



# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: **Monday, January 28, 2019**  
TIME: 4:00 P.M.  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the commission may convene in closed session. The following matters may be considered at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda - "Open Meeting Law Compliance"
- IV. Public Comment
- V. Public Hearings – Discussion and possible action:
  1. **Gary and Judith Novitski** – ZMAR, SW1/4, SW1/4, Section 15, T18N-R21E, Town of Eaton, from General Agriculture (GA) to Small Estate Residential (SE).
  2. **Kenneth and Patricia Larson** – ZMAR, NE1/4, NW1/4, Section 20, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture (EA) to RR, Rural Residential (RR).
  3. **Faye Riesterer** - ZMAR, SW1/4, NE1/4, NE1/4, NW1/4, Section 36, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture (EA) and SE, Small Estate (SE) to GA, General Agriculture (GA).
- VI. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
  1. **Ralph Schuh** – Variance Request, SW1/4, NW1/4, Section 20, T20N-R23E, Town of Kossuth.
  2. **Todd and Rachelle Zorn** – Variance Request, NW1/4, SE1/4, Section 33, T18N-R22E, Town of Liberty.
  3. **Schuler Dairy Farms Inc.** – Variance Request, SE1/4, SE1/4, Section 35, T18N-R21E, Town of Eaton.
  4. **Lorenz Kutz** - Variance Request, NW1/4, NW1/4, Section 14, T17N-R22E, Town of Meeme.
- VII. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Cheryl Real Estate LLC).
- VIII. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Christopher R & Holly Hagenow).
- IX. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Rick Salta).
- X. Miscellaneous:
  1. Staff Reports - None
  2. Personnel - None
  3. Correspondence – None
  4. Out of County Trips – WCCA Spring Conference – March 21-22, 2019 – Wausau, WI – 2 Staff members
  5. Other Matters – None
- XI. Next Meeting Date – February 25, 2019
- XII. Adjournment

Date: January 16, 2019

David Dyzak, Commission Chair  
By: Tim Ryan, Director

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, January 28, 2019  
TIME: ► 3:30 P.M. ◀  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the commission may convene in closed session. The following matters may be considered at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda  
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
  1. **Gary and Judith Novitski** – ZMAR, NW1/4, SE1/4, Section 8, T21N-R24E, Town of Mishicot, from LE, Large Estate (LE) to RR, Rural Residential (RR).
  2. **Kenneth and Patricia Larson** – ZMAR, NE1/4, NW1/4, Section 20, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture (EA) to RR, Rural Residential (RR).
  3. **Faye Riesterer** – ZMAR, SW1/4, NE1/4, NE1/4, NW1/4, Section 36, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture (EA) and SE, Small Estate (SE) to GA, General Agriculture (GA).
- IV. Adjournment

Date: January 14, 2019

David Dyzak, Commission Chair  
By: Tim Ryan, Director

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# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### MEETING NOTICE



DATE: Monday, January 28, 2019  
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- VI. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
  1. **Ralph Schuh** – Variance Request, SW1/4, NW1/4, Section 20, T20N-R23E, Town of Kossuth.
  2. **Todd and Rachelle Zorn** – Variance Request, NW1/4, SE1/4, Section 33, T18N-R22E, Town of Liberty.
  3. **Schuler Dairy Farms Inc.** – Variance Request, SE1/4, SE1/4, Section 35, T18N-R21E, Town of Eaton.
  4. **Lorenz Kutz** - Variance Request, NW1/4, NW1/4, Section 14, T17N-R22E, Town of Meeme.
- VII. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Cheryl Real Estate LLC).
- VIII. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Christopher R & Holly Hagenow).
- IX. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Rick Salta).
- X. Miscellaneous:
  1. Staff Reports - None
  2. Personnel - None
  3. Correspondence – None
  4. Out of County Trips – WCCA Spring Conference – March 21-22, 2019 – Wausau, WI – 2 Staff members
  5. Other Matters – None
- XI. Next Meeting Date – February 25, 2019
- XII. Adjournment

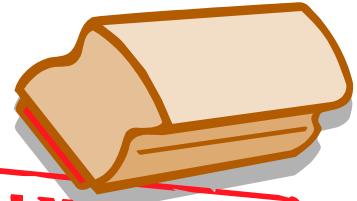
Date: January 16, 2019

David Dyzak, Commission Chair  
By: Tim Ryan, Director

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## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE



**CANCELLED**

DATE: MONDAY, January 28, 2019  
TIME: ► 3:30 P.M. ◀  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the commission may convene in closed session. The following matters may be considered at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda  
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
  1. **Gary and Judith Novitski** – ZMAR, NW1/4, SE1/4, Section 8, T21N-R24E, Town of Mishicot, from LE, Large Estate (LE) to RR, Rural Residential (RR).
  2. **Kenneth and Patricia Larson** – ZMAR, NE1/4, NW1/4, Section 20, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture (EA) to RR, Rural Residential (RR).
  3. **Faye Riesterer** – ZMAR, SW1/4, NE1/4, NE1/4, NW1/4, Section 36, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture (EA) and SE, Small Estate (SE) to GA, General Agriculture (GA).
- IV. Adjournment

Date: January 14, 2019

David Dyzak, Commission Chair  
By: Tim Ryan, Director

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.



# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: **Monday, February 25, 2019**  
TIME: 4:00 P.M.  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the commission may convene in closed session. The following matters may be considered at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda – “Open Meeting Law Compliance”
- IV. Public Comment
- V. Public Hearings – Discussion and possible action:
  1. **Gary and Judith Novitski** - ZMAR, NW1/4, SE1/4, Section 8, T21N-R24E, Town of Mishicot, from Large Estate (LE) to Rural Residential (RR).
  2. **Kenneth and Patricia Larson** - ZMAR, NE1/4, NW1/4, Section 20, T18N-R22E, Town of Liberty, from Exclusive Agriculture (EA) to Rural Residential (RR).
  3. **Faye Riesterer** - ZMAR, SW1/4, NE1/4, NE1/4, NW1/4, Section 36, T18N-R22E, Town of Liberty, from Exclusive Agriculture (EA) and Small Estate (SE) to General Agriculture (GA).
  4. **Richard Schaeuble** - ZMAR, SW1/4, SE1/4, and NW1/4, SE1/4, Section 35, T19N-R21E, Town of Rockland, from Exclusive Agriculture (EA) to Small Estate (SE).
- VI. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
  1. **Ralph Schuh** - Variance Request, SW1/4, NW1/4, Section 20, T20N-R23E, Town of Kossuth.
  2. **Todd and Rachele Zorn** - Variance Request, NW1/4, SE1/4, Section 33, T18N-R22E, Town of Liberty.
  3. **Schuler Dairy Farms Inc.** - Variance Request, SE1/4, SE1/4, Section 35, T18N-R21E, Town of Eaton.
  4. **Lorenz Kutz** - Variance Request, NW1/4, NW1/4, Section 14, T17N-R22E, Town of Meeme.
  5. **Russell and Mary Bonde** - Variance Request, SW1/4, NW1/4, Section 27, T17N-R22E, Town of Meeme.
  6. **Branch View Dairy LLC** - Variance Request, NE1/4, SW1/4, Section 6, T19N-R23E, Town of Manitowoc Rapids.
  7. **Philip and Mary Lindemann Living Trust** - Variance Request, NW1/4, NW1/4, Section 35, T18N-R22E, Town of Liberty.
  8. **Pfister Land LLC** - Variance Request, NE1/4, NW1/4 and SE1/4, NW1/4, Section 9, T17N-R21E, Town of Schleswig.
- VII. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Cheryl Real Estate LLC).
- VIII. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Christopher R & Holly Hagenow).
- IX. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Rick Salta).
- X. Discussion and Acceptance of 2019-2020 Snowmobile Trail Maintenance Resolution.
- XI. Discussion and Acceptance of Snowmobile Bridge Aid Resolution.
- XII. Miscellaneous:
  1. Staff Reports - None
  2. Personnel - None
  3. Correspondence – Reduction of impervious surface regulations letter to Town of Schleswig
  4. Out of County Trips – WCCA Spring Conference – March 21-22, 2019 – Wausau, WI – 2 Staff members
  5. Other Matters – None
- XIII. Next Meeting Date – March 25, 2019
- XIV. Adjournment

Date: February 14, 2019

David Dyzak, Commission Chair  
By: Tim Ryan, Director

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MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE REGULAR FEBRUARY 25, 2019 MEETING

**Call to Order – Roll Call**

The Regular February 25, 2019 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Dyzak at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Roll call of Commissioners present: Mr. Dyzak, Ms. Muench, Mr. Vogt, Mr. Zimmer, Mr. Waack and Mr. Korinek

Commissioners absent: Mr. Falkowski

Staff present: Tim Ryan, Kaila Boeckman, Pete Tarnowski and Aprille Calewarts

**Approval of Minutes – Open Meeting Law Compliance**

Chairman Dyzak called for a motion to accept the Minutes of the regular December 3, 2018 meeting. Motion to accept the Minutes was made by Ms. Muench and seconded by Mr. Vogt.

**Approval of Agenda:** Motion made by Mr. Zimmer and seconded by Mr. Korinek to approve the Agenda as presented. Motion passed upon a unanimous voice vote.

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on February 16, 2019 and February 18, 2019, reviewed by the Commission at a Commission Meeting held on February 25, 2019. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their March 19, 2019 meeting.

**Public Comment:** Mr. Dyzak asked if there was anyone who wished to speak on any topic other than the public hearings.

There was no one to speak. Mr. Dyzak closed Public Comment.

**Public Hearings – Discussion and possible action:**

1. **Gary and Judith Novitski** – ZMAR, SW1/4, SW1/4, Section 15, T18N-R21E, Town of Eaton, from General Agriculture (GA) to Small Estate Residential (SE).

Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Dyzak asked if there was anyone to comment on this request.

There was no one to speak.

Mr. Dyzak commented on an easement issue regarding the septic system.

Mr. Ryan indicated that staff will be informing the applicant if they have not already.

Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Korinek and seconded by Mr. Vogt to approve the request. Motion passed upon a unanimous voice vote.

2. **Kenneth and Patricia Larson** – ZMAR, NE1/4, NW1/4, Section 20, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture (EA) to RR, Rural Residential (RR).

Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Dyzak asked if there was anyone to comment on this request.

There was no one to speak; Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Zimmer and seconded by Ms. Muench to approve the request.  
Motion passed upon a unanimous voice vote.

3. **Faye Riesterer** – ZMAR, SW1/4, NE1/4, NE1/4, NW1/4, Section 36, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture (EA) and SE, Small Estate (SE) to GA, General Agriculture (GA).

Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Dyzak asked if there was anyone to comment on this request.

Mr. Joel Aulik, owner of farmland to the east, spoke in favor of the request.

There was no one else to speak; Mr. Dyzak closed the Public Hearing.

Mr. Vogt commented this parcel is all woods.

Motion was made by Mr. Vogt and seconded by Ms. Muench to approve the request.  
Motion passed upon a unanimous voice vote.

4. **Richard Schaeuble** - ZMAR, SW1/4, SE1/4, and NW1/4, SE1/4, Section 35, T19N-R21E, Town of Rockland, from Exclusive Agriculture (EA) to Small Estate (SE).

Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Dyzak asked if there was anyone to comment on this request.

Mr. Richard Schaeuble, owner, gave an overview of the request.

There was no one else to speak; Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Korinek and seconded by Mr. Waack to approve the request.  
Motion passed upon a unanimous voice vote.

#### **Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:**

1. **Ralph Schuh** – Variance Request, SW1/4, NW1/4, Section 32, T20N-R23E, Town of Kossuth.

Mr. Ryan read a summary of the request (copy on file).

Mr. Ralph Schuh, owner, spoke and gave an overview of the request.

Motion was made by Mr. Waack and seconded by Ms. Muench to approve the request.  
Motion passed upon a unanimous voice vote.

2. **Todd and Rachelle Zorn** - Variance Request, NW1/4, SE1/4, Section 33, T18N-R22E, Town of Liberty.

Mr. Ryan read a summary of the request (copy on file).

Mr. Todd Zorn, owner, spoke and gave an overview of the request.

Motion was made by Ms. Muench and seconded by Mr. Zimmer to approve the request.  
Motion passed upon a unanimous voice vote.

3. **Schuler Dairy Farms Inc.** - Variance Request, SE1/4, SE1/4, Section 35, T18N-R21E, Town of Eaton.

Mr. Ryan read a summary of the request (copy on file).

Motion was made by Mr. Vogt and seconded by Mr. Korinek to approve the request.  
Motion passed upon a unanimous voice vote.

4. **Lorenz Kutz** - Variance Request, NW1/4, NW1/4, Section 14, T17N-R22E, Town of Meeme.

Mr. Ryan read a summary of the request (copy on file).

Mr. Lorenz Kutz, owner, spoke and gave an overview of the request.

Mr. Korinek had a question regarding enlarging the property.

Mr. Kutz indicated he is enlarging to meet setback requirements.

Motion was made by Ms. Muench and seconded by Mr. Korinek to approve the request.  
Motion passed upon a unanimous voice vote.

5. **Russell and Mary Bonde** – Variance Request, SW1/4, NW1/4, Section 27, T17N-R22E, Town of Meeme.

Mr. Ryan read a summary of the request (copy on file).

Motion was made by Mr. Waack and seconded by Mr. Zimmer to approve the request.  
Motion passed upon a unanimous voice vote.

6. **Branch View Dairy LLC** – Variance Request, NE1/4, SW1/4, Section 6, T19N-R23E, Town of Manitowoc Rapids.

Mr. Ryan read a summary of the request (copy on file).

Motion was made by Ms. Muench and seconded by Mr. Vogt to approve the request.  
Motion passed upon a unanimous voice vote.

7. **Philip and Mary Lindemann Living Trust** – Variance Request, NW1/4, NW1/4, Section 35, T18N-R22E, Town of Liberty.

Mr. Ryan read a summary of the request (copy on file).

Mr. Philip Lindemann, owner, spoke and gave an overview of the request.

Motion was made by Mr. Korinek and seconded by Mr. Zimmer to approve the request.  
Motion passed upon a unanimous voice vote.



8. **Pfister Land LLC** – Variance Request, NE1/4, NW1/4 and SE1/4, NW1/4, Section 9, T17N-R21E, Town of Schleswig.

Mr. Ryan read a summary of the request (copy on file).

Mr. Donald Pfister, owner, spoke and gave an overview of the request.

Motion was made by Mr. Vogt and seconded by Mr. Zimmer to approve the request.  
Motion passed upon a unanimous voice vote.

**Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Cheryl Real Estate LLC).**

Ms. Kaila Boeckman gave an overview.

Mr. Peter Vogel, owner, spoke indicating he is aware of the transfer of property and the need to implement a new septic system.

A motion was made by Mr. Falkowski to approve and seconded by Mr. Korinek. Motion passed upon a unanimous voice vote.

**Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Christopher R & Holly Hagenow).**

Ms. Kaila Boeckman gave an overview.

There was discussion amongst the Commissioners.

A motion was made by Mr. Korinek to accept and seconded by Ms. Muench.  
Motion passed upon a unanimous voice vote.

**Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Rick Salta).**

Ms. Kaila Boeckman gave an overview.

Mr. Rick Salta, owner, spoke giving an overview of his situation.

There was discussion amongst the Commissioners.

A motion was made by Ms. Muench to accept and seconded by Mr. Vogt. Motion passed upon a unanimous voice vote.

**Discussion and Acceptance of 2019-2020 Snowmobile Trail Maintenance Resolution.**

Mr. Pete Tarnowski gave an overview.

A motion was made by Mr. Zimmer to accept and seconded by Mr. Waack. Motion passed upon a unanimous voice vote.

## **Discussion and Acceptance of Snowmobile Bridge Aid Resolution.**

Mr. Pete Tarnowski gave an overview.

A motion was made by Mr. Vogt to accept and seconded by Ms. Muench. Motion passed upon a unanimous voice vote.

## **Miscellaneous**

### **Correspondence** - Reduction of impervious surface regulations letter to Town of Schleswig.

Mr. Ryan and Mr. Tarnowski gave an in depth overview of the request from the Town of Schleswig and what the current County Ordinance states.

There was discussion and questions amongst the Commissioners regarding the request.

Mr. Ryan and Mr. Tarnowski answered questions for the Commissioners.

A motion was made by Mr. Vogt to maintain and continue with the current Ordinance. Motion was seconded by Mr. Zimmer. Motion passed upon a unanimous voice vote.

### **Out of County Trips** - WCCA Spring Conference – March 21-22, 2019 – Wausau, WI – 2 Staff members

Mr. Ryan gave an overview of the trip.

A motion was made by Ms. Muench to approve and seconded by Mr. Korinek. Motion passed upon a unanimous voice vote.

**Next Meeting Date:** Next meeting is scheduled for Monday, March 25, 2019.

**Adjournment:** Motion to adjourn was made by Mr. Waack and seconded by Mr. Korinek to adjourn at 5:08 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Ms. Muench, Secretary

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Date



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, February 25, 2019  
TIME: ► 3:30 P.M. ◄  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

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"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
  1. **Gary and Judith Novitski** – ZMAR, NW1/4, SE1/4, Section 8, T21N-R24E, Town of Mishicot, from Large Estate (LE) to Rural Residential (RR).
  2. **Kenneth and Patricia Larson** – ZMAR, NE1/4, NW1/4, Section 20, T18N-R22E, Town of Liberty, from Exclusive Agriculture (EA) to Rural Residential (RR).
  3. **Faye Riesterer** – ZMAR, SW1/4, NE1/4, NE1/4, NW1/4, Section 36, T18N-R22E, Town of Liberty, from Exclusive Agriculture (EA) and Small Estate (SE) to General Agriculture (GA).
  4. **Richard Schaeuble** – ZMAR, SW1/4, SE1/4, and NW1/4, SE1/4, Section 35, T19N-R21E, Town of Rockland, from Exclusive Agriculture (EA) to Small Estate (SE).
- IV. Adjournment

Date: February 13, 2019

David Dyzak, Commission Chair  
By: Tim Ryan, Director

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MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE ADVISORY MEETING  
February 25, 2019

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order February 25, 2019 by Chairperson Dyzak at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present: Ms. Muench, Mr. Dyzak, Mr. Zimmer, Mr. Vogt, Mr. Korinek and Mr. Waack.

Commissioners absent: Mr. Falkowski

Staff present: Tim Ryan

**Discussion of Public Hearing Information**

Mr. Ryan presented information for the following Zoning Map Amendments and Text Amendment for Commissioners' review:

1. **Gary and Judith Novitski** – ZMAR, NW1/4, SE1/4, Section 8, T21N-R24E, Town of Mishicot, from Large Estate (LE) to Rural Residential (RR).
2. **Kenneth and Patricia Larson** – ZMAR, NE1/4, NW1/4, Section 20, T18N-R22E, Town of Liberty, from Exclusive Agriculture (EA) to Rural Residential (RR).
3. **Faye Riesterer** – ZMAR, SW1/4, NE1/4, NE1/4, NW1/4, Section 36, T18N-R22E, Town of Liberty, from Exclusive Agriculture (EA) and Small Estate (SE) to General Agriculture (GA).
4. **Richard Schaeuble** – ZMAR, SW1/4, SE1/4, and NW1/4, SE1/4, Section 35, T19N-R21E, Town of Rockland, from Exclusive Agriculture (EA) to Small Estate (SE).

**ADJOURNMENT** – Meeting adjourned at 4:00 p.m.



# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: **Monday, April 22, 2019**  
TIME: 4:00 P.M.  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the commission may convene in closed session. The following matters may be considered at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda - "Open Meeting Law Compliance"
- IV. Public Comment
- V. Public Hearings – Discussion and possible action:
  1. **Manitowoc County Planning and Park** – petition for an ordinance amendment for Chapter 8 of the Manitowoc County Code titled "General Zoning" to allow for amendments pertaining to Act 67.
  2. **Manitowoc County Planning and Park** – petition for an ordinance amendment for Chapter 9 of the Manitowoc County Code titled "Shoreland Zoning" to allow for amendments pertaining to Act 68.
  3. **Manitowoc County Planning and Park** - petition for an ordinance amendment for Chapter 10 of the Manitowoc County Code titled "Setbacks" to allow for amendments pertaining to Act 67.
  4. **Manitowoc County Planning and Park** - petition for an ordinance amendment for Chapter 25 of the Manitowoc County Code titled "Small Wind Energy System Ordinance" to allow for amendments pertaining to Act 67.
- VI. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
  1. **Randolph and Connie Koehler** – Variance Request, NW1/4, SE1/4, Section 14, T17N-R21E, Town of Schleswig.
  2. **Travis Schisel** – Variance Request, SW1/4, SW1/4, Section 13, T19N-R22E, Town of Cato.
  3. **French Creek Estates Subdivision No.3 Plat Review** – SW1/4, SE1/4 and SE1/4, SW1/4, Section 14 and NW1/4, NE1/4 and NE1/4, NW1/4, Section 23, T20N-R23E, Village of Francis Creek.
  4. **Brandenburg Subdivision Plat Review** – NW1/4, NW1/4 and NE1/4, NW1/4, Section 29, T17N-R21E, City of Kiel.
- VII. Discussion and possible approval of Site Plan for WST (Wisconsin Steel & Tube) Fab, LLC, Town of Kossuth.
- VIII. Discussion and possible approval of Manitowoc County Green Infrastructure Code Audit.
- IX. Miscellaneous:
  1. Staff Reports - None
  2. Personnel - None
  3. Correspondence – Email from Russ Tooley
  4. Out of County Trips – WRLPA / WLIA Conference – May 30-31, 2019 – Eau Claire, WI – 1 staff member
  5. Other Matters – None
- X. Next Meeting Date – May 28, 2019 (Tuesday)
- IX. Adjournment

Date: April 9, 2019

David Dyzak, Commission Chair  
By: Tim Ryan, Director

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE REGULAR APRIL 22, 2019 MEETING

**Call to Order – Roll Call**

The Regular April 22, 2019 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Dyzak at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Roll call of Commissioners present: Mr. Dyzak, Ms. Muench, Mr. Vogt, Mr. Zimmer, Mr. Waack, Mr. Falkowski and Mr. Korinek

Commissioners absent:

Staff present: Tim Ryan and Aprille Calewarts

**Approval of Minutes – Open Meeting Law Compliance**

Chairman Dyzak called for a motion to accept the Minutes of the regular February 25, 2019 meeting. Motion to accept the Minutes as corrected was made by Mr. Waack and seconded by Ms. Muench.

**Approval of Agenda:** Motion made by Ms. Muench and seconded by Mr. Korinek to approve the Agenda as presented. Motion passed upon a unanimous voice vote.

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on April 8, 2019 and April 15, 2019, reviewed by the Commission at a Commission Meeting held on February 25, 2019. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their May 21, 2019 meeting.

**Public Comment:** Mr. Dyzak asked if there was anyone who wished to speak on any topic other than the public hearings.

There was no one to speak. Mr. Dyzak closed Public Comment.

**Public Hearings – Discussion and possible action:**

1. **Manitowoc County Planning and Park** – petition for an ordinance amendment for Chapter 8 of the Manitowoc County Code titled “General Zoning” to allow for amendments pertaining to Act 67.

Mr. Ryan indicated Reed Gaedtke gave an overview at the Advisory meeting and staff recommends approval.

Mr. Dyzak asked if there was anyone to comment on this request.

Mr. Falkowski asked for an example of being less restrictive and still comply with the State Code.

Mr. Ryan gave Mr. Falkowski a detailed example.

Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Vogt and seconded by Ms. Muench to approve the request. Motion passed upon a 6/1 voice vote with Mr. Falkowski opposed.

2. **Manitowoc County Planning and Park** – petition for an ordinance amendment for Chapter 9 of the Manitowoc County Code titled “Shoreland Zoning” to allow for amendments pertaining to Act 68.

Mr. Ryan indicated Reed Gaedtke gave an overview at the Advisory meeting and staff recommends approval.

Mr. Dyzak asked if there was anyone to comment on this request.

There was no one to speak; Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Vogt and seconded by Ms. Muench to approve the request. Motion passed upon a 5/2 voice vote with Mr. Falkowski and Mr. Zimmer opposed.

3. **Manitowoc County Planning and Park** – petition for an ordinance amendment for Chapter 10 of the Manitowoc County Code titled “Setbacks” to allow for amendments pertaining to Act 67.

Mr. Ryan indicated Reed Gaedtke gave an overview at the Advisory meeting and staff recommends approval.

Mr. Dyzak asked if there was anyone to comment on this request.

There was no one to speak; Mr. Dyzak closed the Public Hearing.

Motion was made by Ms. Muench and seconded by Mr. Falkowski to approve the request. Motion passed upon a unanimous voice vote.

4. **Manitowoc County Planning and Park** - petition for an ordinance amendment for Chapter 25 of the Manitowoc County Code titled “Small Wind Energy System Ordinance” to allow for amendments pertaining to Act 67.

Mr. Ryan gave an overview indicating no changes are necessary and staff recommends denial of the request.

Mr. Dyzak asked if there was anyone to comment on this request.

There was no one to speak; Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Korinek and seconded by Mr. Waack to deny the request. Motion passed upon a unanimous voice vote.

**Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:**

1. **Randolph and Connie Koehler** – Variance Request, NW1/4, SE1/4, Section 14, T17N-R21E, Town of Schleswig.

Mr. Ryan read a summary of the request (copy on file).

Mr. Randy Koehler, owner, spoke and gave an overview of the request.

Motion was made by Ms. Muench and seconded by Mr. Waack to approve the request.  
Motion passed upon a unanimous voice vote.

2. **Travis Schisel** - Variance Request, SW1/4, SW1/4, Section 13, T19N-R22E, Town of Cato.

Mr. Ryan read a summary of the request (copy on file).

Mr. Schisel, owner, indicated he is there to answer any questions.

Motion was made by Ms. Muench and seconded by Mr. Korinek to approve the request.  
Motion passed upon a unanimous voice vote.

3. **French Creek Estates Subdivision No.3 Plat Review** - SW1/4, SE1/4 and SE1/4, SW1/4, Section 14 and NW1/4, NE1/4 and NE1/4, NW1/4, Section 23, T20N-R23E, Village of Francis Creek.

Mr. Ryan read a summary of the request (copy on file).

Mr. Falkowski questioned if a builder or developer is involved.

Mr. Ryan explained the process for Mr. Falkowski.

Motion was made by Mr. Vogt and seconded by Mr. Muench to approve the request.  
Motion passed upon a unanimous voice vote.

4. **Brandenburg Subdivision Plat Review** - NW1/4, NW1/4 and NE1/4, NW1/4, Section 29, T17N-R21E, City of Kiel.

Mr. Ryan read a summary of the request (copy on file).

Motion was made by Mr. Waack and seconded by Mr. Falkowski to approve the request.  
Motion passed upon a unanimous voice vote.

**Discussion and possible approval of Site Plan for WST (Wisconsin Steel & Tube) Fab, LLC, Town of Kossuth.**

Mr. Tim Ryan gave an overview.

Mr. Bob Puck, Architect, gave a brief overview.



There was a question from Commissioners about parking spaces.

Mr. Puck answered those questions and showed them on an updated print where they are located.

A motion was made by Mr. Falkowski to approve and seconded by Mr. Korinek. Motion passed upon a unanimous voice vote.

#### **Discussion and possible approval of Manitowoc County Green Infrastructure Code Audit.**

Mr. Tim Ryan gave an overview.

There was discussion amongst the Commissioners.

A motion was made by Mr. Falkowski to accept and seconded by Ms. Muench. Motion passed upon a 6/1 voice vote with Mr. Zimmer opposed.

#### **Miscellaneous**

##### **Correspondence – Email from Russ Tooley**

Mr. Ryan gave an overview of the email received from Russ Tooley indicating a nice compliment was given.

##### **Out of County Trips - WRLPA / WLIA Conference – May 30-31, 2019 – Eau Claire, WI – 1 staff member**

Mr. Ryan gave an overview of the trip.

A motion was made by Ms. Muench to approve and seconded by Mr. Vogt. Motion passed upon a unanimous voice vote.

**Next Meeting Date:** Next meeting is scheduled for Monday, May 20 2019.

**Adjournment:** Motion to adjourn was made by Ms. Muench and seconded by Mr. Korinek to adjourn at 4:32 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Ms. Muench, Secretary

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Date



## **MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE**

DATE: MONDAY, April 22, 2019  
TIME: ► 3:30 P.M. ◄  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the commission may convene in closed session. The following matters may be considered at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda  
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
  - 1. **Manitowoc County Planning and Park** – petition for an ordinance amendment for Chapter 8 of the Manitowoc County Code titled "General Zoning" to allow for amendments pertaining to Act 67.
  - 2. **Manitowoc County Planning and Park** – petition for an ordinance amendment for Chapter 9 of the Manitowoc County Code titled "Shoreland Zoning" to allow for amendments pertaining to Act 68.
  - 3. **Manitowoc County Planning and Park** - petition for an ordinance amendment for Chapter 10 of the Manitowoc County Code titled "Setbacks" to allow for amendments pertaining to Act 67.
  - 4. **Manitowoc County Planning and Park** - petition for an ordinance amendment for Chapter 25 of the Manitowoc County Code titled "Small Wind Energy System Ordinance" to allow for amendments pertaining to Act 67.
- IV. Adjournment

Date: April 5, 2019

David Dyzak, Commission Chair  
By: Tim Ryan, Director

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE ADVISORY MEETING  
April 22, 2019

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order April 22, 2019 by Chairperson Dyzak at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present: Ms. Muench, Mr. Dyzak, Mr. Zimmer, Mr. Vogt, Mr. Falkowski, Mr. Korinek and Mr. Waack.

Staff present: Tim Ryan

**Discussion of Public Hearing Information**

Mr. Ryan presented information for the following Zoning Map Amendments and Text Amendment for Commissioners' review:

1. **Manitowoc County Planning and Park** – petition for an ordinance amendment for Chapter 8 of the Manitowoc County Code titled "General Zoning" to allow for amendments pertaining to Act 67.
2. **Manitowoc County Planning and Park** – petition for an ordinance amendment for Chapter 9 of the Manitowoc County Code titled "Shoreland Zoning" to allow for amendments pertaining to Act 68.
3. **Manitowoc County Planning and Park** - petition for an ordinance amendment for Chapter 10 of the Manitowoc County Code titled "Setbacks" to allow for amendments pertaining to Act 67.
4. **Manitowoc County Planning and Park** - petition for an ordinance amendment for Chapter 25 of the Manitowoc County Code titled "Small Wind Energy System Ordinance" to allow for amendments pertaining to Act 67.

**ADJOURNMENT** – Meeting adjourned at 4:00 p.m.



# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: **Monday, May 20, 2019**  
TIME: 4:00 P.M.  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the commission may convene in closed session. The following matters may be considered at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda - "Open Meeting Law Compliance"
- IV. Public Comment
- V. Public Hearings – Discussion and possible action:
  1. **Anthony Giebel** – ZMAR, NW1/4, NW1/4, Section 21, T18N-R21E, Town of Eaton, from Exclusive Agriculture (EA) to General Agriculture (GA).
- VI. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
  1. **Peter Vogel** – Variance Request, NE1/4, NE1/4, Section 14, T17N-R21E, Town of Schleswig.
  2. **William Schaus** – Variance Request, SE1/4, NE1/4, Section 30, T18N-R22E, Town of Liberty.
- VII. Discussion and possible acceptance of Resolution Authorizing the use of \$21,633 from the Undres/Desig-Utility Conservation account to complete blacktopping of the Cedar Lake parking lot.
- VIII. Discussion and possible action to permit the Caveman Adventure Run at Cherney Maribel Caves County Park.
- IX. Discussion and possible acceptance of Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Ronald Jost Jr., Timothy J Sisel, Edward J Hoyer, Lawrence Stelzer, Jeremiah M Koenig).
- X. Discussion and possible approval of Industrial Park Site Plan for Brunner Fabrication LLC.
- XI. Miscellaneous:
  1. Staff Reports - None
  2. Personnel - None
  3. Correspondence – Email regarding tree issue at English Lake boat landing
  4. Out of County Trips – None
  5. Other Matters – Devil's River State Trail Master Plan Status
- XII. Next Meeting Date – June 24, 2019
- XIII. Adjournment

Date: May 10, 2019

David Dyzak, Commission Chair  
By: Tim Ryan, Director

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE REGULAR MAY 20, 2019 MEETING

**Call to Order – Roll Call**

The Regular May 20, 2019 meeting of the Manitowoc County Planning and Park Commission was called to order by Vice Chairperson Zimmer at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Roll call of Commissioners present: Mr. Vogt, Mr. Zimmer, Mr. Waack, Mr. Falkowski and Mr. Korinek

Commissioners absent: Mr. Dyzak and Ms. Muench

Staff present: Tim Ryan, Pete Tarnowski, Kaila Boeckman and Aprille Calewarts

**Approval of Minutes – Open Meeting Law Compliance**

Vice Chairman Zimmer called for a motion to accept the Minutes of the regular April 22, 2019 meeting. Motion to accept the Minutes as corrected was made by Mr. Waack and seconded by Mr. Falkowski.

**Approval of Agenda:** Motion made by Mr. Korinek and seconded by Mr. Vogt to approve the Agenda as presented. Motion passed upon a unanimous voice vote.

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on May 11, 2019 and May 13, 2019, reviewed by the Commission at a Commission Meeting held on May 20, 2019. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their June 18, 2019 meeting.

**Public Comment:** Mr. Zimmer asked if there was anyone who wished to speak on any topic other than the public hearings.

There was no one to speak. Mr. Zimmer closed Public Comment.

**Public Hearings – Discussion and possible action:**

1. **Anthony Giebel** – ZMAR, NW1/4, NW1/4, Section 21, T18N-R21E, Town of Eaton, from Exclusive Agriculture (EA) to General Agriculture (GA).

Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Zimmer asked if there was anyone to comment on this request.

There was no one to speak; Mr. Zimmer closed the Public Hearing.

Motion was made by Mr. Vogt and seconded by Mr. Waack to approve the request.  
Motion passed upon a unanimous voice vote.

**Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:**

1. **Peter Vogel** – Variance Request, NE1/4, NE1/4, Section 14, T17N-R21E, Town of Schleswig.  
Mr. Ryan read a summary of the request (copy on file).

Mr. Peter Vogel, owner, spoke and gave an overview of the request.

Motion was made by Mr. Waack and seconded by Mr. Falkowski to approve the request.  
Motion passed upon a unanimous voice vote.

2. **William Schaus** - Variance Request, SE1/4, NE1/4, Section 30, T18N-R22E, Town of Liberty.

Mr. Ryan read a summary of the request (copy on file).

Motion was made by Mr. Vogt and seconded by Mr. Falkowski to approve the request.  
Motion passed upon a unanimous voice vote.

**Discussion and possible acceptance of Resolution Authorizing the use of \$21,633 from the Undres/Desig-Utility Conservation account to complete blacktopping of the Cedar Lake parking lot.**

Mr. Tim Ryan gave an overview.

A motion was made by Mr. Korinek to approve and seconded by Mr. Falkowski. Motion passed upon a unanimous voice vote.

**Discussion and possible action to permit the Caveman Adventure Run at Cherney Maribel Caves County Park.**

Mr. Pete Tarnowski gave an overview.

Ms. Noelle Boeldt, spoke representing Lakeshore Community Health Care. She gave an overview of the participation numbers from around the area.

Mr. Falkowski had a question regarding a third party involvement.

Ms. Boeldt answered Mr. Falkowski's question.

Mr. Tim Ryan thanked Ms. Boeldt for the nice letter of recommendation she sent in regards to the Maribel Caves park project

A motion was made by Mr. Waack and seconded by Mr. Vogt to approve the request.  
Motion passed upon a unanimous voice vote.

**Discussion and possible acceptance of Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Ronald Jost Jr., Timothy J Sisel, Edward J Hoyer, Lawrence Stelzer, Jeremiah M Koenig).**

Ms. Kaila Boeckman gave an overview.

There was questions from the Commissioners.

Ms. Boeckman answered those questions for the Commissioners.

A motion was made by Mr. Vogt and seconded by Mr. Korinek to approve the request.  
Motion passed upon a unanimous voice vote.

## **Discussion and possible approval of Industrial Park Site Plan for Brunner Fabrication LLC.**

Mr. Tim Ryan gave an overview.

Mr. Mike Frozena, Estimator & Project Manager with A.C.E. Building Service spoke, and gave an overview.

There was discussion amongst the Commissioners.

A motion was made by Mr. Falkowski and seconded by Mr. Korinek to approve the request. Motion passed upon a unanimous voice vote.

## **Miscellaneous**

### **Correspondence** – Email regarding tree issue at English Lake boat landing

Mr. Tarnowski gave an overview of the email received from a homeowner regarding the tree issue.

The Commissioners had some questions.

Mr. Tarnowski & Mr. Ryan answered those questions.

A motion was made by Mr. Falkowski and seconded by Mr. Vogt to allow the homeowner permission to take down the tree at his expense. Motion passed upon a unanimous voice vote.

### **Other Matters** - Devil's River State Trail Master Plan Status

Mr. Ryan gave an update of the status pertaining to the Open House that was held.

Mr. Falkowski had questions regarding bikes and horses together on the trails.

Mr. Ryan answered indicating this is something that will be looked at to try and allow as many compatible user groups time on the trail as possible.

A motion was made by Ms. Muench to approve and seconded by Mr. Vogt. Motion passed upon a unanimous voice vote.

**Next Meeting Date:** Next meeting is scheduled for Monday, June 24 2019.

**Adjournment:** Motion to adjourn was made by Mr. Falkowski and seconded by Mr. Waack to adjourn at 4:39 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Ms. Muench, Secretary

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Date



## **MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE**

DATE: MONDAY, May 20, 2019  
TIME: ► **3:30 P.M.** ◄  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the commission may convene in closed session. The following matters may be considered at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda  
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
  1. **Anthony Giebel** – ZMAR, NW1/4, NW1/4, Section 21, T18N-R21E, Town of Eaton, from Exclusive Agriculture (EA) to General Agriculture (GA).
- IV. Adjournment

Date: May 7, 2019

David Dyzak, Commission Chair  
By: Tim Ryan, Director

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.



MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE ADVISORY MEETING  
May 20, 2019

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order May 20, 2019 by Vice Chairperson Zimmer at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present: Mr. Zimmer, Mr. Vogt, Mr. Falkowski, Mr. Korinek and Mr. Waack.

Commissioners absent: Ms. Muench and Mr. Dyzak

Staff present: Tim Ryan

**Discussion of Public Hearing Information**

Mr. Ryan presented information for the following Zoning Map Amendments and Text Amendment for Commissioners' review:

1. **Anthony Giebel** – ZMAR, NW1/4, NW1/4, Section 21, T18N-R21E, Town of Eaton, from Exclusive Agriculture (EA) to General Agriculture (GA).

**ADJOURNMENT** – Meeting adjourned at 4:00 p.m.



**MANITOWOC COUNTY**  
**PLANNING AND PARK COMMISSION**  
**MEETING NOTICE**

DATE: **Monday, June 24, 2019**  
TIME: 4:00 P.M.  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the commission may convene in closed session. The following matters may be considered at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda - "Open Meeting Law Compliance"
- IV. Public Comment
- V. Public Hearings – Discussion and possible action:
  1. **Dale McCulley and Michael McCulley** – ZMAR, NE1/4, NW1/4, Section 20, T19N-R20E, Town of Cato, from Exclusive Agriculture (EA) to Small Estate (SE).
- VI. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:  
None
- VII. Miscellaneous:
  1. Staff Reports - None
  2. Personnel - Jason Bolz - new County Surveyor
  3. Correspondence - None
  4. Out of County Trips - None
  5. Other Matters - Election of Officers
- VIII. Next Meeting Date – July 22, 2019
- IX. Adjournment

Date: June 13, 2019

David Dyzak, Commission Chair  
By: Tim Ryan, Director

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE REGULAR JUNE 24, 2019 MEETING

**Call to Order – Roll Call**

The Regular June 24, 2019 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Dyzak at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Roll call of Commissioners present: Mr. Dyzak, Mr. Falkowski, Ms. Muench, Mr. Vogt, Mr. Zimmer, Mr. Waack and Mr. Korinek

Staff present: Tim Ryan and Aprille Calewarts

**Approval of Minutes – Open Meeting Law Compliance**

Chairman Dyzak called for a motion to accept the Minutes of the regular May 20, 2019 meeting. Motion to accept the Minutes was made by Mr. Vogt and seconded by Ms. Muench.

**Approval of Agenda:** Motion made by Mr. Waack and seconded by Mr. Zimmer to approve the Agenda as presented. Motion passed upon a unanimous voice vote.

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on June 10, 2019 and June 17, 2019, reviewed by the Commission at a Commission Meeting held on February 25, 2019. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their July 16, 2019 meeting.

**Public Comment:** Mr. Dyzak asked if there was anyone who wished to speak on any topic other than the public hearings.

Jolene Staskal and Kim Kvalovetz, horse owners, spoke in support of allowing horses on the Devil's River State Trail.

Ann Schaefer, horse owner indicated off road riding is safer for riders.

The Commissioners had questions and discussion.

The horse owners had answered the questions for the Commissioners.

Mr. Ryan indicated there is a meeting scheduled with Bay Lakes to discuss the master plan for the trail and when a draft plan is done, it will be brought to the Commission for approval.

There was no one else to speak. Mr. Dyzak closed Public Comment.

### **Public Hearings – Discussion and possible action:**

1. **Dale McCulley and Michael McCulley** – ZMAR, NE1/4, NW1/4, Section 20, T19N-R20E, Town of Cato, from Exclusive Agriculture (EA) to Small Estate (SE).

Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Dyzak asked if there was anyone to comment on this request.

Mr. Dale McCulley, owner, spoke in favor of the request.

There was no one else to speak. Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Vogt and seconded by Ms. Muench to approve the request. Motion passed upon a unanimous voice vote.

### **Certified Surveys, Development Plans and Subdivisions – Discussion and possible action: None**

### **Miscellaneous**

**Personnel** - Jason Bolz - new County Surveyor

Mr. Ryan gave an overview of the surveyor and the position.

### **Other Matters – Election of Officers**

Motion was made by Ms. Muench to move by application for all officers to remain the same and seconded by Mr. Falkowski. Motion passed upon a unanimous voice vote.

**Next Meeting Date:** Next meeting is scheduled for Tuesday, July 23, 2019.

**Adjournment:** Motion to adjourn was made by Ms. Muench and seconded by Mr. Falkowski to adjourn at 4:23 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Ms. Muench, Secretary

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Date



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, June 24, 2019  
TIME: ► 3:30 P.M. ◄  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the commission may convene in closed session. The following matters may be considered at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda  
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
  1. **Dale McCulley and Michael McCulley** – ZMAR, NE1/4, NW1/4, Section 20, T19N-R20E, Town of Cato, from Exclusive Agriculture (EA) to Small Estate (SE).
- IV. Adjournment

Date: June 6, 2019

David Dyzak, Commission Chair  
By: Tim Ryan, Director

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE ADVISORY MEETING  
June 24, 2019

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order June 24, 2019 by Chairperson Dyzak at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present: Mr. Zimmer, Mr. Vogt, Mr. Falkowski, Mr. Korinek Mr. Waack, Ms. Muench and Mr. Dyzak

Staff present: Tim Ryan

**Discussion of Public Hearing Information**

Mr. Ryan presented information for the following Zoning Map Amendments and Text Amendment for Commissioners' review:

1. **Dale and Michael McCulley** – ZMAR, NE1/4, NW1/4, Section 20, T19N-R20E, Town of Cato, from Exclusive Agriculture (EA) to Small Estate (SE).

**ADJOURNMENT** – Meeting adjourned at 4:00 p.m.



# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: **Monday, September 23, 2019**  
TIME: 4:00 P.M.  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the commission may convene in closed session. The following matters may be considered at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda
- IV. Open Meeting Law Compliance
- V. Public Comment
- VI. Public Hearings - Discussion and possible action:
  1. **James Hansen** - ZMAR, SE1/4, NW1/4, Section 23, T17N-R21E, Town of Schleswig, from General Agriculture (GA) to Large Estate (LE) and Small Estate (SE).
  2. **Manitowoc County Planning and Park Commission** - petitioned for an ordinance amendment for Chapter 4 of the Manitowoc County Code titled "Finance" to allow for application, special assessment and permit fee increases.
- VII. Certified Surveys, Development Plans and Subdivisions - Discussion and possible action:
  1. **James Hansen** - CSM Variance, SE1/4, NW1/4, Section 23, T17N-R21E, Town of Schleswig.
  2. **Diane O'Hern** - CSM Variance, NW1/4, NW1/4, and SW1/4, NW1/4, Section 30, T20N-R22E, Town of Franklin.
  3. **Lyman Rock LLC** - CSM Variance, NW1/4, SE1/4, Section 12, T21N-R22E, Town of Cooperstown.
- VIII. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Richard Burton).
- IX. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Jeffrey John Minch).
- X. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Sharon Otte & Bernardine Otte).
- XI. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Dustin Salm).
- XII. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Timothy Wasmer).
- XIII. Discussion on Devil's River State Trail Master Plan draft.
- XIV. Miscellaneous:
  1. Staff Reports - None
  2. Personnel - None
  3. Correspondence - E-mail from Ted Herrmann regarding Devil's River State Trail
  4. Out of County Trips - None
  5. Other Matters - None
- XV. Next Meeting Date - October 28, 2019
- XVI. Adjournment

Date: September 16, 2019

David Dyzak, Commission Chair  
By: Tim Ryan, Director

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE REGULAR SEPTEMBER 23, 2019 MEETING

**Call to Order – Roll Call**

The Regular September 23, 2019 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Dyzak at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Roll call of Commissioners present: Mr. Dyzak, Mr. Falkowski, Ms. Muench, Mr. Zimmer, Mr. Waack and Mr. Korinek

Commissioners absent: Mr. Vogt

Staff present: Tim Ryan, Pete Tarnowski, Kaila Boeckman and Aprille Calewarts

**Approval of Minutes – Open Meeting Law Compliance**

Chairman Dyzak called for a motion to accept the Minutes of the regular June 24, 2019 meeting. Motion to accept the Minutes was made by Ms. Muench and seconded by Mr. Korinek.

**Approval of Agenda:** Motion made by Mr. Falkowski and seconded by Mr. Zimmer to approve the Agenda as presented. Motion passed upon a unanimous voice vote.

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on September 13, 2019 and September 16, 2019, reviewed by the Commission at a Commission Meeting held on September 23, 2019. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their October 8, 2019 meeting.

**Public Comment:** Mr. Dyzak asked if there was anyone who wished to speak on any topic other than the public hearings.

There was no one to speak. Mr. Dyzak closed Public Comment.

**Public Hearings – Discussion and possible action:**

1. **James Hansen** – ZMAR, SE1/4, NW1/4, Section 23, T17N-R21E, Town of Schleswig, from General Agriculture (GA) to Large Estate (LE) and Small Estate (SE).

Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Ryan read an e-mail received from the Town indicating the Town had not heard the request yet. The Town asked to have the request postponed until they are able to hear it at the October Town meeting.

There was no one else to speak. Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Falkowski and seconded by Ms. Muench to postpone the request until the next meeting. Motion passed upon a unanimous voice vote.



2. **Manitowoc County Planning and Park Commission** - petitioned for an ordinance amendment for Chapter 4 of the Manitowoc County Code titled "Finance" to allow for application, special assessment and permit fee increases.

Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Ryan indicated staff recommended denying the request.

Mr. Dyzak asked if there was anyone to comment on this request.

There was no one else to speak. Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Waack and seconded by Mr. Falkowski to deny the amendment request. Motion passed upon a unanimous voice vote.

#### **Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:**

1. **James Hansen** – CSM Variance, SE1/4, NW1/4, Section 23, T17N-R21E, Town of Schleswig.

Mr. Dyzak indicated from the rezone request prior, the request will be postponed until next month.

Motion was made by Mr. Zimmer and seconded by Ms. Muench to postpone the request until next month. Motion passed upon a unanimous voice vote.

2. **Diane OHern** – CSM Variance, NW1/4, NW1/4, and SW1/4, NW1/4, Section 30, T20N-R22E, Town of Franklin.

Mr. Ryan read a summary of the request (copy on file).

Ms. Diane OHern, owner, spoke and gave an overview of the request.

Ms. Brianna Kubec, neighboring property owner, spoke, concerned about an easement.

There was discussion amongst the property owner, neighbor and Commissioners regarding the easement situation.

Motion was made by Mr. Falkowski to approve the request with the confirmation of easement requirements and Town of Franklin approval and seconded by Ms. Muench. Motion passed upon a unanimous voice vote.

3. **Lyman Rock LLC** – CSM Variance, NW1/4, SE1/4, Section 12, T21N-R22E, Town of Cooperstown.

Mr. Ryan read a summary of the request (copy on file).

Mr. David Blakeslee, Town of Cooperstown Chair, spoke indicating the Town didn't get a chance to review the request. He went on to indicate he believed this request should be a rezone, not a variance.

Mr. Ryan explained the reason for doing a variance compared to a rezone.

There was additional discussion regarding a rezone vs variance.

Motion was made by Mr. Falkowski and seconded by Mr. Korinek to postpone the request until next month. Motion passed upon a unanimous voice vote.

**Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Richard Burton).**

Ms. Kaila Boeckman gave an overview.

Mr. Falkowski asked how long the owner has had.

Ms. Boeckman indicated since 2014.

Motion was made by Mr. Waack and seconded by Mr. Zimmer to approve the request. Motion passed upon a unanimous voice vote.

**Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Jeffrey John Minch).**

Mr. Jeffrey Minch, owner, spoke and gave an overview for not complying.

Motion was made by Mr. Korinek and seconded by Mr. Falkowski to approve the request. Motion passed upon a unanimous voice vote.

**Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Sharon Otte & Bernardine Otte).**

Ms. Sharon Otte, owner, spoke and gave an overview for not complying and asked what needs to be done.

Ms. Boeckman explained to Ms. Otte what needs to be done to be in compliance.

Motion was made by Mr. Korinek and seconded by Ms. Muench to approve the request. Motion passed upon a unanimous voice vote.

**Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Dustin Salm).**

Ms. Boeckman informed the Commissioners she was contacted by the owners and because of their work schedules they could not be at the meeting.

Motion was made by Mr. Falkowski and seconded by Mr. Zimmer to approve the request. Motion passed upon a unanimous voice vote.

**Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Timothy Wasmer).**

Motion was made by Ms. Muench and seconded by Mr. Korinek to approve the request. Motion passed upon a unanimous voice vote.

### **Discussion on Devil's River State Trail Master Plan draft.**

Mr. Pete Tarnowski, spoke and gave an overview and update.

There was discussion amongst the Commissioners and Mr. Tarnowski.

Ms. Kim Van Drisse, horse owner, spoke in favor and informed the Commissioners the club works with the DNR and would put up signage or whatever is necessary to keep everyone safe.

Ms. Jolene Staskal, secretary of Lakeshore Equine Trail Riders, spoke in favor and indicated she is trail certified to have the correct training to address any concerns on a trail.

Ms. Annette Burt, horse owner, spoke in favor and indicated she walks her dogs on all areas of the trail and it is not used much. She is in favor of horses being allowed so the trail gets used more.

Mr. Ted Herman, acting President of Lakeshore Equine Trail Riders and Vice President for a state horse organization, spoke in favor and would like to see even a trial period.

Motion was made by Mr. Falkowski and seconded by Mr. Korinek to approve the master plan draft and forward to County Board. Motion passed upon a unanimous voice vote.

### **Miscellaneous**

**Correspondence** - E-mail from Ted Herrmann regarding Devil's River State Trail

Mr. Ryan informed the Commissioners to review the e-mail for the next meeting.

**Next Meeting Date:** Next meeting is scheduled for Monday, October 28, 2019.

**Adjournment:** Motion to adjourn was made by Mr. Zimmer and seconded by Ms. Muench to adjourn at 5:27 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Ms. Muench, Secretary

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Date



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, September 23, 2019  
TIME: ► 3:30 P.M. ◄  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the commission may convene in closed session. The following matters may be considered at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda  
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
  1. **James Hansen** - ZMAR, SE1/4, NW1/4, Section 23, T17N-R21E, Town of Schleswig, from General Agriculture (GA) to Large Estate (LE) and Small Estate (SE).
  2. **Manitowoc County Planning and Park Commission** – petitioned for an ordinance amendment for Chapter 4 of the Manitowoc County Code titled "Finance" to allow for application, special assessment and permit fee increases.
- IV. Adjournment

Date: September 5, 2019

David Dyzak, Commission Chair  
By: Tim Ryan, Director

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE ADVISORY MEETING  
September 23, 2019

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order September 23, 2019 by Chairperson Dyzak at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present: Mr. Zimmer, Mr. Falkowski, Mr. Korinek Mr. Waack, Ms. Muench and Mr. Dyzak

Commissioners absent: Mr. Vogt

Staff present: Tim Ryan

**Discussion of Public Hearing Information**

Mr. Ryan presented information for the following Zoning Map Amendments and Text Amendment for Commissioners' review:

1. **James Hansen** - ZMAR, SE1/4, NW1/4, Section 23, T17N-R21E, Town of Schleswig, from General Agriculture (GA) to Large Estate (LE) and Small Estate (SE).
2. **Manitowoc County Planning and Park Commission** – petitioned for an ordinance amendment for Chapter 4 of the Manitowoc County Code titled "Finance" to allow for application, special assessment and permit fee increases.

**ADJOURNMENT** – Meeting adjourned at 4:00 p.m.



# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: **Monday, October 28, 2019**  
TIME: 4:00 P.M.  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the commission may convene in closed session. The following matters may be considered at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda
- IV. Open Meeting Law Compliance
- V. Public Comment
- VI. Public Hearings – Discussion and possible action:
  1. **Postponed: James Hansen** - ZMAR, SE1/4, NW1/4, Section 23, T17N-R21E, Town of Schleswig, from General Agriculture (GA) to Large Estate (LE) and Small Estate (SE).
  2. **Brian and Lori Peterson** – ZMAR, NE1/4, NW1/4, Section 6, T20N-R23E, Town of Kossuth, from Exclusive Agriculture (EA) to Large Estate (LE).
  3. **Christenson Farm RE LLC** – ZMAR, NE1/4, SW1/4 and NW1/4, SW1/4, Section 31, T19N-R22E, Town of Cato, from Natural Area (NA) to Small Estate (SE).
  4. **Samuel and Christina Schrock** – ZMAR, NE1/4, SW1/4, Section 22, T20N-R21E, Town of Maple Grove, from Large Estate (LE) to General Agriculture (GA).
  5. **David and Karen Christel** – ZMAR, NW1/4, NE1/4, Section 30, T18N-R22E, Town of Liberty, from General Agriculture (GA) to Large Estate (LE).
  6. **Russell Boldt** – ZMAR, SW1/4, NW1/4, Section 4, T20N-R21E, Town of Maple Grove, from Exclusive Agriculture (EA) to Small Estate (SE).
  7. **Cary Luedtke** – ZMAR, SW1/4, NE1/4, Section 8, T21N-R24E, Town of Mishicot, from Exclusive Agriculture (EA) to Rural Residential (RR).
  8. **Manitowoc County Planning and Park Commission** – petitioned for an ordinance amendment for Chapter 20 of the Manitowoc County Code titled Mobile and Radio Broadcast Services to allow for a change to permit fees, other charges and text.
  9. **Manitowoc County Planning and Park Commission** – petitioned for an ordinance amendment for Chapter 31 of the Manitowoc County Code titled "Floodplain Zoning" to allow for an addition to the appendix.
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
  1. **Postponed: James Hansen** – CSM Variance, SE1/4, NW1/4, Section 23, T17N-R21E, Town of Schleswig.
  2. **Postponed: Lyman Rock LLC** – CSM Variance, NW1/4, SE1/4, Section 12, T21N-R22E, Town of Cooperstown.
  3. **Christenson Farm RE LLC** – CSM Variance, NE1/4, SW1/4 and NW1/4, SW1/4, Section 31, T19N-R22E, Town of Cato.
  4. **Nash Estates Subdivision Plat Review** – NW1/4, NW1/4 and NE1/4, NW1/4, Section 29, T17N-R21E, City of Kiel.
- VIII. Discussion and possible acceptance on Letter of support for Bay-Lake Regional Planning Commission's FY 2020-21 WCMP Grant Application – Coastal Hazard Resiliency Study.
- IX. Discussion and possible approval of equestrian use on the Devil's River Trail.
- X. Discussion and possible action on snowmobile trail maintenance contracts for the 2019-2020 season.
- XI. Miscellaneous:
  1. Staff Reports – None
  2. Personnel - None
  3. Correspondence – E-mail from Ted Herrmann regarding Devil's River State Trail
  4. Out of County Trips – None
  5. Other Matters – None
- XII. Next Meeting Date – December 2, 2019
- XIII. Adjournment

Date: October 10, 2019

David Dyzak, Commission Chair  
By: Tim Ryan, Director

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE REGULAR OCTOBER 28, 2019 MEETING

**Call to Order – Roll Call**

The Regular October 28, 2019 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Dyzak at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Roll call of Commissioners present: Mr. Dyzak, Mr. Falkowski, Mr. Vogt, Ms. Muench, Mr. Waack and Mr. Korinek

Commissioners absent: Mr. Zimmer

Staff present: Tim Ryan, Pete Tarnowski, Reed Gaedtke and Aprille Calewarts

**Approval of Minutes – Open Meeting Law Compliance**

Chairman Dyzak called for a motion to accept the Minutes of the regular September 23, 2019 meeting. Motion to accept the Minutes was made by Mr. Falkowski and seconded by Ms. Muench.

**Approval of Agenda:** Motion made by Mr. Waack and seconded by Mr. Falkowski to approve the Agenda as presented. Motion passed upon a unanimous voice vote.

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on October 14, 2019 and October 21, 2019, reviewed by the Commission at a Commission Meeting held on October 28, 2019. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their November 5, 2019 meeting.

**Public Comment:** Mr. Dyzak asked if there was anyone who wished to speak on any topic other than the public hearings.

There was no one to speak. Mr. Dyzak closed Public Comment.

**Public Hearings – Discussion and possible action:**

1. **Postponed: James Hansen** – ZMAR, SE1/4, NW1/4, Section 23, T17N-R21E, Town of Schleswig, from General Agriculture (GA) to Large Estate (LE) and Small Estate (SE).

Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Ryan indicated a letter was received from the Town of Schleswig in favor of this request.

There was no one else to speak. Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Waack and seconded by Ms. Muench to approve the request. Motion passed upon a unanimous voice vote.

2. **Brian and Lori Peterson** – ZMAR, NE1/4, NW1/4, Section 6, T20N-R23E, Town of Kossuth, from Exclusive Agriculture (EA) to Large Estate (LE).

Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Dyzak asked if there was anyone to comment on this request.

Mr. and Mrs. Peterson gave an overview of the request.

There was no one else to speak. Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Vogt and seconded by Mr. Korinek to approve the request. Motion passed upon a unanimous voice vote.

3. **Christenson Farm RE LLC** – ZMAR, NE1/4, SW1/4 and NW1/4, SW1/4, Section 31, T19N-R22E, Town of Cato, from Natural Area (NA) to Small Estate (SE).

Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Dyzak asked if there was anyone to comment on this request.

There was no one to speak. Mr. Dyzak closed the Public Hearing.

Motion was made by Ms. Muench and seconded by Mr. Waack to approve the request. Motion passed upon a unanimous voice vote.

4. **Samuel and Christina Schrock** – ZMAR, NE1/4, SW1/4, Section 22, T20N-R21E, Town of Maple Grove, from Large Estate (LE) to General Agriculture (GA).

Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Dyzak asked if there was anyone to comment on this request.

There was no one to speak. Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Korinek and seconded by Mr. Falkowski to approve the request. Motion passed upon a unanimous voice vote.

5. **David and Karen Christel** – ZMAR, NW1/4, NE1/4, Section 30, T18N-R22E, Town of Liberty, from General Agriculture (GA) to Large Estate (LE).

Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Dyzak asked if there was anyone to comment on this request.

Mr. Joel Aulik, Liberty Town Chairperson, spoke in favor of the request.

There was no one else to speak. Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Falkowski and seconded by Ms. Muench to approve the request. Motion passed upon a unanimous voice vote.



6. **Russell Boldt** – ZMAR, SW1/4, NW1/4, Section 4, T20N-R21E, Town of Maple Grove, from Exclusive Agriculture (EA) to Small Estate (SE).

Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Dyzak asked if there was anyone to comment on this request.

Mr. Russell Boldt, owner spoke in favor of the request and gave an overview.

Mr. Dyzak had a question about road frontage.

Mr. Boldt indicated there was not issues with road frontage.

There was no one else to speak. Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Vogt and seconded by Mr. Korinek to approve the request. Motion passed upon a unanimous voice vote.

7. **Cary Luedtke** – ZMAR, SW1/4, NE1/4, Section 8, T21N-R24E, Town of Mishicot, from Exclusive Agriculture (EA) to Rural Residential (RR).

Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Dyzak asked if there was anyone to comment on this request.

There was no one to speak. Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Falkowski and seconded by Mr. Korinek to approve the request due to the area being steep and poor soil conditions for farming. Motion passed upon a unanimous voice vote.

8. **Manitowoc County Planning and Park Commission** – petitioned for an ordinance amendment for Chapter 20 of the Manitowoc County Code titled Mobile and Radio Broadcast Services to allow for a change to permit fees, other charges and text.

Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Ryan gave an overview.

Mr. Dyzak asked if there was anyone to comment on this request.

There was no one to speak. Mr. Dyzak closed the Public Hearing.

Motion was made by Ms. Muench and seconded by Mr. Waack to correct the ordinance as Corporation Counsel's discretion. Motion passed upon a unanimous voice vote.

9. **Manitowoc County Planning and Park Commission** – petitioned for an ordinance amendment for Chapter 31 of the Manitowoc County Code titled "Floodplain Zoning" to allow for an addition to the appendix.

Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Reed Gaedtke gave an overview.

Mr. Dyzak asked if there was anyone to comment on this request.

The Commissioners had questions and discussion.

Mr. Gaedtke answered the questions for the Commission.

There was no one to speak. Mr. Dyzak closed the Public Hearing.

Motion was made by Ms. Muench and seconded by Mr. Falkowski to approve the request. Motion passed upon a unanimous voice vote.

#### **Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:**

1. **Postponed: James Hansen** – CSM Variance, SE1/4, NW1/4, Section 23, T17N-R21E, Town of Schleswig.

Mr. Ryan read a summary of the request (copy on file).

Motion was made by Mr. Waack and seconded by Ms. Muench to approve the request. Motion passed upon a unanimous voice vote.

2. **Postponed: Lyman Rock LLC** – CSM Variance, NW1/4, SE1/4, Section 12, T21N-R22E, Town of Cooperstown.

Mr. Ryan read a summary of the request (copy on file).

Motion was made by Mr. Falkowski and seconded by Mr. Vogt to approve the request. Motion passed upon a unanimous voice vote.

3. **Christenson Farm RE LLC** – CSM Variance, NE1/4, SW1/4 and NW1/4, SW1/4, Section 31, T19N-R22E, Town of Cato.

Mr. Ryan read a summary of the request (copy on file).

Motion was made by Ms. Muench and seconded by Mr. Vogt to approve the request. Motion passed upon a unanimous voice vote.

4. **Nash Estates Subdivision Plat Review** – NW1/4, NW1/4 and NE1/4, NW1/4, Section 29, T17N-R21E, City of Kiel.

Mr. Ryan read a summary of the request (copy on file).

Motion was made by Mr. Waack and seconded by Mr. Korinek to approve the request. Motion passed upon a unanimous voice vote.

#### **Discussion and possible acceptance on Letter of support for Bay-Lake Regional Planning Commission's FY 2020-21 WCMP Grant Application – Coastal Hazard Resiliency Study.**

Mr. Tim Ryan gave an overview.

Commissioners had questions about the study.

Mr. Ryan answered the questions for the Commission.

Motion was made by Ms. Muench and seconded by Mr. Korinek to accept the letter request. Motion passed upon a unanimous voice vote.

#### **Discussion and possible approval of equestrian use on the Devil's River Trail.**

Mr. Ryan and Mr. Tarnowski gave an overview.  
There was discussion amongst the Commissioners.

Ms. Carol Paider, horse owner, spoke in favor of the approval of equestrian use on the Devil's River Trail.

Ms. Sue DeVries, High Cliff Ridge Riders member, spoke in favor of the request.

Mr. Ted Hermann, spoke in favor of the approval of equestrian use on the Devil's River Trail.

Motion was made by Mr. Falkowski and seconded by Ms. Mench to allow a trial of equestrian use on the Devil's River Trail from Rockwood up to Maribel. Motion passed upon a unanimous voice vote.

#### **Discussion and possible action on snowmobile trail maintenance contracts for the 2019-2020 season.**

Mr. Pete Tarnowski gave an overview.

Motion was made by Mr. Vogt and seconded by Mr. Falkowski to approve the request. Motion passed upon a unanimous voice vote.

#### **Miscellaneous**

##### **Correspondence** - E-mail from Ted Herrmann regarding Devil's River State Trail

Mr. Ryan informed this was addressed during the approval of equestrian use on the Devil's River Trail.

**Next Meeting Date:** Next meeting is scheduled for Monday, December 2, 2019.

**Adjournment:** Motion to adjourn was made by Ms. Muench and seconded by Mr. Vogt to adjourn at 5:11 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Ms. Muench, Secretary

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Date



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, October 28, 2019  
TIME: ► 3:30 P.M. ◀  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the commission may convene in closed session. The following matters may be considered at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda  
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
  1. **Postponed: James Hansen** - ZMAR, SE1/4, NW1/4, Section 23, T17N-R21E, Town of Schleswig, from General Agriculture (GA) to Large Estate (LE) and Small Estate (SE).
  2. **Brian and Lori Peterson** – ZMAR, NE1/4, NW1/4, Section 6, T20N-R23E, Town of Kossuth, from Exclusive Agriculture (EA) to Large Estate (LE).
  3. **Christenson Farm RE LLC** – ZMAR, NE1/4, SW1/4 and NW1/4, SW1/4, Section 31, T19N-R22E, Town of Cato, from Natural Area (NA) to Small Estate (SE).
  4. **Samuel and Christina Schrock** – ZMAR, NE1/4, SW1/4, Section 22, T20N-R21E, Town of Maple Grove, from Large Estate (LE) to General Agriculture (GA).
  5. **David and Karen Christel** – ZMAR, NW1/4, NE1/4, Section 30, T18N-R22E, Town of Liberty, from General Agriculture (GA) to Large Estate (LE).
  6. **Russell Boldt** – ZMAR, SW1/4, NW1/4, Section 4, T20N-R21E, Town of Maple Grove, from Exclusive Agriculture (EA) to Small Estate (SE).
  7. **Cary Luedtke** – ZMAR, SW1/4, NE1/4, Section 8, T21N-R24E, Town of Mishicot, from Exclusive Agriculture (EA) to Rural Residential (RR).
  8. **Manitowoc County Planning and Park Commission** – petitioned for an ordinance amendment for Chapter 20 of the Manitowoc County Code titled Mobile and Radio Broadcast Services to allow for a change to permit fees, other charges and text.
  9. **Manitowoc County Planning and Park Commission** – petitioned for an ordinance amendment for Chapter 31 of the Manitowoc County Code titled "Floodplain Zoning" to allow for an addition to the appendix.
- IV. Adjournment

Date: October 10, 2019

David Dyzak, Commission Chair  
By: Tim Ryan, Director

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE ADVISORY MEETING  
October 28, 2019

**Call to Order - Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order October 28, 2019 by Chairperson Dyzak at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present: Mr. Falkowski, Mr. Korinek, Mr. Waack, Mr. Vogt, Ms. Muench and Mr. Dyzak

Commissioners absent: Mr. Zimmer

Staff present: Tim Ryan

**Discussion of Public Hearing Information**

Mr. Ryan presented information for the following Zoning Map Amendments and Text Amendment for Commissioners' review:

1. **James Hansen** - ZMAR, SE1/4, NW1/4, Section 23, T17N-R21E, Town of Schleswig, from General Agriculture (GA) to Large Estate (LE) and Small Estate (SE).
2. **Brian and Lori Peterson** - ZMAR, NE1/4, NW1/4, Section 6, T20N-R23E, Town of Kossuth, from Exclusive Agriculture (EA) to Large Estate (LE).
3. **Christenson Farm RE LLC** - ZMAR, NE1/4, SW1/4 and NW1/4, SW1/4, Section 31, T19N-R22E, Town of Cato, from Natural Area (NA) to Small Estate (SE).
4. **Samuel and Christina Schrock** - ZMAR, NE1/4, SW1/4, Section 22, T20N-R21E, Town of Maple Grove, from Large Estate (LE) to General Agriculture (GA).
5. **David and Karen Christel** - ZMAR, NW1/4, NE1/4, Section 30, T18N-R22E, Town of Liberty, from General Agriculture (GA) to Large Estate (LE).
6. **Russell Boldt** - ZMAR, SW1/4, NW1/4, Section 4, T20N-R21E, Town of Maple Grove, from Exclusive Agriculture (EA) to Small Estate (SE).
7. **Cary Luedtke** - ZMAR, SW1/4, NE1/4, Section 8, T21N-R24E, Town of Mishicot, from Exclusive Agriculture (EA) to Rural Residential (RR).
8. **Manitowoc County Planning and Park Commission** - petitioned for an ordinance amendment for Chapter 20 of the Manitowoc County Code titled Mobile and Radio Broadcast Services to allow for a change to permit fees, other charges and text.
9. **Manitowoc County Planning and Park Commission** - petitioned for an ordinance amendment for Chapter 31 of the Manitowoc County Code titled "Floodplain Zoning" to allow for an addition to the appendix.

**ADJOURNMENT** - Meeting adjourned at 4:00 p.m.



**MANITOWOC COUNTY**  
**PLANNING AND PARK COMMISSION**  
**MEETING NOTICE**

DATE: Monday, December 16, 2019  
TIME: 4:00 P.M.  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the commission may convene in closed session. The following matters may be considered at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda
- IV. Open Meeting Law Compliance
- V. Public Comment
- VI. Discussion and Acceptance of Resolution Authorizing Cherney Maribel Caves Park Pavilion Project contract.
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
  1. **Douglas Wallander** – CSM Variance, SE1/4, NE1/4, Section 29, T19N-R21E, Town of Rockland.
- VIII. Next Meeting Date – January 27, 2020
- IX. Adjournment

Date: December 5, 2019

David Dyzak, Commission Chair

By: Tim Ryan, Director

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MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE REGULAR DECEMBER 16, 2019 MEETING

**Call to Order – Roll Call**

The Regular December 16, 2019 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Dyzak at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Roll call of Commissioners present: Mr. Dyzak, Mr. Falkowski, Mr. Vogt, Ms. Muench, Mr. Zimmer and Mr. Korinek

Commissioners absent: Mr. Waack

Staff present: Tim Ryan and Aprille Calewarts

**Approval of Minutes – Open Meeting Law Compliance**

Chairman Dyzak called for a motion to accept the Minutes of the regular October 28, 2019 meeting. Motion to accept the Minutes was made by Mr. Vogt and seconded by Ms. Muench.

**Approval of Agenda:** Motion made by Mr. Zimmer and seconded by Ms. Muench to approve the Agenda as presented. Motion passed upon a unanimous voice vote.

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the Meeting Notice being heard at this public meeting were referred to the County Clerk on December 9, 2019, reviewed by the Commission at a Commission Meeting held on December 16, 2019. The Commission will make a recommendation on the request to the County Board on December 17, 2019.

**Public Comment:** Mr. Dyzak asked if there was anyone who wished to speak on any topic other than the public hearings.

There was no one to speak. Mr. Dyzak closed Public Comment.

Mr. Ryan suggested moving to the Certified Survey first.

Chairman Dyzak asked if there was any objection to a moving to the Certified Survey first. There was no objection by the Commissioners.

**Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:**

1. **Douglas Wallander** – CSM Variance, SE1/4, NE1/4, Section 29, T19N-R21E, Town of Rockland.

Mr. Ryan read a summary of the request (copy on file).

There was discussion amongst the Commissioners.

Motion was made by Mr. Vogt and seconded by Ms. Muench to approve the request. Motion passed upon a unanimous voice vote.

**Discussion and Acceptance of Resolution Authorizing Cherney Maribel Caves Park Pavilion Project contract.**

Mr. Tim Ryan gave a couple comments.

Mr. Gerry Neuser, Public Works Director, gave an overview.

There was discussion amongst the Commissioners and questions.

Mr. Ryan and Mr. Neuser answered those questions for the Commissioners.

Motion was made by Mr. Korinek and seconded by Mr. Falkowski to accept the lowest bid from Greenwood Project Management LLC for the Cherney Maribel Caves project. Motion passed upon a unanimous voice vote.

**Next Meeting Date:** Next meeting is scheduled for Monday, January 27, 2020.

**Adjournment:** Motion to adjourn was made by Mr. Zimmer and seconded by Mr. Korinek to adjourn at 4:19 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Ms. Muench, Secretary

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Date