



MANITOWOC COUNTY BOARD OF ADJUSTMENT ADVISORY & ON-SITE MEETING NOTICE

DATE: Tuesday, January 14, 2025

TIME: 9:30 a.m.

PLACE: County Office Complex

4319 Expo Drive, Manitowoc, WI 54220

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the board may convene in closed session. The following matters may be discussed at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Agenda
"Open Meeting Law Compliance"
- III. Old Business –
 1. **POSTPONED: Holschbach Enterprises LLC** – Owner of property located off of Cimarron Ct. in the NW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 6, T18N-R24E, Town of Manitowoc – Conditional Use Permit Request.
- IV. New Business –
 1. **Kenneth & Tina Alfson** – Owner of property at 416 N CTH J, in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, and the SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 21, T19N-R22E, Town of Cato – Conditional Use Permit Request.
 2. **Jason Stutzman** – Owner of property at 2629 E CTH BB, in the NW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 05, T21N-R24E, Town of Mishicot – Variance Request.
 3. **Craig Froelich** – Owner of property located at 2622 Rockwood Rd, in the SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 25, T20N-R23E, Town of Kossuth – Variance Request.
- V. Other Business
 1. Correspondence
- VI. On-sites
- VII. Adjournment

Date: December 30, 2024

Ralph Schuh, Board Chair

By: Kaila Boeckman, Land Use Specialist

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Any person wishing to travel on the on-sites with the Board, should contact the Manitowoc County Planning and Park Commission office at 920-683-4185 at least two business days before the meeting is scheduled so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this board, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY BOARD OF ADJUSTMENT ONSITE MEETING MINUTES

January 14, 2025

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 9:00 A.M. on Tuesday, January 14, 2025 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: Ralph Schuh, Ken Schuler, Dave Christel and Brian Kraemer. Members Absent: Robert Salm.

A motion was made by Mr. Schuler; seconded by Mr. Christel to approve the agenda for the January 14, 2025 meeting. Upon vote, the motion was unanimously approved.

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

Staff present for advisory meeting: Kaila Boeckman and Andrea Raymakers.

The Board received their folders containing the January 20, 2025 hearing requests.

Ms. Boeckman gave a quick overview of each request.

The Board proceeded to the on-sites (Mr. Christel did not attend) and returned to the Manitowoc County Office Complex when completed.

ADJOURNMENT

Motion by: Mr. Kraemer to adjourn.

Seconded by: Mr. Schuler.

Upon vote: The motion was unanimously approved.

Aye: Schuh, Kraemer and Schuler; No: none;

Respectfully submitted,

Dave Christel

Ken Schuler, Secretary - Pro Tem

Dave Christel

Jan 20, 2025

Date



MANITOWOC COUNTY BOARD OF ADJUSTMENT REGULAR MEETING NOTICE

DATE: Monday, January 20, 2025
TIME: 7:00 P.M.
PLACE: Manitowoc County Office Complex
4319 Expo Drive, Manitowoc, WI 54220

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the board may convene in closed session. The following matters may be considered at the meeting:

- I. CALL TO ORDER AND ROLL CALL
- II. OPEN MEETING LAW COMPLIANCE
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
- V. OLD BUSINESS

Discussion and possible action on:

1. **POSTPONED: Holschbach Enterprises LLC** – Owner of property located off of Cimarron Ct. in the NW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 6, T18N-R24E, Town of Manitowoc – Conditional Use Permit Request.

- VI. NEW BUSINESS

Discussion and possible action on:

1. **Kenneth & Tina Alfson** – Owner of property at 416 N CTH J, in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, and the SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 21, T19N-R22E, Town of Cato – Conditional Use Permit Request.
2. **Jason Stutzman** – Owner of property at 2629 E CTH BB, in the NW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 05, T21N-R24E, Town of Mishicot – Variance Request.
3. **Craig Froelich** – Owner of property located at 2622 Rockwood Rd, in the SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 25, T20N-R23E, Town of Kossuth – Variance Request.

- VII. OTHER BUSINESS

1. Set February meeting date.
2. Correspondence

- VIII. ADJOURNMENT

Date: December 30, 2024

Ralph Schuh, Board Chair
By: Kaila Boeckman, Land Use Specialist

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this board, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES

January 20, 2025

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 7:00 P.M. on Monday, January 20, 2025 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

Board elected a secretary pro tempore for tonight's meeting due to the secretary being absent. A motion was made by, Mr. Schuh nominating Mr. Christel as secretary for the meeting and seconded by Mr. Salm. Upon vote, the motion was unanimously approved.

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

The roll was called by the secretary pro tempore. Members present: Ralph Schuh, Dave Christel, Bob Salm and Brian Kraemer. Members absent: Ken Schuler. Staff present: Kaila Boeckman.

A motion was made by, Mr. Kraemer seconded by Mr. Christel to approve the January 20, 2025 meeting agenda. Upon vote, the motion was unanimously approved.

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

A motion was made by, Mr. Salm, seconded by Mr. Kraemer to approve the December 16, 2024 meeting minutes. Upon vote, the motion was unanimously approved.

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

A motion was made by, Mr. Christel, seconded by Mr. Kraemer to approve the minutes for the January 14, 2025 meeting. Upon vote, the motion was unanimously approved.

Aye: Schuh, Christel, Salm and Kraemer; 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

POSTPONED: Holschbach Enterprises LLC – Owner of property located off of Cimarron Ct. in the NW $\frac{1}{4}$, SW $\frac{1}{4}$, 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.

Motion by: Mr. Christel to remove the request from the table.

Second by: Mr. Salm.

Upon vote: The motion was unanimously approved.

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

Chairperson Schuh opened the public hearing for Holschbach Enterprises LLC.

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

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

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

Mr. Jacob Holschbach had nothing to add to his appeal.

Mr. Jacob Holschbach answered questions for the Board.

People in attendance in favor of the request: none.

People in attendance opposed to the request:

Mike Wech, adjacent property owner, requested they consider building a single family home.

There being no further comments, Chairperson Schuh closed the public hearing for Holschbach Enterprises LLC.

Mr. Schuh stated a letter was received from the Town of Manitowoc stating they have no objection. (copy on file).

Deliberation

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

Reasons for Approval:

1. The use does not impede the orderly development of the district. There are other duplexes on this street.
2. The intensity of the use will not negatively affect the area or the surrounding properties. It blends in well with the surrounding properties.
3. The use does not discourage appropriate development or use of adjacent land or the buildings surrounding the property. It is the last lot in that area.
4. It will not impair the value of surrounding properties because it is a residence. It blends in with the other properties on the street.
5. It will not endanger the health, safety, or welfare of the public.

Conditions of Approval:

1. 365 days per year, 24 hrs/day
2. No employees.
3. No other equipment.
4. No fencing.
5. Typical outdoor lighting.
6. Residential noise.
7. Sign only for advertising rental when unoccupied.
8. Delivery trucks only during construction.

Second by: Mr. Christel.

Upon vote: The motion was unanimously approved.

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

New Business

Kenneth & Tina Alfson – Owner of property at 416 N CTH J, in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, and the SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 21, T19N-R22E, Town of Cato, Manitowoc County, Wisconsin, parcel number (001-021-013-002.00), wherein a conditional use permit is being requested to continue operating a small construction business in a RR, Rural Residential zoned district.

Chairperson Schuh opened the public hearing for Kenneth & Tina Alfson.

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

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

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

Mr. & Mrs. Alfson had nothing to add to the appeal.

Mr. & Mrs. Alfson explained the “after the fact” situation and 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 the Town of Cato sent a correspondence indicating they have no issue with issuing the conditional use permit. (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Kenneth & Tina Alfson.

Deliberation

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

Reasons for Approval:

1. The use doesn't impede the orderly development of the district. Based on evidence provided by the applicant and that it is an after the fact application.
2. The intensity won't have a negative effect on the area or on surrounding properties.
3. The proposed use does not discourage appropriate development and use of adjacent land and buildings.
4. No evidence was provided this evening that it would impair the value of surrounding properties.
5. No evidence was brought forth that the use will endanger the public's health, safety or welfare.

Conditions of Approval:

1. Typical days of operation shall be Monday through Saturday, unless an emergency warrants a Sunday.
2. Hours of operation shall be one hour before sunrise to one hour after sunset, unless in the case of an emergency.
3. Number of employees shall be limited to 13, which includes the owner and work from home employee.

4. Type of equipment: excavators, loaders, skid steers, semi, dump trucks and similar equipment and job trailers.
5. Privacy fence on the house side facing Clarks Mills Rd.
6. Landscaping berms on the west and southeast sides shall be maintained so that there is no brush or other undesirable growth.
7. Lighting: Wall packs on building. Future lighting to face onto the property and not directed off the property.
8. Typical equipment sounds, such as back up alarms, etc. associated with equipment stated above.
9. The applicant is allowed a sign according to code.
10. Customer parking: N/A. Employee parking on the east and north side of the building.
11. All deliveries shall occur on the property and not on any public roadways.
12. Existing shipping containers need to be permitted within a twelve-month period.
13. Material storage cannot exceed 100 yds.
14. Scrap metal and salvage vehicles limited to one inoperable vehicle and a single container for scrap metal.
15. Vehicle fluids shall be stored under roof in proper containment.

Second by: Mr. Schuh.

Upon vote: The motion was unanimously approved.

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

Jason Stutzman – Owner of property at 2629 E CTH BB, in the NW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 05, T21N-R24E, Town of Mishicot, Manitowoc County, Wisconsin, parcel numbers (013-105-002-001.00), wherein a variance is being requested to construct a 32 sq ft sign at 60' from the centerline of a county trunk highway in a GA, General Agricultural zoned district.

Chairperson Schuh opened the public hearing for Jason Stutzman.

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

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

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

Mr. Strutzman had nothing to add to the appeal.

Mr. Strutzman answered questions for the Board.

People in attendance in favor of the request:

Craig Froelich inquired with regards to Mr. Strutzman license to sell live animals or meat.

People in attendance opposed to the request: none.

Mr. Schuh stated the Town of Mishicot sent correspondence stating they are in favor of granting the variance. (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Jason Stutzman.

Deliberation

Motion by: Mr. Schuh to approve a modified variance permit request of 25' from the right of way.

Reasons for Approval:

1. An unnecessary hardship or physical limitation is present based upon the lay of the land in that location and visibility of any signage for the public along that section of roadway. There are trees and berms on one side and berms and a high ditch line on the other.
2. The ordinance creates an unnecessary burden on the owner because he already has a permit to sell animals from that location and its best if the public can see where to enter the premises.
3. As long as the sign is located outside of the highway right-of-way, it will not negatively harm or effect the public interest. With the condition that the sign post concrete, be undergrade and the posts need to be break away style posts to minimize damage or impact to a vehicle.

Second by: Mr. Christel.

Upon vote: The motion was unanimously approved.

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

Craig Froelich – Owner of property located at 2622 Rockwood Rd, in the SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 25, T20N-R23E, Town of Kossuth, Manitowoc County, Wisconsin, parcel number (007-025-016-004.00), wherein a variance is being requested to construct a 32' x 38' attached garage at 15' from the north property line in a RR, Rural Residential zoned district.

Chairperson Schuh opened the public hearing for Craig Froelich.

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

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

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

Mr. Froelich added a drawing of the first floor plan to his appeal.

Mr. Froelich 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 the Town of Kossuth sent correspondence recommending granting the variance as presented. (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Craig Froelich.

Deliberation

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

Reasons for Approval:

1. An unnecessary hardship or physical limitation is present based upon the fact that the lot has a cemetery located to the north, the elevation changes to the south and east make placement of the garage limited in its location and do to the current well location.
2. The ordinance creates an unnecessary burden on the owner because the northern climate that we reside in requires a garage and that locating it to meet all setback requirements does not provide an adequate building size or would require redevelopment of the lot, as far as location of the septic, well and other things to meet setbacks.
3. It will not negatively harm or effect the public interest. Based on the proposal and support from the Town.

Second by: Mr. Salm.

Upon vote: The motion was unanimously approved.

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

Other Business

Schedule Next Meeting:

The next Board of Adjustment meeting is tentatively scheduled for Monday, February 17, 2025 and the onsite meeting for Tuesday, February 11, 2025. (Dates and times are subject to change.)

Correspondence not related to a hearing item: None.

Adjournment

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

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

Respectfully submitted,

DAVE CHRISTEL . *Dave Christel*

Name (printed):

Title:

Feb 17, 2025

Date



MANITOWOC COUNTY BOARD OF ADJUSTMENT ADVISORY & ON-SITE MEETING NOTICE

DATE: Tuesday, February 11, 2025

TIME: 9:30 A.M.

PLACE: County Office Complex

4319 Expo Drive, Manitowoc, WI 54220

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the board may convene in closed session. The following matters may be discussed at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Agenda
"Open Meeting Law Compliance"
- III. Old Business – None
- IV. New Business -
 1. **Ron Gerrits** – Owner of property located at 693 S. Neumeyer Ln., in the SW $\frac{1}{4}$, NW $\frac{1}{4}$, of Section 19, T19N-R21E, Town of Rockland - Yearly Review Existing Conditional Use Permit.
 2. **Jayme & Stephanie Hetland** – Owners of property located at 19600 Point Creek Rd., SW $\frac{1}{4}$, SW $\frac{1}{4}$, Lot 4 CSM V35, P269, Section 2, T17N-R21E, Town of Schleswig - Conditional Use Permit.
 3. **Craig Wilkum** – Owner of property at 14409 Woodside Ln., in Govt. Lot2, SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 23, T17N-R21E, Town of Schleswig – Variance Permit Request.
 4. **PMK Wisconsin LLC** – Owner of property located at 6000 CTH JJ, in the SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 15, T19N-R23E, Town of Manitowoc Rapids – Conditional Use Permit Request by Basudev Adhikari.
- V. Other Business
 1. Correspondence
 2. Discussion of IC Investments 2022 conditional use permit.
- VI. On-sites
- VII. Adjournment

Date: January 27, 2025

Ralph Schuh, Board Chair

By: Reed Gaedtke, Code Administrator

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Any person wishing to travel on the on-sites with the Board, should contact the Manitowoc County Planning and Park Commission office at 920-683-4185 at least two business days before the meeting is scheduled so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this board, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

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

February 11, 2025

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 9:00 A.M. on Tuesday, February 11, 2025 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: Ralph Schuh, Ken Schuler, Dave Christel, Robert Salm and Brian Kraemer. Members Absent: None.

A motion was made by Mr. Salm; seconded by Mr. Christel to approve the agenda for the February 11, 2025 meeting. Upon vote, the motion was unanimously approved.

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

Staff present for advisory meeting: Reed Gaedtke and Kaila Boeckman.

The Board received their folders containing the February 17, 2025 hearing requests.

Mr. Gaedtke gave a quick overview of each request.

The Board proceeded to the on-sites (Mr. Christel & Mr. Kraemer did not attend) and returned to the Manitowoc County Office Complex when completed.

ADJOURNMENT

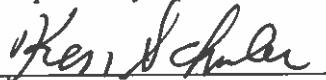
Motion by: Mr. Salm to adjourn.

Seconded by: Mr. Schuler.

Upon vote: The motion was unanimously approved.

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

Respectfully submitted,


Ken Schuler, Secretary

2-21-75

Date



MANITOWOC COUNTY BOARD OF ADJUSTMENT REGULAR MEETING NOTICE

DATE: Monday, February 17, 2025
TIME: 7:00 P.M.
PLACE: Manitowoc County Office Complex
4319 Expo Drive, Manitowoc, WI 54220

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the board may convene in closed session. The following matters may be considered at the meeting:

- I. CALL TO ORDER AND ROLL CALL
- II. OPEN MEETING LAW COMPLIANCE
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
- V. OLD BUSINESS

Discussion and possible action on: None

VI. NEW BUSINESS

Discussion and possible action on:

1. **Ron Gerrits** – Owner of property located at 693 S. Neumeyer Ln., in the SW $\frac{1}{4}$, NW $\frac{1}{4}$, of Section 19, T19N-R21E, Town of Rockland - Yearly Review Existing Conditional Use Permit.
2. **Jayme & Stephanie Hetland** – Owners of property located at 19600 Point Creek Rd., SW $\frac{1}{4}$, SW $\frac{1}{4}$, Lot 4 CSM V35, P269, Section 2, T17N-R21E, Town of Schleswig - Conditional Use Permit.
3. **Craig Wilkum** – Owner of property at 14409 Woodside Ln., in Govt. Lot2, SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 23, T17N-R21E, Town of Schleswig – Variance Permit Request.
4. **PMK Wisconsin LLC** – Owner of property located at 6000 CTH JJ, in the SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 15, T19N-R23E, Town of Manitowoc Rapids – Conditional Use Permit Request by Basudev Adhikari.

VII. OTHER BUSINESS

1. Set March meeting date.
2. Correspondence
3. Discussion of IC Investments 2022 conditional use permit.

VIII. ADJOURNMENT

Date: January 27, 2025

Ralph Schuh, Board Chair
By: Reed Gaedtke, Code Administrator

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this board, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES

February 17, 2025

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 7:00 P.M. on Monday, February 17, 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 Ken Schuler. Members absent: Brian Kraemer. Staff present: Reed Gaedtke.

A motion was made by, Mr. Christel, seconded by Mr. Salm to approve the February 17, 2025 meeting agenda. Upon vote, the motion was unanimously approved.

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

A motion was made by, Mr. Schuler, seconded by Mr. Salm to approve the minutes for the January 20, 2025 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. Christel to approve the on-site minutes for the February 11, 2025 meeting. Upon vote, the motion was unanimously approved.

Aye: Schuh, Salm, Christel 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-

Ron Gerrits – Owner of property located at 693 S. Neumeyer Ln., in the SW $\frac{1}{4}$, NW $\frac{1}{4}$, of Section 19, T19N-R21E, Town of Rockland, Manitowoc County, Wisconsin, parcel number (015-019-007-005.00) wherein the yearly review will take place for the existing conditional use permit to operate a vacation home rental located in a RR, Rural Residential, S1, Shoreland, zoned district.

Chairperson Schuh opened the public hearing for Ron Gerrits.

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

Mr. Gerrits updated the Board on how things are going.

Mr. Gerrits requested an increase in the number of guests.

Mr. Gerrits answered questions for the Board.

People in attendance in favor of the request:

Jeff Loveland, adjacent property owner, spoke in favor of the conditional use permit.

Nick Baumen, neighbor, spoke in favor of the conditional use permit.

Henry Horn, adjacent property owner, spoke in favor of the conditional use permit.

Larry Boettcher, neighbor, spoke in favor of the conditional use permit.

Greg Petersen, neighbor, spoke in favor of the conditional use permit.

Adam Weier, neighbor, spoke in favor of the conditional use permit.

Dan Bablitz, neighbor, spoke in favor of the conditional use permit.

Katherine Horn, adjacent property owner, spoke in favor of the conditional use permit.

Kristin Loveland, adjacent property owner, spoke in favor of the conditional use permit.

People in attendance opposed to the request: none.

Mr. Schuh stated multiple correspondence had been received. (copies on file)

There being no further comments, Chairperson Schuh closed the public hearing for Ron Gerrits.

Deliberation

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

Reasons for Approval:

1. Sufficient evidence from the applicant, on-site visit and testimony warrants an approval.
2. The use will not impede the orderly development of the district.
3. The use is compatible with the surrounding area.
4. The intensity of the operation will not have a negative effect on surrounding area or properties based upon the conditions that are imposed.
5. The use fits on the parcel size.
6. The property and location has proper road access for this use.
7. The nature location and height of structures associated with the use are acceptable for the area and surrounding community.
8. The use will not discourage appropriate development or use of adjacent land or buildings.
9. The use will not impair the value of surrounding properties.
10. There are no factors or unsafe issues that are more objectionable than any other allowable principal use in that district.
11. The use will not endanger the public's health, safety or welfare.
12. The use is not a business but a residential use that complies with state and county administrative rules and laws.

Conditions of Approval:

1. Owner/manager contact information sign shall be posted on the front of the residence and according to code.
2. Sign(s) shall meet county setback, size and other regulations.
3. Maximum number of occupancy shall be 12 people. However, it shall remain at 8 people until the owner can show the septic system has been upgraded to allow for 12 people.
4. There shall be working smoke alarms and fire extinguishers present in the home.
5. All parking shall be on the property. No parking allowed on the road or on Neumeyer Lane.

6. Owners shall comply with all state and County Health Department regulations and licensing.
7. The septic system and well shall be maintained and meet code requirements.
8. Fireworks or the discharging of firearms is prohibited.
9. Days of operation shall be seven days a week.
10. Hours of operation will be twenty-four hours a day.
11. No more than 2 pets allowed on the premise and they shall be leashed when outdoors.
12. Quiet time on the property shall be from 10:00 p.m. to 7:00 a.m. and shall be posted inside the residence.
13. No more than two trailers allowed on the property.
14. There shall be a one year review of the conditional use permit. Subsequent reviews will be determined at that time.
15. Motorized recreational vehicles are prohibited from being used on the property and from accessing the lake from the property.

Second by: Mr. Christel.

Upon vote: The motion was unanimously approved.

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

Jayme & Stephanie Hetland – Owners of property located at 19600 Point Creek Rd., SW $\frac{1}{4}$, SW $\frac{1}{4}$, Lot 4 CSM V35, P269, Section 2, T17N-R21E, Town of Schleswig, Manitowoc County, Wisconsin, parcel number (016-002-009-014.00); wherein a conditional use permit is being requested to operate a mini-warehouse business in a RR, Rural Residential, S1, Shoreland zoned district.

Chairperson Schuh opened the public hearing for Jayme and Stephanie Hetland.

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

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

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

Mr. Hetland shared he administered a survey himself to the residents of Wilke Lake regarding a mini-warehouse business.

Mr. Hetland 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 we received a copy of Mr. Hetlands surveys and a copy of the minutes from the Town of Schleswig meeting stating they are in favor of the request (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Jayme & Stephanie Hetland.

Deliberation

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

Reasons for Approval:

1. Sufficient evidence from the meeting testimony and the updated application which addressed past Board of Adjustment concerns, warrants an approval.
2. The town was in favor of the request.
3. This use would not impede the orderly development of the district there is correspondence to show this is a wanted use in the area.
4. Due to the need of this type of use in this area, it would be compatible with the surrounding area and due to the updated plans and addressing past concerns with access and drainage, there's no evidence to show the use would have a negative impact on the area or create any hardships.
5. Due to the updated site plan, the use will fit on the property. There is adequate setback clearance on all sides and retention ponds to slow and hold runoff water.
6. There will be proper access to the parcel with a widened driveway.
7. The structures associated with this type of use are acceptable to the area.
8. There was no evidence to show this type of use would impair property values.
9. There was no evidence or testimony brought forward to show the use would endanger the public's health, safety or welfare.

Conditions of Approval:

1. Days of operation shall be seven days per week.
2. Hours of operation shall be 24 hours per day.
3. Owner is allowed an on premise sign according to Manitowoc County Code.
4. All lighting shall be directed down at the ground and shall not leave the property or be pointed at neighboring properties.
5. Outside storage is prohibited.
6. Driveway access shall be expanded to 45-foot-wide driving surface; subject to town of Schleswig approval.
7. Planted trees shall be spruce trees or coniferous trees that are fully branched to the ground.
8. All trees being planted shall be a minimum of three feet tall to start.
9. The retention pond and the trees being planted shall be designed and located according to the site plan and applicants testimony. This includes
 - a. Buried downspouts shall run to the retention pond.
 - b. Swales shall be placed between the building rows and slope towards the retention pond to collect runoff water.
 - c. Detention pond shall be located north of the buildings and parking lot as shown in the submitted site plan.
 - d. Trees shall be planted north of the detention pond and wrap around the sides of it to the storage buildings as shown on the submitted site plan.
 - e. Pond depth shall be minimum of five feet deep according to applicant testimony.
 - f. Pond size shall be 50' x 140' according to applicant testimony.

Second by: Mr. Schuh.

Upon vote: The motion was unanimously approved.

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

Craig Wilkum – Owner of property at 14409 Woodside Ln., in Govt. Lot2, SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 23, T17N-R21E, Town of Schleswig, Manitowoc County, Wisconsin, parcel numbers (016-023-013-021.00), wherein a variance is being requested to construct a 14' x 17' screen room over the existing deck located at 15 feet from the ordinary high water mark of Cedar Lake, in a LR, Lake Residential, S1, Shoreland zoned district.

Chairperson Schuh opened the public hearing for Craig Wilkum. Bonnie Wilkum present to answer questions.

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.

Bonnie Wilkum clarified their request.

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

Bonnie Wilkum 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 an email with a copy of the minutes from the Town of Schleswig meeting were received in favor of the request along with a letter from the DNR. (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Craig Wilkum.

Deliberation

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

Reasons for Approval:

1. An unnecessary hardship or physical limitation is present based upon the fact that the existing structure was built in the early 70's within 75 feet of the ordinary high water mark and due to the lot size and shape; the lot doesn't allow for any expansion outside the 75' setback.
2. The screened area will allow the owners to use the house and enjoy the outdoors without being bothered by the existing bad bug population problem.
3. No evidence was brought forward to show the enclosure would have a negative effect on the public interest. The structure already exists and it's not going any closer to the lake. It's just being enclosed. Also, the impervious surface will not increase.

Condition(s) of Approval:

1. The roof line shall not exceed the existing decks size of 14' x 17'.

Second by: Mr. Salm.

Upon vote: The motion was unanimously approved.

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

PMK Wisconsin LLC – Owner of property located at 6000 CTH JJ, in the SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 15, T19N-R23E, Town of Manitowoc Rapids, Manitowoc County, Wisconsin, parcel number (010-015-015-004.00), wherein a conditional use permit is being requested by Basudev Adhikari, the applicant, to operate a truck stop with public showers, along with a gas station, convenience store and restaurant located in a CB, Commercial Business zoned district.

Chairperson Schuh opened the public hearing for PMK Wisconsin LLC.

Mr. Joseph Bendaly and Mr. Gary Gartman with Quasis Construction representing the applicant.

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. Bendaly had nothing new to add to the appeal.

Mr. Bendaly and Mr. Gary Gartman answered questions for the Board.

People in attendance in favor of the request:

Mr. Wetenkamp, Town of Manitowoc Rapids Supervisor, spoke in favor of the request.

Jim Petersen, neighboring property owner, spoke in favor of the request.

People in attendance opposed to the request:

Sally Reid, adjacent property owner, spoke opposed to the request.

William Schisel, neighbor, spoke with concerns about water drainage.

Eric Coehnen, concerned about how it will look in the future.

Sally Reid, adjacent property owner, spoke again with concerns about water drainage.

Mr. Gaedtke stated he received a letter from the Town of Manitowoc Rapids in favor of the request (copy on file).

Mr. Bendaly and Mr. Gary Gartman answered additional questions for the Board.

There being no further comments, Chairperson Schuh closed the public hearing for PMK Wisconsin LLC.

Deliberation

Motion by: Mr. Schuler to deny the conditional use permit request.

Reasons for Denial:

1. Sufficient evidence from the meeting, on-site visit and testimony warrants a denial.
2. The use is not compatible with the surrounding area because the direction of the truck would be required to enter and exit.
3. This use would impede the orderly development of the district because based on testimony given regarding coverage of lights. Noise and water issues.
4. It's not compatible with the surrounding area because the direction of the trucks entering and exiting. It appears to be dangerous to the public entering the convenience store.
5. Testimony was given to support a negative impact on property values based on lights, noise and drainage issues.
6. The use would endanger the public's health, safety or welfare. The roads do not appear wide enough for truck access and trucks would be entering and exiting the same area the public would walk to enter the convenience store.

✓No second motion made, motioned failed.

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

Items to be addressed at next meeting:

1. Truck entrance and flow through the parking lot. Site plan shows a danger and blocks off people walking in the lot and a lot of congestion.
2. Concerns about bright lights shining at neighbors, or roadway, noise from trucks idling in winter and water runoff concerns with neighboring properties.
3. Doesn't appear to fit on the lot size. The existing plan is not compatible with the lot size.
4. Does not have proper access for the amount of traffic and large trucks.
5. Property value concern.
6. Objectionable factors are traffic flow, unsafe issues, and the public access to the truck stop.
7. Is the town road able to withstand the use and is the access onto JJ adequate. (Check with town.)
8. Show there's adequate room for drainage, retention pond, and berms.
9. Show the minimum height and location of the berms and what type of vegetative cover would be on top.

Second by: Mr. Salm.

Upon vote: The motion was approved 3-1.

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

Other Business

Schedule Next Meeting:

The next Board of Adjustment meeting is tentatively scheduled for Monday, March 17, 2025 at 7:00pm and the onsite meeting for Tuesday, March 11, 2025 at 9:30am. (Dates and times are subject to change.)

Correspondence not related to a hearing item:

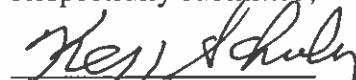
Discussion on reviewing IC Investments conditional use permit application, Board instructed Mr. Gaedtke to send a letter.

Adjournment

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

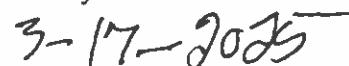
Aye: Schuh, Salm, Christel and Schuler; *No:* none.

Respectfully submitted,



Ken Schuler

Secretary



Date



MANITOWOC COUNTY BOARD OF ADJUSTMENT ADVISORY & ON-SITE MEETING NOTICE

DATE: Tuesday, March 11, 2025

TIME: 9:30 A.M.

PLACE: County Office Complex

4319 Expo Drive, Manitowoc, WI 54220

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the board may convene in closed session. The following matters may be discussed at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Agenda
"Open Meeting Law Compliance"
- III. Old Business –
 1. **POSTPONED: PMK Wisconsin LLC** – Owner of property located at 6000 CTH JJ, in the SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 15, T19N-R23E, Town of Manitowoc Rapids – Conditional Use Permit Request by Basudev Adhikari.
- IV. New Business -
 1. **SDA Ahnapee LLC** – Owner of property located off of CTH R in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 31, T21N-R23E, Town of Gibson - Modifications to their existing Conditional Use Permit.
 2. **Taylor Wittmus** – Owner of property at 4811 Torrison Ln., in SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 7, T18N-R22E, Town of Liberty - Variance Permit Request.
- V. Other Business
 1. Correspondence
- VI. On-sites
- VII. Adjournment

Date: February 28, 2025

Ralph Schuh, Board Chair

By: Reed Gaedtke, Code Administrator

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Any person wishing to travel on the on-sites with the Board, should contact the Manitowoc County Planning and Park Commission office at 920-683-4185 at least two business days before the meeting is scheduled so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this board, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

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

March 11, 2025

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 9:30 A.M. on Tuesday, March 11, 2025 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: Ralph Schuh, Ken Schuler, Robert Salm and Brian Kraemer. Members Absent: Dave Christel.

A motion was made by Mr. Salm; seconded by Mr. Kraemer to approve the agenda for the March 11, 2025 meeting. Upon vote, the motion was unanimously approved.

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

Staff present for advisory meeting: Reed Gaedtke and Kaila Boeckman.

The Board received their folders containing the March 17, 2025 hearing requests.

Mr. Dave Christel arrived shortly after roll call.

Mr. Gaedtke gave a quick overview of each request.

The Board proceeded to the on-sites (Mr. Christel did not attend) and returned to the Manitowoc County Office Complex when completed.

ADJOURNMENT

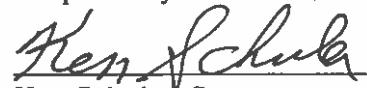
Motion by: Mr. Schuler to adjourn.

Seconded by: Mr. Salm.

Upon vote: The motion was unanimously approved.

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

Respectfully submitted,


Ken Schuler, Secretary

3-17-2025
Date



MANITOWOC COUNTY BOARD OF ADJUSTMENT REGULAR MEETING NOTICE

DATE: Monday, March 17, 2025
TIME: 7:00 P.M.
PLACE: Manitowoc County Office Complex
4319 Expo Drive, Manitowoc, WI 54220

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the board may convene in closed session. The following matters may be considered at the meeting:

- I. CALL TO ORDER AND ROLL CALL
- II. OPEN MEETING LAW COMPLIANCE
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
- V. OLD BUSINESS

Discussion and possible action on:

1. **POSTPONED: PMK Wisconsin LLC** – Owner of property located at 6000 CTH JJ, in the SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 15, T19N-R23E, Town of Manitowoc Rapids – Conditional Use Permit Request by Basudev Adhikari.

- VI. NEW BUSINESS

Discussion and possible action on:

1. **SDA Ahnapee LLC** – Owner of property located off of CTH R in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 31, T21N-R23E, Town of Gibson - Modifications to their existing Conditional Use Permit.
2. **Taylor Wittmus** – Owner of property at 4811 Torrison Ln., in SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 7, T18N-R22E, Town of Liberty - Variance Permit Request.

- VII. OTHER BUSINESS

1. Set April meeting date.
2. Correspondence

- VIII. ADJOURNMENT

Date: February 28, 2025

Ralph Schuh, Board Chair

By: Reed Gaedtke, Code Administrator

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this board, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES

March 17, 2025

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 7:00 P.M. on Monday, March 17, 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. Salm, seconded by Mr. Schuler to approve the March 17, 2025 meeting agenda. Upon vote, the motion was unanimously approved.

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

A motion was made by, Mr. Christel, seconded by Mr. Salm to approve the minutes for the February 17, 2025 meeting. 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. Kraemer to approve the on-site minutes for the March 11, 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-

POSTPONED: PMK Wisconsin LLC – Owner of property located at 6000 CTH JJ, in the SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 15, T19N-R23E, Town of Manitowoc Rapids, Manitowoc County, Wisconsin, parcel number (010-015-015-004.00), wherein a conditional use permit is being requested by Basudev Adhikari, the applicant, to operate a truck stop with public showers, along with a gas station, convenience store and restaurant located in a CB, Commercial Business zoned district.

Motion by: Mr. Christel to remove the request from the table.

Second by: Mr. Schuler.

Upon vote: The motion was unanimously approved.

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

Chairperson Schuh opened the public hearing for PMK Wisconsin LLC.

Mr. Gaedtke stated he received an email from the applicant requesting withdrawal of his appeal. (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for PMK Wisconsin LLC.

Motion by: Mr. Christel to close the appeal based on withdrawal request.

Second by: Mr. Salm.

Upon vote: The motion was unanimously approved.

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

New Business-

SDA Ahnapee LLC – Owner of property located off of CTH R in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 31, T21N-R23E, Town of Gibson, Manitowoc County, Wisconsin, tax parcel number (006-031-006-005.00) wherein the applicant is requesting modifications to their existing conditional use permit which currently allows for event camping and the operation of a parking lot for the race track on part of the parcel. The new request is to include the entire parcel and change it from event camping to just camping for licensing purposes. The property is located in a GA, General Agricultural, zoned district.

Chairperson Schuh opened the public hearing for SDA Ahnapee LLC. Kyle Domalick representing SDA Ahnapee LLC.

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. Domalick had nothing to add to his appeal.

Mr. Domalick answered questions for the Board.

People in attendance in favor of the request:

Duane Argall, Town of Gibson, spoke in favor.

Jim Theyerl, citizen, spoke in favor.

People in attendance opposed to the request:

Sarah Hills, adjacent property owner, spoke in opposition.

Ken Mleziva, property owner, spoke in opposition.

Shannon Liptow, property owner, spoke in opposition.

Susan Burden, property owner, spoke in opposition.

Shane Hills, adjacent property owner, spoke in opposition.

Mallaith Mleziva, property owner, spoke in opposition.

Nichole Paulow, property owner, spoke in opposition.

There being no further comments, Chairperson Schuh closed the public hearing for SDA Ahnapee LLC.

Mr. Domalick spoke in rebuttal and answered additional questions for the Board.

Mr. Gaedtke stated he received correspondence from the Town of Gibson in favor of the request. (copy on file)

Mr. Gaedtke stated he received an email from Nancy Weber in opposition of the request. (copy on file)
Mr. Gaedtke also stated an email explaining the types of camping was received from the Health Department as well. (copy on file)

Deliberation

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

Reasons for Approval:

1. The use does not impede the orderly development of the district based upon the imposed conditions.
2. The use is compatible with the surrounding area provided that the zoning is changed to the GA, General Agricultural district.
3. The intensity of the use will not have a negative effect on surrounding properties.
4. The use does fit on the parcel size.
5. The parcel has proper access for the requested use and the driveways already exist.
6. The nature, location and height of structures do not apply because there are no structures associated with this use.
7. It doesn't discourage the orderly development of adjacent land because the racetrack already exists, and this is supplemental parking for the track.
8. The use will not impair the value of surrounding properties. It is still zoned farmland.
9. There are no proposed flashing lights, fumes, noise, vibrations or other factors such as traffic or unsafe issues that are not being addressed in the conditions.
10. As long as the conditions are adhered to there should be no danger to the public's health, safety or welfare.

Conditions of Approval:

1. The approval of this conditional use permit is subject to the property being rezoned to the GA, General Agricultural district.
2. The safety plan from Ayres Associates must be implemented with the omission of the police officer control requirement and the omission of the last two items of the plan listed in the "Major" section: (Parking Shuttle Service and purchasing additional land on the west side of CTH R.). This plan shall be the minimum safety standards to be followed. All additional conditions of this permit also apply. **The current property owner** must work with the Manitowoc County Highway Department and Traffic Safety Commission and assist in the implementation of these and any additional recommendations.

3. They must have an insurance policy approved by the Corporation Counsel that satisfies Manitowoc County's requirements.
4. Camping is permitted, subject to county Health Department Regulations.
5. An event shall be described as any day or portion thereof that the race track is in use for any purpose, excluding maintenance activity. This includes but is not limited to; races, practice sessions (regardless of number of vehicles or laps), concerts or other venues."
6. Hours of operation for track event parking shall be 11:00 a.m. to 2:30 a.m.
7. Hours of operation for concert event parking shall be 11:00 a.m. to 2:30 a.m.
8. Liter and trash shall be removed within 24 hours of an event and not allowed to become windblown.
9. Three **citations resulting from** violations of Manitowoc County Ordinances or these conditions within a 12 month period shall be grounds for revocation of this conditional use permit.
10. Lighting for the parking lot and pedestrian areas may remain on for safety and security purposes until 3:00 a.m.
11. There will be no parking on any County or Town roads by employees, participants or attendees.
12. Camping overnight two days before an event and for an event duration is acceptable.
13. Camping on a week to week basis is not allowed.
14. This conditional use permit is subject to an annual review with the next review taking place October 2017 and then yearly reviews after that. However, depending upon conditions found, or noted or complaints reported; additional reviews and permit modifications may occur.
15. If additional findings are made by the Traffic Safety Commission, the Board of Adjustment will reserve the right to have earlier reviews.
16. Ingress and egress for vehicular traffic shall use driveway #4, located on Old Y Road, as shown in the Ayres Associates safety plan.
17. Pedestrian crossing shall occur at driveway #3 only, as shown in the Ayres Associates safety plan.
18. Roadway lighting with designated pedestrian crossing area shall be illuminated a half hour before dusk and remain lit until dawn. Lighting use and placement shall be approved by Highway Department permit.
19. All traffic cones listed in the Ayres Associates safety recommendations must meet MUTCD (Manual on Uniform Traffic Control Devices) requirements.
20. Fencing must be provided according to the submitted safety plan from Ayres Associates.
21. The parking requirements listed in section 8.35 of the Manitowoc County General Zoning and Land Use Regulation Ordinance must be followed. This may include additional fencing. To the extent existing fencing is insufficient to prevent damage or entry onto neighboring properties, other landscape or barriers shall be placed to prevent further entry onto such properties.
22. Pit cars and transport haulers for cars are only permitted to be parked on this property. No loading or unloading shall occur on this property.
23. The parking and camping area **is allowed to occur on the entire 15.76 acres.**
24. Pedestrian crossing lights shall be turned on one hour before events begin and left on until close or 3:00 a.m.
25. **An 8 foot tall wooden privacy fence shall be constructed along the entire south property line. This fence shall be completed before June 30, 2025 and constructed so the boards are tight to one another when built so that the gap between the boards is minimal. This fence shall be setback a minimum of 5 feet from the south property line to allow for enough room to mow the lawn regularly, control weeds and perform routine fence maintenance.**
26. **An 8 foot tall wooden privacy fence shall be constructed along the north property line, and be located a minimum of 5 feet from the right-of-way line. The fence shall start on the east side of the west driveway and extend to the east property line. Driveway accesses opening shall be no greater than 40 feet. This fence shall be completed before June 30, 2026.**
27. **The fences shall be maintained and the areas around them mowed.**
28. **There shall be a quiet time established between the hours of 12:00 a.m. and 7:00 a.m.**

29. A track employee shall patrol the property from 12:00 a.m. to 7:00 a.m. when the property is occupied for an event, to ensure the conditions of this permit are not being violated.
30. The use of any ATV, UTV, minibikes or similar motorized vehicles are prohibited on this property.
31. For the sake of this permit, "camping" is considered any time a camper, trailer, tent or recreational vehicle is placed on the grounds. It doesn't matter if they are occupied or not.
32. The restrooms/shower and dump station facilities shall be located a minimum of 200 feet from the south and north property lines and between 150' to 250' from the east property line.

Second by: Mr. Christel.

Upon vote: The motion was unanimously approved.

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

Taylor Wittmus – Owner of property at 4811Torrison Ln., in SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 7, T18N-R22E, Town of Liberty, Manitowoc County, Wisconsin, parcel numbers (008-007-016-002.00), wherein a variance is being requested to construct a 66' x 96' storage building at 50 feet from the centerline of Torrison Ln. in a SE, Small Estate Residential zoned district.

Chairperson Schuh opened the public hearing for Taylor Wittmus.

Jeff Wittmus was present to speak as a representative for Taylor Wittmus.

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. Jeff Wittmus 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 Liberty stating they are in favor of the request (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Taylor Wittmus.

Deliberation

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

Reasons for Approval:

1. An unnecessary hardship and physical limitation is present based upon the fact that there is a need for a new building but a steep slope to the north preventing the owner from moving it over. The existing structure doesn't allow for access into the barn.
2. The new building will be moved back further from the road and be placed in the best site location.

3. The garage will not be contrary to the public interest because it is moving further from the road than the old one and there hasn't been any issues with the old structure. The road is lightly traveled and only one residence located past this location.

Second by: Mr. Schuler.

Upon vote: The motion was unanimously approved.

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

Other Business

Schedule Next Meeting:

The next Board of Adjustment meeting is tentatively scheduled for Monday, April 21, 2025 at 7:00pm and the onsite meeting for Tuesday, April 15, 2025 at 9:30am. (Dates and times are subject to change.)

Correspondence not related to a hearing item: None

Adjournment

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

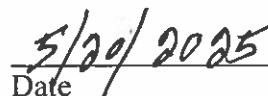
Aye: Schuh, Salm, Christel, Kraemer and Schuler; *No:* none.

Respectfully submitted,



Ken Schuler

Secretary



5/20/2025

Date



MANITOWOC COUNTY BOARD OF ADJUSTMENT ADVISORY & ON-SITE MEETING NOTICE

DATE: Tuesday, May 13, 2025

TIME: 9:30 A.M.

PLACE: County Office Complex

4319 Expo Drive, Manitowoc, WI 54220

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the board may convene in closed session. The following matters may be discussed at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Agenda
"Open Meeting Law Compliance"
- III. Old Business – None
- IV. New Business -
 1. **Bob and Denise Baus** – Owners of property at 18906 Twin Bay Ln. in the SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 23, T17N-R21E, Town of Schleswig, - Variance Permit Requests.
 2. **Brian and Dyann Nowack** – Owners of property at 11810 CTH R, in SE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 31, T21N-R23E, Town of Gibson - Variance Permit Requests.
 3. **Michael Demcak** – Owner of property at 18609 CTH XX, in NE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 23, T17N-R21E, Town of Schleswig – Variance Permit Requests.
 4. **Karl Lindgren and Michelle Keehan** – Owners of property at 15601 Keehan Rd., in SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 17, T21N-R22E, Town of Cooperstown – After the fact Conditional Use Permit Request.
 5. **Kristen Shoop** – Owner of property at 6806 Sandy Hill Ln., in SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 20, and also NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 29, T20N-R25E, Town of Two Rivers – Conditional Use Permit Request.
 6. **Bryce Fischer and Amy Johnson** – Owners of property at 8623 CTH JJ, in NE $\frac{1}{4}$, NW $\frac{1}{4}$, Section 20, T19N-R23E, Town of Manitowoc Rapids – Conditional Use Permit Request.
- V. Other Business
 1. Correspondence
- VI. On-sites
- VII. Adjournment

Date: May 1, 2025

Ralph Schuh, Board Chair
By: Reed Gaedtke, Code Administrator

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Any person wishing to travel on the on-sites with the Board, should contact the Manitowoc County Planning and Park Commission office at 920-683-4185 at least two business days before the

meeting is scheduled so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this board, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

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

May 13, 2025

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 9:30 A.M. on Tuesday, May 13, 2025 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: Ralph Schuh, Ken Schuler, Robert Salm, Brian Kraemer and Dave Christel. Members Absent: None.

A motion was made by Mr. Salm; seconded by Mr. Schuler to approve the agenda for the May 13, 2025 meeting. Upon vote, the motion was unanimously approved.

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

Staff present at the advisory meeting: Reed Gaedtke and Andrea Raymakers.

The Board received their folders containing the May 19, 2025 hearing requests.

Mr. Gaedtke gave a quick overview of each request.

The Board proceeded to the on-sites (Mr. Christel did not attend) and returned to the Manitowoc County Office Complex when completed.

ADJOURNMENT

Motion by: Mr. Schuler to adjourn.

Seconded by: Mr. Salm.

Upon vote: The motion was unanimously approved.

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

Respectfully submitted,

Ken Schuler, Secretary

Date



MANITOWOC COUNTY BOARD OF ADJUSTMENT REGULAR MEETING NOTICE

DATE: Monday, May 19, 2025
TIME: 7:00 P.M.
PLACE: Manitowoc County Office Complex
4319 Expo Drive, Manitowoc, WI 54220

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the board may convene in closed session. The following matters may be considered at the meeting:

- I. CALL TO ORDER AND ROLL CALL
- II. OPEN MEETING LAW COMPLIANCE
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
- V. OLD BUSINESS - NONE

VI. NEW BUSINESS

Discussion and possible action on:

1. **Bob and Denise Baus** – Owners of property at 18906 Twin Bay Ln. in the SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 23, T17N-R21E, Town of Schleswig, - Variance Permit Requests.
2. **Brian and Dyann Nowack** – Owners of property at 11810 CTH R, in SE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 31, T21N-R23E, Town of Gibson - Variance Permit Requests.
3. **Michael Demcak** – Owner of property at 18609 CTH XX, in NE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 23, T17N-R21E, Town of Schleswig – Variance Permit Requests.
4. **Karl Lindgren and Michelle Keehan** – Owners of property at 15601 Keehan Rd., in SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 17, T21N-R22E, Town of Cooperstown – After the fact Conditional Use Permit Request.
5. **Kristen Shoop** – Owner of property at 6806 Sandy Hill Ln., in SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 20, and also NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 29, T20N-R25E, Town of Two Rivers – Conditional Use Permit Request.
6. **Bryce Fischer and Amy Johnson** – Owners of property at 8623 CTH JJ, in NE $\frac{1}{4}$, NW $\frac{1}{4}$, Section 20, T19N-R23E, Town of Manitowoc Rapids – Conditional Use Permit Request.

VII. OTHER BUSINESS

1. Set June meeting date.
2. Correspondence

VIII. ADJOURNMENT

Date: May 1, 2025

By: Ralph Schuh, Board Chair
Reed Gaedtke, Code Administrator

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this board, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES

May 19, 2025

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 7:00 P.M. on Monday, March 19, 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. Salm, seconded by Mr. Kraemer to approve the May 19, 2025 meeting agenda. Upon vote, the motion was unanimously approved.

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

A motion was made by Mr. Christel, seconded by Mr. Schuler to approve the minutes from the March 17, 2025 meeting. 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. Kraemer to approve the on-site minutes from the May 13, 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.

Chairperson Schuh set a 3 minute time limit on public input.

Old Business- None

New Business-

Bob and Denise Baus – Owner of property at 18906 Twin Bay Ln. in the SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 23, T17N-R21E, Town of Schleswig, Manitowoc County, Wisconsin, tax parcel number (016-023-015-010.00) wherein variances are being requested to construct a 2' x 16' retaining wall at 30 feet from the ordinary high water mark of Cedar Lake, and to construct a 2' x 16' retaining wall at 27 feet from the ordinary high water mark of Cedar Lake; and to construct a 21' x 23' patio at 23 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 Bob and Denise Baus. Mark Schad (Builder) was also present as a representative.

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. Baus had nothing to add to his appeal.

Bob and Denise Baus, and Mark Schad answered questions for the Board.

People in attendance in favor of the request:

Richard Hoerth, Town of Schleswig, spoke in favor of the request and stated if the Board approved the patio the town wants it to be permeable pavers instead of concrete.

People in attendance opposed to the request: None

Mr. Gaedtke stated he received an email from Richard Grossenbach in favor of the request. (copy on file)

Mr. Gaedtke stated he received a letter from WDNR representative Dale Rezabek opposed to the request. (copy on file)

There being no further comments, Chairperson Schuh closed the public hearing Bob and Denise Baus.

Deliberation

Motion by: Mr. Christel to approve the retaining wall requests and to deny the patio request.

Reasons for Retaining Wall Approval:

1. An unnecessary hardship and physical limitation of the property is present based upon the slope of the lot and the natural drainage path.
2. The owners would be burdened by the presence of water draining towards the back of the property and they would not have reasonable use of the property due to the water draining near the house, causing a problem for the owners.
3. The retaining walls will not be contrary to the public interest because the water runoff will run away from the neighboring lots and over areas of sufficient vegetation where it will be absorbed.

Reasons for Patio Denial:

1. The applicant did not fulfill the requirement for proving there is an unnecessary hardship of the property requiring an uncovered patio. There is no hardship or unique physical limitation of the property that requires the homeowners to have an uncovered patio within the lake setback area.
2. The owners stated the reason for the patio is to aid in transfer of movement for visiting individuals. It's not based on unique limitations of the property.
3. The owners could still have a fire pit without having a patio around it.
4. Answering the other questions is a moot point since there is no physical hardship or unique property limitation for a patio.

Second by: Mr. Schuh.

Upon vote: The motion was unanimously approved.

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

Brian and Dyann Nowack – Owners of property at 11810 CTH R, in SE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 31, T21N-R23E, Town of Gibson, Manitowoc County, Wisconsin, parcel numbers (006-031-012-003.00), wherein a variance is being requested to reconstruct a 21' x 25.5' deck at 66 feet from the centerline of CTH R and within the road site triangle located in a RR, Rural Residential zoned district.

Chairperson Schuh opened the public hearing for Brian and Dyann Nowack.

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. Nowack answered questions for the Board.

People in attendance in favor of the request: Duane Argall.

People in attendance opposed to the request: None.

Mr. Gaedtke stated the board received an email from the Town of Gibson in favor of the request (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Brian and Dyann Nowack.

Deliberation

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

Reasons for Approval:

1. An unnecessary hardship and physical limitation is present based upon the fact that the property has a unique shape and how the road angles back towards the house. The house is an existing nonconforming structure within the road setback.
2. The deck is located behind the house and away from the road.
3. If the ordinance was strictly enforced, the owner would be burdened because he couldn't use his house as designed.
4. Due to the location of the deck in relation to the house and detached garage the deck would not be contrary to the public interest because it would be behind the other structures.

Second by: Mr. Kraemer.

Upon vote: The motion was unanimously approved.

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

Michael Demcak – Owner of property at 18609 CTH XX, in NE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 23, T17N-R21E, Town of Schleswig, Manitowoc County, Wisconsin, parcel number (016-023-001-001.00), wherein after the fact variances are being requested to build a 14.1' x 12.75' chicken coop at 48 feet from the centerline of Cedar Lake Rd. and at 83 feet from CTH XX and within the road site triangle and to also construct a 30' x 30'

garage addition at 83 feet from the centerline of CTH XX, and within the 200 site triangle located in a RR, Rural Residential zoned district.

Chairperson Schuh opened the public hearing for Michael Demcak.

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. Demcak 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 Michael Demcak.

Deliberation

Motion by: Mr. Kraemer to approve the coop request and to deny the garage addition request.

Reasons for Garage Addition Denial:

1. The garage addition is a safety hazard because it is blocking more of the site triangle and would have a negative effect on the public interest.
2. The owner is not burdened because he has a garage and there is room to build further to the west.

Reasons for Coop Approval:

1. The coop shall be moved further to the west so that it is located next to the east side of the existing garage.
2. The coop shall also be pushed back to the south as far as possible and therefore won't impede upon the existing site triangle than what's already there.
3. Being next to the existing garage will not jeopardize anymore of the site triangle and therefore not be contrary to the public's interest.
4. The owner is burdened by not having the coop.

Second by: Mr. Salm.

Upon vote: The motion was unanimously approved.

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

Karl Lindgren and Michelle Keehan – Owners of property at 15601 Keehan Rd., in SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 17, T21N-R22E, Town of Cooperstown, Manitowoc County, Wisconsin, parcel numbers (003-017-015-000.00), wherein an after the fact conditional use permit is being requested to operate a small business automotive car restoration, modern car upgrade and tractor service business located in a GA, General Agricultural zoned district.

Chairperson Schuh opened the public hearing for Karl Lindgren and Michelle Keehan.

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. Lindgren answered questions for the Board.

People in attendance in favor of the request: Tom Keehan

People in attendance opposed to the request:

Brian Swetlik- safety and noise concerns

Colten Swetlik- showed videos to the board regarding noise and safety concerns

Brianna Worden- noise and safety concerns

Mr. Gaedtke stated the board received an email from the Town of Cooperstown in favor of the request (copy on file).

Mr. Gaedtke stated the board received an email from Brian Swetlik opposed to the request (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Karl Lindgren and Michelle Keehan.

Deliberation

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

Reasons for Approval:

1. Sufficient evidence from the meeting testimony and onsite warrants an approval.
2. The town was in favor of the request.
3. This use would not impede the orderly development of the district.
4. With proper conditions, and an annual review, the use would not have a negative impact on surrounding properties
5. The use would not discourage development in the area.
6. There was no evidence or testimony to show this type of use would impair property values.
7. There was no evidence or testimony brought forward to show the use would endanger the public's health, safety or welfare.

Conditions of Approval:

1. Days of operation shall be Monday through Friday.
2. Hours of operation shall be from 9:00 a.m. to 5:00 p.m.
3. Number of employees shall be one.
4. The owner is allowed an on-premise sign according to Manitowoc County Code.

5. The number of customer vehicles or pieces of equipment allowed outside for drop off or pick up shall be 3. All other customer vehicles being worked on and pieces of equipment shall be kept indoors.
6. No noise from the business is allowed to occur outside the building. Operating the dynamometer shall occur indoors and all doors to the building shall remain closed during dynamometer operation.
7. The owner shall keep a business log of customer dynamometer use which shows the day, time and duration.
8. There shall be a one-year review which shall include review of the dynamometer records.
9. The conditions of this permit are for business uses only.

Second by: Mr. Christel.

Upon vote: The motion was unanimously approved.

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

Kristen Shoop – Owner of property at 6806 Sandy Hill Ln., in SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 20, and also NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 29, T20N-R25E, Town of Two Rivers, Manitowoc County, Wisconsin, parcel numbers (018-220-011-007.01 and 018-229-006-003.00), wherein a conditional use permit is being requested to operate a vacation home rental business in a RR, Rural Residential zoned district.

Chairperson Schuh opened the public hearing for Kristen Shoop.

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. Shoop 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 Two Rivers in favor of the request (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Kristen Shoop.

Deliberation

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

Reasons for Approval:

1. Sufficient evidence from the meeting testimony and onsite inspection warrants an approval.
2. The town was in favor of the request.
3. This use would not impede the orderly development of the district.
4. No evidence was shown that the use would have a negative impact on the area.

5. The use will fit on the property.
6. There was no evidence to show this type of use would impair property values.
7. The use would not discourage appropriate development.
8. There was no evidence or testimony brought forward to show the use would endanger the public's health, safety or welfare.

Conditions of Approval:

1. Days of operation shall be seven days per week.
2. Hours of operation shall be 24 hours per day.
3. Owner is allowed an on-premise sign according to Manitowoc County Code.
4. All lighting shall be directed down at the ground and shall not leave the property or be pointed at neighboring properties.
5. A maximum of two pets are allowed at any one time.
6. A fire pit is permitted and must meet state, local and county codes.
7. Number of employees shall be one.
8. ATV's, UTV's and snowmobiles are allowed but using them must comply with local, county and state codes.
9. Maximum number of occupancy shall be 6.
10. Quiet hours shall be in effect from 10:00 p.m. to 6:00 a.m.
11. Parking on the road is prohibited
12. No artificial noise shall be generated such as discharge of firearms or fireworks or loud speakers etc.
13. Owner shall obtain all state and county licenses.

Second by: Mr. Schuh.

Upon vote: The motion was unanimously approved.

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

Bryce Fischer and Amy Johnson – Owners of property at 8623 CTH JJ, in NE $\frac{1}{4}$, NW $\frac{1}{4}$, Section 20, T19N-R23E, Town of Manitowoc Rapids, Manitowoc County, Wisconsin, parcel number (010-020-005-001.00), wherein a conditional use permit is being requested to operate a whole sale and retail country store, farmers market and food sales business in a GA, General Agricultural zoned district.

Chairperson Schuh opened the public hearing for Bryce Fischer and Amy Johnson.

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. Fischer answered questions for the Board.

People in attendance in favor of the request:

Randy Drumm
Joe Stanzel

People in attendance opposed to the request: None.

Mr. Gaedtke stated the board received a letter from the Town of Manitowoc Rapids in favor of the request (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Bryce Fischer and Amy Johnson.

Deliberation

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

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 would not impede the orderly development of the district and is compatible to surrounding areas.
4. The intensity of the operation will not have a negative effect on the area.
5. The use fits on the parcel and has proper access.
6. The structures associated with this type of use are acceptable to the area.
7. The use does not discourage development.
8. There was no evidence to show this type of use would impair property values.
9. No flashing lights, noise or any other factors would be more objectionable than any permitted use in that district.
10. There was no evidence or testimony brought forward to show the use would endanger the public's health, safety or welfare.

Conditions of Approval:

1. Days of operation shall be seven days per week.
2. Hours of operation shall be from 8:00 a.m. to 6:00 p.m.
3. Number of employees shall be six.
4. Owner is allowed a code compliant on-premise sign and needs a permit.
5. All lighting shall be directed down at the ground and shall not leave the property or be pointed at neighboring properties.
6. All state and county licenses are required.
7. Parking on the road is prohibited.

Second by: Mr. Schuler.

Upon vote: The motion was unanimously approved.

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

Other Business

Schedule Next Meeting:

The next Board of Adjustment meeting is tentatively scheduled for Monday, June 16, 2025 at 7:00pm and the onsite meeting for Monday, June 9, 2025 at 9:30am. (Dates and times are subject to change.)

Correspondence not related to a hearing item: None

Adjournment

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

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

Respectfully submitted,

Ken Schuler
Secretary

Date



MANITOWOC COUNTY BOARD OF ADJUSTMENT ADVISORY & ON-SITE MEETING NOTICE

DATE: Monday, June 9, 2025

TIME: 9:30 A.M.

PLACE: County Office Complex

4319 Expo Drive, Manitowoc, WI 54220

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the board may convene in closed session. The following matters may be discussed at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Agenda
"Open Meeting Law Compliance"
- III. Old Business – None
- IV. New Business -
 1. **The Castle Vineyard LLC** – Owner of property at 7329 Cedar View Rd, in NE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 16, T17N-R23E, Town of Centerville, - Conditional Use Permit Review.
 2. **John and Sandra Buchholz** – Owners of property at 12819 State Rd. 67, in SW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 17, T17N-R21E, Town of Schleswig – Conditional Use Permit Request.
 3. **Steve Milz** – Owners of property at 19530 Henning Rd, in SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 2, T17N-R21E, Town of Schleswig – Variance Permit Requests.
 4. **Tom and Julie Hoban** – Owner of property at 9320 Pigeon Lake Rd. in the NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 33, T18N-R22E, Town of Liberty – Variance Permit Requests.
 5. **Randall and Amy Steinbruecher** – Owners of property at 9308 Pigeon Lake Rd. in the NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 33, T18N-R22E, Town of Liberty – Variance Permit Requests.
- V. Other Business
 1. Correspondence
- VI. On-sites
- VII. Adjournment

Date: June 1, 2025

By: Ralph Schuh, Board Chair
Reed Gaedke, Code Administrator

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Any person wishing to travel on the on-sites with the Board, should contact the Manitowoc County Planning and Park Commission office at 920-683-4185 at least two business days before the meeting is scheduled so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this board, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

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

June 9, 2025

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 9:30 A.M. on Tuesday, June 9, 2025 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: Robert Salm, Brian Kraemer and Dave Christel. Members Absent: Ralph Schuh, Ken Schuler.

Ralph Schuh, the Chairperson was absent so the Vice Chairperson, Dave Christel took over Mr. Schuh's duties for this meeting. Mr. Schuler, the Board's secretary was also absent so the board selected a secretary pro-tempura for this meeting.

A motion was made by Mr. Kraemer; seconded by Mr. Christel to appoint Mr. Salm as the secretary pro-tempura for the June 9, 2025 meeting. Upon vote, the motion was unanimously approved.

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

Staff present at the advisory meeting: Reed Gaedtke and Kaila Boeckman.

The Board received their folders containing the June 16, 2025 hearing requests.

Mr. Gaedtke gave a quick overview of each request.

The Board proceeded to the on-sites and returned to the Manitowoc County Office Complex when completed.

ADJOURNMENT

Motion by: Mr. Salm to adjourn.

Seconded by: Mr. Kraemer.

Upon vote: The motion was unanimously approved.

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

Respectfully submitted,

Robert Salm, Secretary Pro-Tempura

Date



MANITOWOC COUNTY BOARD OF ADJUSTMENT REGULAR MEETING NOTICE

DATE: Monday, June 16, 2025
TIME: 7:00 P.M.
PLACE: Manitowoc County Office Complex
4319 Expo Drive, Manitowoc, WI 54220

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the board may convene in closed session. The following matters may be considered at the meeting:

- I. CALL TO ORDER AND ROLL CALL
- II. OPEN MEETING LAW COMPLIANCE
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
- V. OLD BUSINESS – NONE
- VI. NEW BUSINESS

Discussion and possible action on:

1. **The Castle Vineyard LLC** – Owner of property at 7329 Cedar View Rd, in NE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 16, T17N-R23E, Town of Centerville, - Conditional Use Permit Review.
2. **John and Sandra Buchholz** – Owners of property at 12819 State Rd. 67, in SW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 17, T17N-R21E, Town of Schleswig – Conditional Use Permit Request.
3. **Steve Milz** – Owners of property at 19530 Henning Rd, in SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 2, T17N-R21E, Town of Schleswig – Variance Permit Requests.
4. **Tom and Julie Hoban** – Owner of property at 9320 Pigeon Lake Rd. in the NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 33, T18N-R22E, Town of Liberty – Variance Permit Requests.
5. **Randall and Amy Steinbruecher** – Owners of property at 9308 Pigeon Lake Rd. in the NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 33, T18N-R22E, Town of Liberty – Variance Permit Requests.

VII. OTHER BUSINESS

1. Set July meeting date.
2. Correspondence

VIII. ADJOURNMENT

Date: June 1, 2025

By: Ralph Schuh, Board Chair
Reed Gaedtke, Code Administrator

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this board, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES

June 16, 2025

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 7:00 P.M. on Monday, June 16, 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 June 16, 2025 meeting agenda. 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 May 19, 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 June 9, 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- None

New Business-

The Castle Vineyard Review –The Castle Vineyard LLC – Owner of property at 7329 Cedar View Rd, in NE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 16, T17N-R23E, Town of Centerville, Manitowoc County, Wisconsin, parcel number (002-016-009-002.00), wherein the board of adjustment will be conducting a compliance review of their current event venue conditional use permit, located in a RR, Rural Residential zoned district.

Chairperson Schuh opened the public hearing for the Castle Vineyard Review. Tyler and Emily Leroy were present as owners.

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. Leroy had nothing to add to his appeal.

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

People in attendance in favor of the request:

Eli Kaderabeck, Rebecca Schnell, Colin Watley, Tracey Kaderabeck, Jason Sohn, and Jerry Vogel the Chairman for Centerville in favor.

People in attendance opposed to the request: Wendy Bemis, Clint Brown, Mary Tooley.

Mr. Gaedtke stated the Board received a letter from the Town of Centerville with an updated 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 the Castle Vineyard review.

Deliberation

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

Reasons for Review Approval:

1. Owner has met the conditions of the permit and has not had any complaints or issues arise.

Conditions for Approval:

1. The building(s) must comply with all applicable State and County safety inspections and requirements.
2. Maintain a natural noise reduction barrier along the east property line and along the north side of the event venue between the Castle Vineyard property and 7325 Cedar View Road and use a decibel enforcement system.
3. Maintain a tree/shrub property line barrier on the east side of the Castle Vineyard property and post "No Trespassing" signs.
4. The event venue is limited to State approved maximum occupancy of reception hall space following commercial code requirements with a maximum occupancy not to exceed 130.
5. Schedule of events is to be supplied to the Centerville Town Board & Cleveland Fire Department Chief.
6. No outdoor music or outdoor PA system(s) are allowed after 6:00 p.m. and venue doors shall be closed at that time.
7. All events are to be concluded at 12:00 a.m. (midnight).
8. Parking is not permitted on Cedar View Rd.
9. A representative from the Castle Vineyard shall be on-site for the full duration of all events.
10. Alcohol sales shall follow license requirements.
11. Open public events at the Castle Vineyard will be limited to one per calendar year.
12. No more than 3 events per month to exceed commercial code requirements with 130 people as the maximum if allowed per code requirements. Currently requirements would allow for 99.
13. Town of Centerville Board and public safety law enforcement shall be notified of events.
14. Driveway shall remain open and a turnaround accessible for emergency vehicle access.

15. The conditional use permit will sunset or be rescinded when Tyler and Emily Leroy are no longer listed as property owners. (New owners would have to reapply for a new conditional use permit.)

Second by: Mr. Salm.

Upon vote: The motion was unanimously approved.

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

John and Sandra Buchholz - Owners of property at 12819 State Rd. 67, in SW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 17, T17N-R21E, Town of Schleswig, Manitowoc County, Wisconsin, parcel numbers (016-017-007-002.00), wherein the owners are requesting to expand the existing conditional use permit for a lavender business to also include an educational building for hosting events or classes and to also sell food products and allow a place for people to eat and drink, located in a RR, Rural Residential zoned district.

Chairperson Schuh opened the public hearing for John and Sandra Buchholz.

Mr. Salm recused himself due to being related to the applicant.

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. Buchholz 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 letter from the Town of Schleswig in favor of the request (copy on file).

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

Deliberation

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

Reasons for Approval:

1. Sufficient evidence from the meeting and the onsite inspection warrants an approval.
2. The town was in favor of the request.
3. This use does not impede the orderly development of the district because the buildings will be setback far enough from the road.

4. The use is compatible with the surrounding area and won't have a negative effect on surrounding properties because it consists of growing an agricultural product which is in harmony with the zoning district and it is visually pleasing.
5. The use does not discourage adjacent properties; it's in harmony with adjacent properties.
6. There is proper road access.
7. The use will not impair the value of surrounding properties.
8. The use will not endanger the public's health, safety, or welfare

Conditions of Approval:

1. Days of operation shall be seven days per week.
2. Hours of operation shall be from 10:00 a.m. to 9:00 p.m.
3. Number of employees shall be one.
4. Owner is allowed a code compliant on-premise sign and needs a permit.
5. The sale of food products and hosting of events is permitted.
6. Owners shall comply with all state and county codes and licenses.
7. All parking shall occur on the property. Parking on the road or in the right-of-way is prohibited.

Second by: Mr. Schuh

Upon vote: The motion was unanimously approved.

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

Steve Milz – Owners of property at 19530 Henning Rd, in SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 2, T17N-R21E, Town of Schleswig, Manitowoc County, Wisconsin, parcel numbers (016-530-002-009.00), wherein variances are being requested to construct a new house at 5 feet from the north property line and at 42 feet from the OHWM of Wilke Lake; and to construct a deck addition at 34 feet from the OHWM of the lake, located in a LR, Lake Residential, S1, Shoreland zoned district.

Chairperson Schuh opened the public hearing for Steve Milz.

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. Milz 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 Schleswig in favor of the request (copy on file).

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

Mr. Gaedtke stated the Board received a letter from a neighbor in favor of the request (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Steve Milz.

Deliberation

Motion by: Mr. Schuh

Reasons for House Approval:

1. An unnecessary hardship and physical limitation of the property is present based upon the unique limitation of the lot layout, slope of the land and the well location. This also creates a burden on the property owner.
2. The proposed house is a reasonable size of the lot.
3. The house will not be contrary to the public interest due to the size of the house.

Reasons for Deck Addition Denial:

1. The owner already has reasonable use, with the existing deck which can be raised or rebuilt in the same footprint.
2. Therefore, the owner is not burdened.
3. There will be no further encroachment upon the shoreland setback.

Second by: Mr. Kraemer.

Upon vote: The motion was unanimously approved.

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

Tom and Julie Hoban – Owner of property at 9320 Pigeon Lake Rd. in the NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 33, T18N-R22E, Town of Liberty, Manitowoc County, Wisconsin, tax parcel number (008-033-014-009.00) wherein variances are being requested to construct a 15' x 24' garage at 0 feet from the road right-of-way; at 4 feet from the south property line; at 33.37 feet from the centerline of the road and at 47 feet from the ordinary high water mark of Pigeon Lake; and to construct a 3' x 3' deck addition and then enclose the new addition and a 12' x 20 section of the deck at 5 feet from the south property line and at 10 feet from the ordinary high water mark of Pigeon Lake; located in a LR, Lake Residential, S1, Shoreland zoned district.

Chairperson Schuh opened the public hearing for Mr. and Mrs. Hoban.

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. Hoban 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 an email from the Town of Liberty in favor of the request (copy on file).

Mr. Gaedtke stated the Board received an email from a neighbor in favor of the request (copy on file).

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 Tom and Julie Hoban.

Deliberation

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

Reasons for Approval:

1. An unnecessary hardship and physical limitation of the property is present based upon the very steep slope of the lot, the small lot size and the location of the existing structure, which limits the buildable area.
2. The owners would be burdened by the unsound deck area that needs to be rebuilt and the addition to it, to provide easier access around the steep slope area; and they need a garage due to inclement weather.
3. The garage is outside the right-of-way and the screened deck is being improved and reduced in size from what is existing and therefore reducing the amount of impervious surface on the lot so it will not be contrary to the public interest.

Second by: Mr. Schuler.

Upon vote: The motion was unanimously approved.

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

Randall and Amy Steinbruecher – Owners of property at 9308 Pigeon Lake Rd. in the NW $\frac{1}{4}$, SE $\frac{1}{4}$, 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.

Chairperson Schuh opened the public hearing for Randall and Amy Steinbruecher.

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. Steinbruecher 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 Liberty in favor of the request (copy on file).

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

There being no further comments, Chairperson Schuh closed the public hearing for Randall and Amy Steinbruecher.

Deliberation

Motion by: Mr. Schuer to postpone.

Reason for Postpone:

1. Postponed until the next scheduled Board of Adjustment meeting to allow for more time to demonstrate the need for the additions and to change the addition configuration to be further from the ordinary high water mark of the lake.

Second by: Mr. Salm.

Upon vote: The motion was unanimously approved.

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

Other Business

Schedule Next Meeting:

The next Board of Adjustment meeting is tentatively scheduled for Monday, July 28, 2025 at 7:00pm and the onsite meeting for Tuesday, July 15, 2025 at 9:30am. (Dates and times are subject to change.)

Correspondence not related to a hearing item: 141 Speedway complaints.

Adjournment

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

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

Respectfully submitted,

Ken Schuler
Secretary

Date



MANITOWOC COUNTY BOARD OF ADJUSTMENT ADVISORY & ON-SITE MEETING NOTICE

DATE: Tuesday, July 8, 2025

TIME: 9:30 A.M.

PLACE: County Office Complex

4319 Expo Drive, Manitowoc, WI 54220

AMENDED

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the board may convene in closed session. The following matters may be discussed at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Agenda
"Open Meeting Law Compliance"
- III. Old Business –
 1. **Randall and Amy Steinbruecher** – Owners of property at 9308 Pigeon Lake Rd. in the NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 33, T18N-R22E, Town of Liberty – Variance Permit Requests.
- IV. New Business –
 1. **Hilda Cieszki** – Owner of property located at 12435 Lakeshore Rd., in NE $\frac{1}{4}$, NW $\frac{1}{4}$, Section 14, T17N-R23E, Town of Centerville. Conditional Use Permit Request.
 2. **Stephen Johnston** – Owner of property located at 9207 N Lake Rd., in SE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 07, T18N-R23E, Town of Newton. Variance Request.
- V. Other Business
 1. Correspondence
- VI. On-sites
- VII. Adjournment

Date: July 3, 2025

By: Ralph Schuh, Board Chair
Reed Gaedtke, Code Administrator

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Any person wishing to travel on the on-sites with the Board, should contact the Manitowoc County Planning and Park Commission office at 920-683-4185 at least two business days before the meeting is scheduled so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this board, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

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

July 8, 2025

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 9:30 A.M. on Tuesday, July 8, 2025 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: Robert Salm, Brian Kraemer and Dave Christel, Ralph Schuh and Ken Schuler Members Absent: None

A motion was made by Mr. Schuler; seconded by Mr. Kraemer to approve the agenda with the amended information. Upon vote, the motion was unanimously approved.

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

Staff present at the advisory meeting: Reed Gaedtke and Kaila Boeckman.

The Board received their folders containing the July 15, 2025 hearing requests.

Mr. Gaedtke gave a quick overview of each request.

The Board proceeded to the on-sites and returned to the Manitowoc County Office Complex when completed.

ADJOURNMENT

Motion by: Mr. Christel to adjourn.

Seconded by: Mr. Salm.

Upon vote: The motion was unanimously approved.

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

Respectfully submitted,

Kenneth Schuler, Secretary

Date



MANITOWOC COUNTY BOARD OF ADJUSTMENT REGULAR MEETING NOTICE

DATE: Tuesday, July 15, 2025
TIME: 7:00 P.M.
PLACE: Manitowoc County Office Complex
4319 Expo Drive, Manitowoc, WI 54220

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the board may convene in closed session. The following matters may be considered at the meeting:

- I. CALL TO ORDER AND ROLL CALL
- II. OPEN MEETING LAW COMPLIANCE
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
- V. OLD BUSINESS –

- 1. **Randall and Amy Steinbruecher** – Owners of property at 9308 Pigeon Lake Rd. in the NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 33, T18N-R22E, Town of Liberty – Variance Permit Requests.

VI. NEW BUSINESS

Discussion and possible action on:

- 1. **Hilda Cieszki** – Owner of property located at 12435 Lakeshore Rd., in NE $\frac{1}{4}$, NW $\frac{1}{4}$, Section 14, T17N-R23E, Town of Centerville. Conditional Use Permit Request.
- 2. **Stephen Johnston** – Owner of property located at 9207 N Lake Rd., in SE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 07, T18N-R23E, Town of Newton. Variance Request.

VII. OTHER BUSINESS

- 1. Set July meeting date.
- 2. Correspondence

VIII. ADJOURNMENT

Date: July 3, 2025

By: Ralph Schuh, Board Chair
Reed Gaedtke, Code Administrator

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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 NW $\frac{1}{4}$, SE $\frac{1}{4}$, 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 NE $\frac{1}{4}$, NW $\frac{1}{4}$, 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 SE $\frac{1}{4}$, NE $\frac{1}{4}$, 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 1/2 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



MANITOWOC COUNTY BOARD OF ADJUSTMENT ADVISORY & ON-SITE MEETING NOTICE

DATE: Tuesday, August 12, 2025

TIME: 9:30 A.M.

PLACE: County Office Complex
4319 Expo Drive, Manitowoc, WI 54220

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the board may convene in closed session. The following matters may be discussed at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Agenda
"Open Meeting Law Compliance"
- III. Old Business – None
- IV. New Business -
 1. **Tyger Vanvoltenberg** – Owner of property located at 6619 CTH F, in the NE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 4, T17N-R23E, Town of Centerville – Variance Request.
 2. **William Griffin** – Owner of property located off of CTH JJ, in SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 24, T19N-R22E, Town of Cato – Variance Request.
 3. **Ryan Kaat** – Owner of property located at 21024 CTH C in the SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 21, T18N-R21E, Town of Eaton – Variance Request.
 4. **John and Valarie Taulien** – Owner of property located at 15602 Lakeshore Dr., in the SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 27, T17N-R23E, Town of Centerville – Variance Request.
- V. Other Business
 1. Correspondence
- VI. On-sites
- VII. Adjournment

Date: August 5, 2025

By: Ralph Schuh, Board Chair
Reed Gaedtke, Code Administrator

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Any person wishing to travel on the on-sites with the Board, should contact the Manitowoc County Planning and Park Commission office at 920-683-4185 at least two business days before the meeting is scheduled so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this board, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

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

August 12, 2025

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 9:30 A.M. on Tuesday, August 12, 2025 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: Robert Salm, Brian Kraemer and Dave Christel, and Ralph Schuh. Members Absent: None

A motion was made by Mr. Kraemer; seconded by Mr. Salm to approve the agenda with the amended information. Upon vote, the motion was unanimously approved.

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

Staff present at the advisory meeting: Reed Gaedtke and Andrea Raymakers.

The Board received their folders containing the August 18, 2025 hearing requests.

Mr. Gaedtke gave a quick overview of each request.

The Board proceeded to the on-sites and returned to the Manitowoc County Office Complex when completed.

ADJOURNMENT

Motion by: Mr. Salm to adjourn.

Seconded by: Mr. Christel.

Upon vote: The motion was unanimously approved.

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

Respectfully submitted,

Robert Salm, Secretary

Date



MANITOWOC COUNTY BOARD OF ADJUSTMENT REGULAR MEETING NOTICE

DATE: Monday, August 18, 2025
TIME: 5:00 P.M.
PLACE: Manitowoc County Office Complex
4319 Expo Drive, Manitowoc, WI 54220

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the board may convene in closed session. The following matters may be considered at the meeting:

- I. CALL TO ORDER AND ROLL CALL
- II. OPEN MEETING LAW COMPLIANCE
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
- V. OLD BUSINESS – None
- VI. NEW BUSINESS

Discussion and possible action on:

1. **Tyger Vanvoltenberg** – Owner of property located at 6619 CTH F, in the NE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 4, T17N-R23E, Town of Centerville – Variance Request.
2. **William Griffin** – Owner of property located off of CTH JJ, in SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 24, T19N-R22E, Town of Cato – Variance Request.
3. **Ryan Kaat** – Owner of property located at 21024 CTH C in the SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 21, T18N-R21E, Town of Eaton – Variance Request.
4. **John and Valarie Taulien** – Owner of property located at 15602 Lakeshore Dr., in the SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 27, T17N-R23E, Town of Centerville – Variance Request.

- VII. OTHER BUSINESS
 1. Set September meeting date.
 2. Correspondence

VIII. ADJOURNMENT

Date: August 5, 2025

By: Ralph Schuh, Board Chair
Reed Gaedtke, Code Administrator

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this board, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

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 SW $\frac{1}{4}$, SE $\frac{1}{4}$, 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 SE $\frac{1}{4}$, SE $\frac{1}{4}$, 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 SW $\frac{1}{4}$, SE $\frac{1}{4}$, 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 NE $\frac{1}{4}$, NE $\frac{1}{4}$, 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



MANITOWOC COUNTY BOARD OF ADJUSTMENT ADVISORY & ON-SITE MEETING NOTICE

DATE: Tuesday, October 14, 2025

TIME: 9:30 A.M.

PLACE: County Office Complex

4319 Expo Drive, Manitowoc, WI 54220

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the board may convene in closed session. The following matters may be discussed at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Agenda
"Open Meeting Law Compliance"
- III. Old Business – None
- IV. New Business -
 1. **Mike Mecca Jr.** – Owner of property located off South 15th street, in the NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 6, T18N-R24E, Town of Manitowoc – Conditional Use Permit Request.
 2. **Dayton Goehring** – Owner of property located at 1230 S Parkview Rd, in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 27, T19N-R23E, Town of Manitowoc Rapids – Conditional Use Permit Request.
 3. **DNR Holdings LLC** – Owner of property located off CTH T, in the SE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 15, T21N-R22E, Town of Cooperstown – Conditional Use Permit Request.
 4. **Marsha Guex** – Owner of property located at 3606 STH 147, in the SE $\frac{1}{4}$, NW $\frac{1}{4}$, and the NE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 27, T21N-R23E, Town of Gibson – Conditional Use Permit Request.
 5. **Chad and Jamie Herman** – Owners of property located at 7508 CTH O, in the NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 20, T20N-R25E, Town of Two Rivers – Conditional Use Permit Request.
- V. Other Business
 1. Correspondence
- VI. On-sites
- VII. Adjournment

Date: October 2, 2025

By: Ralph Schuh, Board Chair
Reed Gaedtke, Code Administrator

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Any person wishing to travel on the on-sites with the Board, should contact the Manitowoc County Planning and Park Commission office at 920-683-4185 at least two business days before the meeting is scheduled so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this board, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

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

October 14, 2025

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 9:30 A.M. on Tuesday, October 14, 2025 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: Robert Salm, Brian Kraemer, Dave Christel, Ralph Schuh, and Duane Argall. Members Absent: None

A motion was made by Mr. Kraemer; seconded by Mr. Christel to approve the agenda with the amended information. Upon vote, the motion was unanimously approved.

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

Staff present at the advisory meeting: Reed Gaedtke.

The Board received their folders containing the October 20, 2025 hearing requests.

Mr. Gaedtke gave a quick overview of each request and informed the Board of the conditional use complaints with the SportComp and 141 Speedway.

The Board proceeded to the on-sites and returned to the Manitowoc County Office Complex when completed.

Mr. Schuh did not attend the On-site.

ADJOURNMENT

Motion by: Mr. Salm to adjourn.

Seconded by: Mr. Argall.

Upon vote: The motion was unanimously approved.

Aye: Salm, Kraemer, Christel, Argall; No: none;

Respectfully submitted,

Robert Salm, Secretary

Date



MANITOWOC COUNTY BOARD OF ADJUSTMENT REGULAR MEETING NOTICE

DATE: Monday, October 20, 2025
TIME: 5:00 P.M.
PLACE: Manitowoc County Office Complex
4319 Expo Drive, Manitowoc, WI 54220

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the board may convene in closed session. The following matters may be considered at the meeting:

- I. CALL TO ORDER AND ROLL CALL
- II. OPEN MEETING LAW COMPLIANCE
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
- V. OLD BUSINESS – None
- VI. NEW BUSINESS

Discussion and possible action on:

1. **Mike Mecca Jr.** – Owner of property located off South 15th street, in the NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 6, T18N-R24E, Town of Manitowoc – Conditional Use Permit Request.
2. **Dayton Goehring** – Owner of property located at 1230 S Parkview Rd, in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 27, T19N-R23E, Town of Manitowoc Rapids – Conditional Use Permit Request.
3. **DNR Holdings LLC** – Owner of property located off CTH T, in the SE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 15, T21N-R22E, Town of Cooperstown – Conditional Use Permit Request.
4. **Marsha Guex** – Owner of property located at 3606 STH 147, in the SE $\frac{1}{4}$, NW $\frac{1}{4}$, and the NE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 27, T21N-R23E, Town of Gibson – Conditional Use Permit Request.
5. **Chad and Jamie Herman** – Owners of property located at 7508 CTH O, in the NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 20, T20N-R25E, Town of Two Rivers – Conditional Use Permit Request.

VII. OTHER BUSINESS

1. Discussion on SportComp Conditional Use Permit Complaints.
2. Discussion on 141 Speedway Complaints.
3. Set November meeting date.
4. Correspondence

VIII. ADJOURNMENT

Date: October 2, 2025

By: Ralph Schuh, Board Chair
Reed Gaedtke, Code Administrator

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this board, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES

October 20, 2025

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 5:00 P.M. on Monday, October, 2025 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the Secretary. Members present: Dave Christel, Bob Salm, Brian Kraemer, and Duane Argall. Members absent: Ralph Schuh. Staff present: Reed Gaedtke.

Mr. Christel took over Chairman duties.

A motion was made by, Mr. Kraemer, seconded by Mr. Christel to approve the October 20, 2025 meeting agenda. Upon vote, the motion was unanimously approved.

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

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

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

A motion was made by, Mr. Kraemer, seconded by Mr. Argall to approve the on-site minutes from the October 14, 2025 meeting. Upon vote, the motion was unanimously approved.

Aye: Salm, Christel, Kraemer, Argall; 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-

Mike Mecca Jr. – Owner of property located off South 15th street, in the NW^{1/4}, SE^{1/4}, Section 6, T18N-R24E, Town of Manitowoc, Manitowoc County, Wisconsin, parcel number (009-510-006-022.00), wherein a conditional use permit is being requested to construct a two-family home (duplex) in a RR, Rural Residential zoned district.

Vice Chairperson Christel opened the public hearing for Mike Mecca Jr.

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

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

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

Mr. Mecca had nothing to add to this appeal.

Mr. Mecca 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 Manitowoc in favor of the request.

There being no further comments, Vice Chairperson Christel closed the public hearing for Mike Mecca Jr.

Deliberation

Motion by: Mr. Salm to approve the conditional use request.

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 would not impede the orderly development of the district and is compatible to surrounding areas because it's a residence.
4. The use will not have a negative effect on the area because it's a residence in a residential district.
5. The use does not discourage development in the area.
6. There was no evidence or testimony brought forward to show the use would endanger the public's health, safety or welfare.

Second by: Mr. Kraemer

Upon vote: The motion was unanimously approved.

Aye: Salm, Christel, Kraemer, Argall; No: none.

Dayton Goehring – Owner of property located at 1230 S Parkview Rd, in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 27, T19N-R23E, Town of Manitowoc Rapids, Manitowoc County, Wisconsin, parcel number (010-027-013-006.00), wherein a conditional use permit is being requested to operate a landscaping business in a RR, Rural Residential zoned district.

Vice Chairperson Christel opened the public hearing for Dayton Goehring.

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

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

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

Mr. Goehring had nothing to add to this appeal.

Mr. Goehring answered questions for the Board.

People in attendance in favor of the request: None.

People in attendance opposed to the request: Bryan Wetak

There being no further comments, Vice Chairperson Christel closed the public hearing for Goehring.

Deliberation

Motion by: Mr. Christel to table the condition use request to get additional information.

Second by: Mr. Kraemer

Upon vote: The motion was unanimously approved.

Aye: Salm, Christel, Kraemer, Argall; No: none.

DNR Holdings LLC – Owner of property located off CTH T, in the SE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 15, T21N-R22E, Town of Cooperstown, Manitowoc County, Wisconsin, parcel number (003-015-004-004.00), wherein Dane Hansen, is requesting a conditional use permit to operate a building contractor business in a RR, Rural Residential zoned district.

Vice Chairperson Christel opened the public hearing for DNR Holdings LLC.

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

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

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

DNR Holdings LLC had nothing to add to this appeal.

Dane Hansen answered questions for the Board.

People in attendance in favor of the request: Paul Radue.

People in attendance opposed to the request: None.

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

There being no further comments, Vice Chairperson Christel closed the public hearing for DNR Holdings LLC.

Deliberation

Motion by: Mr. Kraemer to approve the condition use request.

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 would not impede the orderly development of the district and is compatible to surrounding areas.
4. The intensity of the operation will not have a negative effect on the area.
5. The use fits on the parcel.

6. The structures associated with this type of use are acceptable to the area.
7. There was no evidence to show this type of use would impair property values.
8. No flashing lights, noise or any other factors would be more objectionable than any permitted use in that district.
9. There was no evidence or testimony brought forward to show the use would 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 from 6:00 a.m. to 4:00 p.m.
3. Number of employees shall be 4, including the owner.
4. Owner is allowed a code compliant on-premise sign and needs a permit.
5. All lighting shall be directed down at the ground and shall not leave the property or be pointed at neighboring properties.
6. A sunset clause is in effect. If the property is sold, the conditional use operation shall cease, and the new owner must apply for a new conditional use permit.

Second by: Mr. Argall

Upon vote: The motion was unanimously approved.

Aye: Salm, Christel, Kraemer, Argall; No: none.

Marsha Guex – Owner of property located at 3606 STH 147, in the SE $\frac{1}{4}$, NW $\frac{1}{4}$, and the NE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 27, T21N-R23E, Town of Gibson, Manitowoc County, Wisconsin, parcel number (006-027-008-002.00), wherein an after the fact conditional use permit is being requested to operate a sand blasting business and U-Haul rental business in a RR, Rural Residential zoned district.

Vice Chairperson Christel opened the public hearing for Marsha Guex.

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

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

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

Ms. Guex had nothing to add to his appeal.

Marsha Guex and Shannon Guex 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 Gibson stating they are in favor of the request (copy on file).

There being no further comments, Vice Chairperson Christel closed the public hearing for Marsha Guex.

Deliberation

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

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. It was an after the fact request and there have been no issues or complaints to date.
4. This use would not impede the orderly development of the district and is compatible to surrounding areas.
5. The intensity of the operation will not have a negative effect on the area and the conditions would mitigate any unforeseen issues.
6. The use fits on the parcel and has proper access.
7. The structures associated with this type of use are acceptable to the area.
8. The use does not discourage development.
9. There was no evidence to show this type of use would impair property values.
10. There was no evidence or testimony brought forward to show the use would endanger the public's health, safety or welfare.

Conditions of Approval:

1. Hours of operation Monday through Thursday shall be from 9:00 a.m. to 5:00 p.m.
2. Hours of operation on Friday shall be from 9:00 a.m. to 2:00 p.m.
3. Hours of operation on Saturday shall be from 9:00 a.m. to 12:00 p.m.(noon).
4. Number of employees shall be six.
5. Owner is allowed a code compliant on-premise sign and needs a permit.
6. All lighting must be shielded, shall be directed down at the ground and shall not leave the property or be pointed at neighboring properties.
7. All sand blasting shall be done inside when possible.
8. Any exterior blasting to meet Wisconsin Department of Natural Resources requirements.
9. All blasting shall occur on a hard surface floor to allow for easy clean up and collection of blast materials.
10. Customer and employee parking to occur on the property.
11. There shall be a sunset clause associated with this conditional use permit. If the property is sold, the conditional use permit shall cease at the time of sale and the new owner shall reapply to the board of adjustment for a new conditional use permit.
12. Any changes of this permit shall require town and the Board of Adjustment approval.

Second by: Mr. Salm.

Upon vote: The motion was unanimously approved.

Aye: Salm, Christel, Kraemer, Argall; *No:* none.

Chad and Jamie Herman – Owners of property located at 7508 CTH O, in the NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 20, T20N-R25E, Town of Two Rivers, Manitowoc County, Wisconsin, parcel number (018-220-014-006.00), wherein a conditional use permit is being requested to operate an outdoor wildlife bait manufacturing and retail business in a RR, Rural Residential zoned district.

Vice Chairperson Christel opened the public hearing for Chad and Jamie Herman.

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

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

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

Mr. and Mrs. Herman had nothing to add to his appeal.

Mr. and Mrs. Herman 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 Two Rivers stating they are in favor of the request (copy on file).

There being no further comments, Vice Chairperson Christel closed the public hearing for Chad and Jamie Herman.

Deliberation

Motion by: Mr. Salm to approve the conditional use request.

Reasons for Approval:

1. Sufficient evidence from the meeting and the onsite inspection warrants approval.
2. This use would not impede the orderly development of the district and is compatible with surrounding areas.
3. No evidence was submitted to show the intensity of the operation would have a negative effect on the area.
4. The use does not discourage development on adjacent land.
5. There was no evidence to show this type of use would impair property values.
6. The use would not endanger the public's health, safety or welfare.

Conditions of Approval:

1. Days of operation shall be seven days per week.
2. Hours of operation shall be from 3:00 p.m. to 8:00 p.m. Monday through Thursday and Fridays from 3:00 p.m. to 10:00 p.m. and on Saturdays and Sundays from 8:00 a.m. to 4:00 p.m.
3. Number of employees shall be four.
4. Owner is allowed a code compliant on-premise sign and needs a permit.
5. All lighting shall be directed down at the ground and shall not leave the property or be pointed at neighboring properties.
6. Parking on CTH O is prohibited. All parking shall occur on the property.

Second by: Mr. Argall.

Upon vote: The motion was unanimously approved.

Aye: Salm, Christel, Kraemer, Argall; No: none.

Other Business

Correspondence not related to a hearing item:

SportComp: The Board will allow the owner to handle the matter and will follow up on action taken by owner.

141 Speedway: 141 Speedway will have to bring a plan to the November meeting regarding the fence issue or the Board will issue a citation.

Lindgren: Check with owner if he has a log for dynamometer use.

Schedule Next Meeting:

The next Board of Adjustment meeting is tentatively scheduled for Monday, November 17, 2025 at 5:00pm and the onsite meeting for Tuesday, November 11, 2025 at 9:00am. (Dates and times are subject to change.)

Adjournment

A motion was made by Mr. Argall.

Seconded by Mr. Kraemer to approve the adjournment.

Upon vote, the motion was unanimously approved.

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

Respectfully submitted,

Bob Salm
Secretary

Date



MANITOWOC COUNTY BOARD OF ADJUSTMENT ADVISORY & ON-SITE MEETING NOTICE

DATE: Tuesday, November 11, 2025

TIME: 9:30 A.M.

PLACE: County Office Complex
4319 Expo Drive, Manitowoc, WI 54220

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the board may convene in closed session. The following matters may be discussed at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Agenda
"Open Meeting Law Compliance"
- III. Old Business –
 1. **Dayton Goehring** – Owner of property located at 1230 S Parkview Rd, in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 27, T19N-R23E, Town of Manitowoc Rapids – Conditional Use Permit Request.
- IV. New Business –
 1. **Dean Eisenschink** – Owner of property located at 1349 N Union Rd., in the NW $\frac{1}{4}$, SW $\frac{1}{4}$ and the SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 17, T19N-R23E, Town of Manitowoc Rapids – Conditional Use Permit Request.
 2. **The Herro Company Inc.** – Owner of property located at 2220 CTH V in the SE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 32, T21N-R24E, Town of Mishicot – Conditional Use Permit Request.
 3. **SDA Ahnapee LLC** – Owner of property located off of CTH R in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 31, T21N-R23E, Town of Gibson – Conditional Use Permit Request.
 4. **Carmeuse Lime and Stone** – Owner of property at 4110 Rockwood Rd. and east of the rail road tracks in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, and the NE $\frac{1}{4}$, NW $\frac{1}{4}$, and the SW $\frac{1}{4}$, NW $\frac{1}{4}$, and the SE $\frac{1}{4}$, NW $\frac{1}{4}$, all in Section 36, T20N-R23E, Town of Kossuth – Variance Permit Request.
 5. **Carmeuse Lime and Stone** – Owner of property located east of 4110 Rockwood Rd. in the NW $\frac{1}{4}$, NE $\frac{1}{4}$, and the SW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 36, T20N-R23E, Town of Kossuth – Conditional Use and Variance Permit Request.
- V. Other Business
 1. Update on Conditional Use Permit Violations
 2. Correspondence
- VI. On-sites
- VII. Adjournment

Date: October 19, 2025

By: Ralph Schuh, Board Chair
Reed Gaedtke, Code Administrator

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Any person wishing to travel on the on-sites with the Board, should contact the Manitowoc County Planning and Park Commission office at 920-683-4185 at least two business days before the meeting is scheduled so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this board, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

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

November 11, 2025

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 9:30 A.M. on Tuesday, November 11, 2025 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: Robert Salm, Brian Kraemer and Dave Christel, Ralph Schuh, and Duane Argall. Members Absent: None

A motion was made by Mr. Kraemer; seconded by Mr. Argall to approve the agenda with the amended information. Upon vote, the motion was unanimously approved.

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

Staff present at the advisory meeting: Reed Gaedtke and Andrea Raymakers.

The Board received their folders containing the November 17, 2025 hearing requests.

Mr. Gaedtke gave a quick overview of each request.

The Board proceeded to the on-sites and returned to the Manitowoc County Office Complex when completed.

ADJOURNMENT

Motion by: Mr. Christel to adjourn.

Seconded by: Mr. Salm.

Upon vote: The motion was unanimously approved.

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

Respectfully submitted,

Robert Salm, Secretary

Date



MANITOWOC COUNTY BOARD OF ADJUSTMENT REGULAR MEETING NOTICE

DATE: Monday, November 17, 2025
TIME: 5:00 P.M.
PLACE: Manitowoc County Office Complex
4319 Expo Drive, Manitowoc, WI 54220

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the board may convene in closed session. The following matters may be considered at the meeting:

- I. CALL TO ORDER AND ROLL CALL
- II. OPEN MEETING LAW COMPLIANCE
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
- V. OLD BUSINESS –

- 1. **Dayton Goehring** – Owner of property located at 1230 S Parkview Rd, in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 27, T19N-R23E, Town of Manitowoc Rapids – Conditional Use Permit Request.

VI. NEW BUSINESS

Discussion and possible action on:

- 1. **Dean Eisenschink** – Owner of property located at 1349 N Union Rd., in the NW $\frac{1}{4}$, SW $\frac{1}{4}$ and the SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 17, T19N-R23E, Town of Manitowoc Rapids – Conditional Use Permit Request.
- 2. **The Herro Company Inc.** – Owner of property located at 2220 CTH V in the SE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 32, T21N-R24E, Town of Mishicot – Conditional Use Permit Request.
- 3. **SDA Ahnapee LLC** – Owner of property located off of CTH R in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 31, T21N-R23E, Town of Gibson – Conditional Use Permit Request.
- 4. **Carmeuse Lime and Stone** – Owner of property at 4110 Rockwood Rd. and east of the rail road tracks in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, and the NE $\frac{1}{4}$, NW $\frac{1}{4}$, and the SW $\frac{1}{4}$, NW $\frac{1}{4}$, and the SE $\frac{1}{4}$, NW $\frac{1}{4}$, all in Section 36, T20N-R23E, Town of Kossuth – Variance Permit Request.
- 5. **Carmeuse Lime and Stone** – Owner of property located east of 4110 Rockwood Rd. in the NW $\frac{1}{4}$, NE $\frac{1}{4}$, and the SW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 36, T20N-R23E, Town of Kossuth – Conditional Use and Variance Permit Request.

VII. OTHER BUSINESS

1. Update on Conditional Use Permit Violations.
2. Set December meeting date.
3. Correspondence

VIII. ADJOURNMENT

Date: October 29, 2025

By: Ralph Schuh, Board Chair
Reed Gaedtke, Code Administrator

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this board, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES

November 17, 2025

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 5:00 P.M. on Monday, November 17, 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 Duane Argall. Members absent: None. Staff present: Reed Gaedtke.

A motion was made by, Mr. Kraemer, seconded by Mr. Argall to approve the November 17, 2025 meeting agenda. Upon vote, the motion was unanimously approved.

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

A motion was made by Mr. Salm, seconded by Mr. Christel to approve the minutes from the October 20, 2025 meeting. Upon vote, the motion was unanimously approved.

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

A motion was made by, Mr. Christel, seconded by Mr. Argall to approve the on-site minutes from the November 11, 2025 meeting. Upon vote, the motion was unanimously approved.

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

Dayton Goehring – Owner of property located at 1230 S Parkview Rd, in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 27, T19N-R23E, Town of Manitowoc Rapids, Manitowoc County, Wisconsin, parcel number (010-027-013-006.00), wherein a conditional use permit is being requested to operate a landscaping business in a RR, Rural Residential zoned district.

*Motion made by: Mr. Kraemer to remove the postponement of Dayton Goehring,
Seconded by: Mr. Christel.*

Upon vote: The motion was unanimously approved.

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

Chairperson Schuh opened the public hearing for Dayton Goehring.

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

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

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

Mr. Goehring had nothing to add to this appeal.

Mr. Goehring 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 Manitowoc Rapids in favor of the request.

There being no further comments, Chairperson Schuh closed the public hearing for Dayton Goehring.

Deliberation

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

Reasons for Approval:

1. Sufficient evidence from the meeting and the onsite inspection warrants approval.
2. No evidence was brought forward to indicate the use would impede the orderly development of the district. It is compatible with the surrounding areas. The house to the east is owned by the applicant and the interstate is located west of the property.
3. The intensity of the operation would not have a negative effect on the area.
4. The use does not discourage development. There is no undeveloped land near the property to discourage development.
5. There was no evidence to show this type of use would impair property values.
6. There was no evidence or testimony brought forward to show the use would endanger the public's health, safety or welfare.

Conditions of Approval:

1. Days of operation shall be seven days per week.
2. Hours of operation shall be from 7:00 a.m. to 7:00 p.m.
3. Snow removal service is allowed to operate outside the listed hours only during snow events. Typical clean up or routine snow removal shall occur under the normal listed times.
4. Number of employees shall be 8 and this includes the owners.
5. Fencing is not required.
6. Owner is allowed to have a code compliant on-premise sign which requires a permit.
7. All lighting shall be directed down at the ground and shall not leave the property or be pointed at neighboring properties.
8. Parking on the road is prohibited.
9. Salt storage and containment must meet WDOT standards and owners must submit documentation of DOT approval prior to receiving any salt.
10. A concrete pad shall be located under the shipping container or whatever type of container is used to store the salt; as well as the salt dumping area.
11. Waste containment shall be holding tank(s). All waste and wastewater shall go into the holding tank.
12. Spill containment pallets shall be located under all oil containers to prevent them from leaking into the holding tanks.

13. All landscape materials stored on site shall be located on the northwest side of the property and separated by concrete barrier bins and meet the property line setback requirements.
14. No more than 10 yards of waste landscape material is allowed to be stored on the property.
15. There shall be a one-year review of this permit.

Second by: Mr. Salm

Upon vote: The motion was unanimously approved.

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

New Business-

Dean Eisenschink – Owner of property located at 1349 N Union Rd., in the NW1/4, SW1/4 and the SW1/4, SW1/4, Section 17, T19N-R23E, Town of Manitowoc Rapids, Manitowoc County, Wisconsin, tax parcel number (010-017-010-001.01) wherein a conditional use permit is being requested to convert the single family residence into a two family residence located in a RR, Rural Residential, zoned district.

Chairperson Schuh opened the public hearing for Dean Eisenschink.

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

Dean and Chris Eisenschink answered questions for the Board.

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

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

Dean and Chris Eisenschink had nothing to add to this appeal.

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 Manitowoc Rapids in favor of the request.

There being no further comments, Chairperson Schuh closed the public hearing for Dean Eisenschink.

Deliberation

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

Reasons for Approval:

1. Sufficient evidence from the meeting and the onsite inspection warrants approval.
2. This use would not impede the orderly development of the district and is compatible with surrounding areas because it's a residence.
3. The use will not have a negative effect on the area because it's a residence.
4. The use does not discourage development in the area.

5. The use will not impair property values.
6. There was no evidence or testimony brought forward to show the use would endanger the public's health, safety or welfare.

Second by: Mr. Christel

Upon vote: The motion was unanimously approved.

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

The Herro Company Inc. – Owner of property located at 2220 CTH V in the SE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 32, T21N-R24E, Town of Mishicot, Manitowoc County, Wisconsin, tax parcel number (013-132-012-002.03) wherein Wesley Miller, the applicant, is requesting a conditional use permit to operate a welding, metal fabricating and sales, agricultural equipment repair, sales and rental, and automotive repair business at this location located in a GA, General Agricultural, zoned district.

Chairperson Schuh opened the public hearing for The Herro Company Inc.

Mr. Herro, property owner, and Wesley Miller, the applicant, answered questions for the Board.

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

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

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

Mr. Herro had nothing to add to this appeal.

People in attendance in favor of the request: Leon Schmidt.

People in attendance opposed to the request: None.

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

There being no further comments, Chairperson Schuh closed the public hearing for The Herro Company Inc.

Deliberation

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

Reasons for Approval:

1. Sufficient evidence from the meeting and the onsite inspection warrants approval.
2. This use would not impede the orderly development of the district and is compatible with surrounding areas. It is an existing commercial building.
3. The use would not have a negative impact on surrounding properties.
4. The use would not discourage development in the area.
5. There was no testimony to show this type of use would impair property values.
6. Provided the conditions are followed, the use would 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 from 7:00 a.m. to 6:00 p.m.
3. Maximum number of employees, including the owners shall be 8.
4. Owner is allowed to have a code compliant on-premise sign which needs a permit.
5. All lighting shall be directed down at the ground and shall not leave the property or be pointed at neighboring properties.
6. Parking on the road is prohibited.
7. Owner shall keep a tree line on the east property line keeping a visual barrier between the neighbor's land.
8. No trees or construction to take place in the easement area along the east property line in order to protect the drain tile.
9. Scrap metal shall be stored in bins and the maximum number of bins shall be 3.
10. Parking can occur on both ends of the building.
11. No items for sale can be parked in the road right-of-way.
12. Equipment to be worked on and completed shall be located in the 150' – 200' staged parking area on the east side of the property, according to plan.

Second by: Mr. Kraemer

Upon vote: The motion was unanimously approved.

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

SDA Ahnapee LLC – Owner of property located off of CTH R in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 31, T21N-R23E, Town of Gibson, Manitowoc County, Wisconsin, tax parcel number (006-031-006-005.00) wherein the applicant is requesting to have their current conditional use permit conditions, number 25 and 26 amended to allow for vegetative screening along the north and south property lines rather than a 8 foot high wooden fence and to use golf carts to go back and forth between properties. The property is in a GA, General Agricultural, zoned district.

Chairperson Schuh opened the public hearing for SDA Ahnapee LLC.

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

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

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

SDA Ahnapee LLC had nothing to add to this appeal.

Kyle Dunnuck (?) and Tim Czaeneski answered questions for the Board.

People in attendance in favor of the request: Sarah Hills and Adam Pahlow.

People in attendance opposed to the request: None.

Mr. Gaedtke stated the Board received an email from the Town of Gibson in favor of the request.

Mr. Gaedtke stated the Board received an email from Nancy Weber opposed to the request.

There being no further comments, Chairperson Schuh closed the public hearing for SDA Ahnapee LLC.

Deliberation

Motion by: Mr. Christel to approve the condition use request.

Reasons for Approval:

1. The use does not impede the orderly development of the district based upon the imposed conditions.
2. The use is compatible with the surrounding area provided that the zoning is changed to the GA, General Agricultural district.
3. The intensity of the use will not have a negative effect on surrounding properties.
4. The use does fit on the parcel size.
5. The parcel has proper access for the requested use and the driveways already exist.
6. The nature, location and height of structures do not apply because there are no structures associated with this use.
7. It doesn't discourage the orderly development of adjacent land because the race track already exists and this is supplemental parking for the track.
8. The use will not impair the value of surrounding properties. It is still zoned farmland.
9. There are no proposed flashing lights, fumes, noise, vibrations or other factors such as traffic or unsafe issues that are not being addressed in the conditions.
10. As long as the conditions are adhered to there should be no danger to the public's health, safety or welfare.

Conditions of Approval:

1. The approval of this conditional use permit is subject to the property being rezoned to the GA, General Agricultural district.
2. The safety plan from Ayres Associates must be implemented with the omission of the police officer control requirement and the omission of the last two items of the plan listed in the "Major" section: (Parking Shuttle Service and purchasing additional land on the west side of CTH R.). This plan shall be the minimum safety standards to be followed. All additional conditions of this permit also apply. The current property owner must work with the Manitowoc County Highway Department and Traffic Safety Commission and assist in the implementation of these and any additional recommendations.
3. They must have an insurance policy approved by the Corporation Counsel that satisfies Manitowoc County's requirements.
4. Camping is permitted, subject to county Health Department Regulations.
5. An event shall be described as any day or portion thereof that the racetrack is in use for any purpose, excluding maintenance activity. This includes but is not limited to; races, practice sessions (regardless of number of vehicles or laps), concerts or other venues."
6. Hours of operation for track event parking shall be 11:00 a.m. to 2:30 a.m.
7. Hours of operation for concert event parking shall be 11:00 a.m. to 2:30 a.m.
8. Litter and trash shall be removed within 24 hours of an event and not allowed to become windblown.

9. Three citations resulting from violations of Manitowoc County Ordinances or these conditions within a 12-month period shall be grounds for revocation of this conditional use permit.
10. Lighting for the parking lot and pedestrian areas may remain on for safety and security purposes until 3:00 a.m.
11. There will be no parking on any County or Town roads by employees, participants or attendees.
12. Camping overnight two days before an event and for an event duration is acceptable.
13. Camping on a week-to-week basis is not allowed.
14. This conditional use permit is subject to an annual review with the next review taking place October 2017 and then yearly reviews after that. However, depending upon conditions found or noted or complaints reported; additional reviews and permit modifications may occur.
15. If additional findings are made by the Traffic Safety Commission, the Board of Adjustment will reserve the right to have earlier reviews.
16. Ingress and egress for vehicular traffic shall use driveway #4, located on Old Y Road, as shown in the Ayres Associates safety plan.
17. Pedestrian crossing shall occur at driveway #3 only, as shown in the Ayres Associates safety plan.
18. Roadway lighting with designated pedestrian crossing area shall be illuminated half an hour before dusk and remain lit until dawn. Lighting use and placement shall be approved by Highway Department permit.
19. All traffic cones listed in the Ayres Associates safety recommendations must meet MUTCD (Manual on Uniform Traffic Control Devices) requirements.
20. Fencing must be provided according to the submitted safety plan from Ayres Associates.
21. The parking requirements listed in section 8.35 of the Manitowoc County General Zoning and Land Use Regulation Ordinance must be followed. This may include additional fencing. To the extent existing fencing is insufficient to prevent damage or entry onto neighboring properties, other landscape or barriers shall be placed to prevent further entry onto such properties.
22. Pit cars and transport haulers for cars are only permitted to be parked on this property. No loading or unloading shall occur on this property.
23. Parking and camping is allowed to occur on the entire 15.76 acres.
24. Pedestrian crossing lights shall be turned on one hour before events begin and left on until close or 3:00 a.m.
25. **Vegetative screening can be used in place of an 8-foot-tall wooden privacy fence along the entire south property line provided the vegetation is an arborvitae type tree such as the Thuja "Green Giant" Arborvitae. All trees must be a minimum of 3 feet tall when planted, a maximum of 15 feet apart and planted in two staggered rows. The plantings shall be completed before June 30, 2026.**
26. **Vegetative screening can be used in place of an 8-foot-tall wooden privacy fence along the north property line provided the vegetation is an arborvitae type tree such as the Thuja "Green Giant" Arborvitae. All trees must be a minimum of 3 feet tall when planted, a maximum of 15 feet apart and planted in two staggered rows. The trees shall start on the east side of the west driveway and extend to the east property line. Driveway access openings shall be no greater than 40 feet. The vegetative screening shall be located outside the intersections 200-foot site triangle, and the plantings shall be completed before June 30, 2026.**
27. The **trees** or fence shall be maintained and the areas around them mowed.
28. There shall be a quiet time established between the hours of 12:00 a.m. and 7:00 a.m.
29. A track employee shall patrol the property from 12:00 a.m. to 7:00 a.m. when the property is occupied for an event, to ensure the conditions of this permit are not being violated.
30. The use of any ATV, UTV, minibikes or similar motorized vehicles are prohibited on this property. **However, the use of golf carts is allowed for elderly and handicapped patrons easy access.**

31. The golf cart being used by an elderly or handicapped patron must be their own cart. Golf carts cannot be rented or provided by the racetrack. Use of the golf cart requires the patron to have registration, proof of insurance and a sticker, issued from the racetrack, to park on the racetrack side of the road in a specified parking location. Stickered golf carts for elderly and handicapped patrons may only cross at a single prescribed location. No other golf carts may cross the road.
32. For the sake of this permit, "camping" is considered any time a camper, trailer, tent or recreational vehicle is placed on the grounds. It doesn't matter if they are occupied or not.
33. The restrooms/shower and dump station facilities shall be located at a minimum of 200 feet from the south and north property lines and between 150' to 250' from the east property line.

Second by: Mr. Argall

Upon vote: The motion was unanimously approved.

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

Carmeuse Lime and Stone – Owner of property at 4110 Rockwood Rd. and east of the rail road tracks in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, and the NE $\frac{1}{4}$, NW $\frac{1}{4}$, and the SW $\frac{1}{4}$, NW $\frac{1}{4}$, and the SE $\frac{1}{4}$, NW $\frac{1}{4}$, all in Section 36, T20N-R23E, Town of Kossuth, Manitowoc County, Wisconsin; wherein the applicant is requesting to amend the previous 2016 variance condition that limited the depth of excavation to 100 feet by increasing the excavation depth to 235 - 245 feet deep or an overall elevation depth of 400 feet; and to excavate at 0 feet from the south property line; and to excavate at 0 feet from the east property line to their adjacent land located in an ID, Industrial zoned, district.

Chairperson Schuh opened the public hearing for Carmeuse Lime and Stone.

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

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

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

Carmeuse Lime and Stone had nothing to add to his appeal.

Justin Heinzen and Cassie Johnson answered questions for the Board.

People in attendance in favor of the request: None.

People in attendance opposed to the request: Michelle Yanda, Jeff Froelich, Dennis Grabowski, Craig Froelich, Ed Kocourek, Michelle Endries, Jon Dahm, James Froelich.

Mr. Gaedtke stated the Board received a letter from the Town of Kossuth in favor of deeper excavation with south setback of 50 feet (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Carmeuse Lime and Stone.

Deliberation

Motion by: Mr. Schuh to postpone the variance request until the next Board of Adjustment meeting.

Second by: Mr. Christel.

Upon vote: The motion was unanimously approved.

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

Carmeuse Lime and Stone – Owner of property located east of 4110 Rockwood Rd. in the NW $\frac{1}{4}$, NE $\frac{1}{4}$, and the SW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 36, T20N-R23E, Town of Kossuth, Manitowoc County, Wisconsin; wherein a conditional use permit and variances are being requested to expand and operate the current mining and rock extraction operation further east to a depth of 245 feet deep; and to excavate sand, gravel and rock on this property within 1000 feet of residences located on Rockwood Rd. at distances ranging between 320 to 986 feet; and to excavate at 0 feet from the south property line; and at 0 feet from the west property line that abuts their current operation; and to excavate within the road setback at approximately 253 feet from the center line of Rockwood Road, in a GA, General Agricultural, zoned district.

Chairperson Schuh opened the public hearing for Carmeuse Lime and Stone.

Justin Heinzen and Cassie Johnson answered questions for the Board.

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

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

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

Carmeuse Lime and Stone had nothing to add to this appeal.

People in attendance in favor of the request: None.

People in attendance opposed to the request: James Froelich, Craig Froelich, Michelle Yanda, Michelle Endries.

Mr. Gaedtke stated the Board received a letter from the Town of Kossuth stating they are in favor of the request (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Carmeuse Lime and Stone.

Deliberation

Motion by: Mr. Schuh to postpone the conditional use and variance request.

Reason for Postponement:

1. Provide information regarding the expansion of extending the well monitoring or provide justification of why you are only monitoring out one mile. How much further would the monitoring extend if the quarry was expanded.

Second by: Mr. Christel.

Upon vote: The motion was unanimously approved.
Aye: *Schuh, Salm, Christel, Kraemer, Argall; 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, December 15, 2025 at 5:00pm and the onsite meeting for Tuesday, December 9, 2025 at 9:00am. (Dates and times are subject to change.)

Adjournment

A motion was made by Mr. Christel.
Seconded by Mr. Kraemer to approve the adjournment.
Upon vote, the motion was unanimously approved.
Aye: Schuh, Salm, Christel, Kraemer, and Argall; No: none.

Respectfully submitted,

Bob Salm
Secretary

Date



**MANITOWOC COUNTY
BOARD OF ADJUSTMENT
ADVISORY & ON-SITE MEETING NOTICE**

DATE: Tuesday, December 9, 2025

TIME: 9:00 A.M.

PLACE: County Office Complex
4319 Expo Drive, Manitowoc, WI 54220

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the board may convene in closed session. The following matters may be discussed at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Agenda
"Open Meeting Law Compliance"
- III. Old Business –
 - 1. **Carmeuse Lime and Stone** – Owner of property at 4110 Rockwood Rd. and east of the rail road tracks in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, and the NE $\frac{1}{4}$, NW $\frac{1}{4}$, and the SW $\frac{1}{4}$, NW $\frac{1}{4}$, and the SE $\frac{1}{4}$, NW $\frac{1}{4}$, all in Section 36, T20N-R23E, Town of Kossuth – Variance Permit Amendment Request.
 - 2. **Carmeuse Lime and Stone** – Owner of property located east of 4110 Rockwood Rd. in the NW $\frac{1}{4}$, NE $\frac{1}{4}$, and the SW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 36, T20N-R23E, Town of Kossuth – Conditional Use and Variance Permit Request.
- IV. New Business - None
- V. Other Business
 - 1. Correspondence
- VI. On-sites
- VII. Adjournment

Date: November 26, 2025

By: Ralph Schuh, Board Chair
Reed Gaedtke, Code Administrator

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Any person wishing to travel on the on-sites with the Board, should contact the Manitowoc County Planning and Park Commission office at 920-683-4185 at least two business days before the meeting is scheduled so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this board, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

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

December 9, 2025

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 9:00 A.M. on Tuesday, December 9, 2025 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: Robert Salm, Brian Kraemer and Dave Christel, Ralph Schuh, and Duane Argall. Members Absent: None

A motion was made by Mr. Kraemer; seconded by Mr. Argall to approve the agenda with the amended information. Upon vote, the motion was unanimously approved.

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

Staff present at the advisory meeting: Reed Gaedtke.

The Board received their folders containing the December 15, 2025 hearing requests.

Mr. Gaedtke gave a quick overview of each request.

The Board proceeded to the on-sites and returned to the Manitowoc County Office Complex when completed.

ADJOURNMENT

Motion by: Mr. Salm to adjourn.

Seconded by: Mr. Christel.

Upon vote: The motion was unanimously approved.

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

Respectfully submitted,

Robert Salm, Secretary

Date



MANITOWOC COUNTY BOARD OF ADJUSTMENT REGULAR MEETING NOTICE

DATE: Monday, December 15, 2025
TIME: 5:00 P.M.
PLACE: Manitowoc County Office Complex
4319 Expo Drive, Manitowoc, WI 54220

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the board may convene in closed session. The following matters may be considered at the meeting:

- I. CALL TO ORDER AND ROLL CALL
- II. OPEN MEETING LAW COMPLIANCE
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
- V. OLD BUSINESS –

- 1. **Carmeuse Lime and Stone** – Owner of property at 4110 Rockwood Rd. and east of the rail road tracks in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, and the NE $\frac{1}{4}$, NW $\frac{1}{4}$, and the SW $\frac{1}{4}$, NW $\frac{1}{4}$, and the SE $\frac{1}{4}$, NW $\frac{1}{4}$, all in Section 36, T20N-R23E, Town of Kossuth – Variance Permit Amendment Request.
- 2. **Carmeuse Lime and Stone** – Owner of property located east of 4110 Rockwood Rd. in the NW $\frac{1}{4}$, NE $\frac{1}{4}$, and the SW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 36, T20N-R23E, Town of Kossuth – Conditional Use and Variance Permit Request.

VI. NEW BUSINESS- None

VII. OTHER BUSINESS

- 1. Set January meeting date.
- 2. Correspondence

VIII. ADJOURNMENT

Date: November 26, 2025

By: Ralph Schuh, Board Chair
Reed Gaedtke, Code Administrator

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this board, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.