

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE REGULAR JANUARY 26, 2015 MEETING  
**Amended on 3/23/2015**

**Call to Order – Roll Call**

The Regular January 26, 2015 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. Vogt, Mr. Hoffman and Mr. Falkowski. Ms. Muench, Mr. Spurney and Mr. Zimmer were excused.

Staff present: Tim Ryan, Reed Gaedtke and Tami Theobald

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

Chairman Waack called for a motion to accept the Minutes of the regular December 1, 2014 meeting. Motion to accept the Minutes was made by Mr. Hoffman and seconded by Mr. Vogt. Motion passed upon a unanimous voice vote.

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

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on January 12, 2015 and January 19, 2015; and reviewed by the Commission at a Commission Advisory Meeting held on January 26, 2015. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their February 17, 2015 meeting.

**Public Comment:** Mr. Waack asked if there was anyone who wished to speak on any topic other than the public hearings. There was no one else to speak. Mr. Waack closed Public Comment.

**Tabled Item: Kevin Schwantes, ZMAR, SE ¼ NW ¼, Section 11, T17N-R21E, Town of Schleswig, Natural Area (NA) to Lake Residential (LR)**

Mr. Waack called for a motion to remove item from the table. Motion accepted by Mr. Hoffman and seconded by Mr. Vogt. Motion passed upon a unanimous voice vote.

1. **Kevin Schwantes, ZMAR, SE ¼, NW ¼, Section 11, T17N-R21E, Town of Schleswig, Natural Area (NA) to Lake Residential (LR)**

Mr. Waack asked if there was any one to make comments at this time.

Ms. Terri Lyon spoke in opposition to this request stating concern for surrounding area of wetland and watershed. Ms. Lyon stated they have since learned from the December meeting, that the landowner expressed a desire to rebuild. Ms. Lyon recommends only the buildable, non-wetland acres be considered for rezoning. Also recommends if the rezoning of all 4.1 acres is being considered, to table this request again until the following is provided for both the DNR and public input: site development plan drawn to scale, dimensions of area of the lot, locations of any structures with distances measured from lot lines, centerline of all abutting roadways, descriptions of any existing sewage systems and private water supply systems, location of ordinary high water mark of any abutting, navigable waters, boundaries of all wetlands, existing and proposed

topographics and drainage features for vegetative cover, location of the flood plan and floodway limits, location of any existing or future access roads, and classifications and dimensions of proposed areas of wetland alterations.

Ms. Lyon then submitted copies of pictures regarding the existing garage on the site.

Dennis Salzman, Town Chariman, spoke stating he did reconsider this rezone, however, he stated this property is being treated as wetlands and will not be allowed to obtain a permit to build on this site. The property will be rezoned to LR and will be controlled as to what will be done on the land by way of conditional use permits.

Mr. Waack asked if there was anyone else to speak in favor of this rezoning request or any other comments.

There was no one else to speak. After discussion by the Commission, a motion was made by Mr. Hoffman and seconded by Mr. Vogt to grant this request of rezone from Natural Area (NA) to Lake Residential (LR). Motion passed upon a unanimous voice vote.

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

1. **Ford Thompson**, ZMAR, SE ¼ NE ¼, Section 23, T21N-R23E, Town of Gibson, Exclusive Agriculture (EA) to Small Estate (SE)

Mr. Ryan read the Agenda Commentary (copy of file). A letter was received from the Town of Gibson indicating that the Town Board supports this rezone.

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

Mr. Thompson spoke noting he wished only to rezone 2 of his total of 52 acres.

Mr. Waack asked if there was anyone else to comment.

Mr. Wagner, Town Chariman of Town of Gibson, spoke against the request and recommended keeping it Exclusive Agriculture (EA).

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

There was no one else to speak. Mr. Waack closed the hearing. A motion was made by Mr. Falkowski and seconded by Mr. Hoffman to grant this request of rezone from Exclusive Agriculture (EA) to Small Estate (SE). Motion passed upon a unanimous voice vote.

2. **CDE LLC**, ZMAR, SW ¼, SW ¼, Section 7, T18N-R22E, Town of Liberty, Small Estate (SE) to Industrial District (ID)

Mr. Ryan stated that a letter was received by the Town of Liberty indicating that the Town Planning Commission and Town Board supports this rezone.

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

Mr. Andy Neimuth spoke and stated the intentions for the rezone.

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

Mr. Hoffman commented on the Town Committee's request commenting on the trees blocking the view of the road and having 75 feet. He asked Mr. Neimuth if this was

going to be a problem and taken care of. Mr. Neimuth stated there is not a problem.

Mr. Waack closed the hearing.

A motion was made by Mr. Waack and seconded by Mr. Falkowski to approve this request of rezone from Small Estate (SE) to Industrial District (ID). Motion passed upon a unanimous voice vote.

3. **Urban Binversie**, ZMAR, SW ¼ , NE ¼, Section 17, T17N-R22E, Town of Meeme, Exclusive Agriculture (EA) to Large Estate (LE)

Mr. Ryan read the Agenda Commentary (copy on file). A letter was received from the Town of Meeme indicating that the Town Planning Commission and Town Board supports this rezone.

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

Mr. Gene Kobes stated he was present representing Mr. Binversie. He stated the intentions for the request and commented on the soil conditions.

Mr. Waack asked if there was anyone else to speak on this issue.

Mr. Richard Salm, chairman of the MeMee Planning Commission, presented a review of the property.

Mr. Waack asked if anyone else was present to comment on the rezoning request.

After discussion by the Commission, a motion was made by Mr. Hoffman and seconded by Mr. Vogt to grant this request of rezone from Exclusive Agriculture (EA) to Large Estate (LE). Motion passed upon a unanimous voice vote.

4. **K & B Prah Trust**, ZMAR, NE ¼ , NW ¼, Section 24, T17N-R21E, Town of Schleswig, Large Estate (LE) to Small Estate (SE)

Mr. Ryan stated correspondence was received by the Town of Schleswig indicating that the Town Board supports the rezone.

Mr. Waack asked if anyone was present to speak on behalf of this request.

Mr. Dennis Salzman, Town Chairman, spoke and indicated approval of the rezone.

Mr. Waack asked if anyone else to speak in favor on this request or any other comments. He addressed Mr. Salzman questioning if the separate parcel that will be created will have access to the highway. Mr. Salzman responded saying the land owner to the east will add it on to his.

Mr. Waack asked if there were any other comments. No one commented. He then closed the hearing.

A motion was made by Mr. Waack and seconded by Mr. Falkowski to approve this request of rezone from Large Estate (LE) to Small Estate (SE). Motion passed upon a unanimous voice vote.

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

1. **K & B Prah**, Variance Request, NE ¼ NW ¼, Section 24, T17N-R21E, Town of Schleswig

Mr. Ryan read the Agenda Commentary (copy on file). Correspondence was received by the Town of Schleswig indicating that the Town Board supports this rezone. Staff recommends granting the variance and to approve the proposed certified survey.

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

2. **Joseph Popp**, Variance Request, NE ¼ SW ¼ & NW ¼ SE ¼, Section 13, T18N-R23E, Town of Newton

Mr. Ryan read the Agenda Commentary (copy on file). Staff recommends granting the variance and to approve the certified survey map based on certain conditions. He commented on driveway regulations.

Motion was made by Mr. Hoffman and seconded by Mr. Falkowski to approve this variance request, with the conditions suggested by Mr. Ryan. Motion passed upon a unanimous voice vote.

## **Resolution Authorizing Amendment to Easement – Discussion and possible action:**

1. Fischer Creek Recreation Area

Mr. Gary Kennedy spoke and introduced Mr. Gary Robinson. Mr. Kennedy spoke on the background of this property and the reasoning of the amendment request. He asked for the commission to approve this resolution and forward it to the County Board.

Motion was made by Mr. Hoffman and seconded by Mr. Vogt to approve the resolution and send it to the County Board. Motion passed upon a unanimous vote.

## **Resolution Authorizing Commencement of Suit for Ordinance Violation:**

1. Doris Evenson aka Doris Lavey and Raul Bustamante-Haul

Mr. Reed Gaedtke spoke and gave a background on this issue.

A discussion was made between the Commissioners, Mr. Ryan and Mr. Gaedtke on this subject.

Mr. Vogt pointed out a date error on the paperwork and noted to make a correction. Mr. Gaedtke took action to make this correction.

Mr. Waack asked to move ahead with the issue. Motion was made by Mr. Vogt and seconded by Mr. Hoffman to move ahead with this ordinance violation. **Mr. Falkowski made a motion to table this issue until all committee members are present.** Mr. Waack asked if there was a second to Mr. Falkowski's motion. No one spoke and the amendment failed. Motion passed upon a unanimous vote with the exception of Mr. Falkowski opposing the motion. Mr. Waack stated motion carried.

**Next Meeting Date:** Next meeting is scheduled for Monday, February 23, 2015.

**Adjournment:** Motion to adjourn was made by Mr. Falkowski and seconded by Mr. Vogt to adjourn at 5:00 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Mr. Zimmer, Secretary

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Date



# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: **MONDAY, JANUARY 26, 2015**  
TIME: 4:00 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
- III. Approval of Agenda - "Open Meeting Law Compliance"
- IV. Public Comment
- V. Tabled Item – Discussion and possible action:
  1. **Wusterbarth Enterprises**, ZMAR, NW ¼ NW ¼, Section 24, T17N-R21E, Town of Schleswig, Natural Area (NA) to Small Estate (SE)
  2. **Kevin Schwantes**, ZMAR, SE ¼ NW ¼, Section 11, T17N-R21E, Town of Schleswig, Natural Area (NA) to Lake Residential (LR)
- VI. Public Hearings – Discussion and possible action:
  1. **Ford Thompson**, ZMAR, SE ¼ NE ¼, Section 23, T21N-R23E, Town of Gibson, Exclusive Agriculture (EA) to Small Estate (SE)
  2. **CDE LLC**, ZMAR, SW ¼, SW ¼, Section 7, T18N-R22E, Town of Liberty, Small Estate (SE) to Industrial District (ID)
  3. **Urban Binversie**, ZMAR, SW ¼, NE ¼, Section 17, T17N-R22E, Town of Meeme, Exclusive Agriculture (EA) to Large Estate (LE)
  4. **K & B Prah Trust**, ZMAR, NE ¼, NW ¼, Section 24, T17N-R21E, Town of Schleswig, Large Estate (LE) to Small Estate (SE)
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action
  1. **K & B Prah**, Variance Request, NE ¼ NW ¼, Section 24, T17N-R21E, Town of Schleswig
  2. **Joseph Popp**, Variance Request, NE ¼ SW ¼ & NW ¼ SE ¼, Section 13, T18N-R23E, Town of Newton
- VIII. Resolution Authorizing Amendment to Easement (Fischer Creek Recreation Area) – Discussion and possible action
- IX. Resolution Authorizing Commencement of Suit for Ordinance Violation – (Doris Evenson aka Doris Lavey and Raul Bustamante-Haul)
- X. Next Meeting Date – February 23, 2015
- XI. Adjournment

Date: January 19, 2015

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, JANUARY 26, 2015  
TIME: ► 3:00 P.M. ◀  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC WI

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

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda  
"Open Meeting Law Compliance"
- III. Presentation of Plaque to Clyde Mueller for 16 years of service on the Planning and Parks Commission
- IV. Training and Update Presentation by Tim Ryan for new Planning and Park Commissioners
- V. Discussion Pertaining to Tabled Public Hearings of:
  1. **Wusterbarth Enterprises**, ZMAR, NW ¼ NW ¼, Section 24, T17N-R21E, Town of Schleswig, Natural Area (NA) to Small Estate (SE)
  2. **Kevin Schwantes**, ZMAR, SE ¼ NW ¼, Section 11, T17N-R21E, Town of Schleswig, Natural Area (NA) to Lake Residential (LR)
- VI. Discussion Pertaining to Public Hearings of:
  1. **Ford Thompson**, ZMAR, SE ¼ NE ¼, Section 23, T21N-R23E, Town of Gibson, Exclusive Agriculture (EA) to Small Estate (SE)
  2. **CDE LLC**, ZMAR, SW ¼, SW ¼, Section 7, T18N-R22E, Town of Liberty, Small Estate (SE) to Industrial District (ID)
  3. **Urban Binversie**, ZMAR, SW ¼, NE ¼, Section 17, T17N-R22E, Town of Meeme, Exclusive Agriculture (EA) to Large Estate (LE)
  4. **K & B Prah Trust**, ZMAR, NE ¼, NW ¼, Section 24, T17N-R21E, Town of Schleswig, Large Estate (LE) to Small Estate (SE)
- VII. Adjournment

Date: January 19, 2015

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 26, 2015

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order January 26, 2015 by Chairperson Waack at 3:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present were: Mr. Waack, Mr. Vogt, Mr. Falkowski and Mr. Hoffman and were present. Mr. Zimmer, Mr. Spurney and Ms. Muench were excused.

Staff present: Tim Ryan

**Discussion of Public Hearing Information**

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

1. **Wusterbarth Enterprises**, ZMAR, NW ¼ NW ¼, Section 24, T17N-R21E, Town of Schleswig, Natural Area (NA) to Small Estate (SE)
2. **Kevin Schwantes**, ZMAR, SE ¼ NW ¼, Section 11, T17N-R21E, Town of Schleswig, Natural Area (NA) to Lake Residential (LR)
3. **Ford Thompson**, ZMAR, SE ¼ NE ¼, Section 23, T21N-R23E, Town of Gibson, Exclusive Agriculture (EA) to Small Estate (SE)
4. **CDE LLC**, ZMAR, SW ¼, SW ¼, Section 7, T18N-R22E, Town of Liberty, Small Estate (SE) to Industrial District (ID)
5. **Urban Binversie**, ZMAR, SW ¼, NE ¼, Section 17, T17N-R22E, Town of Meeme, Exclusive Agriculture (EA) to Large Estate (LE)
6. **K & B Pahl Trust**, ZMAR, NE ¼, NW ¼, Section 24, T17N-R21E, Town of Schleswig, Large Estate (LE) to Small Estate (SE)

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





# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: **MONDAY, MARCH 23, 2015**  
TIME: 4:00 P.M.  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

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

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda - "Open Meeting Law Compliance"
- IV. Public Comment
- V. Postponed Item – Discussion and possible action:
  1. **Wusterbarth Enterprises**, ZMAR, NW ¼ NW ¼, Section 24, T17N-R21E, Town of Schleswig, Natural Area (NA) to Small Estate (SE)
- VI. Public Hearings – Discussion and possible action:
  1. **William Paul & Claudia Dean**, ZMAR, SW ¼, NW ¼, Section 31, T21N-R25E, Town of Two Creeks, Exclusive Agriculture (EA) to Large Estate (LE)
  2. **Robin & Orli Larson**, ZMAR, NW ¼, SW ¼, Section 32, T21N-R23E, Town of Gibson, Large Estate (LE) to General Agriculture (GA)
  3. **Samuel & Megan Harrison**, ZMAR, NE ¼, NW ¼, Section 36, T17N-R21E, Town of Schleswig, Large Estate (LE) to Small Estate (SE)
  4. **Manitowoc County Planning and Park Commission**, petition for Amendment of Ordinance to Chapter 8 of The Manitowoc County Code titled "General Zoning and Land Use Regulations" to incorporate changes required by the Department of Agriculture Trade and Consumer Protection related to our Farmland Preservation Ordinance
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action
  1. **Joey Bratz**, Variance request, NE ¼ SW ¼, Section 22, T20N-R21E, Town of Maple Grove
  2. **Teresa Anderson**, Variance request, SE ¼ SE ¼, Section 29, T20N-R21E, Town of Maple Grove
- VIII. Discussion and possible action on Resolutions Authorizing Commencement of Suit for Private Sewage System Ordinance Violations for:
  1. **Dandy Veal LLC**
  2. **Mary Kaufmann**
  3. **Andrew & Tari Miller**
  4. **Richard & Ann Spangenberg**
  5. **Keith Zipperer**
- IX. Discussion on the Silver Lake culvert issue
- X. Discussion of the Governor's Budget and the Resolution opposing the elimination of the POWTS Grant Program and its impact on the **Wisconsin Fund Program** ie: "Septic Grant"
- XI. Discussion of refining the Junk Enforcement **6.18 Ordinance**
- XII. Discussion and possible action - 2015-2016 Snowmobile Season Resolution
- XIII. Miscellaneous:
  1. Staff Reports
  2. Personnel
  3. Correspondence
  4. Out of County Trips-
    - A. Wisconsin County Code Administrators Conference (WCCA) – March 26-27, 2015, Stoney Creek Inn, Rothschild/Wausau---  
P. Tamowski & R. Gaedtke
- XIV. Next Meeting Date – April 27, 2015
- XV. Adjournment

Date: March 16, 2015

Melvin Waack, Commission Chair  
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE REGULAR MARCH 23, 2015 MEETING

**Call to Order – Roll Call**

The Regular March 23, 2015 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. Vogt, Mr. Hoffman and Mr. Falkowski. Ms. Muench and Mr. Zimmer were excused.

Staff present: Tim Ryan, Kaila Boeckman and Tami Theobald

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

Chairman Waack called for a motion to accept the Minutes of the regular January 26, 2015 meeting. Mr. Falkowski stated he would like to amend the minutes on page 4, related to the Resolution Authorizing Commencement of Suit for Ordinance Violation of Doris Evenson. He stated he wanted it to be known he made a motion to table the issue (not recommends tabling this issue) until all committee members were present to vote. Mr. Waack stated a motion will be in order and the corrections will be made. Motion to accept the Minutes was made by Mr. Falkowski and seconded by Mr. Hoffman. Motion passed upon a unanimous voice vote.

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

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on March 9, 2015 and March 16, 2015; and reviewed by the Commission at a Commission Advisory Meeting held on March 23, 2015. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their April 14, 2015 meeting.

**Public Comment:** Mr. Waack asked if there was anyone who wished to speak on any topic other than the public hearings. There was no one else to speak. Mr. Waack closed Public Comment.

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

1. **Wusterbarth Enterprises**, ZMAR, NW ¼ NW ¼, Section 24, T17N-R21E, Town of Schleswig, Natural Area (NA) to Large Estate (LE)

Mr. Waack stated it was a postponed item and there was a modification to rezone from Natural Area (NA) to Small Estate (SE) instead from Natural Area (NA) to Large Estate (LE). Mr. Ryan agreed. Mr. Waack stated instead going from 8 or 9 lots, it will go to 4 lots.

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

Dennis Salzman, Town of Schleswig Chariman stated the Town approved this rezone.

There was no one else to speak. Mr. Waack closed the hearing. Motion passed upon a unanimous voice vote.

Mr. Vogt commented on the access of the drive to the property. Mr. Waack stated they would have to get permission from the highway department to get a culvert installed.

A motion was made by Mr. Hoffman and seconded by Mr. Vogt to approve this request of rezone from Natural Area (NA) to Large Estate (LE). A motion passed upon a unanimous voice vote.

2. **William Paul and Claudia Dean**, ZMAR, SW ¼, NW ¼, Section 31, T21N-R25E, Town of Two Creeks, Exclusive Agriculture (EA) to Large Estate (LE)

Mr. Ryan read the Agenda Commentary (copy on file). A letter was received by the Town of Two Creeks indicating that the Town Board supports this rezone.

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

Mary Dean spoke and stated she was representing Paul and Claudia Dean.

Mr. Waack asked if there was anyone else to comment on this rezoning request. Mr. Hoffman commented stating the area surrounding is also Large Estate (LE) and felt the rezone would fit in well with the surrounding area. Mr. Waack agreed.

Mr. Waack closed the hearing.

A motion was made by Mr. Hoffman and seconded by Mr. Falkowski to approve this request of rezone from Exclusive Agriculture (EA) to Large Estate (LE). Motion passed upon a unanimous voice vote.

3. **Robin & Orlis Larson**, ZMAR, NW ¼, SW ¼, Section 32, T21N-R23E, Town of Gibson, Large Estate (LE) to General Agriculture (GA)

Mr. Ryan read the Agenda Commentary (copy on file). A letter was received from the Town of Gibson indicating that the Town Board supports this rezone.

Mr. Waack stated the Commission was informed at the Advisory meeting that the Town was sponsoring this due to a mistake made by them when original mapping was done.

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

Orlis Larson, owner of the property, repeated the statement that this was due to a mistake made when it was rezoned in 2009 and stated the Township was behind him.

Mr. Waack asked if there were any other comments. Mr. Falkowski made the comment that the Town made an exception on this issue and this is not a practice on their part.

A motion was made by Mr. Hoffman and seconded by Mr. Vogt to grant this request of rezone from Large Estate (LE) to General Agriculture (GA). Motion passed upon a unanimous voice vote.

4. **Samuel & Megan Harrison**, ZMAR, NE ¼, NW ¼, Section 36, T17N-R21E, Town of Schleswig, Large Estate (LE) to Small Estate (SE)

Mr. Ryan read the Agenda Commentary (copy on file). Correspondence was received by the Town of Schleswig indicating that the Town Board supports the rezone.

Mr. Waack asked if anyone was present to speak on behalf of this request.

Mr. Dennis Salzman, Town of Schleswig Chairperson, spoke and indicated approval of the rezone. Briefly discussed a question the Town had on a building the property owner built that had heating coils installed.

Mr. Waack asked if there were any other comments. Mr. Hoffman and Mr. Salzman had a brief discussion on which building was in question on the map given to the Commissioners.

Mr. Waack asked if there were any other questions. No one spoke. He then closed the hearing.

A motion was made by Mr. Vogt and seconded by Mr. Hoffman to approve this request of rezone from Large Estate (LE) to Small Estate (SE). Motion passed upon a unanimous voice vote.

5. **Manitowoc County Planning and Park Commission**, petition for Amendment of Ordinance to Chapter 8 of The Manitowoc County Code

Mr. Ryan stated these are changes to the zoning ordinance as requested by DATCP; and this is related to the recently adopted Farmland Preservation Plan.

Mr. Waack asked if there were any comments. Mr. Ryan and Mr. Falkowski had a brief discussion on the text provided related to change.

Mr. Waack closed the public hearing.

Motion by Mr. Hoffman and seconded by Mr. Vogt to approve this petition for amendment. Motion passed upon a unanimous voice vote.

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

1. **Joey Bratz**, Variance Request, NE ¼ SW ¼, Section 22, T20N-R21E, Town of Maple Grove

Mr. Ryan read the Agenda Commentary (copy on file). Staff recommends granting the variance and to approve the proposed certified survey.

Motion was made by Mr. Falkowski and seconded by Mr. Hoffman to accept this variance request. Motion passed upon a unanimous voice vote.

2. **Teresa Anderson**, Variance Request, SE ¼ SE ¼, Section 29, T20N-R21E, Town of Maple Grove.

Mr. Ryan read the Agenda Commentary (copy on file). Staff recommends granting the variance and to approve the certified survey map based on certain conditions. He commented on driveway regulations.

Teresa Anderson spoke stating the reasoning for this request.

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

## **Resolution Authorizing Commencement of Suit for Private Sewage System Ordinance Violations:**

Mr. Ryan introduced Kaila Boeckman and stated she will give a briefing of each of the violations.

A motion was made by Mr. Vogt to vote on the five resolutions at one time after Mrs. Boeckman gave each presentation. Mrs. Boeckman stated that she was contacted by a few of the persons in violation and new scenarios exist. Mr. Vogt withdrew his motion and Mrs. Boeckman proceeded with the briefing of the violations.

### **1. Dandy Veal LLC**

Mrs. Boeckman stated this was a soil test in lieu of a full inspection at time of transfer of ownership. She indicated a sanitary permit has been taken out but will expire this November 2015, but still would like to pursue this and get the system replaced.

After a brief discussion with Mr. Falkowski, it was determined there are two citations on file with court records on Dandy Veal, however, they do not pertain to this situation.

Mr. Waack asked if there were any other questions.

Mr. Falkowski questioned where the determination of the citation fine is derived. Mr. Ryan stated it is from Corporation Counsel. Mr. Falkowski questioned whether or not this commencement would result in action taken by the owners. Mrs. Boeckman stated the reasoning for this commencement is to ask Corporation Counsel with help to pursue the owners because the system is failing and she also has gotten good results in the past from the owners as a result of a commencement of suit.

Mr. Waack asked if there were any other questions or discussions.

After a brief discussion it was decided among the commissioners to vote on each case separately due to recent circumstances.

Motion made by Mr. Waack and seconded by Mr. Hoffman to approve this resolution. Motion passed upon a unanimous voice vote.

### **2. Mary Kaufmann**

Mrs. Boeckman stated a three year maintenance inspection was completed and a soil test confirmed a failing system. The original report was done in 2010 and a soil test done in 2011. The owners still have not replaced their system.

Mrs. Kaufmann spoke and indicated they had a quotation done to install a mound system. She stated they do not have the funds to install the system and it is being pumped twice a year. Mr. Waack stated the Commission has to address this issue because of the length of time the system has been failing. The next step would be the determination from Corporation Counsel of what to do with this situation given their circumstances.

Mr. Waack asked if there were any other questions. Mr. Falkowski questioned if a hardship deferment existed. Mr. Ryan stated the Planning and Zoning department is designated as agents by the State regarding septic issues. He stated Corporation Counsel and the Planning and Zoning Department has worked together on this enforcement and has agreed on a process that works regarding failing septic systems. He stated the court system will make the decision on what needs to be done.

Mr. Waack asked if there were any other comments.

Mr. Kaufmann stated they want to fix the system and asked who decides next what to do with this situation. Mr. Ryan answered it would be the Corporation Counsel and the judge.

Motion made by Mr. Hoffman and seconded by Mr. Vogt to approve this resolution. Mr. Falkowski opposes the motion. Motion passed upon a 4 to 1 voice vote.

3. **Andrew & Tari Miller**

Mrs. Boeckman stated this was a full inspection due to a transfer of ownership in June 2011, which indicated a failing system. Kaila indicated she received notice from Mr. Miller and Sue Schambureck from Madson stating that they are working with Mr. Miller to get the failing system fixed.

After a discussion amongst the Commissioners they stated they have nothing in writing to prove this is in effect and suggested to move this along to the next step and if more progress is made then then it may be dropped.

Motion made by Mr. Hoffman and seconded by Mr. Vogt to approve this resolution. Motion passed upon a unanimous voice vote.

4. **Richard & Ann Spangenberg**

Mrs. Boeckman stated this was a full inspection due to transfer of ownership which indicated a failing system. Kaila stated she spoke to Mr. Spangenberg and he informed her they were on a land contract, they will be moving out of the house, they cannot afford the upkeep and in turn the ownership would be reverted back to the previous owner. Mr. Vogt stated he would like to have proof of Spangenberg's leaving the premises.

A motion was made by Mr. Waack and seconded by Mr. Vogt to approve this resolution.

Mr. Falkowski asked if this were to go into foreclosure, who would be liable for this suit. Mrs. Boeckman stated it is whoever the property owner is.

Mr. Waack asked if there was any other discussion. No one spoke. Motion passed upon a unanimous voice vote.

5. **Keith Zipperer**

Mrs. Boeckman stated this was a full inspection due to transfer of ownership in 2012 and a soil test was done which indicated a failing system.

Mr. Zipperer was present and stated he was tearing down the old house and building a new one along with installing a new septic system.

Mr. Falkowski questioned whether this could be deferred. Mrs. Boeckman stated if it is not deferred it next would go to Corporation Counsel. She indicated that a status conference is held and as long as there is progress that is verifiable Corp Counsel is usually ok with not pursuing any further.

Motion made by Mr. Vogt and seconded by Mr. Falkowski to approve this resolution. Motion passed upon a unanimous voice vote.

**Discussion on the Silver Lake Culvert Issue:**

Mr. Gary Robinson gave a presentation on a hydrology study done.

Mr. Waack asked if ultimately there would be a boat landing installed. Mr. Robinson replied yes.

Mr. Waack asked if there were any other questions.

Motion made by Mr. Vogt and seconded by Mr. Waack to postpone this issue until a future meeting date. Motion passed upon a unanimous voice vote.

#### **Discussion of the Governor's Budget and grants for septic systems:**

Mr. Waack stated this issue came up at the County Board meeting and indicted that Manitowoc County sent a resolution to the Governor opposing this issue. Mr. Ryan gave some information on this and was hopeful, that at the very least, the State would grandfather in the 29 existing County grant applicants, if the Governor eliminates this Wisconsin Fund program.

Mr. Falkowski questioned where the EPA falls into this issue. Mr. Ryan responded explaining that the EPA is concerned about nitrates being the contamination of the ground or surface water. Whereas the Planning and Zoning Department is concerned with human pathogens being the contamination to the ground or surface water. He stated the Planning and Zoning Department does not deal with the EPA on this septic issue.

End of discussion.

#### **Discussion of refining the Junk Enforcement 6.18 Ordinance:**

After a brief introduction by Mr. Waack, Melvin made a statement indicating it is the Town's responsibility to start the junk enforcement process. If the Town needs additional help with enforcement, they can ask the County to step in and enforce their junk ordinance. Mr. Ryan agreed.

Mr. Waack opened up the discussion.

Mr. Falkowski suggested Towns with their own zoning, if they have not used their own legal counsel and rely on the County to enforce the Junk Ordinance, that they reimburse the County for any action taken in dealings with junk enforcement.

Mr. Hoffman read the 6.18, section 5c, ordinance on file, stating what the Towns are required to do.

County Board Chair, Jim Brey, spoke in defense of the Towns stating the Towns do a great job.

Chairperson for the Town of Newton, Kevin Behnke, stated the Town pays taxes along with all other Towns in the County. He suggested confusion between land use zoning and ordinances and went on using an example. Mr. Behnke stated he was a little offended by the statement of treating Townships differently by making them pay back the County since they pay taxes as well. He stated it is the court system that is causing the hang up by offering extensions. Mr. Behnke said treating each Township is wrong.

Mr. Waack asked if there was any other discussion on this issue. Mr. Ryan stated the Planning and Zoning department has been challenged with this issue over the years but the staff makes progress. He asked the eighteen Townships for patience.

Dennis Salzman, Town of Schleswig Chairperson, stated he agrees with needing additional help from the County.

End of discussion.

**Discussion and possible action of 2015-2016 Snowmobile Season Resolution:**

Motion made by Mr. Hoffman and seconded by Mr. Waack to approve this resolution.

Mr. Waack asked if there was any discussion on this resolution. No one spoke.

Motion passed upon a unanimous voice vote.

**Miscellaneous:**

**Out of County trips:**

The 2015 WCCA Spring Conference is being held March 26-27 in Wausau. Mr. Tarnowski and Mr. Gaedtke are scheduled to attend. Motion by Mr. Falkowski and seconded by Mr. Vogt to approve. Mr. Waack asked if there was anyone to discuss. No one spoke.

Motion passed upon a unanimous voice vote.

**Next Meeting Date:** Next meeting is scheduled for Monday, April 27, 2015.

**Adjournment:** Motion to adjourn was made by Mr. Hoffman and seconded by Mr. Vogt to adjourn at 5:12 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Mr. Zimmer, Secretary

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Date





## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, MARCH 23, 2015  
TIME: ► 3:30 P.M. ◄  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC WI

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

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda  
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
  1. **William Paul & Claudia Dean**, ZMAR, SW ¼, NW ¼, Section 31, T21N-R25E, Town of Two Creeks, Exclusive Agriculture (EA) to Large Estate (LE)
  2. **Robin & Orlis Larson**, ZMAR, NW ¼, SW ¼, Section 32, T21N-R23E, Town of Gibson, Large Estate (LE) to General Agriculture (GA)
  3. **Samuel & Megan Harrison**, ZMAR, NE ¼, NW ¼, Section 36, T17N-R21E, Town of Schleswig, Large Estate (LE) to Small Estate (SE)
  4. **Manitowoc County Planning and Park Commission**, petition for Amendment of Ordinance to Chapter 8 of The Manitowoc County Code titled "General Zoning and Land Use Regulations" to incorporate changes required by the Department of Agriculture Trade and Consumer Protection related to our Farmland Preservation Ordinance
- IV. Adjournment

Date: March 16, 2015

Melvin Waack, Commission Chair  
By: Tim Ryan, Director

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made.

Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE ADVISORY MEETING  
March 23, 2015

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order March 23, 2015 by Chairperson Waack at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present were: Mr. Waack, Mr. Vogt, Mr. Falkowski and Mr. Hoffman and were present. Mr. Zimmer and Ms. Muench were excused.

Staff present: Tim Ryan

**Discussion of Public Hearing Information**

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

1. **William Paul and Claudia Dean**, ZMAR, SW ¼, NW ¼, Section 31, T21N-R25E, Town of Two Creeks, Exclusive Agriculture (EA) to Large Estate (LE)
2. **Robin & Orlis Larson**, ZMAR, NW ¼, SW ¼, Section 32, T21N-R23E, Town of Gibson, Large Estate (LE) to General Agriculture (GA)
3. **Samuel & Megan Harrison**, ZMAR, NE ¼, NW ¼, Section 36, T17N-R21E, Town of Schleswig, Large Estate (LE) to Small Estate (SE)
4. **Manitowoc County Planning and Park Commission**, petition for Amendment of Ordinance to Chapter 8 of The Manitowoc County Code

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



# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: **TUESDAY, MAY 26, 2015**  
TIME: 4:00 P.M.  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

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

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda - "Open Meeting Law Compliance"
- IV. Public Comment
- V. Public Hearings – Discussion and possible action:
  1. **Mitchell and Carrie Kersten** – ZMAR, NW1/4, NW1/4, Section 35, T20N-R23E, Town of Kossuth, General Agriculture (GA) to Large Estate (LE)
- VI. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
  1. **Randy Brandes**, Variance request, SE ¼ NW ¼, Section 30, T19N-R21E, Town of Rockland
- VII. Discussion of the Governor's Budget and the Resolution opposing the elimination of the POWTS Grant Program and its impact on the **Wisconsin Fund Program** ie: "Septic Grant"
- VIII. Discussion and possible action: Allowing horses on the Devil's River State Recreation Trail
- IX. Miscellaneous:
  1. Staff Reports
  2. Personnel
  3. Correspondence
  4. Out of County Trips
  5. Out of State Trips-  
Andrea Raymakers, ESRI International User Conference, California, July 21-24, 2015
- X. Next Meeting Date – June 22, 2015
- XI. Adjournment

Date: May 11, 2015

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 MAY 26, 2015 MEETING

**Call to Order – Roll Call**

The Regular May 26, 2015 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. Vogt, Mr. Hoffman, Mr. Falkowski, Ms. Muench, Mr. Zimmer and Mr. Korinek were present.

Staff present: Tim Ryan, Andrea Raymakers and Tami Theobald

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

Chairman Waack called for a motion to accept the Minutes of the regular March 23, 2015 meeting. Motion to accept the Minutes was made by Ms. Muench and seconded by Mr. Zimmer. Motion passed upon a unanimous voice vote.

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

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on May 12, 2015 and May 19, 2015; and reviewed by the Commission at a Commission Advisory Meeting held on May 26, 2015. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their June 16, 2015 meeting.

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

Kim VanDrise spoke on behalf of the Lakeshore Equine Trial Riders in support of allowing horses on the Devil's River State Recreation Trail.

Ted Herrmann, President of Lakeshore Drum Horse Association, spoke in favor of allowing horses on the Devil's River State Recreation Trail.

Bonnie Michelis spoke on behalf of the Lakeshore Equine Trail Riders in support of allowing horses on the Devil's River State Recreation Trail.

Terry Koltz, member of Performance Posse 4H Horse Club, spoke in support of allowing horses on the Devil's River State Recreation Trail.

Mr. Waack asked if there was anyone to speak. No one spoke.

Mr. Waack closed Public Comment.

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

1. **Mitchell and Carrie Kersten**, ZMAR, NW ¼, NW ¼, Section 35, T20N-R23E, Town of Kossuth, General Agriculture (GA) to Large Estate (LE)

Mr. Ryan read the Agenda Commentary (copy on file). A letter was received by the Town of Kossuth indicating that the Town Board supports this rezone.

Mr. Waack asked if there was anyone present who wished to comment on this subject. There was no one to speak. Mr. Waack closed the hearing. Motion passed upon a unanimous voice vote.

A motion was made by Mr. Vogt and seconded by Ms. Meunch to approve this request of rezone from Natural Area (NA) to Large Estate (LE). A motion passed upon a unanimous voice vote.

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

1. **Randy Brandes**, Variance Request, SE ¼, NW ¼, Section 30, T19N-R21E, Town of Rockland

Mr. Ryan read the Agenda Commentary (copy on file). Staff recommends granting the variance and to approve the proposed certified survey.

Motion was made by Mr. Waack and seconded by Mr. Hoffman to accept this variance request. Motion passed upon a unanimous voice vote.

### **Discussion of the Governor's Budget and grants for septic systems:**

Mr. Ryan stated he wanted the Commission to be aware of the elimination of grant funding. He provided information on grants to Manitowoc County property owners that have been awarded in the past.

Mr. Zimmer asked what information was received from legislators.

Mr. Ryan responded stating he has not received any additional information regarding the elimination of the septic grants.

Mr. Falkowski asked if the Planning and Zoning Department monitors the pathogens of sanitary systems.

Mr. Ryan responded indicating that in training, pathogens are one of the biggest concerns. He stated that State Researchers have found that to have 3 feet of separation between the bottom of the drain fields and the groundwater is enough to take care of the pathogens.

Mr. Korinek asked if this grant is eliminated and systems need to be fixed, where is the money going to come from.

Mr. Ryan stated by State Law septic systems need to be corrected if failing regardless of the persons financial situation as is a public health hazard. Worst case scenario, individuals are selling their houses if they can't afford to fix their septic system, but this is very rare. Mr. Ryan stated the CDBG Grant Program is available for low-income people to upgrade their septic systems. The USDA also has a grant program, however, both funding programs have minimal amounts and the Wisconsin Fund Program is the best source of funding.

Mr. Waack stated he feels the failing septic systems would not have been cleaned up as fast if it were not for the Wisconsin Fund Program.

Ms. Meunch asked about the \$10.00 that comes off of taxes. Mr. Ryan responded that is for the State required maintenance program which includes sending out 11,000 reminder cards to individuals to pump their systems.

End of discussion.

## **Discussion and possible action on allowing horses on the Devils' River State Recreation Trail:**

Mr. Waack gave some background on previous discussions on this issue, referring to past Planning and Park Commission meeting minutes from June 25, 2012 and August 27, 2012. After a discussion at the August 2012 meeting, a motion was made by Mr. Hoffman and seconded by Ms. Muench to approve and allow horses on the trail with the stipulation that the controlled use of horses would be written into the Park Ordinance.

Mr. Waack then called on Mr. Gary Robinson, the current Parks Superintendent.

Mr. Robinson spoke and explained he did research on what it would take for trail maintenance if horses were to be allowed on the Devil's River State Recreation Trail. He stated he would like to see a plan regarding where the money will come from, trail maintenance, horse issues and horse etiquette.

Kim VanDrisse spoke stating she would like to see the 8 mile stretch of the trail open for a trial period from May 1<sup>st</sup> until November 15<sup>th</sup>. She stated the Lakeshore Equine Trail Riders, through the adopt a trail program, would adopt the trail, provide signage and maintain it under volunteer hours and volunteer equipment. She suggested a representative from the County go to the trail together and inspect the conditions. In 90 days, conduct another inspection. At the end of the season, conduct another inspection and discuss the trial period. She stated the LETR group does this volunteer work on the Point Beach Trail and they spend their own money or apply for grants to help with the trail.

Kim VanDrisse gave Mr. Robinson a copy of written correspondence with the previous Parks Director Adam Backus and the LETR's plan and proposal.

Mr. Zimmer and Mr. Korinek questioned sharing the trail with walkers and bikers and what happens when crossing a bridge. Kim VanDrisse stated horse riders are responsible and take certain precautions, and explained the precautions when coming into a situation with other pedestrians. Mr. Korinek explained the Commission needs to look at the worst case scenario in order to make a decision.

Annette Burt spoke and explained pedestrian etiquette.

Mr. Waack questioned horse riding in rainy weather and what the horse hooves would do to the trail.

Annette Burt explained about riding in early spring on the Fox River Trail. Stating there were no dig-ups from the horses on the limestone trail and that there were more dig-ups from bikes.

Mr. Falkowski asked about a timeline to get horses on the trail.

Mr. Robinson stated he wants more communication, a plan and could not give a timeline.

Mr. Hoffman pointed out that a motion is standing to allow horses on the trail.

Ted Herrmann spoke and pointed out the standing motion and asked for the trial period.

Mr. Vogt stated he would like to see a concrete plan at the next Planning and Park Commission meeting in June.

Mr. Zimmer supported Mr. Vogt's statement and explained that the LETR's are tax payers and they have been waiting 3 years to long for a decision.

Mr. Robinson, in defense, stated the wait was due to circumstances out of his control. But wants to move forward in a positive manner and will have something ironed out within 30 days to bring back to this committee.

Mr. Ryan read a note from Biff Hansen, a County Board member, speaking in support on this issue.

End of discussion.

**Miscellaneous:**

**Out of State trips:**

Andrea Raymakers to attend ESRI International User Conference in San Diego, California, July 21-24, 2015. Mr. Ryan stated Mrs. Raymakers will provide her own expense for the trip, she has a complimentary ticket to the conference and her time spent at the conference will be on the County's time.

Motion made by Ms. Muench and seconded by Mr. Falkowski to allow Mrs. Raymakers to attend this conference. Motion passed upon a unanimous voice vote.

**Next Meeting Date:** Next meeting is scheduled for Monday, June 22, 2015.

**Adjournment:** Motion to adjourn was made by Mr. Zimmer and seconded by Mr. Falkowski to adjourn at 5:00 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Mr. Zimmer, Secretary

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Date



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: TUESDAY, MAY 26, 2015  
TIME: ► 3:30 P.M. ◀  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC WI

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

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda  
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
  1. **Mitchell and Carrie Kersten** have petitioned for a zoning district map amendment for approximately 5.0 acres of land located in the NW1/4, NW1/4, Section 35, T20N-R23E, Town of Kossuth from GA, General Agriculture to LE, Large Estate. A map of the property affected by the amendment may be obtained from the Planning and Park Commission.
- IV. Adjournment

Date: May 11, 2015

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  
May 26, 2015

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order March 23, 2015 by Chairperson Waack at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present were: Mr. Waack, Mr. Vogt, Mr. Falkowski, Mr. Zimmer, Ms. Muench, Dave Korinek and Mr. Hoffman and were present.

Staff present: Tim Ryan

**Discussion of Public Hearing Information**

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

1. **Mitchell and Carrie Kersten**, ZMAR, NW ¼, NW ¼, Section 35, T20N-R23E, Town of Kossuth, General Agriculture (GA) to Large Estate (LE)

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



# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### **AMENDED MEETING NOTICE**

DATE: **Monday June 22, 2015**  
TIME: 4:00 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
- III. Approval of Agenda - "Open Meeting Law Compliance"
- IV. Public Comment
- V. Public Hearings – Discussion and possible action:
  1. **Tim Thor**, ZMAR, NW1/4, NE1/4, Section 9, T19N-R21E, Town of Rockland, Large Estate (LE) to Industrial (ID)
  2. **Brian Haese**, ZMAR, SW ¼, NW ¼, Section 27, T19N-R21E, Town of Rockland, General Agriculture (GA) to Small Estate (SE)
  3. **Joel Graf**, ZMAR, SE ¼, SE ¼, Section 17, T17N-R22E, Town of Meeme, General Agriculture (GA) to Small Estate (SE)
  4. **Duane Hendricks**, ZMAR, NW ¼, Section 9, T20N-R23E, Town of Kossuth, Natural Area (NA) to Large Estate (LE)
- VI. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action: **NONE**
- VII. Discussion and possible action: Legislative process regarding the State Budget and the Amendment to the County Shoreland Zoning Ordinance
- VIII. Discussion and possible action: Allowing horses on the Devil's River State Recreation Trail**
- IX. Discussion and possible action: Disc Golf Tournament hosted by Jim Van Lanen Jr. at Lower Cato Falls Park
- X. Discussion and possible action: N.E.W.O.M. Mountain Bike Club requesting hosting a camping fundraiser at Maribel Caves on August 1<sup>st</sup>
- XI. Miscellaneous:
  1. Staff Reports
  2. Personnel
  3. Correspondence
  4. Out of County Trips
  5. Out of State Trips-
- XII. Next Meeting Date – July 27, 2015
- XIII. Adjournment

Date: June 15, 2015  
**Amended: June 19, 2015 @ 9:12 a.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 JUNE 22, 2015 MEETING

**Call to Order – Roll Call**

The Regular June 22, 2015 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. Vogt, Mr. Hoffman, Ms. Muench, Mr. Zimmer and Mr. Korinek were present.

Commissioners absent: Mr. Falkowski

Staff present: Tim Ryan and Reed Gaedtke

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

Chairman Waack called for a motion to accept the Minutes of the regular May 26, 2015 meeting. Motion to accept the minutes was made by Mr. Vogt and seconded by Mr. Zimmer. Motion passed upon a unanimous voice vote.

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

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on June 8, 2015 and June 15, 2015; and reviewed by the Commission at a Commission Advisory Meeting held on June 22, 2015. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their July 21, 2015 meeting.

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

Jim Van Lanen Jr. spoke on behalf of Silver Cup Disc Golf tournament at Lower Cato Falls Park. Mr. Van Lanen Jr. provided a folder containing details of the event which he explained to the Commission (copy of file).

Tim Thor spoke on behalf of his rezone request and explained his reason for rezoning.

Laura Lee spoke in support of allowing horses on the Devil's River State Recreation Trail.

Lorena Duerschmidt spoke in support of allowing horses on the Devil's River State Recreation Trail.

Lucy Cigler spoke in support of allowing horses on the Devil's River State Recreation Trail.

Jolene staskal spoke on behalf of the Lakeshore Equine Trial Riders in support of allowing horses on the Devil's River State Recreation Trail.

Tim Kenneke spoke on behalf of the Brian Hayes rezone and wanted to know when to comment on the rezone.

Mr. Waack asked if there was anyone to speak. No one spoke.

Mr. Waack closed Public Comment.

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

1. **Tim Thor**, ZMAR, NW¼, NE¼, Section 9, T19N-R21E, Town of Rockland, Large Estate (LE) to Industrial (ID).

Mr. Ryan read the agenda commentary (copy on file). A letter was received by the Town of Rockland indicating the Town Board supports this rezone.

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

There was no one to speak. Mr. Waack closed the hearing.

A motion was made by Mr. Zimmer and seconded by Mr. Vogt to approve this rezoning request from Large Estate (LE) to Industrial (ID). The motion passed upon a unanimous voice vote.

2. **Brian Haese**, ZMAR, SW¼, NW¼, Section 27, T19N-R21E, Town of Rockland, General Agriculture (GA) to Small Estate (SE).

Mr. Ryan read the agenda commentary (copy on file). A letter was received by the Town of Rockland indicating the Town Board supports this rezone.

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

Mr. Tim Kenneke spoke in favor of the request and stated he's looking to either restore the existing barn or construct a new one on the parcel.

There was no one else to speak. Mr. Waack closed the hearing.

A motion was made by Ms. Muench and seconded by Mr. Korinek to approve this rezoning request from General Agriculture (GA) to Small Estate (SE). The motion passed upon a unanimous voice vote.

3. **Joel Graf**, ZMAR, SE¼, SE¼, Section 17, T17N-R22E, Town of Meeme, General Agriculture (GA) to Small Estate (SE).

Mr. Ryan read the agenda commentary (copy on file). A letter was received by the Town of Meeme indicating the Town Board and Town Planning Commission support this rezone.

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

Richard Salm, Town of Meeme Plan Commission President, stated the Town was in favor of the request and used the zoning map to explain the land transfers and rezone situation.

There was no one else to speak. Mr. Waack closed the hearing.

A motion was made by Mr. Hoffman and seconded by Ms. Meunch to approve this rezoning request from General Agriculture (GA) to Small Estate (SE). The motion passed upon a unanimous voice vote.

4. **Duane Hendricks**, ZMAR, NW ¼, Section 9, T20N-R23E, Town of Kossuth, Natural Area (NA) to Large Estate (LE)

Mr. Ryan read the agenda commentary (copy on file). Correspondence was received by the Town of Kossuth indicating the Town Planning Commission and Town Board support this rezone.

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

Duane Hendricks explained his request and answered questions regarding driveway access.

There was no one else to speak. Mr. Waack closed the hearing.

A motion was made by Mr. Zimmer and seconded by Mr. Vogt to approve this rezoning request from Natural Area (NA) to Large Estate (LE). The motion passed upon a unanimous voice vote.

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

1. None.

#### **Discussion and possible action on of the Governor's Budget Bill Motion 520, Paragraph 23**

Mr. Ryan stated he wanted the Commission to be aware of the motion and asked if the Commission wanted the Planning and Zoning Department to draft a resolution, opposing Motion 520 Paragraph 23, for the County Board to consider.

Mr. Vogt stated, due to the timeline, a resolution would be pointless because it would not get to the County Board before the State Budget was voted on.

Mr. Waack asked about issues and concerns by the Planning and Zoning Department.

Mr. Ryan and Reed Gaedtke explained some of the issues regarding the motion.

End of discussion. No action taken due to timeline discrepancy.

#### **Discussion and possible action on allowing horses on the Devils' River State Recreation Trail:**

Mr. Waack gave some background on previous discussions on this issue.

Mr. Zimmer asked about the ordinance that was presented to them and had some concerns.

Mr. Waack then called on Mr. Gary Robinson, the current Parks Superintendent.

Mr. Robinson spoke and explained the draft presented to the Commission and went on to read an email he received from the State Park contact Kelly Raleigh-Moses who informed him that a quick draft ordinance could not be adopted tonight. Mr. Robinson went on to explain that he found out there are public hearing and state requirements that must be followed when creating this type of memorandum and that the DNR contact, Kelly Raleigh-Moses must be included in the process and approve of the draft.

A copy of the email was given to the Planning Commission members for review.

Mr. Robinson informed the Commission that the meeting tonight could only be for discussion purposes and not for a motion to approve or deny.

The Commission had questions for Mr. Robinson and discussion took place on the process and timeline for the draft.

Mr. Robinson stated he was notified that he has to work with DNR coordinator Kelly Raleigh-Moses to create the master plan draft.

The Commission had questions regarding the draft and process for a master plan.

Kim Van Driese complimented Gary Robinson on the job he's doing and suggested looking at Point Beach master plan regarding horse trails and questioned state involvement.

Lorena Duerschmidt stated the trail is open to bicycles and snowmobiles and asked if those groups had to have a master plan as well.

Mr. Robinson stated, it is a state trail and Manitowoc manages it, so the DNR representative should be at one of these meetings to answer those types of questions.

Ms. Duerschmidt stated even if it's a short season this year that's still a great season for a trial period.

Mr. Korinek stated the email mentioned that the DNR representative needed to be involved to change the master plan and then questioned Mr. Robinson if Manitowoc County even had a master plan.

Mr. Robinson informed the Commission that Manitowoc County did not have a master plan on file.

Mr. Zimmer had questions regarding the existing draft and master plan process.

Ted Herrman, President of Lakeshore Chapter Horse Organization, thanked the Planning Commission and Mr. Robinson for the work they are doing for this cause.

End of discussion.

### **Discussion and possible action on allowing the Cato Falls "Silver Cup" Disk Golf Tournament**

Mr. Robinson explained he had a signed agreement from Mr. Van Lanen Jr. which covers the insurance and maintenance concerns by Manitowoc County for the tournament and absolves Manitowoc County from any liability.

Mr. Waack complimented Mr. Van Lanen Jr. on his work with disk golf projects over the years.

Mr. Van Lanen Jr. stated that these events are done to help promote the parks. He also mentioned 267 players attended the course in Cato last year and that he is trying to get the World Championship in Manitowoc County.

End of discussion.

A motion was made by Mr. Vogt and seconded by Mr. Hoffman to approve the event. The motion passed upon a unanimous voice vote.

**Discussion and possible action for allowing a mountain bike camping fund raiser at Maribel Caves.**

Mr. Robinson gave a brief overview of the request which included overnight camping and stated that funds raised at the event would go to benefit the County parks as maintenance and cleanup on the trails.

End of discussion.

A motion was made by Mr. Zimmer and seconded by Ms. Muench to approve the event. The motion passed upon a unanimous voice vote.

**Miscellaneous:**

**Staff Report:**

Mr. Ryan informed the Commission staff secretary, Tami Theobald, left to take another job that offered more money. Mr. Ryan explained he was working with Sharon Cornils from the Personnel Department for a replacement secretary.

**Out of County Travel:**

Reed Gaedtke to attend DNR floodplain workshop in Oshkosh.

Motion made by Ms. Muench and seconded by Mr. Zimmer to allow Mr. Gaedtke to attend this workshop. The motion passed upon a unanimous voice vote.

**Next Meeting Date:** Next meeting is scheduled for Monday, July 27, 2015.

**Adjournment:** Motion to adjourn was made by Ms. Muench and seconded by Mr. Vogt to adjourn at 5:00 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Mr. Zimmer, Secretary

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Date



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, JUNE 22, 2015  
TIME: ► 3:30 P.M. ◄  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC WI

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

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda  
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
  1. **Tim Thor**, ZMAR, NW1/4, NE1/4, Section 9, T19N-R21E, Town of Rockland, Large Estate (LE) to Industrial (ID)
  2. **Brian Haese**, ZMAR, SW ¼, NW ¼, Section 27, T19N-R21E, Town of Rockland, General Agriculture (GA) to Small Estate (SE)
  3. **Joel Graf**, ZMAR, SE ¼, SE ¼, Section 17, T17N-R22E, Town of Meeme, General Agriculture (GA) to Small Estate (SE)
  4. **Duane Hendricks**, ZMAR, NW ¼, Section 9, T20N-R23E, Town of Kossuth, Natural Area (NA) to Large Estate (LE)
- IV. Adjournment

Date: June 15, 2015

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 22, 2015

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order June 22, 2015 by Chairperson Waack at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Falkowski

Staff present: Tim Ryan

**Discussion of Public Hearing Information**

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

1. **Tim Thor**, ZMAR, NW¼, NE¼, Section 9, T19N-R21E, Town of Rockland, Large Estate (LE) to Industrial (ID)
2. **Brian Haese**, ZMAR, SW¼, NW¼, Section 27, T19N-R21E, Town of Rockland, General Agriculture (GA) to Small Estate (SE)
3. **Joel Graf**, ZMAR, SE¼, SE¼, Section 17, T17N-R22E, Town of Meeme, General Agriculture (GA) to Small Estate (SE)
4. **Duane Hendricks**, ZMAR, NW ¼, Section 9, T20N-R23E, Town of Kossuth, Natural Area (NA) to Large Estate (LE)

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



# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: **Monday August 24, 2015**  
TIME: 4:00 P.M.  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

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

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda - "Open Meeting Law Compliance"
- IV. Public Comment
- V. Public Hearings – Discussion and possible action:
  1. **Pamela Backus**, ZMAR, NE1/4, SE1/4, Section 17, T17N-R22E, Town of Meeme, General Agriculture (GA) to Small Estate (SE)
  2. **Todd and Melissa Graf**, ZMAR, SE ¼, NE ¼, Section 17, T17N-R22E, Town of Meeme, Large Estate (LE) to General Agriculture (GA)
  3. **Aaron and Bobbi Jo Robley**, ZMAR, NW ¼, NE ¼, Section 10, T18N-R22E, Town of Liberty, General Agriculture (GA) to Rural Residential (RR)
  4. **Manitowoc County Planning and Park Commission**, petition for Amendment of Ordinance to Chapter 4 of the Manitowoc County Code titled "Finance" to incorporate changes to fees.
  5. **Manitowoc County Planning and Park Commission**, petition for Amendment of Ordinance to Chapter 13 of the Manitowoc County Code titled "Private Sewage".
- VI. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action: **NONE**
- VII. Discussion and possible action on a Resolution Authorizing Commencement of Suit for a Private Sewage System and Police Ordinance violation for Sandra Hein.
- VIII. Discussion and possible action on repealing the Counties Private Water Systems Ordinance.
- IX. Discussion and possible action on accepting a Lowe's Charitable & Educational Foundation Grant of \$13,396.47.
- X. Miscellaneous:
  1. Staff Reports
  2. Personnel
  3. Correspondence – Letter from Liesa Lehmann, Wisconsin DNR, concerning the status of the County's Private Water System Ordinance.
  4. Out of County Trips- Wisconsin County Code Administration (WCCA) - Fall Conference October 21-23, Door County- up to three staff members.
- XI. Next Meeting Date – September 28, 2015
- XII. Adjournment

Date: August 17, 2015

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 24, 2015 MEETING

**Call to Order – Roll Call**

The Regular August 24, 2015 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. Korinek, Mr. Vogt, Mr. Zimmer, Mr. Hoffman, Ms. Muench and Mr. Falkowski.

Staff present: Tim Ryan, Reed Gaedtke and Aprille Calewarts

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

Chairman Waack called for a motion to accept the Minutes of the regular June 22, 2015 meeting. Motion to accept the Minutes was made by Mr. Hoffmann and seconded by Mr. Korinek. Motion passed upon a unanimous voice vote.

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

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on August 10 and August 17, 2015; and reviewed by the Commission at a Commission Advisory Meeting held on August 24, 2015. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their September 15, 2015 meeting.

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

Sandra Hein spoke and gave a summary of her progress toward compliance with her septic and junk violations.

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

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

1. **Pamela Backus**, ZMAR, NE ¼, SE ¼, Section 17, T17N-R22E, Town of Meeme, General Agriculture (GA) to Small Estate (SE)

Mr. Ryan read the Agenda Commentary (copy on file). A letter was received from the Town of Meeme indicating that the Town Planning Commission and Town Board support this rezone request.

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

Mr. Richard Salm, Town of Meeme Plan Commissioner Chairman, spoke in favor of this rezone request and used the zoning map to explain the rezone situation.

No one else spoke, Mr. Waack closed the Public Hearing.

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

2. **Todd and Melissa Graf**, ZMAR, SE ¼, NE ¼, Section 17, T17N-R22E, Town of Meeme, Large Estate (LE) to General Agriculture (GA)

Mr. Ryan read the Agenda Commentary (copy on file). He stated that the Town of Meeme is sponsoring this rezone request and correspondence has been received from the Town in support of this request.

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

Mr. Richard Salm, Town of Meeme Plan Commissioner Chairman, spoke in favor of this rezone request. He explained the rezone situation.

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

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

3. **Aaron and Bobbi Jo Robley**, ZMAR, NW ¼, NE ¼, Section 10, T18N-R22E, Town of Liberty, General Agriculture (GA) to Rural Residential (RR)

Mr. Ryan read the Agenda Commentary (copy on file). A letter was received from the Town of Liberty indicating that the Town Planning Commission and Town Board support this rezone request.

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

Mr. Schiesel spoke in favor of this rezone and stated it will allow him to install a new septic.

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

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

4. **Manitowoc County Planning and Park Commission**, petition for Amendment of Ordinance to Chapter 4 of the Manitowoc County Code titled "Finance" to incorporate changes to fees.

Mr. Ryan gave a summary for this Amendment. He explained that the Planning and Park Commission is required by County Code (Chapter 4) to review the fee schedule annually.

Mr. Korinek questioned why the sand and gravel fees were not recommend for an increase.

Mr. Ryan informed the Commissioners that Manitowoc county's nonmetallic mining fees are already in line or slightly higher than our surrounding counties and do not warrant an increase at this time.

Mr. Waack asked if there was anyone to comment.

Mr. Vogt suggested that a yearly review be in order to get us more in line with surrounding counties.

Mr. Falkowski similarly agrees to yearly reviews, but had concern about using a revenue model of surrounding counties for basing fee increases.

Mr. Zimmer talked about the chart and stated his concern was he had nothing to compare it to.

Mr. Ryan reminded the Commission that before Mr. Zimmer's time on the Commission, a detailed fee study was conducted comparing fees charged by Manitowoc County with other counties throughout the state. A fee baseline was established at that time (2013).

Mr. Ryan provided Mr. Zimmer a copy of that study.

Mr. Hoffman suggested rates of surrounding counties should be reviewed next year to gain updated information on them again.

Mr. Waack asked if there was anyone to comment.

Mr. Richard Salm, Town of Meeme Plan Commissioner Chairman spoke during public input stating a baseline is needed and a large increase is not needed every year.

There was no one else to speak. Mr. Waack closed public input.

Ms. Muench stated these fees are user fees and if they fall too low more would be required from all residents through the tax base.

Mr. Waack closed the Public Hearing.

Motion by Mr. Hoffman to increase 3% across the board and round to the nearest \$5.00 and seconded by Ms. Muench to approve. Motion passed with a 4 to 3 voice vote in favor of the motion with Mr. Falkowski, Mr. Korinek and Mr. Zimmer opposing.

5. **Manitowoc County Planning and Park Commission**, petition for Amendment of Ordinance to Chapter 13 of the Manitowoc County Code titled "Private Sewage".

Mr. Ryan explained that due to State Legislative changes Manitowoc County's Sanitary Ordinance needs to be updated for the county to continue maintaining its policy of requiring septic system inspections when a residence changes ownership. This was an opinion from Corporation Counsel.

Mr. Ryan explained that the current process of updating failing septic systems is a good one as it protects the health and safety of our citizens and is well received by banks, appraisers, home inspectors, realtors and septic system installers.

Mr. Waack stated the changes to be made.

No public comment.

Mr. Falkowski questioned the program.

Mr. Korinek stated the need to catch and repair failing septic systems and that this program is good.

There was no one else to speak; Mr. Waack closed the hearing.

Motion was made by Ms. Muench and seconded by Mr. Vogt to approve. Motion passed upon a 6 to 1 voice vote in favor of the motion with Mr. Falkowski opposing.

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

**Discussion and possible action on a Resolution Authorizing Commencement of Suit for a Private Sewage System and Police Ordinance violation for Sandra Hein:**

Mr. Gaedtke gave an overview of the violation file and assistance programs. He also addressed health and safety concerns of the failing system.

Mr. Korinek had questions about house insurance and the septic system. Mr. Gaedtke informed the Commissioners of Ms. Hein's noncompliance with an assistance program because of inadequate home insurance.

Mr. Waack asked if there was anyone to comment.

Ms. Hein spoke of her concerns with the septic system and the junk and informed the Commissioners of the plans to obtain insurance.

End of discussion.

A motion was made by Mr. Vogt to move this on to Corporate Counsel to start court proceedings and seconded by Mr. Hoffman. Motion passed upon a unanimous voice vote.

**Discussion and possible action on repealing the Counties Private Water Systems Ordinance:**

Mr. Ryan gave an overview of the request and history behind the Ordinance stating the DNR would continue to regulate wells. He also mentioned the Ordinance is currently a duplication of services and elimination of the Ordinance will provide staff with time to pursue higher priorities.

There was no one to speak.

End of discussion.

A motion was made by Ms. Muench to drop the ordinance and let the DNR continue to administer the ordinance and seconded by Mr. Falkowski. Motion passed upon a unanimous voice vote.

**Discussion and possible action on accepting a Lowe's Charitable & Educational Foundation Grant of \$13,396.47:**

Mr. Gary Robinson, Manitowoc County Parks Superintendent, spoke and gave an overview of the grant for the Maribel Caves project.

Mr. Falkowski had questions about the insurance claims and fees.

Mr. Robinson addressed his questions.

Mr. Waack asked if there was anyone to comment.

End of discussion.

Motion made by Mr. Hoffman to apply for grant and seconded by Mr. Falkowski. Motion passed upon a unanimous voice vote.

**Miscellaneous:**

**Correspondence** – Letter from Liesa Lehmann, Wisconsin DNR, concerning the status of the County's Private Water System Ordinance.

Mr. Waack mentioned this was already discussed.

**Out of County Trips** - Wisconsin County Code Administration (WCCA) - Fall Conference October 21-23, Door County- up to three staff members.

Mr. Ryan gave an overview of the conference and explained staff members gain valuable knowledge by attending while also obtaining licensing credentials.

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

**Next Meeting Date:** Next meeting is scheduled for Monday, September 28, 2015.

**Adjournment:** Motion to adjourn was made by Ms. Muench and seconded by Mr. Hoffman to adjourn at 5:17 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Mr. Zimmer, Secretary

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Date



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, August 24, 2015  
TIME: ► 3:30 P.M. ◄  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC WI

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

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda  
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
  1. **Pamela Backus**, ZMAR, NE1/4, SE1/4, Section 17, T17N-R22E, Town of Meeme, General Agriculture (GA) to Small Estate (SE)
  2. **Todd and Melissa Graf**, ZMAR, SE ¼, NE ¼, Section 17, T17N-R22E, Town of Meeme, Large Estate (LE) to General Agriculture (GA)
  3. **Aaron and Bobbi Jo Robley**, ZMAR, NW ¼, NE ¼, Section 10, T18N-R22E, Town of Liberty, General Agriculture (GA) to Rural Residential (RR)
  4. **Manitowoc County Planning and Park Commission**, petition for Amendment of Ordinance to Chapter 4 of the Manitowoc County Code titled "Finance" to incorporate changes to fees.
  5. **Manitowoc County Planning and Park Commission**, petition for Amendment of Ordinance to Chapter 13 of the Manitowoc County Code titled "Private Sewage".
- IV. Adjournment

Date: August 17, 2015

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 24, 2015

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order August 24, 2015 by Chairperson Waack at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Staff present: Tim Ryan

**Discussion of Public Hearing Information**

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

1. **Pamela Backus**, ZMAR, NE ¼, SE ¼, Section 17, T17N-R22E, Town of Meeme, General Agriculture (GA) to Small Estate (SE)
2. **Todd and Melissa Graf**, ZMAR, SE ¼, NE ¼, Section 17, T17N-R22E, Town of Meeme, Large Estate (LE) to General Agriculture (GA)
3. **Aaron and Bobbi Jo Robley**, ZMAR, NW ¼, NE ¼, Section 10, T18N-R22E, Town of Liberty, General Agriculture (GA) to Rural Residential (RR)
4. **Manitowoc County Planning and Park Commission**, petition for Amendment of Ordinance to Chapter 4 of the Manitowoc County Code titled "Finance" to incorporate changes to fees
5. **Manitowoc County Planning and Park Commission**, petition for Amendment of Ordinance to Chapter 13 of the Manitowoc County Code titled "Private Sewage".

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



# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: **Monday October 26, 2015**  
TIME: 4:00 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
- III. Approval of Agenda - "Open Meeting Law Compliance"
- IV. Public Comment
- V. Public Hearings – Discussion and possible action:
  1. **John Neuser**, ZMAR, SE¼, NE¼, & NE¼, NE¼, Section 27, T19N-R23E, Town of Manitowoc Rapids, General Agriculture (GA) to Exclusive Agriculture (EA)
  2. **Paul Muench**, ZMAR, E½, SW¼, SE¼ Section 36, T18N-R22E, Town of Liberty, Exclusive Agriculture (EA) to General Agriculture (GA)
  3. **Manitowoc County Planning and Park Commission**, petition for Ordinance Repeal to Chapter 23 of the Manitowoc County Code titled "Private Water Systems Ordinance"
- VI. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
  1. **John & Nancy Brownrigg**, Variance Request, E½, SE¼, NW¼, Section 26, T17N-R21E, Town of Schleswig
- VII. Discussion and possible action on an ordinance text amendment of Chapter 14 of the Manitowoc County Code titled "Parks".
- VIII. Discussion and possible action on maintaining trail agreement contracts from the Snowmobile Clubs for the 2015/2016 season.
- IX. Miscellaneous:
  1. Staff Reports
  2. Personnel
  3. Correspondence –
    - Email from Gary Robinson, Manitowoc County Highway/Parks, concerning the time change of the parks hours in Chapter 14 of the Manitowoc County Code
    - Email from Brandon Robinson, Bay-Lake Regional Planning Commission, concerning 2016-2017 Wisconsin Coastal Management Program Grant to develop a Regional Outdoor Recreation Plan
  4. Out of County Trips – Wisconsin Society of Land Surveyor's Conference – January 27-29, Wisconsin Dells – one staff member.
  5. Other Matters – Election of Officers
- X. Next Meeting Date – December 7, 2015
- XI. Adjournment

Date: October 15, 2015

Melvin Waack, Commission Chair  
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE REGULAR OCTOBER 26, 2015 MEETING

**Call to Order – Roll Call**

The Regular October 26, 2015 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. Korinek, Mr. Vogt, Mr. Zimmer, Mr. Hoffman and Mr. Falkowski.

Commissioners absent: Ms. Muench

Staff present: Tim Ryan, Aprille Calewarts and Gary Robinson

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

Chairman Waack called for a motion to accept the Minutes of the regular August 24, 2015 meeting. Motion to accept the Minutes was made by Mr. Falkowski and seconded by Mr. Vogt. Motion passed upon a unanimous voice vote.

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

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on October 12 and October 19, 2015; and reviewed by the Commission at a Commission Advisory Meeting held on October 26, 2015. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their November 3, 2015 meeting.

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

John Neuser spoke and gave a summary regarding the history of his farm and his intentions of preserving the farmland. He stated he will be able to apply for farmland preservation credits if he is zoned Exclusive Agriculture.

Kevin Thusius, Ice Age Trail Alliance representative, spoke in favor of John & Nancy Brownrigg's Variance Request; to honor natural area zoning by conserving and preserving approximately 140 acres.

Dennis Salzman, retired Chairman, Town of Schleswig, spoke in favor of the Brownrigg's request. He stated he has been working with the Ice Age Trail Alliance in the Kettle Moraine area for the last 10 years and has been in contact with most of the landowners in the southwest corner of Schleswig. The Brownrigg's are donating 140 acres to the Ice Age Trail and the Town has been working on this for years to keep it a natural area.

Debby Lenz spoke in favor of Paul Muench's request supporting the best use for the land is for one house to be put on it.

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

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

1. **John Neuser**, ZMAR, SE¼, NE¼, & NE¼, NE¼, Section 27, T19N-R23E, Town of Manitowoc Rapids, General Agriculture (GA) to Exclusive Agriculture (EA)

Mr. Ryan read the Agenda Commentary (copy on file). A letter was received from the Town of Manitowoc Rapids indicating that the Town Planning Commission and Town Board support this rezone request.

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

No one else spoke; Mr. Waack closed the Public Hearing.

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

2. **Paul Muench**, ZMAR, E½, SW¼, SE¼ Section 36, T18N-R22E, Town of Liberty, Exclusive Agriculture (EA) to General Agriculture (GA)

Mr. Ryan read the Agenda Commentary (copy on file). He stated that the Town of Liberty is sponsoring this rezone request and correspondence has been received from the Town in support of this request.

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

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

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

3. **Manitowoc County Planning and Park Commission**, petition for Ordinance Repeal to Chapter 23 of the Manitowoc County Code titled “Private Water Systems Ordinance”

Mr. Ryan informed the Commissioners there was a letter read into the file last month from the DNR. The DNR has requested that Manitowoc County formally petition them to administer the program or they will continue to administer the program. Staff recommends repealing the Ordinance and letting the DNR continue.

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

Mr. Waack commented this is already being done by the DNR and they are better equipped to administer the program.

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

Motion was made by Mr. Falkowski and seconded by Mr. Zimmer to Repeal Chapter 23 Ordinance request. Motion passed upon a unanimous voice vote.

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

**John & Nancy Brownrigg**, Variance Request, E½, SE¼, NW¼, Section 26, T17N-R21E, Town of Schleswig

Dennis Salzman showed a map of Brownrigg property stating where the Brownrigg residence and their son and daughter-in-law's residence is. He stated the reason for the variance is because neither parcel has 20 acres. Zoning for this area was to keep it as it is and with Ice Age Trail taking it on, it will stay the way it is.

Dennis went on to talk about surrounding property that they are working on in regards to the Ice Age Trail.

Mr. Falkowski questioned if we could see the Ice Age Trail on the map.

Dennis informed we cannot. The trail does not exist in this area yet.

Mr. Falkowski questioned Tim Ryan if there was any nuance to present with this being time sensitive if offering approval before the Town approval.

Mr. Waack stated you would motion and want to approve subject to the Town's approval.

A motion was made by Mr. Zimmer to approve subject to the Town's approval and seconded by Mr. Vogt. Motion passed upon a unanimous voice vote.

**Discussion and possible action on ordinance text amendment of Chapter 14 of the Manitowoc County Code titled "Parks":**

Mr. Gary Robinson, Manitowoc County Parks Superintendent, spoke and gave an overview of the 2014 time change that was voted on.

Mr. Robinson stated to keep things simple across the board and do sunup to sunset. He explained his reasoning for this.

Mr. Waack questioned if this included the lake access.

Mr. Robinson informed this does include lake access and gave an overview of how lake access works.

Mr. Korinek questioned hunting in the parks.

Mr. Robinson informed Mr. Korinek there is no hunting in the parks.

Mr. Falkowski questioned about the Devils River Trail being a State trail and if it corresponds to a park.

Mr. Robinson stated the Devils River Trail is a State trail but Manitowoc County manages it and its signage is sunup to sunset.

Mr. Falkowski questioned if there was any stipulation listed on the signs about the responsibility of the person entering the park to be well informed of the ordinances.

Mr. Robinson stated the signs have times of when the park is open and closed but would be a cost to list all ordinances on the signs.

Mr. Falkowski suggests that you want to offload the responsibility to them.

Mr. Korinek states that the Ice Age Trail goes through right below his house and he has insight that they are open at night.

Mr. Falkowski questioned about snowmobile clubs and if they use the parks.

Mr. Robinson informed Mr. Falkowski the snowmobile clubs do not use the parks, but do use the Devils River Trail, which is a State trail.

Mr. Waack asked if there was anyone to comment.

End of discussion.

A motion was made by Mr. Hoffman to change the times on the signs from sunrise to sunset and seconded by Mr. Korinek. Motion passed upon a unanimous voice vote.

**Discussion and possible action on maintaining trail agreement contracts from the Snowmobile Clubs 2015/2016 season:**

Mr. Robinson gave an overview of the contracts and asked for signatures.

Commissioners questioned the total amount of money budgeted for.

Mr. Robinson stated the grant was for \$62,085.00 and was accepted by the County Board.

There was no one to speak.

End of discussion.

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

**Miscellaneous:**

**Correspondence –**

-Email from Gary Robinson, concerning time change of park hours in Chapter 14 of the Manitowoc County Code.

Email was discussed earlier in detail.

-Email from Brandon Robinson, Bay-Lake Regional Planning Commission, concerning 2016-2017 Wisconsin Coastal Management Program Grant to develop a Regional Outdoor Recreation Plan.

Mr. Ryan gave an overview and stated he put together a letter in favor of supporting the plan.

Mr. Falkowski questioned only for coastal not shoreline.

Mr. Ryan confirmed his understanding for coastal.

There was no one to speak.

End of discussion.

A motion to submit a letter of support was made by Mr. Vogt and seconded by Mr. Zimmer. Motion passed upon a unanimous voice vote.

**Out of County Trips** - Wisconsin Society of Land Surveyor's Conference held on January 27-29, Wisconsin Dells – one staff member.

Mr. Ryan gave an overview of the conference for him to attend.

Motion was made by Mr. Falkowski and seconded by Mr. Hoffman. Motion passed upon a unanimous voice vote.

**Other Matters** – Election of Officers

Mr. Waack opened nominations for Chairman. Melvin Waack was nominated and seconded. Motion was made to close nomination and seconded. Motion passed upon a unanimous voice vote.

Mr. Waack opened nomination for Vice Chairman. Norb Vogt was nominated. Motion was made by Mr. Falkowski and seconded by Mr. Zimmer to close the nomination. Motion passed upon a unanimous voice vote.

Mr. Waack opened nomination for Secretary. Mr. Falkowski made a motion to keep Mr. Zimmer as Secretary and seconded by Mr. Korinek. Motion passed upon a unanimous voice vote.

**Next Meeting Date:** Next meeting is scheduled for Monday, December 7, 2015.

**Adjournment:** Motion to adjourn was made by Mr. Zimmer and seconded by Mr. Falkowski to adjourn at 4:45 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Mr. Zimmer, Secretary

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Date



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, October 26, 2015  
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. **John Neuser**, ZMAR, SE $\frac{1}{4}$ , NE $\frac{1}{4}$ , & NE $\frac{1}{4}$ , NE $\frac{1}{4}$ , Section 27, T19N-R23E, Town of Manitowoc Rapids, General Agriculture (GA) to Exclusive Agriculture (EA)
  2. **Paul Muench**, ZMAR, E $\frac{1}{2}$ , SW $\frac{1}{4}$ , SE $\frac{1}{4}$  Section 36, T18N-R22E, Town of Liberty, Exclusive Agriculture (EA) to General Agriculture (GA)
  3. **Manitowoc County Planning and Park Commission**, petition for Ordinance Repeal to Chapter 23 of the Manitowoc County Code titled "Private Water Systems Ordinance"
- IV. Adjournment

Date: October 15, 2015

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 26, 2015

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order October 26, 2015 by Chairperson Waack at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Ms. Muench

Staff present: Tim Ryan

**Discussion of Public Hearing Information**

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

1. **John Neuser**, ZMAR, SE¼, NE¼, & NE¼, NE¼, Section 27, T19N-R23E, Town of Manitowoc Rapids, General Agriculture (GA) to Exclusive Agriculture (EA)
2. **Paul Muench**, ZMAR, E½, SW¼, SE¼ Section 36, T18N-R22E, Town of Liberty, Exclusive Agriculture (EA) to General Agriculture (GA)
3. **Manitowoc County Planning and Park Commission**, petition for Ordinance Repeal to Chapter 23 of the Manitowoc County Code titled "Private Water Systems Ordinance"

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