

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

January 19, 2026

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 5:00 P.M. on Monday, January 19, 2026 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 Duanne Argall.

Members absent: None.

Staff present: Reed Gaedtke.

A motion was made by Mr. Kraemer seconded by Mr. Argall to approve the January 19, 2026 meeting agenda. Upon vote, the motion was unanimously approved.

Aye: Schuh, Christel, Salm, Kraemer and Argall.

No: none.

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

Aye: Schuh, Christel, Salm, Kraemer and Argall.

No: none.

A motion was made by Mr. Salm, seconded by Mr. Kraemer to approve the minutes for the January 13, 2026 onsite meeting. Upon vote, the motion was unanimously approved.

Aye: Schuh, Christel, Salm, Kraemer and Argall.

No: none.

Mr. Gaedtke explained the procedure for the meeting. 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

Keith and Laura Riemer – Owners of property located at 20906 CTH K, in the SW1/4, SW1/4 Section 3, T20N-R21E, Town of Maple Grove, Manitowoc County, Wisconsin, tax parcel number (011-003-011-000.00) wherein an after the fact variance is being requested to construct a solar array between 83 feet to 93 feet from the center line of CTH K in a GA, General Agricultural, S1, Shoreland, zoned district.

Chairperson Schuh opened the public hearing for Keith and Laura Riemer.

Attorney Ned Witte introduced himself as representation for the Riemers.

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. Riemer and Mr. Witte explained the “after the fact” situation and answered questions for the Board.

People in attendance in favor of the request: Wayne Maertz and Shelly Maertz.

People in attendance opposed to the request: Nancy Gill.

Mr. Gaedtke stated the Wisconsin Department of Natural Resources sent a letter opposed to the request stating the solar array is in a wetland. The letter was read into record (copy on file).

Mr. Gaedtke also read Attorney Witte rebuttal letter regarding the WDNR letter (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Kieth and Laura Riemer.

Deliberation

Motion by: Mr. Schuh to deny the “after the fact” variance request to locate a solar array at 83 feet from the centerline of CTH K.

Reasons for Denial:

1. There is no hardship or unique limitation present, requiring the array to be placed within the setback. The hardship is self-created and economic cost associated with removing or relocating the solar array is not part of a variance consideration. The applicant can conform to the ordinance because there are other suitable locations on the property which would provide for the installation of the solar array and meet code requirements.
2. The ordinance does not create an unnecessary burden on the owner or prevent the owner from using their property. The owner can use the property without a solar array. There is no requirement to have a solar array. While it is a noble thing to use, there is ample area on the property to install the array and comply with the ordinance and still have use of it.
3. The request can harm or have a negative effect on the public because the array is placed within the highway setback zone and there is little elevation change by way of a ditch or some other protection from the concrete supports on the solar array. Anyone leaving the road, where it is a 55-mph speed limit, has a real potential of striking the solar array.

Second by: Mr. Salm.

Upon vote: The motion was unanimously approved.

Aye: Schuh, Christel, Salm, Kraemer and Argall.

No: none.

Claus Brothers Enterprises LLC – Owner of property located at 14312 Rokilio Rd., in the NE1/4, SW1/4 Section 24, T17N-R21E, Town of Schleswig, Manitowoc County, Wisconsin, tax parcel number (016-510-001-006.00) wherein variances are being requested to construct a patio at 65.5 feet from ordinary high water mark of Cedar Lake; a deck at 56.5 feet from the centerline of Rokilio Rd.; and to

construct four retaining walls at 0 feet from the south and north property lines; at 46 feet from the centerline of the road; and at 42 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 Claus Brothers Enterprises LLC. and stated both Claus Brothers Enterprises requests would be discussed at the same time since the parcels were adjacent to one another and most of the requests for each parcel contain the same retaining wall structures.

Mark Schad, contractor, and Matt Grohskopf, landscaper, introduced themselves as agents/representatives for Claus Brothers Enterprises 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.

Mr. Schad and Mr. Grohskopf explained the reason for the request and answered questions from the Board.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

Mr. Gaedtke stated the Town of Schleswig sent their monthly meeting minutes stating the town was in favor of the request (copy on file).

There being no further comments, Chairperson Schuh closed the public hearings for Claus Brothers Enterprises LLC.

Deliberation

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

Reasons for Approval:

1. The property has an extremely steep slope with erodible soil that creates a hardship on the owners to install structures to safely use the property.
2. The owner is burdened and cannot reasonably use the property without the structures. Limitations to access the property's existing structures as well as limiting safe travel from the existing structures to the lake are due to the steep slope on the lot and require the proposed structures.
3. It won't harm or negatively affect public interest because the current retaining walls are deteriorating, allowing for soil erosion to the lake. The new structures will address the deteriorating walls and prevent erosion down to the lake which benefits the public.
4. The distance from the setbacks to the road is not contrary to the public because the property is located at the end of the road, it is a low traffic area and has a reduced speed limit.

5. The paver brick patio will be constructed with pervious material, and it is not the closest structure to the lake. The size of the structure is reasonable, it is not overly large in size and it is needed to use the property for the enjoyment of the lake, due to the sever slope.

Second by: Mr. Kraemer.

Upon vote: The motion was unanimously approved.

Aye: Schuh, Christel, Salm, Kraemer and Argall.

No: none.

Claus Brothers Enterprises LLC – Owner of property located at 14328 Rokilio Rd., in the NE1/4, SW1/4 Section 24, T17N-R21E, Town of Schleswig, Manitowoc County, Wisconsin, tax parcel number (016-510-001-005.00) wherein variances are being requested to construct three retaining walls at 0 feet from the north and south property lines, at 17.5 to 18 feet from the centerline of Rokilio Rd. and at 41 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 Claus Brothers Enterprises LLC. and stated both Claus Brothers Enterprises requests would be discussed at the same time since the parcels were adjacent to one another and most of the requests for each parcel contain the same retaining wall structures.

Mark Schad, contractor, and Matt Grohskopf, landscaper, introduced themselves as agents/representatives for Claus Brothers Enterprises 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.

Mr. Schad and Mr. Grohskopf explained the reason for the request answered questions from the Board.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

Mr. Gaedtke stated the Town of Schleswig sent their monthly meeting minutes stating the town was in favor of the request (copy on file).

There being no further comments, Chairperson Schuh closed the public hearings for Claus Brothers Enterprises LLC.

Deliberation

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

Reasons for Approval:

1. The property has an extremely steep slope with erodible soil that creates a hardship on the owners to install structures to safely use the property.

2. The owner is burdened and cannot reasonably use the property without the structures. Limitations to access the property's existing structures as well as limiting safe travel from the existing structures to the lake are due to the steep slope on the lot and require the proposed structures.
3. It won't harm or negatively affect public interest because the current retaining walls are deteriorating, allowing for soil erosion to the lake. The new structures will address the deteriorating walls and prevent erosion down to the lake which benefits the public.
4. The distance from the setbacks to the road is not contrary to the public because the property is located at the end of the road, it is a low traffic area and has a reduced speed limit.

Second by: Mr. Kraemer.

Upon vote: The motion was unanimously approved.

Aye: Schuh, Christel, Salm, Kraemer and Argall.

No: none.

Other Business

Schedule Next Meeting: The next Board of Adjustment meeting is tentatively scheduled for Monday, February 16, 2026 and the onsite meeting for Tuesday, February 10, 2026. (Dates and times are subject to change.)

Correspondence not related to a hearing item: None.

Adjournment

Motion by: Mr. Salm to adjourn.

Second by: Mr. Christel.

Upon vote, the motion was unanimously approved.

Aye: Schuh, Christel, Salm, Kraemer and Argall.

No: None.

Respectfully submitted,


Signature

2-12-2026
Date