

**ONEIDA COUNTY BOARD OF ADJUSTMENT
MEETING MINUTES
June 4, 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

Members Absent: Bruce Stefonek

Dept. Staff Present: 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. Pazdernik: “here”; Mr. Chronister: “here”; Mr. Viegut: “here”, Mr. Verdoorn: “here”; Mr. Herrold: “here”; and Mr. Hansen: “here”.

Approve the agenda.

Motion by Mike Pazdernik, second by Jeff Viegut to approve the agenda with a modification to approve meeting minutes of May 14, 2026 and that the meeting minutes of May 21, 2026 be postponed for future agenda item. With all members present voting “Aye”, the motion carried.

Approve meeting minutes of May 14, 2026.

Motion by Mike Pazdernik, second by Jeff Verdoorn to approve the meeting minutes of May 14, 2026. With all members present voting “Aye”, the motion carried.

Approve meeting minutes of May 21, 2026. Postponed for future agenda item.

Public comment. None.

Old Business:

- a. Consider status of previous cases.** Todd Troskey provided status update on Appeal No. 25-009.
- 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 updates on potential future appeals.
- c. Review/revise meeting/hearing calendar.** No changes.

8:50 a.m. Recess for on-site inspection. The board will travel together to the site at 9455 Country Club Road, further described as being part of NE, Section 23, T39N, R6E, PIN MI-2327-6, Town of Minocqua, to conduct an on-site 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. 2600128 of Sarah Ashby, owner, appealing the denial of zoning permit #2600064 to install a fence that exceeds the maximum height allowed for a residential fence. The property is located at 9455 Country Club Road, further described as being part of NE NE, Section 23, T39N, R6E, PIN MI-2327-6, Town of Minocqua.

Roll call of members.

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

Members absent were 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 the following: Sarah Ashby, owner; Mike Pias, Mary Zenisek, and Todd Troskey.

An on-site inspection was conducted at approximately 9:30 a.m. on June 4, 2026, at property located at 9455 Country Club Road, further described as being part of NE, Section 23, T39N, R6E, PIN MI-2327-6, Town of Minocqua. Board members were present at the on-site inspection along with Todd Troskey of the Planning and Zoning Department, property owner Sarah Ashby, and Mike Pias and Mary Zenisek.

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 condition of the land was good.

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.

Sarah Ashby began testimony explaining she rented the home prior to purchasing the property and there was privacy with mature spruce trees lining the south boundary. Ms. Ashby stated she coordinated with the neighboring property owner when the line of trees were removed on the neighboring owner’s property along the south boundary. Ms. Ashby stated her plans to build a privacy fence for best solution to block oncoming headlights along Country Club Road and to keep the neighboring home’s exterior lights from shining continuously into southwestern windows of her home. Ms. Ashby submitted a letter of support from another property owner further south for her higher fence.

Todd Troskey began his testimony reaffirming the department’s decision for denial was based on the ordinance that the maximum height allowance is six feet for a fence in a residential area.

Sarah Ashby continued her testimony describing the uniqueness of her property due to the curve of Country Club Road and the placement of her home on the property.

Neighboring property owner Mary Zenisek provided testimony describing clearing out of tree line due to safety concerns and steps they have taken to use lower wattage security light bulbs. Ms. Zenisek also spoke to the frequent headlights coming from Country Club Road due to angle of road and that they have no problem if Ms. Ashby were to increase her fence height another two and a half feet. Ms. Zenisek also stated their intention to build a garage on their property that would further block oncoming headlights and the exterior lighting from their property.

Chair Hansen closed the public portion of the public hearing.

The board deliberated on the three justifications for a variance. Discussion took place on different options for light barriers, how much difference a higher fence would actually make to lessen the traffic headlights from Country Club Road, whether the property was unique in limitations, and different methods to block neighboring security lights.

Motion by Dan Chronister, second by Guy Hansen, that any or all of the three justifications for a variance request have not been met and to deny the request.

The members present voted as follows:

Mr. Chronister: "yes"

Mr. Viegut: "no"

Mr. Verdoorn: "yes"

Mr. Pazdernik: "no"

Mr. Hansen: "yes"

Motion carried.

11:40 a.m. Chair Hansen adjourned the meeting.

Guy Hansen, Chair

Jeff Viegut, Secretary