

**ONEIDA COUNTY BOARD OF ADJUSTMENT
MEETING MINUTES
July 30, 2026 at 8:30 a.m.
COUNTY BOARD ROOM, 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; Scott Ridderbusch, Land Use Specialist; 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. Chronister: "here"; Mr. Verdoorn: "here"; Mr. Herrold: "here"; Mr. Stefonek: "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 of June 18, 2026.

Motion by Mike Pazdernik, second by Dan Chronister, to approve the meeting minutes of June 18, 2026. With all members present voting "Aye", the motion carried.

Public comment. None.

Old Business:

a. Consider status of previous cases.

- Appeal #25-009: Totzke Family Rev Tr (TL-1267-6A) – update on Writ of Certiorari filing.
 - Karl Jennrich provided status of legal action and counsel representation for both Oneida County and the Board of Adjustment.

b. Update on zoning statutes and ordinance amendments. Karl Jennrich stated comments received from WI DNR on Shoreland Zoning Amendments were taken under consideration and proposed amendments will go in front of the Planning & Development committee in August.

Current Business:

a. Approve any available bills. None.

b. Consider current and pending appeals to BOA. No comments.

c. Review/revise meeting/hearing calendar.

- Appeal #2600565: Erin McCormick (TL-1272-2E) – Confirm scheduling for August 13, 2026.
 - Confirmed, notice of public hearing sent out.

- Appeal #2600600: Daniel Demers (CR-523) – Requires scheduling.
 - Scheduled for September 3, 2026.
- Appeal #2600627: BHMQ LLC (MI-2206-13 & MI-2206-16) – Requires scheduling/location determination for public hearing.
 - F.J. Frasier and Atty. Tim Melms both present to represent BHMQ LLC. Scheduled for Wednesday, September 16, 2026 in Minocqua.

8:45 a.m. Recess for onsite inspection. The Board will travel together to the inspection site at 7727 Crow Road, further described as being part of GL 4, Section 14, T38N, R7E, PINs LT-177-5 & LT-177-6, Town of Lake Tomahawk, 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. 2600552 of Gerry Winkelman et al, appellant, to request a formal interpretation of Chapter 9, Section 9.36 of the Oneida County Code of Ordinances, and the reversal of the administrative decision to approve administrative review permit #2600080 granted to Joseph Miklos, applicant and owner, to operate the servicing of watercraft, snowmobiles, and other recreation vehicles within the existing garage. The property is located at 7727 Crow Road, further described as being part of GL 4, Section 14, T38N, R7E, PINs LT-177-5 & LT-177-6, Town of Lake Tomahawk.

Chair Hansen stated the meeting would be held in accordance with Wisconsin Open Meetings Law and be recorded.

Roll call of members.

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

Chair Hansen stated 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: Gerry Winkelman et al, appellants; Joseph Miklos, property owner; neighboring property owners and interested parties, Karl Jennrich, and Scott Ridderbusch.

An onsite inspection was conducted at approximately 9:30 a.m. on July 30, 2026, at property located at 7727 Crow Road, further described as being part of GL 4, Section 14, T38N, R7E, PINs LT-177-5 & LT-177-6, Town of Lake Tomahawk. Board members were present at the onsite inspection along with Planning and Zoning Department staff, Gerry Winkelman et al, appellants; Joseph Miklos, property owner; and neighboring property owners.

Observations by the board: Secretary Viegut identified those who were on-site during the inspection and also reported the property boundaries, parking, and well were adequately marked.

Chair Hansen stated the procedure for the hearing will 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.

Gerry Winkelman, designated appellant representative, provided testimony and supplemental hearing exhibit packet to be entered into the record.

Karl Jennrich provided rebuttal to support issuance of administrative review permit for small scale service type of business permissible in District #5 Recreational zoning.

Sandra Winkelman provided comments and reasoning to support the appeal request to rescind the issuance of the administrative review permit.

Scott Ridderbusch clarified differences between administrative review and conditional use permitting.

Appellants and neighboring property owners provided testimony, written statements, and water sampling lab report data to be entered into the record in support of the appeal of the administrative review permit and to require a conditional use permit.

Chair Hansen closed the public portion of the hearing.

Discussion took place regarding the service area floor drain, hours of business operation, process of amending conditions on the administrative review permit, estimated quantity of waste oil to be generated and methods for disposal.

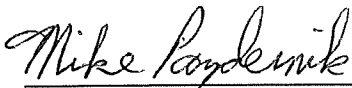
Motion by Jeff Verdoorn, second by Dan Chronister, to uphold the county's position to issue administrative review permit #2600080 with the condition that Planning and Zoning confirm the floor drain is properly sealed.

The members present voted as follows:

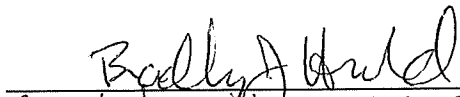
Mr. Viegut: "yes"
Mr. Chronister: "yes"
Mr. Herold: "yes"
Mr. Pazdernik: "abstain"
Mr. Verdoorn: "yes"
Mr. Hansen: "yes"

Motion carried.

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



Mike Pazdernik, Acting Chair



Brad Herold, Acting Secretary