

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE

June 24, 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: 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 (via Zoom)

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 Michael Tautges, 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 May 13 and 27, 2026.
- b. Discussion concerning approved closed session minutes of February 18, 2026.
- c. PIN TL-1267-6A; Oneida County Case No. 26-CV-107

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 Bob Almekinder, second by Dan Hess, to return to open session. Aye: Unanimous.

Recess at 12:50 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 Dan Hess, to approve closed session minutes of May 13 and 27, 2026. With all members present voting “Aye,” the motion carried.
- b. No action taken.
- c. No action taken.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Conditional Use Permit application by Mike Kilinski and Brad Krisch, applicants, and KCP Northwoods RE Holdings LLC, owner, to construct a second boat storage building and to store boats outside on property described as Lot 15, CSM 4810, Section 34, T39N, R6E, PIN MI-7466, 9829 Rylee Lane, Town of Minocqua. Mr. Troskey discussed the details of the matter. The Notice of Public Hearing was posted in the Northwoods River News on June 9 and 16, 2026. A Proof of Publication is contained in the file. The Notice was also posted on the Oneida County Courthouse Bulletin Board on June 4, 2026. An Affidavit of Mailing and mailing list are also contained in the file. A letter was received from the Town of Minocqua, read in to the record, and also contained in the file. Ms. Blankenship further discussed the details of the matter and read the report into the record.

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. Proper permits must be obtained prior to construction (Town/County/State). State approved plans as required.
3. If a floor drain is present, the applicant is required to show the WDNR they are running a “clean shop” that no oils, greases are going into the POWTS or redesign and get a non-domestic holding tank for the floor drain.
4. Subject to WDNR Stormwater and erosion permits for land disturbance greater than one (1) acre.
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.
7. Hours of operation, Monday through Sunday 8:00 AM to 6:00 PM May through October, and 10:00 AM to 4:00 PM November through April.
8. Dumpsters to be screened from view, applicant to recycle waste materials as required.
9. Exterior lighting if installed, must be downcast and shielded from above.

The committee conferred with Ms. Blankenship.

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 Michael Tautges, to approve the Conditional Use Permit with the nine (9) conditions as presented. With all members present voting “Aye,” the motion carried.

Nonmetallic Mine Reclamation application pursuant to Chapter 22 of the Oneida County Code, by Levi Rody, Sand County Environmental Inc., agent, and Township Thirty Eight North LLC & Parcel Three Hundred Ten LLC, landowners, for nonmetallic mine operations on properties described as: Part of the NE NW, SE NW, Section 23, T38N, R9E, PINs SU-310, SU-310-4, & SU-313, 6345 Sth 17, Town of Sugar Camp. Mr. Troskey discussed the details of the matter. The Notice of Public Hearing was posted in the Northwoods River News on June 9 and 16, 2026. A Proof of Publication is contained in the file. The Notice was also posted on the Oneida County Courthouse Bulletin Board on June 4, 2026. An Affidavit of Mailing and mailing list are also contained in the file. Correspondence was received and read into the record from the Town of Sugar Camp. The DNR

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and DOT provided comment as well with no concerns. Mr. Ridderbusch further discussed details of the matter and read the report into the record.

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. Reclamation to be done in accordance with Chapter 22 of the Oneida County Non-Metallic Mine Reclamation Ordinance.
2. Subject to the requirements of NR 135 of Wisconsin Administrative Code and Chapter 295 of Wisconsin Statutes.
3. Subject to WPDES DNR Stormwater and Grading permit requirements. A copy of the issued WPDES Stormwater and Grading permit be submitted to the department.
4. Reclamation shall ensure that water is internally drained; water is not allowed to drain offsite and shall comply with all reclamation standards.
5. Final grades be maintained at 3:1 slopes per plan.
6. All slope grades including pit floor shall have adequate planting and vegetation to prevent erosion and returned to upland habitat use.
7. Financial Assurances in the amount of \$3,393 per open acres.

The committee conferred with Mr. Ridderbusch, Mr. Troskey, and Mr. Rody.

Chair Holewinski opened the public portion of the public hearing.

None.

Chair Holewinski closed the public portion of the public hearing.

Motion by Dan Hess, second by Bob Almekinder, to approve the nonmetallic mine reclamation application, as presented with the seven (7) conditions. With all members present voting "Aye," the motion carried.

Public comments.

None.

Approve meeting minutes of June 10, 2026. Motion by Billy Fried, second by Bob Almekinder, to approve the meeting minutes of June 10, 2026. All members present voted as follows:

Michael Tautges: "Aye."

Bob Almekinder: "Aye."

Billy Fried: "Aye."

Scott Holewinski: "Aye."

Dan Hess: "Abstain."

The motion carried.

Preliminary four (4) lot Certified Survey Map of lands owned by Andrew Freihage, owner, and submitted by Vreeland & Associates, Dustin Vreeland, surveyor, for vacant lands described as Lots 7 & 8, Brown Creek Estates Plat, being part of the NE SW, Section 12, T36N, R5E, PINs LR-1427 & LR-1428, Town of Little Rice. Mr. Ridderbusch discussed the details of the matter. Correspondence was received from the Town of Little Rice and was read into the record and is contained in the file. The committee conferred with Mr. Ridderbusch. He further read the report into the record, which stated the following:

- 1) Preliminary 4 Lot land division Certified Survey Map (CSM) for Andrew Freihage.
- 2) Zoned District #04 Residential & Farming.

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- 3) Preliminary division categorized as unsewered backlot; 50,000 square feet / 100' width, division complies with minimum lot size requirements.
- 4) Pursuant to 15.13 (1) (b) Classification of Land Divisions – Minor Land Division. A minor subdivision shall include the creation of one, but not more than eight (8) parcels, lots, or building sites which are 10 acres or less in size within any five-year period.
- 5) Pursuant to 15.13 (1) (c) Classification of Land Divisions – County and Town Subdivision. A County subdivision shall include the creation of nine or more parcels, lots, or building sites which are 10 acres or less in size within any five-year time period.
- 6) In 2025, this Committee and Department approved the County Plat of Brown Creek Estates consisting of ten (10) lots and one (1) outlot (private road). The plat is recorded as document #865087.
- 7) In an email sent May 22nd, Town Clerk, Christine Sully stated the Little Rice Town Board tabled the land division because they had questions. In an email sent June 10th, the Clerk stated a motion was made to approve the preliminary CSM, but failed for a lack of a second.
- 8) The surveyor, Dustin Vreeland, is requesting to waive County Platting requirements and file/record this four (4) lot division under the provisions of a Minor Land Division with a Certified Survey Map.
- 9) Committee to review pursuant to 15.31 (2) Modification & Appeals of the Oneida County Subdivision Control Ordinance to waive subdivision plat requirements to allow for the division to be recorded as a Certified Survey Map.
- 10) If approved by this Committee, staff will require site addressing requirements in the event a structure is constructed that requires a site address on said lots.
- 11) Subject to road maintenance agreements in place.

Motion by Dan Hess, second by Bob Almekinder, to approve the preliminary four (4) lot certified survey map as presented by Andrew Freihage with the conditions as presented, pursuant to Section 15.31 Modifications. All members present voted as follows:

Dan Hess: "Aye."

Bob Almekinder: "Aye."

Michael Tautges: "Aye."

Scott Holewinski: "Aye."

Billy Fried: "Opposed."

Motion carried.

Refunds. None.

Approve future meeting dates. July 8 and 22, 2026, and September 1, 2026

Future agenda items. As discussed.

Adjourn.

1:49 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