

**ONEIDA COUNTY BOARD OF ADJUSTMENT
MEETING MINUTES SUMMARY
August 21, 2025 AT 8:30 A.M.
COUNTY BOARD ROOM, 2ND FLOOR
ONEIDA COUNTY COURTHOUSE**

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

Members Absent: None

County Staff Present: Karl Jennrich, Director; Todd Troskey, Assistant Director; Cindy Stengl, Program Assistant; Monique Taylor, Administrative Support; Scott Ridderbusch

Other County Staff: Andrew Kaftan, Corporation Counsel; Dawn Klockow, Outside Counsel

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 Padzernik, second by Jeff Viegut, to approve the agenda and with the authority to move around on it as necessary. With all members present voting “Aye,” the motion carried.

Approve meeting minutes summary of June 26, 2025. Motion by Mike Padzernik, second by Dan Chronister, to approve the meeting minutes summary of June 26, 2025. With all members present voting “Aye,” the motion carried.

Public comment. None

8:35 a.m. Recess for onsite inspection. The Board will travel together to the inspection site at 4762 Landing Road, further described as Lot 4 and 5 of the Fetke’s Landing Plat, Lot 1, CSM 5157, and being part of Government Lot 5, Section 14, T37N, R8E, PIN NE-1452, Town of Newbold, Oneida County, Wisconsin, to conduct an onsite inspection at approximately 9:30 a.m.

11:00 a.m. – Hold a Public Hearing on the following appeal:

Appeal No. 25-004 of Terri Frost, owner, appealing denial of zoning permit application #2500563. The property is located at 4762 Landing Road, further described as Lot 4 and 5 of the Fetke’s

Landing Plat, Lot 1, CSM 5157, and being part of Government Lot 5, Section 14, T37N, R8E, PIN NE-1452, Town of Newbold.

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 Todd Troskey and Laura Delaney.

An onsite inspection was conducted at approximately 9:00 a.m. on August 21, 2025, at property located at 4762 Landing Road, further described as Lot 4 and 5 of the Fetke's Landing Plat, Lot 1, CSM 5157, and being part of Government Lot 5, Section 14, T37N, R8E, PIN NE-1452, Town of Newbold. Board members were present at the onsite inspection along with Todd Troskey of the Planning and Zoning Department and Laura Delaney.

Observations by the Board: The property boundaries were adequately marked; the road and right-of-way were marked what was measured out; sanitary facilities – the well was marked where it was to be installed; outline of the proposed construction site was adequately marked. The distance from the proposed structure to the ordinary high water mark was roughly 69 feet; the setback from the proposed garage was 5 feet; the setback to the house was approximately 10 feet; the distance to the right-of-way was 20 feet; the distance to the centerline of the road was 35 feet. The topography and condition of the land surface was sandy, with little erosion. The existing structure present was a storage shed.

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.

Ms. Delaney, representative, began her testimony by stating the reasons for the proposed project and the difficulties and the request for the variance. Ms. Delaney worked with a surveyor as well and discussed their findings. Ms. Delaney further spoke to the three criteria, as outlined in her appeal application. The Board reviewed and discussed documents provided by Ms. Delaney. Ms. Delaney also provided a letter of support from the Town of Newbold.

Mr. Troskey began his testimony by stating the details of the department's position and reason for denial of the permit application, and all aspects that were reviewed and considered when the application was submitted for review.

The Board asked questions of Mr. Troskey and Ms. Delaney concerning the holding tanks. Mr. Troskey and Ms. Delaney both spoke to the questions.

Chair Hansen closed the public portion of the public hearing.

The Board deliberated.

Motion by Jeff Verdoorn, second by Mike Padzernik, to approve the variance, maintaining at least the five (5) feet for the holding tanks no closer to the water than necessary in order to maintain the five (5) foot setback. With all members present voting “Aye,” the motion carried.

Old Business:

- a. **Consider status of previous cases.** Mr. Jennrich spoke to Appeal #24-010 for Minocqua Hospitality
- b. **Update on zoning statutes and ordinance amendments.** None.

Current Business:

- a. **Approve any available bills.** None.
- b. **Consider current and pending appeals to BOA.** N/A
- c. **Consider approval of Janusiewicz request for extension of time to exercise variance for Appeal #25-003.** Mr. Troskey discussed the details of the matter. Motion by Jeff Viegut, second by Dan Chronister, to accept the Appeal #25-003. With all members present voting “Aye,” the motion carried.
- e. **Review/revise meeting/hearing calendar.** Janusiewicz – September 25, 2025
- d. **Consider approval of Bangstad request for extension of time to exercise variance for Appeal #25-005. The attorney for the Board of Adjustment may be attending telephonically or via Zoom. The Zoom option, if offered, will not be offered or available for public viewing and/or participation.** Outside Counsel Dawn Klockow discussed the details of the timeline for the receipt of the application and, pursuant to Chapter 17, the deadlines for the application to be received. Attorney Melms spoke to the application being emailed. Mr. Jennrich spoke to the department not accepting emailed applications. Attorney Melms spoke to Chapter 17.05. Attorney Klockow spoke to the deadlines being extended, pursuant to Chapter 17.05. The board conferred. Motion by Jeff Viegut, second by Mike Padzernik, to approve the extension of time for the request to exercise the variance for the appeal. With all members present voting “Aye,” the motion carried. The board will work with staff and counsel to find a date that works for everyone’s calendar for a public hearing date for the appeal.

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

11:52 a.m. Chair Hansen adjourned the meeting.

Guy Hansen, Chair

Jeff Viegut, Secretary