

**MANITOWOC COUNTY BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES**

March 18, 2024

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 7:00 P.M. on Monday, March 18, 2024 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: Ralph Schuh, Bob Salm, Bonnie Timm and Ken Schuler. Members absent: Dave Christel. Staff present: Reed Gaedtke.

A motion was made by, Mr. Schuler, seconded by Mr. Salm to approve the March 18, 2024 meeting agenda. Upon vote, the motion was unanimously approved.

Aye: Schuh, Salm, Timm and Schuler; No: none.

A motion was made by, Mr. Salm, seconded by Ms. Timm to approve the minutes for the January 15, 2024 meeting. Upon vote, the motion was unanimously approved.

Aye: Schuh, Salm, Timm and Schuler; No: none.

A motion was made by, Ms. Timm, seconded by Mr. Schuler to approve the on-site minutes for the March 12, 2024 meeting. Upon vote, the motion was unanimously approved.

Aye: Schuh, Salm, Timm and Schuler; No: none.

Mr. Gaedtke explained the procedure for the meeting that would follow. He also stated that within 10 days of the closure of this meeting, copies of the decisions will be delivered to the applicants.

Old Business

POSTPONED: Jonathan Giroux – Owner of property located at 3407 S 10th St. Govt. Lot 3, Section 5, T18N–R24E, Town of Manitowoc, Manitowoc County, Wisconsin, parcel number (009-500-005-002.02); wherein a conditional use permit is being requested to operate a vacation home rental business in a RR, Rural Residential, S1, Shoreland zoned district.

Mr. Gaedtke stated he received an email from Mr. Giroux requesting his appeal be withdrawn at this time.

Motion by: Ms. Timm to remove from the table.

Second by: Mr. Salm.

Upon vote: The motion was unanimously approved.

Aye: Schuh, Salm, Timm and Schuler; No: none.

Motion by: Mr. Schuler to withdraw Mr. Giroux's appeal at this time.

Second by: Mr. Salm.

Upon vote: The motion was unanimously approved.

Aye: Schuh, Salm, Timm and Schuler; No: none.

New Business

Adam and Taran Denor – Owner of property located at 653 S. Neumeyer Ln. in the SW¼, NW¼, of section 19, T19N-R21E, Town of Rockland, Manitowoc County, Wisconsin, parcel number (015-019-007-003.00), wherein variances are being requested to construct a new home at 20 feet from the north and south property lines located in a RR, Rural Residential, S1, Shoreland zoned district.

Chairperson Schuh opened the public hearing for Adam and Taran Denor.

Mr. Gaedtke read the reason for the appeal (copy on file).

Mr. Schuler read the application (copy on file).

The Board asked if there was anything to add to the appeal.

Mr. Adam Denor supplied signatures from his neighbors to the north and south stating they did not have an issue with the proposed variance. (copy on file)

People in attendance in favor of the request:

Larry Boettcher, spoke in favor of the request.

People in attendance opposed to the request: None.

Town of Rockland sent a letter stating they are in favor of the request. (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Adam and Taran Denor.

Deliberation

Motion by: Mr. Salm to approve the variance requests.

Reasons for approval:

1. Lot is long and narrow creating a hardship for the owner to fit a home on the property. The owners did their best to fit a normal size house on the lot.
2. The owners are burdened because the narrow lot prevents them from constructing a reasonably sized house.
3. The proposed house will not have a negative effect on the public interest because both neighbors are in favor of the project and the structure will be far enough from the road and lakeshore.

Second by: Ms. Timm.

Upon vote: The motion was unanimously approved.

Aye: Schuh, Salm, Timm and Schuler; *No:* none.

Charles and Carol Hoefner – Owners of property located at 14132 Rokilio Rd., Lot 1 of CSM V36, P23, section 24, T17N-R21E, Town of Schleswig, Manitowoc County, Wisconsin, parcel number (016-510-002-005.00) wherein variances are being requested to construct a 15' x 20 patio at 39 feet from the ordinary high water mark of Cedar Lake and to also construct a 15' x 15' patio with a fire pit at 2 feet from the ordinary high water mark of Cedar Lake located in a LR, Lake Residential, S1, Shoreland zoned district.

Chairperson Schuh opened the public hearing for Charles and Carol Hoefner.

Mr. Schuler informed Chairperson Schuh that he would like to recuse himself.

Mr. Gaedtke read the reason for the appeal (copy on file).

Mr. Schuler read the application (copy on file).

The Board asked if there was anything to add to the appeal.

Matt Grohskopf, Pigeon Landscape, stated they have made alterations to the request (copy on file).

Mr. Charles Hoefner and Matt Grohskopf answered questions for the Board.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

There being no further comments, Chairperson Schuh closed the public hearing for Charles and Carol Hoefner.

Mr. Schuh stated a letter was received from the Town of Schleswig stating they are in favor of the request. (copy on file).

Deliberation

Motion by: Mr. Schuh to deny the variance request.

Reason for Denial:

1. Based upon the testimony and application submitted; there's no justifiable hardship preventing the owners from reasonable use of the property without the patio.

Second by: Ms. Timm.

Upon vote: The motion was approved with a 3-0 vote.

Aye: Schuh, Salm, and Timm; *No:* none. (Mr. Schuler recused)

Derek and Sara Klein – Owner of property located at 7409 CTH T in the NW¼, SW¼, of section 19, T20N-R23E, Town of Kossuth, Manitowoc County, Wisconsin, parcel number (007-019-010-000.00), wherein a variance is being requested to construct a home addition with an attached garage at 5 feet from the north property line located in an EA, Exclusive Agricultural zoned district.

Chairperson Schuh opened the public hearing for Derek and Sara Klein.

Mr. Gaedtke read the reason for the appeal (copy on file).

Mr. Schuler read the application (copy on file).

The Board asked if there was anything to add to the appeal.

Mr. Derek Klein added clarification on question #1, he stated it would be to dig a new well not a wall.

Mr. Derek Klein answered questions for the Board.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

There being no further comments, Chairperson Schuh closed the public hearing for Derek and Sara Klein.

Town of Kossuth sent a letter stating they have no objection, if the neighbor to north has no objection. (copy on file).

Deliberation

Motion by: Mr. Schuler to approve the variance request.

Reasons for Approval:

1. The existing well location and the house location in relation to the property line, creates a hardship for the owner who is in need of expanding their home for a growing family.
2. The owners are burdened because they need the home addition for a growing family and the necessity for a larger garage has changed over time.
3. The new addition and garage will not have a negative effect on the public interest because it will not be any closer to the road than the existing house and the neighbor to the north was okay with the request.

Conditions of Approval:

1. The tree and other vegetation removed for construction shall be replaced and any additional trees, hedges or vegetation needed for screening shall be planted along the north property line.

Second by: Mr. Schuh.

Upon vote: The motion was approved 3-1.

Aye: Schuh, Salm, and Schuler; *No:* Timm.

Other Business

Correspondence not related to a hearing item: None

Schedule Next Meeting:

The next Board of Adjustment meeting is tentatively scheduled for Monday, April 15, 2024 at 7:00pm and the onsite meeting for Tuesday, April 9, 2024 at 9:30am. (Dates and times are subject to change.)

Adjournment

A motion was made by Mr. Schuler and seconded by Mr. Salm to approve the adjournment. Upon vote, the motion was unanimously approved.

Aye: Schuh, Salm, Timm and Schuler; No: none.

Respectfully submitted,

Ken Schuler

Ken Schuler

Secretary

4-15-2024

Date