

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
April 1, 2026
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501

Members Present: Scott Holewinski, Bob Almekinder, Mitch Ives, Dan Hess, Billy Fried

Members Absent: None

Department Staff Present: Todd Troskey, Assistant Director; Scott Ridderbusch, Land Use Specialist; Monique Taylor, Administrative Support

Other County Staff Present: None

Guests Present: See sign-in sheet.

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 Dan Hess, second by Mitch Ives, 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 Bilogan, applicant, and the John C. & Judith L. Akins Revocable Trust, owners, for the operation of retail sales of watercraft docks and boatlifts with outdoor displays on the following described property: Part of the NW NE, Section 7, T38N, R11E, PIN TL-448-6, 6990 Winkler Road, Town of Three Lakes. Mr. Troskey discussed the details of the matter. The Notice of Public Hearing was posted on the Oneida County Courthouse Bulletin Board on March 12, 2026. The Notice was also published in the Northwoods River News on March 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. Correspondence was received and contained in the file from the Town of Three Lakes. One public comment was also received, read into the record, and also contained in the file. Mr. Ridderbusch further discussed the 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. Signage to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance. Sign permits as required.

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3. Parking to comply with 9.77 Off-Street Parking & Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance.
4. Outdoor displays be maintained within the designated area per site plan.
5. Fencing along south property line to remain in place and kept in fair order to maintain screening from the residence to the south.

Chair Holewinski opened the public portion of the public hearing.

None.

Chair Holewinski closed the public portion of the public hearing.

The committee discussed the history and the conditions. The committee conferred with Mr. Ridderbusch.

Motion by Billy Fried, second by Bob Almekinder, to approve the Conditional Use Permit, subject to the five (5) conditions stated by staff. With all members present voting “Aye” the motion carried.

Public comments. None

Approve meeting minutes of February 24, March 4, and March 18, 2026. Motion by Dan Hess, second by Mitch Ives, to approve the meeting minutes of February 24, March 4, and March 18, 2026 as presented. With all members present voting “Aye,” the motion carried.

Preliminary nine (9) lot County Plat of Silverbass Ridge Estates being lands owned by Scott & Tammy Roehl, submitted Wilderness Surveying, James D. Rein, surveyor, for vacant properties described as Lots 8, 9, & 10, CSM 3585, being part of SW-SE, SE-SE, Section 22, T37N, R8E, PINs NE-229-6, NE-229-7, & NE-229-8, Town of Newbold. Mr. Troskey discussed the details of the matter. Mr. Ridderbusch further discussed the details of the matter and read the report into the record.

If the Committee finds the subdivision requirements have been met, and recommends approval of this plat, staff would suggest the following conditions of approval prior to recording the final Plat of Silverbass Ridge Estates:

- 1) Addressing and 911 information must be approved by Oneida County Land Information Department.
- 2) Proper certificates/signatures be obtained prior to recording of final plat.
- 3) Final plat to note a 150’ access restriction from the intersection of Northwestern Drive and Forest Lane along each roadway.

Motion by Dan Hess, second by Mitch Ives, to approve Item #6 with the two (2) conditions as presented, adding the 150 foot access restriction from the intersection noted on the final plat. With all members present voting “Aye,” the motion carried.

Discussion/decision concerning the Planning & Zoning Department permit activity/revenue. Informational only.

Refunds. None

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Approve future meeting dates. April 15 and 29, 2026

Future agenda items. As discussed.

Adjourn.

1:26 p.m. There being no further matters to lawfully come before the committee, Chair Holewinski adjourned the meeting.

Scott Holewinski, Chair

Todd Troskey, Assistant Zoning Director

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