

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
January 21, 2026
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501

Members Present: Scott Holewinski, Bob Almekinder, Mitchell Ives, Dan Hess, Billy Fried

Members Absent: None

Department Staff Present: Karl Jennrich, Director; Todd Troskey, Assistant Director; Monique Taylor, Administrative Support

Other County Staff Present: Linnaea Newman; Robb Jensen; Jenni Lueneburg, Human Resources Director

Guests Present: See sign-in sheet.

Call to order.

Chair Holewinski called the meeting to order at 1:00 p.m. in accordance with the Wisconsin Open Meetings Law.

Approve the amended agenda. Motion by Billy Fried, second by Mitchell Ives, to approve the amended agenda. With all members present voting “Aye,” the motion carried.

Planning and Zoning Director Retirement and recruitment plan. Discussed after the public hearing.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Non-Metallic Mine Reclamation application pursuant to Chapter 22 of the Oneida County Code by Wickwire, P.C., agent, and Flannery Materials LLC, landowner, for non-metallic mine operations on vacant properties described as follows: part of the SE NE, NE SE, Section 36, T35N, R10E, PINs EN-887 & EN-896, Town of Enterprise. The Notice of Public Hearing was post in the Northwoods River News on January 6 and 13, 2026. A Proof of Publication is contained in the file. The Notice was also posted on the Oneida County Courthouse Bulletin Board on December 30, 2025. An Affidavit of Mailing and mailing list are also contained in the file. The Town of Enterprise provided correspondence and it is contained in the file. Mr. Jennrich discussed the details of the matter. He further read the report into the record and asked questions of the applicant.

If the applicant has met or agrees to meet to all the requirements and condition of reclamation permit issuance, staff would suggest the following conditions be placed with the Reclamation Permit:

1. Reclamation to be done in accordance with Chapter 22 of the Oneida County Non-Metallic Mine Reclamation Ordinance.
2. Subject to the requirements of NR 135 of Wisconsin Administrative Code and Chapter 295 of Wisconsin Statutes.

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3. Subject to WPDES DNR Stormwater and Grading permit requirements. A copy of the issued WPDES Stormwater and Grading permit be submitted to the department.
4. Reclamation shall ensure that water is internally drained; water is not allowed to drain offsite and shall comply with all reclamation standards.
5. Final grades be maintained at 3:1 slopes per plan.
6. All slope grades including pit floor shall have adequate planting or reforestation to prevent erosion.
7. Financial Assurances in the amount of \$4,000 per open acres.
8. No disturbance of land within 75 feet of the wetlands.

The committee conferred with Mr. Jennrich and the property owner concerning conditions.

Chair Holewinski opened the public portion of the public hearing.

Lisa Rustick spoke.

Chair Holewinski closed the public portion of the public hearing.

The committee and Mr. Jennrich addressed concerns brought forth during the public comment portion of the public hearing.

Motion by Chair Holewinski, second by Mitchell Ives, to approve Item #4, adding Condition #8, for no disturbance of land within 75 feet of the wetlands. With all members present voting "Aye," the motion carried.

Planning and Zoning Director Retirement and recruitment plan.

Chair Holewinski spoke to the regard of Mr. Jennrich and his role as the Conservation, Planning and Zoning and Director. Ms. Lueneburg spoke to a timeline for hiring. The committee conferred with Mr. Jennrich and Ms. Lueneburg concerning the timeline and the process for hiring and training overlap. The timeline was adjusted and will be brought back to the Planning and Development Committee to be reviewed and then forwarded to the Executive Committee.

Public comments.

Eric Rempala spoke.

Connie Anderson spoke.

Approve meeting minutes of December 10, 2025. Motion by Billy Fried, second by Bob Almekinder, to approve the meeting minutes of December 10, 2026 as presented. With all members present voting "Aye," the motion carried.

Preliminary Landing Bay Resort Condominium Plat, a three (3) Unit conversion condominium, Landing Bay Resort LLC, owner, and submitted by Wilderness Surveying, Jim Rein, surveyor, for the following property described as: Part of Government Lot 5, Section 1, T37N, R6E, PIN CA-2-9; being 9347, 9351, and 9355 Musky Bay Lane, Town of Cassian. Mr. Jennrich discussed the details of the matter. He further read the report into the record.

If the Committee recommends approval of this Preliminary Landing Bay Resort Condominium Plat, staff would suggest the following conditions:

- 1) Condominium Declarations to be submitted to this department for review prior to recording.
- 2) Final plat to note: "APPROVAL OF ZONING PERMITS IS NOT IMPLIED NOR GUARANTEED WITH APPROVAL OF THIS CONDOMINIUM PLAT. ZONING

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PERMITS MAY BE REQUIRED FOR ANY IMPROVEMENTS, EXPANSIONS, AND/OR ADDITIONS AND SHALL COMPLY WITH THE CURRENT ONEIDA COUNTY ZONING AND SHORELAND PROTECTION ORDINANCE. STRUCTURES DEPICTED ON THE PLAT THAT ARE SITUATED LESS THAN 75 FEET FROM THE OHWM MAY BE SUBJECT TO STRICTER ZONING REGULATIONS/RESTRICTIONS BY THE COUNTY AND/OR TOWN.”

- 3) Subject to Land Contract purchase agreement being satisfied and a Warrantee deed be recorded prior to recording of final condominium plat.
- 4) Final Plat to be submitted with proper signatures within twenty-four (24) months of approval date.
- 5) Future amendments/addendums to be reviewed and approved by this department prior to recording.

Motion by Mitchell Ives, second by Dan Hess, to approve Item #7 with the five (5) conditions. With all members present voting “Aye,” the motion carried.

Preliminary two (2) Lot Certified Survey Map being a reconfiguration of lands owned by the Cheryl Jones Survivor’s Trust and RL Curry LLC, and submitted by Riverside Land Surveying LLC, Chris Fieri, surveyor, for the following described property: Lots 5 & 6, Unity Point Subdivision, being part of Government Lot 13, Section 33, T37N, R8E, PINs NE-1467 & NE-1468, Town of Newbold. The Committee may be considering a modification pursuant to Section 15.31(2) of the Oneida County Subdivision Control Ordinance. Mr. Jennrich discussed the details of the matter. The committee conferred with Mr. Jennrich. Motion by Dan Hess, second by Bob Almekinder, to approve Item #8, as presented on the amended agenda. With all members present voting “Aye,” the motion carried.

Discussion/decision concerning Ordinance Amendment #13-2025 to amend Chapter 9, Article 3, Section 9.37, Article 8, Section 9.82, and Article 5, Section 9.58 of the Oneida County Zoning and Shoreland Protection Ordinance. The Committee will be discussing the revisions and all aspects of Chapter 9. Mr. Jennrich discussed the background for the ordinance amendment and the proposed changes that were previously presented to the committee. The committee would like to discuss changes with Corporation Counsel concerning unpaid debt. Discussion only, no action taken.

Discussion/decision concerning Ordinance Amendment #13-2022 to amend Chapter 9, Article 1, Section 9.11, Article 3, Sections 9.32 and 9.33, Article 5, Section 9.50, Article 9, Sections 9.90, 9.91, 9.92, 9.93, 9.94, 9.95, 9.97, and 9.99, Appendixes C through Q, and Article 10 Definitions. The committee will be discussing correspondence received from the Conservation and UWEX Education Committee. The committee will also be discussing updates, revisions, and all aspects of Chapter 9. The committee discussed correspondence received. Mr. Jennrich read an email sent to the DNR concerning the review status of the ordinance amendment. The committee conferred with Mr. Jennrich concerning ordinance language. The committee would like leave the language as is and schedule the matter for public hearing.

Discussion/decision concerning 2025 Assembly Bill 449. Mr. Jennrich discussed the details of the matter. The committee would like to work with staff to provide talking points to provide to legislatures to address concerns and objections to the Bill.

Discussion/decision – Planning & Zoning Department permit activity/revenue. Discussion only, no action taken.

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Refunds. There was one (1) request. Motion by Bob Almekinder, second by Dan Hess, to approve the refund as requested. With all members present voting “Aye,” the motion carried.

Approve future meeting dates. February 4 and 20, 2026

Future agenda items. As discussed.

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. Approve closed session minutes of December 10, 2025.

b. Conservation, Planning and Zoning Director Performance Evaluation.

Motion by Bob Almekinder, second by Mitchell Ives, to go into closed session. Aye: Unanimous.

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

Motion by Dan Hess, second by Bob Almekinder, to return to open session. Aye: Unanimous.

Announcement of any action taken in closed session.

a. Motion by Dan Hess, second by Mitchell Ives, to approve the closed session meeting minutes of December 10, 2025. With all members present voting, “Aye,” the motion carried.

b. Motion by Chair Holewinski, second by Dan Hess, to accept the Planning and Zoning Director’s Self-Evaluation Form. With all members present voting “Aye,” the motion carried.

Adjourn.

3:01 p.m. There being no further matters to lawfully come before the committee, Chair Holewinski adjourned the meeting.

Scott Holewinski, Chair

Karl Jennrich, Planning & Zoning Director