

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

September 21, 2026

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 5:00 P.M. on Monday, September 21, 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: Kaila Boeckman.

A motion was made by Mr. Christel, seconded by Mr. Salm to approve the September 21, 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 August 17, 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. Kraemer to approve the minutes for the September 15, 2026 onsite meeting. Upon vote, the motion was unanimously approved.

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

No: none.

Mrs. Boeckman explained the procedure for the meeting. She also stated that within 10 days of the closure of this meeting, copies of the decisions will be sent to the applicants.

New Business:

Aiden Buck – Owner of property located off of South 15th Street, in the NW¼, SE¼, Section 6, T18N-R24E, Town of Manitowoc, Manitowoc County, Wisconsin, parcel number (009-510-006-028.00) wherein a conditional use permit is being requested to construct a two-family residence in a RR, Rural Residential zoned district.

Chairperson Schuh opened the public hearing for Aiden Buck.

Mrs. Boeckman read the reason for the appeal (copy on file).

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

Mr. Buck answered questions from the board.

People present in favor of the request: Jeff Blahnik, Town of Manitowoc Chairperson

People present opposed to the request: None.

There being no further comments, Chairperson Schuh closed the public hearing for Aiden Buck.

Deliberation

Motion by: Mr. Christel to approve the conditional use permit request to construct a two-family residence on your property located on S 15th St. located in a RR, Rural Residential 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 it is an RR area with a previously approved duplex on adjacent parcel.
4. The intensity of the operation will not have a negative effect on the area and there was no evidence provided to suggest it would.
5. The proposed use fits on the parcel.
6. There is direct access to Town roads.
7. The nature, location and height of the proposed structure are acceptable because there are other residences in the immediate area.
8. The use will not discourage appropriate development or use of adjacent land or buildings.
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.

Conditions of Approval: None

Second by: Mr. Kraemer.

Upon vote: The motion was unanimously approved.

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

No: none.

Theodore and Angela Bonde – Owners of property located at 14734 Steinthal Rd., in the NW¼, NW¼, Section 28, T17N-R21E, Town of Schleswig, Manitowoc County, Wisconsin, parcel number (016-520-000-005.01), wherein a conditional use permit is being requested to operate a vacation home rental business located in a HD, High Density, S1, Shoreland zoned district.

Mr. Christel made a motion to postpone the hearing due to the applicants' lack of attendance.

Second by: Mr. Kraemer.

Upon vote: The motion was unanimously approved.

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

No: none.

Joshua Jensen – Owner of property located at 1700 Humpty Dumpty Rd., in the SW¼, NW¼, Section 16, T19N – R21E, Town of Rockland, Manitowoc County, Wisconsin, parcel number (015-016-007-001.00) wherein a conditional use permit is being requested to operate a small engine and power sports repair and fabrication shop located in a RR, Rural Residential zoned district.

Chairperson Schuh opened the public hearing for Joshua Jensen.

Mrs. Boeckman read the reason for the appeal (copy on file).

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

Mr. Jensen answered questions from the board.

People in attendance in favor of the request: Mike Havlinek, Town of Rockland Supervisor.

People in attendance opposed to the request: None.

Mr. Schuh stated the town of Rockland sent a letter in support of the request (*copy on file*).

There being no further comments, Chairperson Schuh closed the public hearing for Joshua Jensen.

Deliberation

Motion by: Mr. Salm to approve the conditional use permit request to operate a small engine and power sports repair and fabrication business located in a RR, Rural Residential 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 because there is an existing building surrounded by farmland.
3. The use is compatible with the surrounding area.
4. The intensity of the operation will not have a negative effect on the area and no testimony was given against it.
5. The proposed use fits on the parcel because of the existing building and adequate room for parking.
6. There is proper access for this type of use by using the existing separate driveway.
7. The nature, location and height of the proposed and existing structures are acceptable on the property and have existed on the parcel surrounded by farmland.
8. The use will not discourage appropriate development or use of adjacent land or buildings and there was no testimony to suggest it would.
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 because it is a small shop with limited number of machines.
11. The use will not endanger the public's health, safety or welfare. No testimony was submitted to show it would have a negative effect on the public.

Conditions of Approval:

1. Days of operation will be Monday through Saturday.
2. Hours of operation will be 10:00 am – 6:00 pm Monday thru Friday and 9:00am-5:00pm Saturday.
3. Number of employees shall be 2 full-time employees plus the owner.
4. Type of equipment allowed will be compact tractor, truck and trailer for moving machines.
5. No fencing.
6. Yard light for security, but no flashing and any additional lighting needs to point away from the road.
7. Typical shop noise.
8. On premise sign shall conform to county requirements. Size to be determined but will be located on the east side of the building.
9. Customer parking area to be located on the east end of the building and the employee parking area will be on the west end of the gravel driveway.
10. Delivery trucks will be daily but no semi-truck deliveries are allowed.
11. All work will be conducted inside the building.
12. No scrap metal storage outside.
13. Waste fluids must be stored in containers inside the building.
14. CUP will sunset at the change in ownership.
15. Maximum of 5 units outside the building at any time for pick-up or delivery.
16. If water is added to the building, including plumbing, all septic codes need to be met.

Second by: Mr. Kraemer.

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 October meetings are tentatively set for having an advisory meeting on Tuesday, October 13, 2026 and the regular meeting is tentatively set for Monday October 19, 2026.

Adjournment

Motion by: Mr. Kraemer to adjourn.

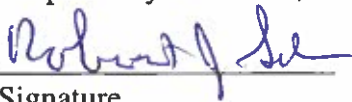
Second by: Mr. Argall.

Upon vote, the motion was unanimously approved.

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

No: None.

Respectfully submitted,



Signature

10-19-2026
Date