

**ONEIDA COUNTY BOARD OF ADJUSTMENT  
MEETING MINUTES SUMMARY  
JANUARY 9, 2025 AT 8:30 A.M.  
COMMITTEE ROOM #1, 2<sup>ND</sup> FLOOR  
ONEIDA COUNTY COURTHOUSE**

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Members Present: Guy Hansen, Norris Ross, Mike Pazdernik, Jeff Viegut, Dan Chronister

Members Absent: None

County Staff Present: Karl Jennrich, Director; Erica Sauer, Program Assistant

Guests Present: See Sign in Sheet.

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Chair Hansen called the meeting to order at 8:30 a.m. in accordance with the Wisconsin Open Meetings Law.

Wisconsin Open Meetings Law statement.

**Roll call of members.**

Mr. Ross, “here;” Mr. Pazdernik, “here;” Mr. Viegut, “here;” Mr. Chronister, “here;” and Mr. Hansen, “here.”

**Approve the agenda.**

Motion by Mr. Viegut, second by Mr. Pazdernik, 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. Appeal #24-011 concerning Zoning Permit #2300385

Motion by Mr. Viegut, second by Mr. Chronister, to go into closed session. Aye: Unanimous.

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

Motion by Mr. Chronister, second by Mr. Pazdernik, to return to open session. Aye: Unanimous.

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

Appeal #24-011 concerning Zoning Permit #2300385 public hearing will be scheduled for Thursday February 13<sup>th</sup>, 2025 with a backup date of February 20<sup>th</sup>, 2025 pending legal counsel availability.

Approve meeting minute summary of December 12, 2024. Motion by Mr. Pazdernik, second by Mr. Chronister, to approve the meeting minute summary of December 12, 2024. With all members present voting “Aye,” the motion carried.

Public comment. None

**Old Business:**

**a. Consider status of previous cases.**

- Mr. Jennrich provided updates on previous Appeal #24-003 and pending case.
- Mr. Jennrich provided update on Minocqua Hospitality Holdings LLC, dba Minocqua Yacht Club Appeal #24-010

**b. Update on zoning statutes and ordinance amendments.**

- Mr. Troskey presented a suggested change to the Board of Adjustment Appeal Application. The board discussed.

Motion by Mr. Pazdernik, second by Mr. Viegut, to approve the addition of note referring to Chapter 17.07(8) to page three (3) of the Appeal Application as presented. With all in members present voting “Aye,” the motion carried.

**Current Business:**

**a. Approve any available bills. None**

**b. Consider current and pending appeals to BOA.**

**c. Review/revise meeting/hearing calendar.**

**9:30 a.m. Recess for onsite inspection.** The Board will travel together to the inspection site at property located at Part of Government Lot 4, Section 23, T39N, R10E, Clearwater Lake Club Condominium Unit #139, PIN TL-3748, Town of Three Lakes, Oneida County, Wisconsin, to conduct an onsite inspection at approximately 10:00 a.m., followed by lunch together at a place to be determined. No business will be discussed while traveling or at lunch.

**1:00 p.m. – Hold a Public Hearing on the following appeal:**

**Appeal No. 24-013 of Clearwater Lake Club LLC, owner, appealing the denial of a Shoreyard Alteration Permit (SAP) #2401258 for a boat ramp for property located at Part of Government Lot 4, Section 23, T39N, R10E, Clearwater Lake Club Condominium Unit #139, PIN TL-3748, Town of Three Lakes (no fire number established).**

Chair Hansen stated that the meeting would be held in accordance with Wisconsin Open Meetings Law and be recorded. The Board of Adjustment asks that only one person speak at a time because of the difficulty in transcribing when several people are talking at once. The Board of Adjustment consists of five regular members and two alternates. Anyone wishing to testify must identify themselves by name, address, and interest in the appeal and shall be placed under oath.

Chair Hansen swore in Karl Jennrich and Adam Gohlke.

An onsite inspection was conducted at approximately 10:00 a.m. on January 9, 2025, at property located at Part of Government Lot 4, Section 23, T39N, R10E, Clearwater Lake Club Condominium Unit #139, PIN TL-3748, Town of Three Lakes, Oneida County, Wisconsin. Board

members were present at the onsite inspection along with Karl Jennrich of the Planning and Zoning Department, and Adam Gohlke of Clearwater Lake Club LLC.

Observations by the Board: The property boundaries, the road and right-of-way, sanitary facilities, and the outline of the proposed construction site were not adequately marked, but it was not relative due to the nature of the project. The area of the proposed boat landing and parking area were visibly marked. The distance from the proposed structure to the ordinary high water mark was marked at thirty-five (35) feet. The topography and condition of the land surface were adequate for proposed project. There were no existing structures.

Chair Hansen informed the Appellant(s) how the hearing would be handled. He stated that the Board has to consider the three criteria that need to be met to grant a variance and the Appellant should be sure to address those in their testimony.

Chair Hansen stated that the procedure for the hearing would include testimony from the Appellant, followed by testimony from the County, any public comment, and then back to the Appellant and the County before closing the meeting to further testimony. The Board will then deliberate. If they have any questions, they will ask them, and the parties should address only those questions. The Appellant may stay for the deliberation.

Mr. Gohlke began his testimony by stating the history of the permitting process over the last year. He continued with stating the reason for the selection of that parcel. Reasons being that it has a nice gentle slope to the water, large enough for ramp and parking, and the water depth drops off in that area. Mr. Gohlke shared the feedback from the condo owners for the project and location stating that residents are in support.

The Board questioned Mr. Gohlke about the correspondence from the DNR. Mr. Gohlke explained.

Mr. Gohlke continued with his explanation of the three (3) criteria for a variance. Unique Physical Property Limitations: the selected location is the best parcel available that would allow for less water run off due to the slope, and it is the safest location for vehicle traffic. No Harm To Public Interest: Having one launch for all owners should limit shoreline disturbance around the lake. There are currently no neighboring dwellings on adjacent parcels. Unnecessary Hardship: Without a community shared boat launch are, individual parcel owners would develop multiple launches on individual parcels. Having one single community boat launch would help limit shoreyard disturbance.

Chair Hansen questioned Mr. Gohlke about the Condo Association covenants, conditions, and restrictions. Mr. Gohlke explained.

Mr. Jennrich began his testimony by stating Mr. Gohlke approached Oneida County Planning and zoning department about building a permanent community boat launch at Clearwater Lake Club, as there currently is not one. Mr. Jennrich continued by stating the department advised Mr. Gohlke to work with the DNR to receive a permit through them, which he has done. The DNR permit will allow him to place the concrete pads on the bed of Clearwater Lake for the launch. Mr. Jennrich stated that the permit submitted to the department was denied due to a boat launch not being an exempt structure within seventy-five (75) feet to the Ordinary High Water Mark (OHWM),

pursuant to Oneida County Zoning and Shoreland Protection Ordinance Chapter 9, Section 9.94 – Exempt Structures (NR115). The permit is proposing to keep the parking area as far back as they could from the OHWM, which is written as twenty-five (25) feet. Mr. Jennrich continued with stating the boat launch is a semi-private boat launch due to it is only for use with in the Clearwater Condo Association and its members and not the general public. The department would rather see one boat landing on the lake rather than multiple on individual parcels.

Mr. Gohlke confirmed that the parking area would be at a minimum of thirty-five (35) feet from the OHWM.

Chair Hansen questioned who would own the parcel where the boat launch would be located. Mr. Gohlke stated that the condo association would own the property and the parcel would be a common area for members.

Chair Hansen closed the public portion of the public hearing.

The Board deliberated on the matter.

Motion by Mr. Chronister, second by Mr. Viegut, to grant Appeal #24-013 for approval of a boat landing as proposed with an adjusted thirty-five (35) foot setback from the OHWM for parking area, and to work with Planning and Zoning staff to complete a new permit. Roll call vote and with all members present voting “Aye,” the motion carried.

1:40 p.m. Chair Hansen adjourned the meeting.

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Guy Hansen, Chair

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Jeff Viegut, Secretary