



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

DATE: Monday, February 10, 2020
TIME: 9:00 a.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 discussed at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Agenda
"Open Meeting Law Compliance"
- III. New Business
 1. **Lance Morgan** - Owner of property located at 723 N CTH J, in the SW $\frac{1}{4}$, NW $\frac{1}{4}$, of Section 22 T19N-R22E, Town of Cato – Conditional Use Request.
 2. **Monty & Maureen Meister** - Owners of property located at 9420 Pigeon Lake Rd. in the NW $\frac{1}{4}$, SE $\frac{1}{4}$, of Section 33, T18N-R22E, Town of Liberty – After the Fact Variance Request.
 3. **Robert Staudinger** - Owner of property located at 10528 Sunny Vista Ln., located in Govt. Lot 4 of Section 2, T17N-R21E, Town of Schleswig – Variance Requests.
- IV. Old Business - None
- V. Other Business
 1. Correspondence
- VI. On-sites
- VII. Adjournment

Date: January 28, 2020

Orville Bonde, 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 10, 2020

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Bonde at 9:00 A.M. on Monday, February 10, 2020 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: Orville Bonde, Ralph Schuh, Chuck Hoffman and Ken Schuler. Member absent: Alternate, Dave Christel and James Knorr.

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

A motion was made by Mr. Schuh; seconded by Mr. Hoffman to approve the agenda for the February 10, 2020 meeting. Upon vote, the motion was unanimously approved.
Aye: Schuh, Schuler, Hoffman and Bonde; No: none;

The Board received their folders containing the February 17, 2020 hearing requests.

Mr. Gaedtke introduced a new Board member, Ken Schuler and gave a quick overview of each request.

The Board proceeded to the on-sites and returned to the Manitowoc County Office Complex when completed. Mr. Bonde did not proceed to on-sites.

ADJOURNMENT


Motion by: Mr. Hoffman to adjourn.

Seconded by: Mr. Schuler

Upon vote: The motion was unanimously approved.

Aye: Schuler, Schuh and Hoffman; No: none.

Respectfully submitted,



Chuck Hoffman, Secretary

2/17/2020
Date



MANITOWOC COUNTY BOARD OF ADJUSTMENT REGULAR MEETING NOTICE

DATE: Monday, February 17, 2020
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. ROLL CALL AND CALL TO ORDER
- II. OPEN MEETING LAW COMPLIANCE
- III. APPROVAL OF MINUTES
- IV. APPROVAL OF AGENDA
- V. NEW BUSINESS

Discussion and possible action on:

1. **Lance Morgan** - Owner of property located at 723 N CTH J, in the SW $\frac{1}{4}$, NW $\frac{1}{4}$, of Section 22 T19N-R22E, Town of Cato – Conditional Use Request.
2. **Monty & Maureen Meister** - Owners of property located at 9420 Pigeon Lake Rd. in the NW $\frac{1}{4}$, SE $\frac{1}{4}$, of Section 33, T18N-R22E, Town of Liberty – After the Fact Variance Request.
3. **Robert Staudinger** - Owner of property located at 10528 Sunny Vista Ln., located in Govt. Lot 4 of Section 2, T17N-R21E, Town of Schleswig – Variance Requests.

- VI. OLD BUSINESS - None

Discussion and possible action on:

- VII. OTHER BUSINESS

1. Correspondence.
2. Set March meeting date.

- VIII. ADJOURNMENT

Date: January 28, 2020

Orville Bonde, 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, 2020

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Bonde at 7:00 P.M. on Monday, February 17, 2020 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: Ralph Schuh, Chuck Hoffman, Ken Schuler, Orville Bonde, and Dave Christel. Members absent: James Knorr. Staff present: Reed Gaedtke.

A motion was made by, Mr. Schuh, seconded by Mr. Hoffman to approve the February 17, 2020 meeting agenda. Upon vote, the motion was unanimously approved.

Aye: Bonde, Hoffman, Christel, Schuler and Schuh; No: none.

A motion was made by, Mr. Schuh, seconded by Mr. Christel to approve the minutes for the December 16, 2019 meeting. Upon vote, the motion was unanimously approved.

Aye: Bonde, Hoffman, Christel, Schuler and Schuh; No: none.

A motion was made by, Mr. Hoffman, seconded by Mr. Schuler to approve the on-site minutes for the February 10, 2020 meeting. Upon vote, the motion was unanimously approved.

Aye: Bonde, Hoffman, Christel, Schuler and Schuh; 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.

New Business

Lance Morgan – Owner of property located at 723 N CTH J, in the SW¼, NW¼, of Section 22 T19N-R22E, Town of Cato, Manitowoc County, Wisconsin, parcel number (001-022-007-001.00); wherein a conditional use permit is being requested to operate a mini-storage business in an GA, General Agricultural zoned district.

Chairperson Bonde opened the public hearing for Lance Morgan.

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

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

The Board asked if there was anything to add to the appeal, there was not.

The Board had questions for Mr. Morgan.

Mr. Morgan answered those questions for the Board.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

Mr. Gaedtke received a phone call from the Town of Cato stating they are in favor to the request.

Deliberation

Motion by: Mr. Schuh to approve the request.

Reasons for approval:

1. Sufficient evidence was provided from the applicant, on-site visit and testimony to warrant an approval.
2. The use does not impede the orderly development of the district because the parcel is surrounded by farmland.
3. The use is compatible with the surrounding area because only the applicant's buildings are located in this area and the zoning allows for this type of use with a conditional permit.
4. The intensity of the operation will not have a negative effect on the area or surrounding properties because it consists of the owner's isolated buildings surrounded by agricultural fields. There are no direct neighbors.
5. The proposed use fits on the parcel. There is plenty of room for the proposed buildings and for having vehicles turn around on the property.
6. There is an existing driveway that allows for proper access to the CTH J.
7. The nature, location and height of the proposed and existing structures are acceptable on the property.
8. The use will not discourage appropriate development or use of adjacent land or buildings.
9. The use will not impair property values.
10. There are no unsafe issues, fumes, flashing lights or other issues that are more objectionable than the properties current allowable use.
11. The use will not endanger the public's health, safety or welfare.

Conditions of Approval:

1. Hours and days of operation will be 24 hours a day, seven days a week.
2. There shall be no outside storage of scrap metal, material or tires allowed.

Second by: Mr. Hoffman

Upon vote: The motion was unanimously approved.

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

Monty & Maureen Meister – Owners of property located at 9420 Pigeon Lake Rd. in the NW¼, SE¼, of Section 33, T18N-R22E, Town of Liberty, Manitowoc County, Wisconsin, parcel number (008-033-014-012.00); wherein an after the fact variance is being requested for constructing a 23' long fence addition at approximately 14.75 feet, from the ordinary high water mark of Pigeon Lake, located in a LR, Lake Residential, S1, Shoreland zoned district.

Chairperson Bonde opened the public hearing for Monty & Maureen Meister.

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

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

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

Mr. Meister explained the reason for the after the fact variance request.

The Board had questions for Mr. and Mrs. Meister.

Mr. Meister answered those questions for the Board.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

Mr. Gaedtke received a letter from the Town of Liberty in favor to the request (copy on file).

Mr. Gaedtke received a letter from the WDNR commenting on the request (copy on file).

Deliberation

Motion by: Mr. Hoffman to approve the request.

Reasons for approval:

1. There was significant evidence provided at the hearing and obtained from viewing the property during the on-site visit to approve the request.
2. The short narrow lot and steep slope create a hardship for the owner to control privacy problems. A barrier is needed on the property.
3. The owners are burdened by not having a fence to give them some privacy. They are unable to reasonably use the outdoor area of their property due to privacy problems. Not having a barrier between neighbors creates a burden on the owners.
4. The request will not have a negative effect on the public because the fence is not blocking anyone's view or affecting anyone else's property. Also, due to the close proximity of the neighboring deck, the limited space between them, the steep slope with rocky soil, and the mature shade trees on the property would prevent an adequate vegetative buffer from being constructed.

Second by: Mr. Schuh

Upon vote: The motion was unanimously approved.

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

Robert Staudinger - Owner of property located at 10528 Sunny Vista Ln., located in Govt. Lot 4 of Section 2, T17N-R21E, Town of Schleswig, Manitowoc County, Wisconsin, parcel number (016-540-000-026.01) wherein variances are being requested to construct a 10' x 12' x 12' high shed at 6 inches from the south property line, 0 feet from the east property line and at 57 feet from the ordinary high water mark of Wilke Lake, located in a LR, Lake Residential, and S1, Shoreland zoned district.

Chairperson Bonde opened the public hearing for Robert Staudinger.

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

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

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

Mr. Staudinger explained the reason for the request.

The Board had questions for Mr. Staudinger.

Mr. Staudinger answered those questions for the Board.

Mr. Gaedtke explained impervious surface regulations for the present and possible future projects.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

Mr. Gaedtke received a letter from the Town of Schleswig in favor to the request (copy on file).

Mr. Gaedtke received a letter from the WDNR commenting on the request (copy on file).

Deliberation

Motion by: Mr. Hoffman to approve and modify the request to locate at 1 foot from the east and south property lines.

Reasons for approval:

1. The request was modified at 1 foot from the property line to allow for proper maintenance of the shed.
2. There was significant evidence provided at the hearing and obtained from viewing the property during the on-site visit to modify and approve the request.
3. The lot is so narrow and the shape is so unique that it creates a hardship and burden for the owner to fit a storage building on the property.
4. The owner is removing two dilapidated sheds and decreasing impervious surface area.
5. Storage is needed on a property. Not being able to store personal items on the property creates a burden and prevents the owner(s) from reasonably using the property.
6. The request will not have a negative effect on the public because the impervious surface is being decreased, the new shed will be on the landward side of the house away from the lake so it won't be seen from the lake, and it won't have any increased effect on the neighbors view.

Second by: Mr. Schuh

Upon vote: The motion was unanimously approved.

Aye: Bonde, Hoffman, Christel, Schuler and Schuh; *No:* none

Other Business


Schedule Next Meeting: The Board scheduled their next regular meeting for Monday, March 16, 2020 and the onsite for Monday, March 9, 2020 (Dates and times are subject to change.)

Adjournment


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

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

Respectfully submitted,



Chuck Hoffman, Secretary



Date



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

DATE: Monday, June 8, 2020
TIME: 9:00 a.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 discussed at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Agenda
"Open Meeting Law Compliance"
- III. New Business
 1. **Jim Brick** - Owner of property located at 9738 USH 10, in the SE $\frac{1}{4}$, NW $\frac{1}{4}$, of Section 6, T19N-R23E, Town of Manitowoc Rapids – Conditional Use Request.
 2. **Michael Krey and Cynthia Breunig** – Owners of property located at 8635 Beech Rd. in Govt. Lot 2 of Section 4, T20N-R25E, Town of Two Rivers – After the Fact Variance Request.
 3. **Kenneth and Janice Gessert** – Owners of property located at 4016 CTH Q, located in SW $\frac{1}{4}$, NW $\frac{1}{4}$, of Section 2, T17N-R21E, Town of Manitowoc – Variance Request.
 4. **Gregory Gremore** – Owner of property located off of CTH NN, in the NW $\frac{1}{4}$, SW $\frac{1}{4}$, of Section 31, T21N-R22E, Town of Cooperstown – Conditional Use Request.
 5. **David & Donna Herrmann** – Owners of property located at 2415 Popp Lane, located in the SW $\frac{1}{4}$, SW $\frac{1}{4}$, of Section 7, T19N-R21E, Town of Rockland – Variance Request.
 6. **Randy and Jacqueline Wiebensohn** – Owners of property located off of CTH Q in the SW $\frac{1}{4}$, NW $\frac{1}{4}$, of Section 1, T20N – R23E, Town of Kossuth – Conditional Use Request.
- IV. Old Business - None
- V. Other Business
 1. Correspondence
 2. Kevin & Vernon Schreiber Conditional Use Permit review
 3. Review of Sportcomp Conditional Use Permit Complaint
- VI. On-sites
- VII. Adjournment

Date: May 29, 2020

Orville Bonde, 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**

June 8, 2020

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Bonde at 9:00 A.M. on Monday, June 8, 2020 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: Orville Bonde, Ralph Schuh, Chuck Hoffman, James Knorr and Ken Schuler.

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

A motion was made by Mr. Schuh; seconded by Mr. Knorr to approve the agenda for the June 8, 2020 meeting. Upon vote, the motion was unanimously approved.

Aye: Schuler, Hoffman and Bonde; No: none;

The Board received their folders containing the June 15, 2020 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. Mr. Bonde did not proceed to on-sites.

ADJOURNMENT

Motion by: Mr. Knorr to adjourn.

Seconded by: Mr. Schuler

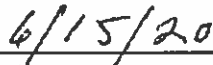
Upon vote: The motion was unanimously approved.

Aye: Schuh and Hoffman; No: none.

Respectfully submitted,



Chuck Hoffman, Secretary



Date



MANITOWOC COUNTY BOARD OF ADJUSTMENT REGULAR MEETING NOTICE

DATE: Monday, June 15, 2020
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. ROLL CALL AND CALL TO ORDER
- II. OPEN MEETING LAW COMPLIANCE
- III. APPROVAL OF MINUTES
- IV. APPROVAL OF AGENDA
- V. NEW BUSINESS

Discussion and possible action on:

1. **Jim Brick** - Owner of property located at 9738 USH 10, in the SE $\frac{1}{4}$, NW $\frac{1}{4}$, of Section 6, T19N-R23E, Town of Manitowoc Rapids– Conditional Use Request.
2. **Michael Krey and Cynthia Breunig** – Owners of property located at 8635 Beech Rd. in Govt. Lot 2 of Section 4, T20N-R25E, Town of Two Rivers – After the Fact Variance Request.
3. **Kenneth and Janice Gessert** – Owners of property located at 4016 CTH Q, located in SW $\frac{1}{4}$, NW $\frac{1}{4}$, of Section 2, T17N-R21E, Town of Manitowoc – Variance Request.
4. **Gregory Gremore** – Owner of property located off of CTH NN, in the NW $\frac{1}{4}$, SW $\frac{1}{4}$, of Section 31, T21N-R22E, Town of Cooperstown – Conditional Use Request.
5. **David & Donna Herrmann** – Owners of property located at 2415 Popp Lane, located in the SW $\frac{1}{4}$, SW $\frac{1}{4}$, of Section 7, T19N-R21E, Town of Rockland – Variance Request.
6. **Randy and Jacqueline Wiebensohn** – Owners of property located off of CTH Q in the SW $\frac{1}{4}$, NW $\frac{1}{4}$, of Section 1, T20N – R23E, Town of Kossuth – Conditional Use Request.

VI. OLD BUSINESS - None

Discussion and possible action on:

VII. OTHER BUSINESS

1. Correspondence.
2. Kevin & Vernon Schreiber Conditional Use Permit review
3. Review of Sportcomp Conditional Use Permit complaint
4. Set July meeting date.

VIII. ADJOURNMENT

Date: May 29, 2020

Orville Bonde, 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**

June 15, 2020

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Bonde at 7:00 P.M. on Monday, June 15, 2020 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: James Knorr, Ralph Schuh, Chuck Hoffman, Orville Bonde, and Ken Schuler. Members absent: None. Staff present: Reed Gaedtke.

A motion was made by, Mr. Schuh, seconded by Mr. Knorr to approve the June 15, 2020 meeting agenda. Upon vote, the motion was unanimously approved.

Aye: Knorr, Schuh, Hoffman, Bonde and Schuler; No: none.

A motion was made by, Mr. Hoffman, seconded by Mr. Schuh to approve the minutes for the February 17, 2020 meeting. Upon vote, the motion was unanimously approved.

Aye: Knorr, Schuh, Hoffman, Bonde and Schuler; No: none.

A motion was made by, Mr. Schuh, seconded by Mr. Knorr to approve the on-site minutes for the June 8, 2020 meeting. Upon vote, the motion was unanimously approved.

Aye: Knorr, Schuh, Hoffman, Bonde, 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.

New Business

Jim Brick – Owner of property located at 9738 USH 10, in the SE¼, NW¼, of Section 6, T19N-R23E, Town of Manitowoc Rapids, Manitowoc County, Wisconsin, parcel number (010-006-008-004.00); wherein a conditional use permit is being requested to expand an existing mini-storage business located in a RR, Rural Residential zoned district.

Chairperson Bonde opened the public hearing for Jim Brick.

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

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

The Board asked if there was anything to add to the appeal, there was not.

The Board had questions for Mr. Brick.

Mr. Brick answered questions for the Board.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

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

Deliberation

Motion by: Mr. Hoffman to approve the request.

Reasons for approval:

1. Sufficient evidence was provided from the applicant, the on-site visit and testimony to warrant an approval.
2. The use does not impede the orderly development of the district because there is an existing storage business and buildings on the property.
3. The use is compatible with the surrounding area because zoning allows for this type of use with a conditional permit.
4. The intensity of the operation will not have a negative effect on the area or surrounding properties because it is currently being used as a mini-storage business.
5. The proposed use fits on the parcel.
6. An appropriate highway access already exists.
7. The nature, location and height of the proposed structure is compatible with the use and structures already located on the property.
8. The use will not discourage appropriate development or use of adjacent land or buildings.
9. The use will not impair property values.
10. There are no unsafe issues, fumes, flashing lights or other issues that are more objectionable than the properties current allowable use.
11. The use will not endanger the public's health, safety or welfare.

Conditions of Approval:

1. Hours and days of operation will be 24 hours a day, seven days a week.
2. No fencing needed.
3. A 32 square foot sign is permitted to be located 100 feet from centerline of the highway.
4. Minimal area lighting is allowed for safety purposes.

Second by: Mr. Schuh

Upon vote: The motion was unanimously approved.

Aye: Knorr, Schuh, Hoffman, Bonde and Schuler; *No:* none.

Michael Krey and Cynthia Breunig – Owners of property located at 8635 Beech Rd. in Govt. Lot 2 of Section 4, T20N-R25E, Town of Two Rivers, Manitowoc County, Wisconsin, parcel number (018-204-008-020.00); wherein an after the fact variance is being requested for constructing a 12'x14' shed at 50 feet from the centerline of CTH O; and at 43.5 feet from the centerline of Beech Rd.; and within the road site triangle on property located in a HD, High Density zoned district.

Chairperson Bonde opened the public hearing for Michael Krey.

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

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

Mr. Krey explained the reason for the after the fact variance request.

Mr. Krey answered questions for the Board.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

Mr. Gaedtke received a letter from the Town of Two Rivers in favor of the request (copy on file).

Deliberation

Motion by: Mr. Schuh to approve the request.

Reasons for approval:

1. The lot is small and bordered by roads on two sides which is a unique physical limitation of the lot creating a hardship.
2. The location of the well and septic system limit buildable space on the property.
3. They need a space for storage and there is no other place available.
4. The size of the structure is small and reasonable in size.
5. The structure is within the site triangle, however, the way the two roads intersect, the shed is no more obstructive than the existing woodland, trees and house. Because of this, the shed is not an impediment to visibility on the highway and therefore doesn't have a negative effect on the public interest.

Second by: Mr. Knorr

Upon vote: The motion was unanimously approved.

Aye: Knorr, Schuh, Hoffman, Bonde and Schuler; *No:* none.

Kenneth and Janice Gessert – Owners of property located at 4016 CTH Q, located in SW¼, NW¼, of Section 6, T17N-R21E, Town of Manitowoc, Manitowoc County, Wisconsin, parcel number (009-106-007-002.00) wherein a variance is being requested to construct a 42' x 64' garage at 79 feet from the centerline of CTH Q in a RR, Rural Residential zoned district.

Chairperson Bonde opened the public hearing for Janice Gessert.

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

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

The Board asked if there was anything to add to the appeal, there was not.

The Board had questions for Mrs. Gessert.

Mrs. Gessert answered questions for the Board.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

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

Mr. Gaedtke asked Mrs. Gessert if the garage was for private storage.

Mrs. Gessert stated it was for private storage.

Mrs. Gessert inquired on how long variance would be good for?

Mr. Gaedtke informed her a variance stays with the property.

Deliberation

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

Reasons for approval:

1. The lot is narrow and long and the entrance from the drive limits where they can build and creates a burden on the owners.
2. The owners are also burdened because there is other place to store their vehicles and no location that would allow them to meet the road setback.
3. The garage will not negatively affect the public

Second by: Mr. Schuh

Upon vote: The motion was unanimously approved.

Aye: Knorr, Schuh, Hoffman, Bonde and Schuler; *No:* none.

Gregory Gremore – Owner of property located off of CTH NN, in the NW¼, SW¼, of Section 31, T21N-R22E, Town of Cooperstown, Manitowoc County, Wisconsin, tax parcel number (003-031-010-002.00) wherein a conditional use permit is being requested by Jamie Kozloski, the applicant, to operate a community based educational non-native animal rescue facility in a LE, Large Estate, S1, Shoreland zoned district.

Chairperson Bonde opened the public hearing for Jamie Kozloski and Shane Meyer.

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

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

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

Mr. Meyer inquired about driveway access.

The Board directed him to contact the County Highway Department for more information.

The Board had questions for Ms. Kozloski.

Ms. Kozloski and Mr. Meyer answered questions for the Board.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

Mr. Gaedtke received a letter from the Town of Cooperstown in favor of the request (copy on file).

Deliberation

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

Reasons for approval:

1. Sufficient evidence was provided from the applicant, on-site visit and testimony to warrant an approval.
2. There was no objection to the request and the Town of Cooperstown submitted a letter in favor of the request.

3. A hardship is present and having this facility would be a benefit to the community.
4. The way the use was proposed and according to the site diagram there wouldn't be any negative impact to surrounding properties.
5. The site is compatible with the surrounding area because the parcel is located out in the country, surrounded by farmland and not in a highly populated area.
6. The intensity of the operation will not have a negative effect on surrounding properties.
7. The proposed use fits on the parcel. There is plenty of room for the proposed buildings and use and it will be very compatible for visitors.
8. The nature, location and height of the proposed structures are acceptable. Nothing is being proposed that would be very high.
9. The use will not discourage appropriate development or use of adjacent land or buildings. The property is surrounded by farmland and wetlands.
10. The use will not impair property values. The proposed buildings and layout of the site will keep the area looking nice.
11. There are no unsafe issues, fumes, flashing lights or other issues that are more objectionable than the properties allowable uses.
12. The use will not endanger the public's health, safety or welfare. Animals will be confined to a fenced in area or within a building.

Conditions of Approval:

1. The total number of employees and volunteers combined will be 5.
2. Days and hours of operation shall be 9:00 a.m. to 6:00 p.m. seven days per week.
3. An emergency contact sign must be posted at the entrance so people know who to contact in case of an emergency.
4. Any state, local or federal licenses must be obtained prior to taking in a certain species.
5. Animal waste must be disposed of properly. It cannot be placed in the septic system.

Second by: Mr. Hoffmann

Upon vote: The motion was unanimously approved.

Aye: Knorr, Schuh, Hoffman, Bonde and Schuler; No: none.

David & Donna Herrmann – Owners of property located at 2415 Popp Lane, located in the SW¼, SW¼, of Section 7, T19N-R21E, Town of Rockland, Manitowoc County, Wisconsin, parcel # (015-007-011-003.00) wherein a variance is being requested to construct a 24' x 24' house addition at approximately 44 feet from the ordinary high water mark of Long Lake, in a LR, Lake Residential, S1, Shoreland zoned district.

Chairperson Bonde opened the public hearing for David & Donna Herrmann.

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

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

The Board asked the applicant if there was anything to add to their appeal; there was none.

The Board had questions for Mr. & Mrs. Herrmann.

Mr. & Mrs. Herrmann answered questions for the Board.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

Mr. Gaedtke received a letter from the WDNR, Dale Rezabek Shoreland Specialist, describing what criteria should be looked at for variance requests (copy on file).

Mr. Gaedtke received a letter from the Town of Rockland in favor of the request (copy on file).

Deliberation

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

Reasons for approval:

1. The unique physical limitation of the property is the lot is narrow and it has a steep grade going to the road creating limited space.
2. The part of the house being replaced is sinking because it was never built on any footings; it's just sitting on bare ground.
3. Replacing this part of the house and installing footings, drainage and a water garden will help relieve the burden being caused to the owner.
4. The new addition is almost entirely within the existing footprint and a very reasonable request.
5. It will not have a negative effect on the public because the house will be safer, add value to the surrounding properties, and the proposed rain garden will reduce nutrients and runoff to the lake.

Second by: Mr. Schuh

Upon vote: The motion was unanimously approved.

Aye: Knorr, Schuh, Hoffman, Bonde and Schuler; *No:* none.

Randy and Jacqueline Wiebensohn – Owners of property located off of CTH Q in the SW¼, NW¼, of Section 1, T20N – R23E, Town of Kossuth, Manitowoc County, Wisconsin, parcel # (007-001-007-000.00) wherein a conditional use permit is being requested to construct a 40' x 60' garage in a NA, Natural Area zoned district.

Chairperson Bonde opened the public hearing for Randy and Jacqueline Wiebensohn.

Mr. Gaedtke addressed the board and stated that the Wiebensohn's have since changed their request from a garage to a house. This change requires a new public notice and suggested postponement until the next meeting.

Deliberation

Motion by: Mr. Schuler to postpone request until next meeting.

Second by: Mr. Knorr

Upon vote: The motion was unanimously approved.

Aye: Knorr, Schuh, Hoffman, Bonde and Schuler; *No:* none.

Other Business

Correspondence not related to a hearing item:

Kevin & Vernon Schreiber conditional use permit one year review. The board stated the applicant appears to be conforming to conditions of the conditional use permit and approved the review.

Mr. Gaedtke informed the Board a complaint was received regarding Sportcomp's conditional use permit and dust control conditions.

The Board instructed Mr. Gaedtke to follow up with SportComp regarding the dust control measures being taken.

If no information is received by Sportscomp, Mr. Gaedtke was instructed to issue a notice of violation.

Mr. Gaedtke informed the Board a noise complaint was received regarding the Brandes conditional use permit. The complaint was regarding sandblasting not being done as proposed building shown in the application.

Mr. Gaedtke was instructed to send a letter to Mr. Brandes.

Schedule Next Meeting: The Board discussed dates of either Monday July 13, 2020 or Tuesday July 28, 2020 for their next regular meeting and the onsite meeting for Monday, July 6, 2020 (Dates and times are subject to change.)

Adjournment

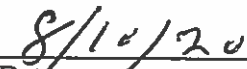
A motion was made by Mr. Knorr and seconded by Mr. Schuler to approve the adjournment. Upon vote, the motion was unanimously approved.

Aye: Knorr, Schuh, Hoffman, Bonde and Schuler; No: none.

Respectfully submitted,



Chuck Hoffman, Secretary



Date



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

DATE: Monday, July 6, 2020
TIME: 9:00 a.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 discussed at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Agenda
"Open Meeting Law Compliance"
- III. New Business
 1. **Randy and Jacqueline Wiebensohn** – Owners of property located off of CTH Q in the SW $\frac{1}{4}$, NW $\frac{1}{4}$, of Section 1, T20N – R23E, Town of Kossuth - Conditional Use Request
 2. **Roger Basler** – Owner of property located at 2507 Nelson Ln. in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, of Section 6, T18N-R24E, Town of Manitowoc – Variance Request.
 3. **Paul Martin** – Owner of property located at 9710 STH 147, located in NE $\frac{1}{4}$, SE $\frac{1}{4}$, of Section 9, T20N-R24E, Town of Mishicot – Variance Request
 4. **Debra Schrank** – Owner of property located in the SE $\frac{1}{4}$, SE $\frac{1}{4}$, of Section 22, T21N-R24E, Town of Two Creeks – Conditional Use Request
 5. **David Beine** – Owner of property located at 11707 CTH Z, located in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, of Section 21, T21N-R22E, Town of Cooperstown – After the Fact Variance Request
 6. **Matthew Leclair** – Owner of property located at 619 Pit Rd, in the NW $\frac{1}{4}$, SW $\frac{1}{4}$, and the NE $\frac{1}{4}$, SW $\frac{1}{4}$, of Section 31, T21N – R24E, Town of Mishicot – Variance Request
- IV. Old Business - None
- V. Other Business
 1. Correspondence
 2. Discussion of Sportcomp Conditional Use Permit Complaint
 3. Discussion of election of officers & handout of by-laws
 4. Acknowledgement for years of service – Orville Bonde
- VI. On-sites
- VII. Adjournment

Date: June 25, 2020

Orville Bonde, 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**

July 6, 2020

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Bonde at 9:00 A.M. on Monday, July 6, 2020 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: Orville Bonde, Ralph Schuh, Chuck Hoffman, James Knorr and Ken Schuler.

Staff present for advisory meeting: Reed Gaedtke

A motion was made by Mr. Schuh; seconded by Mr. Schuler to approve the agenda for the July 6, 2020 meeting. Upon vote, the motion was unanimously approved.

Aye: Schuler, Hoffman, Schuh, Knorr and Bonde; No: none;

The Board received their folders containing the July 13, 2020 hearing requests.

Mr. Gaedtke gave a quick overview of each request.

The Board of Adjustment, County Executive, Bob Zeilebauer and the staff at Planning & Zoning recognized Orville Bonde for his 36 years of service.

The Board proceeded to the on-sites and returned to the Manitowoc County Office Complex when completed. Mr. Bonde did not proceed to on-sites.

ADJOURNMENT

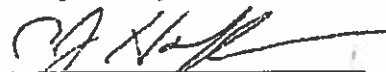
Motion by: Mr. Schuh to adjourn. Recognized

Seconded by: Mr. Hoffman

Upon vote: The motion was unanimously approved.

Aye: Schuh, Knorr, Schuler and Hoffman; No: none.

Respectfully submitted,



Chuck Hoffman, Secretary

8/10/20

Date



MANITOWOC COUNTY BOARD OF ADJUSTMENT REGULAR MEETING NOTICE

DATE: Monday, July 13, 2020
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. ROLL CALL AND CALL TO ORDER
- II. ELECTION OF OFFICERS
- III. OPEN MEETING LAW COMPLIANCE
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
- VI. NEW BUSINESS

Discussion and possible action on:

1. **Randy and Jacqueline Wiebensohn** – Owners of property located off of CTH Q in the SW $\frac{1}{4}$, NW $\frac{1}{4}$, of Section 1, T20N – R23E, Town of Kossuth - Conditional Use Request.
2. **Roger Basler** – Owner of property located at 2507 Nelson Ln. in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, of Section 6, T18N-R24E, Town of Manitowoc – Variance Request.
3. **Paul Martin** – Owner of property located at 9710 STH 147, located in NE $\frac{1}{4}$, SE $\frac{1}{4}$, of Section 9, T20N-R24E, Town of Mishicot – Variance Request.
4. **Debra Schrank** – Owner of property located in the SE $\frac{1}{4}$, SE $\frac{1}{4}$, of Section 22, T21N-R24E, Town of Two Creeks – Conditional Use Request.
5. **David Beine** – Owner of property located at 11707 CTH Z, located in the NE $\frac{1}{4}$, SE $\frac{1}{4}$, of Section 21, T21N-R22E, Town of Cooperstown – After the Fact Variance Request.
6. **Matthew Leclair** – Owner of property located at 619 Pit Rd, in the NW $\frac{1}{4}$, SW $\frac{1}{4}$, and the NE $\frac{1}{4}$, SW $\frac{1}{4}$, of Section 31, T21N – R24E, Town of Mishicot – Variance Request.

VII. OLD BUSINESS - None

VIII. OTHER BUSINESS

1. Correspondence.
2. Discussion of Sportcomp Conditional Use Permit complaint.
3. Set August meeting date.

IX. ADJOURNMENT

Date: June 25, 2020

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**

July 13, 2020

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 7:00 P.M. on Monday, July 13, 2020 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: James Knorr, Ralph Schuh, Chuck Hoffman, Dave Christel and Ken Schuler. Members absent: None. Staff present: Reed Gaedtke.

Mr. Gaedtke stated, with Mr. Bonde stepping down as chairman of the Board of Adjustment after 36 years of service and with the new term year starting; the first order of business should be the election of officers. A motion was made by Mr. Hoffman, seconded by Mr. Christel to nominate Mr. Schuh as chairman, Mr. Hoffman as vice chairperson and Mr. Knorr as secretary.

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.

A motion was made by, Mr. Hoffman, seconded by Mr. Knorr to change the new business order and approve the July 13, 2020 meeting agenda. This change in order consists of moving Debra Schrank to #6 to allow the town additional time to meet. Upon vote, the motion was unanimously approved.

Aye: Knorr, Schuh, Hoffman, Christel and Schuler; No: none.

A motion was made by, Mr. Schuler, seconded by Mr. Knorr to approve the minutes for the June 15, 2020 meeting. Upon vote, the motion was unanimously approved.

Aye: Knorr, Schuh, Hoffman, Christel and Schuler; No: none.

A motion was made by, Mr. Hoffman, seconded by Mr. Knorr to approve the on-site minutes for the July 6, 2020 meeting. Upon vote, the motion was unanimously approved.

Aye: Knorr, Schuh, Hoffman, Christel, and Schuler; No: none.

New Business

Randy and Jacqueline Wiebensohn – Owners of property located off of CTH Q in the SW¼, NW¼, of Section 1, T20N – R23E, Town of Kossuth, Manitowoc County, Wisconsin, parcel # (007-001-007-000.00) wherein a conditional use permit is being requested to construct a 40' x 60' house/garage in a NA, Natural Area zoned district.

Chairperson Schuh opened the public hearing for Jacqueline Wiebensohn.

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

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

The Board asked if there was anything to add to the appeal, there was not.

The Board had questions for Mrs. Wiebensohn.

Mrs. Wiebensohn answered questions for the Board.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

Mr. Gaedtke 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 Randy & Jacqueline Wiebensohn.

Deliberation

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

Reasons for approval:

1. Sufficient evidence was provided from the applicant, on-site visit and testimony to warrant an approval.
2. The use does not impede the orderly development of the district because it is in a natural area and is located away from the road.
3. The use is compatible with the surrounding area because the land is natural area and it will be a good location for a house.
4. The intensity of the use will not have a negative effect on the area or surrounding properties because it will be a house that will add more property value to the area.
5. The proposed use fits on the parcel.
6. There is an existing well graded driveway that allows for proper access to the road.
7. The nature, location and height of the proposed structure is acceptable for this property.
8. The use will not discourage appropriate development or use of adjacent land or buildings.
9. The use will not impair property values but rather raise property values in the area.
10. There are no unsafe issues, fumes, flashing lights or other issues that are more objectionable than the properties current allowable use.
11. The use will not endanger the public's health, safety or welfare.

Conditions of Approval:

1. Only one residence (living quarters) allowed on the property.

Second by: Mr. Knorr

Upon vote: The motion was unanimously approved.

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

Roger Basler – Owner of property located at 2507 Nelson Ln. in the NW¼, NW¼, of Section 6, T18N-R24E, Town of Manitowoc, Manitowoc County, Wisconsin, parcel number (009-006-006-013.00); wherein variance is being requested to construct a 36' x 45' house at 3 feet from the neighboring east property line located in a RR, Rural Residential zoned district.

Chairperson Schuh opened the public hearing for Roger Basler.

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

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

The Board asked if there was anything to add to the appeal. Mr. Basler stated that the neighbors would like him to take down the house and start over.

Mr. Basler answered questions for the Board.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

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

There being no further comments, Chairperson Schuh closed the public hearing for Roger Basler.

Deliberation

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

Reasons for approval:

1. The lot is narrow, which creates a hardship for the owner. Due to the location of the existing garage and septic system the area left to construct a home is limited.
2. The owner is burdened because in order to reasonably use the property, he needs to have a house. However, the lot is small and there isn't a lot of room for building.
3. The new house will be further from the lot line than the existing structure.
4. It will not harm or have a negative effect on the public because the existing home is dilapidated and a new house will add to the area and increase property values.

Second by: Mr. Schuler

Upon vote: The motion was unanimously approved.

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

Paul Martin – Owner of property located at 9710 STH 147, located in NE¼, SE¼, of Section 9, T20N-R24E, Town of Mishicot, Manitowoc County, Wisconsin, parcel number (013-009-013-003.00) wherein a variance is being requested to construct a 24' x 32' building addition with a 6'x12' porch at 82 feet from the centerline of STH 147 located in a CB, Commercial Business zoned district.

Chairperson Schuh opened the public hearing for Paul Martin.

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

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

The Board asked if there was anything to add to the appeal. Mr. Martin stated he spoke with the neighbors and they are all in favor of the request.

The Board had questions for Mr. Martin.

Mr. Martin answered questions for the Board.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

Mr. Gaedtke received a letter from the Town of Mishicot in favor of the request (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Paul Martin.

Deliberation

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

Reasons for approval:

1. The location of the existing building on the small lot creates a hardship for the owner to construct an entrance onto the building and meet the required setback.
2. The owner is burdened because he needs to have a main entrance on the building and this would be practical and the best location.
3. It won't have a negative effect on the public because it doesn't affect visibility and the neighbors did not object to the request.

Second by: Mr. Hoffman

Upon vote: The motion was unanimously approved.

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

David Beine – Owner of property located at 11707 CTH Z, located in the NE¼, SE¼, of Section 21, T21N-R22E, Town of Cooperstown, Manitowoc County, Wisconsin, parcel # (003-021-013-001.00) wherein after the fact variances are being requested for constructing a 12' x 16' deck at approximately 95 feet from CTH Z; and at 37 feet from Rosecrans Rd.; and within the road site triangle located in a RR, Rural Residential, zoned district.

Chairperson Schuh opened the public hearing for David Beine.

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

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

The Board asked if there was anything to add to the appeal. Mr. Beine said that he was approved by the Town of Cooperstown and that the building is more of obstruction than the deck.

The Board had questions for Mr. Beine.

Mr. Beine answered questions for the Board and the reason for the after the fact variance request.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

Mr. Gaedtke received a letter from the Town of Cooperstown in favor of the request (copy on file).

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

Deliberation

Motion by: Mr. Knorr to approve the after the fact variance.

Reasons for approval:

1. The lot is smaller and bordered on two sides by roads. The existing building is located within the setbacks and site triangle creating a hardship.
2. The owner is burdened because a safe access is needed off the back of the building and the access is within the road setbacks.
3. The structure is within the site triangle, however, the deck does not restrict visibility because the building is already located within the site triangle.
4. The owner stopped construction in order to correct the problem after he found out a permit was needed.

Second by: Mr. Christel

Upon vote: The motion was unanimously approved.

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

Matthew Leclair – Owner of property located at 619 Pit Rd, in the NW¼, SW¼, and the NE¼, SW¼, of Section 31, T21N – R24E, Town of Mishicot, Manitowoc County, Wisconsin, parcel numbers (013-131-009-005.00 and 013-131-010-006.00) wherein a variance is being requested to construct a 40' x 60' garage at 54 feet from the ordinary high water mark of Johnson Creek, located in a RR, Rural Residential, S1, Shoreland zoned district.

Chairperson Schuh opened the public hearing for Matthew Leclair.

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

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

The Board asked the applicant if there was anything to add to their appeal; there was none.

The Board had questions for Mr. Leclair.

Mr. Leclair answered questions for the Board.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

The Board had another question for Mr. Leclair.

Mr. Leclair answered a question for the Board.

Mr. Gaedtke received a letter from the Town of Mishicot in favor of the request (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Matthew Leclair.

Deliberation

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

Reasons for approval:

1. The lot has a unique shape and slope which drops off to the creek creating a hardship for the owner. Much of the lot area is located on the other side of the creek which limits the buildable area.

2. The owner is burdened because he needs a garage and there is no other place to construct the garage due to a 10 to 12 foot slope to the creek.
3. It will not have a negative effect on the public because the property is located at the end of a dead end road and it will be approximately 13 feet from the neighboring property line and 15 feet from sloping area.

Second by: Mr. Knorr

Upon vote: The motion was unanimously approved.

Aye: Knorr, Schuh, Hoffman, Christel and Schuler; No: none.

Debra Schrank – Owner of property located in the SE¼, SE¼, of Section 22, T21N-R24E, Town of Two Creeks, Manitowoc County, Wisconsin, tax parcel number (017-022-016-001.00) wherein a conditional use permit is being requested to operate a dog kennel in a LE, Large Estate zoned district.

Chairperson Schuh opened the public hearing for Mrs. & Mr. Schrank.

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

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

The Board asked the applicant if there was anything to add to their appeal; there was none.

Mr. Gaedtke stated he received a call from the Town of Two Creeks in favor of the request however they had 3 concerns.

The Board had questions for Mrs. & Mr. Schrank.

Mrs. & Mr. Schrank answered questions for the Board.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

Mr. Schrank had another question for the Board.

The Board answered Mr. Schrank's question.

There being no further comments, Chairperson Schuh closed the public hearing for Debra Schrank.

Deliberation

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

Reasons for approval:

1. Sufficient evidence was provided from applicant(s), on-site visit and testimony to warrant an approval.
2. The use does not impede the orderly development of the district because there is sufficient property for this type of business and it is an allowable use in this zoning district.
3. The site is compatible with the surrounding area because the parcel is located out in the country, surrounded by farmland and not in a highly populated area.

4. The intensity of the operation will not have a negative effect on surrounding properties because of the number of animals being proposed and the required two year review.
5. The proposed use fits on the parcel. There is plenty of room and the use is permitted in this zoning district as a conditional use.
6. There is existing access to the property that is acceptable.
7. The nature, location and height of the proposed structures are acceptable.
8. The use, as proposed, will not discourage appropriate development or use of adjacent land.
9. The use will not impair property values. It is permitted and there are large agricultural fields around the property as well as being in a rural setting.
10. There are no unsafe issues, fumes, flashing lights or other issues that are more objectionable than the properties allowable uses. Not as proposed in the application.
11. The use will not endanger the public's health, safety or welfare. There will be no interaction with the general public other than those utilizing this service.

Conditions of Approval:

1. Waste shall be disposed of in an acceptable manner on site or according to the Towns waste disposal guidelines. Waste shall not be viewable from outside the property.
2. All dogs using this service must be licensed. The applicant shall keep records of that information.
3. Total number of dogs allowed on site for this business will be 6 little dogs in the house and 10 large outside dogs.
4. Little dogs shall be defined as 15 pounds or less.
5. The total number of volunteers allowed will be two.
6. Days and hours of operation shall be 6:00 a.m. to 6:00 p.m. seven days per week; with the exception of overnight boarding.
7. Fencing will be wood and chain link.
8. A sign is permitted and must meet ordinance requirements.
9. There shall be a two year review at the B.O.A. request.

Second by: Mr. Knorr

Upon vote: The motion was unanimously approved.

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

Other Business

Correspondence not related to a hearing item:

Complaint:

Mr. Gaedtke stated a letter was sent to Sportcomp by the Board requesting to hear their side of the story to see what type of dust retardant was being used and how often it was being used.

Mr. Gaedtke received a correspondence from Sportcomp regarding water records for the weekend of July 10-12 however not for the weekend in question.

The Board instructed Mr. Gaedtke to send a letter to Sportcomp instructing that they need to do a better job watering and that the next dust complaint determined to be a violation will result in reopening the conditional use permit to allow the Board to take action regarding a violation.

Education:

Mr. Gaedtke inquired with the Board if they would be interested in some education opportunities.

Schedule Next Meeting:

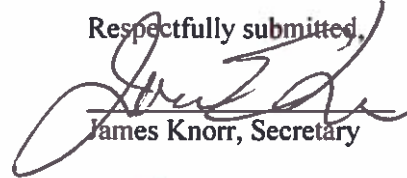
The next Board of Adjustment meeting is tentatively scheduled for Monday August 17, 2020 and the onsite meeting for August 10, 2020. (Dates and times are subject to change.)

Adjournment

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

Aye: Knorr, Schuh, Hoffman, Christel and Schuler; No: none.

Respectfully submitted,



James Knorr, Secretary

8-17-20

Date



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

DATE: Monday, August 10, 2020
TIME: 9:00 a.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 discussed at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Agenda
"Open Meeting Law Compliance"
- III. New Business
 1. **Town of Cooperstown** – Owner of property located at 12309 CTH Z, in the NE¼, SW¼, of Section 21, T21N–R22E, Town of Cooperstown – Variance Request.
 2. **Mike Weber** – Mike Weber - Owner of property located at 13631 East Pine Ridge Rd., in the SE¼, NW¼ of Section 26, T21N-R23E, Town of Gibson – Variance Request.
 3. **Brock Bauer** – Owner of property located at 5625 Quail Circle, in the NE¼, NE¼, of Section 31, T20N-R24E, Town of Kossuth – Variance Request
- IV. Old Business - None
- V. Other Business
 1. Correspondence
 2. Staff update regarding previous Conditional Use Permit Violations
- VI. On-sites
- VII. Adjournment

Date: July 31, 2020

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**

August 10, 2020

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 9:00 A.M. on Monday, August 10, 2020 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: Ralph Schuh, Chuck Hoffman, James Knorr and Ken Schuler, and Dave Christel.

Staff present for advisory meeting: Reed Gaedtke

A motion was made by Mr. Hoffman; seconded by Mr. Knorr to approve the agenda for the August 10, 2020 meeting. Upon vote, the motion was unanimously approved.
Aye: Schuler, Hoffman, Schuh, Knorr and Christel; No: none;

The Board received their folders containing the August 17, 2020 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. Schuler to adjourn.

Seconded by: Mr. Knorr

Upon vote: The motion was unanimously approved.

Aye: Schuh, Knorr, Schuler, Christel and Hoffman; No: none.

Respectfully submitted,


James Knorr, Secretary

8-17-20
Date



MANITOWOC COUNTY BOARD OF ADJUSTMENT REGULAR MEETING NOTICE

DATE: Monday, August 17, 2020
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. ROLL CALL AND CALL TO ORDER
- II. ELECTION OF OFFICERS
- III. OPEN MEETING LAW COMPLIANCE
- IV. APPROVAL OF AGENDA
- V. APPROVAL OF MINUTES
- VI. NEW BUSINESS

Discussion and possible action on:

1. **Town of Cooperstown** - Owner of property located at 12309 CTH Z, in the NE $\frac{1}{4}$, SW $\frac{1}{4}$, of Section 21, T21N-R22E, Town of Cooperstown - Variance Request.
2. **Mike Weber** - Mike Weber - Owner of property located at 13631 East Pine Ridge Rd., in the SE $\frac{1}{4}$, NW $\frac{1}{4}$ of Section 26, T21N-R23E, Town of Gibson - Variance Request.
3. **Brock Bauer** - Owner of property located at 5625 Quail Circle, in the NE $\frac{1}{4}$, NE $\frac{1}{4}$, of Section 31, T20N-R24E, Town of Kossuth - Variance Request

VII. OLD BUSINESS - None

VIII. OTHER BUSINESS

1. Correspondence.
2. Staff update regarding previous Conditional Use Permit Violations
3. Set September meeting date.

IX. ADJOURNMENT

Date: August 4, 2020

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**

August 17, 2020

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 7:00 P.M. on Monday, August 17, 2020 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: James Knorr, Ralph Schuh, Dave Christel and Ken Schuler. Members absent: Chuck Hoffman Staff present: Reed Gaedtke.

A motion was made by, Mr. Knorr, seconded by Mr. Schuler to approve the August 17, 2020 meeting agenda. Upon vote, the motion was unanimously approved.

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

A motion was made by, Mr. Christel, seconded by Mr. Knorr to approve the minutes for the July 13, 2020 meeting. Upon vote, the motion was unanimously approved.

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

A motion was made by, Mr. Knorr, seconded by Mr. Schuler to approve the on-site minutes for the August 10, 2020 meeting. Upon vote, the motion was unanimously approved.

Aye: Knorr, Schuh, 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.

New Business

Town of Cooperstown – Owner of property located at 12309 CTH Z, in the NE¼, SW¼, of Section 21, T21N-R22E, Town of Cooperstown, Manitowoc County, Wisconsin, parcel number (003-021-009-001.00) wherein a variance is being requested to construct a 20' x 40' building addition at approximately 82 feet from the centerline of CTH Z located in a RR, Rural Residential, GA, General Agricultural zoned district.

Chairperson Schuh opened the public hearing for Town of Cooperstown- no one was present to speak. The Board agreed to wait until the end of the new business to discuss.

Mike Weber - Owner of property located at 13631 East Pine Ridge Rd., in the SE¼, NW¼ of Section 26, T21N-R23E, Town of Gibson, Manitowoc County, Wisconsin, parcel number (006-026-008-003.00) wherein a variance is being requested to construct a detached garage at approximately 57 feet from the centerline of East Pine Ridge Rd. located in a RR, Rural Residential, zoned district.

Chairperson Schuh opened the public hearing for Mike Weber.

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

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

The Board asked if there was anything to add to the appeal. Mr. Weber stated that he thinks this will be the best location for his building.

The Board had no questions for Mr. Weber.

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 Mike Weber.

Mr. Gaedtke received a letter from the Town of Gibson in favor of the request (copy on file).

Deliberation

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

Reasons for approval:

1. An unnecessary hardship is present which also causes burden to the owner because of the shape and contour of the lot, the high level of bedrock on the property and also, the location of the well, septic system and need for road access. All these reasons greatly limits the applicant's area for building.
2. The garage won't have a negative effect on the public because there is a wide tree line between the road and building which provides a safety buffer and screen from the road. This is also a low traffic roadway.

Second by: Mr. Knorr

Upon vote: The motion was unanimously approved.

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

Mr. Hoffman joined the Board during the Mr. Weber's hearing.

Brock Bauer – Owner of property located at 5625 Quail Circle, in the NE¼, NE¼, of Section 31, T20N-R24E, Town of Kossuth, Manitowoc County, Wisconsin, parcel number (007-500-003-015.00) wherein a variance is being requested to construct a 14' x 24' garage addition at 55 feet from the centerline of Quail Circle and at approximately 23 feet from the road right-of-way line located in a RR, Rural Residential zoned district.

Chairperson Schuh opened the public hearing for Brock Bauer.

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

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

The Board asked if there was anything to add to the appeal. Mr. Bauer stated he had nothing to add.

The Board had questions for Mr. Bauer.

Mr. Bauer answered questions for the Board.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

Mr. Gaedtke received a letter from the Town of Kossuth in favor of the request (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Brock Bauer.

Chairperson Schuh announced he would be recusing himself from the deliberation for Mr. Bauer, as he has had prior conversations with the Bauer's.

Deliberation

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

Reasons for approval:

1. The location of the existing garage is behind the house and trees are blocking the view from the side street. Also, the septic and well location limits the applicant's buildable area. Building the addition in the front would be the best location for this lot.
2. The owner is burdened because having the garage in a different location would require another driveway and removal of trees.
3. The addition won't have a negative effect on the public because there are other garages in the area and the applicants existing garage is already 55 feet from the centerline.
4. There is enough evidence to warrant an approval of the variance.

Second by: Mr. Christel

Upon vote: The motion was approved, 4-0.

Aye: Knorr, Hoffman, Christel and Schuler; *No:* none. *Recused:* Schuh

Town of Cooperstown – Owner of property located at 12309 CTH Z, in the NE¼, SW¼, of Section 21, T21N–R22E, Town of Cooperstown, Manitowoc County, Wisconsin, parcel number (003-021-009-001.00) wherein a variance is being requested to construct a 20' x 40' building addition at approximately 82 feet from the centerline of CTH Z located in a RR, Rural Residential, GA, General Agricultural zoned district.

Chairperson Schuh opened the public hearing for Town of Cooperstown.

There was no one in attendance to represent the Town of Cooperstown.

Chairperson Schuh asked the Board if they had any questions for a town representative. They agreed they did not. Mr. Gaedtke stated that the Town of Cooperstown has changed the building to 20' x 44' building and approximately 90 feet from the centerline of CTH Z.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

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

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

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

There being no further comments, Chairperson Schuh closed the public hearing for the Town of Cooperstown.

Deliberation

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

Reasons for approval:

1. The old dump site on the property creates a hardship for the town by limiting the area where an addition can be built.
2. The town is burdened because the old dump site limits the buildable area. Building over a dump site would not be suitable for the new addition.
3. The addition will not have a negative effect on the public because there are no nearby neighbors to the north and there is a row of trees and fencing between the road and the building which serves as a buffer from the road. The addition also benefits the town residences.

Second by: Mr. Knorr

Upon vote: The motion was unanimously approved.

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

Other Business

Correspondence not related to a hearing item: none

Staff update regarding previous Conditional Use Permit Violations:

SBA Ahnipee camping violation: Mr. Gaedtke informed the Board about the Health Departments camping violations for the new parking area at 141 Speedway.

Sportcomp Dust Complaint Update: Mr. Gaedtke informed the Board that he sent a letter to Sportcomp informing them of the violation but has not heard from them.

Brandes noise complaint: Mr. Gaedtke updated the Board on the noise complaint issue at Long Lake. Mr. Brandes requested limited hours and continued use of his current building until February when new building is constructed. Board said no he'd have to reapply and ask for new or amended conditional use permit.

Schedule Next Meeting:

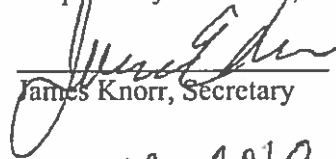
The next Board of Adjustment meeting is tentatively scheduled for Tuesday September 22, 2020 and the onsite meeting for Monday September 14, 2020. (Dates and times are subject to change.)

Adjournment

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

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

Respectfully submitted,


James Knorr, Secretary

9-22-2020
Date



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

DATE: Monday, September 14, 2020
TIME: 9:00 a.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 discussed at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Agenda
"Open Meeting Law Compliance"
- III. New Business
 1. **Craig and Katherine Kennison** - Owner of property located at 9402 Pigeon Lake Rd., in the NW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 33, T18N-R22E, Town of Liberty – Variance Request.
 2. **Daniel Hershberger** - Owner of property located at 3106 East County Rd. V, in the SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 33, T21N-R24E, Town of Mishicot – Variance Request.
 3. **James and Alyssa Schmitt** - Owner of property located at 18708 Rockville Rd., in Part of Govt. Lot 2, Section 23, T17N-R21E, Town of Schleswig – Variance Request
 4. **Cheryl Saunders** - Owner of property located at 19420 Carstens Lake Rd. in the SE $\frac{1}{4}$, SW $\frac{1}{4}$ of Section 14, T18N-R21E, Town of Eaton - Conditional Use Request
- IV. Old Business - None
- V. Other Business
 1. Correspondence
- VI. On-sites
- VII. Adjournment

Date: September 4, 2020

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**

September 14, 2020

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 9:00 A.M. on Monday, September 14, 2020 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

A motion was made by Mr. Hoffman; seconded by Mr. Knorr to approve the agenda for the September 14, 2020 meeting. Upon vote, the motion was unanimously approved.

Aye: Hoffman, Schuh, Knorr; No: none;

The roll was called by the secretary. Members present: Ralph Schuh, Chuck Hoffman, James Knorr. Members Absent: Ken Schuler and Dave Christel.

Staff present for advisory meeting: Reed Gaedtke

The Board received their folders containing the September 22, 2020 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

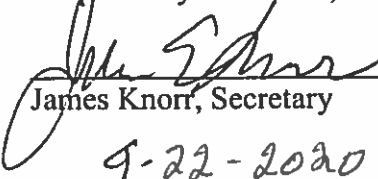
Motion by: Mr. Knorr to adjourn.

Seconded by: Mr. Hoffman

Upon vote: The motion was unanimously approved.

Aye: Schuh, Knorr and Hoffman; No: none.

Respectfully submitted,


James Knorr, Secretary

9-22-2020
Date



MANITOWOC COUNTY BOARD OF ADJUSTMENT REGULAR MEETING NOTICE

DATE: Tuesday, September 22, 2020
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. ROLL CALL AND CALL TO ORDER
- II. OPEN MEETING LAW COMPLIANCE
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
- V. NEW BUSINESS

Discussion and possible action on:

1. **Craig and Katherine Kennison** – Owner of property located at 9402 Pigeon Lake Rd., in the NW¼, SE¼, Section 33, T18N-R22E, Town of Liberty – Variance Request.
2. **Daniel Hershberger** - Owner of property located at 3106 East County Rd. V, in the SW¼, SW¼, Section 33, T21N-R24E, Town of Mishicot – Variance Request.
3. **James and Alyssa Schmitt** – Owner of property located at 18708 Rockville Rd., in Part of Govt. Lot 2, Section 23, T17N-R21E, Town of Schleswig – Variance Request
4. **Cheryl Saunders** – Owner of property located at 19420 Carstens Lake Rd. in the SE¼, SW¼ of Section 14, T18N-R21E, Town of Eaton - Conditional Use Request

VI. OLD BUSINESS - None

VII. OTHER BUSINESS

1. Correspondence.
2. Set October meeting date.

VIII. ADJOURNMENT

Date: September 4, 2020

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**

September 22, 2020

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 7:00 P.M. on Tuesday, September 22, 2020 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: James Knorr, Ralph Schuh, and Chuck Hoffman. Members absent: Dave Christel and Ken Schuler Staff present: Reed Gaedtke.

A motion was made by, Mr. Hoffman, seconded by Mr. Knorr to approve the September 22, 2020 meeting agenda. Upon vote, the motion was unanimously approved.
Aye: Knorr, Schuh and Hoffman; No: none.

A motion was made by, Mr. Hoffman, seconded by Mr. Knorr to approve the minutes for the August 17, 2020 meeting. Upon vote, the motion was unanimously approved.
Aye: Knorr, Schuh, and Hoffman; No: none.

A motion was made by, Mr. Knorr, seconded by Mr. Hoffman to approve the on-site minutes for the September 14, 2020 meeting. Upon vote, the motion was unanimously approved.
Aye: Knorr, Schuh, and Hoffman; 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.

New Business

Craig and Katherine Kennison – Owner of property located at 9402 Pigeon Lake Rd., in the NW¼, SE¼, Section 33, T18N–R22E, Town of Liberty, Manitowoc County, Wisconsin, parcel number (008-033-014-005.01) wherein a variance is being requested to construct an approximate 21' x 28' patio at 0 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 Craig Kennison.

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

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

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

The Board had questions for Craig Kennison.

Mr. Kennison 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 Craig Kennison.

Mr. Gaedtke received a letter from the Town of Liberty in favor of the request (copy on file).

Mr. Gaedtke received a letter from the WDNR concerned about the request (copy on file).

Deliberation

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

Reasons for approval:

1. The maximum size of the patio shall be 378 sq/ft and is being constructed in lieu of a boardwalk. The boardwalk must be removed and a new one is not permitted.
2. The lot is small and the existing building is close to the lake already. There is only a short area to place a patio which creates a hardship for the owner by limiting his buildable area.
3. The size of the open area creates a burden on the owner to fit a patio to be used for outdoor activities.
4. The request will not have a negative effect on the public because the patio will not be greater in size than the existing impervious area.
5. DNR regulations shall be followed for placing rip rap.

Second by: Mr. Knorr

Upon vote: The motion was unanimously approved.

Aye: Knorr, Schuh, Hoffman; *No:* none.

Daniel Hershberger - Owner of property located at 3106 East County Rd. V, in the SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 33, T21N-R24E, Town of Mishicot, Manitowoc County, Wisconsin, parcel number (013-133-011-002.00) wherein a variance is being requested to display portable storage sheds, produced by his business, at approximately 50 feet from the centerline of CTH V located in a GA, General Agricultural, zoned district.

Chairperson Schuh opened the public hearing for Daniel Hershberger.

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

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

The Board asked if there was anything to add to the appeal. Mr. Hershberger stated he had nothing to add.

The Board had questions for Mr. Hershberger.

Mr. Hershberger answered questions for the Board.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

Mr. Gaedtke received a letter from the Town of Mishicot in favor of the request, with a 3 year sunset clause (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Daniel Hershberger.

Deliberation

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

Reasons for approval:

1. The request was modified to temporarily locate sheds at 60 feet from the road centerline.
2. The variance is only good for 2 years with a starting date of September 22, 2020. After this time, all sheds must meet ordinance setback requirements from the road.
3. An unnecessary hardship is present which also causes burden to the owner because water from the ditch flows into the property along the graveled parking lot. However this problem can be corrected which is why the variance is temporary.
4. The amount of precipitation received last year and this year created a burden on the owner preventing him from correcting the problem. More time is needed to take care of the drainage issue and expand the storage area for placing the sheds.
5. The sheds won't have a negative effect on the public because the sheds will be setback the required distance of a normal town road and they will only be located in this area for a temporary time period. Also, the surrounding land is open area so it wouldn't affect any neighbors.

Second by: Mr. Knorr

Upon vote: The motion was unanimously approved.

Aye: Knorr, Schuh, Hoffman; *No:* none.

James and Alyssa Schmitt – Owner of property located at 18708 Rockville Rd., in Part of Govt. Lot 2, Section 23, T17N-R21E, Town of Schleswig, Manitowoc County, Wisconsin, parcel number (016-023-015-020.00) wherein a variance is being requested to construct a 8' x 15' screened in porch at approximately 18 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 James & Alyssa Schmitt.

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

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

The Board asked if there was anything to add to the appeal. Mr. Schmitt stated he talked with the neighbors and they did not have any objections to the project.

The Board had questions for Mr. & Mrs. Schmitt.

Mr. Schmitt answered questions for the Board.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

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

There being no further comments, Chairperson Schuh closed the public hearing for James & Alyssa Schmitt.

Deliberation

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

Reasons for approval:

1. There is an existing deck located closer to the lake than this proposed porch. The porch will sit on top of the deck area and is further back from the water than the existing deck.
2. The owners are burdened by not having a screened in porch to allow them to be outside.
3. The request will not have a negative effect on the public because the porch will be built over the existing deck, so it will not be any closer to the lake than the existing deck and the impervious surface percentage will not increase.

Second by: Mr. Hoffman

Upon vote: The motion was unanimously approved.

Aye: Knorr, Schuh, Hoffman; *No:* none.

Cheryl Saunders – Owner of property located at 19420 Carstens Lake Rd. in the SE¼, SW¼ of Section 14, T18N-R21E, Town of Eaton, Manitowoc County, Wisconsin, parcel numbers (004-014-012-002.00 and 004-014-012-003.00) wherein a conditional use permit is being requested to operate a barn venue for private or public events. The property is located in a RR, Rural Residential zoned district.

Chairperson Schuh opened the public hearing for Cheryl & Jonathan Saunders.

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

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

The Board asked if there was anything to add to the appeal. Mrs. Saunders added she spoke with a plumber with regards to the septic system sizing. In addition, she arranged an onsite visit with the fire marshal from the Village of St. Nazianz Mike Kaufmann.

The Board had questions for Mr. & Mrs. Saunders.

Mr. & Mrs. Saunders answered questions for the Board.

People in attendance in favor of the request: Rick Christel, Chairman, Town of Eaton & neighbor, spoke in favor.

People in attendance opposed to the request: none.

Mr. Gaedtke received a letter from the Town of Eaton stating they are in favor of the request with the condition there would be no parking on the road (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Mr. & Mrs. Saunders.

Deliberation

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

Reasons for approval:

1. Sufficient evidence has been obtained from the applicant, the onsite inspection and public testimony to warrant an approval.
2. This use does not impede the orderly development of the district because it is in a rural area with farmland around boarding the parcel and the owner's house is located on the same lot.
3. The use is compatible with the surrounding area because it's surrounded by farmland and the parcel is zoned correctly.
4. The proposed use fits on the parcel and there is enough room for parking.
5. There is sufficient access to Carstens Lake Rd. and there is room for an additional access if needed.
6. The structure is existing and fits the proposed use.
7. The use will not discourage appropriate development or use of adjacent land or buildings. Property is surrounded by farmland which will not be affected.
8. The use will not impair property values. Values may go up because it's not deteriorating.
9. There are no unsafe issues, fumes, flashing lights or other issues that are more objectionable than the properties current allowable use; however it is noted that the traffic in that area will increase. The parking issue has been addressed and signs will be placed on the road to prevent people from parking on Carstens Lake Rd.
10. No flashing lights, only a DJ or a band that must be inside the building.
11. The use would not endanger the public's health, safety or welfare.

Conditions of approval:

1. Days of operation will be seven days per week.
2. Hours of operation will be 9:00 a.m. to 2:00 a.m.
3. Music must be done by 12:00 midnight.
4. Maximum number of employees will be 6.
5. An on premise sign is allowed according to code.
6. Handicap parking must be made available according to code.
7. No parking allowed on the road.
8. Owners must purchase the "no parking signs" which the Town of Eaton will install.
9. All State and Health Department licensing and codes must be followed.
10. All garbage must be hauled away within one week after an event.
11. All emergency rules and regulations must be followed; such as lighting, emergency lighting, fire department regulations, occupancy numbers allowed, egress etc. They must conform to state and county codes.
12. Sanitary conditions must be met with regards to adequate portable lavatories and septic system.

Second by: Mr. Knorr

Upon vote: The motion was unanimously approved.

Aye: Knorr, Schuh, Hoffman; *No:* none.

Other Business

Correspondence not related to a hearing item:

141 Speedway: Mr. Gaedtke informed the board that he received a calls from the Town of Gibson and neighbors regarding complaints of illegal camping & parking, dust control issues and lights left on past hours of operation. Mr. Gaedtke informed the Town of Gibson and neighbors to document and submit any formal complaints and he would get the documentation to the board.

Schedule Next Meeting:

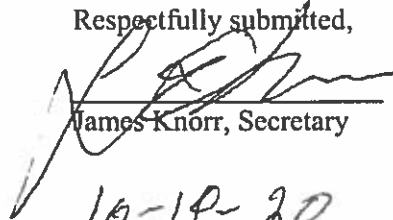
The next Board of Adjustment meeting is tentatively scheduled for Monday October 19, 2020 and the onsite meeting for Monday October 12, 2020. (Dates and times are subject to change.)

Adjournment

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

Aye: Knorr, Schuh, Hoffman; No: none.

Respectfully submitted,



James Knorr, Secretary

10-19-20

Date



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

DATE: Monday, October 12, 2020
TIME: 9:00 a.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 discussed at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Agenda
"Open Meeting Law Compliance"
- III. New Business
 1. **Christine Schadrie** - Owner of property located at 10915 CTH O, described as G.L. #3 LOT 9 BLK 6 of Section 4, T20N-R25E, Town of Two Rivers – Conditional Use Request.
 2. **John Lyons** - Owner of property located at 6706 W Zander Rd., in the SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 5, T21N-R23E, Town of Gibson – Variance Request
 3. **Jeff Isslemann** - Owner of property located at 19618 Henning Rd., in G.L. 3 of Section 2, T17N-R21E, Town of Schleswig – Variance Request
- IV. Old Business - None
- V. Other Business
 1. Correspondence
- VI. On-sites
- VII. Adjournment

Date: October 2, 2020

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**

October 12, 2020

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 9:00 A.M. on Monday, October 12, 2020 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: Ralph Schuh, Chuck Hoffman, James Knorr and Ken Schuler. Members Absent: Dave Christel.

A motion was made by Mr. Hoffman; seconded by Mr. Schuler to approve the agenda for the October 12, 2020 meeting. Upon vote, the motion was unanimously approved.

Aye: Schuler, Hoffman, Schuh, Knorr; No: none;

Staff present for advisory meeting: Reed Gaedtke

The Board received their folders containing the October 19, 2020 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. Knorr to adjourn.

Seconded by: Mr. Schuler.

Upon vote: The motion was unanimously approved.

Aye: Schuler, Schuh, Knorr and Hoffman; No: none.

Respectfully submitted,


James Knorr, Secretary

10-19-2020
Date



MANITOWOC COUNTY BOARD OF ADJUSTMENT REGULAR MEETING NOTICE

DATE: Monday, October 19, 2020
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. ROLL CALL AND CALL TO ORDER
- II. OPEN MEETING LAW COMPLIANCE
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
- V. NEW BUSINESS

Discussion and possible action on:

1. **Christine Schadrie** – Owner of property located at 10915 CTH O, described as G.L. #3 LOT 9 BLK 6 of Section 4, T20N–R25E, Town of Two Rivers – Conditional Use Request.
2. **John Lyons** - Owner of property located at 6706 W Zander Rd., in the SW¼, SW¼, Section 5, T21N-R23E, Town of Gibson – Variance Request
3. **Jeff Isslemann** - Owner of property located at 19618 Henning Rd., in G.L. 3 of Section 2, T17N-R21E, Town of Schleswig – Variance Request

- VI. OLD BUSINESS - None
- VII. OTHER BUSINESS

1. Correspondence.
2. Set November meeting date.

VIII. ADJOURNMENT

Date: October 2, 2020

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 19, 2020

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 7:00 P.M. on Monday, October 19, 2020 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: James Knorr, Ralph Schuh, Dave Christel, Ken Schuler and Chuck Hoffman. Members absent: None. Staff present: Reed Gaedtke.

A motion was made by, Mr. Hoffman, seconded by Mr. Knorr to approve the October 19, 2020 meeting agenda. Upon vote, the motion was unanimously approved.

Aye: Christel, Schuler, Knorr, Schuh and Hoffman; No: none.

A motion was made by, Mr. Schuler, seconded by Mr. Christel to approve the minutes for the September 22, 2020 meeting. Upon vote, the motion was unanimously approved.

Aye: Christel, Schuler, Knorr, Schuh and Hoffman; No: none.

A motion was made by, Mr. Hoffman, seconded by Mr. Knorr to approve the on-site minutes for the October 12, 2020 meeting. Upon vote, the motion was unanimously approved.

Aye: Christel, Schuler, Knorr, Schuh and Hoffman; 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.

New Business

Christine Schadrie – Owner of property located at 10915 CTH O, described as G.L. #3 LOT 9 BLK 6 of Section 4, T20N-R25E, Town of Two Rivers, Manitowoc County, Wisconsin, parcel number (018-510-006-009.00) wherein a conditional use permit is being requested to operate a vacation home rental in a HD, High Density zoned district.

Chairperson Schuh opened the public hearing for Christine Schadrie.

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

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

The Board asked if there was anything to add to the appeal. Ms. Schadrie had nothing to add unless the board had questions.

The Board had questions for Christine Schadrie.

Ms. Schadrie 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 Christine Schadrie.

Mr. Gaedtke received a letter from the Town of Two Rivers in favor of the request (copy on file).

Deliberation

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

Reasons for approval:

1. Sufficient evidence has been obtained from the applicant, the onsite inspection and public testimony to warrant an approval.
2. This use does 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 properties.
5. The proposed use fits on the parcel and there is enough room for parking.
6. There is adequate highway access to CTH O.
7. The structure is existing and acceptable for the proposed use.
8. The use will not discourage appropriate development or use of adjacent land or buildings.
9. The use will not impair surrounding property values.
10. There are no proposed unsafe issues, fumes, flashing lights or other issues that are more objectionable than the properties current allowable principal use.
11. The use would not endanger the public's health, safety or welfare.

Conditions of approval:

1. Must have a sign located on the front of the residence indicating owner and emergency contact information.
2. Maximum number of occupancy allowed is 6 people per night as a vacation rental. If the home is rented long term then the septic system would only allow for 4 people.
3. Owner must have working smoke alarms and operating fire extinguishers in the home.
4. No parking allowed on the road.
5. All State and Health Department licensing and codes must be followed.
6. Septic and well must be maintained and meet code.
7. No discharge of fireworks or firearms allowed on the property.
8. One pet is allowed but it must be leashed at all times when not in the house.

Second by: Mr. Knorr

Upon vote: The motion was unanimously approved.

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

John Lyons - Owner of property located at 6706 W Zander Rd., in the SW¼, SW¼, Section 5, T21N-R23E, Town of Gibson, Manitowoc County, Wisconsin, parcel number (006-005-011-001.00) wherein a variance is being requested to construct a 130' tower at 51 feet from the north and east property line located in a RR, Rural Residential, zoned district.

Mr. Gaedtke explained to the board that Mr. Lyons was unable to be at the meeting tonight. Mr. Lyons did answer some concerns that arose from the onsite visit via email to Mr. Gaedtke, however after discussion by the board it was decided to postpone Mr. Lyons variance request until next month's meeting.

Motion by: Mr. Hoffman to postpone the variance request until the November meeting.

Second by: Mr. Christel

Upon vote: The motion was unanimously approved.
Aye: Christel, Schuler, Knorr, Schuh and Hoffman; *No:* none.

Jeff Isslemann - Owner of property located at 19618 Henning Rd., in G.L. 3 of Section 2, T17N-R21E, Town of Schleswig, Manitowoc County, Wisconsin, parcel number (016-530-001-012.00) wherein a variance is being requested to construct a new home at 50 feet from the ordinary high water mark of Wilke Lake in a LR, Lake Residential, S1, Shoreland, zoned district.

Chairperson Schuh opened the public hearing for Jeff Issleman.

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

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

Mr. Gaedtke explained the process of “averaging” to the board.

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

Mr. Issleman had nothing more to add to his appeal.

The Board had questions for Mr. Issleman.

Mr. Issleman answered questions for the Board.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

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

There being no further comments, Chairperson Schuh closed the public hearing for Jeff Issleman.

Deliberation

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

Reasons for approval:

1. The long narrow lot creates a hardship and burden on the owner by having to construct a long narrow home on the lot. The existing location of the power lines and setback from those lines also creates a hardship.
2. The owners are burdened because the existing structure is in need of repair and cannot be lived in all year. The location of the power lines and septic also create a burden on the owner preventing them from building further back from the lake.
3. The new structure will be 13 feet further from the lake than the existing dilapidated structure and impervious surfaces will be treated; therefore, there is no negative effect to the public. In fact the new home being setback further and the treated runoff will benefit the public.

Second by: Mr. Christel

Upon vote: The motion was unanimously approved.
Aye: Christel, Schuler, Knorr, Schuh and Hoffman; *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, November 16, 2020 and the onsite meeting for Monday, November 9, 2020. (Dates and times are subject to change.)

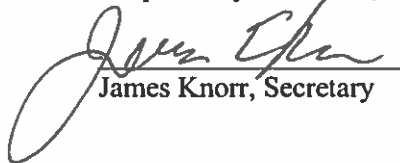
Mr. Gaedtke gave a brief summary on the next meeting agenda items.

Adjournment

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

Aye: Christel, Schuler, Knorr, Schuh and Hoffman; No: none.

Respectfully submitted,


James Knorr, Secretary

11-16-2020
Date



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

DATE: Monday, November 9th, 2020
TIME: 9:00 a.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 discussed at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Agenda
"Open Meeting Law Compliance"
- III. New Business
 1. **SBA Structures LLC** – Owner of an existing cell tower located off of CTH J is requesting an appeal of a decision regarding the issuance of a permit, on land described as the SE $\frac{1}{4}$, SW $\frac{1}{4}$, of Section 3, T19N–R22E, Town of Cato – Appeal of Decision
- IV. Old Business
 1. **POSTPONED: John Lyons** - Owner of property located at 6706 W Zander Rd., in the SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 5, T21N-R23E, Town of Gibson – Variance Request
- V. Other Business
 1. Correspondence
 2. Possible discussion with Corporation Counsel
- VI. On-sites
- VII. Adjournment

Date: October 30, 2020

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**

November 9, 2020

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 9:00 A.M. on Monday, October 12, 2020 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: Ralph Schuh, Chuck Hoffman, James Knorr and Ken Schuler. Members Absent: Dave Christel.

A motion was made by Mr. Hoffman; seconded by Mr. Schuler to approve the agenda for the November 9, 2020 meeting. Upon vote, the motion was unanimously approved.
Aye: Schuler, Hoffman, Schuh, Knorr; No: none;

Staff present for advisory meeting: Reed Gaedtke and Andrea Raymakers.

Citizens present for advisory meeting: Jim Falkowski, John Lyons and Kevin Pollard.

The Board received their folders containing the November 16, 2020 hearing requests.

Mr. Gaedtke gave a quick overview of each request.

Since the Board visited the Lyons site last month and since the new item on the agenda was an appeal. The Board decided onsite visits were not necessary because maps provided in their packets showed the location of the existing and proposed tower locations.

ADJOURNMENT

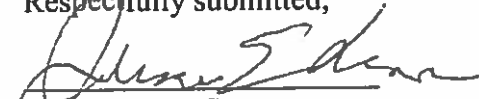
Motion by: Mr. Hoffman to adjourn.

Seconded by: Mr. Schuler.

Upon vote: The motion was unanimously approved.

Aye: Schuler, Schuh, Knorr and Hoffman; No: none.

Respectfully submitted,


James Knorr, Secretary

11-16-2020
Date



MANITOWOC COUNTY BOARD OF ADJUSTMENT REGULAR MEETING NOTICE

DATE: Monday, November 16, 2020
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. ROLL CALL AND CALL TO ORDER
- II. OPEN MEETING LAW COMPLIANCE
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
- V. NEW BUSINESS

Discussion and possible action on:

1. **SBA Structures LLC** - Owner of an existing cell tower located off of CTH J is requesting an appeal of a decision regarding the issuance of a permit, on land described as the SE $\frac{1}{4}$, SW $\frac{1}{4}$, of Section 3, T19N-R22E, Town of Cato – Appeal of Decision

VI. OLD BUSINESS

1. **POSTPONED: John Lyons** - Owner of property located at 6706 W Zander Rd., in the SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 5, T21N-R23E, Town of Gibson – Variance Request

VII. OTHER BUSINESS

1. Correspondence.
2. Set December meeting date.

VIII. ADJOURNMENT

Date: October 30, 2020

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 16, 2020

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 7:00 P.M. on Monday, November 16, 2020 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: James Knorr, Ralph Schuh, Dave Christel, Ken Schuler and Chuck Hoffman. Members absent: None. Staff present: Reed Gaedtke.

A motion was made by, Mr. Hoffman, seconded by Mr. Knorr to approve the November 16, 2020 meeting agenda. Upon vote, the motion was unanimously approved.

Aye: Christel, Schuler, Knorr, Schuh and Hoffman; No: none.

A motion was made by, Mr. Knorr, seconded by Mr. Schuler to approve the minutes for the October 19, 2020 meeting. Upon vote, the motion was unanimously approved.

Aye: Christel, Schuler, Knorr, Schuh and Hoffman; No: none.

A motion was made by, Mr. Christel, seconded by Mr. Hoffman to approve the on-site minutes for the November 9, 2020 meeting. Upon vote, the motion was unanimously approved.

Aye: Christel, Schuler, Knorr, Schuh and Hoffman; 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.

New Business

SBA Structures LLC – Owner of an existing cell tower located off of CTH J is requesting an appeal of a decision regarding the issuance of a permit, by the Planning and Zoning Department, for the construction of a new cell tower by Tillman Infrastructure LLC. The new tower is to be located off of USH 10 on land described as the SE ¼, SW ¼, of Section 3, T19N–R22E, Town of Cato, Manitowoc County, Wisconsin, parcel number (001-003-012-001.00) in a EA, Exclusive Agricultural, S1, Shoreland zoned district.

Mr. Gaedtke notified the Board that if they would like legal counsel they will need to make a formal request to the Manitowoc County Corporation Counsel.

Motion by: Mr. Schuh to have the Board of Adjustment obtain legal counsel.

Second by: Mr. Knorr

Upon vote: The motion was unanimously approved.

Aye: Christel, Schuler, Knorr, Schuh and Hoffman; No: none.

Motion by: Mr. Hoffman to postpone the appeal request until the next scheduled meeting to allow time for obtaining legal counsel.

Second by: Mr. Christel

Upon vote: The motion was unanimously approved.

Aye: Christel, Schuler, Knorr, Schuh and Hoffman; No: none.

Old Business

John Lyons - Owner of property located at 6706 W Zander Rd., in the SW¼, SW¼, Section 5, T21N-R23E, Town of Gibson, Manitowoc County, Wisconsin, parcel number (006-005-011-001.00) wherein a variance is being requested to construct a 130' tower at 51 feet from the north and east property line located in a RR, Rural Residential, zoned district.

A motion was made by Mr. Christel to bring request to the table, seconded by Mr. Knorr. Upon vote, the motion was unanimously approved.

Aye: Schuh, Knorr, Schuler, Hoffman, and Christel; No: none.

Chairperson Schuh opened the public hearing for John Lyons.

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

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

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

Mr. Lyons expanded on his previous correspondence he sent to Mr. Gaedtke explaining his absence and answering questions from board onsite visit.

The Board had additional questions for Mr. Lyons.

Mr. Lyons answered questions for the Board.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

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

There being no further comments, Chairperson Schuh closed the public hearing for John Lyons.

Deliberation

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

Reasons for approval:

1. An unnecessary hardship is present because the lot is narrow which prevents the tower from being located in an area where it wouldn't fall off the property. Wherever the tower is placed would infringe upon a property line or the road.
2. The proposed location is the best area for constructing this tower.
3. The owner is burden because there is existing cable and driveway near the proposed site. Moving the tower to a different location on the property would destroy surrounding agricultural land due to the construction of a new driveway through agricultural fields and installing additional fiber optic cable.
4. The tower will not harm or have a negative effect on the public because the tower will help provide internet service to residents in the area and the fall range of the tower is located over fields and not over the road or neighboring houses.

Second by: Mr. Knorr

Upon vote: The motion was unanimously approved.

Aye: Christel, Schuler, Knorr, Schuh and Hoffman; 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 21, 2020 and the onsite meeting for Monday, December 14, 2020. (Dates and times are subject to change.)

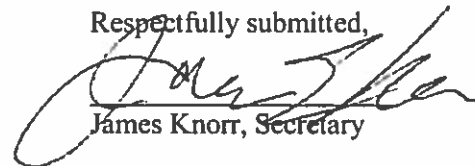
Mr. Gaedtke gave a brief summary on the next meeting agenda items.

Adjournment

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

Aye: Christel, Schuler, Knorr, Schuh and Hoffman; No: none.

Respectfully submitted,



James Knorr, Secretary

12-21-20
Date



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

DATE: Monday, December 14, 2020
TIME: 9:00 a.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 discussed at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Agenda
"Open Meeting Law Compliance"
- III. Old Business
 1. **POSTPONED: SBA Structures LLC** – Owner of an existing cell tower located off of CTH J is requesting an appeal of a decision regarding the issuance of a permit, on land described as the SE ¼, SW ¼, of Section 3, T19N–R22E, Town of Cato – Appeal of Decision
- IV. New Business
 1. **Gary Reinke** – Owner of property located at 5507 CTH B, in the NW¼, NW¼, of section 32, T20N-R24E, Town of Two Rivers – Variance Request.
 2. **Fredrick Fels** - The current property owner and CAREW Concrete and Supply Co. Inc. the applicant, of land located south of Frelich Rd. and north of CTH Z which is described as being in the NE¼, SW¼ and the SE¼, SW¼, of section 18 T21N-R22E, Town of Cooperstown – Conditional Use Permit & Variances Request.
- V. Other Business
 1. Board of Adjustment to Consult with their attorney
 2. Correspondence
- VI. On-sites
- VII. Adjournment

Date: December 4, 2020

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**

December 14, 2020

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 9:00 A.M. on Monday, December 14, 2020 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: Ralph Schuh, Chuck Hoffman, James Knorr, Dave Christel and Ken Schuler. Members Absent: None.

A motion was made by Mr. Hoffman; seconded by Mr. Knorr to approve the agenda for the December 14, 2020 meeting. Upon vote, the motion was unanimously approved.
Aye: Schuler, Hoffman, Schuh, Knorr, Christel; No: none;

Staff present for advisory meeting: Reed Gaedtke and Andrea Raymakers.

Citizens present for advisory meeting: Shane J. VanderWaal and Kevin Pollard.

The Board received their folders containing the December 14, 2020 hearing requests.

Mr. Gaedtke gave a quick overview of each request.

Mr. VanderWaal, attorney for the Board, had a discussion with the Board with regards to the SBA Structures LLC appeal.

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

ADJOURNMENT

Motion by: Mr. Schuler to adjourn.

Seconded by: Mr. Knorr.

Upon vote: The motion was unanimously approved.

Aye: Schuler, Schuh, Knorr, Christel and Hoffman; No: none.

Respectfully submitted,


James Knorr, Secretary

12-21-20
Date



MANITOWOC COUNTY BOARD OF ADJUSTMENT REGULAR MEETING NOTICE

DATE: Monday, December 21, 2020
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. ROLL CALL AND CALL TO ORDER
- II. OPEN MEETING LAW COMPLIANCE
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
- V. NEW BUSINESS

Discussion and possible action on:

1. **Gary Reinke** – Owner of property located at 5507 CTH B, in the NW $\frac{1}{4}$, NW $\frac{1}{4}$, of section 32, T20N-R24E, Town of Two Rivers – Variance Request.
2. **Fredrick Fels** - The current property owner and CAREW Concrete and Supply Co. Inc. the applicant, of land located south of Frellich Rd. and north of CTH Z which is described as being in the NE $\frac{1}{4}$, SW $\frac{1}{4}$ and the SE $\frac{1}{4}$, SW $\frac{1}{4}$, of section 18 T21N-R22E, Town of Cooperstown – Conditional Use Permit & Variances Request.

VI. OLD BUSINESS

Discussion and possible action on:

1. **POSTPONED: SBA Structures LLC** - Owner of an existing cell tower located off of CTH J is requesting an appeal of a decision regarding the issuance of a permit, on land described as the SE $\frac{1}{4}$, SW $\frac{1}{4}$, of Section 3, T19N-R22E, Town of Cato – Appeal of Decision

VII. OTHER BUSINESS

1. Correspondence.
2. Set January meeting date.

VIII. ADJOURNMENT

Date: December 14, 2020

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**

December 21, 2020

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 7:00 P.M. on Monday, December 21, 2020 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: Ralph Schuh, Chuck Hoffman, James Knorr, Dave Christel and Ken Schuler. Members absent: None. Staff present: Reed Gaedtke.

A motion was made by, Mr. Hoffman, seconded by Mr. Schuler to approve the December 21, 2020 meeting agenda. Upon vote, the motion was unanimously approved.

Aye: Christel, Schuler, Knorr, Schuh and Hoffman; No: none.

A motion was made by, Mr. Christel, seconded by Mr. Knorr to approve the minutes for the November 16, 2020 meeting. Upon vote, the motion was unanimously approved.

Aye: Christel, Schuler, Knorr, Schuh and Hoffman; No: none.

A motion was made by, Mr. Knorr, seconded by Mr. Hoffman to approve the on-site minutes for the December 14, 2020 meeting. Upon vote, the motion was unanimously approved.

Aye: Christel, Schuler, Knorr, Schuh and Hoffman; 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.

New Business

Gary Reinke – Owner of property located at 5507 CTH B, in the NW¼, NW¼, of section 32, T20N-R24E, Town of Two Rivers, Manitowoc County, Wisconsin, parcel number (018-132-006-005.00) wherein a variance is being requested to construct a house addition, at 18 feet from the south property line, located in a RR, Rural Residential zoned district.

Chairperson Schuh opened the public hearing for Gary Reinke.

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

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

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

Mr. Reinke commented on his application and answered questions for the Board.

People in attendance in favor of the request: Jim Brandt with Associated Builders spoke in favor.

People in attendance opposed to the request: none.

Mr. Gaedtke 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, Chairperson Schuh closed the public hearing for Gary Reinke.

Deliberation

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

Reasons for approval:

1. The lot is narrow and the foundation for the addition is old and existing which creates a hardship for the owner.
2. The owner is burdened because foundation already exists.
3. The addition will not have a negative effect on the public because the area to the south is low farmland.
4. Enough information has been obtained to approve the request.

Second by: Mr. Schuler

Upon vote: The motion was unanimously approved.

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

Fredrick Fels the current property owner and CAREW Concrete and Supply Co. Inc. the applicant, of land located south of Frelich Rd. and north of CTH Z which is described as being in the NE $\frac{1}{4}$, SW $\frac{1}{4}$ and the SE $\frac{1}{4}$, SW $\frac{1}{4}$, of section 18 T21N-R22E, Town of Cooperstown, Manitowoc County, Wisconsin, parcel numbers (003-018-009-000.00 and 003-018-012-000.00). Wherein a conditional use permit is being requested to operate a sand and gravel extraction operation and wherein ten variances are being requested. The variances being requested are for excavating at 100 feet from the Frelich Rd. right-of-way line; at 100 feet from the CTH Z right-of-way line; at approximately 133 feet from the centerline of Frelich Rd.; at approximately 136 feet from the centerline of CTH Z; at 25 feet from the west property line; within 1000 feet of three neighboring residences located off of CTH Z and within 1000 feet of two residences located off of Frelich Rd. The proposed use is located in an EA, Exclusive Agricultural zoned district.

Mr. Gaedtke stated he received a letter from the Town of Cooperstown requesting postponement to allow them more time to gather additional information.

Motion by: Mr. Schuler to postpone the appeal request until the next scheduled meeting to allow time for town to gather more information.

Second by: Mr. Knorr

Upon vote: The motion was unanimously approved.

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

Old Business

POSTPONED: SBA Structures LLC – Owner of an existing cell tower located off of CTH J is requesting an appeal of a decision regarding the issuance of a permit, by the Planning and Zoning Department, for the construction of a new cell tower by Tillman Infrastructure LLC. The new tower is to be located off of USH 10 on land described as the SE $\frac{1}{4}$, SW $\frac{1}{4}$, of Section 3, T19N-R22E, Town of Cato, Manitowoc County, Wisconsin, parcel number (001-003-012-001.00) in a EA, Exclusive Agricultural, S1, Shoreland zoned district.

Motion by: Mr. Hoffman to remove SBA Structures LLC postposed request from the table.

Second by: Mr. Schuler

Upon vote: The motion was unanimously approved.

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

Chairperson Schuh convened the public hearing for SBA Structures LLC, in addition he stated how the following portion of the hearing would proceed.

Chairperson Schuh stated for the record the Board was in attendance as noted in roll call. Also in attendance are the following: Board of Adjustment counsel, attorney Shane J Vanderwaal; counsel for SBA Structures LLC, attorney Kevin Pollard; counsel for Manitowoc County Planning and Zoning Department and Manitowoc County, Corporation Counsel Peter Conrad; counsel for Tillman Infrastructures LLC attorney Jake Remington.

Chairperson Schuh stated documents received by all parties involved.

Chairperson Schuh made a recommendation to the Board for a motion and a second with a vote to be made that the request for dismissal of the appeal be denied.

Motion by: Mr. Hoffman to deny the request to dismiss the appeal.

Second by: Mr. Knorr

Upon vote: The motion was unanimously approved.

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

Chairperson Schuh made a recommendation to the Board to proceed with a Chapter 68 contested case hearing.

Motion by: Mr. Schuler to proceed with a Chapter 68 contested case hearing.

Second by: Mr. Knorr

Upon vote: The motion was unanimously approved.

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

Attorney Pollard, representing SBA Structures LLC, stated reasons why they are appealing, submitted evidence and responded to questions.

Mr. Conrad, Corporation Counsel, presented evidence that the permit and procedure was issued properly and followed ordinance & statute requirements. He also responded to questions.

Attorney Remington, representing Tillman Infrastructures, stated reasons why the permit was issued properly and the economic burden. He also responded to questions.

There being no further comments, Chairperson Schuh closed the public hearing for SBA Structures LLC.

Motion by: Mr. Schuler that the decision by Manitowoc County Planning & Zoning department is affirmed.

Second by: Mr. Hoffman

Upon vote: The motion was unanimously approved.

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

Other Business

Correspondence not related to a hearing item: None

Schedule Next Meeting:

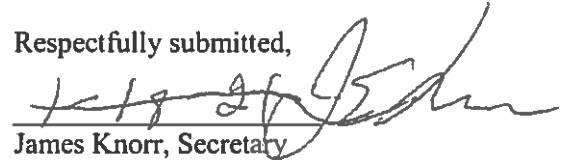
The next Board of Adjustment meeting is tentatively scheduled for Monday, January 18, 2021 and the onsite meeting for Monday, January 11, 2021. (Dates and times are subject to change.)

Adjournment

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

Aye: Christel, Schuler, Knorr, Schuh and Hoffman; No: none.

Respectfully submitted,


James Knorr, Secretary

1-18-21
Date