

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE

August 6, 2025

COUNTY BOARD ROOM – 2ND FLOOR

ONEIDA COUNTY COURTHOUSE

RHINELANDER, WI 54501

Members Present: Scott Holewinski, Bob Almekinder, Mitchell Ives, Billy Fried

Members Absent: Dan Hess

Department Staff Present: Karl Jennrich, Director; Todd Troskey, Assistant Director; Scott Ridderbusch, Land Use Specialist; Carla Blankenship, Land Use Specialist; Monique Taylor, Administrative Support

Other County Staff Present: Michael Fugle, Corporation Counsel; Wes Schmidt, Assistant Corporation Counsel; Michael Tautges

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 Mitchell Ives, second by Bob Almekinder, to approve the agenda. With all members present voting “Aye,” the motion carried.

CONDUCT PUBLIC HEARING ON THE FOLLOWING:

Conditional Use Permit application by Aquatic Plant Management LLC, applicant, and ACG Investments LLC, owner, to construct a building with an outdoor storage area and operate an aquatic plant removal business on the following described property: Lot 1, CSM 5153, being part of Government Lot 3, Section 9, T39N, R6E, PIN MI-2147-2, Town of Minocqua. Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was published in the Northwoods River News on July 22 and 29, 2025. The Proof of Publication is contained in the file. The Notice was also posted on the Oneida County Courthouse Bulletin Board on July 17, 2025. An Affidavit of Mailing and mailing list are also contained in the file. Ms. Blankenship read the report and further discussed the details of the matter.

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.

Planning and Development

4. Subject to WDNR Stormwater and erosion permits for land disturbance greater than one (1) acre. A copy of the issued permit shall be provided to the department.
5. Addressing and 911 information must be approved by Oneida County Land Information Department.
6. Signage to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance. Sign permits as required.
7. Parking to comply with 9.77 Off-Street Parking & Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance.
8. Hours of operation, Monday through Friday 8:00 AM to 6:00 PM May through September.
9. Dumpsters to be screened from view, applicant to recycle waste materials as required.
10. Exterior lighting if installed, must be downcast and shielded from above.
11. Subject to highway property line tree screening agreement between the Town of Minocqua and the property owner.
12. If outdoor storage moves beyond the designated area the applicant is to contact the department. Additional permits may be required.

Chair Holewinski opened the public portion of the public hearing.

No one spoke.

Chair Holewinski closed the public portion of the public hearing.

The committee conferred with Mr. Jennrich, Ms. Blankenship, and the property owner.

Motion by Billy Fried, second by Bob Almekinder, to add a condition of landscape plan as presented by the company today and refer to the REI Map C400. With all members present voting "Aye," the motion carried.

Motion by Billy Fried, second by Bob Almekinder, to approve the Conditional Use Permit, as presented, and with the conditions as stated by staff and implemented by the last motion. With all members present voting "Aye," the motion carried.

Conditional Use Permit application by Matt Ritchie, applicant, and N&J Investments LLC, owner, to construct a multiple family development with 112 units on the following described property: Part of the SE NE, Section 9, T39N, R6E, PIN MI-2142-1, Town of Minocqua. Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was published in the Northwoods River News on July 22 and 29, 2025. The Proof of Publication is contained in the file. The Notice was also posted on the Oneida County Courthouse Bulletin Board on July 17, 2025. An Affidavit of Mailing and mailing list are also contained in the file. Public comments were received and contained in the file. The Town of Minocqua provided correspondence to the department as well, which is also contained in the file. Ms. Blankenship read the report and further discussed the details of the matter.

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.

Planning and Development

3. Private road naming, addressing and 911 information must be approved by Oneida County Land Information Department.
4. Signage to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance. Sign permits as required.
5. Parking to comply with 9.77 (F)(3)(a) Off-Street Parking & Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance.
6. Subject to WDNR stormwater/erosion and waterway protection permits. Copies of the issued permits shall be provided to the department.
7. Dumpsters to be screened from view, applicant to recycle waste materials as required.
8. Exterior lighting if installed, must be downcast and shielded from above.
9. Planting pursuant to REI landscaping plan number 11320, pages C400-C404.

The committee asked questions of Mr. Jennrich, Ms. Blankenship, and Matt Ritchie.

Chair Holewinski opened the public portion of the public hearing.

Judy Domaszek spoke.

Attorney Lee Turonie spoke.

Tony Farrell spoke.

Attorney John Wagman spoke.

Michael Tautges spoke.

Chair Holewinski closed the public portion of the public hearing.

The committee conferred with Corporation Counsel and Mr. Jennrich. Mr. Jennrich discussed further details of the matter and presented photos taken of the onsite inspection to the committee. The committee deliberated.

Motion by Bob Almekinder, second by Mitchell Ives, to include a landscape plan in the conditions, referenced as REI's plan #11320. With all members present voting "Aye," the motion carried.

The committee conferred with Mr. Jennrich and Ms. Blankenship concerning Section 9.77 Off-Street Parking and Loading Space, of the Oneida County Zoning and Shoreland Protection Ordinance.

Motion by Bob Almekinder, second by Billy Fried, to approve the parking exemption, pursuant to Section 9.77(F)(3)(a). With all members present voting "Aye," the motion carried.

Motion by Bob Almekinder, second by Mitchell Ives, to approve the Conditional Use Permit as presented, and subject to the nine (9) conditions being met. With all members present voting "Aye," the motion carried.

Recess at 2:30 p.m.

Return at 2:35 p.m.

Discussion/decision concerning Rezone Petition #07-2025 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. The committee will be reviewing a Resolution for consideration to forward to the Oneida County Board of Supervisors. The committee conferred with Mr. Jennrich. Motion by Billy Fried, second by Mitchell Ives, to approve the Resolution and forward to the County Board for Rezone Petition #07-2025. With all members present voting "Aye," the motion carried.

Planning and Development

Discussion/decision concerning Rezone Petition #08-2025 for property described as being part of Government Lot 1, Section 3, T38N, R7E, PIN LT-31-1, Town of Lake Tomahawk. The committee will be reviewing a Resolution for consideration to forward to the Oneida County Board of Supervisors. The committee conferred with Mr. Jennrich. Motion by Bob Almekinder, second by Mitchell Ives, to approve the Resolution for Rezone Petition #08-2025 and forward to the County Board. With all members present voting “Aye,” the motion carried.

Public comments. None.

Approve meeting minutes of June 11, 2025. Motion by Chair Holewinski, second by Mitchell Ives, to approve the meeting minutes of June 11, 2025. With all members present voting “Aye,” the motion carried.

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

Refunds. None.

Approve future meeting dates. August 20 and September 3, 2025

Future agenda items. As discussed.

Adjourn.

2:40 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