

**ONEIDA COUNTY BOARD OF ADJUSTMENT
MEETING MINUTES
August 13, 2026 at 8:30 a.m.
COMMITTEE ROOM #1, 2ND FLOOR
ONEIDA COUNTY COURTHOUSE**

Members Present: Mike Pazdernik, Jeff Verdoorn, Brad Herrold, Bruce Stefonek

Members Absent: None

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

Guests Present: See Sign in Sheet

Acting Chair Pazdernik 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. Verdoorn: “here”; Mr. Herrold: “here”; Mr. Stefonek: “here”; and Mr. Pazdernik: “here”.

Approve the agenda.

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

Approve meeting minutes of July 30, 2026.

Motion by Brad Herrold, second by Jeff Verdoorn, to approve the meeting minutes of July 30, 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 update.

b. Update on zoning statutes and ordinance amendments. Karl Jennrich provided updates.

Current Business:

a. Approve any available bills. None.

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

c. Review/revise meeting/hearing calendar.

- Appeal #2600627: BHMQ LLC (MI-2206-13 & MI-2206-16) – Public hearing is scheduled for September 16, 2026. Attorney Tim Melms requesting the meeting to be changed to September 3, 2026.
- Appeal #2600600: Daniel Demers (CR-523) – Public hearing is scheduled for September 3, 2026. Attorney Tim Melms requesting the meeting to be changed to September 16, 2026.

Motion by Mike Pazdernik, second by Jeff Verdoorn to switch the public hearing appeal dates of #2600627 and #2600600. With all members present voting “Aye”, the motion carried.

d. Election of Board of Adjustment Chair, Vice Chair, and Secretary.

Motion by Mike Pazdernik, second by Bruce Stefonek, to nominate Jeff Verdoorn as the new Board of Adjustment Chair. With all members present voting "Aye", the motion carried.

Motion by Jeff Verdoorn, second by Brad Herrold, to nominate Mike Pazdernik as the new Board of Adjustment Vice Chair. With all members present voting "Aye", the motion carried.

Motion by Jeff Verdoorn, second by Bruce Stefonek, to nominate Brad Herrold as the new Board of Adjustment Secretary. With all members present voting "Aye", the motion carried.

Motion by Jeff Verdoorn, second by Brad Herrold, for the duties of the new officers to take effect after August 18, 2026. With all members present voting "Aye", the motion carried.

8:45 a.m. Recess for onsite inspection. The Board will travel together to the inspection site at 7823 Rogers Road, further described as being part of GL 2, Section 30, T39N, R11E, PIN TL-1272-2E, Town of Three Lakes, 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. 2600565 of Erin McCormick and Rebecca McCormick, owners, appealing the denial of zoning permit #2600034 for expansion of an existing dwelling that is within 35 feet of the ordinary high water mark. The property is located at 7823 Rogers Road, further described as being part of GL 2, Section 30, T39N, R11E, PIN TL-1272-2E, Town of Three Lakes.

Roll call of members.

Mr. Verdoorn: "here"; Mr. Herrold: "here"; Mr. Stefonek: "here"; and Mr. Pazdernik: "here".

Acting Chair Pazdernik stated the meeting will be held in accordance with Wisconsin Open Meetings Law and be recorded. Anyone wishing to testify must identify themselves by name, address, and interest in the appeal and shall be placed under oath.

Acting Chair Pazdernik swore in the following: Erin McCormick and Rebecca McCormick, owners; Jeff Peters, contractor; neighboring property owners, and Karl Jennrich.

An onsite inspection was conducted at approximately 9:30 a.m. on August 13, 2026, at property located at 7823 Rogers Road, further described as being part of GL 2, Section 30, T39N, R11E, PIN TL-1272-2E, Town of Three Lakes. Board members were present at the onsite inspection along with property owners Erin and Rebecca McCormick, Jeff Peters, neighboring property owners, and Karl Jennrich.

Karl Jennrich provided onsite observations: Property boundaries, road right-of-way, sanitary, and outline of proposed construction were adequately marked. Distances measured were approximately 7 to 8 feet to the lot line and approximately 38 feet to the ordinary high water mark to the eave.

Acting Chair Pazdernik 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.

Erin McCormick provided testimony as to condition of existing foundation and structure, functional living space, property size limitations, and previous use of property as a resort now subdivided into individual lots.

Karl Jennrich provided existing structure details, outlined the additions that could or could not be permitted, and stated the lot has been in existence prior to the enactment of the Oneida County Zoning and Shoreland Protection Ordinance.

Erin McCormick stated adequate living space for a 2-bedroom home really requires something more than the 540 square feet that is there today. Mr. McCormick explained different structural configurations they had considered for expansion.

Discussion occurred as to neighboring property owner relations and privacy, fencing, and whether there was support or opposition for the variance.

Acting Chair Pazdernik closed the public portion of the hearing.

Discussion took place regarding justifications for a variance, hardship to community or appellants, unique property limitations in how the lot was originally constructed and used to be a resort, structure narrowness and need for an upgrade, no harm to public interest, and obtaining confirmation that nearest neighbor is in support of the variance.

Motion by Brad Herrold, second by Jeff Verdoorn, to grant the appeal conditioned upon getting a written statement from the neighbor in support of the variance for the file. With all members present voting "Aye", the motion carried.

11:30 a.m. Acting Chair Pazdernik adjourned the meeting.

Mike Pazdernik, Acting Chair

, Acting Secretary