

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE

June 11, 2025

COUNTY BOARD ROOM – 2ND FLOOR

ONEIDA COUNTY COURTHOUSE

RHINELANDER, WI 54501

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; Carla Blankenship, Land Use Specialist; Monique Taylor, Administrative Support

Other County Staff Present: Michael Fugle, Corporation Counsel; Outside Counsel Andrew Jones; Linnaea Newman; Collette Sorgel; Michael Tautges

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 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 Kirk Bangstad, applicant and owner, to operate a craft brewery retail outlet and taproom with outdoor seating on the following described property; Lots 1 and 2, Block 3, Village of Minocqua Plat, Lot 1, CSM 5589, Section 14, T39N, R6E, PIN MI-3240, 329 E. Front Street, Town of Minocqua.

Chair Holewinski discussed the details of the matter and the updates of the violations, the previous meeting where a motion was made to revoke Conditional Use Permit (CUP) #2400385, and clarified Section 9.42(F) of the Oneida County Zoning and Shoreland Protection Ordinance as it pertained to the new CUP application. Mr. Jennrich further discussed the details of the matter. The Notice of Public Hearing was posted in the Northwood River News on May 27 and June 3, 2025. A proof of publication is contained in the file. The Notice was also posted on the Oneida County Courthouse Bulletin Board on May 22, 2025. An Affidavit of Mailing and mailing list are also contained in the file. A letter from the Town of Minocqua was received, read, and contained in the file. Ms. Blankenship read the report into the record.

If the applicant has met or agrees to meet to all the requirements and conditions of this Conditional Use permit, 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.

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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, unless an exception is approved per 9.77(F).
4. Hours of operation, seven (7) days per week, 11:00 AM to 7:00 PM may extend until 9:00 PM for special events.
5. Dumpster if used to be screened from view, applicant to recycle waste materials as required.
6. Exterior lighting if installed, must be downcast and shielded from above.
7. Fences comply with 9.74 Fences, Walls and Hedges of the Oneida County Zoning and Shoreland Protection Ordinance.
8. All conditions set forth in the permit shall be met prior to allowing outdoor seating or outdoor activities.
9. All conditions set forth in the permit shall be met prior to opening to the public.

Condition #8 and #9 are similar in nature and the committee shall decide if and how such conditions shall be placed during discussions.

The committee conferred with Ms. Blankenship concerning the conditions.

Attorney Melms spoke. Attorney Alexander Hess spoke. Mr. Kirk Bangstad was absent from the meeting.

Chair Holewinski opened the public portion of the public hearing.

Dawn Winquist spoke.

Ron Winquist spoke.

Kelly Kraetsch spoke.

Chair Holewinski closed the public portion of the public hearing.

Chair Holewinski requested that Mr. Jennrich go through the summary of violations, including the violations of the administrative review permit, the conditional use permit, and the suspended conditional use permit, and the dates of operation without a permit. Chair Holewinski made clarifications on the record concerning permits and the attempts made to work with Mr. Bangstad. The committee asked questions of Attorney Melms and Attorney Hess. Attorney Melms spoke to the questions. Attorney Hess spoke to the questions.

Recess at 1:50 p.m.

Return from recess at 2:05 p.m.

Chair Holewinski stated that if the committee were in favor of approval of the CUP, conditions would need to be discussed. If the committee was not in favor of the CUP, a motion would need to be made to deny it, along with the reasons for denial.

Motion by Bob Almekinder, second by Dan Hess, to deny the requested Conditional Use Permit under Ordinance Section 9.42(D)(3), based on the applicant's failure to demonstrate by substantial evidence that he has satisfied or will satisfy the applicable requirements for such a permit given his proven record of violating the conditions of his prior Administrative Review Permit and his prior Conditional Use Permit for the same use at the same location, including his failure to follow the suspension and revocation of the prior Conditional Use Permit, and his current ongoing operation without a permit in violation of the Ordinance. All members present voted as follows:

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Billy Fried: “Aye”

Bob Almekinder: “Aye”

Dan Hess: “Aye”

Mitchell Ives: “Aye”

Chair Holewinski: “Aye”

Motion passed.

Public comments.

Jacqui Sharpe spoke.

Lanae Kowalski spoke.

Bob Clark spoke.

Jan Witt spoke.

Michael Tautges spoke.

Collette Sorgel spoke.

Approve meeting minutes of May 14 and 28, 2025. Motion by Dan Hess, second by Mitchell Ives, to approve the meeting minutes of May 14, 2025. With all members present voting “Aye,” the motion carried.

Discussion/decision concerning Ordinance Amendment #06-2025 to amend Chapter 9, Article 5, Section 9.58, Tourist Rooming House of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will be reviewing the proposed changes and discussing all aspects of Chapter 9. Mr. Jennrich discussed the details of the matter. Chair Holewinski would like the proposed changes to be sent to the towns with a 30 day deadline to respond. Subsequent to the deadline, a public hearing shall be scheduled. Motion by Bob Almekinder, second by Dan Hess, to send Ordinance Amendment #06-2025 to public hearing. With all members present voting “Aye,” the motion carried.

Discussion/decision concerning the Planning and Zoning Department’s Petition Application. The committee will be reviewing revisions to the Petition Application for rezone petitions and ordinance amendments. Mr. Jennrich discussed the details of the matter. Motion by Dan Hess, second by Mitchell Ives, to approve Item #7 Planning and Zoning Department’s Petition Application as presented. With all members present voting “Aye,” the motion carried.

Approve future meeting dates. June 25 and July 9, 2025

Future agenda items. As discussed.

Adjourn.

2:32 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