

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE

July 23, 2025

COUNTY BOARD ROOM – 2ND FLOOR

ONEIDA COUNTY COURTHOUSE

RHINELANDER, WI 54501

Members Present: Scott Holewinski, Bob Almekinder, Mitchell Ives, 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: None.

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

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Conditional Use Permit application by UP Engineers and Architects, agent for Highpoint Sand and Gravel, applicant and proposed landowner, and Roland Fir Timberlands LLC, current landowner, to operate a non-metallic mine that includes crushing, ready mix and hot mix asphalt operations on the following vacant property described as: Part of the NE SE, Section 15, T37N, R6E, PIN CA-222, Town of Cassian.

The applicant and proposed landowner also filed for a reclamation permit pursuant to Chapter 22 of the Oneida County General Code for the above-described project and described as: Part of the NE SE, Section 15, T37N, R6E, PIN CA-222, Town of Cassian. Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was published in the Northwoods River News on July 8 and 15, 2025. A Proof of Publication is contained in the file. The Notice was also posted on the Oneida County Courthouse Bulletin Board on July 2, 2025. An Affidavit of Mailing and mailing list are also contained in the file. The Town of Cassian sent their Town Meeting Minutes with a motion to recommend approval of the CUP. An email was received on July 21, 2025, from the agent stating the property owner would like to withdraw their CUP application.

Chair Holewinski opened the public portion of the public hearing.

No one spoke.

Chair Holewinski closed the public portion of the public hearing.

No action taken.

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Rezone Petition #08-2025 by the Town of Lake Tomahawk, owner, to rezone from District #2 Single Family Residential to District #7 Business B-2 for property described as being part of Government Lot 1, Section 3, T38N, R7E, PIN LT-31-1, Town of Lake Tomahawk. Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was published in the Northwoods River News on July 8 and 15, 2025. A Proof of Publication is contained in the file. The Notice was also posted on the Oneida County Courthouse Bulletin Board on July 2, 2025. An Affidavit of Mailing and mailing list are also contained in the file. No public comments were received. The Town of Lake Tomahawk sponsored the rezone and did not send correspondence for that reason. Mr. Jennrich further discussed the details of the matter.

Chair Holewinski opened the public portion of the public hearing.

George DeMet spoke.

Chair Holewinski closed the public portion of the public hearing.

Motion by Mitchell Ives, second by Bob Almekinder, to approve Rezone Petition #08-2025 and forward a resolution to the County Board. With all members present voting “Aye,” the motion carried.

Discussion/decision concerning amending Chapter 26 of the Oneida County Comprehensive Land Use Plan Ordinance. (Handouts can be found on the following site: <https://www.ncwrpc.org/oneida-county-comprehensive-plan-2025/>). Mr. Jennrich discussed the updates to the Comprehensive Plan (Comp Plan) and the town participation. Two letters were sent to the 20 townships in Oneida County to solicit input. Mr. Jennrich discussed further updates. Sam Wessel provided input and discussed details as well. The committee conferred with Mr. Jennrich and Sam Wessel. The committee reviewed the Comp Plan and public comment concerns from the public hearing on July 14, 2025. Mr. Jennrich discussed additional information. **Motion by Bob Almekinder, second by Mitchell Ives, to approve the Oneida County Comprehensive Land Use Plan Ordinance with the changes discussed and forward to the County Board. With all members present voting “Aye,” the motion carried.**

Discussion/decision concerning the Oneida County Comprehensive Plan Chapter 26 of the Oneida County General Code. The committee will be accepting the Oneida County Comprehensive Plan and forwarding a resolution to the Oneida County Board of Supervisors. Mr. Jennrich read the Resolution into the record. The committee conferred with Mr. Jennrich and Sam Wessel. Sam Wessel read Resolution #37-2023 to adopt the Public Participation Plan into the record. **Motion by Billy Fried, second by Bob Almekinder, to approve and forward to the County Board. With all members present voting “Aye,” the motion carried.**

Preliminary eight (8) Lot County Plat of Jansen’s Squirrel Lake Lodge, owned by the Jansen Real Estate Investment Partnership, submitted by Maines & Associates, Greg Maines, surveyor, for the following lands described as part of Government Lot 5, Section 19, and part of Government Lot 1, Section 30, T39N, R5E, PINs MI-1816-9 and MI-1977-1, Town of Minocqua. Mr. Jennrich discussed the details of the matter. Mr. Ridderbusch further discussed the details and read the report into the record. The committee conferred with Mr. Ridderbusch, Mr. Jennrich, and Greg Maines.

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 County Plat of Squirrel Lake Lodge:

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- 1) Addressing and 911 information must be approved by Oneida County Land Information Department.
- 2) Plat restriction be kept in place for Lots 10 & 13.
- 3) Town resolution language be noted on final plat.
- 4) Proper certificates/signatures be obtained prior to recording of final plat.

Motion by Chair Holewinski, second by Bob Almekinder, to approve Item #7 with the four (4) conditions as presented. With all members present voting “Aye,” the motion carried.

Discussion/decision concerning a rock retaining wall for property described as being part of Government Lot 1, Section 21, T39N, R6E, PIN MI-2300-6, Town of Minocqua. Mr. Troskey discussed the details of the matter. The committee conferred with Mr. Troskey. The committee directed staff to enforce the Ordinance or have the property owner apply for a variance with the Board of Adjustment. Discussion only, no action taken.

Discussion/decision concerning landscaping associated with Zoning Permit #2401268 for property described as Lot 1, CSM 1335, being part of Government Lot 2, Section 29, T39N, R11E, PIN TL-1267-6A, Town of Three Lakes. The committee will also scheduling an onsite inspection. Mr. Troskey discussed the details of the matter. The committee conferred with Mr. Troskey. Mr. Troskey is still trying to communicate with all parties involved to find out who did the violations and when then violated. The committee directed staff to enforce the Ordinance and implement fines, and if the plan cannot be followed then they can go to the Board of Adjustment. Discussion only, no action taken.

Public comments.

Bob Clark spoke.
Ken Rader spoke.
Eric Rempala spoke.
Kathleen Cooper spoke.

Approve meeting minutes of June 25 and July 9, 2025. Motion by Billy Fried, second by Bob Almekinder, to approve the meeting minutes of June 25 and July 9, 2025. With all members present voting “Aye,” the motion carried.

Discussion/decision concerning 2026 LTE staffing requests. Mr. Jennrich discussed the details of the matter. Motion by Chair Holewinski, second by Mitchell Ives, to approve the LTE staffing position requests as presented. With all members present voting “Aye” the motion carried.

Discussion/decision – Planning & Zoning Department permit activity/revenue. Tabled.

Discuss/decision/prioritization of 2025 Oneida County Planning and Zoning Department projects. Discussion only, no action taken.

Discussion/decision concerning a refund request for a zoning permit for properties described as Lot 1, CSM 5559, Lot 6, CSM 5560, Section 33, T37N, R6E, PINs CA-513 and CA-513-5. Motion by Bob Almekinder, second by Mitchell Ives, to deny the request for a refund. With all members present voting “Aye,” the motion carried.

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Refunds. There was one (1) request. Motion by Billy Fried, second by Bob Almekinder, to approve the refund as requested. With all members present voting “Aye,” the motion carried.

Approve future meeting dates. August 6 and 20, 2025

Future agenda items. As discussed.

Adjourn.

2:54 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