

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
July 8, 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; Scott Ridderbusch, Land Use Specialist; Carla Blankenship, Land Use Specialist; Monique Taylor, Administrative Support

Other County Staff Present: Lenore Lopez; Linnaea Newman

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 Dan Hess, second by Billy Fried, to approve the agenda. With all members present voting “Aye,” the motion carried.

CONDUCT PUBLIC HEARING 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. Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was posted in the Northwoods River News on June 23 and 30, 2026. A Proof of Publication is contained in the file. The Notice was also posted on the Oneida County Courthouse Bulletin Board on June 18, 2026. Correspondence was received from the Town of Lynne and read into the record. 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. The project to be substantially commenced within three (3) years of issuance date.
3. Subject to Oneida County Health Department approvals.

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4. Signage to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance. Sign permits as required.
5. Parking requirements may be subject to 9.77 Off-Street Parking & Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance.
6. Dumpster to be screened from view, applicant to recycle waste materials as required.
7. Exterior lighting if installed, must be downcast and shielded from above.
8. Hours of operation, six (6) days per week from 10:00 AM to allowable tavern service hours pursuant to Wisconsin Statutes 125.32. Outdoor music to end at 10:00 PM.

The committee conferred with Mr. Ridderbusch.

Chair Holewinski opened the public portion of the public hearing.

Brian Hahn spoke.

Chair Holewinski closed the public portion of the public hearing.

The committee conferred with Mr. Jennrich, Mr. Ridderbusch, and the property owners concerning the conditions and the subject property.

Motion by Billy Fried, second by Dan Hess, for the days of operation to remain at six (6) days a week, changing hours of operation to 10:00 am to allowable tavern service hours, pursuant to § 125.32, Wis. Stats. With all members present voting “Aye,” the motion carried.

Motion by Bob Almekinder, second by Dan Hess, to approve the Conditional Use Permit with the eight (8) conditions as presented. With all members present voting “Aye,” the motion carried.

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. Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was posted in the Northwoods River News on June 23 and 30, 2026. A Proof of Publication is contained in the file. The Notice was also posted on the Oneida County Courthouse Bulletin Board on June 18, 2026. Correspondence was received from the Town of Woodruff and read into the record. 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.

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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, 6 (six) days per week, 10 to 12 hours per day.
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.
10. If outdoor storage moves beyond the designated area the applicant is to contact the department. Additional permits may be required.

The committee conferred with Ms. Blankenship and Mr. Dilly concerning the conditions and subject the property.

Chair Holewinski opened the public portion of the public hearing.

David Dilly spoke.

Chair Holewinski closed the public portion of the public hearing.

The committee conferred with Mr. Dilly.

Motion by Billy Fried, second by Bob Almekinder, to approve Conditional Use Permit by Dilly Builders LLC with the ten (10) conditions listed by staff. With all members present voting "Aye," the motion carried.

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. Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was posted in the Northwoods River News on June 23 and 30, 2026. A Proof of Publication is contained in the file. The Notice was also posted on the Oneida County Courthouse Bulletin Board on June 18, 2026. Correspondence was received from the Town of Cassian and read into the record. Correspondence was also received and is contained in the file from the DOT and the DNR. 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. A certified survey map (CSM) combining parcels CA-141 and CA-142 shall be recorded prior to the issuance of zoning permits.
3. Proper permits must be obtained prior to construction (Town/County/State). State approved plans as required.
4. Subject to WDNR Stormwater, erosion permits for land disturbance greater than one (1) acre. Additional wetland permits may be required.
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.

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7. Hours of operation, Monday through Friday 9:00 AM to 5:00 PM, and Saturday 9:00 AM to 3:00 PM.
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.
10. If outdoor displays move beyond the designated area the applicant is to contact the department. Additional permits may be required.

The committee conferred with Mr. Jennrich, Ms. Blankenship, Mr. Ridderbusch, and Mr. Waterhouse.

Chair Holewinski opened the public portion of the public hearing.

None.

Chair Holewinski closed the public portion of the public hearing.

The committee conferred with Mr. Waterhouse concerning the property.

Motion by Billy Fried, second by Dan Hess, to approve the Conditional Use Permit for Nathan Waterhouse and Jacob Schultz for Item #5 with the ten (10) conditions. With all members present voting "Aye," the motion carried.

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. The proposed ordinance amendment would create an interim moratorium on data centers. Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was posted in the Northwoods River News on June 23 and 30, 2026. A Proof of Publication is contained in the file. The Notice was also posted on the Oneida County Courthouse Bulletin Board on June 18, 2026. Mr. Jennrich discussed the background and current standing with the department for data center applications, as well as the intent with the proposed language with the ordinance amendment.

Chair Holewinski opened the public portion of the public hearing.

Catherine Parker spoke.

Tom Neale spoke.

Alexa Megna spoke.

Niina Baum spoke.

Kathleen Cooper spoke.

Nate Gaedtke spoke.

Erica Rempala spoke.

Carol Warden spoke.

Nathan Nuskiewicz spoke.

Gerald Anderson spoke.

Richard Martin spoke.

Joni Davison spoke.

Liane Ware spoke.

Marca Donahue spoke.

Merlin Van Buren spoke.

Chair Holewinski closed the public portion of the public hearing.

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Motion by Dan Hess, second by Michael Tautges, to approve Ordinance Amendment #02-2026, Chapter 9, Article 5, Section 9.57 as presented and forward to the County Board for final approval. With all members present voting “Aye,” the motion carried.

Public comments.

None

Approve meeting minutes of June 24, 2026. Motion by Billy Fried, second by Bob Almekinder, to approve the meeting minutes of June 24, 2026. With all members present voting “Aye,” the motion carried.

Discussion/decision on the 2027 LTE staffing renewal requests. Mr. Jennrich discussed the details of the requests. Motion by Billy Fried, second by Bob Almekinder, to forward LTE requests as presented to the Executive Committee for consideration in the 2027 budget. With all members present voting “Aye,” the motion carried.

Discussion/decision concerning Rezone Petition #01-2026 by Joshua and Jacy Przekurat, owners, to rezone from District #11 Shoreland-Wetland to District #02 Single Family Residential for property described as: Part of Government Lot 1, Section 13, T35N, R10E, PIN SC-139-2, Town of Schoepke. 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 Billy Fried, second by Dan Hess, to approve the resolution under consent agenda and forward to the County Board. With all members present voting “Aye,” the motion carried.

Discussion/decision concerning Lots 1, 2, 19, and part of Lot 18, Block 9, Village of Minocqua, Section 14, T39N, R6E, PIN MI-3346, Town of Minocqua. The committee will discuss the Town of Minocqua’s denial of an administrative review permit. Mr. Jennrich discussed the details of the matter. Billy Fried spoke on behalf of the Town of Minocqua concerning the parking matter. The committee conferred with Mr. Jennrich and Ms. Blankenship. Motion by Dan Hess, second by Bob Almekinder, to take no action at this time. With all members present voting “Aye,” the motion carried.

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

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. The committee conferred with Mr. Jennrich, Mr. Ridderbusch, Jon Bandow, and Scott Norine concerning the proposed reconfiguration. Motion by Bob Almekinder, second by Billy Fried, to deny the reconfiguration request. With all members present voting “Aye,” the motion carried. The committee directed the property owner and Jon Bandow to work with staff to figure out a new proposal and bring it back at a future meeting.

Refunds. None.

Approve future meeting dates. July 22 and August 5, 2026

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Future agenda items. As discussed.

Adjourn.

3:37 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