

**ONEIDA COUNTY BOARD OF ADJUSTMENT  
MEETING MINUTES SUMMARY  
June 26, 2025 AT 9:00 A.M.  
COMMITTEE ROOM #2, 2<sup>ND</sup> FLOOR  
ONEIDA COUNTY COURTHOUSE**

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Members Present: Guy Hansen, Mike Pazdernik, Jeff Viegut, Dan Chronister, Brad Herrold (arrived at 10:00 a.m.), Jeff Verdoorn

Members Absent: None

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

Guests Present: See Sign in Sheet.

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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;” and Mr. Hansen, “here.”

**Approve the agenda.**

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

Approve meeting minutes summary of March 27, 2025. Motion by Dan Chronister, second by Jeff Verdoorn, to approve the meeting minutes summary of March 27, 2025. With all members present voting “Aye,” the motion carried.

**Public comment.** None.

**Old Business:**

- a. Consider status of previous cases.** Mr. Troskey provided updates concerning the Hunsanger Appeal #25-001
- b. Update on zoning statutes and ordinance amendments.** Mr. Troskey stated that Mr. Jennrich should be meeting with Attorney Larry Konopacki to discuss updates to Ordinance Amendment #13-2022 and then sent to the DNR for their review and comment.

**Current Business:**

- a. Approve any available bills.** None

- b. Consider current and pending appeals to BOA.** There are two pending appeals. Forms have not been received, but the permits have been denied. One denial letter was sent and one will be going out.
- c. Review/revise meeting/hearing calendar.** As discussed.

**Recess at 9:15 a.m. for onsite inspection.** The Board will travel together to the inspection site at 3995 Sunset Dr, further described as being part of Government Lot 2 and Lot 20 of Government Lot 8, Section 33, T37N, R8E, PIN NE-352-11, Town of Newbold, 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. 25-002** of Jean Fisher, owner, appealing the denial of Zoning Permit #2500133. The property is located at 3995 Sunset Dr, further described as being part of Government Lot 2 and Lot 20 of Government Lot 8, Section 33, T37N, R8E, PIN NE-352-11, Town of Newbold.

**Roll call of members.**

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

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 Mr. Troskey, Mr. Jennrich, and Jean Fisher.

An onsite inspection was conducted at approximately 10:00 a.m. on June 26, 2025, at property located at 3995 Sunset Dr, further described as being part of Government Lot 2 and Lot 20 of Government Lot 8, Section 33, T37N, R37E, PIN NE-352-11, Town of Newbold. Board members were present at the onsite inspection along with Todd Troskey of the Planning and Zoning Department, Jean Fisher, Marc Schellpfeffer with CaS4 Architecture LLC, and Attorney Albert Moustakis.

Observations by the Board: The property boundaries were not adequately marked, but it was not relative; outline of the proposed construction site showed where the staircase was going to go; the distance to the OHWM was 41 feet, 7 inches; the topography and condition of the land surface were good. There was no erosion. The existing structure was the home and deck. No other observations we noted.

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.

Attorney Moustakis began his testimony by asking questions of Ms. Fisher concerning the property. Ms. Fisher spoke to the questions. Photos were provided to the Board as exhibits for their review.

Mr. Troskey began his testimony by stating the reason for denial and options pursued prior to denial. He stated he reached out to Rick Clem with RC Inspections for his opinion concerning the matter. Rick stated in an email that from a UDC standpoint, he would not require a stairway from the deck.

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

The Board further asked questions regarding portions of the deck that was not permitted. Ms. Fisher spoke to the questions. Mr. Jennrich spoke regarding a complaint received prior to permits being issued for the construction. The Board conferred with Mr. Jennrich, Mr. Troskey, Attorney Moustakis, and Ms. Fisher.

Attorney Moustakis asked additional questions. Mr. Troskey spoke to the questions.

Mr. Troskey spoke to the provisions of Section 9.99 of the Oneida County Zoning and Shoreland Protection Ordinance.

Attorney Moustakis concluded argument speaking to property limitations, hardship, and harm to public interest.

Chair Hansen closed the public portion of the public hearing.

The Board deliberated.

Motion by Chair Hansen, second by Jeff Verdoorn, that considering the three criteria, we cannot meet the unique physical property limitations, we can meet the public interest, and we can probably meet the unnecessary burdensome part of the issue: we would allow a stairway to be built within the four (4) foot addition that was placed onto the existing deck that was not permitted initially. The members present voted as followed:

Verdoorn: Yes

Chronister: No

Padzernik: Yes

Viegut: No

Hansen: Yes

Motion passed.

Chair Hansen clarified the conditions as to remove the additional deck that was added over the original footprint and to place the stairs to that spot. The Board conferred.

Motion by Jeff Viegut, second Dan Chronister, to remove the non-permitted three to four (3-4) foot addition and put the staircase in the original footprint of the deck that is there now. The members present voted as follows:

Viegut: Yes

Verdoorn: No

Chronister: Yes

Padzernik: No

Hansen: Yes

Motion passed.

2:18 p.m. Chair Hansen adjourned the meeting.

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Guy Hansen, Chair

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Jeff Viegut, Secretary