

**ONEIDA COUNTY BOARD OF ADJUSTMENT
MEETING MINUTES SUMMARY
September 25, 2025 AT 8:30 A.M.
COMMITTEE ROOM #2, 2ND FLOOR
ONEIDA COUNTY COURTHOUSE**

Members Present: Guy Hansen, Mike Pazdernik, Jeff Viegut, Dan Chronister, Brad Herrold (arrived late), Jeff Verdoorn

Members Absent: None

County Staff Present: Todd Troskey, Assistant Director; Monique Taylor, Administrative Support

Guests Present: See Sign in Sheet.

Chair Hansen called the meeting to order at 8:32 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;” and Mr. Hansen, “here.”

Approve the agenda.

Motion by Mike Padzernik, second by Jeff Viegut, to approve the agenda. With all members present voting “Aye,” the motion carried.

Approve meeting minutes summary of August 21, 2025. Motion by Jeff Verdoorn, second by Mike Padzernik, to approve the meeting minutes summary of August 21, 2025. With all members present voting “Aye,” the motion carried.

Public comment. None.

Old Business:

- a. Consider status of previous cases.** Mr. Troskey discussed updates concerning Appeal #25-001, Hunsanger Rev Trust, Paul and Colleen Hunsanger.
- b. Update on zoning statutes and ordinance amendments.** Mr. Troskey spoke to updates concerning Ordinance Amendment #13-2022 and stated that the DNR received the updated draft and that once they review it and send comments back to the department, a public hearing will be scheduled.

Current Business:

- a. Approve any available bills.** None.
- b. Consider current and pending appeals to BOA.** None.
- c. Review/revise meeting/hearing calendar.** The Board discussed the calendar and will coordinate times with counsel for future meeting dates.

8:51 a.m. Recess for onsite inspection. The Board will travel together to the inspection site at 4175 Moen Lake Road, further described as Lot 4, Northumberland Plat, being part of Government Lot 7, Section 25, T37N, R9E, PIN PL-941, Town of Pine Lake, to conduct an onsite inspection at approximately 9:30 a.m.

Brad Herrold arrived at the onsite inspection at approximately 9:30 a.m.

10:30 a.m. – Hold a Public Hearing on the following appeal:

Appeal No. 25-003 of Chris Janusiewicz appealing the denial of Zoning Permit #2500369. The property is located at 4175 Moen Lake Road, further described as Lot 4 of Northumberland Plat, Government Lot 7, Section 25, T37N, R9E, PIN PL-941, Town of Pine Lake.

Roll call of members.

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

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, Chris Janusiewicz, and Kelly Peterson.

An onsite inspection was conducted at approximately 9:45 a.m. on September 25, 2025, at property located at 4175 Moen Lake Road, further described as Lot 4 of Northumberland Plat, Government Lot 7, Section 25, T37N, R9E, PIN PL-941, Town of Pine Lake. Board members were present at the onsite inspection along with Todd Troskey of the Planning and Zoning Department, Chris Janusiewicz, and Kelly Peterson.

Observations by the Board: The property boundaries were not adequately marked, but it was not relative – fence to the south; the road and right-of-way – no, immaterial; sanitary facilities – no, immaterial; outline of the proposed construction site – no because it is an after-the-fact build. The distance from the proposed structure to the ordinary high water mark – facing the west, left of the deck was 46 feet; center of the deck was 47 feet; right side of the stair case was 39 feet. The topography and condition of the land surface was good. There was no erosion. The existing structures were a house and a garage.

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.

Mr. Janusiewicz began his testimony by stating the history of the property and stated that the deck was built in approximately 2022. He was notified that there were violations and worked with the Zoning department to apply for after-the-fact permits, as well as the appeal application. The property is used as a rental property. He further stated that the neighboring properties did not have any issues with the deck. He stated that the hardship would be the cost of tearing it down as well as loss of income for the rental property. Ms. Peterson stated that an additional hardship would be to the employees they pay to maintain the property.

Mr. Troskey began his testimony by stating the deck being built was discovered as an after-the-fact situation and correspondence was sent to Mr. Janusiewicz notifying him of the situation. Mr. Troskey and Mr. Janusiewicz met at the site and took measurements, and based on the measurements, they discussed the allowance of open deck, etc. that could be allowed between 35 feet and 75 feet from the ordinary high water mark, but the exception of that is that there cannot already be 200 square feet of any structure, other than a boathouse or a walkway, already within 75 feet of the water. With those facts, the permit needed to be denied when Mr. Janusiewicz applied for the after-the-fact permit for the deck.

The Board ask questions of Mr. Troskey regarding impervious surface. Mr. Troskey spoke to the questions. Mr. Janusiewicz asked questions. Mr. Troskey spoke to the questions.

Chair Hansen spoke to the letter received by the Wisconsin Department of Natural Resources.

Chair Hansen closed the public portion of the public hearing.

The Board deliberated.

The Board spoke to the Appeal Application stating that the applicant stated that there is no unnecessary hardship. The Board further stated that the permit would not have been approved based on the Ordinance. The Board further stated that none of the three criteria can be met. The Board asked questions of Mr. Janusiewicz. Mr. Janusiewicz spoke to the questions.

Motion by Jeff Verdoorn, second by Jeff Viegut, to deny the appeal, based on not being able to meet the three criteria. With all members present voting "Aye," the motion carried.

The additional added portion of the deck will need to be removed, with the exception of being able to add railings and make safe the original six (6) feet of the deck that was already constructed and compliant, prior to the construction of the after-the-fact deck. Mr. Troskey stated on the record that a demo permit application will need to be applied for with the Planning and Zoning Department. The Board discussed how long the appellant had to remove the added portion of the deck. The Board, Mr. Troskey, and the appellant agreed upon three (3) months to have the removal completed by, and Mr. Troskey will then conduct an onsite inspection to verify compliance.

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

10:59 a.m. Chair Hansen adjourned the meeting.