

**ONEIDA COUNTY BOARD OF ADJUSTMENT  
MEETING MINUTES  
April 23, 2026 at 8:30 a.m.  
COMMITTEE ROOM #2, 2<sup>ND</sup> FLOOR  
ONEIDA COUNTY COURTHOUSE**

---

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

Members Absent: Dan Chronister, Bruce Stefonek

Dept. Staff Present: Karl Jennrich, Director; Melany Hastreiter, Program Assistant

Guests Present: See Sign in Sheet

---

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. Pazdernik: "here"; Mr. Viegut: "here"; Mr. Herrold: "here"; Mr. Verdoorn: "here"; and Mr. Hansen: "here".

**Approve the agenda.**

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

**Approve meeting minutes of March 26, 2026.**

Motion by Jeff Viegut, second by Jeff Verdoorn, to approve the meeting minutes of March 26, 2026. With all members present voting "Aye", the motion carried.

**Public comment.** None.

**Old Business:**

- a. **Consider status of previous cases.** Karl Jennrich provided brief update.
- b. **Update on zoning statutes and ordinance amendments.** Karl Jennrich provided status update.

**Current Business:**

- a. **Approve any available bills.** None.
- b. **Consider current and pending appeals to BOA.** No updates.
- c. **Review/revise meeting/hearing calendar.** No changes.

**8:37 a.m. Recess for onsite inspection.** The Board will travel together to the inspection site at 8279 Bassett Rd, further described as Lot 2, CSM V27 P5615, and being part of GL 04, Section 16, T39N, R6E, PIN MI-3638, Town of Minocqua, to conduct an onsite inspection at approximately 9:30 a.m. No public business will be discussed while traveling.

**11:00 a.m. – Hold a public hearing on the following appeal:**

**Appeal No. 25-007** of Angela Levin Revocable Living Trust, owner, and Atty. Timothy Melms, agent, appealing the denial of zoning permit #2501030. The property is located at 8279 Bassett Rd, further described as Lot 2, CSM V27 P5615, and being part of GL 04, Section 16, T39N, R6E, PIN MI-3638, Town of Minocqua.

**Roll call of members.**

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

Members absent were Mr. Chronister and Mr. Stefonek.

Chair Hansen stated the meeting would be held in accordance with Wisconsin Open Meetings Law and be recorded. 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, Angela Levin and Atty. Timothy Melms, representatives, and Brad Schillinger and Rick Umhoefer, Custom Caretaking.

An onsite inspection was conducted at approximately 9:30 a.m. on April 23, 2026, at property located at 8279 Bassett Rd, further described as Lot 2, CSM V27 P5615, and being part of GL 04, Section 16, T39N, R6E, PIN MI-3638, Town of Minocqua. Board members were present at the onsite inspection along with Karl Jennrich of the Planning and Zoning Department, Angela Levin, Atty. Timothy Melms, Brad Schillinger, and Rick Umhoefer.

Observations by the Board: The property boundary to the west was marked. The road and right-of-way, and sanitary facilities were not marked, but were not relative to the findings. The condition of the land was good, no erosion was evident.

Chair Hansen stated 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.

Atty. Melms began testimony with questions directed to Mr. Schillinger, owner of Custom Caretaking, for clarification of onsite discussions, property characteristics, reason for after-the-fact permit submittal, and awareness of provisions to code standards for persons with disabilities.

Atty. Melms continued testimony with questions directed to Ms. Levin, owner of the property, in regards to landscaping of property, physical limitations due to medical condition, and difficulties in navigating for safe access to the waterfront.

Atty. Melms further clarified with Mr. Umhoefer of Custom Caretaking that when the after-the-fact permit for the second stairway was applied for, Ms. Levin’s physical impairment was not mentioned to the Planning and Zoning Department.

Mr. Jennrich began his testimony stating that the department received a complaint for the landscaping that was occurring on the property. The department did issue an after-the-fact permit

along with a shoreland alteration permit and mitigation plan for replacement of the stone stairway to the boathouse, the new firepit, and the replacement of the existing deck. The after-the-fact permit for the second stairway was submitted separate from the issued permit as the ordinance does not allow for a second stairway within 75' of the ordinary high water mark and that permit was denied. No request for relaxation of ordinance standards due to disability limitations was made part of that permit.

Discussion took place as to reasonable accommodation for physical limitations, the benefits to the stairway that is already in place versus installation of a lift, the unique property features, and any potential erosion concerns by removing second stairway and replacing with a lift.

Chair Hansen closed the public portion of the public hearing.

The board deliberated on the three justifications for a variance. Discussion took place on the unique physical property characteristics, no harm to the public interest, and unnecessary hardship and reasonable use of the property without a variance. Considerations were discussed for relaxation of standards for persons with disabilities and what documentation is needed to support a relaxation of standards.

Motion was made for the record by Mike Pazdernik, second by Jeff Verdoorn, to grant the variance with the condition that acceptable documentation to support reasonable accommodation be provided to the department. With all members present voting "Aye", the motion carried.

11:45 a.m. Chair Hansen adjourned the meeting.

---

Guy Hansen, Chair

---

Jeff Viegut, Secretary