code complaint private onsite wastewater treatment system prior to operating.
4. Soil boring to verify three feet of separation to ground water for privy by warming house.
5. Zoning Permit applied for and approved prior to construction of additions to reception hall. Copy of state approved plans, if applicable, to be submitted with zoning permit.
6. Outdoor lighting to be directed downward and shielded from above.

7. Survey combining lots WB 76, WB 77 and WB 79 to be filed in Land Information Office.
8. Oneida County Health Department licensing and permits as required by State/County Code.
9. Signage in compliance with Oneida County Zoning and Shoreland Protection Ordinance.
10. Accessibility through gates for emergency personnel. (advised by agent that fire department and other emergency personnel given information to access the property through security gate)
11. Hours of operation for outdoor events to be no later than midnight.
12. Tourist rooming house to accommodate up to 10 occupants only unless private onsite wastewater treatment system is increased in size.

Motion by Mike Timmons, second by Dave Hintz to approve the CUP as all the general standards have been met and with the 12 conditions suggested by staff. With all members present voting “aye” the motion carried.

Conditional Use Permit application by Corey Uback, d/b/a Twisted Widdlin Fool and James Fleming, owner to add outdoor displays and sales for Twisted Widdlin Fool at 302 Oneida Street further described as Village of Minocqua, Lot 12, Block 10, Section 14, T39N, R6E, PIN MI 3377, Town of Minocqua.

Mr. Jennrich read the notice of public hearing into the record. The notice was posted on the Courthouse bulletin board on April 30, 2015 and published in the Northwoods River News on May 5 and May 12, 2015. Proof of publication is contained in the file.

Correspondence in the file: A letter from the Town of Minocqua dated May 6, 2015, recommending approval of the CUP for outdoor sales/displays applicable to this business only. Any subsequent business at this location will be required to have review and approval of outdoor displays by the Town.

Kathy Ray, Land Use Specialist, informed the committee that this CUP is being applied for because when the ARP was issued one of the conditions stated there be no outdoor sales/displays. Parking is adequate for the business. If the committee approves the CUP staff would suggest the following conditions:

1. The nature and extent of the use shall not change from the described in the CUP.
2. They are held subject to the ARP conditions.
3. Subject to the Town of Minocqua review.

Attorney Melms was present, representing the Landlords of the property. There were concerns regarding the size of the display area and number of parking places. Ms. Ray has provided Attorney Melms with a copy of the revised display area and a map showing the parking places. The Landlords are in favor of the newly revised CUP.

Corey Urback and Steve Urback were present and in favor of the CUP.

Motion by Billy Fried, second by Mike Timmons to approve the CUP as presented as the general standards have been met and with the conditions suggested by staff. With all members present voting “aye” the motion carried.

Adjourn.

2:33 p.m. There being no further matters to lawfully come before the Committee, a motion was made by Dave Hintz, second by Mike Timmons to adjourn the meeting. With all members present voting “aye”, the motion carried.

Chairman Scott Holewinski

Karl Jennrich
Planning & Zoning Director