

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE

July 9, 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; Wes Schmidt, Assistant Corporation Counsel; Andrew Jones, Outside Counsel; Linnaea Newman

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 Billy Fried, second by Dan Hess, 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. Approve closed session minutes of June 4, 2025.
- b. PIN MI-3240: WD Wis. 25-CV-325, Oneida Case Nos. 24-CX-2 and 25-CV-66.

Motion by Dan Hess, second by Mitchell Ives, to go into closed session. Aye: Unanimous.

A roll call vote will be taken to return to open session.

Motion by Billy Fried, second by Bob Almekinder, to return to open session. Aye: Unanimous.

Recess at 12:59 p.m.

Return from recess at 1:00 p.m.

Announcement of any action taken in closed session.

- a. Discussion only, no action taken.
- b. Motion by Mitchell Ives, second by Dan Hess, to approve the closed session meeting minutes of June 4, 2025. With all members present voting “Aye,” the motion carried.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Conditional Use Permit application by Joseph Mikoliczak, applicant and owner, to add outdoor seating with ambient music to the existing beverage service business on the following described property: Lot 4, Block 3, Village of Woodruff, Section 2, T39N, R6E, PIN WR-480-1, 1013 1st Avenue, Town of Woodruff. Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was published in the Northwoods River News on June 24 and July 1, 2025. A Proof of Publication is contained in the file. The Notice was also posted on the Oneida County Courthouse Bulletin Board on June 19, 2025. A public comment was received by the Town of Woodruff, read into the record, and also contained in the file. Mr. Ridderbusch further discussed the details 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. Subject to Oneida County Health Department requirements if any.
3. Signage to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance.
4. Parking requirements may be subject to 9.77 Off-Street Parking & Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance and the Town of Woodruff.
5. Applicant to recycle waste materials as required.
6. Exterior lighting if installed, must be downcast and shielded from above. ~~Lighting also not to interfere with operators operation of a motor vehicle along Superior Street.~~
7. Fencing to be installed prior to operation of outdoor seating area.
8. No outdoor music past 9:00 PM.

The committee asked questions concerning the conditions.

Chair Holewinski opened the public portion of the public hearing.

No one 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 conditions listed. With all members present voting "Aye," the motion carried. With all members present voting "Aye," the motion carried.

Rezone Petition #07-2025 by Lucas Verfuert, owner, to rezone from District #1A Forestry to District #02 Single Family Residential for property described as being part of Government Lot 3, lying west of State Highway 8, and east of Birch Bay Road, Section 32, T36N, R7E, PIN WB-479, Town of Woodboro. Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was published in the Northwoods River News on June 24 and July 1, 2025. A Proof of Publication is contained in the file. The Notice was also posted on the Oneida County Courthouse Bulletin Board on June 19, 2025. A public comment was received by the Town of Woodboro, read into the record, and also contained in the file. Mr. Jennrich further discussed the details. The committee reviewed the standards for approval from the report submitted

Chair Holewinski opened the public portion of the public hearing.

No one spoke.

Chair Holewinski closed the public portion of the public hearing.

Planning and Development

Motion by Bob Almekinder, second by Mitchell Ives, to approve Rezone Petition #07-2025 and forward to the Oneida County Board of Supervisors. With all members present voting “Aye,” the motion carried.

Public comments.

Eric Rempala spoke

Approve meeting minutes of June 4, 2025. Motion by Dan Hess, second by Bob Almekinder, to approve the meeting minutes of June 4, 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. Mr. Troskey discussed the details and background of the matter. The committee conferred with Mr. Troskey and Mr. Jennrich concerning the proposed changes. Motion by Chair Holewinski, second by Dan Hess, to approve Item #10 on today’s agenda, including the drawings that were discussed and forward to public hearing. With all members present voting “Aye,” the motion carried.

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. Mr. Jennrich discussed the details of the matter. The committee was presented photos to review. The committee conferred with Mr. Jennrich, Mr. Troskey, and Mr. Croker. The committee directed staff to review the timeline and bring the matter back, as well as review the violations. The committee would also like to schedule an onsite inspection at an upcoming meeting.

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

Discuss/decision/prioritization of 2025 Oneida County Planning and Zoning Department projects. Tabled.

Refunds. None.

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

Future agenda items. As discussed.

Adjourn.

2:15 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