

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
February 18, 2026
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501

Members Present: Bob Almekinder, Mitchell Ives, Dan Hess, Billy Fried (via Zoom)

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: Chad Lynch, Corporation Counsel; Linnaea Newman (via Zoom)

Guests Present: See sign-in sheet.

Call to order.

Vice Chair Hess called the meeting to order at 12:19 p.m. in accordance with the Wisconsin Open Meetings Law.

Approve the agenda. Motion by Mitchell Ives, 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 January 21, 2026.
- b. PIN MI-3240: WD Wis. 25-CV-325, 25-CV-520; Oneida Case Nos. 24-CX-02, 25-CX-02, and 25-CV-123.
- c. Boathouse violations – Town of Three Lakes.
- d. Junkyard – Town of Pine Lake.
- e. RV trailer, no POWTS – Town of Pine Lake.

Bob Almekinder arrived at 12:20 p.m.

Motion by Mitchell Ives, second by Billy Fried, to go into closed session. Aye: Unanimous.

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

Motion by Mitchell Ives, second by Bob Almekinder, to return to open session. Aye: Unanimous.

Billy Fried left at 1:00 p.m.

Recess at 1:00 p.m.

Return from recess at 1:04 p.m.

Announcement of any action taken in closed session.

- a. Motion by Bob Almekinder, second by Mitchell Ives, to approve the closed meeting minutes of January 21, 2026. With all members present voting “Aye,” the motion carried.
- b. No action taken.
- c. No action taken.
- d. No action taken.
- e. No action taken.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Conditional Use Permit application by Josh Hunt, applicant and proposed owner, to operate a contractor storage yard and professional service business for roofing and chimney materials within the existing structure, currently owned by Northwoods Upholstery of Tomahawk LLC, located at property described as Lot 1, CSM 4737, being part of the NE NE, Section 27, T37N, R6E, PIN CA-402, 4243 Back Country Road, Town of Cassian.

Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was posted on the Oneida County Bulletin Board on January 29, 2026. The Notice was also posted in the Northwoods River News on February 3 and 10, 2026. A Proof of Publication is contained in the file. An Affidavit of Mailing and mailing list are also contained in the file. Mr. Ridderbusch further discussed the details of the matter. One public comment was received, read into the record, and contained in the file. Correspondence was also received from the Town of Cassian and is also contained in the file. Mr. Ridderbusch read the report into the record.

If the applicant has met or agrees to meet to all the requirements and condition 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. Lighting if installed, must be downcast and shielded from above.
5. Dumpster to be screened from view, applicant to recycle waste materials as required.
6. Proper permits must be obtained prior to construction (Town/County/State). State approved plans as required, if applicable for storage building.
7. Outdoor storage of materials and equipment be stored within the designated areas per site plan.

Vice Chair Hess opened the public portion of the public hearing.

Josh Hunt spoke.

Vice Chair Hess closed the public portion of the public hearing.

Motion by Bob Almekinder, second by Mitchell Ives, to approve Item #6 on today’s agenda with the conditions as listed. With all members present voting “Aye,” the motion carried.

Public comments.

Eric Rempala spoke.

Steve Zunker spoke.

Eric Borchardt spoke.

Planning and Development

Approve meeting minutes of February 4, 2026. Motion by Bob Almekinder, second by Mitchell Ives, to approve the meeting minutes of February 4, 2026. With all members present voting “Aye,” the motion carried.

Discussion/decision concerning retroactive tourist rooming house (TRH) administrative review permits (ARPs). Tabled.

Discussion/decision concerning Conditional Use Permit #2400017 for property located at 7509 USH 51, further described as Lot 1, CSM 4629, Section 34, T39N, R6E, PIN MI-2490-6, Town of Minocqua. The committee will also be discussing current enforcement actions. Mr. Jennrich discussed the details and background of the matter. The committee conferred with Mr. Jennrich. The committee provided direction to Mr. Jennrich for continued enforcement actions. Discussion only, no action taken.

Discussion/decision concerning the state of Wisconsin’s proposed changes to the POWTS maintenance frequency as specified in ss. SPS 383.54(3)(b) and (4)(a), Wis. Adm. Code and the Oneida County maintenance program. Mr. Jennrich discussed the details of the matter. He further discussed the proposed changes and the Department’s position on the matter. Motion by Bob Almekinder, second by Mitchell Ives, to direct Mr. Jennrich to provide elected officials with opposition with the proposed changes. With all members present voting “Aye,” the motion carried.

Discussion/decision concerning allowing service-type businesses in zoning District #4 Residential and Farming. Mr. Jennrich discussed the detailed of the matter. The committee is not in favor of allowing service-type businesses in zoning District #4 Residential and Farming, as they are allowed in multiple other districts. Discussion only, no action taken.

Discussion/decision concerning the 2025 Department of Safety & Professional Services audit of Oneida County. Discussion only, no action taken.

Discussion/decision concerning the Workers Comp Flow Chart. Informational only.

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

Discussion/decision/prioritization of the 2026 Oneida County Planning & Zoning Department projects. Discussion only, no action taken.

Refunds. None

Approve future meeting dates. February 24 and March 4, 2026

Future agenda items. As discussed.

Adjourn.

1:53 p.m. There being no further matters to lawfully come before the committee, Vice Chair Hess adjourned the meeting.

Dan Hess, Vice Chair

Karl Jennrich, Planning & Zoning Director