

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

December 16, 2024

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 7:00 P.M. on Monday, December 16, 2024 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: Ralph Schuh, Dave Christel, Bob Salm, and Ken Schuler. Members absent: None. Staff present: Kaila Boeckman.

A motion was made by, Mr. Salm, seconded by Mr. Schuler to approve the December 16, 2024 meeting agenda. Upon vote, the motion was unanimously approved.
Aye: Schuh, Salm, Christel and Schuler; No: none.

A motion was made by, Mr. Christel, seconded by Mr. Salm to approve the minutes for the October 21, 2024 meeting. Upon vote, the motion was unanimously approved.
Aye: Schuh, Salm, Christel and Schuler; No: none.

A motion was made by, Mr. Salm, seconded by Mr. Schuler to approve the on-site minutes for the December 10, 2024 meeting. Upon vote, the motion was unanimously approved.
Aye: Schuh, Salm, Christel and Schuler; No: none.

Ms. Boeckman explained the procedure for the meeting that would follow. She 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-

David Petersen – Owner of property at 6565 Nagel Rd., in the NW¼, NE¼, and the SW¼, NE¼, Section 23, T18N-R22E, Town of Liberty, Manitowoc County, Wisconsin, parcel number (008-023-002-002.00), wherein a conditional use permit is being requested to operate a small septic system installation business in a RR, Rural Residential zoned district.

Chairperson Schuh opened the public hearing for David Petersen.

Ms. Boeckman 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. Petersen had nothing to add to his appeal.

Mr. Petersen answered questions for the Board.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

Mr. Schuh stated an email and a copy of the minutes from the Town of Liberty meeting were received in with no objections (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for David Petersen.

Deliberation

Motion by: Mr. Schuh to approve the conditional use permit request.

Reasons for Approval:

1. Sufficient evidence from the applicant, the on-site visit and testimony, warrants an approval.
2. The use doesn't impede the orderly development of the district.
3. The use is compatible with the surrounding area and won't have a negative effect on surrounding properties. It's allowed with a conditional use permit.
4. There is plenty of room on the parcel for this use.
5. The proposed structures are acceptable for this use.
6. No proof was brought forward to show the use would impair property values.
7. With the conditions applied below the use will not endanger the public's health, safety or welfare.

Conditions of Approval:

1. Days of operation shall be Monday through Saturday.
2. Hours of operation shall be 7:00 a.m. to 5:00 p.m.
3. Number of employees shall be three plus the owner.
4. Fencing and special lighting are not required.
5. The applicant is allowed a sign according to code.
6. All deliveries shall occur on the property and not on Nagel Rd.

Second by: Mr. Christel.

Upon vote: The motion was unanimously approved.

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

David Petersen – Owner of property at 7002 Nagel Rd., in the NE¹/₄, SW¹/₄, Section 23, T18N-R22E, Town of Liberty, Manitowoc County, Wisconsin, parcel numbers (008-023-009-000.00 and 008-023-009-002.00), wherein a conditional use permit is being requested to continue operating a small septic system installation business in a GA, General Agricultural zoned district.

Chairperson Schuh opened the public hearing for David Petersen.

Ms. Boeckman 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. Petersen had nothing to add to their appeal.

Mr. Petersen answered questions for the Board.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

Mr. Schuh stated an email and a copy of the minutes from the Town of Liberty meeting were received in with no objections (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for David Petersen.

Deliberation

Motion by: Mr. Christel to approve the conditional use permit request.

Reasons for Approval:

1. Sufficient evidence from the applicant, the on-site visit and testimony, warrants an approval.
2. The use doesn't impede the orderly development of the district.
3. The use is compatible with the surrounding area and won't have a negative effect on surrounding properties. It's allowed with a conditional use permit.
4. There is plenty of room on the parcel for this use.
5. The proposed structures are acceptable for this use.
6. No proof was brought forward to show the use would impair property values.
7. With the conditions applied below the use will not endanger the public's health, safety or welfare.

Conditions of Approval:

1. Days of operation shall be Monday through Saturday.
2. Hours of operation shall be 7:00 a.m. to 5:00 p.m.
3. Number of employees shall be three plus the owner.
4. Trucks, trailers, skid steer, small excavator and similar equipment allowed on the property.
5. Fencing is not required.
6. All outdoor lighting must be directed onto the property and not leave the property.
7. Typical road vehicle noise allowed.
8. The applicant is allowed a sign according to code.
9. Employee parking shall occur on the property adjacent to the building.
10. Deliveries must unload on the property and not on Nagel Rd.
11. Weeds and brush to be controlled and trimmed at least annually, so as not to become unsightly.

Second by: Mr. Schuler.

Upon vote: The motion was unanimously approved.

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

Holschbach Enterprises LLC – Owner of property located off of Cimarron Ct. in the NW¼, SW¼, Section 6, T18N-R24E, Town of Manitowoc, Manitowoc County, Wisconsin, parcel number (009-006-010-010.02), wherein a conditional use permit is being requested to construct a two family residence in a RR, Rural Residential zoned district.

Chairperson Schuh stated a letter was received from Holschbach Enterprises LLC requesting postponement until the next Board of Adjustment meeting.

Motion by: Mr. Christel to postpone the conditional use permit request.

Second by: Mr. Schuler.

Upon vote: The motion was unanimously approved.

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

Nickolas Sheeter – Owner of property located at 3106 Woodview Ln, in the NE¼, NE¼, Section 27, T20N-R24E, Town of Two Rivers, Manitowoc County, Wisconsin, parcel number (018-127-001-002.00), where two existing conditional use permits are being amended. This parcel is located in an RR, Rural Residential zoned district.

Chairperson Schuh opened the public hearing for Nickolas Sheeter.

Ms. Boeckman read the reason for the appeal (copy on file).

Mr. Sheeter spoke and answered questions for the Board.

There being no further comments, Chairperson Schuh closed the public hearing for Nickolas Sheeter.

Deliberation

Motion by: Mr. Christel to amend the existing conditional use permit request.

Reasons for Appeal:

1. The use does not impede the orderly development of the area.
2. The use is compatible with the surrounding area and a good spot for two mini-warehouses.
3. The intensity of the use will not have a negative effect on the surrounding properties because it is located off the main highway and in a good area.
4. The use fits on the property and the layout of the lot allows you to see in every direction.
5. The nature, location and height of the structures associated with the use are acceptable for this size parcel.
6. The use does not discourage the appropriate development or use of adjacent land.
7. The use will not impair the value of surrounding properties.
8. There will be no flashing lights, fumes, or noise which would be objectionable to the area.
9. The proposed use will not endanger the public's health, safety and welfare. He does not have access onto 147; it is located on a side road which is not heavily traveled.

Conditions of Appeal:

1. Days and hours of operation will be seven days a week and twenty-four hours a day.
2. Allowed seven outside storage spots.
3. Items stored outside must be a minimum of five feet from property lines.
4. Items being stored outside cannot be located within the road site triangle.
5. Any fencing must be located outside the right-of-way and road site triangle.
6. No employees other than the owner.
7. Can have wall lights for lighting.
8. One on premise business sign allowed on the building.
9. No landscaping is required.

Second by: Mr. Salm.

Upon vote: The motion was unanimously approved.

Aye: Schuh, Salm, Christel 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 Monday, January 20, 2024 at 7:00pm and the onsite meeting for Tuesday, January 14, 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, Christel and Schuler; No: none.

Respectfully submitted,

Dave Christel

~~Ken Schuler~~ Dave Christel
Secretary Tempora

Jan 20, 2025

Date