

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
May 13, 2026
COUNTY BOARD ROOM – 2ND FLOOR
ONEIDA COUNTY COURTHOUSE
RHINELANDER, WI 54501

Members Present: Scott Holewinski, Bob Almekinder, Michael Tautges, Dan Hess, Billy Fried

Members Absent: None

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

Other County Staff Present: Chad Lynch, Corporation Counsel; Linnaea Newman

Guests Present: See sign-in sheet.

Call to order.

Chair Holewinski called the meeting to order at 12:30 p.m. in accordance with the Wisconsin Open Meetings Law.

Approve the agenda. Motion by Billy Fried, second by Bob Almekinder, 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 April 15, 2026.
- b. Boathouse concerning BOA Appeal #25-009 for property in Town of Three Lakes.

Motion by Billy Fried, second by Dan Hess, to go into closed session. Aye: Unanimous.

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

Motion by Dan Hess, second by Billy Fried, to return to open session. Aye: Unanimous.

Recess at 12:57 p.m.

Return from recess at 1:00 p.m.

Announcement of any action taken in closed session.

- a. Tabled, no action taken.
- b. Discussion only, no action taken.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Conditional Use Permit application by F.J. Frazier, applicant, and BMHQ LLC, owner, to redevelop and expand the existing restaurant and outdoor seating areas on the following described property: part of Lot 13, Block 12, Village of Minocqua, and part of Government Lot 5, Section 14, T39N, R6E, PINs MI-2206-13 and MI-2206-16, 305 W Park Avenue, Town of Minocqua.

Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was posted in the Northwoods River News on April 26 and May 5, 2026. A Proof of Publication is contained in the file. The Notice was also posted on the Oneida County Courthouse Bulletin Board on April 23, 2026. An Affidavit of Mailing and mailing list are also contained in the file as well. Correspondence was also received from the Town of Minocqua, read into the record, and contained in the file. Ms. Blankenship read the report into the record and further discussed the details of the matter. The committee conferred with Mr. Jennrich, Ms. Blankenship, Minocqua Town Chair Mark Hartzheim, Jimmy Rein, F.J. Frazier, Dave Freeze, and Amber Lawrence.

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. The project to be substantially commenced within three (3) years of issuance date.
3. Subject to all DOT requirements, permits and approvals. Property owner to obtain a lease agreement from the WisDOT for the parking space located partially in the highway right-of-way.
4. Subject to a stormwater easement agreement being entered into with the Town of Minocqua.
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. A minimum of nineteen (19) parking spaces shall be provided.
7. Lighting must be downcast and shielded from above.
8. Dumpster to be screened from view, applicant to recycle waste materials as required.
9. Proper zoning and shoreyard permits must be obtained prior to construction (Town/County/State). State approved plans as required.
10. Subject to Oneida County Health Department approvals.
11. Subject to variances from the Oneida County Board of Adjustment.

Chair Holewinski opened the public portion of the public hearing.

William Stengl spoke.

F.J. Frazier spoke.

Amber Lawrence spoke.

Dave Freese spoke.

Chair Holewinski closed the public portion of the public hearing.

The committee conferred with Mr. Jennrich, F.J. Frazier, Jimmy Rein, and Corporation Counsel concerning the details of the matter, conditions, and the footprint.

Motion by Dan Hess, second by Michael Tautges, to approve Item #6 Conditional Use Permit application by F.J. Frazier, applicant, and BMHQ, LLC, owner, to redevelop and expand the existing

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restaurant and outdoor seating areas on the property described, to include the eleven (11) conditions listed, with Condition #11 to state subject to variances from the Oneida County Board of Adjustment. With all members present voting “Aye,” the motion carried.

Ordinance Amendment #09-2025 authored by the Planning and Development Committee to amend Chapter 9, Article 10 Definitions of the Oneida County Zoning and Shoreland Protection Ordinance. Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was posted in the Northwoods River News on April 26 and May 5, 2026. A Proof of Publication is contained in the file. The Notice was also posted on the Oneida County Courthouse Bulletin Board on April 23, 2026. An Affidavit of Mailing and mailing list are also contained in the file as well. Mr. Jennrich and Mr. Troskey further discussed the details of the proposed language. Mr. Jennrich discussed the background of the proposed language for Supervisor Tautges.

Chair Holewinski opened the public portion of the public hearing.

Brian Euclide spoke.

Paul DeLeers spoke.

Chair Holewinski closed the public portion of the public hearing.

Motion by Bob Almekinder, second by Billy Fried, to approve Ordinance Amendment #09-2025 and for staff to bring back a resolution to forward to the County Board.

The committee discussed principal and accessory structures with Mr. Troskey and Mr. Jennrich.

With all members present voting “Nay,” the motion failed.

The committee would like staff to research and bring the language back at a future meeting for further discussion.

Public comments.

Maggie Frost spoke.

Approve meeting minutes of April 29, 2026. Motion by Billy Fried, second by Dan Hess, to approve the meeting minutes of April 29, 2026. With all members present voting “Aye,” the motion carried.

Conditional Use Permit application by Circle K Stores Inc., applicant and proposed owner, and Christian Cabrera, agent, to develop and operate a convenience store gas station on property currently owned by 103 Elm Street LLC and described as Lot 1, CSM 3587, being part of the SW SE, Section 2, T39N, R6E, PIN WR-18, 103 Elm Street, Town of Woodruff. The committee will be continuing deliberations from the public hearing held on April 15, 2026. Mr. Jennrich discussed the details of the matter. The applicant sent an email stating that they may be withdrawing their application. Motion by Billy Fried, second by Bob Almekinder, to postpone the conditional use permit application for Circle K at the applicant’s request until the date of the expiration of the application. With all member present voting “Aye,” the motion carried.

Preliminary two (2) lot Certified Survey Map of lands owned by Brock Jansen & Beth Nehme, submitted by Maines & Associates, Greg Maines, surveyor, for the following property described as: Lot 8, Jansen’s Squirrel Lake Lodge, nka Lot 8, CSM 5788, being part of Government Lot 5, Section 19, T39N, R5E, PIN MI-7668, 7917 & 7923 North Jansen Road, Town of Minocqua. Mr. Jennrich discussed the details of the matter. Mr. Ridderbusch further discussed the details of the matter. The committee conferred with Mr. Jennrich, Mr. Ridderbusch, and Greg Maines. Motion by

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Billy Fried, second by Bob Almekinder, to approve the preliminary two lot certified survey map, pursuant to Section 15.31(2) Modifications. With all members present voting “Aye,” the motion carried.

Preliminary two (2) lot/outlot Certified Survey Map of lands owned by C & D Deer Camp 1954 LLC, and submitted by Maines & Associates, Greg Maines, surveyor for the following property described as: Part of the SE ¼ of the NE ¼, Section 24, T39N, R10E, PIN TL-274-1, 8079 Peters Road, Town of Three Lakes. Mr. Ridderbusch discussed the details of the matter. The committee conferred with Mr. Ridderbusch and Greg Maines. Motion by Billy Fried, second by Bob Almekinder, to approved the certified survey map as presented with the restrictions. With all members present voting “Aye,” the motion carried.

Discussion/decision concerning Ordinance Amendment #13-2025 to amend Chapter 9, Article 3-Zoning, Administrative Review, and Sanitary Permits, Section 9.37, and Article 8-Administration / Enforcement / Variances and Appeals / Amendments, Section 9.82, and Article 5-Additional Types of Uses, Section 9.58 Tourist Rooming House, of the Oneida County Zoning and Shoreland Protection Ordinance. 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 Billy Fried, second by Bob Almekinder, to approve the Resolution and forward to the County Board as a consent agenda. With all members present voting “Aye,” the motion carried.

Refunds. None.

Approve future meeting dates. May 27 and June 10, 2026

Future agenda items. As discussed.

Adjourn.

2:35 p.m. There being no further matters to lawfully come before the committee, Chair Holewinski adjourned the meeting.

Scott Holewinski, Chair

Karl Jennrich, Planning & Zoning Director