

**ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE**  
**September 3, 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 (via Zoom), Dan Hess, Billy Fried

Members Absent: None

Department Staff Present: Karl Jennrich, Director; Todd Troskey, Assistant Director; Scott Ridderbusch, Land Use Specialist; Denise Hoppe, Office Manager; Monique Taylor, Administrative Support

Other County Staff Present: Tracy Hartman, County Clerk/Administrative Coordinator

Guests Present: See Sign-In Sheet.

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**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:**

**Conditional Use Permit application by Anthony Petreikis, applicant and owner, for outdoor storage of watercraft, RV’s, and equipment on the following described property: Lot 2, CSM 5692, being part of the NW NW, SW NW, Section 17, T38N, R11E, PIN TL-578-7, Town of Three Lakes.** Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was posted on the Oneida County Courthouse Bulletin Board on August 14, 2025. The Notice was also published in the Northwoods River News on August 19 and 26, 2025. A Proof of Publication is contained in the file. An Affidavit of Mail and a mailing list are also contained in the file. Correspondence was received and read into the record from the Town of Three Lakes. One public comment was also received and read into the record. Mr. Ridderbusch 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. Signage to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance. Sign permits as required.
3. Storage of items be stored in designated areas.
4. Lighting if installed, must be downcast and shielded from above.

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5. Two (2) rows of vegetative buffer (pine trees) be planted and maintained on the west property line beginning at the south line of Lot 2, CSM 4727, parcel TL 578-2, and extending north to the northerly outdoor storage limits if designated outdoor storage area is utilized beyond the southerly 470' of the 650' storage area.

The committee asked questions of Mr. Ridderbusch and Mr. Petreikis concerning access to the property, zoning, and the concerns from the public comments.

Chair Holewinski opened the public portion of the public hearing.

Rochelle Antosh spoke.

Anthony Petreikis spoke.

Chair Holewinski closed the public portion of the public hearing.

The committee asked questions of Mr. Jennrich, Mr. Ridderbusch, and Mr. Petreikis.

Motion by Billy Fried, second by Bob Almekinder, to approve Item #3 on today's agenda with the conditions from staff and the addition of the condition requiring screening of two (2) rows of balsam trees on the west boundary if the storage goes beyond 470 feet. With all members present voting "Aye," the motion carried.

**Rezone Petition #10-2025 by Gregory Meyer, owner, and Eric Klein, agent, to rezone from District #2 Single Family Residential to District #7 Business B-2 for property described as being part of the SW NW, Section 7, T39N, R7E, PINs WR-97-3 and WR-97-5, Town of Woodruff.**

Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was posted on the Oneida County Courthouse Bulletin Board on August 14, 2025. The Notice was also published in the Northwoods River News on August 19 and 26, 2025. A Proof of Publication is contained in the file. An Affidavit of Mail and a mailing list are also contained in the file. Correspondence was received and read into the record from the Town of Woodruff. Mr. Jennrich further discussed the details of the matter.

Chair Holewinski opened the public portion of the public hearing.

Eric Klein spoke.

Chair Holewinski closed the public portion of the public hearing.

Motion by Dan Hess, second by Bob Almekinder, to approve Item #4 as presented. With all members present voting "Aye," the motion carried.

Recess at 2:25 p.m.

Return from recess at 2:35 p.m.

**Public comments.** None.

**Approve meeting minutes of July 23 and August 6, 2025.** Motion by Billy Fried, second by Dan Hess, to approve the meeting minutes of July 23, 2025. With all members present voting "Aye," the motion carried.

The meeting minutes for August 6, 2025 were tabled.

**Preliminary Swamp Lake Condominium Plat, an eleven (11) Unit land conversion condominium, David LaCanne, owner, and submitted by REI Engineering, Josh Prentice,**

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**surveyor for property described as Part of Lot 1, CSM 5708, being part of Government Lot 1, Section 6, T36N, R6E, PIN NO-83, Town of Nokomis.** Mr. Jennrich discussed the details of the matter. Mr. Ridderbusch read the report and further discussed the details. Correspondence was received from the Town of Nokomis and is contained in the file.

If the Committee recommends approval of this Preliminary Swamp Lake Condominium Plat, staff would suggest the following conditions:

- 1) Condominium Declarations to be submitted to this department for review prior to recording.
- 2) Final two (2) Lot Certified Survey Map be recorded prior to recording of Condominium plat.
- 3) Final Plat to be submitted with proper signatures within twenty-four (24) months of approval date.
- 4) Proper zoning permits be submitted be submitted to the department for removal of structures, including mobile homes, and placement of new structures.
- 5) Future amendments/addendums to be reviewed and approved by this department prior to recording.

The committee conferred with Mr. Ridderbusch. Mr. Ridderbusch further discussed details of the project. The committee asked questions of Mr. Jennrich, Mr. Ridderbusch, and Mr. LaCanne.

**Motion by Dan Hess, second by Bob Almekinder, to approve Item #7 as presented to include the five (5) conditions as required. With all members present voting "Aye," the motion carried.**

**Discussion/decision concerning 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. The committee will be reviewing a Resolution to forward to the County Board.** Mr. Jennrich discussed the details of the matter. **Motion by Billy Fried, second by Bob Almekinder, to approve Rezone Petition #04-2025 Resolution and forward to the County Board for consideration. With all members present voting "Aye," the motion carried.**

**Discussion/decision concerning 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. The committee will be reviewing a Resolution to forward to the County Board.** Mr. Jennrich discussed the details of the matter. **Motion by Billy Fried, second by Bob Almekinder, to approve Resolution pertaining to the rezone petition for the Town of Stella, Rezone Petition #05-2025, as a consent agenda item, and forward to the County Board. With all members present voting "Aye," the motion carried.**

**Discussion/decision concerning 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. The committee will be reviewing a Resolution to forward to the County Board.** Mr. Jennrich discussed the details of the matter and read the report into the record. Mr. Jennrich further discussed the details of the matter. **Motion by Dan Hess, second by Bob Almekinder, to approve Ordinance Amendment #06-2025 Denial Report and forward to the County Board for consideration. With all members present voting "Aye," the motion carried.**

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Recess at 2:25 p.m.

Return from recess at 2:35 p.m.

**Discussion/Decision concerning the 2025/2026 Planning and Zoning Department's Budget.** Ms. Hoppe discussed the details of the 2025/2026 Planning and Zoning Department's Budget with the committee. The committee reviewed the budget and conferred with Ms. Hoppe and Mr. Jennrich. Motion by Dan Hess, second by Bob Almekinder, to approve the budget and send to Executive Committee. With all members present voting "Aye," the motion carried.

**Refunds.** None.

**Approve future meeting dates.** September 17 and October 1, 2025

**Future agenda items.** As discussed.

**Adjourn.**

3:09 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