

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

February 16, 2026

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 5:00 P.M. on Monday, February 16, 2026 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary.

Members present: Ralph Schuh, Dave Christel, Bob Salm, Brian Kraemer and Duane Argall.

Members absent: None.

Staff present: Reed Gaedtke.

A motion was made by Mr. Christel, seconded by Mr. Kraemer to approve the February 16, 2026 meeting agenda. Upon vote, the motion was unanimously approved.

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

*No: none.*

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

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

*No: none.*

A motion was made by Mr. Christel, seconded by Mr. Salm to approve the minutes for the February 10, 2026 onsite meeting. Upon vote, the motion was unanimously approved.

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

*No: none.*

Mr. Gaedtke explained the procedure for the meeting. He also stated that within 10 days of the closure of this meeting, copies of the decisions will be delivered to the applicants.

**Old Business:** none.

**New Business**

**Todd Graf** – Owner of property located at 13227 County Rd. M, in the SE¼, SE¼, of section 17, T17N-R22E, Town of Meeme, Manitowoc County, Wisconsin, parcel number (012-017-016-006.00) wherein a new conditional use permit is being requested to enlarge the current metal fabrication business located in a GA, General Agricultural zoned district.

Chairperson Schuh opened the public hearing for Todd Graf.

Mr. Graf attended the meeting via phone.

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

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

The Board asked if there was anything Mr. Graf wanted to add to the appeal and Mr. Graf replied not at this time.

People in attendance in favor of the request: None.

People in attendance opposed to the request: None.

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

There being no further comments, Chairperson Schuh closed the public hearing for Todd Graf.

### **Deliberation**

*Motion by:* Mr. Christel to approve the conditional use permit request to expand the metal fabrication business located at 13227 CTH M and use both the old and new buildings for the business.

### **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. The owner's house is located between the smaller shop and the neighbors.
3. The use is compatible with the surrounding area because 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 most noise will be contained within the building. The business will use a screw type compressor for laser cutting which is quieter. New technology associated with punches and presses allows them to be quieter so they can be used for this business.
5. The proposed use fits on the parcel. The smaller building already exists and the owner acquired more land to allow for a larger building further from the road and there's room for parking.
6. There are existing driveways and sufficient access will exist with a widened driveway. The owner has obtained approval from the County Highway Department to widen the driveway for the new building.
7. The nature, location and height of the proposed and existing structures are acceptable on the property. The smaller building already exists and there is additional room to the east as well as screening from the trees to the south and east.
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. Days of operation will be Monday through Saturday.
2. Hours of operation will be 7:00 a.m. to 5:00 p.m.
3. Number of employees shall be 15.
4. Type of equipment allowed will be fabrication and manufacturing equipment.

5. L.E.D. lighting is allowed outdoors. All lighting shall shine down onto the property.
6. Due to changes in technology and reduced noise associated with punches and presses, that type of equipment is allowed now because it won't have a negative effect on neighbors.
7. The compressor being used shall be in a room within the building, to help keep noise to a minimum.
8. A 4' x 8' freestanding sign or a wall sign is allowed according to code.
9. Delivery trucks are allowed daily.
10. Customer and employee parking shall be on site. Parking on the road is prohibited.
11. Metal storage containers for scrap metal are allowed. The containers shall be screened from view or located out of view from the public. There is no limit to the amount of metal storage containers used for scrap metal.
12. Outside area shall be kept clean and orderly.
13. This conditional use permit sunsets (expires) when the property or business is sold.

*Second by:* Mr. Salm.

*Upon vote:* The motion was unanimously approved.

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

*No:* none.

### **Other Business**

**Schedule for the Next Meeting:** Due to board members being out of town in March, there would not be enough members available to have a quorum to hold a meeting. Therefore, the next Board of Adjustment meeting is tentatively scheduled for Monday, April 20, 2026 at 5:00 p.m. and the onsite meeting on Tuesday, April 14, 2026 at 9:00 a.m. (Dates and times are subject to change.)

**Correspondence not related to a hearing item:** None.

### **Adjournment**

Motion by: Mr. Argall to adjourn.

Second by: Mr. Kraemer.

Upon vote, the motion was unanimously approved.

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

*No:* None.

Respectfully submitted,

  
Signature

4-20-2024  
Date