

ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE

May 3, 2023

COUNTY BOARD ROOM – 2<sup>ND</sup> FLOOR  
ONEIDA COUNTY COURTHOUSE  
RHINELANDER, WI 54501

3<sup>RD</sup> FLOOR BOARD ROOM  
THE MINOCQUA CENTER  
415 MENOMINEE ST, MINOCQUA, WI 54548

---

Members present: Scott Holewinski, Bob Almekinder, Mike Timmons, Tommy Ryden –  
via Zoom

Members absent: Mike Roach

Department staff present: Karl Jennrich, Director; Todd Troskey, Assistant Director; Scott  
Ridderbusch, Land Use Specialist; Program Assistant; Monique  
Taylor, Administrative Support

Other county staff present: Chad Lynch, Assistant Corporation Counsel

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 Meeting Law.

**Approve the agenda.** Motion by Mike Timmons, second by Bob Almekinder 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. Junkyard properties – Town of Newbold.
- b. Town of Pelican impervious surface area.
- c. Approve closed meeting minutes of April 17, 2023.

Motion by Bob Almekinder, second by Mike Timmons to go into closed session. Aye: Unanimous.

Recess at 1:11 p.m.

Return from recess at 1:30 p.m.

**A roll call vote will be taken to return to open session.**

Motion by Mike Timmons, second by Bob Almekinder to return to open session. Aye: Unanimous.

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

- a. Junkyard properties – Town of Newbold. Tabled, no action taken.
- b. Town of Pelican impervious surface area. Tabled, no action taken.
- c. Approve closed meeting minutes of April 17, 2023. Motion made by Mike Timmons, second by Bob Almekinder to approve the closed meeting minutes of April 17, 2023.

**Approve meeting minutes of April 17, 2023.** Motion by Bob Almekinder, second by Mike Timmons to approve the meeting minutes of April 17, 2023, 2023. With all members present voting “aye”, the motion carried.

**Approve meeting minutes of April 19, 2023.** Motion by Bob Almekinder, second by Mike Timmons to approve the meeting minutes of April 19, 2023. With all members present voting “aye”, the motion carried.

**Discussion/decision concerning the Gregg Budzinski junkyard properties; Virgin Acres Lots 115 & 116 (7182 Timber Lane; NE-1800); Lots 112 (7177 Timber Lane; NE-1797); Lot 111 (No address established; NE-1796); Lots 108 & 109 (No address established; NE-1794); and Lots 108 & 109 (7147 Timber Lane; NE-1793), T39N, R8E, S31, PIN NE 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1802, 1803, Town of Newbold.** Tabled, no action taken.

**Discussion/decision regarding impervious surface area for property at 4064 Highway P, further described as T36N, R9E, Section 14, Pine Crest Lot 2, Parcel Number PE 1023, Town of Pelican.** Mr. Troskey discussed the details regarding a complaint received and investigated by the Planning and Zoning Department. The committee conferred with the property owner and Mr. Troskey. Committee directed property owner to work with Planning and Zoning staff. No further action taken.

**Discussion/decision concerning the Oneida County Planning and Zoning Department Enforcement Policy. The committee will be discussing updating the Enforcement Policy.** Tabled, no action taken.

**Discussion/decision concerning Chapter 9, Article 7 General Standards, Section 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance. The committee will be discussing amending Section 9.78 Sign Regulations.** Committee conferred with Mr. Jennrich on proposed amendments to Section 9.78(B)(2)(a)(1). Motion made by Mike Timmons, second by Bob Almekinder to move to a public hearing. With all members present voting “aye”, the motion carried.

**Discussion/decision concerning Sand County Environmental, applicant, and Musson Bros, Inc., owner, revisions to Conditional Use Permit #2201119 non-metallic mine operations to add hot mix asphalt plant and wash ponds and the reclamation permit for the increase in mining acreage on the following vacant property further described as: The NE ¼ of the NE ¼, and part of the NW ¼ of the NE ¼, Section 29, T36N, R9E, PINs PE 400 & PE 401-1, Town of Pelican. The committee will be reviewing the applicant’s drawing, discussing a time frame for mitigation of the buffer zone, and time limits for the CUP as discussed on April 19, 2023.** Committee conferred with Mr. Jennrich, Mr. Ridderbusch, Bart Sexton with Sand County Environmental, and Greg Hilgendorf with Musson Bros, Inc. Committee will schedule an onsite. Committee also directed staff to gather and bring back relevant information and for Musson Bros, Inc. to bring back a remedy plan as it relates to a buffer.

Motion by Mike Timmons, second by Bob Almekinder for committee to conduct an onsite inspection and for staff to gather documentation and for the applicant and owner to have a future remedy plan for a buffer ready to present for further deliberations at a later meeting date. With all members present voting “aye”, the motion carried.

**CONDUCT PUBLIC HEARING ON THE FOLLOWING:**

**Rezone Petition #04-2023 by Robert Rynders, owner, to rezone from District #02 Single Family to District #03 Multiple Family Residential for property described as: Lots 2, 3 and 4, CSM 3954, being part of Government Lots 5 and 6, Section 10, T39N, R6E, PIN MI 2163-2, MI 2163-11, and MI 2163-12, Town of Minocqua.** Mr. Jennrich read the Notice into the record. The Notice was published in the Northwoods River News on April 18 and 25, 2023 and the Proof of Publication is contained in the file. The Notice was also posted on the Oneida County Courthouse Bulletin Board on April 13, 2023. The mailing list was identified and is contained in the file with an Affidavit of Mailing. The Town letter was received, read into the record, and contained in the file. Public correspondence was received in opposition of the rezone and the letters are contained in the file.

Chair Holewinski opened the public portion of the public hearing.  
Robert Rynders spoke.  
Chair Holewinski closed the public portion of the public hearing.

Committee conferred with Mr. Jennrich and Mr. Rynders.

Motion by Mike Timmons, second by Bob Almekinder to request the owner to return to the Town for further deliberations and bring back to committee subsequent to this action. With all members present voting “aye”, the motion carried.

**Refunds.** There are no refund requests.

**Purchase orders, line item transfers, and bills.** Motion by Mike Timmons, second by Bob Almekinder to approve the bills as submitted. With all members present voting “aye”, the motion carried.

**Approve future meeting dates.** May 17, 2023 – Minocqua and May 31, 2023 – Rhinelander

**Future agenda items.** As discussed.

**Adjourn.**

2:33 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