

MANITOWOC COUNTY BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES

August 18, 2025

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 5:00 P.M. on Monday, August 18, 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, and Brian Kraemer. Members absent: None. Staff present: Reed Gaedtke.

A motion was made by, Mr. Kraemer, seconded by Mr. Salm to approve the August 18, 2025 meeting agenda. Upon vote, the motion was unanimously approved.

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

A motion was made by Mr. Christel, seconded by Mr. Kraemer to approve the minutes from the July 15, 2025 meeting. Upon vote, the motion was unanimously approved.

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

A motion was made by, Mr. Kraemer, seconded by Mr. Salm to approve the on-site minutes from the August 12, 2025 meeting. Upon vote, the motion was unanimously approved.

Aye: Schuh, Salm, Christel, and Kraemer; 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-

A motion was made by Mr. Christel to table the application for Tyger Vanvoltenberg as there were no representatives present at the time, seconded by Mr. Kraemer.

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

William Griffin – Owner of property located off of CTH JJ, in SW¼, SE¼, Section 24, T19N-R22E, Town of Cato, Manitowoc County, Wisconsin, parcel number (001-024-015-002.00), wherein variances are being requested to construct a house with a deck at 60 feet from the ordinary high water mark of a creek and at 70 feet from the centerline of CTH JJ located in a LE, Large Estate, S1, Shoreland zoned district.

Chairperson Schuh opened the public hearing for William Griffin.

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. Griffin had nothing to add to this appeal.

Mr. Griffin 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 William Griffin.

Deliberation

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

Reasons for Approval:

1. The steep slope to the north and the wetland and floodplain on the property creates a hardship for the owner to move the structure back further from the road, and the road location prevents him from moving the structure away from the creek.
2. The building dimensions for the structure are minimal.
3. The owner is burdened because if they were to meet ordinance setbacks, they would not be able to build on the property and that would not be reasonable use of the land.
4. It won't harm or negatively affect the public because the proposed structure is no closer than the adjacent buildings to the west; there's vegetation between the buildable area and the road to protect the house from anyone leaving the roadway, and there is a reduced speed limit in that area.

Second by: Mr. Kraemer

Upon vote: The motion was unanimously approved.

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

Ryan Kaat – Owner of property located at 21024 CTH C in the SE¼, SE¼, Section 21, T18N-R21E, Town of Eaton, Manitowoc County, Wisconsin, parcel number (004-021-016-000.00), wherein variances are being requested to reconstruct a 8' x 24' garage addition with a second story house addition above the existing garage and proposed garage addition at 72 feet from the centerline of CTH C and to replace an existing barn located within the road right-of-way with a new 28' x 36' detached garage at 65 feet from the centerline of CTH C in an EA, Exclusive Agricultural zoned district.

Chairperson Schuh opened the public hearing for Ryan Kaat.

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. Kaat had nothing to add to this appeal.

Mr. Kaat 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 Eaton in favor of the request.

There being no further comments, Chairperson Schuh closed the public hearing for Ryan Kaat.

Deliberation

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

Reasons for Approval:

1. The steep slopes on the property create a hardship for the owner to try and move the structures to a different location. There are also electrical and well limitations that prevent the structures from being moved back.
2. The owner is burdened because the ability to add onto the garage or build a new one is limited by the restraints of the property. The owners need a garage for storage purposes and without the garages would not have the ability to store and protect items during bad weather.
3. The request is not contrary to the public interest because the new garage will be further from the road than the old one and the high incline onto the property from the road would prevent anyone from leaving the road and hitting the structures.
4. The structures shall be no closer than the distances approved.

Second by: Mr. Salm

Upon vote: The motion was unanimously approved.

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

John and Valarie Taulien – Owner of property located at 15602 Lakeshore Dr., in the SW¹/₄, SE¹/₄, Section 27, T17N-R23E, Town of Centerville, Manitowoc County, Wisconsin, parcel number (002-500-004-001.01), wherein a variance is being requested to construct a garage addition with a breezeway, at approximately 4' 4" from the north property line, and greater than 50% of the existing nonconforming structures size, located in a SE, Small Estate Residential, S1 Shoreland, zoned district

Chairperson Schuh opened the public hearing for Taulien.

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. and Mrs. Taulien had nothing to add to this appeal.

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

People in attendance in favor of the request: None.

People in attendance opposed to the request: Dale Testroete and Victoria Vanakkeren.

Mr. Gaedtke stated the Board received a letter from the Town of Centerville in favor of the request.

There being no further comments, Chairperson Schuh closed the public hearing for John and Valarie Taulien.

Deliberation

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

Reasons for Approval:

1. There is wetter soil to the south, creating a hardship for the owner. The new septic system had to be moved to the west due to the wetter soil.
2. The ordinance allows for a structure to be built along the same setback as the existing nonconforming structure, whether it's greater than 50% or not is not a major issue.
3. The request doesn't harm or negatively affect the public interest because the new structure will be further from the property line than the existing house.
4. The structure will provide screening of junk from the nonconforming property to the north.

Second by: Mr. Salm

Upon vote: The motion was unanimously approved.

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

Ms. Vanvoltenberg arrived to the meeting.

A motion was made by Mr. Christel to remove the application from the table, seconded by Mr. Kraemer.

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

Tyger Vanvoltenberg – Owner of property located at 6619 CTH F, in the NE¼, NE¼, Section 4, T17N-R23E, Town of Centerville, Manitowoc County, Wisconsin, parcel number (002-004-001-003.00), wherein a variance is being requested to replace a deck at approximately 85 feet from the centerline of CTH F located in a CB, Commercial Business zoned district.

Chairperson Schuh opened the public hearing for Tyger Vanvoltenberg.

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. Vanvoltenberg had nothing to add to his appeal.

Ms. Vanvoltenberg 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 stating they are in favor of the request (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Tyger Vanvoltenberg.

Deliberation

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

Reasons for Approval:

1. The location of the existing buildings to the north and south create a hardship preventing the owner from moving the deck further from the road.
2. The owner is burdened by not having the deck because the deck is needed for safe ingress and egress to the building. A gap in the old deck created a physical hazard for the patrons and a new deck was needed for safety purposes.
3. The use is not contrary to the public interest because the building to the north blocks its view and prevents anyone from leaving the road and hitting the deck.
4. The larger safer deck area provides security and privacy to the residence to the south and safe passage for patrons.

Second by: Mr. Kraemer.

Upon vote: The motion was unanimously approved.

Aye: Schuh, Salm, Christel, and Kraemer; *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, September 15, 2025 at 5:00pm and the onsite meeting for Tuesday, September 9, 2025 at 9:30am. (Dates and times are subject to change.)

Adjournment

A motion was made by Mr. Kraemer.

Seconded by Mr. Christel to approve the adjournment.

Upon vote, the motion was unanimously approved.

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

Respectfully submitted,

Bob Salm
Secretary

Date