

MINOCQUA PLAN COMMISSION MINUTES

February 24, 2026

A meeting of the Minocqua Plan Commission was called to order by Plan Commission Chairman Mark Hartzheim at 8:30 a.m. in the Board Room of the Minocqua Center.

Present were: Chairman Mark Hartzheim; Members Billy Fried, Jay Christgau, Joe Hegge, Mark Pertile, Mary Taylor and Michael Tautges; Lynn Wildes, Town Secretary; and Scott Ridderbusch and Karl Jennrich, Oneida County Planning and Zoning.

Motion by Christgau, seconded by Hegge to approve the agenda as presented. Voice Vote: Motion Carried.

Motion by Taylor, seconded by Tautges to approve the minutes from the meeting on January 27, 2026 as presented. Voice Vote: Motion Carried.

NEW BUSINESS

CONDOMINIUM PLAT #05-26: Preliminary Second Addendum to Lakeside Landing Condominium Plat, submitted by Wilderness Surveying, Jimmy Rein, surveyor, for the following property described as: Lot 1, CSM 523, Lots 1 & 2, CSM 3090, being part of Government Lot 4, Section 25, T39N, R6E, PIN #'s MI-7319 through MI-7339 & MI-7654 through MI-7568, 7863 Leary Road, Town of Minocqua.

Scott Ridderbusch stated this condominium plat is just identifying and changing parking space designations and identifying common areas for berthing space access. He said the 1st addendum was recorded in May 2023, but there has since been litigation between the unit owners and the condo association over parking which he believes is now resolved. Due to this they are now submitting this 2nd addendum which identifies Limited Common Elements (LCE) for the parking spaces and berthing spaces for both the unit owners and the bar. Ridderbusch noted that all parking and berthing spaces are the same, they are just designating who has rights to the spaces and a new declaration will need to be recoded for these changes.

Billy Fried stated he did not think the litigation was complete, and Ridderbusch said he did not have any direct knowledge of this but this plat request came from both the unit owners and the association. Mark Pertile stated the Town should make sure the litigation is complete before approving this plat, and Hartzheim said we can recommend approval to the Town Board with confirmation that the litigation is complete before the plat is recorded.

Motion by Pertile to recommend approval of CONDOMINIUM PLAT #05-26 as presented, subject to documentation from the condominium association providing support for the 2nd Addendum prior to the plat being recorded with Oneida County. Seconded by Christgau.

Voice vote: Motion carried 7-0.

DISCUSSION RE: County zoning districts - Wide-ranging discussion including modifications to existing or creation of new classifications available for opt-in by towns.

Hartzheim stated this is just an initial discussion to start formulating direction or guidance as to where the Town may or may not want to go with approving Town-only zoning, which would be a 3- or 4-year process, or to work with Oneida County to modify existing zoning districts as we are different from other municipalities and could tailor zoning districts to our priorities. He said an example of this would be portable shipping containers which Oneida County does not prohibit but does require permits for them, whereas our current moratorium does allow in certain areas. He also brought up other items to possible be considered, such as camping, short-term-rentals, signage, and accessory dwellings.

Fried noted the motion to prohibit storage containers was defeated on the Oneida County level, but Oneida County has said they would consider new zoning districts that could incorporate certain items that Minocqua has been frustrated with over the years such as limiting camping, short-term rentals, and portable shipping containers, and this might be a good way to attack them as Oneida County has been limited or slow to change them. He noted that Minocqua can create and author the changes, but they would be offered to any other municipality in the county to adopt. Hartzheim said he thought the easiest way would be to use overlay districts as that way we wouldn't have to create and draft new zoning classes, and noted that is one tool towns use in coordination with counties to distinguish zoning differences between communities.

Karl Jennrich said Oneida County has 20 towns, and 3 of them are not zoned so Oneida County's only presence is for septic systems and shoreland zoning. He noted that towns cannot take over shoreland zoning – that will always be handled by Oneida County. He stated if Minocqua went on its own with zoning separate from Oneida County we would have to hire their own zoning administration, Board of Adjustment, etc. – we would no longer be covered by Oneida County Planning and Zoning. He also said the Town would need to tell Oneida County their requirements for permitting, Administrative Review Permits and Conditional Use Permits, and also would need to go through the process of rezoning all of the affected parcels. He stated he has told the new Oneida County counsel that the towns want more flexibility and he can ask them if an overlay district concept is possible. Hartzheim stated an overlay district seems like the right tool, as whatever new districts we would create would be exactly the same as we have now, they would just address items such as shipping containers, camping, short-term rentals, maximum building height, etc. He noted an overlay district would be the easiest for the local towns, Oneida County enforcement staff, and the public to understand.

Pertile noted the overlay district concept makes sense, but said Jennrich presented that there may be legality issues with it. Jennrich replied he wasn't sure of that; it was just how Oneida County allowed towns to have flexibility in the past but there are not any in place now. Hartzheim clarified that in the past the only thing overlay districts limited was the size of dwelling structures. Jennrich said the issue is how to provide towns with flexibility while still staying under the control of Oneida County enforcement. Pertile agreed the easiest way would be to use overlay districts, but as the other option is for a town to create their own zoning districts he asked Jennrich if they could then contract with Oneida County staff to administrate and enforce it. Jennrich replied that he didn't know if that would be possible but he believes there are towns in other counties that have done this. Jennrich said the biggest challenges with a town creating new zoning districts are staffing and counsel, and agreed the best option would be overlay districts.

Motion by Pertile, seconded by Christgau to recommend Chairman Hartzheim pursue the possibility of overlay districts with Oneida County and report the findings at the next Plan Commission meeting in March.

Jennrich suggested that Oneida County Board members Billy Fried, Michael Tautges, and Bob Almekinder should also be involved in the discussion. Fried stated the motion should clarify what overlay districts the Town is considering, such as camping, shipping containers, and short-term rentals. He also asked if there would be a public hearing at the Town level, and Hartzheim replied there would be a public hearing at the Oneida County level but the Town could present it as deems appropriate prior.

Amended motion by Pertile, seconded by Christgau to recommend Chairman Hartzheim pursue the possibility of overlay districts with Oneida County for items such as, but not limited to, camping, portable shipping containers, and short-term rentals and report the findings at the next Plan Commission meeting in March.

Voice vote: Motion carried 7-0.

Motion by Fried, seconded by Christgau to adjourn meeting. Voice Vote: Motion Carried. Meeting adjourned at 9:27 a.m.

Lynn Wildes
Town Secretary