

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Oneida County Planning & Development Committee will hold a public hearing on Wednesday, July 8, 2026, at 1:00 p.m. in the County Board Room, 2nd Floor, of the Oneida County Courthouse, Rhinelander, WI 54501, on the following:

Conditional Use Permit application by Chris & Bobbi Jones, applicant and owners, to operate a bar service business within the existing structure, with outdoor seating and activities on described property as Lot 3, CSM 3366, being part of the NE SE, Section 9, T37N, R4E, PIN LY-739-2, 5030 Willow Road, Town of Lynne.

Conditional Use Permit application by David Dilley, applicant, and Dilley Builders LLC, owner, to construct two (2) buildings with an outdoor storage area and operate a construction company on property described as Lot 1, CSM 5856, being part of the NE NE, Section 7, T39N, R7E, PIN WR-91-12, Town of Woodruff.

Conditional Use Permit application by Nathan Waterhouse, applicant and owner, and Jacob Schultz, owner, to operate a manufactured and modular home dealership on properties described as the NW NE and part of the NE NE, Section 10, T37N, R6E, PINs CA-141 and CA-142, Town of Cassian.

Ordinance Amendment #02-2026 authored by the Planning and Development Committee to amend Chapter 9, Article 5 Additional Types of Uses, Section 9.57 Moratorium on Livestock Facilities Licensing of the Oneida County Zoning and Shoreland Protection Ordinance.

Additions noted by underline; deletions noted by ~~strikethrough~~
Section 9.57 remains the same except:

9.57 ~~INTERIM MORATORIUM ON DATA CENTERS MORATORIUM ON LIVESTOCK FACILITIES LICENSING (2-2020,2-2021,9-2021) Removed from ordinance as moratorium expired March 1, 2022)~~

A. Purpose & Intent

1. Intent

- a. Oneida County's zoning regulations are adopted to protect public health, safety, comfort, convenience, and general welfare; manage growth and the impacts of land development; protect water and other natural resources; preserve rural character; preserve property values; and facilitate adequate provision of transportation, water, sewerage, and other public services and facilities.
- b. Where property is affected by the regulations imposed by the zoning chapter and by the other governmental regulations, the more restrictive regulations apply, and the zoning chapter is intended to be liberally construed in favor of the County for the promotion of public health, safety, comfort, convenience, and general welfare.
- c. Data centers and similar high-intensity computing facilities may create land use impacts that can include, but are not limited to, high electrical demand, need for supporting utility infrastructure, substantial cooling and mechanical systems, noise and vibration, emergency power and fuel storage, lighting and security features, traffic during construction and periodic operations, and potential compatibility concerns with nearby residential, agricultural, and rural land uses.
- d. The County Board finds that an interim moratorium is necessary to allow adequate time for County staff and the Planning and Development Committee to evaluate potential data center-related impacts and to consider whether amendments or clarifications to the Oneida County Zoning and Shoreland Protection Ordinance are needed to ensure consistent administration of permits and protections for the public.

e. During the moratorium period, the County intends to evaluate potential zoning texts, amendments, application requirements, performance standards, or use classifications to address data centers in a manner consistent with the overall purpose and intent of the zoning ordinance.

2. Purpose

a. It is the purpose of this ordinance is to establish a temporary moratorium on specified data center-related activities and approvals in order to protect the public health, safety, and welfare, while the County conducts necessary review and considers appropriate regulatory standards.

B. Authority

The Oneida County Board of Supervisors has the authority under Wisconsin statutes, including but not limited to, ss. 59.02(2) and 59.69, Wis. Stats.

C. Applicability and Jurisdiction

This Ordinance applies to all territory located within the portions of the unincorporated areas of Oneida County where Chapter 9 of the Oneida County Zoning and Shoreland Protection Ordinance applies.

D. Definitions

For the purposes of this Ordinance:

1. Data Center means a facility, or a portion of a facility, whose primary purpose is to house computer systems and associated components, including servers, network equipment, and data storage systems, together with supporting mechanical, electrical, power generation, cooling, ventilation, and security systems, where the facility is designed for or operates as follows:
 - a. enterprise data processing;
 - b. colocation services;
 - c. cloud computing infrastructure; and/or
 - d. other large-scale digital data storage, processing, or transmission operations.
2. Data Center Expansion means any physical expansion or intensification of an existing Data Center, including, without limitation, building additions; new principal or accessory structures; installation or expansion of generators, fuel storage, substations, transformers, cooling equipment, or similar infrastructure; or other changes that increase the facility's operational capacity or intensity.
3. New Data Center Development means establishment of a new Data Center on a parcel where a Data Center did not lawfully exist prior to the effective date of this Ordinance.

E. Moratorium and Prohibited Actions During Moratorium

1. Moratorium Established. During the effective period of this Ordinance, the County shall not accept, process, approve, or issue approvals, permits, or authorizations for New Data Center Development or Data Center Expansion in the unincorporated area of Oneida County.
2. Specific Actions Covers. The moratorium applies to, without limitations, the following:
 - a. land use permits/zoning permits for new development or change in use;
 - b. approvals related to conditional uses, where applicable;
 - c. zoning map or text amendment requests that are submitted primarily to allow New Data Center Development or Data Center Expansion; and
 - d. any other County Zoning approval that, if granted, would authorize New Data Center Development or Data Center Expansion.

F. Exemptions

1. The moratorium shall not apply to the following:
 - a. Previously Issued and Lawfully Established Approvals. Work for which a land use permit or other County zoning approval has been lawfully issued prior to the effective date of this Ordinance, provided that the permit remains valid under applicable time limits and has not expired, become void, or been revoked.
 - b. Ordinary Maintenance/Repair. Ordinary maintenance and repair activities that do not constitute Data Center Expansion as defined herein.
 - c. County/Utility Emergency Actions. Emergency work necessary to protect public health and safety or to restore utility service, as determined by the Zoning Administrator or designee.

G. Duration of the Moratorium

This moratorium shall remain in effect for twelve (12) months from the date of adoption, unless it is replaced or extended by the Oneida County Board of Supervisors.

H. Severability

If any provision of this Ordinance is adjudged invalid by a court of competent jurisdiction, such judgment shall not affect the validity of other provisions.

I. Repeal of Conflicting Provisions

All ordinances of parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Copies of the foregoing documents are available for public inspection during regular business hours at the Planning & Zoning Office, Oneida County Courthouse, 2nd Floor, Rhinelander, WI 54501, or by calling 715-369-6130. The Oneida County Zoning and Shoreland Protection Ordinance is available online at www.oneidacountywi.gov.

Anyone having an interest may attend and be heard. Interested parties who are unable to attend may send written comments to the undersigned by 10:00 a.m. on July 6, 2026. All written comments shall include your name and voting address and, if not from Oneida County, your property address within Oneida County. All written comments will be given to committee members prior to the start of the public hearing and announced by name during the public hearing. Written comments shall not be read into the record.

Dated this 18th day of June, 2026.



/s/Scott Holewinski, Chairman
Oneida County Planning & Development Committee
P.O. Box 400
Rhinelander, WI 54501