

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

August 17, 2020

A meeting of the Manitowoc County Board of Adjustment was called to order by Chairperson Schuh at 7:00 P.M. on Monday, August 17, 2020 in the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, WI 54220.

The roll was called by the secretary. Members present: James Knorr, Ralph Schuh, Dave Christel and Ken Schuler. Members absent: Chuck Hoffman Staff present: Reed Gaedtke.

A motion was made by, Mr. Knorr, seconded by Mr. Schuler to approve the August 17, 2020 meeting agenda. Upon vote, the motion was unanimously approved.

Aye: Knorr, Schuh, Christel and Schuler; No: none.

A motion was made by, Mr. Christel, seconded by Mr. Knorr to approve the minutes for the July 13, 2020 meeting. Upon vote, the motion was unanimously approved.

Aye: Knorr, Schuh, Christel and Schuler; No: none.

A motion was made by, Mr. Knorr, seconded by Mr. Schuler to approve the on-site minutes for the August 10, 2020 meeting. Upon vote, the motion was unanimously approved.

Aye: Knorr, Schuh, Christel, and Schuler; No: none.

Mr. Gaedtke explained the procedure for the meeting that would follow. He also stated that within 10 days of the closure of this meeting, copies of the decisions will be delivered to the applicants.

New Business

Town of Cooperstown – Owner of property located at 12309 CTH Z, in the NE¼, SW¼, of Section 21, T21N-R22E, Town of Cooperstown, Manitowoc County, Wisconsin, parcel number (003-021-009-001.00) wherein a variance is being requested to construct a 20' x 40' building addition at approximately 82 feet from the centerline of CTH Z located in a RR, Rural Residential, GA, General Agricultural zoned district.

Chairperson Schuh opened the public hearing for Town of Cooperstown- no one was present to speak. The Board agreed to wait until the end of the new business to discuss.

Mike Weber - Owner of property located at 13631 East Pine Ridge Rd., in the SE¼, NW¼ of Section 26, T21N-R23E, Town of Gibson, Manitowoc County, Wisconsin, parcel number (006-026-008-003.00) wherein a variance is being requested to construct a detached garage at approximately 57 feet from the centerline of East Pine Ridge Rd. located in a RR, Rural Residential, zoned district.

Chairperson Schuh opened the public hearing for Mike Weber.

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

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

The Board asked if there was anything to add to the appeal. Mr. Weber stated that he thinks this will be the best location for his building.

The Board had no questions for Mr. Weber.

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 Mike Weber.

Mr. Gaedtke received a letter from the Town of Gibson in favor of the request (copy on file).

Deliberation

Motion by: Mr. Schuh to approve the variance request.

Reasons for approval:

1. An unnecessary hardship is present which also causes burden to the owner because of the shape and contour of the lot, the high level of bedrock on the property and also, the location of the well, septic system and need for road access. All these reasons greatly limits the applicant's area for building.
2. The garage won't have a negative effect on the public because there is a wide tree line between the road and building which provides a safety buffer and screen from the road. This is also a low traffic roadway.

Second by: Mr. Knorr

Upon vote: The motion was unanimously approved.

Aye: Knorr, Schuh, Hoffman, Christel and Schuler; *No:* none.

Mr. Hoffman joined the Board during the Mr. Weber's hearing.

Brock Bauer – Owner of property located at 5625 Quail Circle, in the NE¼, NE¼, of Section 31, T20N-R24E, Town of Kossuth, Manitowoc County, Wisconsin, parcel number (007-500-003-015.00) wherein a variance is being requested to construct a 14' x 24' garage addition at 55 feet from the centerline of Quail Circle and at approximately 23 feet from the road right-of-way line located in a RR, Rural Residential zoned district.

Chairperson Schuh opened the public hearing for Brock Bauer.

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

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

The Board asked if there was anything to add to the appeal. Mr. Bauer stated he had nothing to add.

The Board had questions for Mr. Bauer.

Mr. Bauer answered questions for the Board.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

Mr. Gaedtke received a letter from the Town of Kossuth in favor of the request (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for Brock Bauer.

Chairperson Schuh announced he would be recusing himself from the deliberation for Mr. Bauer, as he has had prior conversations with the Bauer's.

Deliberation

Motion by: Mr. Hoffman to approve the variance request.

Reasons for approval:

1. The location of the existing garage is behind the house and trees are blocking the view from the side street. Also, the septic and well location limits the applicant's buildable area. Building the addition in the front would be the best location for this lot.
2. The owner is burdened because having the garage in a different location would require another driveway and removal of trees.
3. The addition won't have a negative effect on the public because there are other garages in the area and the applicants existing garage is already 55 feet from the centerline.
4. There is enough evidence to warrant an approval of the variance.

Second by: Mr. Christel

Upon vote: The motion was approved, 4-0.

Aye: Knorr, Hoffman, Christel and Schuler; *No:* none. *Recused:* Schuh

Town of Cooperstown – Owner of property located at 12309 CTH Z, in the NE¼, SW¼, of Section 21, T21N–R22E, Town of Cooperstown, Manitowoc County, Wisconsin, parcel number (003-021-009-001.00) wherein a variance is being requested to construct a 20' x 40' building addition at approximately 82 feet from the centerline of CTH Z located in a RR, Rural Residential, GA, General Agricultural zoned district.

Chairperson Schuh opened the public hearing for Town of Cooperstown.

There was no one in attendance to represent the Town of Cooperstown.

Chairperson Schuh asked the Board if they had any questions for a town representative. They agreed they did not. Mr. Gaedtke stated that the Town of Cooperstown has changed the building to 20' x 44' building and approximately 90 feet from the centerline of CTH Z.

People in attendance in favor of the request: none.

People in attendance opposed to the request: none.

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

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

Mr. Gaedtke received a letter from the Town of Cooperstown stating they are in favor of the request (copy on file).

There being no further comments, Chairperson Schuh closed the public hearing for the Town of Cooperstown.

Deliberation

Motion by: Mr. Christel to approve the variance request.

Reasons for approval:

1. The old dump site on the property creates a hardship for the town by limiting the area where an addition can be built.
2. The town is burdened because the old dump site limits the buildable area. Building over a dump site would not be suitable for the new addition.
3. The addition will not have a negative effect on the public because there are no nearby neighbors to the north and there is a row of trees and fencing between the road and the building which serves as a buffer from the road. The addition also benefits the town residences.

Second by: Mr. Knorr

Upon vote: The motion was unanimously approved.

Aye: Knorr, Schuh, Hoffman, Christel and Schuler; *No:* none.

Other Business

Correspondence not related to a hearing item: none

Staff update regarding previous Conditional Use Permit Violations:

SBA Ahnipee camping violation: Mr. Gaedtke informed the Board about the Health Departments camping violations for the new parking area at 141 Speedway.

Sportcomp Dust Complaint Update: Mr. Gaedtke informed the Board that he sent a letter to Sportcomp informing them of the violation but has not heard from them.

Brandes noise complaint: Mr. Gaedtke updated the Board on the noise complaint issue at Long Lake. Mr. Brandes requested limited hours and continued use of his current building until February when new building is constructed. Board said no he'd have to reapply and ask for new or amended conditional use permit.

Schedule Next Meeting:

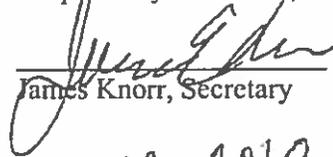
The next Board of Adjustment meeting is tentatively scheduled for Tuesday September 22, 2020 and the onsite meeting for Monday September 14, 2020. (Dates and times are subject to change.)

Adjournment

A motion was made by Mr. Hoffman and seconded by Mr. Schuler to approve the adjournment. Upon vote, the motion was unanimously approved.

Aye: Knorr, Schuh, Hoffman, Christel and Schuler; *No:* none.

Respectfully submitted,


James Knorr, Secretary

9-22-2020
Date