ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
October 28, 2026
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501

Members Present:	Bob Almekinder, Michael Tautges, Dan Hess, Billy Fried
Members Absent:	Scott Holewinski
Department Staff Present:	Karl Jennrich, Director; Todd Troskey, Assistant Director; Scott Ridderbusch, Land Use Specialist; Monique Taylor, Administrative Support
Other County Staff Present:	Linnaea Newman
Guests Present:	See sign-in sheet.

Call to order.
Vice Chair Hess called the meeting to order at 1:00 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.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

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. Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was posted on the Oneida County Courthouse Bulletin Board on October 8, 2026. The Notice was also posted in the Northwoods River News on October 13 and 20, 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 by the Town of Pelican and read into the record. Mr. Jennrich further discussed the details of the matter 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. Proper permits must be obtained prior to construction (Town/County/State). State approved plans as required.
3. If a floor drain is present, the applicant is required to show the WDNR they are running a "clean shop" that no oils, greases are going into the POWTS or redesign and get a non-domestic holding tank for the floor drain.

4. Subject to WDNR Stormwater and erosion permits for land disturbance greater than one (1) acre.
5. Signage to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance. Sign permits as required.
6. Parking to comply with 9.77 Off-Street Parking & Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance.
7. Hours of operation, seven (7) days per week, 24 hours a day.
8. Dumpsters to be screened from view, applicant to recycle waste materials as required.
9. Exterior lighting if installed, must be downcast and shielded from above.
10. If outdoor storage moves beyond the designated area the applicant is to contact the department. Additional permits may be required.

Vice Chair Hess opened the public portion of the public hearing.
Bob Rynders spoke.
Vice Chair Hess closed the public portion of the public hearing.

The committee discussed the matter.

Motion by Bob Almekinder, second by Billy Fried, to approve Item #3 on today's Agenda with the ten (10) conditions. With all members present voting "Aye," the motion carried.

Public comments. None.

Approve meeting minutes of October 14, 2026. Motion by Billy Fried, second by Bob Almekinder, to approve the meeting minutes of October 14, 2026. With all members present voting "Aye," the motion carried.

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. Mr. Ridderbusch discussed the details of the matter. The committee conferred with Mr. Ridderbusch and Mr. Jennrich. Mr. Ridderbusch read the Report into the record and further discussed the details.

If the Committee recommends approval of this Preliminary Forest Street Condominium Plat, staff would suggest the following conditions:

1) Condominium Declarations to be submitted to this department for review prior to recording.
2) Future amendments/addendums to be reviewed and approved by this department prior to recording.

The committee conferred with Mr. Jennrich and Mr. Ridderbusch.

Motion by Bob Almekinder, Billy Fried, to approve #6 on today's Agenda with the two (2) conditions. With all members present voting "Aye," the motion carried.

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. Mr. Jennrich discussed the details of the matter and read the report into the record. The committee conferred with Mr. Jennrich, Mr. Ridderbusch, and Mr. Rynders. Motion by Bob Almekinder, second by Dan Hess, to approve the certified survey map, pursuant to Section 15.31(2). With all members present voting "Aye," the motion carried.

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. Mr. Ridderbusch discussed the details of the matter and read the Report into the record. The committee conferred with Mr. Jennrich, Mr. Ridderbusch, and Greg Maines. Motion by Billy Fried, second by Bob Almekinder, to approve the addendum with the two (2) conditions listed by staff. With all members present voting "Aye," the motion carried.

Michael Tautges arrived at 1:33 p.m.

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. Mr. Jennrich discussed the details of the matter. The committee conferred Mr. Jennrich and Mr. Ridderbusch concerning parking, access points, and conditions of the CUP. Multiple factors will need to be reviewed. The committee would like the matter to be tabled and brought back, if needed, at a future meeting date. Discussion only, no action taken.

Discussion/Decision concerning the required square footage for a second dwelling unit on property zoned District #15 Rural Residential. Mr. Jennrich discussed the details of the matter. District #15 piggybacks with portions of District #2. Mr. Jennrich asked for direction from the committee concerning lot size for additional dwellings on a parcel. The committee conferred with Mr. Jennrich. The committee would like to keep the lot size requirements the same but clarify the language. Discussion only, no action taken.

Discussion/decision concerning Planning and Zoning Department non-metallic mining fees. Mr. Jennrich discussed the details of the matter. The committee reviewed the charts and proposed changes provided in their packets. Mr. Jennrich discussed the change suggestions further. The committee would like staff to bring back further details and proposed amounts for any change suggestions at a future meeting. Discussion only, no action taken.

Discussion/decision concerning certified survey maps (CSM). The committee will be discussing submission of CSM's to the department with permit applications. Mr. Troskey and Mr. Jennrich discussed the details of the matter. This was brought before the committee multiple times, but staff would like direction based on current scenarios discussed. The committee would like staff to bring back language to review and discuss at a future meeting date. Discussion only, no action taken.

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. Mr. Troskey discussed the details of the matter. The committee would like staff to bring a policy back to discuss at a future meeting. Discussion only, no action taken.

Discussion/decision/prioritization of the 2026 Oneida County Planning & Zoning Department projects. Mr. Jennrich discussed the details of the matter. Mr. Jennrich and Mr. Troskey will discuss the projects and plan accordingly. Discussion only, no action taken.

Refunds. None

Approve future meeting dates. November 11 and 25, 2026. The first meeting in December will need to be determined and will be scheduled on a different day of the week other than December 9th.

Future agenda items. As discussed.

Adjourn.
2:44 p.m. There being no further matters to lawfully come before the committee, Vice Chair Hess adjourned the meeting.

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Scott Holewinski, Chair Karl Jennrich, Planning & Zoning Director