

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

August 17, 2026

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 5:00 P.M. on Monday, August 17, 2026 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

Chairman Schuh called for a secretary pro-tempore to take over the secretary's duties for tonight's meeting since the secretary, Bob Salm, was absent.

Mr. Kraemer volunteered to be the secretary pro-tempore for the meeting.
Upon vote, the board unanimously approved Mr. Kraemer as the secretary pro-tempore.

The roll was called by the secretary pro-tempore.
Members present: Ralph Schuh, Dave Christel, Brian Kraemer and Duane Argall.
Members absent: Bob Salm.
Staff present: Reed Gaedtke.

A motion was made by Mr. Christel, seconded by Mr. Argall to approve the August 17, 2026 meeting agenda. Upon vote, the motion was unanimously approved.
Aye: Schuh, Christel, Kraemer and Argall.
No: none.

A motion was made by Mr. Argall, seconded by Mr. Kraemer to approve the June 15, 2026 meeting minutes. Upon vote, the motion was unanimously approved.
Aye: Schuh, Christel, Kraemer and Argall.
No: none.

A motion was made by Mr. Kraemer, seconded by Mr. Christel to approve the minutes for the August 11, 2026 onsite meeting. Upon vote, the motion was unanimously approved.
Aye: Schuh, Christel, 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.

Chairman Schuh informed the public that due to a full agenda and the amount of people present that the Board would limit the time for public input to three minutes per person.

New Business:

James and Jodi Krim – Owners of property located at 6424 Nagel Rd., in the NE¼, NW¼, Section 23, T18N-R22E, Town of Liberty, Manitowoc County, Wisconsin, parcel number (008-023-005-002.00) wherein a conditional use permit is being requested to operate a truck hauling company business in a GA, General Agricultural zoned district.

Chairperson Schuh opened the public hearing for James and Jodi Krim.

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

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

James Krim answered questions from the board.

People present in favor of the request: None.

People present opposed to the request: None.

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

There being no further comments, Chairperson Schuh closed the public hearing for James and Jodi Krim.

Deliberation

Motion by: Mr. Christel to approve the conditional use permit request to operate a trucking company at 6424 Nagel Rd. located in a GA, General Agricultural zoned district.

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 and there was no evidence to suggest it would.
3. The use is compatible with the surrounding area because the zoning allows for this type of use with a conditional permit and the adjacent land is agricultural and this type of use has been existing on this parcel as strictly agricultural hauling with no issues.
4. The intensity of the operation will not have a negative effect on the area. This type of use has existed on this parcel as strictly agricultural hauling with no issues.
5. The proposed use fits on the parcel. It is adequate for parking and storage of tractors and trailers.
6. There is an existing driveway that allows for proper access to Nagel Rd.
7. The nature, location and height of the proposed and existing structures are acceptable on the property and have existed on the parcel as an agriculture hauling business.
8. The use will not discourage appropriate development or use of adjacent land or buildings. The structures on the property already exist and the area surrounding this parcel is agriculture.
9. There was no evidence or testimony that showed the use would 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. No evidence or testimony was submitted to show it would have a negative effect on the public.

Conditions of Approval:

1. This approval is based on the pending rezone approval from EA to GA for this parcel.
2. Days of operation will be Monday through Friday.
3. Hours of operation will be 3:00 a.m. to 9:00 p.m.

4. Number of employees shall be 5 full-time employees plus the owner.
5. Type of equipment allowed will be 5 full units and a backup tractor. This means 5 tractors and 5 trailers with one additional tractor for back up.
6. No jake braking permitted after dark.
7. A 4' x 8' freestanding sign or a wall sign is allowed according to code. Permit is required.
8. Any exterior waste shall be located in a container with a lid.
9. Open fluid storage outside the buildings is prohibited. There must be some type of fluid container vessel on site to store used fluid.
10. All outdoor lighting shall remain on the property and not shine onto neighboring properties.

Second by: Mr. Kraemer.

Upon vote: The motion was unanimously approved.

Aye: Schuh, Christel, Kraemer and Argall.

No: none.

John and Sharon Schneider – Owners of property located at 13925 Cedar Terrace Rd., in the SW¼, NW¼, Section 24, T17N-R21E, Town of Schleswig, Manitowoc, County, Wisconsin, parcel number (016-505-000-015.00) wherein variances are being requested to relocate a storage shed at 31 feet from the centerline of Cedar Terrace Rd.; and to construct a retaining wall around the home at distances ranging from 30' to 36.6 feet from the centerline of the road and at 52' feet from the OHWM of Cedar Lake; and to construct a permeable patio with a wraparound walkway at distances ranging from 24.4' to 44' from the centerline of the road and at distances ranging from 39' to 52' from the OHWM of Cedar Lake; and to construct a wraparound landing with steps at 30' from the centerline of the road and at 53.7 feet from the OHWM of Cedar Lake, located in a LR, Lake Residential, S1, Shoreland zoned district.

Chairperson Schuh opened the public hearing for John and Sharon Schneider.

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

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

John Schneider and his landscaper, Michael Beeck, answered questions from the board.

People present in favor of the request: None.

People present opposed to the request: None.

Mr. Gaedtke stated the WDNR sent a letter concerning the requests and that the board and owners had a copy of that letter. (*copy on file*).

Chairperson Schuh closed the public hearing for John and Sharon Schneider.

Deliberation

Motion by: Mr. Schuh to approve the variance requests to relocate a storage shed at 31 feet from the centerline of Cedar Terrace Rd.; and to construct a retaining wall around the home at distances ranging from 30' to 36.6 feet from the centerline of the road and at 52' feet from the OHWM of Cedar Lake; and to construct a permeable patio with a wraparound walkway at distances ranging from 24.4' to 44' from the centerline of the road and at distances ranging from 39' to 52' from the OHWM of Cedar Lake; and to

construct a wraparound landing with steps at 30' from the centerline of the road and at 53.7 feet from the OHWM of Cedar Lake.

Reasons for Approval:

1. The location of the lot at the end of the road and the extremely steep slope surrounding the property create a hardship for the property and owners.
2. The new house was in the same footprint as the old house but was raised up to prevent water damage from snow melt and snow removal, like what occurred to the old home. So, the higher house requires proper access.
3. The owner is burdened and cannot reasonably use the property without adding the retaining walls and raising the house to keep it from snow fall and snow melt problems that occur from being located at the bottom of the hill. The landing walkway is needed to safely access the property from the house.
4. It won't harm or negatively affect public interest because the patio will be replaced with permeable pavers and the walls are minimal in size so there won't be much added runoff.
5. There was sufficient evidence submitted by the applicant and the onsite visit to support the approval.

Second by: Mr. Christel.

Upon vote: The motion was unanimously approved.

Aye: Schuh, Christel, Kraemer and Argall.

No: none.

Thomas Kons – Owner of property located at 14336 Rokilio Rd., in the NE¼, SW¼, Section 24, T17N-R21E, Town of Schleswig, Manitowoc County, Wisconsin, parcel number (016-510-001-002.00), wherein a variance is being requested to construct a patio with a support wall and walkway at 50 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 Thomas Kons.

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

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

Mr. Kons and his landscaper, David Murphy, answered questions from the board.

People in attendance in favor of the request: None.

People in attendance opposed to the request: None.

Mr. Gaedtke stated the town of Schleswig sent meeting minutes in favor of the request (*copy on file*).

Mr. Gaedtke stated the WDNR sent a letter concerning the variance request (*copy of file*).

There being no further comments, Chairperson Schuh closed the public hearing for Thomas Kons.

Deliberation

Motion by: Mr. Christel to modify the original request and then approve the modified variance requests to construct a walkway from the patio doors to the existing patio area. The board described the modified request as being allowed to expand 1 foot south of the patio doors and then to extend 5 feet to the west from the patio doors. That 5-foot extension/walkway can then go towards the north to tie into the existing patio. The existing patio can be replaced in the same footprint and location with permeable pavers and support wall. But the patio cannot be increased in size as originally requested. The new support wall, and walkway to the patio and the replacement patio shall be 50 feet from the ordinary high-water mark of Cedar Lake. The proposed walkway from the garage to the patio is permitted but no wider than 5 feet wide.

Reasons for Approval:

1. The property has an existing steep slope with erodible soil that creates a hardship for the owner.
2. The owner is burdened by not being able to access the patio safely from the patio doors. Adhering strictly to the ordinance, the modified proposal creates a safe 5-foot-wide access from the doors to the existing patio without having to increase the size of the patio.
3. The modified request will not harm or negatively affect public interest as modified because it provides the minimum amount of relief needed to provide safe access to the patio and still adheres to the variance criteria.

Second by: Mr. Argall.

Upon vote: The motion was unanimously approved.

Aye: Schuh, Christel, Kraemer and Argall.

No: none.

Amy and Randall Steinbruecker – Owners of property at 9308 Pigeon Lake Rd., in NW¼, SE¼, Section 33, T18N-R22E, Town of Liberty, Manitowoc County, Wisconsin, parcel numbers (008-033-014-002.00), wherein variances are being requested to construct two house additions; one on the north side of the existing house at 21 feet from the ordinary high water mark of Pigeon Lake and a house addition on the south side of the house at approximately 22 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 Amy and Randall Steinbruecker.

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

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

Mr. and Mrs. Steinbruecker and their attorney, Kelly Del Ponte, answered questions from the board.

People in attendance in favor of the request: Monte Meister, Peter Lindeman, Marty Clark and Loren Ulness.

People in attendance opposed to the request: None.

Mr. Gaedtke stated the Town of Liberty sent a letter in favor of the request and several citizens also sent letters or emails in favor of the request (*copies on file*).

Mr. Gaedtke also stated the WDNR sent a letter concerning the variance requests.

There being no further comments, Chairperson Schuh closed the public hearing for Amy and Randall Steinbruecker.

Deliberation

Motion by: Mr. Christel to approve the variance requests to construct at 12' x 28.67' north addition to the house at 21 feet from the OHWM of Pigeon Lake and to construct a 6' x 22.71' south addition at 22 feet from the ordinary highwater mark of Pigeon Lake.

Reasons for Approval:

1. The property has a steep slope and the lot length is shorter than average lots on Pigeon Lake which creates a greater impact on the owners.
2. The owner is burdened because the current limited space does not allow them to use the home for year-round living as they get older. This variance will grant the minimum amount of relief necessary to use the property.
3. It won't harm or negatively affect public interest because the owners will be installing a rain garden to alleviate any additional runoff to the lake and there was overwhelming support from the public that they were in favor of the requests.

Second by: Mr. Kraemer.

Upon vote: The motion was unanimously approved.

Aye: Schuh, Christel, Kraemer and Argall.

No: none.

April Eichmann – Owner of property located at 9232 South Lake Dr., in the NE¼, SE¼, Section 7, T18N-R23E, Town of Newton, Manitowoc, County, Wisconsin, parcel number (014-007-13-003.00) wherein a variance is being requested to reconstruct a residence outside the existing footprint, at 42 feet from the ordinary high-water mark of English Lake, located in a S1, Shoreland zoned district.

Chairperson Schuh opened the public hearing for April Eichmann.

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

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

April Eichmann and her builder, Travis Burger, 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 WDNR sent a letter concerning the request (*copy on file*).

There being no further comments, Chairperson Schuh closed the public hearing for April Eichmann.

Deliberation

Motion by: Mr. Argall to approve the variance requests to construct a residence at 42 feet from the ordinary high-water mark of English Lake.

Reasons for Approval:

1. The property has utility easement running through it and even if the easement was moved back, the house would still be within the lake setback. The low area to the south is wet and unique to this property preventing them from moving further to the south. So that area will be utilized as a rain garden.
2. The owner is burdened due to the lot shape and utility easement and the only reasonable place to build is where they proposed.
3. It won't harm or negatively affect public interest because it's at the end of a dead-end road, and the proposed house is reasonable in size and only one story which is a minimal use. The rain garden will be installed to reduce runoff towards the lake.

Second by: Mr. Christel.

Upon vote: The motion was unanimously approved.

Aye: Schuh, Christel, Kraemer and Argall.

No: none.

Diane O'Hearn – Owner of property located at 8232 CTH G, in the SE¼, SE¼, Section 13, T20N – R 21E, Town of Maple Grove, Manitowoc County, Wisconsin, parcel number (011-013-016-001.00) wherein a variance is being requested to construct a free stall barn at 77 feet from the center line of CTH G, located in a EA, Exclusive Agriculture zoned district.

Chairperson Schuh opened the public hearing for Diane O'Hearn.

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

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

John O'Hearn, Clark Fox, and Josh O'Hearn, representing Diane O'Hearn, 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 Diane O'Hearn.

Deliberation

Motion by: Mr. Kraemer to approve the variance requests to construct a free stall barn at 77 feet from the centerline of CTH G.

Reasons for Approval:

1. The present wetlands and existing waste storage area create hardship for the owner. The only reasonable place to construct the new barn is where it was proposed.
2. The owner is burdened and cannot reasonably use the property without the new barn. Based on the site visit and current location of the barn, the new location is reasonable.
3. It won't harm or negatively affect public interest because a past variance had been granted for a milking parlor to be within the road setback and there have been no problems with that past approval so granting a variance at 77 feet from the centerline would not be contrary.

Second by: Mr. Argall.

Upon vote: The motion was unanimously approved.

Aye: Schuh, Christel, Kraemer and Argall.

No: none.

Colny and Jill Gretzinger – Owners of property located at 11211 Lake Dr., in the SE¼, NW¼, Section 4, T20N-R25E, Town of Two Rivers, Manitowoc County, Wisconsin, parcel numbers (018-204-008-009.00 and 018-204-008-002.00) wherein variances are being requested to construct a new deck extension at 26 feet from the ordinary high water mark of Lake Michigan and within the lake recession rate setback; and to construct a new patio at 35 feet from the ordinary high water mark of Lake Michigan and within the lake recession rate setback, located in a HD, High Density, S1, Shoreland zoned district.

Chairperson Schuh opened the public hearing for Colny and Jill Gretzinger.

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

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

Mr. and Mrs. Gretzinger 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 Rivers sent a letter in favor of the request (*copy on file*).

Mr. Gaedtke also stated the WDNR sent a letter concerning the requests (*copy on file*).

There being no further comments, Chairperson Schuh closed the public hearing for Colny and Jill Gretzinger.

Deliberation

Motion by: Mr. Christel to approve the variance requests to construct a 9.5' x 25' deck at 26 feet from OHWM of Lake Michigan and within the lake recession rate; and to construct a 16' x 21.5' patio at 35 feet from the OHWM of Lake Michigan and within the lakes recession rate.

Reasons for Approval:

1. The property location and building location is very close to Lake Michigan and with the present rip rap, it is very unique to the property and it not self-created.
2. The owner is burdened and cannot reasonably use the property without the structures. Due to the location of the rip rap, there is very limited outdoor area for the owners to use and enjoy the lake. Granting the variance provides the minimal amount of relief to reasonably use their lake property.
3. It will not have a negative effect because it won't be visible from the road or from the lakeside due to the location of the rip rap and there was no testimony to show it would negatively affect the public.

Second by: Mr. Argall.

Upon vote: The motion was unanimously approved.

Aye: Schuh, Christel, Kraemer and Argall.

No: none.

Other Business

141 Speedway Complaints: Mr. Gaedtke informed the Board that he received two complaints about the racetrack running long one night. Mr. Gaedtke informed the Board that he had an email from the owner of the race track informing Mr. Gaedtke they had to run long due to stopping the races three times for inclement weather. This email meets the racetracks conditional use permit requirement for notification of running past hours.

Then another complaint was called in regarding music noise during the day. The person calling in held the phone out the window and Mr. Gaedtke could hear music playing. The owner of the racetrack was called and informed their permit states no music can be played over the PA system. He informed Mr. Gaetke the PA system was not being played and is only used for announcing on race days as the permit requires. He did think someone was playing music loud with their own radio and was going to talk with the individual.

Election of Officers: The board of adjustment held their annual elections for officers.

Motion by: Mr. Kraemer made a motion to cast a unanimous vote to keep all officers the same. This means Ralph Schuh would remain as the Chairperson or President; David Christel would remain the Vice-Chairperson or Vice President; and Bob Salm would remain the Secretary or Second Vice President.

Second by: Mr. Argall.

Upon vote, the motion was unanimously approved.

Aye: Schuh, Christel, Kraemer and Argall.

No: None.

Schedule for the Next Monthly Meeting: The September meetings are tentatively set for an advisory meeting on Tuesday, September 15, 2026 and the regular meeting was tentatively set for Monday September 21, 2026.

Adjournment

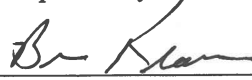
Motion by: Mr. Argall to adjourn.

Second by: Mr. Christel.

Upon vote, the motion was unanimously approved.

Aye: Schuh, Christel, Kraemer and Argall.
No: None.

Respectfully submitted,



Signature

9/21/26

Date