MANITOWOC COUNTY BOARD OF ADJUSTMENT
REGULAR MEETING MINUTES

October 19, 2026

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 5:00 P.M. on Monday, October 19, 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 and Duane Argall.
Members absent: Brian Kraemer.
Staff present: Reed Gaedtke.

A motion was made by Mr. Christel, seconded by Mr. Salm to approve the October 19, 2026 meeting agenda with one change. Move old business to the end of the meeting to allow the applicant additional time to arrive. Upon vote, the motion was unanimously approved.
Aye: Schuh, Christel, Salm and Argall.
No: none.

A motion was made by Mr. Salm, seconded by Mr. Argall to approve the September 21, 2026 meeting minutes. Upon vote, the motion was unanimously approved.
Aye: Schuh, Christel, Salm and Argall.
No: none.

A motion was made by Mr. Argall, seconded by Mr. Christel to approve the minutes for the October 13, 2026 onsite meeting. Upon vote, the motion was unanimously approved.
Aye: Schuh, Christel, Salm 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 sent to the applicants.

New Business:

Joseph Spurney – Owner of property located at 7019 Reifs Mills Rd, in the NW¼, NE¼, Section 28, T20N-R23E, Town of Kossuth, Manitowoc, County, Wisconsin, parcel number (007-028-002-002.00) wherein a conditional use permit is being requested to operate a small landscape and lawncare business in a GA, General Agriculture, zoned district.

Chairperson Schuh opened the public hearing for Joseph Spurney.

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

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

Mr. Spurney answered questions from the board.

People present in favor of the request: Nathan Spurney

People present opposed to the request: None.

Mr. Gaedtke read a letter from the Town of Kossuth in favor of the request, with conditions *(copy on file).*

There being no further comments, Chairperson Schuh closed the public hearing for Joseph Spurney.

Deliberation

Motion by: Mr. Christel to approve the conditional use permit request to operate a landscape, lawncare and snow removal business at 7019 Reifs Mills 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 based on the information obtained from the application, onsite and testimony.
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 there was no evidence provided to suggest it would.
5. The proposed use fits on the parcel.
6. There is direct access to the town road.
7. The nature, location and height of the proposed structures are acceptable because one building exists and the proposed structures would be comparable to others in the area.
8. The use will not discourage appropriate development or use of adjacent land or buildings.
9. There was no evidence or testimony submitted that showed the use would impair property values. Most of the surrounding area is agricultural.
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. This conditional use permit applies only to a 1.5 acre section of the land, which would be described as the northeast corner of the property.
2. Days of operation shall be 7 days per week.
3. Hours of operation shall be 7:00 a.m. to 7:00 p.m. with the exception of snow events.
4. Number of employees allowed shall be one plus the owner.
5. Type of equipment shall be small lawn care, landscape and snow removal equipment.
6. Type of use shall be for snow, lawn and landscaping.
7. Outdoor lighting shall shine down onto the property and not onto neighboring land.
8. An on-premise sign is allowed which requires a permit and to be code compliant.
9. Employee parking shall be located on the property near the existing building on gravel.
10. Parking on the road is prohibited.
11. This conditional use permit shall sunset if the ownership is transferred to anyone other than Mr. Spurney's son Nathan.
12. The maximum amount of material that can be stored on the property is 30 yards.

13. Any bays/bins for the material require permits and shall meet all setback requirements.

Second by: Mr. Salm.
Upon vote: The motion was unanimously approved.
Aye: Schuh, Christel, Salm and Argall.
No: none.

J Kenneth Schnell Revocable Living Trust - Owner of property located at 14009 Lax Chapel Rd., in the SW¼, NW¼, Section 22, T17N-R21E, Town of Schleswig, Manitowoc County, Wisconsin, parcel number (016-022-007-000.00), wherein a variance is being requested to construct a 7' x 24.5' covered porch at 50.5' from the centerline and 15' from the R.O.W of Lax Chapel Rd and located in a GA, General Agriculture zoned district.

Chairperson Schuh opened the public hearing for J Ken Schnell and Jason Hunsader (applicant).

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

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

Dan Heuser, representative for Mr. Hunsader, and the contractor, answered questions from the board.

Mr. Heuser stated the plan was to have an overhang run from the proposed porch to the back of the home and would be supported on posts.

The board determined the posts would be closer to the road than the existing variance request and stated, Mr. Hunsader's request should be postponed and republished to include the new information.

Chairperson Schuh closed the public hearing for J Kenneth Schnell and Jason Hunsader.

Deliberation

Motion by: Mr. Christel to postpone the variance request allow Mr. Hunsader time to update the variance request and site plan to show the roof overhang and posts so that it can be republished and voted on.

S*econd by:* Mr. Salm.
Upon vote: The motion was unanimously approved.
Aye: Schuh, Christel, Salm and Argall.
No: none.

KRR Enterprises LLC – Owner of property located at 12812 CTH R (a.k.a. 141 Speedway), in the NW¼, NW¼, Section 31, T21N-R23E, Town of Gibson, Manitowoc County, Wisconsin, tax parcel number (006-031-006-002.00) wherein the Manitowoc County Board of Adjustment has scheduled a hearing to address a noise complaint and their conditional use permit which does allow them to operate a race track, tavern, event camping and three concerts on their property located in a CB, Commercial Business, zoned district.

Chairperson Schuh opened the public hearing for KRR Enterprises LLC.

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

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

No one from KRR Enterprises was present for the meeting.

Mr. Gaedtke gave an overview of the noise complaint and emails received from the Town of Gibson, neighbors, and the owner of KRR Enterprises LLC.

The Board opened the meeting to public input and Town of Cooperstown Chairman, Joseph Havlovitz informed the board that citizens in the Town of Cooperstown also called him regarding the loud music which lasted until 2:00 a.m.

There being no further comments, Chairperson Schuh closed the public hearing for KRR Enterprise LLC.

Deliberation

A representative from KRR Enterprise LLC arrived after the meeting was over and stated they received a letter that the meeting was at 7:00 p.m.

Therefore, the review of the noise complaint and permit conditions will be republished and heard at the November Board of Adjustment meeting at 5:00 a.m.

Old Business

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.

Chairperson Schuh opened the public hearing for Ted and Angela Bonde.

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

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

Mr. Bonde answered questions from the board.

People in attendance in favor of the request: Town of Schleswig Chairman, Richard Hoerth.

People in attendance opposed to the request: None.

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

There being no further comments, Chairperson Schuh closed the public hearing for Ted and Angela Bonde.

Deliberation

Motion by: Mr. Christel to approve the conditional use permit request to operate a vacation home rental business at 14743 Steinthal Rd., in a HD, High Density, S1, Shoreland 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.
3. The use is compatible with the surrounding area because there is a commercial business to the east and vacation rental property to the north.
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. The buildings exist.
6. The nature, location and height of the structures are acceptable because it's a house.
7. The use will not discourage appropriate development or use of adjacent land or buildings based on testimony, public input and the application.
8. There was no evidence or testimony that showed the use would impair property values.
9. There are no unsafe issues, fumes, flashing lights or other issues that are more objectionable than the properties current allowable use.
10. The use will not endanger the public's health, safety or welfare.

Conditions of Approval:

1. Days of operation shall be 365 days a year.
2. Hours of operation shall be 24 hours a day.
3. There shall be a quiet time from 10:00 p.m. to 7:00 a.m.
4. No additional employees other than the immediate family were requested.
5. No additional fencing is required.
6. Lighting shall be normal residential outdoor lighting and it shall be directed down onto the parcel and not leave the property or shine on neighboring parcels.
7. Owner shall install an information sign, as required by code, on the outside of the premise.
8. Any other sign requires a permit and shall meet code requirements.
9. All parking by employees or renters shall be in the driveway or a parking area located on the parcel.
10. Parking on the road is prohibited.
11. Campfires shall only occur in a designated area.
12. Maximum occupancy shall be 6 people. The owners could increase occupancy to 12 people provided the septic system is enlarged, meets code requirements and is documented by the Planning and Zoning Department.
13. Maximum number of pets allowed would be two and all pets must be on a leash when outside.
14. Any ATV, UTV or similar vehicles shall only be allowed on the driveway.
15. The use of drones by renters/customers is prohibited.
16. The use of RV's, campers, travel trailers, tents or similar devices is prohibited.
17. The use of loud artificial noise such as firearms or fireworks is prohibited.
18. All State and County Health Department licensing and codes must be obtained and followed.
19. Smoke alarms and fire extinguishers are required within the home.

Second by: Mr. Argall.
Upon vote: The motion was unanimously approved.
Aye: Schuh, Christel, Salm and Argall.
No: none.

Other Business

SDA Ahnapee - The board questioned the tree plantings on SDA Ahnapee's parcel across from the 141 Speedway and discussed actions as to why the trees did not meet condition number 25 and 26 of their 2025 conditional use permit.

The board stated the owners were supposed to have a fence by June 1, 2025 and did not meet that requirement because the neighbors had asked SDA Ahnapee to put up a natural barrier. So, at the November 2025 meeting the Board of Adjustment agreed to allow SDA Ahnapee to plant trees provided they were a double row and staggered.

Motion by: Mr. Schuh to have Planning and Zoning double check the wording on the permit and to proceed with a citation for violating the permit conditions.

Second by: Mr. Salm.
Upon vote, the motion was unanimously approved.
Aye: Schuh, Christel, Salm and Argall.
No: None.

Schedule for the Next Monthly Meeting: The November meetings are tentatively set for Tuesday, November 10, 2026 for the advisory meeting and the regular meeting is tentatively set for Monday, November 16, 2026.

Adjournment

Motion by: Mr. Salm to adjourn.
Second by: Mr. Christel.
Upon vote, the motion was unanimously approved.
Aye: Schuh, Christel, Salm and Argall.
No: None.

Respectfully submitted,

_____
Signature

_____
Date