

**ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE**  
**October 15, 2025**  
**COUNTY BOARD ROOM – 2<sup>ND</sup> FLOOR**  
**ONEIDA COUNTY COURTHOUSE**  
**RHINELANDER, WI 54501**

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Members Present: Scott Holewinski, Bob Almekinder, Billy Fried, Mitchell Ives (via Zoom)

Members Absent: Dan Hess

Department Staff Present: Karl Jennrich, Director; Carla Blankenship, Land Use Specialist; Monique Taylor, Administrative Support

Other County Staff Present: Andrew Kaftan, Corporation Counsel

Guests Present: See Sign-In Sheet.

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**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 agenda.** Motion by Billy Fried, second by Bob Almekinder, to approve the agenda. With all members present voting “Aye,” the motion carried.

**CONDUCT PUBLIC HEARING ON THE FOLLOWING:**

**Conditional Use Permit application by Blue Moose Sales LLC, applicant, and Jacob Nowobielski and Rachelle Nowobielski, owners, to operate a retail space selling waterfront equipment with outdoor display areas on the following described property: Lot 2, CSM 4227, being part of the NE NE, Section 34, T39N, R6E, PIN MI-2490-20, 9711 Whispering Oak Court, Town of Minocqua.** Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was published in the Northwoods River News on September 30 and October 7, 2025. The Proof of Publication is contained in the file. The Notice was also posted on the Oneida County Courthouse Bulletin Board on September 25, 2025. An Affidavit of Mailing and mailing list are also contained in the file. Correspondence was received from the Town of Minocqua and was read into the record and contained in the file. Ms. Blankenship 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, Monday through Sunday, 9:00 AM to 5:00 PM.

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5. Dumpsters if used 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. Display of items to be placed in designated areas per plan.
8. Limit the size of the displays, as shown on the drawing in the application.

Chair Holewinski opened the public portion of the public hearing.

Jacob Nowobielski spoke.

Chair Holewinski closed the public portion of the public hearing.

The committee conferred with Mr. Jennrich, Ms. Blankenship, and Mr. Nowobielski.

Motion by Billy Fried, second by Bob Almekinder, to add Condition #8 to limit the size of the displays, as shown on the drawing in the application. With all members present voting "Aye," the motion carried.

Motion by Billy Fried, second by Bob Almekinder, to approve the Conditional Use Permit for Item #3 on today's agenda, with the eight (8) conditions. With all of the members present voting "Aye," the motion carried.

**Conditional Use Permit application by Kathleen Hamblen, applicant, and Hamblen Property LLC, owner, to operate a commercial garden center with outdoor displays and storage on the following described property: part of the fractional NW 1/4, Section 3, T39N, R8E, 6349 STH 70, PIN NE-952-8, Town of Newbold.** Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was published in the Northwoods River News on September 30 and October 7, 2025. The Proof of Publication is contained in the file. The Notice was also posted on the Oneida County Courthouse Bulletin Board on September 25, 2025. An Affidavit of Mailing and mailing list are also contained in the file. Correspondence was received from the Town of Newbold and from the Wisconsin Department of Transportation and are also contained in the file. Ms. Blankenship 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, seven days a week, 9:00 AM to 5:00 PM, spring to fall.
5. Dumpsters if used 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. Display of items to be placed in designated areas per plan.

Chair Holewinski opened the public portion of the public hearing.

Kathleen Hamblen spoke.

Glen Hamblen spoke.

Chair Holewinski closed the public portion of the public hearing.

Motion by Bob Almekinder, second by Billy Fried, to approve Item #4 on today's agenda, with the seven (7) conditions. With all members present voting "Aye," the motion carried.

**Rezone Petition #11-2025 by Roland Fir Timberlands, LLC, owner, and Stettin Properties, LLC, agent, to rezone from District #4 Residential and Farming to District #1B Forestry for property described as NE SE, Section 22, T37N, R6E, PIN CA-334, Town of Cassian.** Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was published in the Northwoods River News on September 30 and October 7, 2025. The Proof of Publication is contained in the file. The Notice was also posted on the Oneida County Courthouse Bulletin Board on September 25, 2025. An Affidavit of Mailing and mailing list are also contained in the file. The meeting minutes from the Town of Cassian's meeting of September 8, 2025, is contained in the file reflecting a motion approving the rezone. Mr. Jennrich read the report into the record. The committee conferred with Mr. Jennrich and asked questions. Mr. Jennrich spoke to the questions.

Chair Holewinski opened the public portion of the public hearing.

John Lawrence spoke.

Chair Holewinski closed the public portion of the public hearing.

**Motion by Billy Fried, second by Bob Almekinder, to approve the Rezone Petition #11-2025 and forward to the County Board for consideration. With all members present voting "Aye," the motion carried.**

**Public comments.**

Marybeth Mack spoke.

**Approve meeting minutes of October 1, 2025.** Motion by Billy Fried, second by Bob Almekinder, to approve the meeting minutes of October 1, 2025. With all members present voting "Aye," the motion carried.

**Discussion/decision concerning Ordinance Amendment #06-2025 authored by the Town of Three Lakes and District #13 Supervisor Collette Sorgel, agent, to amend Chapter 9, Article 5, Section 9.58 Tourist Rooming House of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will be reviewing a Resolution to forward to the County Board. The committee will be discussing the motion made on October 1, 2025, to table Ordinance Amendment #06-2025 indefinitely.** Mr. Jennrich discussed the details of the matter. Corporation Counsel spoke to the matter and provided direction to the committee. The committee conferred with Mr. Jennrich and Corporation Counsel. Mr. Jennrich will create a memo. **Motion by Bob Almekinder, second by Billy Fried, to postpone the matter when Karl and Corporation Counsel are ready to bring the matter back for discussion. With all members present voting "Aye," the motion carried.**

**Discussion/decision concerning the Planning and Zoning Fee Schedule. The committee will be reviewing the proposed changes.** Tabled.

**Discussion/decision concerning the Planning and Zoning Fee Schedule. The committee will be reviewing a Resolution to consider forwarding to the Oneida County Board of Supervisors.** Tabled.

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

**Discussion/decision/prioritization of 2025 Oneida County Planning and Zoning Department projects.** Discussion only, no action taken.

**Refunds.** None.

## Planning and Development

**Approve future meeting dates.** October 29 and November 13, 2025

**Future agenda items.** As discussed.

**Adjourn.**

2:21 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

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Karl Jennrich, Planning & Zoning Director