

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE

June 25, 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; Scott Ridderbusch, Land Use Specialist; Monique Taylor, Administrative Support

Other County Staff Present: Michael Fugle, Corporation Counsel; Outside Counsel, Andrew Jones; 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. PIN MI-3240: WD Wis. 25-CV-325, Oneida Case Nos. 24-CX-2, 25-CX-2, and 25-CV-66.

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

Announcement of any action taken in closed session.

- a. The committee conferred with legal counsel concerning legal strategy. Discussion only, no action taken.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Rezone Petition #03-2025 by Gregory Meyer, owner, and Eric Klein, agent, to rezone from District #02 Single Family Residential to District #07 Business B-2 for property described as

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being part of the SW NW, Section 7, T39N, R7E, PIN WR-97-13, Town of Woodruff. Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was posted on the Oneida County Courthouse Bulletin Board on June 5, 2025. The Notice was also published in the Northwoods River News on June 10 and 17, 2025. 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 from the Town of Woodruff and read into the record. Mr. Jennrich read the report into the record.

Chair Holewinski opened the public portion of the public hearing.

Eric Klein spoke.

Chair Holewinski closed the public portion of the public hearing.

Motion by Dan Hess, second by Bob Almekinder, to approve Item #6 as presented. With all members present voting “Aye,” the motion carried.

Public comments. None.

Approve meeting minutes of May 28, 2025. Motion by Billy Fried, second by Bob Almekinder, to approve the meeting minutes of May 28, 2025. With all members present voting “Aye,” the motion carried.

Preliminary two (2) lot Certified Survey Map of lands owned by David LaCanne, and submitted by REI Engineering & Surveying, Josh Prentice, surveyor, for property described as being Part of Government Lot 1, Section 6, T36N, R6E, PIN NO-83, Town of Nokomis. The committee will be reviewing Chapter 15, Section 15.31(2) of the Oneida County Subdivision and Platting Ordinance. Mr. Jennrich discussed the details of the matter. Mr. Ridderbusch further discussed the details and read the report.

If approved by this Committee, staff would suggest the following conditions of approval for the two (2) lot CSM:

- a. Financial assurances in the amount of \$10,000.00 be submitted to the department to ensure the four (4) mobile homes are removed from the property.
- b. Mobile home structures to be removed by ~~October 1, 2025~~ October 10, 2025.
- c. Final Certified Survey Map to note: “Lots of this Certified Survey Map have been reviewed and approved by the Oneida County Planning & Development Committee pursuant to Chapter 15.31 (2) of the Oneida County Subdivision Ordinance. See minutes dated June 25, 2025.”

The committee conferred with Mr. Ridderbusch and Mr. LaCanne concerning the conditions and financial assurances.

Motion by Dan Hess, second by Bob Almekinder, to approve the preliminary two lot CSM with the conditions, to include financial assurances in the amount of \$10,000.00 and removal of structures by October 10, 2025. With all members present voting “Aye,” the motion carried.

Discussion/decision concerning Chapter 9, Article 7, Section 9.72 Building Height Restrictions of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will be discussing additional building height information that was requested at the January 8, 2025, Planning and Development Meeting, possibly including other aspects of Chapter 9. Tabled.

Discussion/decision – Planning & Zoning Department permit activity/revenue. None.

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Refunds. None

Approve future meeting dates. July 9, 14, and 23 2025.

Future agenda items. As discussed.

Adjourn.

1:42 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