

**ONEIDA COUNTY BOARD OF ADJUSTMENT
MEETING MINUTES SUMMARY
March 27, 2025 AT 9:00 A.M.
COMMITTEE ROOM #1, 2ND FLOOR
ONEIDA COUNTY COURTHOUSE**

Members Present: Guy Hansen, Mike Pazdernik, Jeff Viegut, Dan Chronister, Brad Herrold, Jeff Verdoorn

Members Absent: None

County Staff Present: Todd Troskey, Assistant Director; Monique Taylor, Administrative Support

Guests Present: See Sign in Sheet.

Chair Hansen called the meeting to order at 9:00 a.m. in accordance with the Wisconsin Open Meetings Law.

Wisconsin Open Meetings Law statement.

Roll call of members.

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

Approve the agenda.

Motion by Mike Padzernik, second by Jeff Viegut, to approve the agenda. With all members present voting “Aye,” the motion carried.

Approve meeting minutes summary of February 20, 2025. Motion by Jeff Verdoorn, second by Dan Chronister, to approve the meeting minutes summary of February 20, 2025. With all members present voting “Aye,” the motion carried.

Public comment. None.

Old Business:

- a. Consider status of previous cases.** Mr. Troskey discussed a previously granted case and is awaiting a zoning permit application to be submitted.
- b. Update on zoning statutes and ordinance amendments.** Mr. Troskey updated the committee on Ordinance Amendment #13-2022 concerning the amendments to the Shoreland Zoning portion of the Ordinance. The updates will be sent to the DNR and the Planning and Development Committee will review them and determine how to proceed on the final draft. The Board will receive updates as they present.

Current Business:

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

b. Consider current and pending appeals to BOA.

1. Mr. Troskey discussed Appeal #24-008, Minocqua Hospitality Holdings LLC.
2. Mr. Troskey spoke to one pending appeal.

c. Review/revise meeting/hearing calendar. None.

9:15 a.m. Recess for onsite inspection. The Board will travel together to the inspection site at 5796 Cedar Falls Road, further described as Parcel B SM B712, Part of Government Lot 4, Section 34, T38N, R5E, PIN MI-1569-A, Town of Minocqua, 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. 25-001 of Hunsanger Rev Trust, Paul and Coleen Hunsanger, appealing the denial of zoning permit #2500085. The property is located at 5796 Cedar Falls Road, further described as Parcel B SM B712, Part of Government Lot 4, Section 34, T38N, R5E, PIN MI-1569-A, Town of Minocqua, Oneida County, Wisconsin.

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 Paul Hunsanger, Colleen Hunsanger, and Todd Troskey.

An onsite inspection was conducted at approximately 10:00 a.m. on March 27, 2025, at property located at 5796 Cedar Falls Road, further described as Parcel B SM B712, Part of Government Lot 4, Section 34, T38N, R5E, PIN MI-1596-A, Town of Minocqua, Oneida County, Wisconsin. Board members were present at the onsite inspection along with Todd Troskey of the Planning and Zoning Department, Paul Hunsanger, and Colleen Hunsanger.

Observations by the Board: The property boundaries were adequately marked; the road and right-of-way; sanitary facilities were immaterial; outline of the proposed construction site; the outline for the proposed construction (deck to screen in) was adequately marked. The distance from the proposed structure to the ordinary high water mark was 51 feet; the side boundaries were 50 feet per side; the distance to the right-of-way was 51 feet; the distance to the centerline of the road 300 feet to the front of the cottage. The topography and condition of the land surface was good with no erosion. The existing structure was a garage on the right hand side coming in.

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.

Ms. Hunsanger began her testimony by stating that the reasons for the appeal request. The deck has been unable to be able to be used do to sun, wind, insects, and health issues. She further stated that there has been conversation with the neighboring property owners and concerns were not had.

Mr. Troskey began his testimony by stating the permit had to be denied due to the proposal to add additional roof was considered an expansion of the principal dwelling and would not be allowed based on Section 9.99(C) and there is already at least 200 square feet of the existing principal structure within 75 feet of the ordinary high water mark. Therefore, Section 9.94 could not be used for the project, which normally allows for up to 200 square feet of open deck, patio, gazebo, screened porch between 35 and 75 feet of the water. An awning with screening was suggested to the appellants.

The Board asked questions. Mr. Troskey and the appellants spoke to the questions.

Mr. Hunsanger spoke to the three standards for approval.

Chair Hansen closed the public portion of the public hearing.

The board deliberated.

Motion by Mike Padzernik, second by Jeff Viegut, to grant the variance to build the roof over the deck.

The board asked questions. Mr. Troskey and Mr. Hunsanger spoke to the questions. Mr. Troskey stated that one constituent called regarding the matter.

The board further deliberated and conferred with the appellants concerning the standards for approval.

In addressing the required variance approval conditions, the board considered the following:

Reasonable use of the existing, permitted deck area, as intended, is burdensome due to sun and mosquito bite allergies by family members using the "cabin." Wind storms made previous installation of a legally permitted, full-sized deck awning and screen unsuccessful.

Adding a permanent roof over the deck should not increase the amount of impervious surface compared to a legal deck awning or harm public interest. To reduce runoff to surface water, the roof runoff should be directed away from Skunk Lake. The property topography would allow this option.

Amended motion by Mike Padzernik, second by Jeff Viegut, to grant the variance to build the roof over the deck and to direct rainfall away from the lake. The members present voted as follows:

Jeff Viegut: "Aye."

Mike Padzernik: "Aye."

Jeff Verdoorn: "Aye."

Dan Chronister: "Nay."

Guy Hansen: "Aye."

The motion carried.

1:37 p.m. Chair Hansen adjourned the meeting.

Guy Hansen, Chair

Jeff Viegut, Secretary