**ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE**
**October 14, 2026**
**COUNTY BOARD ROOM – 2ND FLOOR**
**ONEIDA COUNTY COURTHOUSE**
**RHINELANDER, WI 54501**

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| Members Present: | Scott Holewinski, Bob Almekinder, Michael Tautges, Dan Hess, Billy Fried |
| Members Absent: | None |
| Department Staff Present: | Karl Jennrich, Director; Todd Troskey, Assistant Director; Scott Ridderbusch, Land Use Specialist; Monique Taylor, Administrative Support |
| Other County Staff Present: | Chad Lynch, Corporation Counsel |
| Guests Present: | See sign-in sheet. |

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**Call to order.**
Chair Holewinski called the meeting to order at 12:33 p.m. in accordance with the Wisconsin Open Meetings Law.

**Approve the agenda.** Motion by Bob Almekinder, second by Billy Fried, 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. Approve closed session minutes of July 22, 2026.
b. Permits for State-owned properties.

Motion by Billy Fried, second by Bob Almekinder, 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.

Recess at 12:50 p.m.
Return from recess at 1:00 p.m.

**Announcement of any action taken in closed session.**

a. Motion by Bob Almekinder, second by Dan Hess, to approve the closed session minutes of July 22, 2026. With all members present voting "Aye," the motion carried.
b. Discussion only, no action taken.

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**CONDUCT PUBLIC HEARING ON THE FOLLOWING:**

**Conditional Use Permit application by Rick Umhoefer, applicant, and Gregory Meyer, owner, to add outdoor display areas to an existing golf car retail sales, parts and labor business on the following described property: Lot 1, CSM 5837, being part of the SE NE, Section 12, T39N, R6E and part of the SW NW, Section 7, T39N, R7E, PINs MI-2185-A and WR-97-5, 8694 STH 47.** Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was posted on the Oneida County Courthouse Bulletin Board on September 24, 2026. The Notice was also posted in the Northwoods River News on September 29 and October 6, 2026. A Proof of Publication is contained in the file. An Affidavit of Mailing and mailing list are also contained in the file. Correspondence was received from the Town of Minocqua and the Wisconsin Department of Transportation. All correspondence was read into the record and is contained in the file. Mr. Jennrich further discussed the details and read the report into the record.

If the applicant has met or agrees to meet all of the requirements and conditions of permit issuance, 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. Signage to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance. Sign permits as required.
3. Parking to comply with 9.77 Off-Street Parking & Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance.
4. Hours of operation are Monday through Friday, 8:00 AM to 5:00 PM.
5. Dumpsters to be screened from view, applicant to recycle waste materials as required.
6. Exterior lighting if installed, must be downcast and shielded from above.
7. If outdoor displays move beyond the designated area the applicant is to contact the department. Additional permits may be required.

Chair Holewinski opened the public portion of the public hearing.
None.
Chair Holewinski closed the public portion of the public hearing.

The committee conferred with Mr. Jennrich.

Motion by Billy Fried, second by Bob Almekinder, to approve the Conditional Use Permit as listed in Item #6, with the seven (7) conditions listed by staff. With all members present voting "Aye," the motion carried.

**Public comments.**
Eric Rempala spoke concerning OA # 13-2022

**Approve meeting minutes of September 30, 2026.** Motion by Dan Hess, second by Bob Almekinder, to approve the meeting minutes of September 30, 2026. With all members present voting "Aye," the motion carried.

**Discussion/decision concerning State-owned properties. The committee will be discussing projects for State-owned properties.** The committee did not need to further discuss this matter, as it was discussed in closed session. No action taken.

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**Rezone Petition #12-2025 by Ponderosa Timberlands II LLC and Ponderosa Timberlands I LLC, owners, and James Puchter, owner and agent, to rezone from District #1B Forestry to District #04 Residential and Farming for property described as the SE NE, SW NE, SE NW, SW NW, Section 5, and SE NE, Section 6, T37N, R6E, PINs CA-63, CA-64, CA-67, CA-68 and CA-80, Town of Cassian. The committee will be reviewing a Resolution to forward to Oneida County Board of Supervisors.** Mr. Jennrich discussed the details of the matter. Motion by Dan Hess, second by Bob Almekinder, to approve the Resolution for Rezone Petition #12-2025 as presented and forward to the County Board as a consent agenda item. With all members present voting "Aye," the motion carried.

**Discussion/decision concerning Ordinance Amendment #13-2022 authored by the Planning and Development Committee 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, 9.99, and Article 10 Definitions of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will be reviewing a Resolution to forward to the Oneida County Board of Supervisors.** Mr. Jennrich discussed the details of the matter. Motion by Bob Almekinder, second by Billy Fried, to forward Ordinance Amendment #13-2022 Resolution to the County Board. With all members present voting "Aye," the motion carried.

**Refunds.** None

**Approve future meeting dates.** October 28 and November 11, 2026

**Future agenda items.** As discussed.

**Adjourn.**
1:23 p.m. There being no further matters to lawfully come before the committee, Chair Holewinski adjourned the meeting.

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Scott Holewinski, Chair Karl Jennrich, Planning & Zoning Director

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