

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

August 19, 2024

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 7:00 P.M. on Monday, August 19, 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, and Ken Schuler. Members absent: David Christel and Bonnie Timm. Staff present: Reed Gaedtke.

A motion was made by, Mr. Salm, seconded by Mr. Schuler to approve the August 19, 2024 meeting agenda. Upon vote, the motion was unanimously approved.

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

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

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

A motion was made by, Mr. Salm, seconded by Mr. Schuler to approve the on-site minutes for the August 13, 2024 meeting. Upon vote, the motion was unanimously approved.

*Aye: Schuh, Salm, 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 - None**

**New Business**

**Ann Marie Verlare Living Trust** – Owner of property located at 9214 Radtke Rd., in the SW¼, SW¼, Section 13, T21N-R22E, Town of Cooperstown, Manitowoc County, Wisconsin, parcel number (003-013-011-000.00), wherein a variance is being requested to construct an attached 22' x 28' garage at 1 foot from the west property line, located in a LE, Large Estate Residential, S1, Shoreland zoned district.

Chairperson Schuh opened the public hearing for Ann Marie Verlare Living Trust. Ms. Ann Marie Verlare and Mr. Jerry Duggan, contractor, answered questions for the Board.

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.

Ms. Ann Marie Verlare spoke.

Ms. Ann Marie Verlare and Mr. Jerry Duggan, contractor, answered questions for the Board.

People in attendance in favor of the request:

Jennifer Gill spoke in favor of the request.

Sandy Johnson spoke in favor of the request.

People in attendance opposed to the request:

Lisa Loberger, adjacent property owner, spoke opposed to the request.

Lorri Havlovitz, adjacent property owner, spoke opposed to the request.

Ms. Verlare and Mr. Duggan spoke in rebuttal.

There being no further comments, Chairperson Schuh closed the public hearing for Ann Marie Verlare Living Trust.

Mr. Gaedtke stated a letter was received from the Town of Cooperstown stating they are opposed to the request. (copy on file).

### **Deliberation**

*Motion by:* Mr. Schuler to approve a modified variance request to 8' setback to the property line.

Reasons for Approval:

1. The sloped areas creates a hardship for the owner as well as a safety concern in winter when the slopes become icy. The location of the well, septic and existing home also creates a hardship for the owner and prevents the addition from being located anywhere else.
2. The owner is burdened because the owner needs an attached garage due to inclement weather and safety issues due to the sloped land becoming icy in winter.
3. The structure will not have a negative impact on surrounding property because the 8 foot setback allows for enough room for construction and maintenance of the structure as well as separation from the neighboring property line. An 8 foot setback also allows for an acceptable property access to the back yard if needed. The property is also secluded and there is no one in the immediate area of the addition location.

*Second by:* Mr. Schuh.

*Upon vote:* The motion was unanimously approved.

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

**Ross and Daisy Sippel** – Owners of property located at 20620 CTH X, in the SE¼, SW¼, Section 10, T17N-R21E, Town of Schleswig, Manitowoc County, Wisconsin, parcel number (016-010-012-002.00), wherein a variance is being requested to construct a 24' x 28' house addition at 82 feet from the center line of CTH X, located in a LE, Large Estate Residential zoned district.

Chairperson Schuh opened the public hearing for Ross and Daisy Sippel.

Mr. Gaedtke stated a letter was received from the Town of Schleswig requesting they have more time to discuss the request.

*Motion by:* Mr. Schuh to postpone the variance request until the next Board of Adjustment meeting.  
*Second by:* Mr. Salm.  
*Upon vote:* The motion was unanimously approved.  
*Aye:* Schuh, Salm, and Schuler; *No:* none.

**Wieslaw Labaj** – Owner of property located at 5405 S. 10<sup>th</sup> Street., in Govt. Lot 2, Section 18, T18N-R24E, Town of Manitowoc, Manitowoc County, Wisconsin, parcel number (009-018-006-003.03), wherein a conditional use permit is being requested to operate a vacation home rental business, located in a RR, Rural Residential, S1, Shoreland zoned district.

Chairperson Schuh opened the public hearing for Wislaw Labaj.

Mr. Gaedtke stated an email was received from Wislaw Labaj stating his wife and daughter could attend the meeting but he would be absent. At the time of hearing no one was in attendance to answer questions.

*Motion by:* Mr. Schuler to postpone the conditional use permit request until the next Board of Adjustment meeting.  
*Second by:* Mr. Schuh.  
*Upon vote:* The motion was unanimously approved.  
*Aye:* Schuh, Salm, and Schuler; *No:* none.

**Other Business**

**Correspondence not related to a hearing item: None**

**Schedule Next Meeting:**

The next Board of Adjustment meeting is tentatively scheduled for Tuesday, September 17, 2024 at 7:00pm and the onsite meeting for Tuesday, September 10, 2024 at 9:30am. (Dates and times are subject to change.)

A discussion regarding the open Board seat was had between Mr. Gaedtke and the Board members.

**Adjournment**

A motion was made by Mr. Salm and seconded by Mr. Schuler to approve the adjournment. Upon vote, the motion was unanimously approved.  
*Aye:* Schuh, Salm, and Schuler; *No:* none.

Respectfully submitted,



Ken Schuler

Secretary

9-17-24

Date