NOTICE OF MEETING

COMMITTEE: **PLANNING & DEVELOPMENT**
DATE: **October 28, 2026**
PLACE: **ONEIDA COUNTY COURTHOUSE – COUNTY BOARD ROOM**
TIME: **PUBLIC HEARING: 1:00 p.m.**
REGULAR MEETING: Immediately following Public Hearing

ZOOM OPTION: **ID: 955 858 8593** **PASSCODE: 736130** **PHONE: 312-626-6799**

Zoom is being offered as a convenience to view the meeting. Remote participation is not allowed. If Zoom functionality drops, the meeting will continue in person at the location listed above.

It is possible that a quorum of County Board members will be at this meeting to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the County Board pursuant to State ex rel. Badke v. Village Board of Greendale, 173 Wis. 2d 553, 494 N.W.2d 408 (1993), and must be noticed as such, although the County Board will not take any formal actions at this meeting. It is also possible that there may be quorums of other County Board Committees present, although those committees will not take any formal action at this meeting.

Anyone having an interest may attend and be heard. Interested parties who are unable to attend may send written comments to Scott Holewinski, Chairman, Oneida County Planning & Development Committee, P.O. Box 400, Rhinelander, WI 54501. All written comments shall be received no later than 10:00 a.m. on October 26, 2026, and shall include your name and voting address and, if not from Oneida County, your property address within Oneida County. All written comments will be given to committee members prior to the start of the public hearing and announced by name during the public hearing. Written comments shall not be read into the record.

ALL AGENDA ITEMS ASSUMED TO BE DISCUSSION / DECISION

1. Call to order.

2. Approve the agenda.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

3. **Conditional Use Permit application** by T.A. Solberg Co., Inc., applicant and owner, to construct a heated storage building for delivery trucks, operations will include outdoor storage of semi-trailers on property described as Lot 9, Taylor Subdivision, Section 16, T36N, R9E, PIN PE-1822, Town of Pelican.

4. Public comments (limited to 3 minutes per person, stating name and residence address).

5. Approve meeting minutes of October 14, 2026.

6. Preliminary plat of Forest Street Condominium, a four (4) unit conversion condominium, Hardball Holdings LLC, owner, and submitted by Cornerstone Surveying, Charley Brinkmeier, surveyor, for property described as: Lot 1, CSM 5699, being part of the NE NW, Section 7, T38N, R11E, PIN TL-1477, 6970, 6972, 6974, & 6976 Forest Street, Town of Three Lakes.

7. Preliminary three (3) lot and one (1) outlot Certified Survey Map of lands owned by the Rynders Revocable Trust, submitted by Wilderness Surveying, a division of REI Engineering, Jim Rein, surveyor, for the following vacant property described as: Lots 27 & 29, Richardson Acres Plat, being part of SE NW, Section 10, T39N, R6E, PINs MI-4529 & MI-4531, 8707 & 8715 Richardson Plat Road, Town of Minocqua.

8. Preliminary First Addendum to Rorabeck Condominiums, to revise the unit boundary and parking stalls of Unit 4, owned by Landon Reich and submitted by Maines & Associates Surveyors, Greg Maines, surveyor, for property described as Unit 4, Rorabeck Condos, Section 23, T39N, R6E, PIN MI-7276, 9157 Rorabeck Lane, Town of Minocqua.

9. Discussion/decision concerning Conditional Use Permit #1000938 modifications and a subdivision for property located at 8700 Ush 51, further described as Lot 1, CSM 3787, being part of the NW NE and the SW NE, Section 11, T39N, R6E, PIN MI-2170-2A, Town of Minocqua.

10. Discussion/Decision concerning the required square footage for a second dwelling unit on property zoned District #15 Rural Residential.

11. Discussion/decision concerning Planning and Zoning Department non-metallic mining fees.

12. Discussion/decision concerning certified survey maps (CSM). The committee will be discussing submission of CSM's to the department with permit applications.

13. Discussion/decision concerning direction for the department policy regarding information provided to the department from an assessor for multiple potential structures on properties that do not have permits of record.

14. Discussion/decision/prioritization of the 2026 Oneida County Planning & Zoning Department projects.

15. Refunds.

16. Approve future meeting dates: November 11 and 25, 2026.

17. Future agenda items.

18. Adjourn.

NOTICE OF POSTING
TIME: Approx. 2:15 p.m. ~ DATE: October 23, 2026 ~ PLACE: Oneida County Courthouse Bulletin Board

SCOTT HOLEWINSKI, COMMITTEE CHAIR
Notice posted by Monique Taylor, Administrative Support, Planning & Zoning Department. Additional information on a specific agenda item may be obtained by contacting the Planning & Zoning Department at 715-369-6130.

NEWS MEDIA NOTIFIED VIA E-MAIL ~ DATE: October 23, 2026 ~ TIME: Approx. 2:30 p.m.

Lakeland Times	**Northwoods River News**
Star Journal	**Tomahawk Leader**
Vilas County News	**NRG Media Northwoods**
WCYE Radio	**WJJQ Radio**
WPEG Radio/TV	**WRJO Radio**
WXPR Public Radio	**WJFW-TV 12**

Notice is hereby further given that pursuant to the Americans with Disabilities Act, reasonable accommodations will be provided for qualified individuals with disabilities upon request. Please call Tracy Hartman at 715-369-6125 with specific information on your request allowing adequate time to respond to your request.

See reverse side of this notice for compliance checklist with the Wisconsin Open Meetings Law.

GENERAL REQUIREMENTS:

1. Must be held in a location which is reasonably accessible to the public.
2. Must be open to all members of the public unless the law specifically provides otherwise.

NOTICE REQUIREMENTS:

1. In addition to any requirements set forth below, notice must also be in compliance with any other specific statute.
2. Chief presiding officer or his/-her designee must give notice to the official newspaper and to any members of the news media likely to give notice to the public.

MANNER OF NOTICE:

Date, time, place and subject matter, including subject matter to be considered in a closed session, must be provided in a manner and form reasonably likely to apprise members of the public and news media.

TIME FOR NOTICE:

1. Normally, a minimum of 24 hours prior to the commencement of the meeting.
2. No less than 2 hours prior to the meeting if the presiding officer establishes there is good cause that such notice is impossible or impractical.
3. Separate notice for each meeting of the governmental body must be given.

EXEMPTIONS FOR COMMITTEES & SUBUNITS

Legally constituted sub-units of a parent governmental body may conduct a meeting during the recess or immediately after the lawful setting to act or deliberate upon the subject which was the subject of the meeting, provided the presiding officer publicly announces the time, place and subject matter of the sub-unit meeting in advance of the meeting of the parent governmental body.

PROCEDURE FOR GOING INTO CLOSED SESSION:

1. Motion must be made, seconded and carried by roll call majority vote and recorded in the minutes.
2. If motion is carried, chief presiding officer must advise those attending the meeting of the nature of the business to be conducted in the closed session, and the specific statutory exemption under which the closed session is authorized.

SYNOPSIS OF STATUTORY EXEMPTIONS UNDER WHICH CLOSED SESSIONS ARE PERMITTED:

1. Concerning a case which was the subject of Judicial or quasi-judicial trial before this governmental body. Sec. 19.85(1)(a).
2. Considering dismissal, demotion or discipline of any public employee or the investigation of charges against such person and the taking of formal action on any such matter; provided that the person is given actual notice of any evidentiary hearing which may be held prior to final action being taken and of any meeting at which final action is taken. The person under consideration must be advised of his/her right that the evidentiary hearing be held in open session and the notice of the meeting must state the same. Sec. 19.85(1)(b).
3. Considering employment, promotion, compensation or performance evaluation data of any public employee over which this body has jurisdiction or responsibility. Sec. 19.85(1)(c).
4. Considering strategy for crime detection or prevention. Sec. 19.85(1)(d).
5. Deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business whenever competitive or bargaining reasons require a closed session. Sec. 19.85(1)(e).
6. Considering financial, medical, social or personal histories or disciplinary data of specific person, preliminary consideration of specific personnel problems or the investigation of specific charges, which, if discussed in public, would likely have a substantial adverse effect on the reputation of the person referred to in such data. Sec. 19.85(1)(f), except where paragraph 2 applies.
7. 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. Sec. 19.85(1)(g).
8. Considering a request for advice from any applicable ethics board. Sec. 19.85(1)(h).

PLEASE REFER TO CURRENT STATUTE SECTION 19.85 FOR FULL TEXT CLOSED SESSION RESTRICTIONS:

1. Must convene in open session before going into closed session.
2. May not convene in open session, then convene in closed session and thereafter reconvene in open session within twelve hours unless proper notice of this sequence was given at the same time and in the same manner as the original open meeting.
3. Final approval or ratification of a collective bargaining agreement may not be given in closed session.
4. No business may be taken up at any closed session except that which relates to matters contained in the chief presiding officer's announcement of the closed session.
5. In order for a meeting to be closed under Section 19.85(1)(f) at least one committee member would have to have actual knowledge of information which he or she reasonably believes would be likely to have a substantial adverse effect upon the reputation involved and there must be a probability that such information would be divulged. Thereafter, only that portion of the meeting where such information would be discussed can be closed. The balance of that agenda item must be held in open session.

BALLOTS, VOTES AND RECORDS:

1. Secret ballot is not permitted except for the election of officers of the body or unless otherwise permitted by specific statutes.
2. Except as permitted above, any member may require that the vote of each member be ascertained and recorded.
3. Motions and roll call votes must be preserved in the record and be available for public inspection.

USE OF RECORDING EQUIPMENT:

The meeting may be recorded, filmed, or photographed, provided that it does not interfere with the conduct of the meeting or the rights of the participants.

LEGAL INTERPRETATION:

1. The Wisconsin Attorney General will give advice concerning the applicability or clarification of the Open Meeting Law upon request.
2. The municipal attorney will give advice concerning the applicability or clarification of the Open Meeting Law upon request.

PENALTY:

Upon conviction, any member of a governmental body who knowingly attends a meeting held in violation of Subchapter IV, Chapter 19, Wisconsin Statutes, or who otherwise violates the said law shall be subject to forfeiture of not less than $25.00 nor more than $300.00 for each violation.

Prepared by Oneida County Corporation Counsel Office - 5/16/96