

**ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE**  
**May 27, 2026**  
**COUNTY BOARD ROOM – 2<sup>ND</sup> FLOOR**  
**ONEIDA COUNTY COURTHOUSE**  
**RHINELANDER, WI 54501**

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

Members Absent: Scott Holewinski

Department Staff Present: Karl Jennrich, Director; Scott Ridderbusch, Land Use Specialist; Monique Taylor, Administrative Support

Other County Staff Present: Chad Lynch, Corporation Counsel

Guests Present: See sign-in sheet.

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**Call to order.**

Vice Chair Hess called the meeting to order at 12:15 p.m. in accordance with the Wisconsin Open Meetings Law.

**Approve the agenda.** Motion by Bob Almekinder, second by Michael Tautges, 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. 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 concerning BOA Appeal #25-009 for property in Town of Three Lakes.
- d. POWTS installed without benefit of permit for PIN MI-647-K.

Motion by Billy Fried, second by Bob Almekinder, to go into closed session. Aye: Unanimous.

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

Motion by Bob Almekinder, second by Billy Fried, to return to open session. Aye: Unanimous.

Recess at 12:47 p.m.

Return from recess at 1:00 p.m.

**Announcement of any action taken in closed session.**

- a. Motion by Bob Almekinder, second by Billy Fried, to approved the closed session minutes of April 15, 2026. With all members present voting “Aye,” the motion carried.
- b. Discussion only, no action taken.
- c. Discussion only, no action taken.

- d. Discussion only, no action taken.

**CONDUCT PUBLIC HEARING ON THE FOLLOWING:**

**Conditional Use Permit application by Joshua Johnson, applicant and owner, to construct a storage building for snow plowing and lawn care operations that include outdoor storage on the following described property: Lots 2 & 4, Pelican Plat, being part of Government Lot 6, Section 7, T36N, R9E, PIN PE-1001, 3261 Cth G, Town of Pelican.** Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was posted in the Northwoods River News on May 12 and 19, 2026. The Notice was also posted on the Oneida County Courthouse Bulletin Board on May 7, 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 is contained in the file. Mr. Jennrich read the Town's letter into the record. 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.
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 if required. This includes shipping container.
7. Outdoor storage of materials and equipment be stored within the designated areas per site plan.
8. Stormwater runoff retention area be in place per plan.
9. Subject to DNR requirements for non-domestic wastewater holding tank.
10. Subject to a Certified Survey Map being recorded if sideyard setbacks cannot be met for description lines.

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

None.

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

Motion by Bob Almekinder, second by Billy Fried, to approve the Conditional Use Permit, subject to the ten (10) conditions being met. With all members present voting "Aye," the motion carried.

**Conditional Use Permit application by R&R Rentals LLC, applicant, Alder Partners LLC, owner, to operate a boat rental and retail sales business with outdoor boat staging and display on the following described property: Lots 11, 12, and 13, Block 7, Village of Minocqua, Section 14, T39N, R6E, PIN MI-3319, 212 W Chicago Ave, Town of Minocqua.** Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was posted in the Northwoods River News on May 12 and 19, 2026. The Notice was also posted on the Oneida County Courthouse Bulletin Board on May 7, 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 Minocqua and is

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contained in the file. Mr. Jennrich read the Town's letter 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 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. A minimum of nineteen (19) parking spaces shall be provided.
4. Lighting must be downcast and shielded from above.
5. Dumpster to be screened from view, applicant to recycle waste materials as required.
6. Staging and display boats to be placed in designated area per plan.

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

Karen Schmeling spoke.

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

Motion by Billy Fried, second by Michael Tautges, to approve the Conditional Use Permit, subject to the six (6) conditions being met. With all members present voting "Aye," the motion carried.

The committee conferred with Tommy Ryden concerning parking and maintenance concerns made from the public comment portion of the meeting. Discussion only, no further action was taken.

**Conditional Use Permit application by Jayjeet Govardhan, applicant, and Laxmi Holdings LLC, owner, to construct and operate a hotel and an employee housing building on the following described property: Lot 2, CSM 5689, being part of the SE SW, Section 3, T39N, R6E, PIN WR-25-7, Town of Woodruff.** Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was posted in the Northwoods River News on May 12 and 19, 2026. The Notice was also posted on the Oneida County Courthouse Bulletin Board on May 7, 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 Woodruff and is contained in the file. Mr. Jennrich read the Town's letter 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 to all 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. Subject to a recorded declaration of easement for parking, storm water retention ponds, private road and public utilities if the parcel is subdivided.
4. Subject to a stormwater easement agreement being entered into with the Town of Woodruff.
5. The allowed mean height of the hotel building is 44'6 <sup>3</sup>/<sub>4</sub>".
6. 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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7. Parking to comply with 9.77 (F)(3)(a) Off-Street Parking & Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance.
8. Subject to WDNR stormwater/erosion and waterway protection permits. Copies of the issued permits shall be provided to the department.
9. Dumpsters to be screened from view, applicant to recycle waste materials as required.
10. Exterior lighting if installed, must be downcast and shielded from above.
11. Subject to Oneida County Health Department approvals.
12. Berm with topsoil and landscaping vegetation as best as possible or placement of fence along the west boundary line beginning at the south end of the retention pond to the end of the southerly parking area.

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

Richard Smith spoke.

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

The committee conferred with Mr. Jennrich, Mr. Ridderbusch, and Jayjeet concerning the conditions, fencing, and vegetation concerns that were brought forth during the public comment portion of the hearing. The committee discussed adding a condition to address the soil, berm, landscape and/or fencing concerns.

Condition #12 would state, “Berm with topsoil and landscaping vegetation as best as possible or placement of fence along the west boundary line beginning at the south end of the retention pond to the end of the southerly parking area.”

Motion by Billy Fried, second by Bob Almekinder, to approve the Conditional Use Permit with the staff’s recommendation of the eleven (11) conditions and added Condition #12 as agreed. With all members present voting “Aye,” the motion carried.

### **Public comments.**

Matt Campbell spoke.

Approve meeting minutes of May 13, 2026. Motion by Bob Almekinder, second by Billy Fried, to approve the meeting minutes of May 13, 2026. With all members present voting “Aye,” the motion carried.

**Refunds.** None

**Approve future meeting dates.** June 10 and 24, 2026

**Future agenda items.** As discussed.

### **Adjourn.**

1:47 p.m. There being no further matters to lawfully come before the committee, Vice Chair Hess adjourned the meeting.

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Dan Hess, Vice Chair

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Karl Jennrich, Planning & Zoning Director