

**ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE**  
**June 10, 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, Michael Tautges, Billy Fried

Members Absent: Dan Hess

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

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 Bob Almekinder, second by Billy Fried, to approve the agenda. With all members present voting “Aye,” the motion carried.

**CONDUCT PUBLIC HEARING ON THE FOLLOWING:**

**Conditional Use Permit application by Aaron Panke, applicant and owner, to operate retail sales of horticulture and agriculture items and other outdoor activities on vacant property described as: Part of the NE NE, Section 33, T36N, R8E, PIN CR-436, Town of Crescent.** Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was posted in the Northwoods River News on May 26 and June 2, 2026. The Proof of Publication is contained in the file. The Notice was also posted on the Oneida County Courthouse Bulletin Board on May 21, 2026. An Affidavit of Mailing and mailing list are also contained in the file. The Town of Crescent provided correspondence to the department and Mr. Jennrich read the email 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. Subject to Oneida County Health Department approvals for food/beverage service.

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5. Outdoor sales and displays be maintained within the designated areas per site plan.
6. Lighting if installed, must be downcast and shielded from above.
7. Dumpster if utilized, be screened from view, applicant to recycle waste materials as required.
8. Proper zoning permits be obtained for greenhouses and structures.
9. Private Onsite Wastewater Treatment System (POWTS) privy permit be obtained ~~and installed prior to opening to customers.~~ within one (1) year of approval date.
10. Future phases and/or expansions may be subject to Administrative or Conditional Use review.
11. Portable toilet to be allowed the first season of operation.

Chair Holewinski opened the public portion of the public hearing.

None.

Chair Holewinski closed the public portion of the public hearing.

The committee conferred with Mr. Panke concerning conditions.

Motion by Billy Fried, second by Bob Almekinder, to amend the conditions to add Condition #11 allowing a portable toilet for the first season and amend Condition #9 to state that the applicant can have one (1) year to obtain a POWTS permit. With all members present voting "Aye," the motion carried.

Motion by Billy Fried, second by Bob Almekinder, to approve the amended Conditional Use Permit by Aaron Panke, subject to the eleven (11) conditions, as amended, being met. With all members present voting "Aye," the motion carried.

**Conditional Use Permit application by Nick Trapp, applicant and owner of NBT Properties LLC, to display and sell cars at the existing developed commercial multi-tenant for property described as: Part of the NE NE, SE NE, Section 12, T39N, R6E, PIN MI-2182-2, 8714 & 8724 Sth 47, 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 26 and June 2, 2026. The Proof of Publication is contained in the file. The Notice was also posted on the Oneida County Courthouse Bulletin Board on May 21, 2026. An Affidavit of Mailing and mailing list are also contained in the file. The Town of Minocqua provided correspondence to the department. Mr. Jennrich read the comment into the record and it is contained in the file. Mr. Ridderbusch further discussed the details of the matter.

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. No parking in Highway 47 right of way areas unless DOT approvals are obtained.
4. Outdoor sales of vehicles be located within the designated area.
5. Subject to Wisconsin DMV approval and permit submitted to this department.
6. Dumpster if utilized, be screened from view, applicant to recycle waste materials as required.

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7. Private Onsite Wastewater Treatment System (POWTS) permit be obtained and installed prior to pet grooming operations.
8. Future changes to use and/or expansions may be subject to Administrative or Conditional Use review for the multi-tenant use.
9. Subject to Conditional Use Permit (CUP) #0501577.
10. No flea market approval with this Conditional Use Permit.

Chair Holewinski opened the public portion of the public hearing.  
None.

Chair Holewinski closed the public portion of the public hearing.

Motion by Billy Fried, second by Bob Almekinder, to amend the conditions for the Conditional Use Permit to add Condition #9 subject to CUP #0501577, and add Condition #10 to state that no flea markets to be approved. With all members present voting “Aye,” the motion carried.

Motion by Billy Fried, second by Bob Almekinder, to approve the amended Conditional Use Permit for NBT Properties LLC with the ten (10) conditions as amended. With all members present voting “Aye,” the motion carried.

**Rezone Petition #01-2026 by Joshua and Jacy Przekurat, owners, to rezone from District #11 Shoreland-Wetland to District #02 Single Family Residential for property described as: Part of Government Lot 1, Section 13, T35N, R10E, PIN SC-139-2, Town of Schoepke.** Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was posted in the Northwoods River News on May 26 and June 2, 2026. The Proof of Publication is contained in the file. The Notice was also posted on the Oneida County Courthouse Bulletin Board on May 21, 2026. An Affidavit of Mailing and mailing list are also contained in the file. The Town of Schoepke provided correspondence to the department and Mr. Jennrich read it into the record. The DNR also provided public comment and Mr. Jennrich provided that correspondence to the committee as well. Mr. Jennrich further discussed the details and read the report into the record.

Chair Holewinski opened the public portion of the public hearing.  
Bob Mott spoke.  
Chair Holewinski closed the public portion of the public hearing.

The committee discussed concerns brought forth during the public comment portion of the public hearing. The committee further conferred with Mr. Jennrich concerning the details of the matter, as well as the DNR’s findings of fact for the driveway and the structure. The committee also conferred with the property owners.

Motion by Billy Fried, second by Bob Almekinder, to approve Rezone Petition #01-2026 and forward to the County Board for consideration. With all members present voting “Aye,” the motion carried.

**Present Length of Service Award.** Mr. Jennrich discussed the background for the employment of Todd Troskey with Oneida County and presented him with a Length of Service Award. Discussion only, no action taken.

### **Public comments.**

Eric Rempala spoke.  
Danielle Williams spoke.

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Kathleen Cooper spoke.

Tom Burrell spoke.

**Approve meeting minutes of May 27, 2026.** Motion by Billy Fried, second by Bob Almekinder, to approve the meeting minutes of May 27, 2026. With all members present voting “Aye,” the motion carried.

**Discussion/decision concerning Ordinance Amendment #02-2026 to amend Chapter 9, Article 5, Section 9.57 of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will be reviewing proposed language to the Ordinance concerning a moratorium on data centers.** Mr. Jennrich discussed the details of the matter. The committee conferred with Mr. Jennrich concerning the proposed changes. They further discussed changes that they would like made with Mr. Jennrich and Corporation Counsel. **Motion by Bob Almekinder, second by Michael Tautges, to approve with the corrections discussed and forward to public hearing. With all members present voting “Aye,” the motion carried.**

The committee would also like staff to research the ability to have the changes apply to all towns.

**Discussion/decision concerning Conditional Use Permit #2400096 for Michael and Nicole Gerdin for property described as Lot 2, CSM 5609, being part of Government Lot 5, Section 3, and Government Lot 1, Section 4, T38N, R7E, 8168 Lark Road, PIN LT-35-5, Town of Lake Tomahawk.** Mr. Jennrich discussed the details and background of the matter. The committee conferred with Mr. Jennrich and Jimmy Rein. The department received complaints concerning possible violations of work being conducted at the subject property, pursuant to Conditional Use Permit #2400096. The committee discussed circumstances where jobs will need to be completed prior to shutting down for the day, such as being in the middle of a concrete pour or other jobs that are needing to be finished up. No evidence had been submitted to the department by the complainant for the department to review. In speaking with Jimmy Rein concerning the complainant’s concerns, the committee believed that the work was being conducted within reason of the nature of construction-type operations and the times allowed, pursuant to the permit. If anything further occurs, the department can review, but at this time, Mr. Rein is working within the permit requirements for the nature of typical construction-type operations and the project permitted through Conditional Use Permit #2400096. 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. 17 tourist rooming house administrative review permits were revoked. Three letters were sent to them prior to revocation, reminding them that they needed to renew their permits. They were also given extra time to apply for renewal. They were given information to appeal the decision to revoke. One property owner did appeal the revocation and the Board of Adjustment did uphold the decision of the Department to revoke the permit. Discussion only, no action taken.

**Discussion/Decision for a zoning permit application for a boathouse for which there is no boathouse installed, for the property owner to have a flat area within 35 feet of the ordinary high water mark (OHWM) for recreation, or for being able to remove stumps instead of having to have the stumps ground within 35 feet of the OHWM.** Mr. Troskey discussed the details of the matter. The committee conferred with Mr. Troskey, Mr. Jennrich, and Corporation Counsel. The committee directed staff to work with Corporation Counsel. Discussion only, no action taken.

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**Discussion/decision concerning Ordinance Amendment #09-2025 to amend Chapter 9, Article 10 Definitions of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will be discussing proposed language and reviewing a Resolution to forward to the Oneida County Board of Supervisors.** Mr. Jennrich discussed the details of the matter. The committee conferred with Mr. Jennrich and Corporation Counsel. Motion by Billy Fried, second by Bob Almekinder, to forward Ordinance Amendment #09-2025 to the County Board. With all members present voting “Aye,” the motion carried.

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

**Discussion/decision/prioritization of the 2026 Oneida County Planning & Zoning Department projects.** Mr. Jennrich discussed the details of the matter. The committee conferred with Mr. Jennrich. Discussion only, no action taken.

**Refunds.** None.

**Approve future meeting dates.** June 24 and July 8, 2026

**Future agenda items.** As discussed.

**Adjourn.**

3:06 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