

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

May 18, 2026

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 5:00 P.M. on Monday, May 18, 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 May 18, 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. Kraemer, seconded by Mr. Argall to approve the April 20, 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. Salm, seconded by Mr. Christel to approve the minutes for the May 12, 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:

Motion by: Mr. Christel to remove the postponed item from the table.

Second by: Mr. Argall.

Upon vote: The motion was unanimously approved.

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

No: none.

Laura and David Besley – 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 to operate a vacation home rental business in a LE, Large Estate Residential, S1, Shoreland zoned district.

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

Laura and David Besley requested the hearing be postponed for another month.

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

Deliberation

Motion by: Mr. Schuh to postpone the decision until the next monthly meeting to allow the applicant more time to add to their application and talk with neighbors.

The motion stated that during the next meeting, the board will only hear from the applicants or their agent. The board will determine if any new information provided at that meeting would require additional public input.

Second by: Mr. Christel.

Upon vote: The motion was unanimously approved.

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

No: none.

New Business

Karl Lindgren – Owner of property at 15601 Keehan Rd., in SW¼, SE¼, Section 17, T21N-R22E, Town of Cooperstown, Manitowoc County, Wisconsin, parcel numbers (003-017-015-000.00), wherein the Board of Adjustment will conduct a one year review of the conditional use permit which allows for a small automotive car restoration, modern car upgrade and tractor service business located in a GA, General Agricultural zoned district.

Chairperson Schuh opened the review hearing for Karl Lindgren.

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

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

Mr. Lindgren answered questions from the board.

People in attendance in favor of the request: Joe Havlovitz (Town of Cooperstown Chairman) stated the town was in favor of approving the review. Tom Keehan (adjacent landowner).

People in attendance opposed to the request: Brian Swetlik.

Mr. Gaedtke stated the Manitowoc County Sheriff's Department sent an email stating they did not have any complaints or citations issued to this business. (copy on file)

Mr. Gaedtke also stated that the board received signed documents from neighboring property owners which stated there was no objection to continued operation of the business and that they were not experiencing any objectionable nuisance related to the business. (copy on file)

There being no further comments, Chairperson Schuh closed the public hearing for Karl Lindgren's review.

Deliberation

Motion by: Mr. Salm to approve the conditional use permit review and allow Mr. Lindgren to continue operating the same as he has been and to amend the original permit regarding conditions numbers 3, 6, 8 and add an additional condition number 10. The Board's approval is listed below showing the amended conditions in red font.

Reasons for Approval:

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

Conditions of Approval:

1. Days of operation shall be Monday thru Friday.
2. Hours of operation shall be from 9:00 a.m. to 5:00 p.m.
3. Number of employees shall be two, plus the owner.
4. The owner is allowed an on-premise sign that meets Manitowoc County Code requirements.
5. The number of customer vehicles or pieces of equipment allowed outside for drop off or pick up shall be 3. All other customer vehicles being worked on and pieces of equipment shall be kept indoors.
6. No noise from the business is allowed to occur outside the building. Operating the dynamometer shall occur indoors and the building door is allowed to remain open during dynamometer operation due to health concerns.
7. The owner shall keep a business log of customer dynamometer use which shows the day, time and duration.
8. There shall be another one-year review in 2027 which will include review of the dynamometer records.
9. The conditions of this permit are for business use only.
10. Mr. Lindgren shall take a minimum of ten decibel readings, taken at the north property line, adjacent to Mr. Swetlik's property, with the door(s) open during dynameter operation. This will help the board understand what the decibel readings are at this location. All ten readings shall be done by a third party with a minimum of 1 day between readings, which shall include weather and wind information. All the readings shall be submitted at the 2027 review.

Second by: Mr. Argall.

Upon vote: The motion was unanimously approved.

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

No: none.

John and Valarie Taulien – Owner of property located at 15602 Lakeshore Dr., in the SW¼, SE¼, Section 27, T17N-R23E, Town of Centerville, Manitowoc County, Wisconsin, parcel number (002-500-004-001.01), wherein variances are being requested to construct an attached house addition at 4 feet 4 inches from the north property line that will also be greater than 50% of the original nonconforming structures square footage; and to construct the addition within the Lake Michigan bluff recession rate and stable slope angle setbacks located in a SE, Small Estate Residential, S1, Shoreland zoned district.

Chairperson Schuh opened the public hearing for John and Valerie Taulien.

Mr. Gaedtke informed the board Mr. Taulien had sent an email requesting to have his variance request postponed until next month's meeting because he could not attend this meeting. (copy of on file)

Chairperson Schuh closed the public hearing for John and Valerie Taulien.

Deliberation

Motion by: Mr. Schuh to postpone the request until the next meeting as requested by the applicant.

Second by: Mr. Salm.

Upon vote: The motion was unanimously approved.

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

No: none.

Craig & Carol Franzen – Owners of property located at 14417 N Shore Drive, in the NE¼, NW¼, Section 33, T18N-R22E, Town of Liberty, Manitowoc County, Wisconsin, parcel number (008-600-000-003.00) wherein variances are being requested to construct six retaining walls ranging in size from 9 feet long to 19 feet long at distances ranging from 23 feet to 47 feet from the ordinary high water mark of Pigeon Lake; and to have one of the walls located at 0 feet from the west property line and one at 0 feet from the east property line; and to construct a flagstone patio at 15 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 & Carol Franzen.

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

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

Andrew and Andy Kissel from Serenity Farms Landscaping, represented Mr. and Mrs. Franzen as their agents and answered questions from the board.

People in attendance in favor of the request: Tom Neeb, adjacent neighbor; Carol Franzen, owner stated the hillside was sliding and pushed in the old boathouse's wall.

People in attendance opposed to the request: None.

There being no further comments, Chairperson Schuh closed the public hearing for Craig & Carol Franzen.

Mr. Gaedtke stated the Town of Liberty sent a letter in favor of the request (copy on file). He also stated the WDNR sent a letter concerning the requests. (copy on file).

Deliberation

Motion by: Mr. Kraemer to approve the variance requests. to construct retaining walls ranging in size from 9 feet to 19 feet long and within the shoreland setback at distances ranging from 23 feet to 47 feet from the ordinary high water mark of Pigeon Lake; and to construct a 8' x 21' flagstone patio at 15 feet from the ordinary high water mark of Pigeon Lake and a walkway, located in a LR, Lake Residential, S1, Shoreland zoned district.

Reasons for Approval:

1. The steep slope and the removal of other structures that were holding back eroding land creates hardships for the owner.
2. The owner is burdened because without the protection from the retaining walls the erosion on the steep slope would run down into the lake.
3. The request doesn't harm or negatively affect public interest because the walls and pervious patio will decrease runoff to the lake, slow erosion and help protect the lake and adjacent property.

Second by: Mr. Argall.

Upon vote: The motion was unanimously approved.

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

No: none.

Curtis Gesell – Owner of property located at 5900 CTH B, in the SE¼, SE¼, Section 30, T20N-R24E, Town of Kossuth, Manitowoc, County, Wisconsin, parcel number (007-130-016-001.00) wherein a conditional use permit is being requested to operate a vacation home rental in a LE, Large Estate Residential, zoned district.

Chairperson Schuh opened the public hearing for Curtis Gesell.

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

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

Mr. Gesell answered questions from the board.

People in attendance in favor of the request: Ed Radandt (neighbor)

People in attendance opposed to the request: None.

Mr. Gaedtke stated the Town of Kossuth sent letter in favor of the request (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Curtis Gesell.

Deliberation

Motion by: Mr. Christel to approve the conditional use permit request to operate a vacation home rental business at 5900 CTH B.

Reasons for approval:

1. Sufficient evidence has been obtained from the applicant, the onsite inspection and public testimony to warrant approval.
2. There was no testimony or indication that this use would impede the orderly development of the district.
3. The use is compatible with the surrounding area.
4. The use will not have a negative effect on the surrounding properties. No evidence or testimony to show there would be a negative impact.
5. The use fits on the property because the lot size is substantial.
6. There is sufficient access to CTH B for this use.
7. The structure(s) associated with this use is acceptable to the area.
8. The use does not discourage development in the area.
9. The use will not impair surrounding property values. There was no evidence or facts obtained that showed it would impair 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. There was no evidence to show this use would endanger the public's health, safety or welfare.

Conditions of approval:

1. Days of operation shall be 7 days per week.
2. Hours of operation will be 24 hours per day.
3. There shall be a quiet time that runs from 9:00 p.m. to 8:00 a.m.
4. Owners would be the only employees.
5. Fencing is not required.
6. Outdoor lighting is not required.
7. The owner is allowed a sign and it shall meet county code requirements.
8. There shall be an emergency contact sign placed in a conspicuous place in front of the residence indicating owner and emergency contact information. This sign must meet code requirements.
9. Parking on roads or right-of-way is prohibited. The owner must provide off street parking on the property.
10. Maximum number occupancy allowed is 6 people per night, which meets the current septic system capacity. If the owner wanted to have a greater occupancy, they would have to increase the septic system to allow for the additional people and they must come back to the Board of Adjustment to request an increased occupancy.
11. A fire pit is allowed in a designated area.
12. Management of the property will be from the owner.
13. No pets allowed other than required service animals.
14. The use of motorized off-road vehicles is prohibited.
15. The discharge of firearms, fireworks or other noise producing devices are prohibited.
16. Owner must have working smoke alarms and operating fire extinguishers in the home.
17. All State and Health Department licensing and codes must be obtained and followed.
18. The use of drones, RV's, campers, or any other type of housing, other than the existing house, is prohibited on the property.

Second by: Mr. Kraemer.

Upon vote: The motion was unanimously approved.

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

No: none.

Christine Schadrie – Owner of property located off Sandy Bay Rd., in the NE¼, SE¼, Section 36, T21N–R24E, Town of Two Creeks, Manitowoc County, Wisconsin, parcel number (017-036-013-002.00) wherein a conditional use permit is being requested to operate a vacation home rental in a RR, Rural Residential zoned district.

Chairperson Schuh opened the public hearing for Christine Schadrie (applicant).

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

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

Ms. Schadrie 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 Christine Schadrie.

Deliberation

Motion by: Mr. Kraemer to approve the conditional use permit request to operate a vacation home rental business.

Reasons for approval:

1. Sufficient evidence has been obtained from the applicant, the onsite inspection and public testimony to warrant approval.
2. There was no testimony or indication that this use would impede the orderly development of the district.
3. The use is compatible with the surrounding area.
4. There were no facts or information to indicate a negative effect would occur due to this use.
5. The use fits on the property.
6. There is sufficient access for this use.
7. The structure(s) associated with this use is acceptable.
8. There was no evidence or facts to show this use would discourage development in the area.
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. There was no evidence to show this use would endanger the public's health, safety or welfare.

Conditions of approval:

1. Days of operation shall be 7 days per week.
2. Hours of operation will be 24 hours per day.
3. There shall be a quiet time that runs from 10:00 p.m. to 8:00 a.m.
4. Owners and her family members would be the only employees.
5. Fencing is not required.
6. Outdoor lighting is not required.
7. The owner shall have the property lines identified and marked for guests to see.
8. The owner is allowed an advertising sign. It must meet county code requirements.
9. There shall be an emergency contact sign placed in a conspicuous place in front of the residence indicating owner and emergency contact information. This sign must meet code requirements.
10. Parking on roads or right-of-way is prohibited. The owner must provide identifiable off-street parking on the property for guests and workers.
11. Maximum number occupancy allowed is 6 people per night. If the owner wanted to have a greater occupancy, she would have to increase the septic system to allow for the additional people.
12. Maximum number of pets allowed shall be two. All pets shall be leashed when they are outside.
13. A fire pit is allowed in a designated area.
14. The discharge of firearms, fireworks or other noise producing devices are prohibited.
15. Owner must have working smoke alarms and operating fire extinguishers in the home.
16. All State and Health Department licensing and codes must be obtained and followed.
17. The use of drones by guests is prohibited. This does not apply to the owner's personal use.

Second by: Mr. Argall.

Upon vote: The motion was unanimously approved.

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

No: none.

Other Business

Schedule for the Next Monthly Meeting: The next regular board of adjustment meeting was tentatively scheduled for Monday June 15, 2026 and the advisory meeting was tentatively scheduled for Tuesday, June 9, 2026.

Correspondence not related to a hearing item: The board received a complaint from a citizen regarding 141 Speedway regarding some crosswalk lights not working. The complaint also stated the property was looking messy and there were too many race cars allowed to race which slows traffic on CTH R when the racers are trying to get their teams into the pits.

The Board drove to the property during their May 12, 2026 advisory meeting. They stated the property looked fine, there were trees ready to be planted along the south property line to provide screening and that a letter should be sent to the race track owner to let them know about the alleged light being out at the crosswalk.

Mr. Gaedtke informed the Board they already had 3 applications for the June meeting. Mr. Schuh stated that would be enough since there will be two additional postponed requests for June as well. This would fill the agenda.

Adjournment

Motion by: Mr. Salm to adjourn.

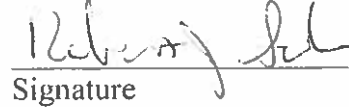
Second by: Mr. Christel.

Upon vote, the motion was unanimously approved.

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

No: None.

Respectfully submitted,



Signature

6-15-2026

Date

