

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE

July 22, 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: Karl Jennrich, Director; Todd Troskey, Assistant Director; Scott Ridderbusch, Land Use Specialist; Monique Taylor, Administrative Support

Other County Staff Present: Chad Lynch, Corporation Counsel; Outside Counsel, Andrew Jones; Lenore Lopez

Guests Present: See sign-in sheet.

Call to order.

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

Approve the agenda. Motion by Dan Hess, 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. PIN MI-3240: WD Wis. 25-CV-325, 25-CV-520; Oneida Case Nos. 24-CX-02, 25-CX-02, and 25-CV-123.
- b. PIN TL-1267-6A: Oneida County Case No. 26-CV-107
- c. Boat parking area for PIN WR-249 – Town of Woodruff.
- d. Approve closed session minutes of June 24, 2026.

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

Recess at 12:45 p.m.

Return from recess at 1:00 p.m.

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Announcement of any action taken in closed session.

- a. No action taken.
- b. No action taken.
- c. No action taken.
- d. Motion by Bob Almekinder, second by Dan Hess, to approve the closed session meeting minutes of June 24, 2026. With all members present voting “Aye,” the motion carried.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Conditional Use Permit application by Nicholas Blank, applicant and owner, to construct a workshop for the operation of a construction and landscaping business with outdoor storage on the following described property: Lot 4, CSM 5646, being part of the NW SE, Section 1, T39N, R6E, PIN WR 9-10, 8894 Sarah B Lane, 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 July 1, 2026. The Notice was also posted in the Northwoods River News on July 7 and 14, 2026. An Affidavit of Mailing and mailing list are also contained in the file. A Proof of Publication was received and contained in the file as well. The Town of Woodruff provided the department with an email, which was read into the record and is contained in the file. 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 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. 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 containers.
7. Outdoor storage of materials and equipment be stored within the designated areas per site plan.
8. Stormwater runoff infiltration area be in place per plan.
9. Subject to DNR requirements for non-domestic wastewater holding tank.
10. Waste fluids be disposed of properly per DNR requirements.

Chair Holewinski opened the public portion of the public hearing.

None

Chair Holewinski closed the public portion of the public hearing.

Motion by Bob Almekinder, second by Dan Hess, to approve the Conditional Use Permit with the ten (10) conditions as presented. With all members present voting “Aye,” the motion carried.

Conditional Use Permit application by BriAnna Trapp, applicant and owner of NBT Properties LLC, to operate a kennel boarding facility at the existing developed commercial multi-tenant 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 on the Oneida County Courthouse Bulletin Board on July 1, 2026. The Notice was also posted in the Northwoods River News on July 7 and 14, 2026. An Affidavit of Mailing and mailing list are also contained in the file. A Proof of Publication was received and contained in the file as well. Mr. Jennrich discussed that this was a previously discussed CUP and this matter is to expand the use of the property to add kennel operations. The Town of Minocqua provided the department with a letter, which was read into the record and is contained in the file. 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 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. 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. Dumpster if utilized, be screened from view, applicant to recycle waste materials as required.
5. If lighting is installed, must be downcast and shielded from above.
6. Private Onsite Wastewater Treatment System (POWTS) permit be obtained and installed prior to kennel operations for both domestic & non-domestic wastewater.
7. Future changes to use and/or expansions may be subject to Administrative or Conditional Use review for the multi-tenant use.
8. Subject to Conditional Use Permit (CUP) #2600195.

The committee conferred with Mr. Jennrich and Mr. Ridderbusch.

Chair Holewinski opened the public portion of the public hearing.

Greg Harrold spoke.

William Clothier spoke.

BriAnna Trapp spoke.

Chair Holewinski closed the public portion of the public hearing.

The committee conferred with Mr. Jennrich and Mr. Ridderbusch regarding concerns brought forth during the public comment portion of the public hearing. Mr. Ridderbusch further discussed the history of the property. Mr. Jennrich discussed a CSM as an option for the property. The committee further conferred with Mr. Jennrich and Mr. Ridderbusch.

Motion by Bob Almekinder, second by Michael Tautges, to have staff research the matter further, and bring it back at a future meeting. With all members present voting "Aye," the motion carried.

Public comments.

Erica Rempala spoke.

Kelly Kraetsch spoke.

Approve meeting minutes of July 8, 2026. Motion by Dan Hess, second by Bob Almekinder, to approve the meeting minutes of July 8, 2026. With all members present voting “Aye,” the motion carried.

Discussion/Decision concerning a reconfiguration for property described as being part of the SE NW, Section 28, T37N, R9E, PINs PL-586-3, PL-586-4 and PL-586, Town of Pine Lake. The committee will be discussing a modification, pursuant to Chapter 15, Section 15.31(2) of the Subdivision and Platting Ordinance. Mr. Jennrich discussed the details of the matter. Mr. Ridderbusch further discussed the details of the matter and the updated proposal since the meeting of July 8, 2026. The committee conferred with Mr. Jennrich, Mr. Ridderbusch, Jon Bandow, and the property owner. The committee would like a different proposal, as discussed, brought back at a future meeting to review, as they were still not in favor of approving the updated proposal for the reconfiguration. Discussion only, no action taken.

Preliminary forty-six (46) lot Legacy Preserve Plat consisting of eight (8) Outlots located within the Crescent Township, Ascend Development LLC, owner, and submitted by REI Engineering, Josh Prentice, surveyor, for the following vacant strip of land described as part of the SE NW, NE NW, Section 1, T36N, R8E, PIN CR-8-1, Town of Crescent. Mr. Jennrich discussed the details of the matter. Josh Prentice further discussed the details of the matter. The committee conferred with Mr. Jennrich, Mr. Ridderbusch, and Josh Prentice.

If the Committee finds the subdivision requirements have been met, and recommends approval of this plat, staff would suggest the following conditions of approval prior to recording the final Plat of Legacy Preserve for lands located in the Town of Crescent:

- 1) Final plat to note: “Outlots 3, 4, 6, 7, 8, 9, and 10 be conveyed with their adjacent lots and not sold separately.”
- 2) Subject jurisdictional approvals from the City of Rhinelander.
- 3) Proper certificates/signatures be obtained prior to recording of final plat.

Motion by Dan Hess, second by Bob Almekinder, to approve Item #11, including the conditions as presented. With all members present voting “Aye,” the motion carried.

Preliminary plat of Rizzo Investments Condominium, a three (3) unit conversion condominium, Rizzo Investments LLC, owner, and submitted by Wilderness Surveying Inc., Jim Rein, surveyor, for the following property described as Lot 1, CSM 833, being part of the SW SW, SE SW, Section 1, T39N, R6E, PIN WR-6, 1419 First Avenue, Town of Woodruff. Mr. Ridderbusch discussed the details of the matter and read the report into the record. The committee conferred with Mr. Ridderbusch and Josh Prentice.

If the Committee recommends approval of this Preliminary Condominium Plat, staff would suggest the following conditions:

- 1) Condominium Declarations to be submitted to this department for review prior to recording.
- 2) Future amendments/addendums to be reviewed and approved by this department prior to recording.

Motion by Dan Hess, second by Bob Almekinder, to approve the plat with the two (2) conditions listed by zoning staff. With all members present voting “Aye,” the motion carried.

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Revised Preliminary County Plat of Holy Moly consisting of thirteen (13) lots, Robert Rynders Revocable Trust, owner, and submitted by Wilderness Surveying Inc., Jim Rein, surveyor, for the following lands described as part of the NW SE, Section 7, T39N, R6E, PIN MI-2120, 10661 Cator Drive, Town of Minocqua. Mr. Jennrich discussed the details of the matter. Mr. Ridderbusch further discussed the details of the matter and read the report into the record.

If the Committee finds the subdivision requirements have been met, and recommends approval of this plat, staff would suggest the following conditions of approval prior to recording the final Plat of Holy Moly:

- 1) Addressing and 911 information must be approved by Oneida County Land Information Department.
- 2) Subject to recorded Road Maintenance Agreements for joint access agreement areas and the sixty-six (66) foot private roadways. A copy of maintenance agreements be provided to the department.
- 3) Proper certificates/signatures be obtained prior to recording of final plat.

The committee conferred with Mr. Jennrich, Mr. Ridderbusch, and Bob Rynders.

Motion by Bob Almekinder, second by Dan Hess, to approve Holy Moly to proceed forward with the plat with the conditions listed. With all members present voting “Aye,” the motion carried.

Preliminary one (1) lot Certified Survey Map with remaining lands owned by Albert & Janeane Klaver, and submitted by JTB Land Survey Services LLC, Jeff Brock, surveyor, for the following property described as part of the NW NW, Section 4, T36N, R8E, PIN CR-53, 6689 CTH K, Town of Crescent. The committee will be discussion a modification, pursuant to Chapter 15, Section 15.31(2) of the Subdivision and Platting Ordinance. Mr. Jennrich discussed the details of the matter. Mr. Ridderbusch further discussed the details of the matter and stated that he discussed the matter with the Land Information Department.

If approved by this Committee, staff would suggest the following conditions of approval:

- a. Addressing and 911 information must be approved by the Oneida County Land Information Office for any structures that require a site address on Lot 1.
- b. Subject to any Road Maintenance Agreements of record for the private roadway known as Klaver Road. Amendments to road maintenance agreements may be required for the additional lot created.
- 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 _____.”

The committee conferred with Mr. Jennrich and Mr. Ridderbusch.

Motion by Bob Almekinder, second by Chair Holewinski, to deny the modification. With all members present voting “Aye,” the motion carried.

Discussion/decision regarding moving of access and viewing corridors. The department will be requesting the committee’s input on whether to allow a property owner to move all or part of

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an access and viewing corridor and, if so, within what timeframe. Mr. Troskey discussed the details of the matter. Mr. Jennrich further discussed the details. The committee conferred with Mr. Jennrich and Mr. Troskey. Discussion only, no action taken.

Discussion/decision concerning Ordinance Amendment #02-2026 to amend Chapter 9, Article 5 Additional Types of Uses, Section 9.57 of the Oneida County Zoning and Shoreland Protection Ordinance for the proposed language for an ordinance amendment to create an interim moratorium on data centers. The committee will be reviewing a Resolution to forward to the Oneida County Board of Supervisors. Mr. Jennrich discussed the details of the matter. Motion by Bob Almekinder, second by Michael Tautges, to send the Resolution for OA #02-2026 to the County Board. With all members present voting "Aye," the motion carried.

Discussion/decision concerning the creation of a lead position in the Minocqua branch office. Mr. Jennrich discussed the details of the matter. The committee was provided with the supporting documentation to review. The committee conferred with Mr. Jennrich and Mr. Troskey. Motion by Dan Hess, second by Bob Almekinder, to move forward with the lead position and for staff to work with Jenni (Lueneburg), and forward to Executive Committee for review. With all members present voting "Aye," the motion carried.

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

Refunds. None

Approve future meeting dates. August 5 and 19, 2026

Future agenda items. As discussed.

Adjourn.

3:41 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