ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
August 19, 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; Reed Dombeck, Zoning Technician; Marcus Richmond, Zoning Technician
Other County Staff Present:	Chad Lynch, Corporation Counsel; Larry Konopacki, Outside Counsel; Linnaea Newman (via Zoom)
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 Bob Almekinder, to approve the agenda. With all members present voting "Aye," the motion carried.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Rezone Petition #03-2026 by Ryan and Sarah Berghammer, owners and applicants, to rezone from District #2 Single Family Residential to District #4 Residential and Farming for property described as NW NE, Section 35, T37N, R8E, PIN NE-387 and part of PIN NE-370-1, Town of Newbold. Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was posted on the Oneida County Courthouse Bulletin Board on July 30, 2026. The Notice was also published in the Northwoods River News on August 4 and 11, 2026. A Proof of Publication is contained in the file. An Affidavit of Mailing and Mailing List are also contained in the file. Mr. Jennrich discussed the details of the matter further and read the report into the record. Correspondence was received from the Town of Minocqua and read into the record. One public comment was received from an adjacent property owner and read into the record as well.

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 Rezone Petition #03-2026. With all members present voting "Aye," the motion carried.

Public comments.

Bill Clothier spoke.
Eric Rempala spoke.

Introduction of new Planning & Zoning Department staff. Tabled.

Approve meeting minutes of July 22, 2026. Motion by Bob Almekinder, second by Dan Hess, to approve the meeting minutes of July 22, 2026. With all members present voting "Aye," the motion carried.

Discussion/decision concerning 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. The committee will be further discussing the matter since the public hearing of July 22, 2026. Mr. Jennrich discussed the details of the matter. Mr. Jennrich further discussed the background of the property and the Ordinance. Ms. Trapp was provided with Attorney Greg Harrold's public comments and additional information was provided to the department by Ms. Trapp. Corporation Counsel also addressed some of the concerns. The committee conferred with Mr. Jennrich and Corporation Counsel regarding other concerns such as CUPs per lot and regulations for how many animals can be on the lot. The committee conferred with Ms. Trapp and Mr. Clothier.

If the applicant has met or agrees to meet to all the requirements and condition 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.
9. Outdoor kennel fencing shall be eight (8) foot in height and consist of solid composite material. Fence shall be maintained and in good condition at all times.
10. Kennel to follow Wisconsin Administrative Code ATCP 16.22 for indoor operations and ATCP 16.24 for outdoor operations.

Motion by Bob Almekinder, second by Michael Tautges, to add a condition to include an 8 foot sound deadening fence. The members present voted as follows:
Billy Fried: "Nay"
Michael Tautges: "Aye"
Bob Almekinder: "Nay"
Dan Hess: "Nay"
Chair Holewinski: "Nay"
Motion failed.

Motion by Bob Almekinder, second by Dan Hess, to add a condition to include an eight (8) foot solid composite fence, maintained in good condition at all times. With all members present voting "Aye," the motion carried.

Motion by Dan Hess, second by Bob Almekinder, to add another condition to include #12 to follow the State of Wisconsin (Wisconsin Administrative Code) ATCP § 16.22 Dogs kept indoors, as well as outdoors statute (Wisconsin Administrative Code, ATCP § 16.24 Dogs kept outdoors). The members present voted as follows:
Billy Fried: "Aye"
Michael Tautges: "Aye"
Bob Almekinder: "Nay"
Dan Hess: "Aye"
Chair Holewinski: "Nay"
Motion passed.

Corporation Counsel stated that the committee was not setting a precedent to always have state administrative rules because there was in depth conversation for this situation as to why the County could enforce with a concerned neighbor, making it a special situation.

Motion by Billy Fried, second by Bob Almekinder, to approve the Conditional Use Permit for Item #7 on the Agenda with the twelve (12) conditions. With all members present voting "Aye," the motion carried.

Discussion/decision concerning Ordinance Amendment #13-2022 authored by the Planning and Development Committee to amend Chapter 9, Article 1, Section 9.11, Article 3, Sections 9.32 and 9.33, Article 5, Section 9.50, Article 9, Sections 9.90, 9.91, 9.92, 9.93, 9.94, 9.95, 9.97, 9.99, and Article 10 Definitions of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will be discussing the proposed changes implemented after reviewing the Wisconsin Department of Natural Resources comments and subsequent to the public hearing on February 24, 2026. Attorney Larry Konopacki may be present to discuss the proposed changes. Mr. Jennrich discussed the background of the matter. He further stated that staff and counsel met with the Wisconsin DNR to discuss the proposed changes. Attorney Larry Konopacki and Mr. Jennrich further went through all of the changes that have been implemented since the second public hearing and after having discussions with the Wisconsin DNR. The committee conferred with Mr. Jennrich, Mr. Troskey, and Attorney Konopacki regarding the proposed changes. Motion by Billy Fried, second by Bob Almekinder, to approve Ordinance Amendment #13-2022 with the three changes and forward to the County Board. With all members present voting "Aye," the motion carried.

Preliminary Superior Street Condominium Plat, a two (2) Unit conversion condominium, SMOE Properties LLC, owner, and submitted by Maines & Associates, Greg Maines, surveyor, for property described as: Lot 1, CSM 4495, being part of the NW NW, Section 7, T38N, R11E, PIN TL-2472, 1790 & 1792 Superior Street and 6983 West School Street, Town of Three Lakes. Mr. Ridderbusch discussed the details of the matter. He further read the report into the record.

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.

The committee conferred with Mr. Ridderbusch.

Motion by Dan Hess, second by Bob Almekinder, to approve preliminary Superior Street Condominium Plat as presented with the two (2) conditions. 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. This proposal was been before the committee previously. Mr. Ridderbusch stated that adjustments were made again, per the Committee's recommendations, for consideration. The committee conferred with Mr. Ridderbusch, Jon Bandow, Mr. Jennrich, and the property owner. Motion by Bob Almekinder, second by Dan Hess, to approve Item #10 as presented, pursuant to Section 15.31(2) Modifications. With all members present voting "Aye," the motion carried.

Discussion/decision concerning Chapter 9, Article 3, Section 9.32(E) of the Oneida County Zoning and Shoreland Protection Ordinance. Staff will be requesting how to administer change of use permits from the committee. Mr. Jennrich discussed the details of the matter. He further explained scenarios for discussion with the committee. The committee provided direction to staff on the matter. Discussion only, no action taken.

Discussion/decision concerning outdoor kitchens on patios. Mr. Jennrich discussed the details of the matter. The committee conferred with Mr. Jennrich and Mr. Troskey. The committee provided direction to staff on the matter. Discussion only, no action taken.

Discussion/decision/prioritization of the 2026 Oneida County Planning & Zoning Department projects. Tabled.

Refunds. None

Introduction of new Planning & Zoning Department staff. Mr. Jennrich introduced the new staff members, Reed Dombeck and Marcus Richmond, both zoning technicians, in the department for the Minocqua office.

Approve future meeting dates. September 1 and 16, 2026

Future agenda items. As discussed.

Adjourn.
3:30 p.m. There being no further matters to lawfully come before the committee, Chair Holewinski adjourned the meeting.

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Scott Holewinski, Chair Karl Jennrich, Planning & Zoning Director