

**ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE**  
**August 20, 2025**  
**COUNTY BOARD ROOM – 2<sup>ND</sup> FLOOR**  
**ONEIDA COUNTY COURTHOUSE**  
**RHINELANDER, WI 54501**

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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: Andrew Kaftan, Assistant Corporation Counsel

Guests Present: See Sign-In Sheet.

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**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 Mitchell Ives, 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 25, 2025.
- b. PIN MI-3240: WD Wis. 25-CV-325, Oneida Case Nos. 24-CX-2, 25-CX-2, and 25-CV-66.
- c. Junkyard in the Town of Pine Lake.

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.

**Announcement of any action taken in closed session.**

- a. Tabled.
- b. Discussion only, no action taken.

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- c. Motion by Bob Almekinder, second by Dan Hess, to work with Corporation Counsel to initiate a long form complaint. With all members present voting “Aye,” the motion carried.

### CONDUCT PUBLIC HEARING ON THE FOLLOWING:

**Rezone Petition #04-2025 by Scott and Tammy Roehl, owner, to rezone from District #04 Residential and Farming to District #02 Single Family Residential for property described as Lots 6, 7, 8, 9, and 10, CSMs 3584 and 3585, being part of the SE SE, Section 22, T37N, R8E, PIN’s NE-229, NE-229-5, NE-229-6, NE-229-7, and NE-229-8, Town of Newbold.** Mr. Jennrich read the details of the matter. The Notice of Public Hearing was posted on the Oneida County Courthouse Bulletin Board on July 31, 2025. The Notice was also published in the Northwoods River News on August 5 and 12, 2025. A Proof of Publication is contained in the file. An Affidavit of Mailing and mailing list are also contained in the file. The Town of Newbold provided correspondence to the department and Mr. Jennrich read it into the record. Other public comments were received and are contained in the file with the Town’s correspondence. The owners provided correspondence to the department to include additional parcels into the rezone request.

Chair Holewinski opened the public portion of the public hearing.

Ryan Paszek spoke.

Chair Holewinski closed the public portion of the public hearing.

The committee conferred with Mr. Jennrich, Mr. Ridderbusch, and Mr. Roehl.

Motion by Dan Hess, second by Bob Almekinder, to approve Rezone Petition #04-2025 as presented. With all members present voting “Aye,” the motion carried.

**Rezone Petition #05-2025 by Lee and Joan Neustedter, owners, to rezone from District #11 Shoreland-Wetland to District #02 Single Family Residential for property described as being part of Government Lots 6 and 7, Section 12, T37N, R10E, PIN ST-588, Town of Stella.** Mr. Jennrich read the details of the matter. The Notice of Public Hearing was posted on the Oneida County Courthouse Bulletin Board on July 31, 2025. The Notice was also published in the Northwoods River News on August 5 and 12, 2025. A Proof of Publication is contained in the file. An Affidavit of Mailing and mailing list are also contained in the file. Correspondence was received from the Town of Stella and was read into the record and is contained in the file. A DNR permit was obtained. Mr. Jennrich further discussed the details and the report. The committee asked questions of Mr. Jennrich.

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 Billy Fried, second by Bob Almekinder, to approve Rezone Petition #05-2025 and draft a Resolution to forward to the County Board. With all members present voting “Aye,” the motion carried.

**Ordinance Amendment #06-2025 authored by the Town of Three Lakes and District #13 Supervisor Collette Sorgel, agent, to amend Chapter 9, Article 5, Section 9.58 Tourist Rooming House of the Oneida County Zoning and Shoreland Protection Ordinance.** Mr. Jennrich read the details of the matter. The Notice of Public Hearing was posted on the Oneida County Courthouse

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Bulletin Board on July 31, 2025. The Notice was also published in the Northwoods River News on August 5 and 12, 2025. A Proof of Publication is contained in the file. An Affidavit of Mailing and mailing list are also contained in the file. A memo was sent to all of the townships in Oneida County on June 23, 2025. Eight of the towns responded with public comments. Ten other public comments were received. Mr. Jennrich discussed the zoning districts.

Chair Holewinski opened the public portion of the public hearing.

Dave Havel spoke.

Angela Folks spoke.

Faustina Bohling spoke.

Diane Geis spoke.

Roger Brisk spoke.

Jacqui Sharpe spoke.

Gayl Wylde spoke.

Brian Slizewski spoke.

Mr. Peterson spoke.

Chair Holewinski closed the public portion of the public hearing.

The committee conferred. Comments were discussed from the Town of Minocqua wanting to protect single family zoning districts and address the issue of not being able to get professionals into the area because of the lack of housing in the area. The Town of Newbold comments were discussed. The Town of Newbold Board was against the changes, but the town constituents were not against the changes. The committee further discussed the matter and conferred with Mr. Jennrich. The committee would like to create a new zoning district and the towns that are for the proposed changes would be able to adopt the new zoning district to include them.

Motion by Bob Almekinder, second by Dan Hess, to direct staff to create a new zoning district in the County to allow the proposed language. With all members present voting "Aye," the motion carried.

Motion by Bob Almekinder, second by Dan Hess, to deny Ordinance Amendment #06-2025. With all members present voting "Aye," the motion carried.

### **Public comments (limited to 3 minutes per person, stating name and residence address).**

Tom Burrell spoke.

Tina Hahn spoke.

Cheryl Schultz spoke.

Eric Rempala spoke.

Kathleen Cooper spoke.

- a. **Introduction of new Planning and Zoning Department staff** Mr. Jennrich introduced Cindy Stengl, Program Assistant

**Approve meeting minutes of July 14, 2025.** Motion by Dan Hess, second by Bob Almekinder, to approve the meeting minutes of July 14, 2025. With all members present voting "Aye," the motion carried.

**Discussion/decision concerning Ordinance Amendment #13-2022 to amend Chapter 9, Article 1, Section 9.11, Article 3, Sections 9.33 and 9.32, Article 5, Section 9.50, Article 9, Sections 9.90, 9.91, 9.92, 9.93, 9.94, 9.95, 9.97, and 9.99, Appendixes C through Q, and Article 10 Definitions. All aspects of Chapter 9 will be discussed. Outside Counsel Larry Konopacki will be present to**

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**discuss draft revisions.** Mr. Jennrich discussed the details and the changes since the last meeting. Attorney Larry Konopacki was present telephonically to discuss further details as well. The committee conferred with Attorney Konopacki and Mr. Jennrich. Mr. Jennrich stated that the DNR will be getting a copy of the updated draft along with a crosswalk, and that they anticipate providing the department with comments when they have a chance to review the information provided to them, which may take a longer period of time. After receiving the DNR's public comments, the committee would like to schedule a public hearing. Motion by Bob Almekinder, second by Billy Fried, to approve Ordinance Amendment #13-2022, as presented today, and forward to public hearing. With all members present voting "Aye," the motion carried.

**Discussion/decision concerning a zoning permit application for property described as being part of Government Lot 1, and Lot 12 of the First Addition to Glenco Subdivision, located in Government Lot 2, Section 33, T39N, R7E, PIN WR-412-7, Town of Woodruff. The committee will be reviewing the application request for an ADA accessible ramp that is proposed to be larger than what the Uniform Dwelling Code (UDC) would require.** Mr. Jennrich discussed the details of the matter. The committee conferred with Mr. Jennrich, Mr. Troskey, and the property owner concerning the measurements, setbacks, UDC requirements, and further details. Ms. Bloom spoke. Mr. Jennrich discussed correspondence with the UDC inspector and Section 9.19. The committee conferred with Mr. Jennrich, Mr. Troskey, and Ms. Bloom. Motion by Dan Hess, second by Mitchell Ives, to approve Item #12 on today's agenda. With all members present voting "Aye," the motion carried.

**Discussion/decision concerning zoning violations on property described as Lot 1, CSM 5025, being part of Government Lots 2 and 3, Section 13, T36N, R7E, PIN WB-191-16, Town of Woodboro.** Mr. Jennrich discussed the details of the matter. Complaints was received for PINs WB-191-16 and WB-191-17. The committee reviewed the photos provided by staff. Mr. Jennrich discussed Section 9.74 of the Oneida County Zoning and Shoreland Protection Ordinance. Tina and David Hahn spoke. The committee conferred with Mr. Jennrich. James and Lyn Hintzke spoke. The committee further discussed the hedge. The committee then moved to discuss the fence matter with Mr. Jennrich. Mr. Jennrich discussed the details. The committee directed staff to make the determinations with evaluations of the property and to provide any enforcements as necessary, and if the property owners are not agreeable, they can take the decision to the Board of Adjustment. Mr. Jennrich stated on the record that he will be requesting that the hedge be trimmed and kept at six (6) feet tall. Discussion only, no action taken.

**Review/Approve 2024 Planning and Zoning Department Annual Report.** Mr. Jennrich discussed the details. The committee conferred with Mr. Jennrich. Motion by Billy Fried, second by Bob Almekinder, to forward the 2024 Planning and Zoning Department Annual Report to the County Board. With all members present voting "Aye," the motion carried.

**Discussion/decision – Planning & Zoning Department permit activity/revenue.** Informational only.

**Discussion/decision – 2024/2025 Oneida County Worker's Comp Claims.** Informational only.

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

**Refunds.** None.

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**Approve future meeting dates.** September 3 and 17, 2025

**Future agenda items.** As discussed.

### **Adjourn.**

2:22 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

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Karl Jennrich, Planning & Zoning Director