ONEIDA COUNTY BOARD OF ADJUSTMENT
MEETING MINUTES
September 16, 2026 at 8:30 a.m.
COMMITTEE ROOM #2, 2ND FLOOR
ONEIDA COUNTY COURTHOUSE

Members Present:	Jeff Verdoorn, Dan Chronister, Brad Herrold, Bruce Stefonek, Tim Guilfoyle
Members Absent:	Mike Pazdernik
Dept. Staff Present:	Karl Jennrich, Director; Melany Hastreiter, Program Assistant
Guests Present:	See Sign in Sheet

Chair Verdoorn 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. Herrold: "here"; Mr. Chronister: "here"; Mr. Stefonek: "here"; Mr. Guilfoyle: "here"; and Mr. Verdoorn: "here".

Approve the agenda.
Motion by Bruce Stefonek, second by Tim Guilfoyle, to approve the agenda. With all members present voting "Aye", the motion carried.

Approve meeting minutes of September 3, 2026.
Motion by Dan Chronister, second by Tim Guilfoyle, to approve the meeting minutes of September 3, 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 an amended Summons and Complaint filed by the plaintiff's attorney to bring claim under federal court jurisdiction.
- Appeal #2600552: Winkelman et al (LT-177-6 & LT-177-5) – staff follow-up with property owner on floor drain. Karl Jennrich has an onsite inspection scheduled in October to confirm the floor drain cap that has been installed by a licensed master plumber is acceptable.

b. Update on zoning statutes and ordinance amendments. Karl Jennrich stated resolution to go before county board in October or November, 2026.

Current Business:

a. Approve any available bills. None.
b. Consider current and pending appeals to BOA. No updates.
c. Review/revise meeting/hearing calendar. No updates.
d. Zoning Board of Adjustment & Appeals Workshop, October 13, 2026. Committee members Bruce Stefonek, Brad Herrold, and Tim Guilfoyle stated interest in attending.

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8:40 a.m. Recess for onsite inspection. The board will travel together to the inspection site at 7004 Lair Drive, further described as Lot 3 & part of Lot 2, Zahn, Kelley & Jewell Lots, Lot 1 CSM 4645, and being part of Government Lot 6, Section 17, T36N, R8E, PIN CR-523, Town of Crescent, to conduct an onsite inspection at approximately 9:30 a.m. No public business will be discussed while traveling.

Chair Verdoorn reconvened general business meeting at 10:50 a.m.

Current Business:

d. Zoning Board of Adjustment & Appeals Workshop, October 13, 2026.

Motion by Bruce Stefonek, second by Tim Guilfoyle, to approve up to three (3) board members to attend the Zoning Board of Adjustment & Appeals Workshop on October 13, 2026. With all members present voting "Aye", the motion carried.

Chair Verdoorn recessed general business meeting at 10:52 a.m.

11:00 a.m. – Hold a public hearing on the following appeal:

Appeal No. 2600600 of Daniel Demers and Hannah Demers, owners, and Attorney Timothy Melms, agent, appealing the denial of zoning permit #2600228 for an existing dwelling deck addition that is within 75 feet of the ordinary high water mark. The property is located at 7004 Lair Drive, further described as Lot 3 & part of Lot 2, Zahn, Kelley & Jewell Lots, Lot 1 CSM 4645, and being part of Government Lot 6, Section 17, T36N, R8E, PIN CR-523, Town of Crescent.

Roll call of members.

Mr. Herrold: "here"; Mr. Chronister: "here"; Mr. Stefonek: "here"; Mr. Guilfoyle: "here"; and Mr. Verdoorn: "here".

Chair Verdoorn stated the meeting would be held in accordance with Wisconsin Open Meetings Law and be recorded. By roll call of members they are also verifying that all materials submitted by appellants and other interested parties have been read and will be taken into consideration in their deliberation. Anyone wishing to testify must identify themselves by name, address, and interest in the appeal and shall be placed under oath.

Chair Verdoorn swore in the following: Daniel Demers, owner; Attorney Timothy Melms, agent; and Director Karl Jennrich, Oneida County Zoning.

An onsite inspection was conducted at approximately 9:30 a.m. on September 16, 2026, at property located at 7004 Lair Drive, further described as Lot 3 & part of Lot 2, Zahn, Kelley & Jewell Lots, Lot 1 CSM 4645, and being part of Government Lot 6, Section 17, T36N, R8E, PIN CR-523, Town of Crescent. Board members were present at the onsite inspection along with the appellant, agent, staff, and neighbor.

Chair Verdoorn stated the board must consider three criteria that need to be met to grant the variance and the appellant should address all in their testimony; unique physical property limitations, no harm to public interest, and unnecessary hardship. 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 the board members have any questions, they will ask them, and the parties should address only those questions. The appellant may stay for the deliberation.

Observations by the board: Secretary Herrold stated relevant distances measured were 10 to 11 feet from structure to left side boundary and 55 feet from proposed deck to the ordinary high water mark. Secretary Herrold noted the proposed deck will be farther from the ordinary high water mark than the closest portion of the existing home and there is a slight hill down to the lake.

Attorney Melms, agent for the owner, described narrowness of the lot, provided signed statement from neighbors in support of deck variance request, and stated the proposed project would lessen impervious surface area of the property.

Dan Demers, property owner, provided handout and explained plan for redirecting gutter system toward washed rock and natural plantings under the proposed deck to support reduced impervious surface calculations.

Attorney Melms provided additional statements to further address variance criteria.

Karl Jennrich provided explanation for denial of the zoning application based on Section 9.9 of the Oneida County Zoning and Shoreland Protection Ordinance.

Discussion took place on type of structure or infiltration method that can be used for exclusion from impervious surface calculations.

Attorney Melms provided additional comments.

Chair Verdoorn closed the public portion of the hearing.

Board of Adjustment members deliberated and voted individually on each of the standards.

Unique property limitation met:

Mr. Herrold: “yes”
Mr. Guilfoyle: “yes”
Mr. Stefonek: “yes”
Mr. Chronister: “yes”
Mr. Verdoorn: “yes”

No harm to public interest met:

Mr. Herrold: “yes”
Mr. Guilfoyle: “yes”
Mr. Stefonek: “yes”
Mr. Chronister: “yes”
Mr. Verdoorn: “yes”

Unnecessary hardship met:

Mr. Herrold: “yes”
Mr. Guilfoyle: “yes”
Mr. Stefonek: “yes”
Mr. Chronister: “no”
Mr. Verdoorn: “yes”

Motion by Brad Herrold, second by Bruce Stefonek, to approve the variance with the following two (2) conditions:

1. Reduce the deck width to allow stairs to meet the required 10 foot property line setback.

2. County Planning & Zoning staff to assure the requirements of reducing the impervious surface area from the roof and under the deck are met.

The members present voted as follows:

Mr. Herrold: “yes”
Mr. Guilfoyle: “yes”
Mr. Stefonek: “yes”
Mr. Chronister: “no”
Mr. Verdoorn: “yes”

Motion carried.

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

Jeff Verdoorn, Chair

Brad Herrold, Secretary