



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

DATE: MONDAY, JANUARY 24, 2011  
TIME: 4:00 PM  
PLACE: COUNTY COMPLEX, 4319 EXPO DRIVE  
MANITOWOC, WI 54220

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 and acted upon at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda - "Open Meeting Law Compliance"
- III. Public Input
- IV. Public Hearings
  1. **Thomas Clarksen**, Zoning Map Amendment Request, SW $\frac{1}{4}$ , NE $\frac{1}{4}$  Section 26, Town of Two Rivers, T20N-R24E, R1 Residential to A1, Agriculture
  2. **Mark Gamerdinger**, Zoning Map Amendment Request, SE $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 36, Town of Schleswig, T17N-R21E, GA, General Agriculture to A1, Agriculture
  3. **Julie Lewis**, Zoning Map Amendment Request, NE $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 4, Town of Schleswig, T17N-R21E, PA Principal Agriculture to A1, Agriculture
- V. Certified Surveys, Development Plans and Subdivisions
  1. **Wisconsin Public Service Corporation/Dale and Melody Meyer**, Variance Request, NE $\frac{1}{4}$ , SW $\frac{1}{4}$  and SE $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 27, T19N-R23E, Town of Manitowoc Rapids
  2. **Bank First National in Manitowoc**, Variance Request, NE $\frac{1}{4}$ , NW $\frac{1}{4}$ , Section 12, T19N-R23E, Town of Manitowoc Rapids
  3. **Mark and Lori Schwoerer**, Variance Request, NE $\frac{1}{4}$ , NE $\frac{1}{4}$ , Section 20, T18N-R22E, Town of Liberty
  4. **Allen and Sylvester Halbach**, Variance Request, SW $\frac{1}{4}$ , NW $\frac{1}{4}$ , & NW $\frac{1}{4}$ , NW $\frac{1}{4}$ , Section 32, T18N-R21E, Town of Eaton
  5. **Joseph and Rita Vogel**, Variance Request, SW $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 30, T20N-R22E, Town of Franklin
  6. **Randy and Anne Hutterer**, Variance Request, NE $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 18, T20N R23E, Town of Kossuth
- VI. Update on General Zoning Ordinance Revision
- VII. Action on Resolution Accepting Grant for ADA Bathroom at English Lake County Park
- VIII. Miscellaneous:
  1. Staff Reports
  2. Personnel
    - A. Attendance to Surveyor's Institute, January 26 – 28<sup>th</sup> at Wisconsin Dells
  3. Correspondence
  4. Out of County Trips
- IX. Adjournment

Date: January 19, 2011

Melvin Waack, 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 JANUARY 24, 2011 MEETING

**CALL TO ORDER – ROLL CALL**

The Regular January 24, 2011 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Waack at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Roll call of Commissioners present was conducted by Mr. Ryan. Commissioners present were: Mr. Waack, Mr. Spurney, Ms. Muench, Mr. Korinek, Mr. Mueller, Mr. VanLanen and Mr. Brey.

Staff present: Tim Ryan, Adam Backus, and Barb Stoker.

**APPROVAL OF MINUTES – APPROVAL OF AGENDA – OPEN MEETING LAW COMPLIANCE**

Motion to approve the Agenda was made by Mr. Korinek and seconded by Mr. Mueller. Motion passed upon unanimous voice vote.

Chairman Waack called for a motion to accept the Minutes of the regular December 6, 2010 meeting. Motion to accept the Minutes was made by Ms. Muench; seconded by Mr. Brey. Motion passed upon a unanimous voice vote.

Open Meeting Law Compliance was read by Mr. Ryan stating that the zoning map amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on January 10 and January 17, 2011; and reviewed by the Commission at a Commission Advisory Meeting held on January 24, 2011. The Commission will make a report and recommendation on these zoning map amendment requests to the County Board, who will take action at their February 22, 2011 meeting.

**PUBLIC INPUT**

Chairman Waack asked if there was anyone present who wished to address the Commission on any issues. Being none, he declared public input closed.

**PUBLIC HEARINGS**

Mr. Waack explained the procedure to be followed for giving testimony and then opened the Public Hearings.

1. **Thomas Clarksen**, Zoning Map Amendment Request, Town of Two Rivers, SW¼, NE¼, Section 26, T20N-R24E, from R1 Residential to A1, Agriculture.

Mr. Ryan read the Agenda Commentary (copy on file). A letter was received from the Town of Two Rivers indicating that the Town Board supports a rezoning from R1 to A1 for this parcel.

Mr. Waack asked if there was anyone who wished to speak in favor of this rezoning request.

Mr. Clarksen spoke in favor of the rezone and gave a summary of the sequence of events thus far.

Ms. Bonnie Shimulunas and Mr. Marvin Krall spoke in support of the rezone.

Mr. Waack asked if anyone else wished to speak in favor of this request. Being none, Mr. Waack asked if there was anyone who wished to speak in opposition.

Mr. Keith Nelson spoke in opposition to the rezone request.

Mr. Waack asked if there was anyone else who wished to speak in opposition. Being none, Mr. Waack asked if the Commissioners had any questions. After a couple questions were addressed, Mr. Waack closed the hearing and called for the Commissioners' vote. A motion was made by Mr. VanLanen and seconded by Mr. Korinek to approve the rezone request. Motion passed upon a unanimous voice vote.

2. **Mark Gamerdinger** – Zoning Map Amendment Request, Town of Schleswig, SE¼, SW¼, Section 36, T17N-R21E, from GA, General Agriculture to A1, Agriculture.

Mr. Ryan read the Agenda Commentary (copy on file). A letter was received from the Town of Schleswig indicating that the Town Board supports rezoning from GA to A1 for this parcel.

Mr. Waack asked if there was anyone present who wished to speak in favor of this request.

Mr. Gamerdinger spoke in favor of the rezoning request.

Mr. Dennis Salzman, Chairperson of Schleswig, stated that the Town Planning Commission and Town Board supports Mr. Gamerdinger's request.

Mr. Waack asked if there was anyone else who wished to speak in favor or opposition of this request. Being none, Mr. Waack closed the hearing and asked for the Commissioners' motion. Mr. Brey made a motion, seconded by Ms. Muench to approve the rezoning request. Motion passed upon a unanimous voice vote.

3. **Julie Lewis** – Zoning Map Amendment Request, Town of Schleswig, NE¼, SE¼, Section 4, T17N-R21E, from PA, Principle Agriculture to A1, Agriculture.

Mr. Ryan read the Agenda Commentary (copy on file). A letter was received from the Town of Schleswig indicating that the Town Land Use Committee and Town Board support a rezoning from PA to SE for this parcel. Mr. Ryan also commented that there was a hearing on this request October 25, 2010 and due to a mapping discrepancy, there was some concern that the public hearing notice was published improperly. The hearing notice was republished. One of the conditions discussed with Corporation Counsel was to prepare a transcript of the previous hearing testimony. A transcript was prepared and Mr. Ryan is requesting to admit such transcript into the record for this hearing.

Mr. Waack asked if there was anyone who wished to speak in favor of this rezone request.

Mr. Mike Check spoke in favor of the project which now included a change to the original proposal to include only 1 CBRF and a single-family home rather than the original 2 CBRF buildings.

Mr. Ryan stated that the single-family request would have to be handled at a future date separately from the CBRF rezoning request. At this time, only the issue of the CBRF needs to be dealt with.

Mr. Dennis Salzman, Chairperson of Schleswig, stated that after the last hearing, the request was taken back to the Town to re-look at the issue. They contacted their Town attorney to assess the situation. The Town held an open meeting after which a letter of opinion was sent to the Commission. Mr. Salzman stated that the Town would like to see the parcel be rezoned to ES at this time and they will address the rest of the property at the time that the County zoning maps are redone.

Mr. Waack asked if anyone else would like to speak in favor or opposition to this rezone.

Ms. Emily Matthews spoke in opposition to the rezone.

Mr. Bob Runge spoke in opposition to the location of the facility.

Mr. David Moore spoke in opposition to the rezone.

Mr. Mark Runge spoke in opposition to the rezone.

Mr. Ken Behnke spoke in opposition to the rezone.

Mr. Waack asked if there was anyone who wished to give a rebuttal.

Attorney Robert Pledl spoke in favor of the proposed project.

Mr. Joe Joas spoke in opposition to the rezone.

Mr. Waack asked if there were any other comments on this hearing or if the Commissioners had any questions for anyone. Being none, the hearing was closed.

Mr. Brey made a motion to modify and approve the rezone to ES. It was seconded by Ms. Muench. Mr. Waack took a roll call vote: Motion was approved with Mr. Mueller and Mr. Waack voting no.

## **CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS**

1. **Wisconsin Public Service Corporation/Dale and Melody Meyer**, Variance Request, NE $\frac{1}{4}$ , SW $\frac{1}{4}$  and SE $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 27, T19N-R23E, Town of Manitowoc Rapids.

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

Mr. Dale Meyer spoke in favor of the Variance Request.

Motion was made by Mr. VanLanen and seconded by Ms. Muench to approve the Variance Request with the Staff recommendation. Motion passed upon a unanimous voice vote.

2. **Bank First National in Manitowoc**, Variance Request, NE $\frac{1}{4}$ , NW $\frac{1}{4}$ , Section 12, T19N-R23E, Town of Manitowoc Rapids.

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

Motion by Mr. Spurney and seconded by Mr. Brey to approve the variance with the condition that the Staff recommendations are met. Motion passed upon a unanimous voice vote.

3. **Mark and Lori Schwoerer**, Variance Request, NE $\frac{1}{4}$ , NE $\frac{1}{4}$ , Section 20, T18N-R22E, Town of Liberty.

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

Motion was made by Mr. Mueller and seconded by Ms. Muench to approve the variance request with the condition that the Staff recommendations are met. Motion passed upon a unanimous voice vote.

4. **Allen and Sylvester Halbach**, Variance Request, SW $\frac{1}{4}$ , NW $\frac{1}{4}$  & NW $\frac{1}{4}$ , NW $\frac{1}{4}$ , Section 32, T18N-R21E, Town of Eaton

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

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

5. **Joseph and Rita Vogel**, Variance Request, SW $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 30, T20N-R22E, Town of Franklin

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

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

6. **Randy and Anne Hutterer**, Variance Request, NE $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 18, T20N-R23E, Town of Kossuth

Mr. Ryan read the Agenda Commentary (copy on file).  
A letter has been received from the Town of Kossuth in favor of this request.

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

#### **Update on General Zoning Ordinance Revision;**

Mr. Ryan stated that the process is moving along well. The Staff has been meeting monthly with Bay Lakes RPC along with Mr. Rollins. July 1, 2011 is the deadline. An informational meeting was conducted with the townships explaining the Ordinance revision process. The meeting was attended by approximately 75 town officials.

**January Towns Association Meeting:** Mr. Ryan was requested to speak at the January Towns Association Meeting. He gave a presentation on the current Ordinance revision and discussed functions of the Planning Office and the Septic System Program. He gave the Commissioners a copy of his presentation.

**Action on Resolution Accepting Grant for ADA Bathroom at English Lake County Park:** Motion was made Mr. Brey and seconded by Mr. Korinek to approve accepting a grant for an ADA bathroom at English Lake. Motion passed upon a unanimous voice vote.

#### **MISCELLANEOUS**

1. Staff Reports
2. Personnel
  - A. Attendance to Surveyor's Institute, January 26<sup>th</sup> – 28<sup>th</sup> Motion was made by Ms. Muench and seconded by Mr. Brey to approve Mr. Ryan's attendance to this conference. Motion passed upon a unanimous voice vote
3. Correspondence - none
4. Out of County Trips

#### **NEXT MEETING DATE**

Next meeting will be scheduled for February 28, 2010.

#### **ADJOURNMENT**

Motion to adjourn was made by Ms. Muench and seconded by Mr. VanLanen. Motion approved upon unanimous vote. Meeting adjourned at 5:30 p.m.

Respectfully submitted,

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Jim Brey, Secretary

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Date



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

DATE: MONDAY, JANUARY 24, 2011

TIME: 3:00 P.M.

PLACE: COUNTY 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 and acted upon 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. **Thomas Clarksen**, Zoning Map Amendment Request, SW $\frac{1}{4}$ , NE $\frac{1}{4}$  Section 26, Town of Two Rivers, T20N-R24E, R1 Residential to A1, Agriculture
  2. **Mark Gamerdinger**, Zoning Map Amendment Request, SE $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 36, Town of Schleswig, T17N-R21E, GA, General Agriculture to A1, Agriculture
  3. **Julie Lewis**, Zoning Map Amendment Request, NE $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 4, Town of Schleswig, T17N-R21E, PA Principal Agriculture to A1, Agriculture
- IV. Discussion Pertaining to Certified Surveys, Development Plans and Subdivisions
  1. **Wisconsin Public Service Corporation/Dale and Melody Meyer**, Variance Request, NE $\frac{1}{4}$ , SW $\frac{1}{4}$  and SE $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 27, T19N-R23E, Town of Manitowoc Rapids
  2. **Bank First National in Manitowoc**, Variance Request, NE $\frac{1}{4}$ , NW $\frac{1}{4}$ , Section 12, T19N-R23E, Town of Manitowoc Rapids
  3. **Mark and Lori Schwoerer**, Variance Request, NE $\frac{1}{4}$ , NE $\frac{1}{4}$ , Section 20, T18N-R22E, Town of Liberty
  4. **Allen and Sylvester Halbach**, Variance Request, SW $\frac{1}{4}$ , NW $\frac{1}{4}$ , & NW $\frac{1}{4}$ , NW $\frac{1}{4}$ , Section 32, T18N-R21E, Town of Eaton
  5. **Joseph and Rita Vogel**, Variance Request, SW $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 30, T20N-R22E, Town of Franklin
  6. **Randy and Anne Hutterer**, Variance Request, NE $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 18, T20N R23E, Town of Kossuth
- V. Adjournment

Date: January 19, 2011

Melvin Waack, Commission Chair  
By: Tim Ryan, Director

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MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE ADVISORY MEETING  
JANUARY 24, 2011

**CALL TO ORDER – ROLL CALL**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order January 24, 2011 by Chairperson Waack at 3:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present were: Mr. Waack, Mr. Spurney, Ms. Muench, Mr. Korinek, Mr. Mueller, Mr. VanLanen, and Mr. Brey.

Staff present: Tim Ryan

**DISCUSSION OF PUBLIC HEARING INFORMATION**

Mr. Ryan presented information for the following Zoning Map Amendment Requests for Commissioners' review.

1. Thomas Clarksen, Town of Two Rivers
2. Mark Gamerdinger – Town of Schleswig
3. Julie Lewis – Town of Schleswig

**DISCUSSION OF CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS**

Mr. Ryan presented information on the following variance requests:

1. Wisconsin Public Service Corporation/Dale and Melody Meyer – Variance Request – Town of Manitowoc Rapids
2. Bank First National in Manitowoc- Variance Request, Town of Manitowoc Rapids
3. Mark and Lori Schwoerer – Variance Request – Town of Liberty
4. Allen and Sylvester Halbach – Variance Request – Town of Eaton
5. Joseph and Rita Vogel – Variance Request – Town of Franklin
6. Randy and Anne Hutterer – Variance Request – Town of Kossuth

**ADJOURNMENT** – Meeting adjourned at 3:40 p.m.





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

DATE: MONDAY, FEBRUARY 28, 2011  
TIME: 4:00 PM  
PLACE: COUNTY COMPLEX, 4319 EXPO DRIVE  
MANITOWOC, WI 54220

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 and acted upon at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda - "Open Meeting Law Compliance"
- III. Public Input
- IV. Public Hearings
  1. **Mike Hersey**, Zoning Map Amendment Request, W½, SE¼ Section 7, Town of Schleswig, T17N-R21E, GA General Agriculture to SE, Small Estate
  2. **Sylvester and Tricia Halbach**, Zoning Map Amendment Request, SE¼, NE¼, Section 16, Town of Schleswig, T17N-R21E, NA, Natural Area to SE, Small Estate
- V. Certified Surveys, Development Plans and Subdivisions
  1. **Mike Hersey**, Variance Request, W½, SE¼ Section 7, Town of Schleswig, T17N-R21E
- VI. Report on 2010 Conversion Fees
- VII. *Discussion and possible action on recommendation to the County Board to reconsider its action on the Lewis zoning request for the express purpose of requesting a legal opinion from Corporation Counsel on the application of the American Disabilities Act and related statutes to zoning requests involving CBRFs.*
- VIII. Update on General Zoning Ordinance Revision
- IX. Miscellaneous:
  1. Staff Reports
  2. Personnel
  3. Correspondence
  4. Out of County Trips
    - A. WCCA Spring Conference, March 31 – April 1, Wausau – Ryan, Tarnowski and Gaedtke
- X. Adjournment

Date: February 21, 2011  
*Amended: February 25, 2011*

Melvin Waack, Commission Chair  
By: Tim Ryan, Director

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MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE REGULAR FEBRUARY 28, 2011 MEETING

**CALL TO ORDER – ROLL CALL**

The Regular February 28, 2011 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Waack at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Roll call of Commissioners present: Mr. Waack, Mr. Spurney, Mr. Korinek, Mr. Mueller, Mr. VanLanen and Mr. Brey. Ms. Muench was excused.

Staff present: Tim Ryan, Adam Backus, and Barb Stoker.

**APPROVAL OF MINUTES – APPROVAL OF AGENDA – OPEN MEETING LAW COMPLIANCE**

Motion to approve the Agenda was made by Mr. Mueller and seconded by Mr. Spurney. Motion passed upon unanimous voice vote.

Chairman Waack called for a motion to accept the Minutes of the regular January 24, 2011 meeting. Motion to accept the Minutes was made by Mr. Brey; seconded by Mr. Mueller. Motion passed upon a unanimous voice vote.

Open Meeting Law Compliance was read by Mr. Ryan stating that the zoning map amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on February 18 and February 21, 2011; and reviewed by the Commission at a Commission Advisory Meeting held on February 28, 2011. The Commission will make a report and recommendation on these zoning map amendment requests to the County Board, who will take action at their March 15, 2011 meeting.

**PUBLIC INPUT**

Chairman Waack asked if there was anyone present who wished to address the Commission on any issues other than the public hearings.

Mr. Bob Runge commented on the assisted living rezone in the Town of Schleswig. He thought that the issue had been resolved and is disappointed that it has been brought up again.

Mr. Michael Check stated he did not request the reconsideration from the County Board. He is however investigating what their options are.

Mrs. Moore spoke regarding the Agenda item concerning possible action by the Commission and wants to be aware of any possible actions taking place in regards to the rezone in the Town of Schleswig.

Mr. Waack asked if there was anyone else who wished to give public input. Being none, he closed the public input session.

## **PUBLIC HEARINGS**

Mr. Waack explained the procedure to be followed for giving testimony and then opened the Public Hearings.

1. **Mark Hersey**, Zoning Map Amendment Request, Town of Schleswig, W½, SE¼, Section 7, T17N-R21E, from GA General Agriculture to SE Small Estate.

Mr. Ryan read the Agenda Commentary (copy on file). Mr. Ryan spoke with the Mr. Salzman from the Town and a letter is forthcoming from the Town indicating that the Town Board supports a rezoning from GA to SE for this parcel.

Mr. Waack asked if there was anyone who wished to speak in favor of this rezoning request.

Mr. Mark Hersey is purchasing the land and spoke in favor of the rezone.

Mr. Mike Hersey spoke in favor of the rezone.

Mr. Salzman Town of Schleswig stated that they looked at the request and there was no opposition expressed.

Mr. Waack asked if anyone else wished to speak regarding this request. Being none, Mr. Waack asked if the Commissioners had any questions.

Mr. Waack closed the hearing and called for the Commissioners' vote. A motion was made by Mr. Mueller and seconded by Mr. Spurney to approve the rezone request. Motion passed upon a unanimous voice vote.

2. **Sylvester and Tricia Halbach** – Zoning Map Amendment Request, Town of Schleswig, SE¼, NE¼, Section 16, T17N-R21E, from NA, Natural Area to SE, Small Estate.

Mr. Ryan read the Agenda Commentary (copy on file). A letter was received from the Town of Schleswig indicating that the Town Board supports rezoning from NA to SE for this parcel.

Mr. Dennis Salzman stated that the Town looked at the request and had no objection to the rezone of this property.

Mr. Waack asked if there was anyone present who wished to speak concerning this request. Being none, Mr. Waack closed the hearing and asked for the Commissioners' motion. Mr. Brey made a motion, seconded by Mr. Korinek to approve the rezoning request. Motion passed upon a unanimous voice vote.

## **CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS**

1. **Mike Hersey**, Variance Request, W½, SE¼, Section 7, T17N-R21E, Town of Schleswig.  
Mr. Ryan read the Agenda Commentary (copy on file).

Motion was made by Mr. Spurney and seconded by Mr. Mueller to approve the Variance Request with the Staff recommendation. Motion passed upon a unanimous voice vote.

**Report on 2010 Conversion Fees:** Mr. Ryan passed out the report which states that a check will be issued to the State for \$9,215.70 for 14.11 acres that were zoned out of A3 this past year.

**Discussion and possible action on recommendation to the County Board to reconsider its action on the Lewis zoning request for the express purpose of requesting a legal opinion from Corporation Counsel on the application of the American Disabilities Act and related statutes to zoning requests involving CBRFs:** Mr. Ryan handed out a letter to the Commissioners from Ann Moore which was written by Emily Matthews for their review. Mr. Ryan updated the Commissioners on the County Board vote and stated that he had a conversation with Mr. Rollins who has been contacted by proponents of the CBRF. It was proposed to Mr. Ryan that the Commission may want to consider a recommendation for the County Board to reconsider their action since it was in opposition to the Commission's recommendation. It is up to the Commission whether to request a legal opinion from Corporation Counsel. (Sample wording for a motion concerning this matter was distributed to all Commissioners.) There was further discussion by the Commissioners. Mr. Brey then made a motion to request a legal opinion from Manitowoc County's Corporation Counsel on the application of the American Disabilities Act and related statutes to zoning requests involving Community Based Residential Facilities. Motion seconded by Mr. Korinek. Motion approved upon unanimous voice vote.

**Update on General Zoning Ordinance Revision:** Mr. Ryan passed out an updated draft brochure on the new districts being created. Everything is progressing well.

#### **MISCELLANEOUS**

1. Staff Reports
2. Personnel
3. Correspondence - none
4. Out of County Trips

**A. WCCA Spring Conference, March 31 – April 1, Wausau**

Motion was made by Mr. Mueller and seconded by Mr. Brey to allow 2 or 3 staff to attend the WCCA Spring Conference. Motion approved upon unanimous voice vote.

#### **NEXT MEETING DATE**

Next meeting will be scheduled for March 28, 2010.

#### **ADJOURNMENT**

Motion to adjourn was made by Mr. VanLanen and seconded by Mr. Korinek. Motion approved upon unanimous vote. Meeting adjourned at 4:30 p.m.

Respectfully submitted,

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Jim Brey, Secretary

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Date



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

DATE: MONDAY, FEBRUARY 28, 2011

TIME: 3:00 P.M.

PLACE: COUNTY COMPLEX, 4319 EXPO DRIVE, MANITOWOC WI

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  1. **Mike Hersey**, Zoning Map Amendment Request, W $\frac{1}{2}$ , SE $\frac{1}{4}$  Section 7, Town of Schleswig, T17N-R21E, GA General Agriculture to SE, Small Estate
  2. **Sylvester and Tricia Halbach**, Zoning Map Amendment Request, SE $\frac{1}{4}$ , NE $\frac{1}{4}$ , Section 16, Town of Schleswig, T17N-R21E, NA, Natural Area to SE, Small Estate
- IV. Discussion of Certified Surveys, Development Plans and Subdivisions
  1. **Mike Hersey**, Variance Request, W $\frac{1}{2}$ , SE $\frac{1}{4}$  Section 7, Town of Schleswig, T17N-R21E
- V. Adjournment

Date: February 21, 2011

Melvin Waack, Commission Chair  
By: Tim Ryan, Director

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MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE ADVISORY MEETING  
FEBRUARY 28, 2011

**CALL TO ORDER – ROLL CALL**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order February 28, 2011 by Chairperson Waack at 3:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present were: Mr. Waack, Mr. Spurney, Mr. Korinek, Mr. Mueller, Mr. VanLanen, and Mr. Brey. Ms. Muench was excused.

Staff present: Tim Ryan

**DISCUSSION OF PUBLIC HEARING INFORMATION**

Mr. Ryan presented information for the following Zoning Map Amendment Requests for Commissioners' review.

1. Mark Hersey, Town of Two Schleswig
2. Sylvester and Tricia Halbach – Town of Schleswig

**DISCUSSION OF CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS**

Mr. Ryan presented information on the following variance requests:

1. Mike Hersey, Town of Schleswig – Variance

**ADJOURNMENT** – Meeting adjourned at 3:30 p.m.



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

DATE: MONDAY, MARCH 28, 2011  
TIME: 4:00 PM  
PLACE: COUNTY COMPLEX, 4319 EXPO DRIVE  
MANITOWOC, WI 54220

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 and acted upon at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda - "Open Meeting Law Compliance"
- III. Public Input
- IV. Public Hearings
  1. **Thomas Worsfold**, Zoning Map Amendment Request, SW1/4, NE1/4, Section 35. Town of Kossuth, T20N-R23E, B2 Business to I1 Industrial
  2. **Virginia Kress**, Zoning Map Amendment Request, SE1/4, NW1/4, Section 1, Town of Gibson, T21N-R23E, A3, Exclusive Agriculture to A1, Agriculture
- V. Certified Surveys, Development Plans and Subdivisions
  1. **Steven and Michelle Hoffman**, Variance Request, NE1/4, SW1/4 Section 8, Town of Newton, T18N-R23E
  2. **Kelly Schmidt and Bruce Roethle**, Variance Request, NW1/4, NE1/4, Section 6, Town of Mishicot, T21N-R24E
  3. **Chuck Hurda**, Variance Request, NW1/4, NE1/4, Section 10, Town of Kossuth, T20N-R23E
  4. **South Park Estates, Subdivison Plat, SW1/2, Section 2, T19N-R22, Village of Whitelaw**
- VI. Resolution Authorizing 2010-2011 Snowmobile Trail Program
- VII. Update on General Zoning Ordinance Revision
- VIII. Miscellaneous:
  1. Staff Reports
  2. Personnel
  3. Correspondence
  4. Out of County Trips
    - a. Wisconsin Society of Land Surveyors Conference – Tim Ryan
- IX. Adjournment

Date: March 22, 2011  
*Amended March 24, 2011*

Melvin Waack, 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 MARCH 28, 2011 MEETING

**CALL TO ORDER – ROLL CALL**

The Regular March 28, 2011 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Waack at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Roll call of Commissioners present: Mr. Waack, Mr. Spurney, Mr. Korinek, Mr. Mueller, Mr. VanLanen, Mr. Brey and Ms. Muench.

Staff present: Tim Ryan, Adam Backus, and Barb Stoker.

**APPROVAL OF MINUTES – APPROVAL OF AGENDA – OPEN MEETING LAW COMPLIANCE**

Chairman Waack called for a motion to accept the Minutes of the regular February 28, 2011 meeting. Motion to accept the Minutes was made by Mr. Spurney; seconded by Mr. Mueller. Motion passed upon a unanimous voice vote.

Motion to approve the Agenda was made by Ms. Muench and seconded by Mr. Brey. Motion passed upon unanimous voice vote.

Open Meeting Law Compliance was read by Mr. Ryan stating that the zoning map amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on March 14 and March 21, 2011; and reviewed by the Commission at a Commission Advisory Meeting held on March 28, 2011. The Commission will make a report and recommendation on these zoning map amendment requests to the County Board, who will take action at their April 19, 2011 meeting.

**PUBLIC INPUT**

Chairman Waack asked if there was anyone present who wished to address the Commission on any issues other than the public hearings. There being no one, Mr. Waack closed the public input session.

**PUBLIC HEARINGS**

Mr. Waack explained the procedure to be followed for giving testimony and then opened the Public Hearings.

1. **Thomas Worsfold**, Zoning Map Amendment Request, Town of Kossuth, SW¼, NE¼, Section 35, T20N-R23E, from B2 Business District to I1 Industrial District .

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

Mr. Waack asked if there was anyone who wished to speak in favor of this rezoning request.



Mr. Thomas Worsfold, representing Precision Woodcrafters and Mr. Joseph Tetcit, President of Wisconsin Steel and Tube spoke in favor of the rezone.

Mr. John Hutterer, Town of Kossuth, stated that at this time they are requesting a modification to the rezone request. The parcel is 12 acres and the Town would like to rezone only 4 acres to I1 and keep the remaining 8 acres as B2.

There were questions from the Commissioners which were answered by Mr. Jim Froelich, Town of Kossuth and Mr. Tetcit. Mr. Korinek asked if the petitioners were in agreement with the acreage change. They stated that they were in concurrence.

Mr. Ryan stated he received a letter from Mr. Maurice Alswede opposing the rezone request and a letter from the Town of Kossuth stating that they were in favor.

New maps showing the adjusted acreage were given to the Commissioners and the buyer and seller of the property. After further discussion, the amount of acreage to be rezoned to I1 was changed to 5.4 acres with all parties in agreement.

Mr. Waack made a motion to approve the modified rezone request and noted that a revised map and description were provided to the Commissioners. Motion seconded by Ms. Muench. Motion passed upon a unanimous voice vote.

2. **Virginia Kress** – Zoning Map Amendment Request, Town of Gibson, SE¼, NW¼, Section 1, T21N-R23E, from A3 Exclusive Agriculture to A1 Agriculture.

Mr. Ryan read the Agenda Commentary (copy on file). A letter was received from the Town of Gibson indicating that the Town Board supports rezoning from A3 to A1 for this parcel.

Ms. Kelly Langer and Mr. Steve Langer, potential buyers, spoke in favor of the rezoning request.

Mr. Waack asked if there was anyone else present who wished to speak concerning this request. Being none, Mr. Waack closed the hearing and asked for the Commissioners' motion. Mr. Brey made a motion, seconded by Mr. Van Lanen to approve the rezoning request. Motion passed upon a unanimous voice vote.

At this point, Mr. Brey was excused from the remainder of the meeting.

#### **CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS**

1. **Steve and Michelle Hoffman**, Variance Request, NE¼, SW¼, Section 8, T18N-R23E, Town of Newton. Mr. Ryan read the Agenda Commentary (copy on file). Mr. Ryan stated that in discussion with Kevin Behnke who has consulted with Joe Janowski, the Town's recommendation is that the Commission approves this variance with the condition that the land is rezoned by the Town and that the Town grants a variance at a later date.

Mr. and Mrs. Steve Hoffman spoke in favor of the variance request.

Motion was made by Ms. Muench and seconded by Mr. Spurney to approve the variance request with the Staff recommendation. Motion passed upon a unanimous voice vote.

2. **Kelly Schmidt and Bruce Roethle**, Variance Request, NW¼, NE¼, Section 6, Town of Mishicot. Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Waack asked if anyone wished to comment regarding this request. Mr. Bruce Roethle spoke stating he did not authorize this variance. The two acres that Ms. Schmidt had surveyed was not agreed to by him. Motion was made by Mr. Mueller and seconded by Mr. Korinek to postpone this request. . Motion passed upon a unanimous voice vote. Mr. Roethle stated that he will be in Alaska until the end of July and will not be available until then to sign any needed paperwork.

3. **Chuck Hurda**, Variance Request, NW¼, NE¼, Section 10, Town of Kossuth. Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Waack asked if there was anyone present who wished to comment on this request. There was no one. Mr. Ryan stated he did have a letter from the Town of Kossuth that they were in agreement. Motion was made by Ms. Muench and seconded by Mr. Mueller to approve. Motion passed upon a unanimous voice vote.

4. **South Park Estates**, Subdivision plat, SW½, Section 2, Village of Whitelaw. Mr. Ryan stated that the Commission has the authority to object if this abuts a County highway or park which this does not. Mr. Ryan requested the Commission grant the authority to sign as non-objectionable. Motion made by Mr. Korinek and seconded by Mr. Spurney grant permission to sign. All voted in favor with Ms. Muench voting present. Motion carried.

**Resolution Authorizing 2010-2011 Snowmobile Trail Program:** Mr. Backus stated this was a standard grant application. Motion by Mr. Mueller and seconded by Mr. Korinek to approve the resolution. Motion carried.

**Update on General Zoning Ordinance Revision:** Mr. Ryan stated that the towns are reviewing their maps and staff has been attending town meetings. It is going well and on schedule.

## **MISCELLANEOUS**

1. Staff Reports
2. Personnel
3. Correspondence - none
4. Out of County Trips
  - A. Flood Insurance Program sponsored by the Wi Society of Land Surveyors in Green Bay on April 8<sup>th</sup> – P Tarnowski and R Gaedtke  
Motion was made by Ms. Muench and seconded by Mr. Korinek to approve attendance to the program. Motion carried.

**NEXT MEETING DATE**

Next meeting will be scheduled for March 28, 2010.

**ADJOURNMENT**

Motion to adjourn was made by Mr. Mueller and seconded by Ms. Muench. Motion approved upon unanimous vote. Meeting adjourned at 4:45 p.m.

Respectfully submitted,

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Jim Brey, Secretary

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Date



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

DATE: MONDAY, MARCH 28, 2011

TIME: 3:00 P.M.

PLACE: COUNTY 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 and acted upon 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. **Thomas Worsfold**, Zoning Map Amendment Request, SW1/4, NE1/4, Section 35, Town of Kossuth, T20N-R23E, B2 Business to I1 Industrial
  2. **Virginia Kress**, Zoning Map Amendment Request, SE1/4, NW1/4, Section 1, Town of Gibson, T21N-R23E, A3, Exclusive Agriculture to A1, Agriculture
- IV. Discussion of Certified Surveys, Development Plans and Subdivisions
  1. **Steven and Michelle Hoffman**, Variance Request, NE1/4, SW1/4 Section 8, Town of Newton, T18N-R23E
  2. **Kelly Schmidt and Bruce Roethle**, Variance Request, NW1/4, NE1/4, Section 6, Town of Mishicot, T21N-R24E
  3. **Chuck Hurda**, Variance Request, NW1/4, NE1/4, Section 10, Town of Kossuth, T20N-R23E
  4. **South Park Estates, Subdivison Plat, SW1/2, Section 2, T19N-R22, Village of Whitelaw**
- V. Adjournment

Date: March 22, 2011  
*Amended March 24, 2011*

Melvin Waack, 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  
MARCH 28, 2011

**CALL TO ORDER – ROLL CALL**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order March 28, 2011 by Chairperson Waack at 3:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present were: Mr. Waack, Mr. Spurney, Mr. Korinek, Mr. Mueller, Mr. VanLanen, Mr. Brey and Ms. Muench.

Staff present: Tim Ryan

**DISCUSSION OF PUBLIC HEARING INFORMATION**

Mr. Ryan presented information for the following Zoning Map Amendment Requests for Commissioners' review.

1. Thomas Worsfold, Town of Kossuth
2. Virginia Kress – Town of Gibson

**DISCUSSION OF CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS**

Mr. Ryan presented information on the following variance requests and subdivision plat:

1. Steven and Michelle Hoffman, Town of Newton – Variance
2. Kelly Schmidt and Bruce Roethle, Town of Mishicot – Variance
3. Churck Hurda, Town of Kossuth – Variance
4. South Park Estates, Village of Whitelaw – Subdivision plat

**ADJOURNMENT** – Meeting adjourned at 3:30 p.m.



# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: MONDAY, APRIL 25, 2011  
TIME: 4:00 PM  
PLACE: COUNTY COMPLEX, 4319 EXPO DRIVE  
MANITOWOC, WI 54220

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 and acted upon at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda - "Open Meeting Law Compliance"
- III. Public Input
- IV. Public Hearing
  1. **Bradley & Tatum Schuler**, Zoning Map Amendment Request, NE1/4, NW1/4, Section 32, Town of Eaton, T18N-R21E, A3 Exclusive Agriculture to A1, Agriculture
- V. Certified Surveys, Development Plans and Subdivisions
  1. **William Kappelman Estate**, Variance Request, NW1/4, SW1/4, Section 19, Town of Kossuth, T20N-R24E
  2. **Vernon Gulseth**, Variance Request, NW1/4, SE1/4, Section 7, Town of Manitowoc, T19N-R24E
  3. **John Rabitz**, Variance Request, SE1/4, SE1/4, Section 14, Town of Gibson, T21N-R24E
- VI. Unfinished Business
  1. **Kelly Schmidt and Bruce Roethle**, Variance Request, NW1/4, NE1/4, Section 6, Town of Mishicot, T21N-R24E – Tabled
- VII. Update on General Zoning Ordinance Revision
- VIII. Review and act on bridge proposals for the Valders Sno-Riders snowmobile bridge
- IX. 2011 Update for Cherney Maribel Caves County Park by the Wisconsin Speleological Society
- X. Update on the *Updated Americans with Disabilities Act* and how it affects the County's Park System
- XI. Devils River State Recreation Trail Update
- XII. Review and act on request by Boy Scout Troop 1052 to camp at Cherney Maribel Caves County Park
- XIII. Miscellaneous:
  1. Staff Reports
  2. Personnel
  3. Correspondence
  4. Out of County Trips
- XIV. Adjournment

Date: April 21, 2011

Melvin Waack, 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 25, 2011 MEETING

**CALL TO ORDER – ROLL CALL**

The Regular April 25, 2011 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Waack at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Roll call of Commissioners present: Mr. Waack, Mr. Spurney, Mr. Korinek, Mr. Mueller, Mr. Van Lanen, Mr. Brey and Ms. Muench.

Staff present: Tim Ryan, Adam Backus, and Barb Stoker.

**APPROVAL OF MINUTES – APPROVAL OF AGENDA – OPEN MEETING LAW COMPLIANCE**

Chairman Waack called for a motion to accept the Minutes of the regular March 28, 2011 meeting. Motion to accept the Minutes was made by Mr. Mueller; seconded by Mr. VanLanen. Motion passed upon a unanimous voice vote.

Motion to approve the Agenda was made by Mr. Brey and seconded by Ms. Muench. Motion passed upon unanimous voice vote.

Open Meeting Law Compliance was read by Mr. Ryan stating that the zoning map amendment being heard at this public meeting was referred from the County Clerk; published in the Herald-Times Reporter on April 15 and April 18, 2011; and reviewed by the Commission at a Commission Advisory Meeting held on April 25, 2011. The Commission will make a report and recommendation on this zoning map amendment request to the County Board, who will take action at their May 17, 2011 meeting.

**PUBLIC INPUT**

Chairman Waack asked if there was anyone present who wished to address the Commission on any issues other than the public hearings. There being no one, Mr. Waack closed the public input session.

**PUBLIC HEARINGS**

Mr. Waack explained the procedure to be followed for giving testimony and then opened the Public Hearings.

1. **Bradley & Tatum Schuler**, Zoning Map Amendment Request, Town of Eaton, NE¼, NW¼, Section 32, T18N-R21E, from A3 Exclusive Agriculture to A1 Agriculture District.

Mr. Ryan read the Agenda Commentary (copy on file). A letter was received from the Town of Eaton in favor of this rezone.

Mr. Waack asked if there was anyone who wished to speak in favor of this rezoning request.

Mr. and Mrs. Bradley Schuler spoke in favor of this rezone request. Mr. Waack asked if the Commissioners had any questions. There was a question regarding the length and width of the driveway. Mr. Schuler responded that it was wide enough for emergency vehicles to access.

Mr. Mueller made a motion to approve the rezone request. Motion was seconded by Mr. Korinek. Motion passed upon a unanimous voice vote.

### **CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS**

1. **William Kappelman Estate**, Variance Request, NW¼, SW¼, Section 19, T20N-R24E, Town of Kossuth. Mr. Ryan read the Agenda Commentary (copy on file). He stated that he received phone calls from Mr. Ralph Schuh and Mr. John Hutterer from the Town of Kossuth and both expressed approval of this request. Mr. Ryan stated that the Town does have an agreement to pump water from the pond on the property for fire emergencies.

Mr. Michael Schwarz spoke in favor of the variance request and explained that there is a pond on the south side of the road which has a dry hydrant installed.

Motion was made by Mr. Brey and seconded by Mr. Spurney to approve the variance request. Motion passed upon a unanimous voice vote.

2. **Vernon Gulseth**, Variance Request, NW¼, SE¼, Section 7, T19N-R24E Town of Manitowoc. Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Waack asked if anyone wished to comment regarding this request. There was no one present. Motion was made by Ms. Muench and seconded by Mr. Mueller to approve the variance request. Motion passed upon a unanimous voice vote.

3. **John Rabitz**, Variance Request, SE¼, SE¼, Section 14, T21N-R23E, Town of Gibson. Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Waack asked if anyone wished to comment regarding this request. Don Rabitz spoke in favor of the variance. Motion by Mr. Spurney and seconded by Mr. VanLanen to approve the variance request. Motion passed upon a unanimous voice vote.

### **VI. Unfinished Business**

1. **Kelly Schmidt and Bruce Roethle**, Variance Request, NW¼, NE¼, Section 6, Town of Mishicot, T21N-R24E – tabled. Mr. Ryan stated there has been no additional information received on this request.

- VII. **Update on General Zoning Ordinance Revision:** Mr. Ryan stated that the staff has been attending town meetings and most are on track with updates. Mishicot Township wants to see the completed Ordinance revision before they adopt their zoning districts. Also, the meetings with Steve Rollins and Bay Lakes have been going well.



- VIII. **Review and action on bridge proposals for the Valders Sno-Riders Snowmobile bridge:** Adam Backus stated he presented Commissioners with two quotations which will be covered by the snowmobile program grant. The Valders Sno- Riders will accept the lower quote from Custom Manufacturing Inc. of \$12,950. Motion was made by Ms. Muench and seconded by Mr. Korinek to approve acceptance of the quote from Custom Manufacturing, Inc. Motion passed upon a unanimous voice vote.
- IX. **2011 Update for Cherney Maribel Caves County Park by the Wisconsin Speleological Society:** Mr. Backus asked Mr. Mike Sobush to come in to present a summary of activities. Mr. Backus stated that Mr. Sobush worked for the County through Engstrom at the Caves giving tours and did not spend any more money than received in donations. Looking at organizing a tour of the Caves sometime in June for the County Board. Mr. Sobush gave a presentation of upcoming activities in the Caves and update on the generator as well as the bat situation. There was also discussion on getting electrical power to the job shack. Mr. Backus will be meeting with Public Service to see if they would be willing to make a donation.
- X. **Update on the *Updated Americans with Disabilities Act* and how it affects The County's Park System:** Mr. Backus stated that ADA requirements are changing. He is in the process of updating the chart with where the County Parks are in regards to meeting the requirements. Mr. Backus also informed the Commissioners of the new Mobility Devices Section of the ADA. As of March 15, 2011 all of the parks and trails are open to any type of mobility device which includes 4-wheelers, trucks, golf cart, etc. for those individuals with handicaps. Mr. Backus is planning to write an Ordinance to regulate them with permits and establish speed limits especially on the Devils River Trail.
- XI. **Devils River State Recreation Trail Update:** Mr. Backus put together a summary of the various sections of the trail. A total of \$300,000 has been spent on the trail. Mr. Backus stated that he has recently been notified of a grant award from the State for \$249,000. Denmark has developed a new trail head and the Meadow Lane Bridge in Francis Creeks must be replaced. Mr. Backus has applied for several different grants to help with the cost.
- XII. **Review and act on request by Boy Scout Troop 1052 to camp at Cherney Maribel Caves County Park:** Motion made by Mr. Brey and seconded by Ms. Muench to approve the Boy Scout request. Motion passed upon a unanimous voice vote.

## **MISCELLANEOUS**

1. Staff Reports
  - a. Mr. Ryan stated he gave the Commissioners a copies of the ADA complaint against the County filed by Scott Lewis concerning the CBRF in the Town of Schleswig. Mr. Ryan distributed the response that Mr. Rollins submitted to the federal officials from HUD. Mr. Ryan informed the Commission that Mr. Rollins did an extraordinary job responding to HUD and defending the Department and Manitowoc County concerning allegations in the complaint.

- b. Mr. Ryan and Mr. Tarnowski will be attending a Lakes Association Meeting in Newton regarding the new NR115 legislation. Mr. Ryan will keep the Commissioners informed as it moves along.
  - c. Mr. Ryan informed the Commissioners about a resolution that went to the County Board last month regarding a \$5,000 Lakes grant that had a May 1 deadline. If received, it will help with the NR115 re-write.
- 2. Personnel
  - 3. Correspondence - none
  - 4. Out of County Trips
    - a. There is a Planning Directors' meeting in Waupaca on Friday, April 29, that Mr. Ryan would like to attend. Motion was made by Ms. Muench and seconded by Mr. Van Lanen to approve Mr. Ryan's attendance to the meeting. Motion passed upon a unanimous voice vote.

Mr. Ryan gave the Commissioners the new County road map which was worked on with Ms. Cathy Delain. 10,000 copies were printed and more can be printed if needed.

#### **NEXT MEETING DATE**

Next meeting will be scheduled for May 23, 2010.

#### **ADJOURNMENT**

Motion to adjourn was made by Mr. Van Lanen and seconded by Mr. Mueller. Motion approved upon unanimous vote. Meeting adjourned at 4:50 p.m.

Respectfully submitted,

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Jim Brey, Secretary

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Date



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, APRIL 25, 2011

TIME: 3:00 P.M.

PLACE: COUNTY 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 and acted upon 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. **Bradley & Tatum Schuler**, Zoning Map Amendment Request, NE1/4, NW1/4, Section 32, Town of Eaton, T18N-R21E, A3 Exclusive Agriculture to A1, Agriculture
- IV. Discussion of Certified Surveys, Development Plans and Subdivisions
  - 1. **William Kappelman Estate**, Variance Request, NW1/4, SW1/4, Section 19, Town of Kossuth, T20N-R24E
  - 2. **Vernon Gulseth**, Variance Request, NW1/4, SE1/4, Section 7, Town of Manitowoc, T19N-R24E
  - 3. **John Rabitz**, Variance Request, SE1/4, SE1/4, Section 14, Town of Gibson, T21N-R24E
- V. Adjournment

Date: April 15, 2011

Melvin Waack, 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 25, 2011

**CALL TO ORDER – ROLL CALL**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order April 25, 2011 by Chairperson Waack at 3:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present were: Mr. Waack, Mr. Spurney, Mr. Korinek, Mr. Mueller, Mr. VanLanen, Mr. Brey and Ms. Muench.

Staff present: Tim Ryan

**DISCUSSION OF PUBLIC HEARING INFORMATION**

Mr. Ryan presented information for the following Zoning Map Amendment Requests for Commissioners' review.

1. Bradley & Tatum Schuler, Town of Eaton

**DISCUSSION OF CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS**

Mr. Ryan presented information on the following variance requests:

1. William Kappelman Estate, Town of Kossuth – Variance
2. Vernon Gulseth, Town of Manitowoc – Variance
3. John Rabitz, Town of Gibson – Variance

**ADJOURNMENT** – Meeting adjourned at 3:30 p.m.



# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: MONDAY, JUNE 20, 2011  
TIME: 4:00 PM  
PLACE: COUNTY COMPLEX, 4319 EXPO DRIVE  
MANITOWOC, WI 54220

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 and acted upon at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda - "Open Meeting Law Compliance"
- III. Public Input
- IV. Public Hearings
  1. The **Manitowoc County Planning and Park Commission** hereby petitions the Manitowoc County Board of Supervisors for an Ordinance Amending Manitowoc County Code Chapter 9, Shoreland/Floodplain Zoning, and creating Manitowoc County Code Chapter 31, Floodplain Zoning.
  2. **Marek Enterprises LLC**, Zoning Map Amendment Request, SE¼, SW¼, Section 5, Town of Kossuth, T20N-R23E, A3 Exclusive Agriculture to GA, General Agriculture
- V. Certified Surveys, Development Plans and Subdivisions
  1. **Mark Heller**, Variance Request, SE¼, SE¼, Section 2, Town of Cooperstown, T21N-R22E
  2. **Philip Nysse**, Variance Request, SE¼, Section 26, Town of Kossuth, T20N-R23E
  3. **Daniel and Kim Miller**, Variance Request, NE¼, NE¼, Section 8, Town of Rockland, T19N-R21E
  4. **The Meadow Additional No. 1**, Subdivision plat, SW¼, NW¼, Section 28, T17N-R23E, Village of Cleveland, Manitowoc County
  5. **Michael and Diane Rusch**, Variance Request, SE¼, NE¼, Section 2, Town of Liberty, T18N-R22E
- VI. Unfinished Business
  1. **Kelly Schmidt and Bruce Roethle**, Variance Request, NW¼, NE¼, Section 6, Town of Mishicot, T21N-R24E – Tabled
- VII. Election of Officers
- VIII. Candice Alex, 3068 Cottage Lane, Town of Two Rivers, Sanitary System Violation –Decision whether to pursue Circuit Court action by submitting orders to the County Corporation Counsel for enforcement.
- IX. Update on mountain bike trail at Cherney Maribel Caves
- X. Wilke Lake ADA Bathroom Resolution
- XI. Carstens Lake ADA Bathroom Resolution
- XII. Bullhead Lake ADA Bathroom Resolution
- XIII. Miscellaneous:
  1. Staff Reports
  2. Personnel
  3. Correspondence
  4. Out of County Trips
- XIV. Adjournment

Date: June 13, 2011

Melvin Waack, 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 20, 2011 MEETING

**CALL TO ORDER – ROLL CALL**

The Regular June 20, 2011 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Waack at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Roll call of Commissioners present: Mr. Waack, Mr. Spurney, Mr. Korinek, Mr. Mueller, Mr. Van Lanen, Mr. Brey and Ms. Muench.

Staff present: Tim Ryan, Adam Backus, and Barb Stoker.

**APPROVAL OF MINUTES – APPROVAL OF AGENDA – OPEN MEETING LAW COMPLIANCE**

Chairman Waack called for a motion to accept the Minutes of the regular April 25, 2011 meeting. Motion to accept the Minutes was made by Ms. Muench; seconded by Mr. Mueller. Motion passed upon a unanimous voice vote.

Motion to approve the Agenda was made by Mr. Mueller and seconded by Mr. Korinek. Motion passed upon unanimous voice vote.

Open Meeting Law Compliance was read by Mr. Ryan stating that the zoning map amendment being heard at this public meeting was referred from the County Clerk; published in the Herald-Times Reporter on June 10 and June 13, 2011; and reviewed by the Commission at a Commission Advisory Meeting held on June 20, 2011. The Commission will make a report and recommendation on this zoning map amendment request to the County Board, who will take action at their July 19, 2011 meeting.

**PUBLIC INPUT**

Chairman Waack asked if there was anyone present who wished to address the Commission on any issues other than the public hearings. There being no one, Mr. Waack closed the public input session.

**PUBLIC HEARINGS**

Mr. Waack explained the procedure to be followed for giving testimony and then opened the Public Hearings.

1. **Manitowoc County Planning and Park Commission hereby petitions the Manitowoc County Board of Supervisors for an Ordinance amending Manitowoc County Code, Chapter 9, Shoreland/Floodplain Zoning, and creating Manitowoc County Code Chapter 31, Floodplain Zoning:** Mr. Ryan gave a power point presentation that he will be giving to the County Board on Tuesday, June 21. He explained that this is a cooperative effort between Planning and Zoning Department, Corporation Counsel, FEMA (Federal Emergency Management Association) and Dept of Natural Resources. Reason for the amendment is that FEMA is requiring the County to adopt new updated maps by August, 2011. If the County doesn't adopt new maps, property owners

will not be eligible for flood insurance. The maps are on the County GIS website but will not be released to the public until the ordinances and maps are adopted by the County Board in July.

Motion was made by Mr. Brey and second by Mr. Van Lanen to approve petitioning the County Board for approval of the Ordinance Amending Manitowoc County Code Ch. 9 and Creating Chapter 31 (Shoreland and Floodplain Zoning). Motion passed upon a unanimous voice vote.

**2. Marek Enterprises LLC, Zoning Map Amendment Request, SE¼, SW¼, Section 5, Town of Kossuth, T20N-R23E, A3 Exclusive Agriculture to GA, General Agriculture**

Mr. Ryan read the Agenda Commentary (copy on file). A letter was received from the Land Use Committee and Town Board of the Town of Kossuth in favor of this rezone.

Mr. Waack asked if there was anyone who wished to speak in favor of this rezoning request.

Mr. Mike Marek spoke in favor of the rezone request.

Mr. Waack then asked if there was anyone who was opposed to this rezone. There was no one. He asked the Commissioners if they had any questions for Mr. Marek. There were none. Mr. Waack then closed the hearing and asked for the Commissioners' decision. Motion was made by Mr. Mueller and seconded by Ms. Muench to approve. Motion passed upon a unanimous voice vote.

## **CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS**

**1. Mark Heller, Variance Request, SE¼, SE¼, Section 2, Town of Cooperstown, T21N-R22E.** Mr. Ryan read the Agenda Commentary (copy on file). Mr. Ryan stated he has a letter from the Town of Cooperstown Planning Commission approving Mr. Heller's request.

Motion was made by Mr. Brey and seconded by Mr. Spurney to approve this variance request. Motion passed upon a unanimous voice vote.

**2. Phillip Nysse, Variance Request, SE¼, Section 26, T20N-R23E Town of Kossuth.** Mr. Ryan read the Agenda Commentary (copy on file). Mr. Ryan stated that in talking with Mr. Hutterer of the Town of Kossuth, they would like more time to review this request.

Mr. Waack asked if anyone wished to comment regarding this request. There was no one present to speak. Motion was made by Mr. Spurney and seconded by Ms. Muench to approve the variance request subject to the Town's approval. Motion passed upon a unanimous voice vote.

3. **Daniel and Kim Miller**, Variance Request, NE¼, NE¼, Section 8, T19N-R21E, Town of Rockland. Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Ryan read the Agenda Commentary (copy on file). Mr. Ryan read a letter from the Town of Rockland to approve this variance. No one was present to comment. Motion was made by Ms. Muench and seconded by Mr. Spurney to approve. Motion passed upon a unanimous voice vote.

4. **The Meadow Addition No. 1**, Subdivision plat, SW¼ NW¼, Section 28, T17N-R23E, Village of Cleveland, Manitowoc County. Mr. Ryan read the Agenda Commentary (copy on file).

Motion was made by Mr. Mueller and seconded by Mr. Korinek to allow Mr. Ryan to approve the subdivision plat as not objectionable. Motion passed upon a unanimous voice vote.

5. **Michael and Diane Rusch**, Variance Request, SE¼ NE¼ Section 2, Town of Liberty, T18N-R22E. Mr. Ryan read the Agenda Commentary (copy on file). Mr. Ryan noted that the Town of Liberty will be updating their Zoning Maps later this year and the zoning of these parcels will be changed.

Joel Aulik, Planning Commission, Town of Liberty spoke in favor of the request.

Motion by Mr. Van Lanen and seconded by Mr. Brey to approve. Motion passed upon a unanimous voice vote.

## VI. Unfinished Business

1. **Kelly Schmidt and Bruce Roethle**, Variance Request, NW¼, NE¼, Section 6, Town of Mishicot, T21N-R24E – tabled. Mr. Ryan stated there has been no additional information received on this request.

## VII. Election of Officers

Chairman – Mr. Waack was nominated for Chairman. Ms. Muench made a motion to close nominations and approve Mr. Waack as Chairman. Seconded by Mr. Spurney. Motion passed upon a unanimous voice vote.

Vice-Chairman – Mr. Mueller was nominated for Vice-Chairman. Mr. Brey made a motion to close nominations and cast a unanimous ballot for Mr. Mueller. Motion passed upon a unanimous voice vote.

Secretary - Mr. Brey was nominated for Secretary. Ms. Muench made a motion to close nominations and cast a unanimous ballot for Mr. Brey. Seconded by Mr. Mueller. Motion passed upon a unanimous voice vote.

- VII. **Candice Alex, 3068 Cottage Lane, Town of Two Rivers, Sanitary System Violation – Decision whether to pursue Circuit Court action by submitting orders to the County Corporation Counsel for enforcement.** Mr. Ryan stated that this has been an ongoing situation. The Commission received a



chronological list of the actions that have occurred. Motion made by Mr. Korinek and seconded by Mr. Mueller to forward this violation to Corporation Counsel for enforcement. Motion passed upon a unanimous voice vote.

- IX. **Update on mountain bike trail at Cherney Maribel Caves** - Mr. Backus gave the Commission an overview of Maribel Caves area. He explained that he was approached by a group to develop a mountain bike trail. They have done their own fund raising for the project and volunteering time at the caves and park. There are no taxpayer dollars involved. Motion was made by Ms. Muench and seconded by Mr. Korinek in favor of continuing the development of the mountain bike trail at Cherney Maribel Caves. Motion passed upon a unanimous voice vote.

- X.- XII. **Wilke Lake, Cartens Lake, and Bullhead Lake ADA Bathroom Resolutions**— Mr. Backus stated he received a call from DNR and they have some grant dollars available for these projects. The match for the grants will be the time that Mr. Backus works on the projects. Motion was made by Mr. Waack and seconded by Mr. Mueller to approve the Resolutions to apply for DNR grants. Motion passed upon a unanimous voice vote.

#### **MISCELLANEOUS**

1. Staff Reports
2. Personnel
3. Correspondence - none
4. Out of County Trips

#### **NEXT MEETING DATE**

Next meeting will be scheduled for July 25, 2010.

#### **ADJOURNMENT**

Motion to adjourn was made by Mr. Korinek and seconded by Mr. Mueller. Motion approved upon unanimous vote. Meeting adjourned at 4:40 p.m.

Respectfully submitted,

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Jim Brey, Secretary

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Date



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, JUNE 20, 2011

TIME: 3:00 P.M.

PLACE: COUNTY 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 and acted upon 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. The **Manitowoc County Planning and Park Commission** hereby petitions the Manitowoc County Board of Supervisors for an Ordinance Amending Manitowoc County Code Chapter 9, Shoreland/Floodplain Zoning, and creating Manitowoc County Code Chapter 31, Floodplain Zoning.
  2. **Marek Enterprises LLC**, Zoning Map Amendment Request, SE $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 5, Town of Kossuth, T20N-R23E, A3 Exclusive Agriculture to GA, General Agriculture
- IV. Discussion of Certified Surveys, Development Plans and Subdivisions
  1. **Mark Heller**, Variance Request, SE $\frac{1}{4}$ , SE $\frac{1}{4}$ , Section 2, Town of Cooperstown T21N-R22E
  2. **Philip Nysse**, Variance Request, SE $\frac{1}{4}$ , Section 26, Town of Kossuth, T20N-R23E
  3. **Daniel and Kim Miller**, Variance Request, NE $\frac{1}{4}$ , NE $\frac{1}{4}$ , Section 8, Town of Rockland, T19N-R21E
  4. **The Meadow Additional No. 1**, Subdivision plat, SW $\frac{1}{4}$ , NW $\frac{1}{4}$ , Section 28, T17N-R23E, Village of Cleveland, Manitowoc County
  5. **Michael and Diane Rusch**, Variance Request, SE $\frac{1}{4}$ , NE $\frac{1}{4}$ , Section 2, Town of Liberty, T18N-R22E
- V. Adjournment

Date: June 13, 2011

Melvin Waack, 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 20, 2011**

**CALL TO ORDER – ROLL CALL**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order June 20, 2011 by Chairperson Waack at 3:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present were: Mr. Waack, Mr. Spurney, Mr. Korinek, Mr. Mueller, Mr. VanLanen, Mr. Brey and Ms. Muench.

Staff present: Tim Ryan

**DISCUSSION OF PUBLIC HEARING INFORMATION**

Mr. Ryan presented information for the following for Commissioners' review.

1. Manitowoc County Planning and Park Commission hereby petitions the Manitowoc County Board of Supervisors for an Ordinance amending Manitowoc County Code, Chapter 9, Shoreland/Floodplain Zoning, and creating Manitowoc County Code Chapter 31, Floodplain Zoning
2. Marek Enterprises LLC, Zoning Map Amendment Request, SE¼, SW¼, Section 5, Town of Kossuth, T20N-R23E, A3 Exclusive Agriculture to GA, General Agriculture.

**DISCUSSION OF CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS**

Mr. Ryan presented information on the following variance requests:

1. Mark Heller, Town of Cooperstown – Variance
2. Phillip Nysse, Town of Kossuth – Variance
3. Daniel and Kim Miller, Town of Rockland – Variance
4. The Meadow Addition No. 1, Subdivision Village of Cleveland
5. Michael and Diane Rusch, Town of Liberty – Variance

Mr. Ryan presented the Commission detailed information for their review regarding the Sanitary System Violation of Candice Alex, 3068 Cottage Lane, Town of Two Rivers.

**ADJOURNMENT** – Meeting adjourned at 3:40 p.m.



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION MEETING NOTICE

DATE: MONDAY, July 25, 2011

TIME: 4:00 PM

PLACE: COUNTY COMPLEX, 4319 EXPO DRIVE  
MANITOWOC, WI 54220

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 and acted upon at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda - "Open Meeting Law Compliance"
- III. Public Input
- IV. Certified Surveys, Development Plans and Subdivisions
  1. **Francis and Clarissa Wall**, Variance Request, SE¼, SW¼, Section 4, Town of Cooperstown, T21N-R22E
  2. **Chad Westphalen**, Variance Request, NE1/4, NW1/4, Section 4, Town of Schleswig, T17N-R21E
- V. Unfinished Business
  1. **Kelly Schmidt and Bruce Roethle**, Variance Request, NW¼, NE¼, Section 6, Town of Mishicot, T21N-R24E – Tabled
- VI. Discussion and Action on the Resolutions to Petition the Manitowoc County Board to Pass a County Interim Control Ordinance Placing a Moratorium on Wind Energy Systems Not Yet Approved.
- VII. Pool at rental home at Walla Hi County Park; review and act
- VIII. Miscellaneous:
  1. Staff Reports
  2. Personnel
  3. Correspondence
  4. Out of County Trips
- IX. Adjournment

Date: July 18, 2011

Melvin Waack, 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.

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MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE REGULAR JULY 25, 2011 MEETING

**CALL TO ORDER – ROLL CALL**

The Regular July 25, 2011 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Waack at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Roll call of Commissioners present: Mr. Waack, Mr. Spurney, Mr. Korinek, Mr. Mueller, Mr. Van Lanen, Mr. Brey and Ms. Muench.

Staff present: Tim Ryan and Barb Stoker.

**APPROVAL OF MINUTES – APPROVAL OF AGENDA – OPEN MEETING LAW COMPLIANCE**

Chairman Waack called for a motion to accept the Minutes of the regular June 20, 2011 meeting. Motion to accept the Minutes was made by Mr. Korinek; seconded by Ms. Muench. Motion passed upon a unanimous voice vote.

Motion to approve the Agenda was made by Mr. Mueller and seconded by Mr. Spurney. Motion passed upon unanimous voice vote.

Open Meeting Law Compliance – Mr. Ryan explained that there were no Class 2 public hearings scheduled so there was no publication in the paper.

**PUBLIC INPUT**

Chairman Waack asked if there was anyone present who wished to address the Commission on any issues on the Agenda.

Jeff Roberts spoke in favor of the moratorium on wind turbines. He would like the County Ordinance to be rewritten to include stronger regulation.

Anita Roberts spoke in favor of the moratorium on wind turbines. She would also like to see the current Ordinance revised and brought up to date.

Chad Westphalen spoke in favor of his Variance Request to sell land to this sister.

Jerome Hlinak spoke in favor of the moratorium. He gave the Commissioners a map of proposed plotted turbines and said there is great confusion as to what the setbacks need to be from lot lines.

Dean Anhalt spoke in favor of the moratorium. He feels we should wait until the State comes up with revised rules.

Mark Tegan spoke in favor of the moratorium.

Mr. Waack asked if there was anyone else who wished to speak. Being none, public input was closed.

## **CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS**

1. **Francis and Clarissa Wall**, Variance Request, SE¼, SW¼, Section 4, Town of Cooperstown, T21N-R22E. Mr. Ryan read the Commentary (copy on file). Mr. Ryan stated the Town of Cooperstown has indicated they will update their zoning map during the map revision process to GA (General Agriculture) this fall.

Motion was made by Mr. Brey and seconded by Ms. Muench to approve this variance request. Motion passed upon a unanimous voice vote.

2. **Chad Westphalen**, Variance Request, NE¼, NW¼, Section 4, T17N-R21E, Town of Schleswig. Mr. Ryan read the Commentary (copy on file). Mr. Ryan noted that the Town of Schleswig stated they will update their zoning map to GA (General Agriculture) later this year.

Motion was made by Mr. Mueller and seconded by Mr. Spurney to approve the variance request. Motion passed upon a unanimous voice vote.

### **V. Unfinished Business**

1. **Kelly Schmidt and Bruce Roethle**, Variance Request, NW¼, NE¼, Section 6, Town of Mishicot, T21N-R24E – tabled. Mr. Ryan stated there has been no additional information received on this request.

### **VI. Discussion and Action on the Resolutions to Petition the Manitowoc County Board to Pass a County Interim Control Ordinance Placing a Moratorium on Wind Energy Systems Not Yet Approved**

Mr. Waack reviewed the items listed in a memo they received prior to the meeting regarding the two resolutions to petition the County Board to pass a County Interim Control Ordinance Placing a Moratorium on Wind Energy Systems not yet approved. He then open the item for discussion. Mr. Korinek didn't feel a government entity should have to pay the application fee. He also stated it would be a County moratorium and doesn't think the Townships should be liable for writing the moratorium for the County. He agreed that the requests be put on the agenda as public hearings. He doesn't feel that a moratorium would be overreaching if the facts have changed. He stated that any moratorium would have to be approved by all townships.

Mr. Brey stated he was on the Committee for the original Ordinance. He feels the Ordinance was a compromise of both sides of the issue. He stated that he would not support a moratorium.

Ms. Muench stated she would like to hear what the State is proposing. She would not be in favor of the moratorium and would like to hear comments from Mr. Rollins. She would like to see it on the August meeting Agenda.

Mr. Korninek replied that the reason the towns are asking for the moratorium is because the State is at a standstill. The State will probably come up with tougher rules. He feels that a moratorium would protect us until the State gets their rules in effect.

Mr. Ryan stated he would like a motion to address any future hearing fees on this matter. Mr. Waack made a motion to waive the fee. It was seconded by Mr. Van Lanen. Motion passed upon a unanimous voice vote.

Mr. Ryan would also like specific moratorium language to move forward with a Public Hearing in August. Mr. Brey made a motion to include on the August Planning & Park Commission Agenda a hearing regarding the resolutions from the Town of Mishicot and Town of Two Creeks regarding a one year moratorium on Chapter 24 – Large Wind Energy System Ordinance. Seconded by Mr. Mueller.

Mr. Spurney had concerns with legal ramifications of a moratorium as stated in No. 4 of the memorandum they were given. Mr. Ryan will discuss Mr. Spurney's concerns with Corporation Counsel.

Discussion followed. Mr. Brey encouraged everyone in favor of the moratorium to show specific facts regarding noise, setbacks, etc. Mr. Ryan stated that he needed specific language for the public hearing notice. Mr. Hoffman, Co. Board Supervisor from the Town of Mishicot, read from their Resolution that they are requesting "prohibiting the approval of any wind energy system not already approved, for a period of one year or the length of time it takes to quantitatively and qualitatively assess the environmental and economic effects of wind energy systems on Manitowoc County Towns, or until the State of Wisconsin establishes new guidelines, whichever first occurs".

There being no further discussion, Mr. Waack called for a vote on Mr. Brey's Motion. Motion passed upon a unanimous voice vote.

### **MISCELLANEOUS**

1. Staff Reports
2. Personnel
3. Correspondence - none
4. Out of County Trips

### **NEXT MEETING DATE**

Next meeting will be scheduled for August 22, 2010.

### **ADJOURNMENT**

Motion to adjourn was made by Ms. Muench and seconded by Mr. Spurney. Motion approved upon unanimous vote. Meeting adjourned at 4:35 p.m.

Respectfully submitted,

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Jim Brey, Secretary

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Date



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, JULY 25, 2011

TIME: 3:00 P.M.

PLACE: COUNTY 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 and acted upon at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda  
"Open Meeting Law Compliance"
- III. Discussion of Certified Surveys, Development Plans and Subdivisions
  1. **Francis and Clarissa Wall**, Variance Request, SE $\frac{1}{4}$ , SW $\frac{1}{4}$ , Section 4, Town of Cooperstown, T21N-R22E
  2. **Chad Westphalen**, Variance Request, NE $\frac{1}{4}$ , NW $\frac{1}{4}$ , Section 4, Town of Schleswig, T17N-R21E
- IV. Adjournment

Date: July 15, 2011

Melvin Waack, 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.

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MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE ADVISORY MEETING  
July 25, 2011

**CALL TO ORDER – ROLL CALL**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order July 25, 2011 by Chairperson Waack at 3:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present were: Mr. Waack, Mr. Spurney, Mr. Korinek, Mr. Mueller, Mr. VanLanen, Mr. Brey and Ms. Muench.

Staff present: Tim Ryan

**DISCUSSION OF CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS**

Mr. Ryan presented information on the following variance requests:

1. Francis and Clarissa Wall, Town of Cooperstown – Variance
2. Chad Westphalen, Town of Schleswig – Variance

**ADJOURNMENT** – Meeting adjourned at 3:20 p.m.



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION MEETING NOTICE

DATE: MONDAY, August 22, 2011

TIME: 4:00 PM

PLACE: COUNTY COMPLEX, 4319 EXPO DRIVE  
MANITOWOC, WI 54220

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 and acted upon at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda - "Open Meeting Law Compliance"
- III. Public Input
- IV. Public Hearing
  1. Consideration of a Moratorium for Large Wind Farms
- V. Certified Surveys, Development Plans and Subdivisions
  1. **James Bruckschen**, Variance Request, NW $\frac{1}{4}$ , NW $\frac{1}{4}$  and SW $\frac{1}{4}$  NW $\frac{1}{4}$ , Section 27, Town of Newton, T18N-R23E
- VI. Unfinished Business
  1. **Kelly Schmidt and Bruce Roethle**, Variance Request, NW $\frac{1}{4}$ , NE $\frac{1}{4}$ , Section 6, Town of Mishicot, T21N-R24E – Tabled
- VII. Miscellaneous:
  1. Staff Reports
  2. Personnel
  3. Correspondence
  4. Out of County Trips
- VIII. Adjournment

Date: August 15, 2011

Melvin Waack, 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 AUGUST 22, 2011 MEETING

**CALL TO ORDER – ROLL CALL**

The Regular August 22, 2011 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Waack at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Roll call of Commissioners present: Mr. Waack, Mr. Spurney, Mr. Korinek, Mr. Mueller, Mr. Van Lanen, Mr. Brey and Ms. Muench.

Staff present: Tim Ryan and Barb Stoker.

**APPROVAL OF MINUTES – APPROVAL OF AGENDA – OPEN MEETING LAW COMPLIANCE**

Chairman Waack called for a motion to accept the Minutes of the regular July 25, 2011 meeting. Motion to accept the Minutes was made by Ms. Muench; seconded by Mr. Spurney. Motion passed upon a unanimous voice vote.

Motion to approve the Agenda was made by Mr. Mueller and seconded by Mr. Van Lanen. Motion passed upon unanimous voice vote.

Open Meeting Law Compliance – Open Meeting Law Compliance was read by Mr. Ryan stating that the petitions seeking a moratorium being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on August 10 and August 15, 2011; and reviewed by the Commission at a Commission Advisory Meeting held on August 22, 2011. The Commission will make a recommendation on this moratorium request to the County Board, who will take action at their September 20, 2011 meeting.

**PUBLIC INPUT**

Chairman Waack asked if there was anyone present who wished to address the Commission on any issues on the Agenda.

Kevin Behnke, Chairman Town of Newton spoke regarding the Bruckschen variance request. He suggested that if the Commission grants the variance request that it be done contingent upon receipt of the town of Newton's input. The Town's Planning Commission will not meet until the third Monday in September. He also spoke in regard to the moratorium. The Town of Newton has their own wind ordinance and has recently passed a moratorium on theirs for a year because of the PSC delay in developing their rules.

Emily Matthews spoke in favor of the moratorium.

Gary French spoke in favor of the moratorium.

Mr. Waack asked if there was anyone else who wished to speak. Being none, public input was closed.

## **CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS**

1. **James Bruckschen**, Variance Request, NW¼, NW¼ and SW¼, NW¼, Section 27, Town of Newton, T18N-R23E. Mr. Ryan read the Commentary (copy on file). Staff recommends granting the variance contingent on the Town of Newton not being opposed to the request.

Motion was made by Mr. Korinek and seconded by Mr. Brey to approve this variance request with the condition that the Town of Newton has no objection. Motion passed upon a unanimous voice vote.

## **PUBLIC HEARING**

1. Consideration of a Moratorium for Large Wind Farms

Mr. Waack opened the public hearing for the Consideration of a Moratorium for Large Wind Farms and requested that anyone wishing to speak, keep their comments to 3 or 4 minutes.

Mr. Ryan stated that the Towns of Cooperstown, Mishicot and Two Creeks have requested a moratorium on large wind farms. The applicants wish to enact a moratorium on the establishment of wind farms in Manitowoc County. Letters were received from Cooperstown, Mishicot and Two Creeks indicating their respective Town Boards are in favor of a wind power moratorium.

Mr. Waack then asked if there was anyone who wished to speak.

Jeff Roberts spoke in favor of the moratorium. Supplied additional information to the Commission for the record. He would like the Ordinance to be revised.

John Vanderlese, District Director for Senator Alan Lasee's Office. gave an update on the status of PSC rules and stated that Senator Lasee is introducing legislation to require a full impact health study for both humans and animals before additional wind turbines could be resurrected in Wisconsin. He spoke in favor of the moratorium.

George Patek spoke in favor of the moratorium.

Ron Heuer spoke in favor of the moratorium.

Jerome Hlinak spoke in favor of the moratorium. He submitted additional information to the Commission for the record. Mr. Brey responded to comments included in the information submitted.

Andrew Konopacki spoke in favor of the moratorium.

Anita Roberts spoke in favor of the moratorium. She submitted changes to the Commission that she would like to see made to the Ordinance.

Lee Engelbrecht, Chair Town of Two Creeks spoke in favor of an independent health and safety study. He stated that he also serves on the Board of Directors for the Wisconsin Towns Association currently serving as President which met on August 19<sup>th</sup> and read from a letter confirming that they adopted a motion to support State legislation that would require an independent impact study of wind turbines on health and safety as proposed by Senator Lasee.

Richard Salm is in favor of a County-wide moratorium. He stated that the Town of Meeme has enacted their own moratorium. He feels that the County Ordinance Chapter 24 is outdated and needs to be looked at.

Dean Anhalt Town of Mishicot Supervisor spoke in favor of the moratorium. He explained his experience in visiting one of the abandoned homes and the meetings he had with the former residents. He submitted contact information to the Commission for the people he had visited.

Brian Kraemer, Chair Town of Centerville spoke in favor of the moratorium. He noted that the Town of Centerville has enacted their own moratorium.

Gary French spoke again in favor of the moratorium.

Don Goeke spoke in favor of the moratorium.

Mr. Waack asked if there was anyone else to speak. There being none, he closed the public hearing.

Mr. Korinek made a motion and seconded by Mr. Brey to send a resolution for a one year moratorium on large wind farms to the County Board. There were additional comments from Mr. Brey, Mr. Spurney, Mr. VanLanen, and Mr. Mueller. Mr. Waack asked if there was any other discussion. Being none he called for a vote. Motion passed upon a unanimous voice vote.

### **Unfinished Business**

1. **Kelly Schmidt and Bruce Roethle**, Variance Request, NW¼, NE¼, Section 6, Town of Mishicot, T21N-R24E – tabled. Mr. Ryan stated there has been no additional information received on this request.

### **NEXT MEETING DATE**

Next meeting will be scheduled for September 26, 2011.

### **ADJOURNMENT**

Motion to adjourn was made by Mr. Van Lanen and seconded by Mr. Mueller. Motion approved upon unanimous vote. Meeting adjourned at 5:15 p.m.

Respectfully submitted,

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Jim Brey, Secretary

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Date



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

**DATE:** MONDAY, AUGUST 22, 2011

**TIME:** 3:00 P.M.

**PLACE:** COUNTY 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 and acted upon at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda  
"Open Meeting Law Compliance"
- III. Discussion of information relating to the Consideration of a Moratorium for Large Wind Farms
- IV. Discussion of Certified Surveys, Development Plans and Subdivisions
  1. **James Bruckschen**, Variance Request, NW $\frac{1}{4}$ , NW $\frac{1}{4}$  and SW $\frac{1}{4}$  NW $\frac{1}{4}$ , Section 27, Town of Newton, T18N-R23E
- V. Adjournment

Date: August 15, 2011

Melvin Waack, 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  
August 22, 2011

**CALL TO ORDER – ROLL CALL**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order August 22, 2011 by Chairperson Waack at 3:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present were: Mr. Waack, Mr. Spurney, Mr. Korinek, Mr. Mueller, Mr. VanLanen, Mr. Brey and Ms. Muench.

Staff present: Tim Ryan

**DISCUSSION OF CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS**

Mr. Ryan presented information on the following variance requests:

1. James Bruckschen, Town of Newton – Variance

**ADJOURNMENT** – Meeting adjourned at 3:20 p.m.



# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: MONDAY, SEPTEMBER 26, 2011  
TIME: 4:00 PM  
PLACE: COUNTY COMPLEX, 4319 EXPO DRIVE  
MANITOWOC, WI 54220

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 and acted upon at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda - "Open Meeting Law Compliance"
- III. Public Input
- IV. Public Hearing
  1. Text amendment to the Manitowoc County Code Chapter 20, Standards for Wireless Communication Facilities Ordinance
  2. Text amendment to the Manitowoc County Code Chapter 24, Large Wind Energy System Ordinance
  3. Text amendment to the Manitowoc County Code Chapter 25, Small Wind Energy System Ordinance
- V. Certified Surveys, Development Plans and Subdivisions
  1. **Everett Rabe**, Variance Request, NE¼, NW¼, Section 3 T17N-R21E, Town of Schleswig
  2. **Zips Donkey Acres LLC**, Variance Request, SE¼, SW¼, Section 18, T20N-R24E, Town of Kossuth
  3. **Larsen Angus Farms LLC**, Variance Request, NW¼, SW¼, Section 12, T21N-R22E, Town of Cooperstown
  4. **Kenneth Foster**, Variance Request, SW¼, SE¼, Section 1, T19N-R24E, Town of Manitowoc Rapids
- VI. Unfinished Business
  1. **Kelly Schmidt and Bruce Roethle**, Variance Request, NW¼, NE¼, Section 6, Town of Mishicot, T21N-R24E – Tabled
- VII. Discussion of 2012 Budget
- VIII. Resolution Authorizing Highway Department to Perform Work Exceeding \$25,000
- IX. Miscellaneous:
  1. Staff Reports
  2. Personnel
  3. Correspondence
  4. Out of County Trips
- X. Adjournment

Date: September 22, 2011

Melvin Waack, 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 26, 2011 MEETING

**CALL TO ORDER – ROLL CALL**

The Regular September 26, 2011 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Waack at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Roll call of Commissioners present: Mr. Waack, Mr. Spurney, Mr. Korinek, Mr. Mueller, Mr. Van Lanen, and Ms. Muench. Mr. Brey was excused.

Staff present: Tim Ryan, Adam Backus, and Barb Stoker.

**APPROVAL OF MINUTES – APPROVAL OF AGENDA – OPEN MEETING LAW COMPLIANCE**

Chairman Waack called for a motion to accept the Minutes of the regular August 22, 2011 meeting. Motion to accept the Minutes was made by Mr. Van Lanen; seconded by Mr. Mueller. Motion passed upon a unanimous voice vote.

Motion to approve the Agenda was made by Ms. Muench and seconded by Mr. Spurney. Motion passed upon unanimous voice vote.

Open Meeting Law Compliance – Open Meeting Law Compliance was read by Mr. Ryan stating that the petitions seeking a text amendment to Manitowoc County Code Chapters 20, 24 and 25 being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on September 12 and September 19, 2011; and reviewed by the Commission at a Commission Advisory Meeting held on September 26, 2011. The Commission will make a recommendation on each of these text amendment requests to the County Board, who will take action at their October 11, 2011 meeting.

**PUBLIC INPUT**

Chairman Waack asked if there was anyone present who wished to address the Commission on any issues on the Agenda. After three calls for public input, there being none, public input was closed.

**PUBLIC HEARING**

Mr. Ryan explained the three text amendments to protect emergency communication corridors. He would like the Commissioners to add these text amendments for Small Wind, Large Wind and Telecommunication Ordinances to prevent structures from causing interference with emergency communications in order to help protect the public.

Jeff Beyer, Public Works Director spoke in favor of these text amendments.

No one else wished to speak. Mr. Waack then closed the hearing.

Ms. Muench made a motion; seconded by Mr. Mueller to approve the text amendments for Chapter 20, 24, and 25. Motion passed upon unanimous voice vote.

## **CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS**

1. **Everett Rabe**, Variance Request, NE¼, NW¼ Section 3, Town of Schleswig, T17N-R21E. Mr. Ryan read the Commentary (copy on file). Staff recommends granting the variance and approving the certified survey map.

Motion was made by Mr. Spurney and seconded by Ms. Muench to approve this variance request. Motion passed upon a unanimous voice vote.

2. **Zips Donkey Acres LLC**, Variance Request, SE¼, SW¼, Section 18, Town of Kossuth T20N-R24E. Mr. Ryan read the Commentary (copy on file). Staff recommends granting the variance and approving the certified survey map.

Anita Zipperer spoke regarding the variance.

Ms. Muench made a motion; seconded by Mr. Korinek to approve this variance request. Motion passed upon a unanimous voice vote.

3. **Larsen Angus Farms LLC**, Variance Request, NW¼, SW¼, Section 12, Town of Cooperstown, T12N-R22E. Mr. Ryan read the Commentary (copy on file). Staff recommends granting the variance and the proposed CSM with the following conditions. The Planning Commission will not approve the final CSM until land is rezoned for residential use when Cooperstown updates its zoning later this year.

Mr. Waack asked if there was anyone present to speak on this. There was no one.

Motion was made by Mr. Mueller and seconded by Mr. Korinek to table the Larsen Angus Farms request. Motion passed upon a unanimous voice vote.

4. **Kenneth Foster**, Variance Request, SW¼, SE¼, Section 1, Town of Manitowoc Rapids, T19N-R24E. Mr. Ryan read the Commentary (copy on file). Staff recommends granting the variance and approving the proposed certified survey map.

There was no one present to comment.

Motion made by Mr. Korinek and Ms. Muench to approve this variance request. Motion passed upon a unanimous voice vote.

## **Unfinished Business**

1. **Kelly Schmidt and Bruce Roethle**, Variance Request, NW¼, NE¼, Section 6, Town of Mishicot, T21N-R24E – tabled. Mr. Ryan stated there has been no additional information received on this request.

**Discussion of 2012 Budget**

Mr. Ryan presented a copy of the submitted 2012 budget for the Commissioners review. Permit fees are coming in less than expected. He will keep the Commission informed as budgets progress.

**Resolution Authorizing Highway Department to Perform Work Exceeding \$25,000**

Adam Backus stated they are still working on the trail project and gave a report on the remaining work to be done. There is a State statute that if the Highway Department wants to do the work in house when the funds are coming from the State DNR, a resolution needs to be approved by three-fourths vote of the County Board.

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

**Miscellaneous**

**1. Staff Reports** - Mr. Ryan noted that the final draft of the Ordinance revision has been received and he will be getting a copy to the Commissioners and will address it at the October Commission meeting and the County Board in November.

**NEXT MEETING DATE**

Next meeting will be scheduled for October 17, 2011.

**ADJOURNMENT**

Motion to adjourn was made by Mr. Korinek and seconded by Mr. Mueller. Motion approved upon unanimous vote. Meeting adjourned at 4:20 p.m.

Respectfully submitted,

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Jim Brey, Secretary

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Date



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, SEPTEMBER 26, 2011

TIME: 3:00 P.M.

PLACE: COUNTY 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 and acted upon at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda  
"Open Meeting Law Compliance"
- III. Discussion of the information relating to the Text Amendments to Manitowoc County Code Chapter 20, Standards for Wireless Communication Facilities Ordinance; Chapter 24, Large Wind Energy System Ordinance; and Chapter 25, Small Wind Energy System Ordinance.
- IV. Discussion of Certified Surveys, Development Plans and Subdivisions
  1. Everett Rabe, Variance Request, NE1/4 NW1/4, Section 3, T17N-R21E, Town of Schleswig
  2. **Zips Donkey Acres LLC**, Variance Request, SE1/4, SW1/4, Section 18, T20N-R24E, Town of Kossuth
  3. **Larsen Angus Farms LLC**, Variance Request, NW1/4, SW1/4, Section 12, T21N-R22E, Town of Cooperstown
  4. **Kenneth Foster**, Variance Request, SW 1/4, SE1/4, Section 1, T19N-R24E, Town of Manitowoc Rapids
- V. Adjournment

Date: September 22, 2011

Melvin Waack, 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 26, 2011

**CALL TO ORDER – ROLL CALL**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order September 26, 2011 by Chairperson Waack at 3:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present were: Mr. Waack, Mr. Spurney, Mr. Korinek, Mr. Mueller, Mr. VanLanen and Ms. Muench. Mr. Brey was excused.

Staff present: Tim Ryan

**DISCUSSION OF PROPOSED TEXT AMENDMENTS:**

There was an explanation by Mr. Ryan and discussion of the information relating to the Text Amendments to Manitowoc County Code Chapter 20, Standards for Wireless Communication Facilities Ordinance; Chapter 24, Large Wind Energy System Ordinance; and Chapter 25, Small Wind Energy System Ordinance.

**DISCUSSION OF CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS:**

Mr. Ryan presented information on the following variance requests:

1. Everett Rabe, Town of Schleswig – Variance
2. Zips Donkey Acres LLC – Town of Kossuth – Variance
3. Larsen Angus Farms LLC – Town of Cooperstown – Variance
4. Kenneth Foster – Town of Manitowoc Rapids – Variance

**ADJOURNMENT** – Meeting adjourned at 3:40 p.m.



# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### AMENDED MEETING NOTICE

DATE: MONDAY, OCTOBER 17, 2011  
TIME: 4:00 PM  
PLACE: COUNTY COMPLEX, 4319 EXPO DRIVE  
MANITOWOC, WI 54220

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 and acted upon at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda - "Open Meeting Law Compliance"
- III. Public Input
- IV. Public Hearing
  1. Comprehensive Zoning Ordinance Revision of Manitowoc County Code Chapter 8, including the associated Town Zoning Maps.
- V. Certified Surveys, Development Plans and Subdivisions
  1. **Mark Giese**, Variance Request, NW¼, NE¼, Section 35 T17N-R22E, Town of Meeme
  2. **Roman and Joyce Lulloff**, Variance Request, SW1/4, SE1/4, Section 7, T17N-R21E, Town of Schleswig
- VI. Unfinished Business
  1. **Kelly Schmidt and Bruce Roethle**, Variance Request, NW¼, NE¼, Section 6, Town of Mishicot, T21N-R24E – Tabled
  2. **Larsen Angus Farms LLC**, Variance Request, NW¼, SW¼, Section 12, T21N-R22E, Town of Cooperstown - Tabled
- VII. Review and accept snowmobile bids
- VIII. Approve camping at Cherney Maribel Caves for Boy Scout troop
- IX. Discuss Manitowoc County Lakes Association request for portion of the boat launch donations
- VII. Miscellaneous:
  1. Staff Reports
  2. Personnel
  3. Correspondence
  4. Out of County Trips
- VIII. Adjournment

Date: October 11, 2011

*Amended: October 13, 2011*

Melvin Waack, 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 17, 2011 MEETING

**CALL TO ORDER – ROLL CALL**

The Regular October 17, 2011 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Waack at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Roll call of Commissioners present: Mr. Waack, Mr. Spurney, Mr. Korinek, Mr. Mueller, and Ms. Muench. Mr. Brey and Mr. Van Lanen were excused.

Staff present: Tim Ryan, Pete Tarnowski, Adam Backus, and Barb Stoker.

Also in attendance: Brandon Robinson, Bay Lakes Regional Planning

**APPROVAL OF MINUTES – APPROVAL OF AGENDA – OPEN MEETING LAW COMPLIANCE**

Chairman Waack called for a motion to accept the Minutes of the regular September 26, 2011 meeting. Motion to accept the Minutes was made by Ms. Muench; seconded by Mr. Mueller. Motion passed upon a unanimous voice vote.

Motion to approve the Agenda was made by Mr. Mueller and seconded by Mr. Spurney. Motion passed upon unanimous voice vote.

Open Meeting Law Compliance – Open Meeting Law Compliance was read by Mr. Ryan stating that the petition seeking a comprehensive zoning ordinance revision of Manitowoc County Code Chapter 8, including the associated town zoning maps being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on October 3 and October 10, 2011; and reviewed by the Commission at a Commission Advisory Meeting held on October 17, 2011. The Commission will make a recommendation on this comprehensive zoning ordinance revision request to the County Board, who will take action at their November 7, 2011 meeting.

**PUBLIC INPUT**

Chairman Waack asked if there was anyone present who wished to address the Commission on any issues on the Agenda.

Dennis Salzman, Town of Schleswig expressed his concern with the number of animal units that are allowed in Small Estate Residential (SE) and Rural Residential (RR) compared to the Large Estate Residential (LE) district. SE and RR are limited to one animal unit per acre; however LE which is a 5 acre parcel has no limit. All three of these zoning districts allow for ag use. He feels we need to find a way to limit ag uses. He doesn't want to see 500 animal units on a 5 acre parcel. Mr. Waack asked Mr. Ryan to address this concern. Mr. Ryan stated that after a brief meeting with staff and Brandon of Bay Lakes it was determined that we don't see a problem with limiting the number of animals in LE as is done in the SE and RR. This can be addressed with Corporation Counsel if the Commissioners would agree with this request.

Stephen Diedrich who has land in Cooperstown spoke in support of the changes to Chapter 8 and the work done by the Commission, Tim Ryan and his staff. He appreciates the regulation changes to the RV section and feels that landowners' property rights have been preserved.

Emily Matthews of Kiel questioned what defines an animal unit. Tim Ryan replied that roughly 1,000 lbs. of livestock equals an animal unit. He also explained that there will be a sheet attached to the ordinance as an amendment listing the quantities of various livestock needed to make-up an animal unit.

Mr. Waack asked if there was anyone else who wished to speak during public input. There being none, he closed public input.

## **PUBLIC HEARING**

Mr. Ryan explained that the hearing today will address the comprehensive revision of Chapter 8 General Zoning Ordinance. Mr. Waack then opened the Public Hearing for the Zoning Ordinance.

Rich Salm, Town of Meeme, hopes that if the Commission does forward this revision of the Ordinance to the County Board they take into consideration the comments and recommendations that are being made because a lot of time and consideration has gone into studying this revision. He first discussed the Exclusive Ag (EA) district regarding the development of residences by owners and operators. The revision to the new ordinance to EA district is being driven by the Working Lands Initiative. He feels if necessary the County should forego the Farmland Preservation tax credits to preserve the land from development. The next item he addressed was the asphalt plants being allowed in gravel pits. He questioned what the word "extraction" means. Does this mean that the asphalt plant can be there as long as the gravel pit is in operation? He feels that all equipment needs to be listed under Operational Information for a conditional use permit under 8.43 Sand, Gravel and Rock Excavation. Also the word "emissions" should be added to the description of control measures to be taken. Overall he would like to see more restrictions added to the use of asphalt plants.

Mr. Ryan stated that Planning and Zoning is aware of and understand Mr. Salm's concerns. Planning and Zoning believes the residents are protected with the Ordinance as written.

Larry Bonde of Kiel spoke in support of the comments made by Mr. Salm. He also spoke in regard to small businesses only being allowed in RR as a conditional use and not in SE and LE. Mr. Ryan stated that A1 previously allowed small business not related to farming so it was felt that it should still be allowed in RR and home occupations be allowed in SE and LE. The other concern Mr. Bonde had was with Natural Areas (NA). Under principal uses is agriculture and under accessory uses is other structures which potentially could have a 300-cow feedlot on a NA. Mr. Bonde feels it needs to be limited in scope as to what type of ag uses would be allowed. Another concern Mr. Bonde has in the NA is allowing non-metallic mining under conditional uses. He feels non-metallic mining should be handled as a rezone request. Also under NA a conditional use of sawmills. Mr. Bonde would like to see this changed to temporary or portable sawmills and not allow a permanent sawmill because they



could become quite large in scale. Of further concern is the accessory use of small wind energy systems in the RR, High Density Residential (HD), and Lake Residential (LR) Districts. There is the potential for destroying the aesthetic value of high taxed lake properties or ruin the look of a small town because of the height requirements for the wind energy systems.

Mr. Ryan commented that they have addressed some of the concerns that Mr. Bonde has in meetings and in discussion with Corp Counsel and staff. Mr. Bonde has some good points but as far as the mining, limiting the sand and gravel extractions in NA, this was looked at and it was determined that a large number of existing sand and gravel operations were located in these areas. Therefore it was decided as far as this draft to keep them in. There is no concern with the saw mills. Mr. Ryan agreed with Mr. Bonde at first regarding the small wind systems but in discussion with Corporation Counsel it was his opinion that you could be inviting a law suit by limiting wind systems in LR. He was not in favor of that at all. It was felt that the setback for small wind energy systems from property lines would protect LR property owners in LR zoned areas.

Emily Matthews, Kiel stated she has concern with the number of animal units allowed and feels that management should be considered such as managed grazing vs. feedlots. Ms. Matthews also commented on truck trailers for storage. She feels they should be allowed in farm areas vs. ramshackle buildings. She questioned the difference between mobile homes and manufactured homes. Mr. Ryan stated that mobile home and manufactured home language has been gone through by the consultant and Corporation Counsel because of legal issues that could be involved. Ms. Matthews had a question regarding home occupations that had more than one employee on different days. Mr. Ryan commented that Manitowoc County is not considered an overly restrictive county and we wanted to give the people the ability to conduct some business through home occupations. There are some counties that do not allow any home occupations without rezoning to small business. There has been a lot of input from the communities, consultant, attorney, staff, and other County ordinances to put this ordinance together in a way that works for Manitowoc County.

Richard Salm, Town of Meeme, stated that the Town of Meeme had revised their zoning map based on the presumption that they would be allowed to have small business in both LE and SE districts. They will need to change their maps and questioned when they would be able to make changes. Mr. Ryan replied that if the Commission approves the ordinance tonight, there is still an opportunity to request changes at the County Board meeting in November.

Emily Matthews, Kiel, had a question regarding accessory structures. After discussion it was determined that on page 44 under 8.27 (1) the wording should be "An accessory structure is not permitted unless a principal use exists..." rather than principal structure exists.

Richard Glonski, Kiel, spoke regarding building a garage on lake properties not connected to their principal property. Mr. Ryan stated we currently do not have that now in the County, however the new ordinance will allow for garages to be built in three zoning districts as a principal use. Mr. Glonski feels the towns should have more input in what is happening. Mr. Ryan stated Planning and Zoning has historically worked well with the towns and the new ordinance was developed with extensive town input

however, if the towns don't like the ordinance, they have the option to develop their own zoning like Centerville, Newton and Franklin.

Joel Aulik, Newton feels the ordinance is a good compromise. Feels it's a work in progress and in five years or so there may need to be some changes but they can be dealt with then.

Mr. Ryan thanked all those who came to give their comments. He stated the County spent a lot of time developing this ordinance and feels it is probably 90-95% where it should be but that it is a work in progress. This ordinance was put together with comments from 15 townships and we tried to compromise as much as possible.

Mr. Glomski questioned whether the Shoreland Zoning was going to be passed along with this ordinance. Mr. Ryan commented that that ordinance is a completely different issue. The State mandates the County to enforce the Shoreland Zoning Ordinance in all 18 townships. The State has a model ordinance that must be adopted by all counties in the State and we have the ability to be more restrictive than the State but not less restrictive. The deadline for adoption of a new Shoreland Zoning Ordinance is 2014.

Mr. Waack asked if there was anyone else who wished to speak. There being none, he closed the public hearing.

Mr. Korinek asked if the Commission could make changes now before it goes to the County Board. Mr. Ryan replied yes, he would prefer to make any changes now. Mr. Ryan asked Mr. Tarnowski to make note of the changes that the Commission would like to make at this time.

Motion was made by Mr. Mueller and seconded by Ms. Muench to approve the Comprehensive Zoning Ordinance Revision of Manitowoc County Code Chapter 8, including the associated Town Zoning Maps with the noted revisions. Motion passed upon a unanimous voice vote.

## **CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS**

1. **Mark Giese**, Variance Request, NW¼, NE¼ Section 35, Town of Meeme, T17N-R22E. Mr. Ryan read the Commentary (copy on file). Staff recommends granting the variance and approving the certified survey map. Mr. Ryan stated that Mr. Giese was not able to attend the meeting today.

Motion was made by Mr. Waack and seconded by Mr. Korinek to approve this variance request according to staff recommendations and pending Town of Meeme approval. Motion passed upon a unanimous voice vote.

2. **Roman and Joyce Lulloff**, Variance Request, SW¼, SE¼, Section 7, Town of Schleswig, T17N-R21E. Mr. Ryan read the Commentary (copy on file). Staff recommends granting the variance and approving the certified survey map.

Dennis Salzman spoke representing the Lulloffs. It is the town's recommendation to approve this request. Mr. Mueller made a motion; seconded

by Ms. Muench to approve this variance request. Motion passed upon a unanimous voice vote.

### **Unfinished Business**

1. **Kelly Schmidt and Bruce Roethle**, Variance Request, NW¼, NE¼, Section 6, Town of Mishicot, T21N-R24E – tabled.
2. **Larson Angus Farms LLC**, Variance Request, NW¼, SW¼, Section 12, T21N-R22E, Town of Cooperstown – tabled

Mr. Ryan stated there has been no additional information received on either of these requests.

**Review and accept snowmobile bids:** Mr. Backus provided the Commissioners with a list of 2011-12 snowmobile trail maintenance bids. Motion was made by Ms. Munech and seconded by Mr. Korinek to approve. Motion passed upon a unanimous voice vote.

**Approve camping at Cherney Maribel Caves for Boy Scout Troop:** Motion was made by Mr. Mueller and seconded by Mr. Spurney to approve the camping at Maribel Caves by the Boy Scout Troop. Motion passed upon a unanimous voice vote

**Discuss Manitowoc County Lakes Association request for portion of the boat launch donations:** Mr. Backus stated this is a request from the Lakes Association to increase the fees collected at the boat landings and would use that share of the money for treating invasive species. All the additional money will go into the County fund and the Lakes Association must request any needed funds from the County. Motion made by Mr. Korinek and seconded by Mr. Mueller to raise the requested donations to \$5 a day or \$25 a year and allow the use of the extra dollars for eradication of invasive species by the County Lake Association. Motion passed upon a unanimous voice vote

### **Miscellaneous**

1. **Staff Reports** - Mr. Ryan stated that there is a Planning Directors meeting in Stevens Point on October 28<sup>th</sup> that he would like to attend. Motion by Ms. Munech and seconded by Mr. Spurney to approve attendance to the Planning Directors meeting. Motion passed upon a unanimous voice vote

Mr. Ryan also wanted to reiterate the amount of staff time that went into this Ordinance revision. Both Pete Tarnowski and Andrea Raymakers went to town meetings, did a lot of mapping and way beyond the line of duty to accomplish this revision. He wanted to acknowledge the staff for the extra effort that they put into this project.

### **NEXT MEETING DATE**

Next meeting will be scheduled for December 5, 2011.

**ADJOURNMENT**

Motion to adjourn was made by Mr. Mueller and seconded by Ms. Muench. Motion approved upon unanimous vote. Meeting adjourned at 5:35 p.m.

Respectfully submitted,

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Jim Brey, Secretary

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Date



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

DATE: MONDAY, OCTOBER 17, 2011

TIME: 3:00 P.M.

PLACE: COUNTY 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 and acted upon at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda  
"Open Meeting Law Compliance"
- III. Discussion of the Comprehensive Zoning Ordinance Revision of Manitowoc County Code Chapter 8, including the associated Town Zoning Maps
- IV. Discussion of Certified Surveys, Development Plans and Subdivisions
  1. Mark Giese, Variance Request, NW1/4, NE1/4, Section 35, T17N-R22E, Town of Meeme
  2. *Roman and Joyce Lulloff, Variance Request, SW1/4, SE1/4, Section 7, T17N-R21E, Town of Schleswig*
- V. Adjournment

Date: October 11, 2011  
*Amended: October 13, 2011*

Melvin Waack, 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 17, 2011

**CALL TO ORDER – ROLL CALL**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order October 17, 2011 by Chairperson Waack at 3:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present were: Mr. Waack, Mr. Spurney, Mr. Korinek, Mr. Mueller, and Ms. Muench. Mr. Brey and Mr. Van Lanen were excused.

Staff present: Tim Ryan

**DISCUSSION OF COMPREHENSIVE ZONING ORDINANCE REVISION OF MANITOWOC COUNTY CODE CHAPTER 8, including the associated Town Zoning Maps:** There was an explanation by Mr. Ryan and discussion of the information relating to the comprehensive zoning ordinance revision.

**DISCUSSION OF CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS:**

Mr. Ryan presented information on the following variance requests:

1. Mark Giese, Town of Meeme – Variance
2. Roman and Joyce Luloff – Town of Schleswig – Variance

**ADJOURNMENT** – Meeting adjourned at 3:35 p.m.



# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: MONDAY, DECEMBER 12, 2011  
TIME: 3:30 PM  
PLACE: COUNTY COMPLEX, 4319 EXPO DRIVE  
MANITOWOC, WI 54220

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 and acted upon at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda - "Open Meeting Law Compliance"
- III. Public Input
- IV. Certified Surveys, Development Plans and Subdivisions
  1. **Craig Derenne**, Variance Request, SE1/4, NW1/4, Section 11, T21N-R23E, Town of Gibson
  2. **Roy Grunwald**, Variance Request, NE1/4, NE1/4, Section 9, T19N-R22E, Town of Cato
  3. **Donna Nagel**, Variance Request, W1/2, NE1/4, Section 23, T18N-22E, Town of Liberty
  4. **Travis and Tiana Schisel**, Variance Request, NE1/4, NE1/4, Section 14, T19N-R22E, Town of Cato
- V. Unfinished Business
  1. **Kelly Schmidt and Bruce Roethle**, Variance Request, NW¼, NE¼, Section 6, Town of Mishicot, T21N-R24E – Tabled
  2. **Larsen Angus Farms LLC**, Variance Request, NW¼, SW¼, Section 12, T21N-R22E, Town of Cooperstown - Tabled
- VI. Park Account Carryover
- VII. Miscellaneous:
  1. Staff Reports
  2. Personnel
  3. Correspondence
  4. Out of County Trips
- VIII. Adjournment

Date: December 8, 2011

Melvin Waack, 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 DECEMBER 12, 2011 MEETING

**CALL TO ORDER – ROLL CALL**

The Regular December 12, 2011 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Waack at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Roll call of Commissioners present: Mr. Waack, Mr. Spurney, Mr. Korinek, Mr. Mueller, Ms. Muench and Mr. Brey. Mr. Van Lanen was excused.

Staff present: Tim Ryan and Barb Stoker.

**APPROVAL OF MINUTES – APPROVAL OF AGENDA – OPEN MEETING LAW COMPLIANCE**

Chairman Waack called for a motion to accept the Minutes of the regular October 17, 2011 meeting. Motion to accept the Minutes was made by Ms. Muench; seconded by Mr. Mueller. Motion passed upon a unanimous voice vote.

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

Open Meeting Law Compliance – Mr. Ryan noted that there is not a public hearing scheduled so a Class 2 publication notice was not needed but rather a regular meeting notice was published.

**PUBLIC INPUT**

Chairman Waack asked if there was anyone present who wished to address the Commission on any issues. There was no one. Chairman Waack closed the public input.

**CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS**

1. **Craig Derenne**, Variance Request, SE¼, NW¼, Section 11, Town of Gibson, T21N-R23E. Mr. Ryan read the Commentary (copy on file). Staff recommends granting the variance and approving the certified survey map.

Mr. Derenne and Mr. Collard spoke in favor of the variance request.

Motion was made by Mr. Brey and seconded by Mr. Korinek to approve this variance request according to staff recommendations. Motion passed upon a unanimous voice vote.

2. **Roy Grunwald**, Variance Request, NE¼, NE¼, Section 9, Town of Cato, T19N-R22E. Mr. Ryan read the Commentary (copy on file). Staff recommends granting the variance and approving the certified survey map.

Mr. Grunwald spoke in favor of the variance request.



Motion was made by Ms. Muench and seconded by Mr. Mueller to approve this variance request according to staff recommendations. Motion passed upon a unanimous voice vote.

3. **Donna Nagel**, Variance Request, W½, NE¼, Section 23, Town of Liberty, T18N-R22E. Mr. Ryan read the Commentary (copy on file). Staff recommends granting the variance and approving the certified survey map.

Ms. Nagel spoke in favor of the variance request.

Mr. Ryan stated that he received an email from the Town of Liberty requesting that their Planning Commission be given time to look at this request. Mr. Mueller made a motion and seconded by Ms. Muench to approve this variance request pending approval by the Town of Liberty. Motion passed upon a unanimous voice vote.

4. **Travis and Tiana Schisel**, Variance Request, NE¼, NE¼, Section 14, Town of Cato, T19N-R22. Mr. Ryan read the Commentary (copy on file).

Motion was made by Mr. Mueller and seconded by Mr. Spurney to approve this variance request. Motion passed upon a unanimous voice vote.

#### **Unfinished Business**

1. **Kelly Schmidt and Bruce Roethle**, Variance Request, NW¼, NE¼, Section 6, Town of Mishicot, T21N-R24E – tabled.
2. **Larson Angus Farms LLC**, Variance Request, NW¼, SW¼, Section 12, T21N-R22E, Town of Cooperstown – tabled

Mr. Ryan stated there has been no additional information received on either of these requests. Mr. Ryan stated that early next year, a letter will be sent to each stating that action needs to be taken.

**Park Account Carryover** – Mr. Adam Backus will bring this to the Commission meeting next month.

#### **NEXT MEETING DATE**

Next meeting will be scheduled for January 23, 2012.

#### **ADJOURNMENT**

Motion to adjourn was made by Mr. Mueller and seconded by Mr. Korinek. Motion approved upon unanimous voice vote. Meeting adjourned at 3:40 p.m.

Respectfully submitted,

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Jim Brey, Secretary

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Date



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

DATE: MONDAY, DECEMBER 12, 2011

TIME: 3:00 P.M.

PLACE: COUNTY 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 and acted upon at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda  
"Open Meeting Law Compliance"
- III. Discussion of Certified Surveys, Development Plans and Subdivisions
  - 1. Craig Derenne, Variance Request, SE1/4, NW1/4, Section 11, T21N-R23E, Town of Gibson
  - 2. Roy Grunwald, Variance Request, NE1/4, NE1/4, Section 9, T19N-R22E, Town of Cato
  - 3. Donna Nagel, Variance Request, W1/2, NE1/4, Section 23, T18N-22E, Town of Liberty
  - 4. Travis and Tiana Schisel, Variance Request, NE1/4, NE1/4, Section 14, T19N-R22E, Town of Cato
- IV. Adjournment

Date: December 8, 2011

Melvin Waack, 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.

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**MANITOWOC COUNTY PLANNING AND PARK COMMISSION**  
**MINUTES OF THE ADVISORY MEETING**  
December 12, 2011

**CALL TO ORDER – ROLL CALL**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order December 12, 2011 by Chairperson Waack at 3:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present were: Mr. Waack, Mr. Spurney, Mr. Korinek, Mr. Mueller, Ms. Muench and Mr. Brey. Mr. Van Lanen was excused.  
Staff present: Tim Ryan

**DISCUSSION OF CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS:**

Mr. Ryan presented information on the following variance requests:

1. Craig Derenne, Town of Gibson – Variance
2. Roy Grunwald, Town of Cato – Variance
3. Donna Nagel, Town of Liberty – Variance
4. Travis and Tiana Schisel, Town of Cato – Variance

**ADJOURNMENT** – Meeting adjourned at 3:15 p.m.