

**ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE**  
**March 4, 2026**  
**COUNTY BOARD ROOM – 2<sup>ND</sup> FLOOR**  
**ONEIDA COUNTY COURTHOUSE**  
**RHINELANDER, WI 54501**

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Members Present: Scott Holewinski, Bob Almekinder, Mitchell Ives, 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; Linnaea Newman

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 Dan Hess, to approve the agenda. With all members present voting “Aye,” the motion carried.

**CONDUCT PUBLIC HEARING ON THE FOLLOWING:**

**Conditional Use Permit application by John Lawrence, applicant and owner of Stettin Properties LLC, to develop and operate a sawmill facility for lumber production on vacant property described as part of the 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 posted on the Oneida County Courthouse Bulletin Board on February 12, 2026. The Notice was also posted in the Northwoods River News on February 17 and 24, 2026. A Proof of Publication is contained in the file. An Affidavit of Mailing and mailing list are also contained in the file. No public comments were received. The Town of Cassian did not provide written correspondence, but did speak with Mr. Ridderbusch and voiced that they had no concerns. Mr. Ridderbusch further discussed details of the matter and 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. The project to be substantially commenced within three (3) years of issuance date.
3. Subject to addressing requirements per the Oneida County Land Information Office.

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4. Subject to WDNR Stormwater and Grading permits for land disturbance greater than one acre and be submitted to this department. Erosion control be in place per prior to excavation.
5. Subject to DNR MFL withdrawals prior to the development of the property. Copy of withdrawal paperwork be submitted to the department.
6. Signage to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance. Sign permits as required.
7. Parking to comply with 9.77 Off-Street Parking & Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance. A minimum of thirty-five (35) parking spaces shall be provided.
8. Lighting if installed, must be downcast and shielded from above.
9. Dumpster to be screened from view, applicant to recycle waste materials as required.
10. Proper zoning and sanitary permits must be obtained prior to construction (Town/County/State). State approved plans as required.
11. Outdoor storage of materials and equipment be stored within the designated areas per site plan.
12. A minimum vegetative buffer width of ~~twenty-five (25)~~ two hundred (200) feet remain in place along the south and west property boundaries.

The committee asked questions of Mr. Ridderbusch. Mr. Ridderbusch responded.

Chair Holewinski opened the public portion of the public hearing.

Al Frost spoke.

Robert Conchetta spoke.

Molly Petts spoke.

Chair Holewinski closed the public portion of the public hearing.

The committee conferred with Mr. Lawrence and Mr. Ridderbusch concerning the conditions.

Motion by Chair Holewinski, second by Dan Hess, to amend Condition #12 from a twenty-five (25) foot vegetative buffer to a two hundred (200) foot vegetative buffer on the south and west property boundaries. With all members present voting "Aye," the motion carried.

Motion Chair Holewinski, second by Dan Hess, to add a condition that any watering of the logs to come from the retention pond and not a well. With all members present voting "Aye," the motion carried.

Motion by Mitchell Ives, second by Bob Almekinder, to approve the Conditional Use Permit as presented, with the changes to the conditions. With all members present voting "Aye," the motion carried.

### **Public comments.**

Erica Rempala spoke.

Approve meeting minutes of February 18, 2026. Motion by Dan Hess, second by Mitchell Ives, to approve the meeting minutes of February 18, 2026. With all members present voting "Aye," the motion carried.

**Discussion/decision concerning Ordinance Amendment #13-2025 to amend Chapter 9, Article 3, Section 9.37 and Article 8, Section 9.82 of the Oneida County Zoning and Shoreland**

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**Protection Ordinance. The Committee will be discussing all aspects of Chapter 9.** Mr. Jennrich discussed the details of the matter and the proposed changes since the last meeting. The committee conferred with Corporation Counsel and Mr. Jennrich. The committee directed staff to implement the changes as discussed and bring back at a future meeting for review. Discussion only, no action taken.

**Discussion/decision concerning retroactive tourist rooming house (TRH) administrative review permits (ARPs).** Mr. Jennrich discussed the details of the matter. The committee conferred with Corporation Counsel and Mr. Jennrich. The committee will not be taking further action on this matter at this time. Discussion only, no action taken.

**Discussion/decision concerning a boat parking area on property described as being part of Government Lot 3, Section 18, T39, R7E, PIN WR-249, Town of Woodruff. The committee will be also be discussing projects on State-owned properties.** Mr. Jennrich discussed the details of the matter. Mr. Jennrich did send a formal letter to the DNR concerning the matter. It was anticipated that a conversation will be had with the DNR concerning the matter. The committee conferred with Corporation Counsel and Mr. Jennrich. Discussion only, no action taken.

**Preliminary 8500 Place Condominium Plat, a two (2) Unit conversion condominium, TA Solberg Co, Inc., owner, submitted by Wilderness Surveying, Jim Rein, surveyor, for property described as Lot 1, CSM 3818, being part of the NW SE, Section 10, T39N, R6E, PIN MI-2167-21, 8589 & 8593 Dr. Pink Drive, Town of Minocqua.** Mr. Ridderbusch discussed the details of the matter and read the report. The Town of Minocqua sent correspondence and it is contained in the file.

If the Committee recommends approval of this Preliminary 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.

**Motion by Billy Fried, second by Dan Hess, to approve as presented with the two (2) conditions. With all members present voting "Aye," the motion carried.**

**Discussion/decision concerning Rezone Petition #03-2025 by Gregory Meyer, owner, and Eric Klein, agent, to rezone from District #2 Single Family Residential to District #7 Business B-2 for property described as Lot 1, CSM 5837, Section 7, T39N, R7E, PIN WR-97-13, Town of Woodruff. 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 Dan Hess, second by Mitchell Ives, to approve Rezone Petition #03-2025, and forward to County Board. With all members present voting "Aye," the motion carried.**

**Discussion/decision concerning Rezone Petition #10-2025 by Gregory Meyer, owner, and Eric Klein, agent, to rezone from District #2 Single Family Residential to District #7 Business B-2 for property described as Lots 1 & 2, CSM 5837, Section 7, T39N, R7E, PINs WR-97-3 and WR-97-5, Town of Woodruff. 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 Dan Hess, second by Billy Fried, to approve Rezone Petition #10-2025, and forward to County Board. With all members present voting "Aye," the motion carried.**

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**Discussion/decision concerning Ordinance Amendment #12-2024 to amend Chapter 9, Article 3, Section 9.32 Zoning Permit Requirement and Section 9.33 Exceptions to Zoning Permit Requirement of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will be discussing all aspects of Chapter 9.** Mr. Troskey discussed the details of the matter. The committee conferred with Mr. Troskey and Mr. Jennrich. The committee directed staff to work with Corporation Counsel and bring back at a future meeting for further review and discussion. Discussion only, no action taken.

**Discussion/decision concerning Chapter 9, Article 7, Section 9.72 Building Height Restrictions of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will be discussing additional building height information that was requested at the January 8, 2025, Planning and Development Meeting, possibly including other aspects of Chapter 9.** Mr. Troskey discussed the background and details of the matter. The committee conferred with Mr. Troskey and Mr. Jennrich. Motion by Bob Almekinder, second by Mitchell Ives, to approve and send to public hearing. With all members present voting “Aye,” the motion carried.

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

**Refunds.** None.

**Approve future meeting dates.** April 1 and 15, 2026

**Future agenda items.** As discussed.

**Adjourn.**

3:13 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