

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

April 20, 2026

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 5:00 P.M. on Monday, April 20, 2026 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary.

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

Members absent: Dave Christel.

Staff present: Reed Gaedtke.

A motion was made by Mr. Kraemer, seconded by Mr. Argall to approve the April 20, 2026 meeting agenda. Upon vote, the motion was unanimously approved.

Aye: Schuh, Salm, Kraemer and Argall.

No: none.

A motion was made by Mr. Salm, seconded by Mr. Argall to approve the February 16, 2026 meeting minutes. Upon vote, the motion was unanimously approved.

Aye: Schuh, Salm, Kraemer and Argall.

No: none.

A motion was made by Mr. Argall, seconded by Mr. Kraemer to approve the minutes for the April 14, 2026 onsite meeting. Upon vote, the motion was unanimously approved.

Aye: Schuh, 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

Thomas and Jennifer Blaul – Owners of property located at 15113 Point Creek Rd., in the NE¼, NE¼, Section 8, T17N–R22E, Town of Meeme, Manitowoc County, Wisconsin, parcel number (012-008-001-003.00) wherein a variance is being requested to construct a garage addition at 23 feet from the west property line, located in a NA, Natural Area zoned district.

Chairperson Schuh opened the public hearing for Thomas and Jennifer Blaul.

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

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

Mr. Blaul answered questions from the board.

People in attendance in favor of the request: None.

People in attendance opposed to the request: None.

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

There being no further comments, Chairperson Schuh closed the public hearing for Thomas and Jennifer Blaul.

Deliberation

Motion by: Mr. Kraemer to approve the variance request to construct a garage addition onto the residence at 21 feet from the west property line.

Reasons for Approval:

1. The property has a unique shape, creating a hardship for the owner.
2. The owner is burdened because there's no other location to place an attached garage due to the irregular lot shape, and the present location of the septic system.
3. It does not have a negative effect on the public because the town and neighbors approve of the project and it is being done as a precautionary measure in case measurements were off.

Second by: Mr. Salm.

Upon vote: The motion was unanimously approved.

Aye: Schuh, Salm, Kraemer and Argall.

No: none.

Edward and Carla Kakes – Owners of property located at 15306 STH 42, in the NE¼, NE¼, of section 22, T21N-R24E, Town of Two Creeks, Manitowoc County, Wisconsin, parcel number (017-022-001-002.00) wherein a conditional use permit is being requested to operate a storage business located in a RR, Rural Residential zoned district.

Chairperson Schuh opened the public hearing for Edward and Carla Kakes.

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

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

Mr. Kakes answered questions from the board.

People in attendance in favor of the request: None.

People in attendance opposed to the request: None.

Mr. Gaedtke stated the Town of Two Creeks sent an email stating the town was in favor of the request (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Edward and Carla Kakes.

Deliberation

Motion by: Mr. Schuh to approve the conditional use permit request to operate a storage business at 15306 STH 42.

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.
3. The use is compatible with the surrounding area; it is mainly surrounded by farmland.
4. The use will not have a negative effect on the area or surrounding properties.
5. The proposed use fits on the parcel.
6. There is proper access to the property from both the town road and state highway.
7. The nature, location and height of the structures for the proposed use is acceptable.
8. The use will not discourage appropriate development or use of adjacent land or buildings.
9. No evidence was brought forward to show the use will impair property values.
10. There are no unsafe issues, fumes, flashing lights or other issues that are more objectionable than the properties current allowable uses.
11. The use will not endanger the public's health, safety or welfare.

Conditions of Approval:

1. Storage is limited to the existing 60' x 144' building and an additionally proposed 60' x 144' building.
2. Days of operation will be 365 days per year.
3. Outside storage and outside rental spaces are prohibited.
4. All lighting shall shine down and be contained on the property. Lighting shall not leave the property and shine into the road or adjacent properties.
5. A sign is allowed and must comply with county codes.
6. No proposed employees.
7. Once the property is sold or ownership discontinued, this conditional use permit shall sunset and the new owners must reapply for a new conditional use permit if they want to continue operating the same business.

Second by: Mr. Argall.

Upon vote: The motion was unanimously approved.

Aye: Schuh, Salm, Kraemer and Argall.

No: none.

Kimberlee Skattebo – Owner of property located at 4402 Union Rd., in the SE¼, NE¼, Section 7, T18N-R23E, Town of Newton, Manitowoc County, Wisconsin, parcel number (014-007-001-003.08)

wherein a variance is being requested by Kim Braun, the applicant, to reconstruct a wraparound deck at 15 feet from the ordinary high water mark of English Lake, located in a S1, Shoreland zoned district.

Chairperson Schuh opened the public hearing for Kim Skattebo-Braun.
Mr. Gaedtke read the reason for the appeal (copy on file).

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

Ms. Braun and Corey Easton (builder) answered questions from 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 Kim Braun.

Deliberation

Motion by: Mr. Salm to approve the variance request to construct a 9' x 42' wrap around deck at 15 feet from the ordinary high water mark of English Lake on her property located at 4402 South Union Rd.

Reasons for Approval:

1. The lot is narrow and has a steep slope that creates a hardship for the owners.
2. The owner is burdened and cannot reasonably use the property without the updated deck because the deck is dilapidated and could not be used. Without rebuilding the deck, there is no way to get safe access into the home if a gurney is needed for emergency purposes.
3. It won't harm or negatively affect public interest because the deck will be further from the lake and the impervious surface will be decreasing. The town and neighbors are not opposed to the request.

Second by: Mr. Kraemer.

Upon vote: The motion was unanimously approved.

Aye: Schuh, Salm, Kraemer and Argall.

No: none.

William and Gloria Koeppel – Owners of property located at 5025 STH 147, in the NE¼, NW¼, Section 28, T21N–R23E, Town of Gibson, Manitowoc County, Wisconsin, parcel number (006-028-005-015.00) wherein a conditional use permit is being requested by, Titus Beachy, the applicant, to operate a small outdoor products and furniture, construction and resale business in a RR, Rural Residential zoned district.

Chairperson Schuh opened the public hearing for Titus Beachy (applicant).

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

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

Mr. Beachy answered questions from the board.

People in attendance in favor of the request: None.

People in attendance opposed to the request: None.

Mr. Gaedtke stated the Town of Gibson sent an email stating the town was in favor of the request and also submitted a list of potential conditions (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for William Koeppe and Titus Beachy.

Deliberation

Motion by: Mr. Kraemer to approve the conditional use permit request to operate an outdoor furniture and product construction business and resale shop on property located at 5025 STH 147 W.

Reasons for approval:

1. Sufficient evidence has been obtained from the applicant, the onsite inspection and public testimony to warrant approval.
2. This use does not impede the orderly development of the district.
3. The use is compatible with the surrounding area because the applicant has a similar business nearby.
4. The intensity of the operation will not have a negative effect on surrounding properties
5. The proposed use fits on the parcel.
6. There is proper access for this business and the applicant may widen it.
7. The structures are acceptable for the community.
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 allowable principal uses.
11. The use will not endanger the public's health, safety or welfare.

Conditions of approval:

1. The applicant must submit information showing he purchased the property.
2. Days and hours of operation shall be Monday through Saturday from 7:00 a.m. to 7:00 p.m.
3. Maximum number of employees allowed is two.
4. The owner must provide off-street parking. Parking on the road is prohibited.
5. Outdoor lighting shall consist of one light in front of the building, one light behind the building and one light over the access door. All lighting shall point down onto the property and not onto neighboring land or the road.
6. The dumpster shall be located behind the shop.
7. Owner can display products in front of the shop but all items displayed shall be located outside the road right-of-way line.
8. A sign is allowed provided it meets all ordinance requirements.

9. This conditional use permit shall sunset when Mr. Beachy sells the property or it changes ownership.

Second by: Mr. Argall.

Upon vote: The motion was unanimously approved.

Aye: Schuh, Salm, Kraemer and Argall.

No: none.

Take Action Realty Group LLC – Owners of property located at 17707 Lakeshore Rd., in the NW¼, NE¼, and the NE¼, NE¼, Section 11, T21N–R24E, Town of Two Creeks, Manitowoc County, Wisconsin, parcel number (017-011-001-004.00) wherein a conditional use permit is being requested by Laura and David Besley, the applicants, to operate a vacation home rental business in a LE, Large Estate Residential, S1, Shoreland zoned district.

Chairperson Schuh opened the public hearing for Laura and David Besley.

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

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

Mark Danen, property manager and agent for Laura and David Besley, answered questions from the board.

People in attendance in favor of the request: None.

People in attendance opposed to the request: Peter Conrad, Lori Conrad, Mike Johnson and Dr. Brent Schoppe.

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

Deliberation

Motion by: Mr. Salm to postpone a decision until the next monthly meeting to allow the applicant more time to refine the application and respond to information brought up by the public.

At the next meeting, the board will hear from the applicant and property manager. Only new information mentioned by the applicant or manager would be subject to public input.

Second by: Mr. Argall.

Upon vote: The motion was unanimously approved.

Aye: Schuh, Salm, Kraemer and Argall.

No: none.

Other Business

Schedule the Next Monthly Meeting: The next regular board of adjustment meeting was tentatively scheduled for Monday May 18, 2026 and the advisory meeting was tentatively scheduled for Tuesday, May 12, 2026.

Correspondence not related to a hearing item: None.

Adjournment

Motion by: Mr. Kraemer to adjourn.

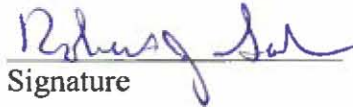
Second by: Mr. Salm.

Upon vote, the motion was unanimously approved.

Aye: Schuh, Salm, Kraemer and Argall.

No: None.

Respectfully submitted,


Signature

5-18-2026
Date