ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE
September 30, 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
Other County Staff Present:	None
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 #12-2025 by Ponderosa Timberlands II LLC and Ponderosa Timberlands I LLC, owners, and James Puchter, owner and agent, to rezone from District #1B Forestry to District #04 Residential and Farming for property described as the SE NE, SW NE, SE NW, SW NW, Section 5, and SE NE, Section 6, T37N, R6E, PINs CA-63, CA-64, CA-67, CA-68 and CA-80, Town of Cassian. Mr. Jennrich discussed the details of the matter. The Notice of Public Hearing was posted on the Oneida County Courthouse Bulletin Board on September 10, 2026. The Notice was also posted in the Northwoods River News on September 15 and 22, 2026. A proof of publication is contained in the file. An Affidavit of Mailing and mailing list are also contained in the file. One public comment was received and read into the record, and also contained a petition with signatures in opposition. Correspondence was also received and read into the record from the Town of Cassian. All correspondence received is contained in the file. The petition was broken down by township and the 300-foot buffer mailing list. The Town of Cassian was in favor of the proposed rezone. Mr. Jennrich read the report into the record.

Chair Holewinski opened the public portion of the public hearing.
Curtis McCoy spoke.
Trevor Orr spoke.
James Puchter spoke.
Chair Holewinski closed the public portion of the public hearing.

Chair Holewinski clarified on the record that the request is solely for a rezone, not a subdivision request. Mr. Jennrich discussed zoning districts. The Cassian Town Board approved the request as

well. The committee conferred with Mr. Jennrich and Mr. Ridderbusch.

Motion by Bob Almekinder, second by Dan Hess, to approve Item #3. With all members present voting "Aye," the motion carried.

Public comments. None

Approve meeting minutes of September 10, 2026. Motion by Dan Hess, second by Bob Almekinder, to approve the meeting minutes of September 10, 2026. With all members present voting "Aye," the motion carried.

Discussion/decision concerning Conservation Planning and Zoning Director position. The committee will be discussing and reviewing a Resolution to forward to the Oneida County Board of Supervisors. Ms. Lueneburg discussed the details of the matter. The committee conferred with Ms. Lueneburg, Mr. Jennrich, and Mr. Troskey. Motion by Billy Fried, second by Bob Almekinder, to approve the Resolution and forward to the County Board for consideration. With all members present voting "Aye," the motion carried.

The committee agreed to switch Item's 7 and 8.

Preliminary two (2) lot Certified Survey Map of lands owned by GPS Inc., submitted by Maines & Associates, Greg Maines, surveyor, for property described as part of the SE SW, Section 34, T39N, R6E, PIN MI-2501-6, 7315 & 7319 Highway 51 & 9893 Timber Ridge Road, Town of Minocqua. Mr. Ridderbusch discussed the matter. The committee conferred with Mr. Jennrich, Mr. Ridderbusch, and Greg Maines.

Staff would recommend the following conditions:

1) Addressing and 911 information must be approved by Oneida County Land Information Department for Lot 1.
2) Cell tower fall zone ring be shown and noted on final CSM.
3) No filling of wetlands unless proper permits are obtained.
4) Separate Private Onsite Wastewater Treatment System (POWTS) easement be filed with this department and the Register of Deeds for a portion of drainfield now located within Lot 1. Document be filed within 30 days of CSM recording.
5) Final Certified Survey Map to note: "Lots of this Certified Survey Map have been reviewed and approved by the Oneida County Planning & Development Committee pursuant to Chapter 15.31 (2) of the Oneida County Subdivision Ordinance. See minutes dated September 30, 2026."

Motion by Bob Almekinder, second by Dan Hess, to approve certified survey map with two conditions being added, pursuant to Section 15.31. With all members present voting "Aye," the motion carried.

Billy Fried left at 2:06 p.m.

Preliminary fourteen (14) lot County Plat of Whispering Pine Xcapes, owned by Stuart Westlund, and submitted by Riverside Land Surveying LLC, Keith Walkowski, surveyor for vacant property described as part of the SW NE, SE NE, Section 11, T36N, R6E, PINs NO-158 & NO-159, Town of Nokomis. Mr. Ridderbusch discussed the details of the matter. Mr. Ridderbusch read the report into the record. The committee conferred with Mr. Jennrich and Mr. Ridderbusch.

If the Committee finds the subdivision requirements have been met, and recommends approval of this plat, staff would suggest the following conditions of approval prior to recording the final Plat of Whispering Pine Xcapes:

1) Addressing and 911 information must be approved by Oneida County Land Information Department.
2) Subject to road naming requirements and approvals with the Land Information Office and the Town of Nokomis.
3) Subject to 15.20 Installation & Improvements, of the Oneida County Subdivision Control Ordinance for the completion of roadway if proposed to be private. This Committee may impose financial assurances to insure the completion of the private road and meeting all road standards.
4) Subject to WDNR WPDES Stormwater and Grading permit for roadway if land disturbance exceeds one acre. A copy of DNR permits and plans be provided to the department.
5) Subject to recorded Road Maintenance Agreement for the 66' private road (Pine Breeze Loop).
6) Proper certificates/signatures be obtained prior to recording of final plat.

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

Motion by Dan Hess, second by Bob Almekinder, to approve the plat with the six (6) listed conditions. With all members present voting "Aye," the motion carried.

Discussion/decision concerning the Planning and Zoning Department's Fee Schedule. The committee will be discussing fees relating to non-metallic mines. Mr. Jennrich discussed the matter. The committee conferred with Mr. Jennrich. The committee would like Mr. Jennrich to bring the matter back at a future meeting. Discussion only, no action taken.

Discussion/decision concerning certified survey maps (CSM). The committee will be discussing submission of CSM's to the department with permit applications. Tabled

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

Refunds. None.

Approve future meeting dates. October 14 and 28, 2026

Future agenda items. As discussed.

Adjourn.
2:21 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