

MANITOWOC COUNTY BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES

July 15, 2025

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 7:00 P.M. on Monday, July 15, 2025 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, Brian Kraemer and Ken Schuler. Members absent: None. Staff present: Reed Gaedtke.

A motion was made by, Mr. Christel, seconded by Mr. Salm to approve the July 15, 2025 meeting agenda with the addition of "Election of Officers" to "Other Business". Upon vote, the motion was unanimously approved.

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

A motion was made by Mr. Salm, seconded by Mr. Schuler to approve the minutes from the June 16, 2025 meeting. Upon vote, the motion was unanimously approved.

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

A motion was made by, Mr. Kraemer, seconded by Mr. Salm to approve the on-site minutes from the July 8, 2025 meeting. Upon vote, the motion was unanimously approved.

Aye: Schuh, Salm, Christel, Kraemer 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-

Randall and Amy Steinbruecher – Owners of property at 9308 Pigeon Lake Rd. in the NW¼, SE¼, Section 33, T18N-R22E, Town of Liberty, Manitowoc County, Wisconsin, tax parcel number (008-033-014-002.00) wherein variances are being requested to construct a 12' x 29' house addition at 5 feet from the north property line and at 21 feet from Pigeon Lake; to construct a 8' x 23' house addition on the south side of the house at 22 feet from Pigeon Lake; and to construct a deck addition at 13 feet from the ordinary high water mark of Pigeon Lake located in a LR, Lake Residential, S1, Shoreland zoned district.

Motioned by Mr. Schuler to remove from the table, seconded by Mr. Christel.

Upon vote: The motion was unanimously approved.

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

Chairperson Schuh reopened the public hearing from Randall and Amy Steinbruecher.

Mr. and Mrs. Steinbrecher answered questions for the Board.

The Board asked about the changes made to the request.

The Board stated that the residence has reasonable use as it currently exists.

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 Mr. and Mrs. Steinbruecher.

Deliberation

Motioned by Mr. Schuh to deny the variance request.

Reasons for Denial:

1. The owners already have reasonable use of the property as it exists and they have not shown the board there is a need for the variance.
2. Granting a variance within the ordinary high water mark setback would be contrary to the public interest because there's no features of the property that would make it reasonable to grant the variance.
3. There is no physical hardship of the property.

Second by: Mr. Schuler.

Upon vote: The motion was unanimously approved.

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

New Business-

Hilda Cieszki – Owner of property located at 12435 Lakeshore Rd., in NE¼, NW¼, Section 14, T17N-R23E, Town of Centerville, Manitowoc County, Wisconsin, parcel number (002-014-005-002.04), wherein a conditional use permit is being requested to operate a vacation home rental business located in a SE, Small Estate Residential, S1, Shoreland, zoned district.

Chairperson Schuh opened the public hearing for Hilda Cieszki.

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. Cieszki had nothing to add to his appeal.

Ms. Cieszki answered questions for the Board.

People in attendance in favor of the request: None.

People in attendance opposed to the request: None.

Mr. Gaedtke stated the Board received a letter from the Town of Centerville with a list of conditions they would like to see added to the permit and are in favor of the request (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Hilda Cieszki.

Deliberation

Motion by: Mr. Kraemer to approve the conditional use permit.

Reasons for Approval:

1. Sufficient evidence from the meeting and the onsite inspection warrants approval.
2. The town was in favor of the request.
3. This use does not impede the orderly development of the district because it is a residence.
4. The use is compatible with the surrounding area and won't have a negative effect on surrounding properties.
5. The use fits on the parcel.
6. There's proper road access for this type of use and the structure, which is residential, is acceptable.
7. The use does not discourage development of adjacent properties.
8. The use will not impair the value of surrounding properties.
9. The use has no more objectional factors than any other normal permitted use in this district.
10. The use will not endanger the public's health, safety, or welfare.

Conditions for Approval:

1. Days of operation shall be seven days per week.
2. Hours of operation shall be 24 hours per day.
3. Number of employees shall be one.
4. Maximum number of occupancy based on the existing septic system, shall be 4 people. If the septic system is expanded, then the maximum number of occupancy shall be no greater than 6 people
5. The owner/manager contact information sign shall be posted on front of the residence and meet county code requirements.
6. The owner shall also obtain a license from the Town of Centerville.
7. The town license shall be displayed inside the residence on the back of the main entrance door.
8. Any outside advertising sign shall meet county setbacks, size and other regulations.
9. There shall be working smoke alarms and fire extinguishers present in the home.
10. All parking spaces shall be on the property. No parking is allowed on the public road or right-of-way.
11. Owners shall comply with all state and County Health Department regulations and licensing.
12. Fireworks or the discharging of firearms is prohibited.
13. No pets allowed.
14. A campfire is permitted in the designated area.
15. The quiet time on the property will be from 10:00 p.m. to 7:00 a.m. and it shall be posted inside the residence.
16. No recreational vehicles (RV's), campers, tents or other temporary lodging arrangements shall be permitted on site as a means of providing additional accommodations for paying guests or other invitees.

Second by: Mr. Salm.

Upon vote: The motion was unanimously approved.

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

Stephen Johnston – Owner of property located at 9207 N Lake Rd., in SE¼, NE¼, Section 07, T18N-R23E, Town of Newton, Manitowoc County, Wisconsin, parcel number (014-007-001-015.00), wherein a variance is being requested to construct a 20' x 28' house addition at approximately 37.5' from the ordinary high water mark of English Lake and to reconstruct/replace a boathouse at approximately 12 feet from the ordinary high water mark of English Lake, located in a S1, Shoreland, zoned district

Chairperson Schuh opened the public hearing for Stephen Johnston.

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. Johnston answered questions for the Board.

People in attendance in favor of the request: Mark Barta, Neil Graff.

People in attendance opposed to the request: None.

Mr. Gaedtke stated the Board received a letter from the DNR opposed to the request (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Stephen Johnston.

Deliberation

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

Reasons for House Addition Denial:

1. The steep slope and narrowing lot near the road does create a hardship for the owner but the hardship is not unique to this parcel. There are other parcels on this side of the lake that have the same issue.
2. The owner lived here or used the property for over 1 ½ years with reasonable accommodations for their existing family. Previously the house was big enough for a family with children. They already have reasonable use of the property.
3. The added development on the lake would not be significant on a standalone basis and would not have a negative effect on the public's interest.

Reasons for Boathouse Approval:

1. According to county regulations a boathouse is permitted within the ordinary high water mark setback and a boathouse needs to be located near the water according to current county code.

2. There is a physical hardship of the property and the owner needs to have an acceptable boathouse because they have a riparian lot. Therefore, it would not be contrary to the public interest and without a boathouse the owner would not have reasonable use of the riparian property.

Conditions of Boathouse Approval:

1. The door shall face the water

Second by: Mr. Schuler

Upon vote: The motion was unanimously approved.

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

Other Business

Correspondence not related to a hearing item:

141 Speedway was discussed:

1. 141 Speedway was issued a citation for failing to meet their fence requirement.
2. Health Department Permit is still required for camping because they failed to meet Health Department standards.
3. Policing people on 4 wheelers, but can't catch them.
4. Can they use golf carts for elderly or anyone else?
5. Could they use trees for screening instead of a fence?

The Board stated the owners could reapply and petition the Board for changes.

Discussion on moving future meeting time to 5:00pm.

Mr. Christel made a motion to move the meeting time to 5:00pm.

Seconded by Mr. Kraemer.

Upon vote: The motion was unanimously approved.

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

Schedule Next Meeting:

The next Board of Adjustment meeting is tentatively scheduled for Monday, August 18, 2025 at 5:00pm and the onsite meeting for Tuesday, August 12, 2025 at 9:30am. (Dates and times are subject to change.)

Election of Officers

Chairman- Ralph Schuh

Vice Chairman- Dave Christel

Secretary- Bob Salm

Mr. Kraemer motioned to approve the election of officers, seconded by Mr. Christel.

Upon vote: The motion was unanimously approved.

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

Adjournment

A motion was made by Mr. Christel.

Seconded by Mr. Schuler to approve the adjournment.

Upon vote, the motion was unanimously approved.

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

Respectfully submitted,

Bob Salm
Secretary

Date