

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

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

Members Absent: Mike Pazdernik, Bruce Stefonek

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

Other County Staff Present: Atty. Chad Lynch, Corporation Counsel

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

Approve the agenda.

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

Approve meeting minutes of April 23, 2026.

Motion by Jeff Viegut, second by Jeff Verdoorn, to approve the meeting minutes of April 23, 2026. Dan Chronister abstained. The motion passed with 4 votes in favor and 1 abstention.

Public comment. None.

Old Business:

- a. **Consider status of previous cases.** Todd Troskey to follow-up with Appeal No. 25-007 appellant.
- b. **Update on zoning statutes and ordinance amendments.** No updates.

Current Business:

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

8:35 a.m. Recess for onsite inspection. The Board will travel together to the inspection site at 7724 Wheeler Island Rd, further described as Lot 1, CSM 1335, and being part of GL 2, Section 29, T39N, R11E, PIN TL-1267-6A, Town of Three Lakes, to conduct an onsite inspection at approximately 9:30 a.m. No public business will be discussed while traveling.

11:15 a.m. – Hold a public hearing on the following appeal:

Appeal No. 25-009 of 2023 Totzke Family Revocable Trust, owner, and Atty. Shane VanderWaal, agent, appealing the administrative position requiring correction of the patio doors installed on boathouse permitted by zoning permit #2401268. The property is located at 7724 Wheeler Island Rd, further described as Lot 1, CSM 1335, and being part of GL 2, Section 29, T39N, R11E, PIN TL-1267-6A, Town of Three Lakes.

Chair Hansen stated the meeting would be held in accordance with Wisconsin Open Meetings Law and be recorded. Chair Hansen explained that with roll call of board members, they will be confirming they have read and understand material provided by the appellant, Planning & Zoning Department, and WI Dept. of Natural Resources and will be taking that into consideration in their deliberations.

Roll call of members.

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

Members absent were Mr. Pazdernik and Mr. Stefonek.

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 the following: Rich Totzke, owner; Atty. Shane VanderWaal, agent; Steve Madl, Madl Construction; and Darin Pagel, Building Inspector/Zoning Administrator for City of Merrill.

An onsite inspection was conducted at approximately 9:30 a.m. on April 30, 2026, at property located at 7724 Wheeler Island Rd, further described as Lot 1, CSM 1335, and being part of GL 2, Section 29, T39N, R11E, PIN TL-1267-6A, Town of Three Lakes. Board members were present at the onsite inspection along with Karl Jennrich and Todd Troskey of the Planning and Zoning Department, Rich Totzke, Atty. Shane VanderWaal, Steve Madl, and Darin Pagel.

Observations by the Board: Secretary Viegut reported the property boundaries, road and right-of-way, sanitary facilities, and ordinary high water mark 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. VanderWaal began testimony with questions directed to Mr. Madl, builder of appellant’s boathouse. Mr. Madl provided background of carpentry experience and structural components of Mr. Totzke’s boathouse. Atty. VanderWaal submitted architectural construction plans stated to be the same as what was submitted with the permit application. Mr. Madl provided an explanation of a track system, use of laminated veneer lumber (LVL) and steel beams, and method and purpose for door attachment with weight supported by top building header beam used for the Anderson Big Wall design.

Atty. VanderWaal continued testimony with questions directed to Mr. Pagel, full-time Building Inspector/Zoning Administrator for City of Merrill since 1991 and also owner of a private inspection company that provides service to several other municipalities. Mr. Pagel stated that when code does not provide a definition of a word, the use of dictionary definition is standard. Atty. VanderWaal submitted a printout of Merriam-Webster definition of patio door as a noun: “a sliding glass door that opens to a patio, deck, etc.” Mr. Pagel provided his interpretation of

what kind of door is installed on the boathouse in question and that the specific Anderson Window Wall door installed is not a patio door based on Merriam-Webster definition. Mr. Pagel stated the installed door was consistent with the construction plans. Atty. VanderWaal submitted a screen printout from Anderson Windows & Doors website for their Folding Outswing Door.

Atty. VanderWaal began testimony with Mr. Totzke providing family and property history. Mr. Totzke stated reason for selecting the Anderson designed door system and clarification of use of structure as a boathouse. A Google search of "pictures of window wall doors" was provided that include the Anderson Big Door. A picture of City of Antigo fire department station's door system similar to that of Anderson Big Door was provided. Explanation was provided that REI Engineering's rendering of boathouse submitted to the department for environmental purposes was not submitted as construction plan for the boathouse, with Affidavit of Kurt Schmidt, employee of REI Engineering, reaffirming that.

Atty. VanderWaal provided reasons for disputing the April 23, 2026 letter from Sue Vanden Langenberg, Shoreland Zoning Program Coordinator with WI Department of Natural Resources.

Atty. Lynch began his testimony reaffirming the department's position that the doors installed are pushing the limit toward patio doors and are inconsistent with the type of door permitted for construction of a boathouse.

Chair Hansen closed the public portion of the public hearing.

The board deliberated on the definition of a patio door and what features make a door consistent with a patio door. Discussion took place on what exactly the board is making a decision on.

Chair Hansen swore in Karl Jennrich.

Karl Jennrich clarified the only item in question was the determination if the doors installed were patio doors and whether they were permissible in the construction of a boathouse.

Discussion took place on the purpose of a boathouse, what type of doors are consistent with a boathouse, and the different design methods of attaching doors to a structure.

Motion by Chair Hansen, second by Brad Herrold, to uphold the county's position that the doors installed meet the county's interpretation for use and appearance of a patio door and the doors be disallowed.

The members present voted as follows:

Mr. Viegut: "yes"

Mr. Chronister: "yes"

Mr. Herrold: "yes"

Mr. Verdoorn: "no"

Mr. Hansen: "yes"

Motion carried.

12:30 p.m. Chair Hansen adjourned the meeting.

Guy Hansen, Chair

Jeff Viegut, Secretary