

**ONEIDA COUNTY BOARD OF ADJUSTMENT
MEETING MINUTES
June 18, 2026 at 8:30 a.m.
COMMITTEE ROOM #2, 2ND FLOOR
ONEIDA COUNTY COURTHOUSE**

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

Members Absent: None

Dept. Staff Present: Karl Jennrich, Director; Todd Troskey, Assistant 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. Herrold: "here"; Mr. Stefonek: "here"; Mr. Chronister: "here"; Mr. Pazdernik: "here"; Mr. Viegut: "here"; Mr. Verdoorn: "here"; and Mr. Hansen: "here".

Approve the agenda.

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

Approve meeting minutes of June 4, 2026.

Motion by Jeff Viegut, second by Mike Pazdernik, to approve the meeting minutes of June 4, 2026. With all members present voting "Aye", the motion carried.

Approve meeting minutes of May 21, 2026.

Motion by Mike Pazdernik, second by Jeff Viegut, to approve the meeting minutes of May 21, 2026. With all members present voting "Aye", the motion carried.

Public comment. None.

Old Business:

- a. Consider status of previous cases.** Karl Jennrich explained general process for Petition for Writ of Certiorari filings that appeal Board of Adjustment decisions.
- b. Update on zoning statutes and ordinance amendments.** Karl Jennrich provided updates. Todd Troskey further explained changes to how height is measured for structures beyond 75 feet of the ordinary high water mark.

Current Business:

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

8:50 a.m. Recess for on-site inspection. The board will travel together to the site at 13345 White Elk Lane, further described as Parcel B, CSM 21, being part of Government Lot 2, Section 16, T39N, R4E, PIN MI-739-6, Town of Minocqua, to conduct an onsite inspection at approximately 10:00 a.m. No public business will be discussed while traveling.

1:00 p.m. – Hold a public hearing on the following appeal:

Appeal No. 2600365 of Thomas Grala, owner, appealing the denial of zoning permit #2600150 for a roof addition onto the existing dwelling within 75 feet of the ordinary high water mark. The property is located at 13345 White Elk Lane, further described as Parcel B, CSM 21, being part of Government Lot 2, Section 16, T39N, R4E, PIN MI-739-6, Town of Minocqua.

Roll call of members.

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

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 the following: Thomas Grala and Barbara Grala, owners; and Todd Troskey.

An on-site inspection was conducted at approximately 10:00 a.m. on June 18, 2026, at property located at 13345 White Elk Lane, further described as Parcel B, CSM 21, being part of Government Lot 2, Section 16, T39N, R4E, PIN MI-739-6, Town of Minocqua. Board members were present at the on-site inspection along with Todd Troskey of the Planning and Zoning Department, and property owners Thomas and Barbara Grala.

Observations by the board: Secretary Viegut reported the property boundaries, road right-of-way, and sanitary facilities were not marked, but were not relative to the findings. The measured distance from the house to the ordinary high water mark was approximately 80 feet. The roof addition to the high water mark was approximately 63 feet. The land condition was good. Erosion was non-existent.

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.

Chair Hansen explained that in order to grant a variance, the burden of proof is on the appellant to meet each of the three statutory variance criteria: unique physical limitations or special conditions of the property; no harm to public interests; and unnecessary hardship.

Thomas Grala began testimony stating they are fixing up the existing deck and want to install a deck roof as Barb has an eye condition and wants a more shaded area to enjoy the waterfront. Mr. Grala stated he spoke with neighbors and they have no objection to a roof being added to their deck.

Barbara Grala began testimony stating she has received no negative feedback or concern from neighbors that she has spoken with.

Thomas Grala added they are asking for a roughly 10 foot extension.

Todd Troskey began his testimony stating the department's decision for denial was based on the ordinance that no portion of the expansion of the existing principal structure may be any closer to the ordinary high water mark than the closest point of the existing principal structure. Mr. Troskey explained the closest point of the existing structure to the ordinary high water mark is the eave, so any expansion that is towards the water that is closer than the eave point is the basis of the denial. Mr. Troskey stated that the permit was not submitted based on any ADA issue and that even if it were, he believed the added deck roof expansion toward the water would still have been denied.

Discussion took place as to whether a medical eye condition could be cause for unnecessary hardship. The question was raised to the property owners if consideration was given for a retractable awning. Mr. Troskey provided clarification that the deck was an accessory structure.

Chair Hansen closed the public portion of the public hearing.

The board deliberated on the three justifications for a variance.

Motion by Dan Chronister, second by Jeff Verdoorn, to deny the permit variance application.

The members present voted as follows:

Mr. Verdoorn: "yes"

Mr. Viegut: "yes"

Mr. Chronister: "yes"

Mr. Pazdernik: "no"

Mr. Hansen: "yes"

Motion carried.

1:25 p.m. Chair Hansen adjourned the meeting.

Guy Hansen, Chair

Jeff Viegut, Secretary