

TOWN OF NEWTON
6532 CARSTENS LAKE ROAD
MANITOWOC WI 54220
NOTICE OF PUBLIC HEARING

To: Board of Appeals
Town Board
From: Zoning Administrator

Meeting Date: Monday, June 8th 2026

**Meeting Time & Location: 7 PM- Newton Town Hall,
6532 Carstens Lake Road, Manitowoc WI 54220**

Site Visit: 6:30 PM, 7122 S Union Road

AGENDA

1. Call to Order
2. Roll Call
3. Verification of Public Notice of Meetings
4. Approval of Agenda
5. Approval of Previous Meeting Minutes
6. Larry Schmitz, 7122 South Union Road, is seeking a 16-foot north lot line variance to demolish an existing garage and build a new garage.

PUBLIC HEARING

- A. Open Public Hearing
- B. Applicant Comments
- C. Public Input
- D. Correspondence
- E. Close Public Hearing
- F. Board of Appeals Discussion and Action

TOWN OF NEWTON
VARIANCE APPLICATION

BEFORE AN APPLICATION WILL BE ACCEPTED, A FEE OF \$300.00
(PAYABLE TO THE TOWN OF NEWTON) AND 6 COPIES OF THIS
APPLICATION AND DRAWINGS WILL BE SUBMITTED.

DATE: 5/13/26

APPLICANTS NAME: Larry Schmitz

ADDRESS: 7122 S. Union Rd

PHONE: 920-973-3486

EMAIL ADDRESS: raggedyaggedy@gmail.com

CURRENT ZONING DISTRICT: A-2

*Nature and disposition of any prior petition for variance or conditional use:

We received a variance in July 2016 to move a garage onto the northwest corner of our property.

*Description of all nonconforming structures and uses on the property:

The garage on the north side of property is too small to fit our needs. We want to remove it and replace with a larger one. Existing garage is 33'x21' we want to expand to 33'x46'.

x*Terms of Ordinance (requirement and section number): _____

Address the following variance criteria

*How does the variance create an unnecessary hardship? There are no other options to build a garage on our property other than to take down an existing garage that is already not in compliance with setback regulations.

*How does compliance with the Ordinances prevented by the unique features of this property? Because of location of the House, the mound, and other structures and trees it is impossible to build a garage anywhere else on our property.

*List the reason(s) why granting of the variance is not contrary to the public interest: There is only one property owner adjacent to the north of ours and he is fine with the variance.

ATTACH CONSTRUCTION PLANS DETAILING THE FOLLOWING WHERE APPLICABLE:

- Property lines
- Vegetation removal
- Floodplain and Wetland Boundaries
- Dimensions and locations of existing and proposed structures
- Utilities, Roadways, and Easements
- Well and Sanitary System
- Location of filling or grading
- Erosion Control Measures
- Ordinary High-Water Mark

I certify that the information I have provided in this application is true and accurate:

Signed: Larry Schmitz Date: 5-13-26
(applicant/agent/owner)

Please return to the Town of Newton Zoning Administrator. Contact at 920-323-7039 or mslats74@gmail

Revised: 4/3/2022

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53° 42' N



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Property line

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S Union Rd

S Union