



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

MEETING NOTICE

DATE: MONDAY, JANUARY 23, 2012
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. **Popp Subdivision No. 3**, NE $\frac{1}{4}$ SW $\frac{1}{4}$ and SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 31, T19N-R24E, City of Manitowoc
 2. **Pitz Enterprises LLC**, Variance Request, SW $\frac{1}{4}$, Section 8, T17N-R22E, Town of Meeme
- V. 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
 2. **Larsen Angus Farms LLC**, Variance Request, NW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 12, T21N-R22E, Town of Cooperstown – Tabled
- VI. Resolutions Authorizing Commencement of Suit for Ordinance Violation:
 1. Todd Zimmer, SW $\frac{1}{4}$ SE $\frac{1}{4}$ & SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 36 T21N-R24E Town of Two Creeks
 2. Beverly Sanville, SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 7, T20N-R23E, Town of Kossuth
- VII. Park Account Carryover
- VIII. Camping Request for Maribel Cave for November 16, 2012 – Boy Scout Troop 166
- IX. Miscellaneous:
 1. Staff Reports
 2. Personnel
 3. Correspondence
 4. Out of County Travel
 - a. Annual Conference Land Surveyors, January 25 – 27, Kalahari, Lake Delton
- X. Adjournment

Date: January 16, 2012

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 23, 2012 MEETING

CALL TO ORDER – ROLL CALL

The Regular January 23, 2012 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. Brey, and Mr. Van Lanen. Mr. Mueller and Ms. Muench were 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 December 12, 2011 meeting. Motion to accept the Minutes was made by Mr. Brey; seconded by Mr. Korinek. Motion passed upon a unanimous voice vote.

Motion to approve the Agenda was made by Mr. Spurney and seconded by Mr. Van Lanen. 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. **Popp Subdivision No. 3** NE¼ SW¼ and SE¼ SW¼ Section 31, T19N-R24E, City of Manitowoc. Mr. Ryan read the Commentary (copy on file).

Motion was made by Mr. Brey and seconded by seconded by Mr. Korinek to authorize the Director to certify Popp Subdivision No. 3 as nonobjectionable. Motion passed upon a unanimous voice vote.

2. **Pitz Enterprises LLC**, Variance Request, SW¼, Section 8, T17N-R22E, Town of Meeme. Mr. Ryan read the Commentary (copy on file). Mr. Ryan read the letter he received from Grace Salm, Clerk Town of Meeme stating that the Town Board did not have any objections to the variance proposal.

Motion was made by Mr. Korinek and seconded by Mr. Spurney to approve the variance request as presented. 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 he has been notified that the needed condition, which was to have the Town of Cooperstown adopt County zoning, has been met and the Commission can remove the Larson Angus Farms LLC from the table and act on the Variance Request.

Motion was made by Mr. Korinek and seconded by Mr. Brey to remove Larson Angus Farms LLC from the table. Motion passed upon a unanimous voice vote.

Motion was made by Mr. Van Lanen and seconded by Mr. Spurney to approve the Variance Request with the submitted easement for the parcel. Motion passed upon a unanimous voice vote.

Resolutions Authorizing Commencement of Suit for Ordinance Violation:

1. Todd Zimmer, SW ¼ SE ¼ and SE ¼ SE ¼, Section 36, T21N-R24E, Town of Two Creeks - Mr. Ryan gave a short history of the Ordinance violation. Motion was made by Mr. Korinek and seconded by Mr. Van Lanen to forward this violation to Corporation Counsel for further action. Motion passed upon a unanimous voice vote.
2. Beverly Sanville, SW ¼ SW ¼, Section 7, T20N-R23E, Town of Kossuth – Mr. John Hutterer, Chair Town of Kossuth, gave a history of the Town's dealings with Ms. Sanville. Mr. Ryan stated that he was appreciative of the Town trying to get this cleared up. Motion was made by Mr. Brey and seconded by Mr. Korinek to forward this violation to Corporation Counsel for further action. Motion passed upon a unanimous voice vote.

Park Account Carryover: Mr. Backus supplied the Commissioners with a summary of monies that were either donated or received through grants for specific projects which need to be carried over to the 2012 budget. Motion was made by Mr. Brey and seconded by Mr. Spurney to approve carrying these amounts to the 2012 budget. Motion passed upon a unanimous voice vote.

Camping Request for Maribel Caves for November 16, 2012 – Boy Scout Troop 166: Mr. Backus stated he received a request from a troop from Illinois. Motion was made by Mr. Spurney and seconded by Mr. Van Lanen to grant permission for Boy Scout Troop 166 to camp one night at Maribel Caves. Motion passed upon a unanimous voice vote.

Miscellaneous – Out of County Travel: Annual Conference Land Surveyors, January 25 -27, Kalahari, Lake Delton – Motion was made by Mr. Brey and seconded by Mr. Korinek to approve Mr. Ryan’s travel to the Land Surveyors Conference. Motion passed upon a unanimous voice vote.

NEXT MEETING DATE

Next meeting will be scheduled for February 27, 2012.

ADJOURNMENT

Motion to adjourn was made by Mr. Korinek and seconded by Mr. Spurney. Motion approved upon unanimous voice vote. Meeting adjourned at 4:14 p.m.

Respectfully submitted,

Jim Brey, Secretary

Date



MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, JANUARY 23, 2012

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. Popp Subdivision No. 3 NE $\frac{1}{4}$ SW $\frac{1}{4}$ and SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 31, T19N-R24E, City of Manitowoc
 2. Pitz Enterprises LLC, Variance Request, SW $\frac{1}{4}$, Section 8, T17N-R22E, Town of Meeme,
- IV. Discussion of Resolutions Authorizing Commencement of Suit for Ordinance Violation:
 1. Todd Zimmer, SW $\frac{1}{4}$ SE $\frac{1}{4}$ & SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 36, T21N-R24E
Town of Two Creeks
 2. Beverly Sanville, SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 7, T20N-R23E, Town of Kossuth
- V. Adjournment

Date: January 16, 2012

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
January 23, 2012

CALL TO ORDER – ROLL CALL

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order January 23, 2012 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. Brey and Mr. Van Lanen. Mr. Mueller and Ms. Muench were excused.

Staff present: Tim Ryan

DISCUSSION OF CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS:

Mr. Ryan presented information on the following requests:

1. Popp Subdivision No. 3, NE¼ SW¼ and SE¼ SW¼ Section 31, T19N-R24E, City of Manitowoc
2. Pitz Enterprises LLC, Variance Request, SW¼, Section 8, T17N-R22E, Town of Meeme

DISCUSSION OF RESOLUTIONS AUTHORIZING COMMENCEMENT OF SUIT FOR ORDINANCE VIOLATION:

Mr. Ryan presented background information on the following violations:

1. Todd Zimmer, SW¼ SE¼ & SE¼ SE¼, Section 36, T21N-R24E Town of Two Creeks
2. Beverly Sanville, SW¼ SW¼, Section 7, T20N-R23E, Town of Kossuth

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



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

MEETING NOTICE

DATE: MONDAY, MARCH 26, 2012
TIME: 4:00 PM
PLACE: COUNTY OFFICE 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. **Gary and Bernadine Maigatter**, ZMAR, SW¼ NW¼, Section 11, T21N-R24E, Town of Two Creeks, Exclusive Agriculture (EA) to Rural Residential (RR)
 2. **Manitowoc County Planning and Park Commission**, Map and Ordinance Amendment Request, County Code Chapter 31, Flood-plain zoning, Town of Eaton, SE¼ SE¼, Section 18, T18N-R21E
 3. **Manitowoc County Planning and Park Commission**, Ordinance Text Amendment Request, County Code Chapter 8, General Zoning Ordinance pertaining to "Grave".
 4. **Florence Vlasak**, ZMAR, SE¼ SE¼, Section 1, T21N-R23E, Town of Gibson, Large Estate (LE) to Rural Residential (RR)
- V. Certified Surveys, Development Plans and Subdivisions
 1. **John G. Brotz**, Variance Request, SW¼ NW¼, Section 24, T17N-R21E, Town of Schleswig
 2. **Jason Davison**, Variance Request, NE¼, NE¼, Section 35, T20N-R23E, Town of Kossuth
 3. **Zander Estate**, (Diane Christianson), Variance Request, SW¼, NW¼, Section 26, and SE¼, NE¼, Section 27, T20N-R24E, Town of Two Rivers
- VI. Unfinished Business
 1. **Kelly Schmidt and Bruce Roethle**, Variance Request, NW¼, NE¼, Section 6, Town of Mishicot, T21N-R24E – Tabled
- VII. Result of the State of Wisconsin vs. Manitowoc County Board of Adjustment Case No. 11CV617
- VIII. Discussion on January's approval of Larson Angus Farm
- IX. Status of Townships adopting new General Zoning Ordinance
- X. Resolution for the Carstens Lake Boat Launch
- XI. 2012-2013 Snowmobile Resolution
- XII. Miscellaneous:
 1. Staff Reports
 2. Personnel
 3. Correspondence
 4. Out of County Travel
 - a. WCCA Spring Conference, Wausau, March 29 and 30 (Ryan, Gaedtke, Tarnowski)
- XIII. Adjournment

Date: March 19, 2012

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 MARCH 26, 2012 MEETING

CALL TO ORDER – ROLL CALL

The Regular March 26, 2012 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. Brey, Mr. Van Lanen, Mr. Mueller 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 January 23, 2012 meeting. Motion to accept the Minutes was made by Mr. Brey; 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 read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map Amendments; a Map and Ordinance Text Amendment of Manitowoc County Code Chapter 31; and Text Amendment for Manitowoc County Code Chapter 8 being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on March 12 and March 19, 2012; and reviewed by the Commission at a Commission Advisory Meeting held on March 26, 2012. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their April 24 meeting.

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.

PUBLIC HEARINGS

1. **Gary and Bernadine Maigatter**, ZMAR, SW¼ NW¼, Section 11, T21N-R24E, Town of Two Creeks, Exclusive Agriculture (EA) to Rural Residential (RR). Mr. Ryan read the Agenda Commentary (copy on file).

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

Ms. Bernadine Maigatter spoke in favor of the rezone request.

Mr. Lee Engelbrecht, Town Chair for Two Creeks, spoke in favor of the rezone.

There was no one opposed.

Mr. Mueller made a motion and Ms. Muench seconded to approve this rezone. Motion passed upon a unanimous voice vote.

2. **Manitowoc County Planning and Park Commission**, Map and Ordinance Amendment Request, County Code Chapter 31, Flood-plain zoning, Town of Eaton, SE¼ SE¼, Section 18, T18N-R21E. Mr. Ryan read the Agenda Commentary. (copy on file)

Mr. Waack asked if there was anyone present to comment on the Map and Ordinance Amendment. There was no one.

Motion was made by Mr. Brey and seconded by Mr. VanLanen to approve the Map and Ordinance Amendment Request for County Code Chapter 31, Flood-plain zoning, Town of Eaton, SE¼ SE¼, Section 18, T18N-R21E. Motion passed upon a unanimous voice vote.

3. **Manitowoc County Planning and Park Commission**, Ordinance Text Amendment Request, County Code Chapter 8, General Zoning Ordinance pertaining to "Grave". Mr. Ryan read the Agenda Commentary. (copy on file)

Mr. Waack asked if there was anyone present to comment on this OrdinanceText Amendment. There was no one.

Motion was made by Ms. Muench and seconded by Mr. Korinek to approve the Ordinance Text Amendment Request for County Code Chapter 8. Motion passed upon a unanimous voice vote.

4. **Florence Vlasak**, ZMAR, SE¼ SE¼, Section 1, T21N-R23E, Town of Gibson, Large Estate (LE) to Rural Residential (RR). Mr. Ryan read the Agenda Commentary. (copy on file)

Mr. Waack asked if there was anyone to comment on this request. Ms. Penny Birkholz spoke in favor of this request.

Mr. Richard Wegner, Town of Gibson Chairperson, also spoke in favor of this request.

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

CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS

1. **John G. Brotz**, SW¼ NW¼ Section 24, T17N-R21E, Town of Schleswig, Variance Request. Mr. Ryan read the Commentary (copy on file).

Mr. Waack asked if there was anyone present who wished to comment on this request.

Mr. John Brotz gave an explanation of his project and answered questions regarding his request.

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

2. **Jason Davison**, Variance Request, NE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 35, T20N-R23E, Town of Kossuth. Mr. Ryan read the Commentary (copy on file).

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

Mr. Jason Davison answered a question from the Commission and spoke in favor of this request.

Motion was made by Ms. Muench and seconded by Mr. Spurney to approve the Variance Request as presented. Motion passed upon a unanimous voice vote.

3. **Zander Estate**, (Diane Christianson, PR) Variance Request, SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 26, and SE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 27, T20N-R24E, Town of Two Rivers. Mr. Ryan read the Commentary (copy on file).

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

Ms. Diane Christianson, personal representative for the Estate, answered a question from the Commission and spoke in favor of the request.

Motion was made by Mr. Brey and seconded by Mr. Korinek to approve this Variance Request. Motion passed upon a unanimous voice vote.

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.

Mr. Chuck Hoffman, Chairperson – Town of Mishicot questioned the status of this request since it has been on the Agenda for at least six months. Motion was made by Mr. Brey and seconded by Ms. Muench to send them a letter stating that if they don't attend the next meeting, it will be denied. Motion passed upon a unanimous voice vote.

Result of the State of Wisconsin vs. Manitowoc County Board of Adjustment Case No. 11CV617: Mr. Ryan stated the results were given to the Commissioners for information purposes.

Discussion on January's approval of Larson Angus Farm: Mr. Ryan gave the Commissioners an informational packet to update them on the timeline of events.

Status of Townships adopting new General Zoning Ordinance: Fourteen of fifteen townships that were previously zoned through the County have submitted resolutions adopting the updated zoning ordinance. The Town of Schleswig has not yet adopted the updated zoning ordinance—and it remains to be seen if they will. Newton, Centerville and Franklin have been town zoned for many years and their status has not changed.

Resolution for the Carstens Lake Boat Launch: Mr. Adam Backus stated that they had money allocated in the Parks' budget, a DNR grant, and donation money to cover the cost to replace. Motion was made by Mr. Mueller and seconded by Mr. Spruney to approve the replacement of the Carstens Lake Board launch. Motion passed upon a unanimous voice vote.

2012-2013 Snowmobile Resolution: Mr. Backus will be submitting a request for a snowmobile grant for next season. A motion was made by Ms. Muench and seconded by Mr. Mueller to approve the request for a Snowmobile Grant Resolution. Motion passed upon a unanimous voice vote.

Miscellaneous –

Correspondence: Mr. Ryan noted that the State Legislature is out of session and they didn't change anything with the Large Wind Ordinance. The State has a model ordinance and our County's ordinance can't be more restrictive than the model. Mr. Ryan is working with Corporation Counsel to look at our Ordinance to make sure ours is not more restrictive and hopefully will have something for the Commissioners to review at next month's meeting.

Out of County Travel: WCCA Spring Conference, Wausau, March 29 and 30 (Ryan, Gaedtke, Tarnowski) Motion was made by Mr. Spruney and seconded by Mr. Korinek to approve attendance at the Spring Conference. Motion passed upon a unanimous voice vote.

Mr. Waack then gave recognition to Ms. Muench for her work with the Planning and Park Commission as her term on the County Board is ending.

NEXT MEETING DATE

Next meeting will be scheduled for April 23, 2012.

ADJOURNMENT

Motion to adjourn was made by Mr. Van Lanen and seconded by Mr. Brey. Motion approved upon unanimous voice vote. Meeting adjourned at 4:34 p.m.

Respectfully submitted,

Jim Brey, Secretary

Date



MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, MARCH 26, 2012

TIME: 3:00 P.M.

PLACE: COUNTY OFFICE 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. Discussion Pertaining to Public Hearings of:
 1. Gary and Bernadine Maigatter, ZMAR, SW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 11, T21N-R24E, Town of Two Creeks, Exclusive Agriculture (EA) to residential (RR)
 2. Manitowoc County Planning and Park Commission, Map and Ordinance Amendment Request, County Code Chapter 31, Flood-plain zoning, Town of Eaton, SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 18, T18N-R21E
 3. Manitowoc County Planning and Park Commission, Ordinance Text Amendment Request, County Code Chapter 8, General Zoning Ordinance pertaining to "Grave".
 4. Florence Vlasak, ZMAR, SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 1, T21N-R23E, Town of Gibson, Large Estate (LE) to Rural Residential (RR)
- IV. Discussion of Certified Surveys, Development Plans and Subdivisions
 1. John G. Brotz, Variance Request, SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 24, T17N-R21E, Town of Schleswig
 2. Jason Davison, Variance Request, NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 35, T20N-R23E, Town of Kossuth
 3. Zander Estate, (Diane Christianson), Variance Request, SW $\frac{1}{4}$, NW $\frac{1}{4}$, Section 26, and SE $\frac{1}{4}$, NE $\frac{1}{4}$, Section 27, T20N-R24E, Town of Two Rivers
- V. Adjournment

Date: March 19, 2012

Melvin Waack, Commission Chair
By: Tim Ryan, Director

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MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE ADVISORY MEETING
March 26, 2012

CALL TO ORDER – ROLL CALL

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order March 26, 2012 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. Brey, Mr. Van Lanen, Mr. Mueller and Ms. Muench. Staff present: Tim Ryan

DISCUSSION OF PUBLIC HEARING INFORMATION

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

1. **Gary and Bernadine Maigatter**, ZMAR, SW¼ NW¼, Section 11, T21N-R24E, Town of Two Creeks, Exclusive Agriculture (EA) to Rural Residential (RR)
2. **Manitowoc County Planning and Park Commission**, Map and Ordinance Amendment Request, County Code Chapter 31, Flood-plain zoning, Town of Eaton, SE¼ SE¼, Section 18, T18N-R21E
3. **Manitowoc County Planning and Park Commission**, Ordinance Text Amendment Request, County Code Chapter 8, General Zoning Ordinance pertaining to "Grave".
4. **Florence Vlasak**, ZMAR, SE¼ SE¼, Section 1, T21N-R23E, Town of Gibson, Large Estate (LE) to Rural Residential (RR)

DISCUSSION OF CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS:

Mr. Ryan presented information on the following requests:

1. John G. Brotz, Variance Request, SW¼ NW¼, Section 24, T17N-R21E, Town of Schleswig
2. Jason Davison, Variance Request, NE¼ NE¼ Section 35, T20N-R23E, Town of Kossuth
3. Zander Estate (Diane Christianson), Variance Request, SW¼ NW¼ Section 26, and SE¼ NE¼ Section 27, T20N-R24E, Town of Two Rivers

ADJOURNMENT – Meeting adjourned at 3:45 p.m.



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

MEETING NOTICE

DATE: MONDAY, APRIL 23, 2012
TIME: 4:00 PM
PLACE: MANITOWOC COUNTY OFFICE COMPLEX
4319 EXPO DR, 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. **Cory and Sarah Smidel**, ZMAR, NW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 9, T21N-R24E, Town of Mishicot, Exclusive Agriculture (EA) to Large Estate (LE)
 2. **Eugene and Joan Hartwig**, ZMAR, 2 parcels - SE $\frac{1}{4}$, Section 22, T21N-R22E Town of Cooperstown, General Agriculture (GA) to Large Estate (LE) and SE $\frac{1}{4}$ Section 22, T21N-R22E, Town of Cooperstown, General Agriculture to Rural Residential (RR)
 3. **Arnold and Janet Miller**, ZMAR, NW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 20, T20N-R21E, Town of Maple Grove, Natural Area (NA) to Small Estate (SE)
- V. Certified Surveys, Development Plans and Subdivisions
 1. **Joe Salm**, Variance Request, SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 17, T18N-R23E, Town of Newton
 2. **Arnold and Janet Miller**, Variance Request, NW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 20, T20N-R21E, Town of Maple Grove
 3. **Gary Sukowaty**, Variance Request, SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 15, T20N-R22E, Town of Franklin
- 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. Resolutions Authorizing Commencement of Suit for Private Sewage System Ordinance Violations for:
 1. Dale Greenwood, Jr.
 2. Shari Lee Stevens
 3. Hamp Haven Farms
 4. Randy Wall
 5. Larry Ramey
- VIII. Discussion on updating the Large Wind Energy Systems Ordinance to reflect the new PSC regulations.
- IX. Results of Housing Discrimination Complaint: Lewis, Scott v. Manitowoc County Planning and Zoning
- X. Request from Denmark Boy Scout Troop 1052 to camp at Maribel Caves on May 12-13
- XI. Miscellaneous:
 1. Staff Reports
 2. Personnel
 3. Correspondence
 4. Out of County Travel
- XII. Adjournment

Date: April 17, 2012

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 23, 2012 MEETING

CALL TO ORDER – ROLL CALL

The Regular April 23, 2012 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. Brey, Mr. Van Lanen, Mr. Mueller and Ms. Muench.

Staff present: Tim Ryan, Kaila Voelker, 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 26, 2012 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. Spurney and seconded by Mr. Korinek. Motion passed upon unanimous voice vote.

Open Meeting Law Compliance – Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on April 13 and April 16, 2012; and reviewed by the Commission at a Commission Advisory Meeting held on April 23, 2012. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their May 15 meeting.

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.

PUBLIC HEARINGS

1. **Cory and Sarah Smidel**, ZMAR, NW¼ NE¼, Section 19, T21N-R24E, Town of Mishicot, Exclusive Agriculture (EA) to Large Estate (LE). Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Waack asked if there was anyone to speak in favor of this request. Mr. Cory Smidel and Mr. Norbert Smidel spoke in favor of the rezone request.

There was no one opposed.

Mr. Brey made a motion and Mr. Van Lanen seconded to approve this rezone. Motion passed upon a unanimous voice vote.

2. **Eugene and Joan Hartwig**, ZMAR, 2 parcels, SE¼ Section 22, T21N-R22E, Town of Cooperstown, General Agriculture (GA) to Large Estate (LE) and SE¼, Section 22, T21N-R22E, Town of Cooperstown, General Agriculture (GA) to Rural Residential (RR). Mr. Ryan read the Agenda Commentary. (copy on file)

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

Motion was made by Mr. Mueller and seconded by Ms. Muench to approve this rezone. Motion passed upon a unanimous voice vote.

3. **Arnold and Janet Miller**, ZMAR, NW¼ NE¼, Section 20, T20N-R21E, Town of Maple Grove, Natural Area (NA) to Small Estate (SE). Mr. Ryan read the Agenda Commentary. (copy on file)

Mr. Waack asked if there was anyone to comment on this request. There was no one.

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

CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS

1. **Joe Salm**, Variance Request, SE¼ SE¼ Section 17, T18N-R23E, Town of Newton. Mr. Ryan read the Commentary (copy on file).

Mr. Waack asked if there was anyone present who wished to comment on this request.

Mr. Joe Salm gave an explanation of his project and answered questions regarding his request.

Motion was made by Ms. Muench and seconded by Mr. Brey to approve the Variance Request with the Staff Recommendation that the applicant contacts and obtains approval from the Town of Newton as additional Town requirements may apply. Motion passed upon a unanimous voice vote.

2. **Arnold and Janet Miller**, Variance Request, NW¼, NE¼, Section 20, T20N-R21E, Town of Maple Grove. Mr. Ryan read the Commentary (copy on file).

Mr. Waack stated that this was the same property that was rezoned earlier in the meeting.

Motion was made by Mr. Spurney and seconded by Mr. Korinek to approve the Variance Request as presented. Motion passed upon a unanimous voice vote.

3. **Gary Sukowaty**, Variance Request, SE¼ SE¼, Section 15, T20N-R22E, Town of Franklin. Mr. Ryan read the Commentary (copy on file).

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

Mr. Jerold Korinek, Chair, Town of Franklin, spoke on the history of the area and the difficulty that would result if the fire department would have to try and get back there because of the narrowness of the driveway. There are eight home sites with only one having road frontage. The driveway is a problem and would like to work with the County on straightening this situation out.

Motion was made by Mr. Brey and seconded by Mr. VanLanen 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 that per request of Mishicot Township, he sent a letter to Kelly Schmidt and Bruce Roethle on April 2, stating that they needed to contact our office before today's meeting otherwise their request would be denied. Mr. Ryan stated that he did not hear from either party.

Motion was made by Mr. Mueller and seconded by Mr. Korinek to remove this item from the table. Motion passed upon a unanimous voice vote.

Motion was made by Mr. Brey and seconded by Ms. Muench to deny the variance request of Kelly Schmidt and Bruce Roethle. Motion passed upon a unanimous voice vote.

Resolutions Authorizing Commencement of Suit for Private Sewage System Ordinance Violations for:

- 1. Dale Greenwood, Jr.** – There was no one present to speak. Motion to proceed with the enforcement of suit for Dale Greenwood Jr. was made by Mr. Mueller and seconded by Mr. Spruney. Motion passed upon a unanimous voice vote.
- 2. Shari Lee Stevens** – Ms. Shari Lee Stevens did speak on her own behalf informing the Commission of her financial situation. It was noted that Corporation Counsel will work with her to come up with a time line and resolution. Motion was made by Mr. Mueller and seconded by Mr. Korinek to proceed with the enforcement of suit for Shari Lee Stevens. Motion passed upon a unanimous voice vote.
- 3. Hamp Haven Farms** – Mr. Thomas Braun spoke regarding his situation and stated that the system will be fixed. Motion was made by Mr. Van Lanen and seconded by Mr. Korinek to proceed with the enforcement of suit for Hamp Haven Farms. Motion passed upon a unanimous voice vote.
- 4. Randy Wall** - Ms. Voelker stated she received an email from Mr. Wall and read it to the Commission. He states that he plans to replace as soon as he receives his tax return. Motion was made by Mr. Spruney and seconded Ms. Muench to proceed with the enforcement of suit for Randy Wall. Motion passed with Mr. Brey abstaining.
- 5. Larry Ramey** - Mr. Ramey spoke regarding his situation and his attempts to get the system corrected. Motion was made by Mr. Van Lanen and seconded by Mr. Brey to proceed with the enforcement of suit for Larry Ramey. Motion passed upon a unanimous voice vote.

Discussion on updating the Large Wind Energy Systems Ordinance to reflect the new PSC regulations: Mr. Ryan noted that they are working on it but were side-tracked a little with the job evaluation process and meetings with Sharon (Personnel Department). Sharon was thorough and did a good job but it set the staff back on the Ordinance update. Mr. Ryan stated that hopefully they will have the changes outlined for the Commission review at the next meeting.

Results of Housing Discrimination Complaint: Lewis, Scott v. Manitowoc County Planning and Zoning - Mr. Ryan stated that this issue has been resolved. Corporation Counsel did a good job representing the Commission resulting in Mr. Lewis failing to cooperate with HUD's administrative investigation and the complaint has been administratively closed.

Request from Denmark Boy Scout Troop 1052 to camp at Maribel Caves on May 12-13 - Mr. Adam Backus stated that this is their annual request. Motion was made by Mr. Mueller and seconded by Mr. Korinek to approve their request. Motion passed upon a unanimous voice vote.

Miscellaneous –

Railroad Abandonment Notice: Mr. Backus gave the Commissioners a railroad abandonment notice from the DNR. This will be similar to the Devil's River Trail. It will start in Newton and go south to the County border. DNR representative may come to the next Commission meeting for further explanation.

Mr. Ryan gave the Commissioners an explanation of the situation in the Town of Franklin/Sukowaty and that he works with Marlene in the Property Listings Office to resolve illegal parcels and get certified surveys done.

Out of County Travel: Mr. Ryan stated he would like to attend a Planning Directors meeting in St. Point on Friday, April 27th. Motion was made by Mr. Spurney and seconded by Mr. Korinek to approve attendance to this meeting. Motion passed upon a unanimous voice vote.

Personnel: Mr. Ryan informed the Commission of the job evaluation meetings that he and the staff had with Sharon from Personnel. He felt that she did a very good job and that the evaluations went well. We should know by August how each position is graded and will update the Commission at that time.

NEXT MEETING DATE

Next meeting will be scheduled for May 29, 2012.

ADJOURNMENT

Motion to adjourn was made by Mr. Korinek and seconded by Mr. Mueller. Motion approved upon unanimous voice vote. Meeting adjourned at 5:00 p.m.

Respectfully submitted,

Jim Brey, Secretary

Date



MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, APRIL 23, 2012

TIME: 3:00 P.M.

PLACE: MANITOWOC COUNTY OFFICE COMPLEX
4319 EXPO DR, 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. Discussion Pertaining to Public Hearings of:
 1. **Cory and Sarah Smidel**, ZMAR, NW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 9, T21N-R24E, Town of Mishicot, Exclusive Agriculture (EA) to Large Estate (LE)
 2. **Eugene and Joan Hartwig**, ZMAR, 2 parcels - SE $\frac{1}{4}$, Section 22, T21N-R22E Town of Cooperstown, General Agriculture (GA) to Large Estate (LE) and SE $\frac{1}{4}$ Section 22, T21N-R22E, Town of Cooperstown, General Agriculture to Rural Residential (RR)
 3. **Arnold and Janet Miller**, ZMAR, NW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 20, T20N-R21E, Town of Maple Grove, Natural Area (NA) to Small Estate (SE)
- IV. Discussion of Certified Surveys, Development Plans and Subdivisions
 1. **Joe Salm**, Variance Request, SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 17, T18N-R23E, Town of Newton
 2. **Arnold and Janet Miller**, Variance Request, NW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 20, T20N-R21E, Town of Maple Grove
 3. **Gary Sukowaty**, Variance Request, SE $\frac{1}{4}$, SE $\frac{1}{4}$, Section 15, T20N-R22E, Town of Franklin
- V. Adjournment

Date: April 17, 2012

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 23, 2012

CALL TO ORDER – ROLL CALL

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order March 26, 2012 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. Van Lanen, Mr. Mueller and Ms. Muench. Mr. Brey arrived late for the Advisory meeting. Staff present: Tim Ryan

DISCUSSION OF PUBLIC HEARING INFORMATION

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

1. **Cory and Sarah Smidel**, ZMAR, NW¼, NE¼, Section 9, T21N-R24E, Town of Mishicot, Exclusive Agriculture (EA) to Large Estate (LE)
2. **Eugene and Joan Hartwig**, ZMAR, 2 parcels - SE¼, Section 22, T21N-R22E Town of Cooperstown, General Agriculture (GA) to Large Estate (LE) and SE¼ Section 22, T21N-R22E, Town of Cooperstown, General Agriculture to Rural Residential (RR)
3. **Arnold and Janet Miller**, ZMAR, NW¼, NE¼, Section 20, T20N-R21E, Town of Maple Grove, Natural Area (NA) to Small Estate (SE)

DISCUSSION OF CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS:

Mr. Ryan presented information on the following requests:

1. **Joe Salm**, Variance Request, SE¼ SE¼, Section 17, T18N-R23E, Town of Newton
2. **Arnold and Janet Miller**, Variance Request, NW¼, NE¼, Section 20, T20N-R21E, Town of Maple Grove
3. **Gary Sukowaty**, Variance Request, SE¼, SE¼, Section 15, T20N-R22E, Town of Franklin

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



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

MEETING NOTICE

DATE: MONDAY, JUNE 25, 2012
TIME: 4:00 PM
PLACE: MANITOWOC COUNTY OFFICE 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. **Ronald Reif**, ZMAR, NW¼, SW¼, Section 3, T20N-R23E, Town of Kossuth, Exclusive Agriculture (EA) to Large Estate (LE)
- V. Certified Surveys, Development Plans and Subdivisions
 1. **Barry Schardt**, *Variance Request*, SW¼ SW¼, Section 7, T18N-R24E, Town of Manitowoc
 2. **Dennis and Christine Meulemans**, *Variance Request*, SE¼ NW¼, Section 13, T19N-R22E, Town of Cato
- VI. Discussion on updating the County's Wind Energy Systems Ordinance to conform to State regulation PSC 128
- VII. Action on Resolution Establishing the Northeastern Wisconsin Housing Consortium
- VIII. Request to allow horses on the Devil's River State Recreation Trail
- IX. Future State Recreation trail on the railroad line from Newton to the Village of Cleveland
- X. Cherney Maribel Caves Electricity Resolution
- XI. Miscellaneous:
 1. Staff Reports
 2. Personnel
 3. Correspondence
 4. Out of County Travel
- XII. Adjournment

Date: June 15, 2012

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 25, 2012 MEETING

CALL TO ORDER – ROLL CALL

The Regular June 25, 2012 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. Brey, Mr. Van Lanen, Mr. Mueller 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 23, 2012 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. Brey and seconded by Mr. Korinek. Motion passed upon unanimous voice vote.

Open Meeting Law Compliance – Mr. Ryan read the Open Meeting Law Compliance stating that the petition seeking a Zoning Map Amendment being heard at this public meeting was referred from the County Clerk; published in the Herald-Times Reporter on June 11 and June 18, 2012; and reviewed by the Commission at a Commission Advisory Meeting held on June 25, 2012. The Commission will make a recommendation on this request to the County Board, who will take action at their July 17 meeting.

PUBLIC INPUT

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

Mr. Gene Weyer, President of the Manitowoc County Lakes Association, spoke about trying to control the invasive species in County lakes. He thanked the Commission for designating the Lakes Association to share in the donations being collected at the public boat launches. At this time he is requesting some money upfront to help defray the cost of herbicide treatments at some of the lakes.

There was no one else to speak and Chairman Waack declared the public input closed.

PUBLIC HEARINGS

1. **Ronald Reif**, ZMAR, NW¼ SW¼, Section 3, T20N-R23E, Town of Kossuth, Exclusive Agriculture (EA) to Large Estate (LE). Mr. Ryan read the Agenda Commentary (copy on file).

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

Ms. Pam Lane spoke in favor of the rezone stating they would like to build a new home.

Mr. Mike Koch spoke in opposition of the rezone due to the vehicles and other junk on the property.

Ms. Pam Lane spoke again stating that they have been working on removing and hauling materials out of the property.

Mr. Dale Bogart questioned why it is being rezoned and as a farmer, he is concerned about more homes being built in the area.

Mr. Andy Wallace spoke testifying that an attempt is being made to clean up the property and he supports the rezone for the new house as long as the old house comes down.

There were no more comments and Chairman Waack closed the hearing. Motion was made by Ms. Muench and seconded by Mr. VanLanen to approve the rezone. Motion passed upon a unanimous voice vote.

CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS

1. **Barry Schardt**, Variance Request, SW¼ SW¼, Section 7, T18N-R24E, Town of Manitowoc. Mr. Ryan read the Commentary (copy on file).

Mr. Waack asked if there was anyone to comment on this variance request. There was no one. Motion was made by Mr. Brey and seconded by Mr. Korinek to approve the variance request. Motion passed upon a unanimous voice vote.

2. **Dennis and Christine Meulemans**, Variance Request, SE¼, NW¼, Section 13, T19N-R22E, Town of Cato. Mr. Ryan read the Commentary (copy on file).

Mr. Waack asked if there was anyone to comment on this variance request. There was no one. Motion was made by Ms. Muench and seconded by Mr. Spurney to approve the variance request as presented. Motion passed upon a unanimous voice vote.

Discussion on updating the County's Wind Energy Systems Ordinance to conform to State regulation PSC 128: Mr. Ryan gave an update of the current status of the PSC 128. He indicated that our current Large Wind Energy Systems Ordinance is more restrictive than PSC128 - which is not permitted by State statute. Therefore, Manitowoc County's current Wind Ordinance must be updated or the County will no longer be able to regulate wind energy systems. A "may" list has been developed where the County has the ability to include some discretionary items in an updated Wind Ordinance, while still complying with PSC 128 requirements – which Mr. Ryan is asking the Commission members to review.

Mr. Brey felt that the Executive Committee should be notified and given a copy of the information developed by the Planning Office. Mr. Brey made a motion to recommend amending our current Wind Ordinance to meet the requirements of PSC 128.

After further discussion, Mr. Brey made an amendment to his first motion to refer the discretionary items included in PSC128 (where the County can make decisions) to the Executive Committee for further review with the recommendation that the Executive Committee's findings are forwarded to the County Board for their input and final decision. The motion was seconded by Mr. Mueller. Motion passed upon a unanimous voice vote.

Action on Resolution Establishing the Northeastern Wisconsin Housing Consortium: Mr. Ryan gave a short summary of the resolution. He stated that Bob Ziegelbauer is aware and supports the proposal and requested that the Commissioners consider approving this resolution. Motion was made by Mr. Mueller and seconded by Ms. Muench to approve the Resolution Establishing the NE Wisconsin Housing Consortium. Motion passed upon a unanimous voice vote.

Request to allow horses on the Devil's River State Recreation Trail: Adam Backus stated that he had had several requests for horses to be allowed. Mr. Andy Wallace, a landowner adjacent to the trail, spoke expressing his opposition to allowing horses on the trail. Mr. Backus stated that having horses would increase maintenance cost. Mr. Gary Hansen, DNR Regional Trail Manager, spoke on the pros and cons of having horses on the trail. After much discussion, it was decided to check with the County horse clubs to get their feedback on assisting with the maintenance issues of allowing horses on the trail. This item will be on the Agenda again next month.

Future State Recreation Trail on the railroad line from Newton to the Village of Cleveland: Mr. Adam Backus introduced Mr. Gary Hanson, who spoke on the potential for the 6.8 mile trail between Newton and the Village of Cleveland. He stated that it would be handled much like the Devil's River Trail. On July 17th from 4 to 7 p.m., there will be a public information meeting to hear the comments both for and against the development of the trail. A motion was made by Mr. Brey and seconded by Ms. Muench for Manitowoc County to enter into an agreement with the Wisconsin DNR to pursue the purchase of this section of the railroad line. Motion passed upon a unanimous voice vote.

Cherney Maribel Caves Electricity Resolution: Mr. Adam Backus presented information to the Commission regarding an effort to supply electricity to the cave at a cost of \$25,250. He stated that \$12,000 has been committed from a private source and that he has applied for stewardship money for the rest, and also applied for a small grant from Wisconsin Public Service. There will be no County dollars put towards this project. Ms. Munech made a motion and seconded by Mr. Korinek to approve the resolution to provide electricity to Maribel Caves. Motion passed upon a unanimous voice vote.

Staff Reports: Mr. Backus gave a report on the tubes that have been installed at the boat landings requesting a donation which will be split between the County for maintenance of the boat landings and the County Lakes Association for the treatment of invasive species in the County lakes. Mr. Backus stated that so far \$2,100 has been taken in and that there was an initial cost of \$4,700 for the tubes, concrete and envelopes. He stated that they average about \$500 a week since the tubes were installed. There was additional discussion of the status of the various lakes in the County.

NEXT MEETING DATE

Next meeting will be scheduled for July 23, 2012.

ADJOURNMENT

Motion to adjourn was made by Mr. Mueller and seconded by Ms. Muench. Motion approved upon unanimous voice vote. Meeting adjourned at 5:25 p.m.

Respectfully submitted,

Jim Brey, Secretary

Date



MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, JUNE 25, 2012

TIME: 3:00 P.M.

PLACE: MANITOWOC COUNTY OFFICE 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. Discussion Pertaining to Public Hearings of:
 1. **Ronald Reif**, ZMAR, NW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 3, T20N-R23E, Town of Kossuth, Exclusive Agriculture (EA) to Large Estate (LE)
- IV. Discussion of Certified Surveys, Development Plans and Subdivisions
 1. **Barry Schardt**, Variance Request, SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 7, T18N-R24E, Town of Manitowoc
 2. **Dennis and Christine Meulemans**, Variance Request SE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 13, T19N-R22E, Town of Cato
- V. Adjournment

Date: June 15, 2012

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 25, 2012

CALL TO ORDER – ROLL CALL

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order June 25, 2012 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. Van Lanen, Mr. Mueller, 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 and Ordinance Text Amendments for Commissioners' review.

1. **Ronald Reif**, ZMAR, NW¼ SW¼, Section 3, T20N-R23E, Town of Kossuth, Exclusive Agriculture (EA) to Large Estate (LE).

DISCUSSION OF CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS:

Mr. Ryan presented information on the following requests:

1. **Barry Schardt**, Variance Request, SW¼ SW¼, Section 7, T18N-R24E, Town of Manitowoc.
2. **Dennis and Christine Meulemans**, Variance Request, SE¼, NW¼, Section 13, T19N-R22E, Town of Cato

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



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

AMENDED MEETING NOTICE

DATE: MONDAY, AUGUST 27, 2012
TIME: 4:00 PM
PLACE: MANITOWOC COUNTY OFFICE 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 at the meeting:

- I. Call to Order - Roll Call
- II. County Executive recognition of Jim Van Lanen's service on the Commission
- III. Approval of Minutes
- IV. Approval of Agenda - "Open Meeting Law Compliance"
- V. Public Input
- VI. Public Hearings – Discussion and possible action:
 1. Text amendment to the **Manitowoc County Code Chapter 8**, General Zoning Ordinance
 2. **Matt and Lynn Kutz**, ZMAR, SW¼, SE¼, Section 10, T21N-R22E, Town of Cooperstown, Large Estate (LE) and Rural Residential (RR), to Small Estate (SE); from Small Estate (SE) and Exclusive Agriculture (EA) to Large Estate (LE) and from Large Estate (LE) and Rural Residential (RR) to General Agriculture (GA).
 3. **Jamie and Amanda Lambert**, ZMAR, NE¼, SW¼, Section 6, T21N-R24E, Town of Mishicot, from General Agriculture (GA) to Small Estate (SE).
 4. **Lee Schisel**, ZMAR, W¼, NE¼, Section 17, T18N-R22E, Town of Liberty, from Exclusive Agriculture (EA) to General Agriculture (GA)
 5. **Earl Voss**, ZMAR, SE¼, SW¼, Section 31, T17N-R22E, Town of Meeme, from General Agriculture (GA) to Large Estate (LE)
 6. Text amendment to **Manitowoc County Code Chapter 24** – Large Wind Energy System Ordinance
 7. Text amendment to **Manitowoc County Code Chapter 25** – Small Wind Energy System Ordinance
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
 1. **Matt & Lynn Kutz**, Variance Request, SW¼, SW¼, Section 10, T21N-R22E, Town of Cooperstown
 2. **Jamie & Amanda Lambert**, Variance Request, NE¼, SW¼, Section 6, T21N-R24E, Town of Mishicot
 3. **Edward Spresser**, Variance Request, NW¼, SW¼, Section 21, T18N-R21E, Town of Eaton
 4. **Mark Herrmann**, Variance Request, NW¼, SW¼, Section 7, T19N-R23E, Town of Manitowoc Rapids
 5. **Kevin Ramminger**, Variance Request, NE¼, NW¼, & NW¼, NE¼, Section 5, T19N-R23E, Town of Manitowoc Rapids
 6. **Loren & Carol Ulness, Variance Request, SW¼, SE¼, Section 8, T18N-R22E, Town of Liberty**

- VIII. Discussion and possible action on Resolutions Authorizing Commencement of Suit for Private Sewage System Ordinance Violations for:
1. David & Patricia Bowen
 2. Kathleen Dodge
 3. David Hergan
 4. Douglas Musial
- IX. Election of Officers – Discussion and possible action
- X. Request to camp at Cherney Maribel Caves from the Wisconsin Speleological Society - Discussion and possible action
- XI. Request to allow horses on the Devil's River State Recreation Trail – Discussion and possible action
- XII. Possibility of hunting in County Parks – Discussion and possible action
- XIII. Park Season – Discussion and possible action
- XIV. Request by Herbert Krueger to use logging road at Walla Hi County Park – Discussion and action
- XV. Miscellaneous:
1. Staff Reports
 2. Personnel
 3. Correspondence
 4. Out of County Travel
- IVX. Adjournment

Date: August 21, 2012

Amended: August 24, 2012 @ 12:30 p.m.

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 27, 2012 MEETING

CALL TO ORDER – ROLL CALL

The Regular August 27, 2012 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. Brey, Mr. Hoffman, Mr. Mueller and Ms. Muench. Mr. Korinek was excused.

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

County Executive Bob Ziegelbauer presented a plaque to Jim VanLanen who recently retired from the Planning and Park Commission and thanked him for his 10 years of service. Mr. VanLanen then spoke stating how he enjoyed his years on the Commission and the dedication and commitment of all the Commission members and staff was very fulfilling.

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

Chairman Waack called for a motion to accept the Minutes of the regular June 25, 2012 meeting. Motion to accept the Minutes was made by Mr. Brey; seconded by Ms. Muench. Motion passed upon a unanimous voice vote.

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

Open Meeting Law Compliance – Mr. Ryan read the Open Meeting Law Compliance stating that the petition seeking a Zoning Map Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on August 18 and August 20, 2012; and reviewed by the Commission at a Commission Advisory Meeting held on August 27, 2012. The Commission will make a recommendation on this request to the County Board, who will take action at their September 21 meeting.

PUBLIC INPUT

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

There was no one to speak and Chairman Waack declared the public input closed.

PUBLIC HEARINGS

1. Text amendment to the **Manitowoc County Code Chapter 8**, General Zoning Ordinance - Mr. Ryan read the Agenda Commentary (copy on file)

Mr. Waack asked if there was anyone to speak either for or against this text amendment.

Mr. Dennis Salzman, Chair of the Town of Schleswig thanked Tim Ryan and the staff for incorporating the suggestions their township had made. He will recommend to his Town Board that they adopt Chapter 8, General Zoning Ordinance at their September meeting.

Mr. Richard Salm questioned the removing of hunting/warming shacks and kennels from Exclusive Ag. Mr. Ryan replied that this was a DATCP requirement that these be removed from that District. Mr. Ryan stated they were going to address the issue of hunting/warming shacks in another zoning district. Mr. Salm also questioned the grandfather clause for existing wood burning systems. It was noted that Towns can have an Ordinance that is stricter than the County's.

Mr. Waack asked if there was anyone else who wished to speak. Being no one, Mr. Waack closed the public hearing.

Mr. Brey made a motion and seconded by Mr. Hoffman to approve the Text amendment to the Manitowoc County Code Chapter 8, General Zoning Ordinance as presented. Motion passed upon a unanimous voice vote.

2. **Matt and Lynn Kutz**, ZMAR, SW¼ SE¼, Section 10, T20N-R23E, Town of Cooperstown, Lot 1 - Large Estate (LE) and Rural Residential (RR) to Small Estate (SE); Lot 2 - from Small Estate (SE) and Exclusive Agriculture (EA) to Large Estate (LE); and Lot 3 from Large Estate (LE) and Exclusive Ag (EA) to General Agriculture (GA). Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Waack asked if there was anyone to speak regarding this request.

Mr. Fred Lemens, Supervisor from the Town of Cooperstown, stated that the Town recombined the lots and approved it at their Planning Commission and Town Board.

Mr. Waack asked if there was anyone else to speak on this request. Being no one, Mr. Waack closed the public hearing.

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

3. **Jamie and Amanda Lambert**, ZMAR, NE¼, SW¼, Section 6, T21N-R24E, Town of Mishicot, from General Agriculture (GA) to Small Estate (SE). Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Waack asked if there was anyone to speak regarding this request. There was no one, therefore Mr. Waack closed the public hearing.

Motion was made by Ms. Muench and seconded by Mr. Mueller to approve this rezoning request with the condition that the Town of Mishicot approve this request at their next meeting. Motion passed upon a unanimous voice vote.

4. **Lee Schisel**, ZMAR, W¼, NE¼, Section 17, T18N-R22E, Town of Liberty, from Exclusive Agriculture (EA) to General Agriculture (GA). Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Waack asked if there was anyone to speak regarding this request.

Mr. Lee Schisel spoke in favor of the request.

Mr. Joel Aulik, Town of Liberty Supervisor spoke stating that the Town was in favor of the request.

Mr. Waack asked if there was any one else who wished to speak. There being no one, Mr. Waack closed the public hearing.

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

5. **Earl Voss**, ZMAR, SE¼, SW¼, Section 31, T17N-R22E, Town of Meeme from General Agriculture (GA) to Large Estate (LE). Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Waack asked if there was anyone to speak regarding this request.

Mr. Richard Merlau, a neighbor of Mr. Voss, spoke in favor of this request. Mr. Richard Salm, Planning Commission for the Town of Meeme, also spoke in favor of this request.

Mr. Waack asked if there was any one else who wished to speak. There being no one, Mr. Waack closed the public hearing.

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

6. Text amendment to **Manitowoc County Code Chapter 24** – Large Wind Energy System Ordinance. Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Waack asked if there was anyone to speak regarding this request.

Mr. Richard Salm wanted an explanation of why this is being done and does there need to be a moratorium during the time that an ordinance is not in place?

Mr. Ryan stated that the County's Corporation Counsel recommended that the existing ordinances be repealed to give the staff an extra 90 days to develop a strong replacement ordinance. He also stated that PSC128 is in effect and it wasn't felt that a moratorium was necessary. Anyone wanting to develop a wind farm would need to abide by PSC128 regulations.

Mr. Waack asked if there was any one else who wished to speak. There being no one, Mr. Waack closed the public hearing.

A motion was made by Ms. Muench and seconded by Mr. Spurney to repeal Manitowoc County Code Chapter 24 – Large Wind Energy System, Ordinance. Motion passed upon a unanimous voice vote.

7. Text amendment to **Manitowoc County Code Chapter 25 – Small Wind Energy System Ordinance**. Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Waack asked if there was anyone to speak regarding this request.

Mr. Richard Salm questioned whether the PSC had oversight of the Small Wind Energy System Ordinance as well as the Large Systems? He also questioned whether there would be two ordinances again and how can the towns can best stay in the loop on what is happening during the next three months?

Mr. Ryan stated that some of what Mr. Salm is asking is still being discussed and that County Corporation Counsel is making that determination. There is the possibility that they could be combined in one ordinance; however staff feels that PSC128 may be too strict for the average person wanting to put up a small wind energy system. Therefore the County may have two ordinances again. Mr. Ryan stated that towns will be kept informed throughout the process.

Mr. Waack asked if there was any one else who wished to speak. There being no one, Mr. Waack closed the public hearing.

Motion was made by Mr. Mueller and seconded by Mr. Brey to repeal Manitowoc County Code Chapter 25 – Small Wind Energy System Ordinance. Motion passed upon a unanimous voice vote.

CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS

1. **Matt & Lynn Kutz**, Variance Request, SW¼ SE¼, Section 10, T21N-R22E, Town of Cooperstown. Mr. Ryan read the Commentary (copy on file).

Mr. Waack asked if there was anyone to comment on this variance request. Mr. Fred Lemens, Town of Cooperstown, stated the Town has no problem with this request. Motion was made by Ms. Muench and seconded by Mr. Hoffman to approve the variance request. Motion passed upon a unanimous voice vote.

2. **Jamie & Amanda Lambert**, Variance Request, NE¼ SW¼, Section 6, T21N-R24E, Town of Mishicot. Mr. Ryan read the Commentary (copy on file).

Mr. Waack asked if there was anyone to comment on this variance request. Mr. Lee Stefaniak, Town of Mishicot, stated the Town has no problem with this variance request. Motion was made by Mr. Brey and seconded by Mr. Hoffman to approve this variance request. Motion passed upon a unanimous voice vote.

3. **Edward Spresser**, Variance Request, NW¼, SW¼, Section 21, T18N-R21E, Town of Eaton. Mr. Ryan read the Commentary (copy on file).

Mr. Waack asked if there was anyone to comment on this variance request. Mr. Edward Spresser spoke in favor of this request. Motion was made by Mr. Mueller and seconded by Ms. Muench to approve this variance request. Motion passed upon a unanimous voice vote.

4. **Mark Herrmann**, Variance Request, NW¼, SW¼, Section 7, T19N-R23E, Town of Manitowoc Rapids. Mr. Ryan read the Commentary (copy on file).

Mr. Waack asked if there was anyone to comment on this variance request. Mr. Ryan stated that Mr. Herrmann called that he would not be able to attend the meeting. Motion was made by Mr. Brey and seconded by Mr. Mueller to approve this variance request. Motion passed upon a unanimous voice vote.

5. **Kevin Ramminger**, Variance Request, NE¼, NW¼ & NW¼, NE¼, Section 5, T19N-R23E, Town of Manitowoc Rapids. Mr. Ryan read the Commentary (copy on file).

Mr. Waack asked if there was anyone to comment on this variance request. Mr. Ramminger spoke in favor of this request. Motion was made by Mr. Spurney and seconded by Ms. Muench to approve with the stipulation that the Town of Manitowoc Rapids submit a letter stating that they approve the road easement. Motion passed upon a unanimous voice vote.

6. **Loren and Carol Ulness**, Variance Request, SW¼, SE¼, Section 8, T18N-R22E, Town of Liberty. Mr. Ryan read the Commentary (copy on file).

Mr. Waack asked if there was anyone to comment on this variance request. Mr. Mark Ulness spoke in favor of this request. Mr. Joel Aulik, Town of Liberty, stated that the Town is in favor of this request. Motion was made by Mr. Hoffman and seconded by Mr. Brey to approve this variance request. Motion passed upon a unanimous voice vote.

Discussion and possible action on Resolutions Authorizing Commencement of Suit for Private Sewage System Ordinance Violations for:

1. **David and Patricia Bowen** – Mr. Waack asked if they were present. Ms. Kaila Voelker stated that they did not receive their certified letter because they had moved and we were not aware of their current address. Ms. Voelker did contact them by phone and told them of the meeting but they were not able to attend. Motion was made by Mr. Brey and seconded by Mr. Hoffman to table until next month so that proper notification can be made. Motion passed upon a unanimous voice vote.
2. **Kathleen Dodge** - Mr. Waack asked if she was present. Ms. Voelker stated that Kathleen was not able to attend but did stop in the office earlier in the day and stated that there had been a misunderstanding when they had their original system inspected and understands now that the system is failing and is in the process of getting bids and will get the system replaced this fall if possible or next spring. Mr. Brey made a motion and it was seconded by Mr. Spurney to go ahead with this resolution. Motion passed upon a unanimous voice vote.

3. **David Hergan** – Mr. Waack asked if he was present. Mr. Hergan was present and stated that the house is currently for sale and does not have the finances at this time. Mr. Waack made the motion and seconded by Ms. Mueller to go ahead with this resolution. Motion passed upon a unanimous voice vote.
4. **Douglas Musial** – Mr. Waack asked if he was present. Ms. Voelker stated that she has not heard from him. Motion was made by Mr. Mueller and seconded by Ms Muench to proceed with this resolution. Motion passed upon a unanimous voice vote.

Ms. Voelker gave an update report of the last 5 violations which had been acted on at a previous meeting. Mr. Waack stated that the system that is in place is working to get these violations corrected. Mr. Spruney stated that Ms. Voelker has done a good job with the follow up process.

Election of Officers: Mr. Waack stated that the current officers are Mr. Waack Chair, Ms. Muench, Vice-Chair, and Mr. Brey, Secretary.

Mr. Waack called for nominations for chair. Ms. Muench nominated Mr. Waack. There were no other nominations and nominations were closed. A unanimous vote was cast for Mr. Waack.

Mr. Waack called for nominations for vice-chair. Mr. Brey nominated Ms. Muench. There were no other nominations and nominations were closed. A unanimous vote was cast for Ms. Muench.

Mr. Waack called for nominations for secretary. Ms. Muench nominated Mr. Brey. There were no other nominations and nominations were closed. A unanimous vote was cast for Mr. Brey.

Request to camp at Cherney Maribel Caves from the Wisconsin Speleological Society: Motion was made by Mr. Brey and seconded by Mr. Hoffman to approve their request. Motion passed upon a unanimous voice vote.

Request to allow horses on the Devil's River State Recreation Trail: Mr. Adam Backus reported on his follow up on the issue and reviewed the material he provided the Commissioners. He then answered questions from the Commissioners concerning maintenance. Mr. Waack asked if there was anyone who wished to speak on this issue.

Ms. Kim VanDrisse spoke in favor of allowing horses on the trail.

Ms. Nancy Cayemberg spoke regarding the Point Beach Trail and the work her group is doing there. She was in favor of allowing horses on the trail.

Mr. Richard Salm suggested organizing an association to work together on rules that will work for both the County and the group.

Mr. Backus stated that he is in the process of updating the Park Ordinance and the issue of horses on the trail will be addressed.

Mr. Elroy Jaeger spoke in favor of the trail but was concerned with maintenance especially the grading of the limestone screenings.

There was additional discussion by the Commissioners concerning time frames and having the ability to control use of the trail during bad weather.

A motion was made by Mr. Hoffman and seconded by Ms. Muench to approve allowing horses on the trail with the stipulation that time frames and authority to control use in bad weather be included in the Park Ordinance. Motion passed upon a unanimous voice vote.

Possibility of hunting in County Parks: Mr. Backus reported on the history of this request. He supplied a packet of information to the Commissioners for their review.

Mr. Waack asked if there was anyone who wanted to comment on this.

Ms. Linda Goodine who lives in Walli Hi Park, spoke against hunting in the Park.

Mr. Dan Cichantek, Board of Directors for Manitowoc County Fish and Game and member of Conservation Congress, gave more of an explanation of what the original proposal was. He stated that it was strictly for bow hunting.

Mr. Brey stated he would have no problem allowing hunting in the Parks designated by Mr. Backus and his Committee.

Mr. Backus stated that if application is made for Stewardship Funds again for acquisition of land for State Parks, some type of hunting must be allowed.

Ms. Jane Birkholz, Plymouth Trail Riders, stated that her group has invested nearly ten thousand dollars at Walli Hi for the horse trails and the walking trails as well. She is not in favor of any hunting on this property.

Mr. Waack asked that Mr. Backus put more information together and this topic will be discussed again next month.

Park Season: Mr. Backus stated that currently the Ordinance lists the season as May 1 to October 31. Mr. Backus noted that this is an item he is considering removing from the Ordinance.

Request by Herbert Krueger to use logging road at Walla Hi County Park: Mr. Backus stated he has a request to use the logging road. He stated that it is really a service road and in order for him to use it a few small trees need to be removed.

Mr. Chuck Barnowski, Lakeshore Forest Products, stated that his company has purchased some timber from the Sperber Company and is asking for permission to gain access on this road.

Mr. Backus discussed with Corporation Counsel and it was determined that a waiver need to be signed by Lakeshore Forest Products.

Motion was made by Ms. Muench and seconded by Mr. Brey to have Lakeshore Forest Products sign a waiver to hold the County harmless and if there is damage to County property, Lakeshore Forest Products would be held responsible. The waiver would have a time line/expiration date on it. Motion passed upon a unanimous voice vote.

NEXT MEETING DATE

Next meeting will be scheduled for September 24, 2012.

ADJOURNMENT

Motion to adjourn was made by Mr. Mueller and seconded by Mr Brey. Motion approved upon unanimous voice vote. Meeting adjourned at 6: p.m.

Respectfully submitted,

Jim Brey, Secretary

Date



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

AMENDED ADVISORY MEETING NOTICE

DATE: MONDAY, AUGUST 27, 2012
TIME: 3:00 P.M.
PLACE: MANITOWOC COUNTY OFFICE 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 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. Text amendment to the Manitowoc County Code Chapter 8, General Zoning Ordinance
 2. **Matt and Lynn Kutz**, ZMAR, SW¼, SE¼, Section 10, T21N-R22E, Town of Cooperstown, Large Estate (LE) and Rural Residential (RR), to Small Estate (SE); from Small Estate (SE) and Exclusive Agriculture (EA) to Large Estate (LE) and from Large Estate (LE) and Rural Residential (RR) to General Agriculture (GA).
 3. **Jamie and Amanda Lambert**, ZMAR, NE¼, SW¼, Section 6, T21N-R24E, Town of Mishicot, from General Agriculture (GA) to Small Estate (SE).
 4. **Lee Schisel**, ZMAR, W¼, NE¼, Section 17, T18N-R22E, Town of Liberty, from Exclusive Agriculture (EA) to General Agriculture (GA)
 5. **Earl Voss**, ZMAR, SE¼, SW¼, Section 31, T17N-R22E, Town of Meeme, from General Agriculture (GA) to Large Estate (LE)
 6. Text amendment to **Manitowoc County Code Chapter 24** – Large Wind Energy System Ordinance
 7. Text amendment to **Manitowoc County Code Chapter 25** – Small Wind Energy System Ordinance
- IV. Discussion of Certified Surveys, Development Plans and Subdivisions
 1. **Matt & Lynn Kutz**, Variance Request, SW¼ SW¼, Section 10, T21N-R22E, Town of Cooperstown
 2. **Jamie & Amanda Lambert**, Variance Request, NE¼ SW¼, Section 6, T21N-R24E, Town of Mishicot
 3. **Edward Spresser**, Variance Request, NW¼, SW¼, Section 21, T18N-R21E, Town of Eaton
 4. **Mark Herrmann**, Variance Request, NW¼, SW¼, Section 7, T19N-R23E, Town of Manitowoc Rapids
 5. **Kevin Ramminger**, Variance Request, NE¼, NW¼, & NW¼, NE¼, Section 5, T19N-R23E, Town of Manitowoc Rapids
 6. **Loren & Carol Ulness**, *Variance Request, SW1/4, SE1/4, Section 8, T18N-R22E, Town of Liberty*
- V. Adjournment

Date: August 20, 2012
Amended: August 24, 2012 @ 12:30 p.m.

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 27, 2012

CALL TO ORDER – ROLL CALL

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order August 27, 2012 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. Van Lanen, Mr. Mueller, Mr. Brey and Ms. Muench. Mr. Korinek was excused. Staff present: Tim Ryan

DISCUSSION OF PUBLIC HEARING INFORMATION

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

1. Text amendment to the **Manitowoc County Code Chapter 8**, General Zoning Ordinance
2. **Matt and Lynn Kutz**, ZMAR, SW¼, SE¼, Section 10, T21N-R22E, Town of Cooperstown, Large Estate (LE) and Rural Residential (RR), to Small Estate (SE); from Small Estate (SE) and Exclusive Agriculture (EA) to Large Estate (LE) and from Large Estate (LE) and Rural Residential (RR) to General Agriculture (GA).
3. **Jamie and Amanda Lambert**, ZMAR, NE¼, SW¼, Section 6, T21N-R24E, Town of Mishicot, from General Agriculture (GA) to Small Estate (SE).
4. **Lee Schisel**, ZMAR, W¼, NE¼, Section 17, T18N-R22E, Town of Liberty, from Exclusive Agriculture (EA) to General Agriculture (GA)
5. **Earl Voss**, ZMAR, SE¼, SW¼, Section 31, T17N-R22E, Town of Meeme, from General Agriculture (GA) to Large Estate (LE)
6. Text amendment to **Manitowoc County Code Chapter 24** – Large Wind Energy System Ordinance
7. Text amendment to **Manitowoc County Code Chapter 25** – Small Wind Energy System Ordinance

DISCUSSION OF CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS:

Mr. Ryan presented information on the following requests:

1. **Matt & Lynn Kutz**, Variance Request, SW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 10, T21N-R22E, Town of Cooperstown
2. **Jamie & Amanda Lambert**, Variance Request, NE $\frac{1}{4}$, SW $\frac{1}{4}$, Section 6, T21N-R24E, Town of Mishicot
3. **Edward Spresser**, Variance Request, NW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 21, T18N-R21E, Town of Eaton
4. **Mark Herrmann**, Variance Request, NW $\frac{1}{4}$, SW $\frac{1}{4}$, Section 7, T19N-R23E, Town of Manitowoc Rapids
5. **Kevin Ramminger**, Variance Request, NE $\frac{1}{4}$, NW $\frac{1}{4}$, & NW $\frac{1}{4}$, NE $\frac{1}{4}$, Section 5, T19N-R23E, Town of Manitowoc Rapids
6. **Loren & Carol Ulness**, Variance Request, SW $\frac{1}{4}$, SE $\frac{1}{4}$, Section 8, T18N-R22E, Town of Liberty

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



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

MEETING NOTICE

DATE: MONDAY, SEPTEMBER 24, 2012

TIME: 4:00 PM

PLACE: MANITOWOC COUNTY OFFICE 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 at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda - "Open Meeting Law Compliance"
- IV. Public Input
- V. Public Hearings – Discussion and possible action:
 1. **Gary and Joan Kohls**, ZMAR, NW¼, SE¼, Section 8, T20N-R24E, Town of Mishicot, Exclusive Agriculture (EA) to Large Estate (LE).
- VI. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
 1. **Brunmeier Dairy Farm**, Variance Request, SE¼, NE¼, Section 29, T18N-R23E, Town of Newton
 2. **Jon and James Luckow**, Variance Request, SW¼, NW¼, Section 16, T18N-R23E, Town of Newton
 3. **Ben Kraynek**, Variance Request, Section 2, T19N-R23E, Town of Manitowoc Rapids
- VII. Discussion and possible action on Resolutions Authorizing Commencement of Suit for Private Sewage System Ordinance Violations for:
 1. David & Patricia Bowen (Tabled)
- VIII. Update of Planning Commission By-Laws – Discussion and possible action
- IX. Miscellaneous:
 1. Staff Reports
 2. Personnel
 3. Correspondence
 4. Out of County Travel
- X. Adjournment

Date: September 18, 2012

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 24, 2012 MEETING

CALL TO ORDER – ROLL CALL

The Regular September 24, 2012 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. Hoffman, Mr. Mueller and Mr. Korinek. Ms. Muench and Mr. Brey were excused.

Staff present: Tim Ryan, Kalia Voelker, 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 27, 2012 meeting. Motion to accept the Minutes was made by Mr. Mueller; seconded by Mr. Hoffman. Motion passed upon a unanimous voice vote.

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

Open Meeting Law Compliance – Mr. Ryan read the Open Meeting Law Compliance stating that the petition seeking a Zoning Map Amendment being heard at this public meeting was referred from the County Clerk; published in the Herald-Times Reporter on September 14 and September 17, 2012; and reviewed by the Commission at a Commission Advisory Meeting held on September 24, 2012. The Commission will make a recommendation on this request to the County Board, who will take action at their October 9, 2012 meeting.

PUBLIC INPUT

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

There was no one to speak and Chairman Waack declared the public input closed.

PUBLIC HEARINGS

1. **Gary and Joan Kohls**, ZMAR, NW¼ SE¼, Section 8, T20N-R24E, Town of Mishicot, from Exclusive Agriculture (EA) to Large Estate (LE). Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Waack asked if there was anyone to speak regarding this request.

Mr. Gary Kohls, Mr. Craig Kohls, and Mr. Bob Shimon spoke in favor of the request.

Mr. Ryan questioned if they had checked with the Highway Department about getting driveway access to Hwy B. Mr. Kohl stated that they already have a driveway and it accessed both fields which is 60 feet wide and it is plenty wide for farm equipment.

Mr. Hoffman stated the land was A2 but when the zoning changes took place it was mistakenly zoned EA when it should have been GA. He felt it was a good move to just take out the five acres and leave the rest in EA.

Mr. Waack then closed the hearing. Motion was made by Mr. Korinek and seconded by Mr. Mueller to approve this rezone request. Motion passed upon a unanimous voice vote.

CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS

1. **Brunmeier Dairy Farm**, Variance Request, SE¼ NE¼, Section 29, T18N-R23E, Town of Newton. Mr. Ryan read the Commentary (copy on file).

Mr. Waack asked if there was anyone to comment on this variance request. There was no one. A motion was made by Mr. Mueller and seconded by Mr. Spurney to approve this variance request. Motion passed upon a unanimous voice vote.

2. **Jon and James Luckow**, Variance Request, SW¼ NW¼, Section 16, T18N-R23E, Town of Newton. Mr. Ryan read the Commentary (copy on file).

Mr. Waack asked if there was anyone to comment on this variance request. Mr. Tom Lenz spoke in favor of the request.

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

3. **Ben Kraynek**, Variance Request, Section 2, T19N-R21E, Town of Manitowoc Rapids. Mr. Ryan read the Commentary (copy on file).

Mr. Waack asked if there was anyone to comment on this variance request. Mr. Ben Kraynek explained the reason for the needed variance and that he was in favor of this request.

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

Mr. Waack stated that a motion was needed to remove the next Agenda item from the table. A motion was made by Mr. Spurney and seconded by Mr. Korinek to remove from the table for discussion and possible action. Motion passed upon a unanimous voice vote.

Discussion and possible action on Resolutions Authorizing Commencement of Suit for Private Sewage System Ordinance Violations for:

1. **David and Patricia Bowen** – Mr. Waack gave a summary of the action thus far. Mr. Waack asked if anyone was present to comment on this issue.

Mr. David Bowen stated that they no longer own the property and that it had been foreclosed on in June of 2011, that the Bank of America owns it, and no one has been living there for three years.

Ms. Kaila Voelker stated that her records come from Tax Listing and as far as the Courthouse shows, the Bowens are still the owners. Mr. Bowen gave the case number to Ms. Voelker and she will investigate further. Ms. Voelker asked if the property had gone to Sheriff's Sale yet. Mr. Bowen thought it had but did not keep up with the status.

Motion by Mr. Mueller and seconded by Mr. Korinek to table this issue until next month to allow for further investigation. Motion passed upon a unanimous voice vote.

Update of Planning Commission By-Laws: Mr. Ryan gave a summary of the process thus far which has been ongoing for about 3 years. He has met with Corporation Counsel to update and make changes. Mr. Ryan stated that Mr. Rollins spent a lot of time on these and did a good job to make the necessary updates. Motion was made by Mr. Hoffman and seconded by Mr. Korinek to approve the Commission By-Laws as revised. Motion passed upon a unanimous voice vote.

MISCELLANEOUS:

Out of Town Travel - Motion was made by Mr. Mueller and seconded by Mr. Spurney to approve out of town travel for Andrea Raymakers to attend EWUG in Appleton on October 25th and 26th. Motion passed upon a unanimous voice vote.

NEXT MEETING DATE

Next meeting will be scheduled for October 22, 2012.

ADJOURNMENT: Motion was made by Mr. Mueller and seconded by Mr. Korinek to adjourn at 4:27 p.m. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Jim Brey, Secretary

Date



MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, SEPTEMBER 24, 2012
TIME: 3:00 P.M.
PLACE: MANITOWOC COUNTY OFFICE 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 at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
 1. **Gary and Joan Kohls**, ZMAR, NW¼, SE¼, Section 8, T20N-R24E, Town of Mishicot, Exclusive Agriculture (EA) to Large Estate (LE).
- IV. Discussion of Certified Surveys, Development Plans and Subdivisions
 1. **Brunmeier Dairy Farm**, Variance Request, SE¼, NE¼, Section 29, T18N-R23E, Town of Newton
 2. **Jon and James Luckow**, Variance Request, SW¼, NW¼, Section 16, T18N-R23E, Town of Newton
 3. **Ben Kraynek**, Variance Request, Section 2, T19N-R23E, Town of Manitowoc Rapids
- V. Adjournment

Date: September 18, 2012

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 24, 2012

CALL TO ORDER – ROLL CALL

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order September 24, 2012 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. Van Lanen, Mr. Mueller, and Mr. Korinek. Mr. Brey and Ms. Muench were excused. Staff present: Tim Ryan

DISCUSSION OF PUBLIC HEARING INFORMATION

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

1. **Gary and Joan Kohls**, ZMAR, NW¼ SE¼, Section 8, T20N-R24E, Town of Mishicot, from Exclusive Agriculture (EA) to Large Estate (LE).

DISCUSSION OF CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS:

Mr. Ryan presented information on the following requests:

1. **Brunmeier Dairy Farm**, Variance Request, SE¼, NE¼, Section 29, T18N-R23E, Town of Newton.
2. **Jon and James Luckow**, Variance Request, SW¼, NW¼, Section 16, T18N-R23E, Town of Newton.
3. **Ben Kraynek**, Variance Request, Section 2, T19N-R21E, Town of Manitowoc Rapids.

ADJOURNMENT – Meeting adjourned at 3:27 p.m.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR OCTOBER 22, 2012 MEETING

CALL TO ORDER – ROLL CALL

The Regular October 22, 2012 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. Hoffman, Mr. Mueller, Mr. Korinek, Ms. Muench and Mr. Brey.

Staff present: Tim Ryan, Kalia Voelker, Reed Gaedtke and Barb Stoker. Adam Backus, Parks/Hwy Department.

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

Chairman Waack called for a motion to accept the Minutes of the regular September 24, 2012 meeting. Motion to accept the Minutes was made by Mr. Hoffman; seconded by Mr. Mueller. Motion passed upon a unanimous voice vote.

Mr. Waack requested that item 9 “Bids for the 2012-13 snowmobile season” be moved to follow “Public Input”. Motion was made by Ms. Muench and seconded by Mr. Spurney to approve the amended Agenda. Motion passed upon unanimous voice vote.

Open Meeting Law Compliance – Mr. Ryan read the Open Meeting Law Compliance stating that the petition seeking a Zoning Map Amendment being heard at this public meeting was referred from the County Clerk; published in the Herald-Times Reporter on October 8 and October 15, 2012; and reviewed by the Commission at a Commission Advisory Meeting held on October 22, 2012. The Commission will make a recommendation on this request to the County Board, who will take action at their November 20, 2012 meeting.

PUBLIC INPUT

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

Mr. David Walsdorf spoke stating that he represented many landowners who are asking for a variance to allow a parcel of land that is less than 20 acres in an EA, Exclusive Ag District.

Ms. Anita Roberts spoke on the letters the County received from the Town of Mishicot and the Stoddard Law Office regarding the pre-application notice that she received in the mail. She felt that the information from the owner was incomplete and did not meet the requirements of PSC128. She is asking that the Commission let the applicant know that their pre-application is incomplete.

Mr. Mike Paul and Jim Paul spoke in favor of the David Walsdorf variance request.

Mr. Waack asked if there was anyone else who wished to speak. There was no one and he closed the public input session.

Bids for the 2012-13 Snowmobile Season: Mr. Adam Backus presented the required information to the Commission stating there are nine clubs who submitted proposals. A motion was made by Mr. Mueller and seconded by Ms. Muench to approve. Motion passed upon a unanimous voice vote.

PUBLIC HEARINGS

1. **David and Kristina Meneau** ZMAR, NE¼ NW¼, Section 8, T20N-R23E, Town of Kossuth from Large Estate (LE) to Small Estate (SE). Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Waack asked if there was anyone present to comment on this zoning request. There was no one. Mr. Waack then closed the hearing. Motion was made by Mr. Brey and seconded by Ms. Muench to approve this rezone request. Mr. Korinek questioned whether they had driveway access. According to the letter from the Town of Kossuth, the landowner has taken care of the driveway access situation. Motion passed upon a unanimous voice vote.

CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS

1. **Kathleen Gerharz**, Variance Request, NE¼ SE¼, Section 31, T18N-R211E, Town of Eaton. Mr. Ryan read the Commentary (copy on file). Mr. Ryan read a letter of approval from the Town of Eaton.

Mr. Waack asked if there was anyone to comment on this variance request. There was no one. A motion was made by Mr. Korinek and seconded by Mr. Spurney to approve this variance request. Motion passed upon a unanimous voice vote.

2. **David Walsdorf**, Variance Request, SE¼, SE¼ and SW¼, SE¼, Section 19, T18N-R21E, Town of Eaton. Mr. Ryan read the Commentary (copy on file). Mr. Ryan also read an approval letter from the Town of Eaton with a stipulation stating that they must submit a certified survey to DOT for highway access.

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

Mr. Waack stated that a motion was needed to remove the next Agenda item from the table. A motion was made by Mr. Korinek and seconded by Mr. Brey to remove from the table for discussion and possible action. Motion passed upon a unanimous voice vote.

Discussion and possible action on Resolutions Authorizing Commencement of Suit for Private Sewage System Ordinance Violations for:

1. **David and Patricia Bowen** – Ms. Kaila Voelker updated the Commission on the status of the property and as of today David and Patricia Bowen are still the owners of the property. The case is on hold and the bank is trying to work out a loan modification to keep the property. Motion was made by Mr. Korinek and seconded by Mr. Hoffman to pursue commencement of suit for Private Sewage System Ordinance violation for David and Patricia Bowen. Motion passed upon a unanimous voice vote.

Discussion and possible action of Resolutions Authorizing Commencement of Suit for Junk Violations for:

1. **Darlene Schuricht** - Mr. Reed Gaedtke gave an update of the situation stating that a lot of the junk has been cleaned up and the holding tank has been collapsed however it has been a year and the holding tank has not been replaced. Motion was made by Mr. Hoffman and seconded by Mr. Mueller to pursue commencement of suit for Darlene Schuricht. Motion passed upon a unanimous voice vote.
2. **Shari Lee Stevens Issue Irrevocable Trust aka Shari Lee Stevens** - Mr. Reed Gaedtke gave the Commission an update of the site. Mr. David Korte stated that the Town of Manitowoc Rapids has been trying to work with her for over a year with little results. Motion was made by Ms. Muench and seconded by Mr Brey to pursue commencement of suit for Shari Lee Stevens. Motion passed upon a unanimous voice vote.
3. **Douglas and Cynthia McCord** - Mr. Reed Gaedtke gave an update of the site. Motion was made by Mr. Spurney and seconded by Mr. Hoffman to pursue commencement of suit for Douglas and Cynthia McCord. Motion by Mr. Spurney and seconded by Mr. Hoffman to pursue commencement of suit for Douglas and Cynthia McCord. Motion passed upon a unanimous voice vote.

MISCELLANEOUS:

1. **Staff Reports** – none
2. **Personnel** – none
3. **Correspondence** – Two letters were received challenging the required pre-notification application from EEW Services, LLC in connection with the Beautiful Hills Wind Farm. One is from the Town of Mishicot and the other from Stoddard Law Office. Mr. Ryan stated that the letters are self-explanatory and stated that he has a meeting set up with Mr. Rollins on November 1 at 9 a.m. to discuss the letters and moving forward with the Ordinance. There was some discussion as to the time line for the Ordinance.
4. **Out of County Travel** - none

NEXT MEETING DATE

Next meeting will be scheduled for December 11, 2012.

ADJOURNMENT: Motion was made by Ms. Muench and seconded by Mr. Korinek to adjourn at 4:40 p.m. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Jim Brey, Secretary

Date



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

AMENDED MEETING NOTICE

DATE: MONDAY, OCTOBER 22, 2012
TIME: 4:00 PM
PLACE: MANITOWOC COUNTY OFFICE 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 at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda - "Open Meeting Law Compliance"
- IV. Public Input
- V. Public Hearings – Discussion and possible action:
 1. **David and Kristina Meneau**, ZMAR, NE¼, NW¼, Section 8, T20N-R23E, Town of Kossuth, Large Estate (LE) to Small Estate (SE).
- VI. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
 1. **Kathleen Gerharz**, Variance Request, NE¼, SE¼, Section 31, T18N-R21E, Town of Eaton
 2. **David Walsdorf**, Variance Request, SE ¼ , SE ¼ and SW ¼, SE ¼, Section 19, T18N-R21E, Town of Eaton
- VII. Discussion and possible action on Resolutions Authorizing Commencement of Suit for Private Sewage System Ordinance Violations for:
 1. **David and Patricia Bowen** (Tabled)
- VIII. Discussion and possible action of Resolutions Authorizing Commencement of Suit for Junk Violation for:
 1. **Darlene Schuricht**
 2. **Shari Lee Stevens Issue Irrevocable Trust aka Shari Lee Stevens**
 3. **Douglas and Cynthia McCord**
- IX. Bids for the 2012-13 snowmobile season
- X. Miscellaneous:
 1. Staff Reports
 2. Personnel
 3. Correspondence
 - A. *Letter from the Town of Mishicot*
 - B. *Letter from Stoddard Law Office*
 4. Out of County Travel
- XI. Adjournment

Date: October 15, 2012
Amended: October 19, 2012

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 ADVISORY MEETING NOTICE

DATE: MONDAY, October 22, 2012
► TIME: 3:30 P.M.
PLACE: MANITOWOC COUNTY OFFICE 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 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. **David and Kristine Meneau**, ZMAR, NE¼, NW¼, Section 8, T20N-R23E, Town of Kossuth, Large Estate (LE) to Small Estate (SE).
- IV. Discussion of Certified Surveys, Development Plans and Subdivisions
 1. **Kathleen Gerharz**, Variance Request, NE¼, SE¼, Section 31, T18N-R21E, Town of Eaton
 2. **David Walsdorf**, Variance Request, SE ¼ , SE ¼ and SW ¼, SE ¼, Section 19, T18N-R21E, Town of Eaton
- V. Adjournment

Date: October 15, 2012

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 22, 2012

CALL TO ORDER – ROLL CALL

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order October 22, 2012 by Chairperson Waack at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

DISCUSSION OF PUBLIC HEARING INFORMATION

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

1. **David and Kristina Meneau**, ZMAR, NE¼ NW¼, Section 8, T20N-R23E, Town of Kossuth, from Large Estate (LE) to Small Estate (SE).

DISCUSSION OF CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS:

Mr. Ryan presented information on the following requests:

1. **Kathleen Gerharz**, Variance Request, NE¼, SE¼, Section 31, T18N-R21E, Town of Eaton.
2. **David Walsdorf**, Variance Request, SE¼, SE¼, and SW ¼, SE ¼ Section 19, T18N-R21E, Town of Eaton.

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



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

MEETING NOTICE

DATE: TUESDAY, DECEMBER 11, 2012
TIME: 4:00 PM
PLACE: MANITOWOC COUNTY OFFICE 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 at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda - "Open Meeting Law Compliance"
- IV. Public Input
- V. Public Hearings – Discussion and possible action:
 1. **John Hager and Walter Guns**, ZMAR, NW ¼, NW ¼, Section 3, T21N-R22E, Town of Cooperstown, Large Estate (LE) to Small Estate (SE).
 2. **John Hager and Walter Guns**, ZMAR, NW ¼, NW ¼ and NE ¼, NW ¼, Section 3, T21N-R22E, Town of Cooperstown, Natural Area (NA) and Rural Residential (RR) to Large Estate (LE)
 3. **Melvin Mangin**, ZMAR, NE ¼, SE ¼, Section 8, T10N-R22E, Town of Cato, Exclusive Agriculture (EA) to Rural Residential (RR).
 4. **Jerome and Joan Behnke**, ZMAR, SE ¼, SE ¼, Section 25, T19N-R21E, Town of Rockland, General Agriculture (GA) to Small Estate (SE).
 5. **Richard and Ann Dufek**, ZMAR, SW ¼, SE ¼, Section 9, T20N-R23E, Town of Kossuth, Large Estate (LE) to Rural Residential (RR).
- VI. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
 1. **Daniel Meyer**, Variance Request, NW¼, SW¼, Section 14, T17N-R22E, Town of Meeme
- VII. Chapter 8.32 Cemeteries – Discussion and possible action
- VIII. Park Budget Carryover – Discussion and possible action
- IX. Shelter Rental Policy and Fees – Discussion and possible action
- X. Request to relocate covered sitting bench on the Devils River State Recreation Trail – Discussion and possible action
- XI. Miscellaneous:
 1. Staff Reports
 2. Personnel
 3. Correspondence
 4. Out of County Travel
 - a. Annual Surveyors' Institute – Wisconsin Dells – January 23, 24, and 25, 2013
 - b. East Central Wisconsin County Code Administrators meeting – December 14, 2012 – Fond du lac
- XII. Adjournment

Date: December 6, 2012

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 11, 2012 MEETING

CALL TO ORDER – ROLL CALL

The Regular December 11, 2012 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. Hoffman, Mr. Mueller, Mr. Korinek, and Ms. Muench. Mr. Brey was excused.

Staff present: Tim Ryan and Barb Stoker; Adam Backus, Parks/Hwy Department.

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

Chairman Waack called for a motion to accept the Minutes of the regular October 22, 2012 meeting. Motion to accept the Minutes was made by Mr. Mueller; seconded by Mr. Hoffman. Motion passed upon a unanimous voice vote.

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

Open Meeting Law Compliance – Mr. Ryan read the Open Meeting Law Compliance stating that the petition seeking a Zoning Map Amendment being heard at this public meeting was referred from the County Clerk; published in the Herald-Times Reporter on November 27 and December 4, 2012; and reviewed by the Commission at a Commission Advisory Meeting held on December 11. The Commission will make a recommendation on this request to the County Board, who will take action at their December 18, 2012 meeting.

PUBLIC INPUT

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

PUBLIC HEARINGS

1. **John Hager and Walter Guns**, ZMAR, Lot 1 - NW¼ NW¼, Section 3, T21N-R22E, Town of Cooperstown from Large Estate (LE) to Small Estate (SE) and Lot 2 - NW¼ NW¼ and NE¼ NW¼, Section 3, T21N-R22E, Town of Cooperstown from Natural Area (NA) and Rural Residential (RR) to Large Estate (LE). Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Waack asked if there was anyone present to comment on this zoning request.

Mr. John Hager, Mrs. Marion Hager, and Mr. Walter Guns spoke in favor of the zoning changes.

There was no one else to speak and Mr. Waack closed the hearing. Motion was made by Mr. Korinek and seconded by Mr. Hoffman to approve these zoning changes. Motion passed upon unanimous voice vote.

2. **Melvin Mangin**, ZMAR, NE¼ SE¼, Section 8, T19N-R22E, Town of Cato from Exclusive Agriculture (EA) to Rural Residential (RR). Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Waack asked if there was anyone present to comment on this zoning request.

Mr. Melvin Mangin and Mr. Todd Mangin spoke in favor of the zoning change.

There was no one else to speak and Mr. Waack closed the hearing. Motion was made by Ms. Muench and seconded by Mr. Spurney to approve this zoning change. Motion passed upon unanimous voice vote.

3. **Jerome and Joan Behnke**, ZMAR, SE¼ SE¼, Section 25, T19N-R21E, Town of Rockland, from General Agriculture (GA) to Small Estate (SE). Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Waack asked if there was anyone present to comment on this zoning request.

Mr. Kevin Ramminger and Ms. Joan Behnke spoke in favor of this zoning change.

There was no one else to speak and Mr. Waack closed the hearing. Motion was made by Mr. Spurney and seconded by Mr. Korinek to approve this zoning request. Motion passed upon unanimous voice vote.

4. **Richard and Ann Dufek**, ZMAR, SW¼ SE¼, Section 9, T20N-R22E, Town of Kossuth from Large Estate (LE) to Rural Residential (RR). Mr. Ryan read the Agenda Commentary (copy on file).

Mr. Waack asked if there was anyone present to comment on this zoning request.

Mr. Richard Dufek and Mrs. Ann Dufek spoke in favor of this zoning change.

There was no one else to speak and Mr. Waack closed the hearing. Motion was made by Mr. Hoffman and seconded by Mr. Mueller to approve this zoning request. Motion passed upon unanimous voice vote.

CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS

1. **Daniel Meyer**, Variance Request, NW¼ SW¼, Section 14, T17N-R221E, Town of Meeme. Mr. Ryan read the Commentary (copy on file). Mr. Ryan read a letter of approval from the Town of Meeme.

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

Mr. Daniel Meyer spoke in favor of the variance request. Mr. Richard Salm representing the Township confirmed that the Town did approve the variance request.

There was no one else to speak. A motion was made by Mr. Mueller and seconded by Ms. Muench to approve this variance request. Motion passed upon a unanimous voice vote.

Chapter 8.32 Cemeteries – Discussion and possible action: Mr. Waack stated that there was a question that arose at the last Commission meeting. The Commissioners were given information from the Towns Association as well as copies of Chapter 8.32 which addressed the issue of allowing burial on private property. This is not allowed in Manitowoc County per the amended Ordinance. Mr. Waack asked if there were any further questions on cemeteries. There were none.

Park Budget Carryover – Discussion and possible action: Mr. Adam Backus gave the Commissioners a list of the usual carryovers such as boat launch fees, donations, etc. that are carried over each year. Motion was made by Mr. Mueller and seconded by Mr. Korinek to approve the list of carryovers. Motion passed upon a unanimous voice vote.

Shelter Rental Policy and Fees – Discussion and possible action: Mr. Adam Backus stated in the past that shelters could be reserved and asked for a \$250 deposit which was returned after but have recently added electricity to some of the shelters and would like charge a fee to recover some of the cost of the electricity and cleanup. Motion was made by Ms. Muench and seconded by Mr. Korinek to set the rental fee at \$50. Motion passed upon a unanimous voice vote.

Request to relocate covered sitting bench on the Devils River State Recreation Trail – Discussion and possible action: Mr. Waack reviewed the map and photos received from Mr. Backus showing the current location of the bench. Mr. Backus stated that the Kettle Range Snowriders Club requested to donate a bench to the trail and the office policy is to allow the donor to pick the spot for the bench and the Club members constructed and installed it. Mr. Backus has since received a request to relocate the bench. He contacted the Club president and it was voted on it their annual meeting and it was their choice not to relocate it.

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

Mr. Andy Wallace spoke against the location of the bench. He felt it was a secluded area and a location where loitering could take place. He felt there were better locations available.

Mrs. Tracy Wallace also was concerned about the seclusion of the site and thought other sites would be better.

Mr. Tom Oswald spoke in favor of the location and couldn't see any problems that would arise.

Mr. Mark Rhein spoke in favor of the bench location and also could not see any problem that would occur and appreciates the donation of the snowmobile club.

Mr. Jim Golding, Secretary of the Snowmobile Club, explained the reason why they chose the location that they did.

Mr. Rodney Musil, President of the Snowmobile Club, stated that the bench was not originally designed for snowmobilers but for hikers and bikers who use the trail and does not want to see the taxpayers of Manitowoc County have to pay for moving the bench to a different site.

Mr. Andy Wallace stated that he doesn't think moving it a quarter of a mile either direction would make a difference for bikers and hikers and he would be interested in knowing what the cost would be to move it. He might be willing to move it or at least help with the move.

Mr. Waack asked if any of the Commissioners had comments. Mr. Korinek stated that he thought the other areas they had picked out may be flatter but the one they chose has a little wind buffer behind it and thought it a good site for sitting. Mr. Hoffman made a motion stating that there hasn't been any problem with the location and suggested that the issue be revisited in a year before considering moving the bench. Mr. Mueller seconded the motion. Motion passed upon a unanimous voice vote.

Miscellaneous:

Staff Reports: Mr. Adam Backus noted that the Parks and Open Space Plan is about 10 yrs overdue and must be redone this winter. Manitowoc County's plan includes the local municipalities and villages and without it they are not eligible for any grants and is asking the Commission if they wish to continue the same. The City of Manitowoc now has their own plan. Mr. Hoffman suggested charging each municipality or village a percent of the cost of redoing it. Mr. Backus thought that was a possibility and will make a report at the next meeting.

Out of County Travel – Discussion and possible action

- a. Annual Surveyors' Institute- Wisconsin Dells – January 23, 24 and 25, 2013
- b. East Central Wisconsin County Code Administrators meeting – December 14, 2012 – Fond du Lac

Motion was made by Ms. Muench and seconded by Mr. Hoffman to approve staff travel to these conferences. Motion passed upon a unanimous voice vote.

NEXT MEETING DATE

Next meeting will be scheduled for January 28, 2013.

ADJOURNMENT: Motion was made by Mr. Mueller and seconded by Mr. Spurney to adjourn at 4:55 p.m. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Jim Brey, Secretary

Date



MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: TUESDAY, December 11, 2012
TIME: 3:00 P.M.
PLACE: MANITOWOC COUNTY OFFICE 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 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. **John Hager and Walter Guns**, ZMAR, NW ¼, NW ¼, Section 3, T21N-R22E, Town of Cooperstown, Large Estate (LE) to Small Estate (SE).
 2. **John Hager and Walter Guns**, ZMAR, NW ¼, NW ¼ and NE ¼, NW ¼, Section 3, T21N-R22E, Town of Cooperstown, Natural Area (NA) and Rural Residential (RR) to Large Estate (LE)
 3. **Melvin Mangin**, ZMAR, NE ¼, SE ¼, Section 8, T10N-R22E, Town of Cato, Exclusive Agriculture (EA) to Rural Residential (RR).
 4. **Jerome and Joan Behnke**, ZMAR, SE ¼, SE ¼, Section 25, T19N-R21E, Town of Rockland, General Agriculture (GA) to Small Estate (SE).
 5. **Richard and Ann Dufek**, ZMAR, SW ¼, SE ¼, Section 9, T20N-R23E, Town of Kossuth, Large Estate (LE) to Rural Residential (RR).
- IV. Discussion of Certified Surveys, Development Plans and Subdivisions
 1. **Daniel Meyer**, Variance Request, NW¼, SW¼, Section 14, T17N-R22E, Town of Meeme
- V. Adjournment

Date: December 3, 2012

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
December 11, 2012

CALL TO ORDER – ROLL CALL

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order December 11, 2012 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. Van Lanen, Mr. Mueller, Ms. Muench and Mr. Korinek. Mr. Brey was excused. Staff present: Tim Ryan

DISCUSSION OF PUBLIC HEARING INFORMATION

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

1. **John Hager and Walter Guns**, ZMAR, NW ¼, NW ¼, Section 3, T21N-R22E, Town of Cooperstown, Large Estate (LE) to Small Estate (SE).
2. **John Hager and Walter Guns**, ZMAR, NW ¼, NW ¼ and NE ¼, NW ¼, Section 3, T21N-R22E, Town of Cooperstown, Natural Area (NA) and Rural Residential (RR) to Large Estate (LE)
3. **Melvin Mangin**, ZMAR, NE ¼, SE ¼, Section 8, T10N-R22E, Town of Cato, Exclusive Agriculture (EA) to Rural Residential (RR).
4. **Jerome and Joan Behnke**, ZMAR, SE ¼, SE ¼, Section 25, T19N-R21E, Town of Rockland, General Agriculture (GA) to Small Estate (SE).
5. **Richard and Ann Dufek**, ZMAR, SW ¼, SE ¼, Section 9, T20N-R23E, Town of Kossuth, Large Estate (LE) to Rural Residential (RR).

DISCUSSION OF CERTIFIED SURVEYS, DEVELOPMENT PLANS AND SUBDIVISIONS:

Mr. Ryan presented information on the following requests:

1. **Daniel Meyer**, Variance Request, NW¼, SW¼, Section 14, T17N-R22E, Town of Meeme

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