



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

MEETING NOTICE

DATE: **Monday, January 25, 2021**
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
- IV. Open Meeting Law Compliance
- V. Public Comment
- VI. Public Hearings - Discussion and possible action:
 1. **Greg Riederer** - ZMAR, SE1/4, SE1/4, Section 4, T19N-R22E, Town of Cato, from GA, General Agriculture to SE, Small Estate and CB, Commercial Business.
- VII. Certified Surveys, Development Plans and Subdivisions - Discussion and possible action:
 1. **Jean Babisch** - CSM Variance, NE 1/4, SW 1/4, Section 33, T18N-R22E, Town of Liberty.
 2. **Jeffrey A & Pamela A Klotz** - CSM Variance, NE 1/4, SE 1/4, Section 20, T17N-R21E, Town of Schleswig.
- VIII. Miscellaneous:
 1. Staff Reports - None
 2. Personnel - None
 3. Correspondence - None
 4. Out of County Trips - None
 5. Other Matters - None
- IX. Next Meeting Date - February 22, 2021
- X. Adjournment

Date: January 14, 2021

David Dyzak, Commission Chair
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR JANUARY 25, 2021 MEETING

Call to Order - Roll Call

The Regular January 25, 2021 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Dyzak at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Korinek

Staff present: Tim Ryan and Michelle Haupt

Approval of Minutes - Open Meeting Law Compliance

Chairman Dyzak called for a motion to accept the Minutes of the regular December 7, 2020 meeting. Motion to accept the Minutes was made by Mr. Zimmer and seconded by Mr. Waack. 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 January 11, 2021 and January 18, 2021, reviewed by the Commission at a Commission Meeting held on January 25, 2021. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their February 9, 2021 meeting.

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

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

Public Hearings - Discussion and possible action:

1. **Greg Riederer** - ZMAR, SE1/4, SE1/4, Section 4, T19N-R22E, Town of Cato, from GA, General Agriculture to SE, Small Estate and CB, Commercial Business.

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

Mr. Ryan indicated a letter was received from the Town of Cato & the Land Use Planning Committee in favor of this request (copy on file).

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

Motion was made by Mr. Zimmer and seconded by Ms. Muench to approve the request.

Motion passed upon a unanimous voice vote.

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

1. **Jean Babisch** - CSM Variance, NE 1/4, SW 1/4, Section 33, T18N-R22E, Town of Liberty.

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

Motion was made by Mr. Vogt and seconded by Ms. Muench to approve the request.

Motion passed upon a unanimous voice vote.

2. **Jeffrey A & Pamela A Klotz** - CSM Variance, NE 1/4, SE 1/4, Section 20, T17N-R21E, Town of Schleswig.

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

Mr. Ryan indicated he received a voice mail from Mr. Meyer with the Town of Schleswig that they did not have the paperwork before their town meeting, however he stated he did not foresee an issue with his request.

Motion was made by Ms. Muench and seconded by Mr. Waack to approve the request.

Motion passed upon a unanimous voice vote.

Miscellaneous

Staff Reports - None

Personnel - None

Correspondence - None

Out of County Trips - Mr. Ryan stated that due to covid restrictions we are still not able to make out of county trips, however staff has been doing some virtual training sessions.

Other Matters - Mr. Falkowski suggested including a house address in with the Commissioner packets to ease research when looking up properties on Google earth.

Next Meeting Date: Next meeting is scheduled for Monday, February 22, 2021.

Adjournment: Motion to adjourn was made by Ms. Muench and seconded by Mr. Falkowski to adjourn at 4:20 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date



MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, January 25, 2021
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. **Greg Riederer** - ZMAR, SE1/4, SE1/4, Section 4, T19N-R22E,
Town of Cato, from GA, General Agriculture to SE, Small Estate
and CB, Commercial Business.
- IV. Adjournment

Date: January 14, 2021

David Dyzak, Commission Chair
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE ADVISORY MEETING
January 25, 2021

Call to Order - Roll Call

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order January 25, 2021 by Chairperson Dyzak at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Korinek

Staff present: Tim Ryan

Discussion of Public Hearing Information

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

1. **Greg Riederer** - ZMAR, SE1/4, SE1/4, Section 4, T19N-R22E, Town of Cato, from GA, General Agriculture to SE, Small Estate and CB, Commercial Business.

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



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

MEETING NOTICE

DATE: **Monday, February 22, 2021**
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
- IV. Open Meeting Law Compliance
- V. Public Comment
- VI. Public Hearings – Discussion and possible action:
 1. **Garrow Properties LLC** – ZMAR, NE1/4, SW1/4, Section 1, T19N-R22E, Town of Cato, from High Density (HD) to Commercial Business (CB).
 2. **Victor Grimm ZMAR** NE1/4, SE1/4 and SE1/4, SE1/4, Section 19, T20N-R21E, Town of Maple Grove, from Exclusive Agriculture (EA) to General Agriculture (GA).
 3. **Spring Hill Farms ZMAR** NE1/4, SE1/4, Section 28, T19N-R21E, Town of Rockland, from General Agriculture (GA) to Commercial Business (CB).
 4. **Adam and Brianna Schmitt ZMAR** NW1/4, SW1/4, Section 13, T20N-R21E, Town of Maple Grove, from Exclusive Agriculture (EA) to General Agriculture (GA).
 5. **Manitowoc County Planning and Park Commission** – petitioned for an ordinance amendment for Chapter 31 of the Manitowoc County Code titled "Floodplain Zoning" to allow for an addition to the appendix.
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
 1. **Carol Ewen** – CSM Variance, SE1/4, SE1/4, Section 12, T20N-R23E, Town of Kossuth.
 2. **Spring Hill Farms** – CSM Variance, NE1/4, SE1/4, Section 28, T19N-R21E, Town of Rockland.
 3. **Alan Schuh** – CSM Variance, SW1/4, NE1/4, Section 11, T19N-R21E, Town of Rockland.
- VIII. Discussion and possible acceptance of 2021-2022 Snowmobile Trail Maintenance Resolution.
- IX. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Thomas D Skattebo).
- X. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Steve Mark Gawinski).
- XI. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Yvonne H Zimmer).
- XII. Miscellaneous:
 1. Staff Reports - None
 2. Personnel - None
 3. Correspondence - None
 4. Out of County Trips - None
 5. Other Matters - None
- XIII. Next Meeting Date - April 26, 2021
- XIV. Adjournment

Date: February 12, 2021

David Dyzak, Commission Chair
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR FEBRUARY 22, 2021 MEETING

Call to Order – Roll Call

The Regular February 22, 2021 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Dyzak at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Korinek

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

Approval of Minutes – Open Meeting Law Compliance

Chairman Dyzak called for a motion to accept the Minutes of the regular January 25, 2021 meeting. Motion to accept the Minutes was made by Mr. Falkowski and seconded by Ms. Muench. 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 February 12, 2021 and February 15, 2021, reviewed by the Commission at a Commission Meeting held on February 22, 2021. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their March 16, 2021 meeting.

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

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

Public Hearings – Discussion and possible action:

1. **Garrow Properties LLC – ZMAR, NE1/4, SW1/4, Section 1, T19N-R22E, Town of Cato, from High Density (HD) to Commercial Business (CB).**

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

Mr. Ryan indicated a letter was received from the Town of Cato & the Town Planning Committee in favor of this request (copy on file).

Jerry Bellin, neighbor to the north, spoke opposed to this rezone.

Abby & Jesse Garrow, applicant, answered questions for the Commission.

Charles Tuschl, previous land owner, spoke in favor of the rezone.

Mr. Dyzak closed the Public Hearing.

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

2. **Victor Grimm ZMAR** NE1/4, SE1/4 and SE1/4, SE1/4, Section 19, T20N-R21E, Town of Maple Grove, from Exclusive Agriculture (EA) to General Agriculture (GA).

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

Mr. Ryan indicated a letter was received from the Town of Maple Grove (copy on file).

Mr. Grimm spoke and answered questions for the Commission.

Mr. Dyzak closed the Public Hearing.

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

3. **Spring Hill Farms ZMAR** NE1/4, SE1/4, Section 28, T19N-R21E, Town of Rockland, from General Agriculture (GA) to Commercial Business (CB).

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

Mr. Ryan indicated a letter was received from the Town of Rockland is in favor of this request (copy on file).

Tim Horswill, applicant, spoke and answered questions for the Commission.

Mr. Dyzak closed the Public Hearing.

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

4. **Adam and Brianna Schmitt ZMAR** NW1/4, SW1/4, Section 13, T20N-R21E, Town of Maple Grove, from Exclusive Agriculture (EA) to General Agriculture (GA).

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

Mr. Ryan indicated a letter was received from the Town of Maple Grove in favor of this request (copy on file).

Adam Schmitt, owner, spoke and answered questions for the Commission.

Mr. Dyzak closed the Public Hearing.

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

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

Mr. Ryan read the Agenda Commentary (copy on file) and answered questions for the Commission.

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

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

1. **Carol Ewen** – CSM Variance, SE1/4, SE1/4, Section 12, T20N-R23E, Town of Kossuth.

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

Mr. Ryan indicated he received an email from Ralph Schuh, Town of Kossuth, stating that the town has no objection to the variance request.

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

2. **Spring Hill Farms** – CSM Variance, NE1/4, SE1/4, Section 28, T19N-R21E, Town of Rockland.

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

Motion was made by Mr. Vogt and seconded by Mr. Zimmer to approve the variance request if the rezone request is approved by the County Board at their next meeting. Motion passed upon a unanimous voice vote.

3. **Alan Schuh** – CSM Variance, SW1/4, NE1/4, Section 11, T19N-R21E, Town of Rockland.

Mr. Ryan read a summary of the request (copy on file) and answered questions for the Commission.

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

Discussion and possible acceptance of 2021-2022 Snowmobile Trail Maintenance Resolution.

Mr. Pete Tarnowski gave an overview and answered questions for the Commission.

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

Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Thomas D Skattebo).

Ms. Kaila Boeckman gave an overview and answered questions for the Commission.

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

Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Steve Mark Gawinski).

Ms. Kaila Boeckman gave an overview and answered questions for the Commission.

Mr. Steve Gawinski, owner, gave an update both verbally and in letter to the Commission.

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

Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Yvonne H Zimmer).

Ms. Kaila Boeckman gave an overview and answered questions for the Commission.

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

Miscellaneous

Staff Reports – None

Personnel – None

Correspondence – None

Other Matters – None

Out of County Trips – None

Next Meeting Date: Next meeting is scheduled for Monday, April 26, 2021.

Adjournment: Motion to adjourn was made by Mr. Falkowski and seconded by Mr. Waack to adjourn at 4:58 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date



MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, February 22, 2021
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. **Garrow Properties LLC** – ZMAR, NE1/4, SW1/4, Section 1, T19N-R22E, Town of Cato, from High Density (HD) to Commercial Business (CB).
 2. **Victor Grimm** ZMAR, NE1/4, SE1/4 and SE1/4, SE1/4, Section 19, T20N-R21E, Town of Maple Grove, from Exclusive Agriculture (EA) to General Agriculture (GA).
 3. **Spring Hill Farms** ZMAR, NE1/4, SE1/4, Section 28, T19N-R21E, Town of Rockland, from General Agriculture (GA) to Commercial Business (CB).
 4. **Adam and Brianna Schmitt** ZMAR, NW1/4, SW1/4, Section 13, T20N-R21E, Town of Maple Grove, from Exclusive Agriculture (EA) to General Agriculture (GA).
 5. **Manitowoc County Planning and Park Commission** – petitioned for an ordinance amendment for Chapter 31 of the Manitowoc County Code titled "Floodplain Zoning" to allow for an addition to the appendix.
- IV. Adjournment

Date: February 12, 2021

David Dyzak, Commission Chair
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE ADVISORY MEETING
February 22, 2021

Call to Order – Roll Call

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order February 22, 2021 by Chairperson Dyzak at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Korinek

Staff present: Tim Ryan

Discussion of Public Hearing Information

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

1. **Garrow Properties LLC** – ZMAR, NE1/4, SW1/4, Section 1, T19N-R22E, Town of Cato, from High Density (HD) to Commercial Business (CB).
2. **Victor Grimm ZMAR** NE1/4, SE1/4 and SE1/4, SE1/4, Section 19, T20N-R21E, Town of Maple Grove, from Exclusive Agriculture (EA) to General Agriculture (GA).
3. **Spring Hill Farms** ZMAR NE1/4, SE1/4, Section 28, T19N-R21E, Town of Rockland, from General Agriculture (GA) to Commercial Business (CB).
4. **Adam and Brianna Schmitt** ZMAR NW1/4, SW1/4, Section 13, T20N-R21E, Town of Maple Grove, from Exclusive Agriculture (EA) to General Agriculture (GA).
5. **Manitowoc County Planning and Park Commission** – petitioned for an ordinance amendment for Chapter 31 of the Manitowoc County Code titled "Floodplain Zoning" to allow for an addition to the appendix.

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



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

MEETING NOTICE

DATE: **Monday, April 26, 2021**
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
- IV. Open Meeting Law Compliance
- V. Public Comment
- VI. Public Hearings - Discussion and possible action:
 1. **Robert Boerger** - ZMAR, SW1/4, SE1/4, Section 23, T17N-R21E, Town of Schleswig, from Small Estate (SE) to Lake Residential (LR).
 2. **Judith Budnik** - ZMAR, NW1/4, NE1/4, Section 22, T19N-R23E, Town of Manitowoc Rapids, from CB, Commercial Business to ID, Industrial.
 3. **Manitowoc County Planning and Park Commission** - petitioned for an ordinance amendment for Chapter 8 of the Manitowoc County Code titled "General Zoning and Land Use Regulations" to require permit for placement of shipping/storage containers.
- VII. Certified Surveys, Development Plans and Subdivisions - Discussion and possible action:
 1. **Robert Boerger** - CSM Variance, SW1/4, SE1/4, and NW 1/4, SE 1/4, Section 23, T17N-R21E, Town of Schleswig.
 2. **Kurt Mueller** - CSM Variance, NE 1/4, SE1/4, Section 29, T19N-R23E and NW 1/4, SW 1/4, Section 28, T19N-R21E, Town of Manitowoc Rapids.
 3. **Betty Wotruba** - CSM Variance, SW1/4, SE1/4 and SE 1/4, SE 1/4, Section 1, T21N-R22E, Town of Cooperstown.
- VIII. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Efrem Capetillo).
- IX. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement Counsel for Enforcement (Mary G Benitez).
- X. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Todd L Mumbue).
- XI. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Amanda L Schuh).
- XII. Miscellaneous:
 1. Staff Reports – None
 2. Personnel – None
 3. Correspondence – None
 4. Out of County Trips – None
 5. Other Matters – Discussion of Revolving Loan Funds for park projects, bids received and bathrooms scheduled for Cato Falls & Walla Hi.
- XIII. Next Meeting Date – May 24, 2021
- XIV. Adjournment

Date: April 14, 2021

David Dyzak, Commission Chair
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR APRIL 26, 2021 MEETING

Call to Order – Roll Call

The Regular April 26, 2021 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Dyzak at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Zimmer

Staff present: Tim Ryan, Kaila Boeckman and Michelle Haupt

Approval of Minutes – Open Meeting Law Compliance

Chairman Dyzak called for a motion to accept the Minutes of the regular February 22, 2021 meeting. Motion to accept the Minutes was made by Mr. Vogt and seconded by Ms. Muench. Motion passed upon a unanimous voice vote.

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

Open Meeting Law Compliance: Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on April 12, 2021 and April 19, 2021, reviewed by the Commission at a Commission Meeting held on April 26, 2021. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their May 18, 2021 meeting.

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

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

Public Hearings – Discussion and possible action:

1. **Robert Boerger** – ZMAR, SW1/4, SE1/4, Section 23, T17N-R21E, Town of Schleswig, from Small Estate (SE) to Lake Residential (LR).

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

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

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

Motion was made by Mr. Waack and seconded by Ms. Muench to approve the request.

Motion passed upon a unanimous voice vote.

2. **Judith Budnik** - ZMAR, NW1/4, NE1/4, Section 22, T19N-R23E, Town of Manitowoc Rapids, from CB, Commercial Business to ID, Industrial.

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

Tina Hoffman, realtor, spoke in favor and answered questions for the Commissioners. Ms. Hoffman also distributed a handout to the Commissioners.

Ronald Gauger, neighbor, spoke in favor of the request.

Jim Peterson, co-owner, spoke in favor of the request.

Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Falkowski and seconded by Mr. Vogt to approve the request.

Motion passed upon a unanimous voice vote.

3. **Manitowoc County Planning and Park Commission** – petitioned for an ordinance amendment for Chapter 8 of the Manitowoc County Code titled “General Zoning and Land Use Regulations” to require permit for placement of shipping/storage containers.

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

Ms. Kaila Boeckman, Land Use Specialist, answered questions and gave background regarding the petitioned ordinance amendment.

Mr. Kirk Shillcox spoke in favor of the request and answered questions for the Commission.

Mr. Richard Wagner, Chairperson, Town of Gibson spoke in favor of the amendment.

Mr. Dennis Graff, Chairperson, Town of Meeme spoke in favor of the amendment.

Mr. John Jost, Supervisor, Town of Manitowoc Rapids spoke in favor of the amendment.

Mr. Dyzak closed the Public Hearing.

Motion was made by Ms. Muench and seconded by Mr. Vogt to approve the request.

Motion passed upon a unanimous voice vote.

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

1. **Robert Boerger** – CSM Variance, SW1/4, SE1/4, and NW 1/4, SE 1/4, Section 23, T17N-R21E, Town of Schleswig.

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

There was no one to speak.

Motion was made by Ms. Muench and seconded by Mr. Korinek to approve the request.

Motion passed upon a unanimous voice vote.

2. **Kurt Mueller** – CSM Variance, NE 1/4, SE1/4, Section 29, T19N-R23E and NW 1/4, SW 1/4, Section 28, T19N-R21E, Town of Manitowoc Rapids.

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

Mr. Kurt Mueller spoke and answered questions for the Commissioners.

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

3. **Betty Wotruba** – CSM Variance, SW1/4, SE1/4 and SE 1/4, SE 1/4, Section 1, T21N-R22E, Town of Cooperstown.

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

Motion was made by Mr. Falkowski and seconded by Mr. Korinek to approve the request.

Jeff Wotruba, agent, spoke confirming the need for the variance is to correct the property lot lines.

Motion passed upon a unanimous voice vote.

Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Efrem Capetillo, Todd L Mumbrue, Amanda L Schuh).

Ms. Kaila Boeckman gave an overview and answered questions for the Commissioners.

Motion was made by Ms. Muench and seconded by Mr. Korinek to accept the letter request.

Motion passed upon a unanimous voice vote.

Miscellaneous

Staff Reports – None

Personnel – None

Correspondence- None

Out of County Trips – None

Other Matters - Discussion of Revolving Loan Funds for park projects, bids received and bathrooms scheduled for Cato Falls & Walla Hi.

Mr. Ryan gave an overview.

Next Meeting Date: Next meeting is scheduled for Monday, May 24, 2021.

Adjournment: Motion to adjourn was made by Mr. Falkowski and seconded by Mr. Vogt to adjourn at 5:15 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date



MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, April 26, 2021
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. **Robert Boerger** – ZMAR, SW1/4, SE1/4, Section 23, T17N-R21E, Town of Schleswig, from Small Estate (SE) to Lake Residential (LR).
 2. **Judith Budnik** - ZMAR, NW1/4, NE1/4, Section 22, T19N-R23E, Town of Manitowoc Rapids, from CB, Commercial Business to ID, Industrial.
 3. **Manitowoc County Planning and Park Commission** – petitioned for an ordinance amendment for Chapter 8 of the Manitowoc County Code titled "General Zoning and Land Use Regulations" to require permit for placement of shipping/storage containers.
- IV. Adjournment

Date: April 14, 2021

David Dyzak, Commission Chair
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE ADVISORY MEETING
April 26, 2021

Call to Order – Roll Call

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order April 26, 2021 by Chairperson Dyzak at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Zimmer

Staff present: Tim Ryan

Discussion of Public Hearing Information

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

1. **Robert Boerger** - ZMAR, SW1/4, SE1/4, Section 23, T17N-R21E, Town of Schleswig, from Small Estate (SE) to Lake Residential (LR).
2. **Judith Budnik** - ZMAR, NW1/4, NE1/4, Section 22, T19N-R23E, Town of Manitowoc Rapids, from CB, Commercial Business to ID, Industrial.
3. **Manitowoc County Planning and Park Commission** - petitioned for an ordinance amendment for Chapter 8 of the Manitowoc County Code titled "General Zoning and Land Use Regulations" to require permit for placement of shipping/storage containers.

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



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

MEETING NOTICE

DATE: **Monday, May 24, 2021**
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
- IV. Open Meeting Law Compliance
- V. Public Comment
- VI. Public Hearings – Discussion and possible action:
 1. **Woodland Dunes Nature Center and 305 Taylor St LLC** – ZMAR, NE1/4, SW1/4, Section 10, T19N-R24E, Town of Two Rivers, from Industrial (ID) to Natural Area (NA) and NW1/4, SW1/4, Section 10, T19N-R24E, Town of Two Rivers, from Natural Area (NA) to Industrial (ID).
 2. **Bret Fischer** – ZMAR, NW1/4, SW1/4, Section 29, T19N-R23E, Town of Manitowoc Rapids, from Exclusive Agriculture (EA) to Rural Residential (RR).
 3. **Timothy and Myriam Christel** – ZMAR, SE1/4, SW1/4, Section 32, T20N-R21E, Town of Maple Grove, from Exclusive Agriculture (EA) to General Agriculture (GA).
 4. **Soaring Eagle Dairy LLC** – ZMAR, NW1/4, NE1/4, Section 11, T19N-R23E, Town of Manitowoc Rapids, from Exclusive Agriculture (EA) to Large Estate (LE).
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action: **NONE**
- VIII. Discussion and possible action to permit the Caveman Adventure Run at Cherney Maribel Caves County Park.
- IX. Discussion and possible action concerning the Shipping Container Amendment from the April 26th Planning and Park Commission Meeting (referred from County Board May 18, 2021).
- X. Miscellaneous:
 1. Staff Reports - None
 2. Personnel - None
 3. Correspondence - None
 4. Out of County Trips - None
 5. Other Matters - None
- XI. Next Meeting Date - June 28, 2021
- XII. Adjournment

Date: May 17, 2021

David Dyzak, Commission Chair
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR MAY 24, 2021 MEETING

Call to Order - Roll Call

The Regular May 24, 2021 meeting of the Manitowoc County Planning and Park Commission was called to order by Vice Chairperson Zimmer at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Dyzak (excused)

Staff present: Tim Ryan, Kaila Boeckman, Michelle Haupt and Pete Tarnowski

Approval of Minutes - Open Meeting Law Compliance

Vice Chairperson Zimmer called for a motion to accept the Minutes of the regular April 26, 2021 meeting. Motion to accept the Minutes was made by Ms. Muench and seconded by Mr. Vogt. 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 May 10, 2021 and May 17, 2021, reviewed by the Commission at a Commission Meeting held on May 24, 2021. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their June 15, 2021 meeting.

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

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

Public Hearings - Discussion and possible action:

1. **Woodland Dunes Nature Center and 305 Taylor St LLC** – ZMAR, NE1/4, SW1/4, Section 10, T19N-R24E, Town of Two Rivers, from Industrial (ID) to Natural Area (NA) and NW1/4, SW1/4, Section 10, T19N-R24E, Town of Two Rivers, from Natural Area (NA) to Industrial (ID).

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

Mr. Ryan indicated a letter was received from the Town of Two Rivers in favor of this request (copy on file).

Rick Carey, Metal Ware, spoke and answered questions for the Commissioners.

Mr. Zimmer closed the Public Hearing.

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

2. **Bret Fischer** - ZMAR, NW1/4, SW1/4, Section 29, T19N-R23E, Town of Manitowoc Rapids, from Exclusive Agriculture (EA) to Rural Residential (RR).

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

Mr. Ryan indicated a letter was received from the Town of Manitowoc Rapids Board and Planning Commission in favor of this request (copy on file).

Mr. Michael Check, Town of Manitowoc Rapids, answered questions for the Commissioners.

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

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

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

3. **Timothy and Myriam Christel** - ZMAR, SE1/4, SW1/4, Section 32, T20N-R21E, Town of Maple Grove, from Exclusive Agriculture (EA) to General Agriculture (GA).

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

Mr. Ryan indicated a letter was received from the Town of Maple Grove in favor of this request (copy on file).

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

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

4. **Soaring Eagle Dairy LLC** - ZMAR, NW1/4, NE1/4, Section 11, T19N-R23E, Town of Manitowoc Rapids, from Exclusive Agriculture (EA) to Large Estate (LE).

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

Mr. Ryan indicated a letter was received from the Town of Manitowoc Rapids Board and the Planning Commission in favor of this request (copy on file).

Mr. Michael Check, agent, spoke and answered questions for the Commissioners.

Mr. Zimmer closed the Public Hearing.

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

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

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

Mr. Tarnowski gave an overview.

There was discussion amongst the Commissioners.

Mr. Wade Marx, Manitowoc County Mountain Bike Trail Club, spoke and shared a few concerns regarding the previous run.

Ms. Noelle Boeldt, Lakeshore Community Health, spoke and answered questions for the Commissioners.

There was additional discussion amongst the Commissioners.

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

Discussion and possible action concerning the Shipping Container Amendment from the April 26th Planning and Park Commission Meeting (referred from County Board May 18, 2021).

Mr. Ryan gave an overview.

Motion was made by Mr. Vogt and seconded by Ms. Muench to accept the Amended Resolution. Motion passed upon a unanimous voice vote.

Miscellaneous

Staff Reports- None

Personnel- None

Correspondence- None

Out of County Trips- None

Other Matters- None

Next Meeting Date: Next meeting is scheduled for Monday, June 28, 2021.

Adjournment: Motion to adjourn was made by Ms. Muench and seconded by Mr. Falkowski to adjourn at 4:38 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date



MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: **MONDAY, May 24, 2021**
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. **Woodland Dunes Nature Center and 305 Taylor St LLC** – ZMAR, NE1/4, SW1/4, Section 10, T19N-R24E, Town of Two Rivers, from Industrial (ID) to Natural Area (NA) and NW1/4, SW1/4, Section 10, T19N-R24E, Town of Two Rivers, from Natural Area (NA) to Industrial (ID).
 2. **Bret Fischer** – ZMAR, NW1/4, SW1/4, Section 29, T19N-R23E, Town of Manitowoc Rapids, from Exclusive Agriculture (EA) to Rural Residential (RR).
 3. **Timothy and Myriam Christel** – ZMAR, SE1/4, SW1/4, Section 32, T20N-R21E, Town of Maple Grove, from Exclusive Agriculture (EA) to General Agriculture (GA).
 4. **Soaring Eagle Dairy LLC** – ZMAR, NW1/4, NE1/4, Section 11, T19N-R23E, Town of Manitowoc Rapids, from Exclusive Agriculture (EA) to Large Estate (LE).
- IV. Adjournment

Date: May 17, 2021

David Dyzak, Commission Chair
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE ADVISORY MEETING
May 24, 2021

Call to Order - Roll Call

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order May 24, 2021 by Vice Chairperson Zimmer at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Dyzak (excused)

Staff present: Tim Ryan

Discussion of Public Hearing Information

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

1. **Woodland Dunes Nature Center and 305 Taylor St LLC** - ZMAR, NE1/4, SW1/4, Section 10, T19N-R24E, Town of Two Rivers, from Industrial (ID) to Natural Area (NA) and NW1/4, SW1/4, Section 10, T19N-R24E, Town of Two Rivers, from Natural Area (NA) to Industrial (ID).
2. **Bret Fischer** - ZMAR, NW1/4, SW1/4, Section 29, T19N-R23E, Town of Manitowoc Rapids, from Exclusive Agriculture (EA) to Rural Residential (RR).
3. **Timothy and Myriam Christel** - ZMAR, SE1/4, SW1/4, Section 32, T20N-R21E, Town of Maple Grove, from Exclusive Agriculture (EA) to General Agriculture (GA).
4. **Soaring Eagle Dairy LLC** - ZMAR, NW1/4, NE1/4, Section 11, T19N-R23E, Town of Manitowoc Rapids, from Exclusive Agriculture (EA) to Large Estate (LE).

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



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

MEETING NOTICE

DATE: **Monday, June 28, 2021**
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
- IV. Open Meeting Law Compliance
- V. Public Comment
- VI. Public Hearings – Discussion and possible action:
 1. **Silver Creek Nurseries** – ZMAR, NE1/4, NW1/4, Section 7, T18N-R24E, Town of Manitowoc, from General Agriculture (GA) to Rural Residential (RR).
 2. **Dallmann East River Dairy** – ZMAR, SW1/4, NE1/4, Section 18, T19N-R21E, Town of Rockland, from Exclusive Agriculture (EA) to Rural Residential (RR).
 3. **Michael and Kathleen Cisler**- ZMAR, NW1/4, SE1/4, Section 6, T21N-R22E, Town of Cooperstown, from Exclusive Agriculture (EA) to General Agriculture (GA).
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
 1. **Dallmann East River Dairy** – CSM Variance, SW1/4, NE1/4, Section 18, T19N-R21E, Town of Rockland.
 2. **Thomas J Cayemberg Et Al** – CSM Variance, SE1/4, NE1/4, Section 17, T18N-R22E, Town of Liberty.
 3. **Daniel & Becky Meyer** – CSM Variance, SE1/4, SW1/4, Section 21, T17N-R21E, Town of Schleswig.
- VIII. Miscellaneous:
 1. Staff Reports – None
 2. Personnel - None
 3. Correspondence – None
 4. Out of County Trips – None
 5. Other Matters – Election of Officers
- IX. Next Meeting Date – July 26, 2021
- X. Adjournment

Date: June 17, 2021

David Dyzak, Commission Chair
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR JUNE 28, 2021 MEETING

Call to Order – Roll Call

The Regular June 28, 2021 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Dyzak at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: None

Staff present: Tim Ryan, Michelle Haupt

Approval of Minutes – Open Meeting Law Compliance

Chairman Dyzak called for a motion to accept the Minutes of the regular May 24, 2021 meeting. Motion to accept the Minutes was made by Mr. Vogt 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 June 14, 2021 and June 21, 2021, reviewed by the Commission at a Commission Meeting held on June 28, 2021. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their July 20, 2021 meeting.

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

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

Public Hearings – Discussion and possible action:

1. **Silver Creek Nurseries** – ZMAR, NE1/4, NW1/4, Section 7, T18N-R24E, Town of Manitowoc, from General Agriculture (GA) to Rural Residential (RR).

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

Mr. Ryan indicated a letter was received from the Town of Manitowoc in favor of this request (copy on file).

Mr. Dan Cichantek, neighbor, spoke in opposition of the rezone.

Mr. Jeffrey Edgar, owner, spoke in favor of the rezone.

Mr. Anthony Seiler, applicant, spoke in favor of the rezone.

Mr. Dyzak closed the Public Hearing.

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

2. **Dallmann East River Dairy** – ZMAR, SW1/4, NE1/4, Section 18, T19N-R21E, Town of Rockland, from Exclusive Agriculture (EA) to Rural Residential (RR).

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

Mr. Ryan indicated a letter was received from the Town of Rockland in favor of this request (copy on file).

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

Mr. Ken Popp, applicant, spoke in favor of the rezone.

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

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

3. **Michael and Kathleen Cisler**- ZMAR, NW1/4, SE1/4, Section 6, T21N-R22E, Town of Cooperstown, from Exclusive Agriculture (EA) to General Agriculture (GA).

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

Mr. Ryan indicated a letter was received from the Town of Cooperstown in favor of this request (copy on file).

Mr. Barry Johaneck, applicant, spoke in favor of the rezone.

Mr. Dyzak closed the Public Hearing.

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

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

1. **Dallmann East River Dairy** – CSM Variance, SW1/4, NE1/4, Section 18, T19N-R21E, Town of Rockland.

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

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

2. **Thomas J Cayemberg Et Al** – CSM Variance, SE1/4, NE1/4, Section 17, T18N-R22E, Town of Liberty.

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

Mr. Thomas Cayemberg, property co-owner, answered questions for the Commissioners.

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

3. **Daniel & Becky Meyer** – CSM Variance, SE1/4, SW1/4, Section 21, T17N-R21E, Town of Schleswig.

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

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

Miscellaneous

1. Staff Reports – None
2. Personnel - None
3. Correspondence – None
4. Out of County Trips – None
5. **Other Matters – Election of Officers**

Mr. Dyzak opened up nominations for Chairperson.

Motion by Ms. Muench nominating Mr. Dyzak for Chairperson and seconded by Mr. Zimmer.

Nominations are closed.

Motion passed upon a unanimous voice vote.

Mr. Dyzak opened up nominations for Vice Chairperson.

Motion by Mr. Zimmer nominating Mr. Falkowski for Vice Chairperson and seconded by Ms. Muench.

Nominations are closed.

Motion passed upon a unanimous voice vote.

Mr. Dyzak opened up nominations for Secretary.

Motion by Mr. Dyzak nominating Ms. Muench for Secretary and seconded by Mr. Falkowski.

Nominations are closed.

Motion passed upon a unanimous voice vote.

Next Meeting Date: Next meeting is scheduled for Monday, August 23, 2021.

Adjournment: Motion to adjourn was made by Mr. Falkowski and seconded by Mr. Vogt to adjourn at 4:40 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date



MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: **MONDAY, June 28, 2021**
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. **Silver Creek Nurseries** – ZMAR, NE1/4, NW1/4, Section 7, T18N-R24E, Town of Manitowoc, from General Agriculture (GA) to Rural Residential (RR).
 2. **Dallmann East River Dairy** – ZMAR, SW1/4, NE1/4, Section 18, T19N-R21E, Town of Rockland, from Exclusive Agriculture (EA) to Rural Residential (RR).
 3. **Michael and Kathleen Cisler**- ZMAR, NW1/4, SE1/4, Section 6, T21N-R22E, Town of Cooperstown, from Exclusive Agriculture (EA) to General Agriculture (GA).
- IV. Adjournment

Date: June 17, 2021

David Dyzak, Commission Chair
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE ADVISORY MEETING
June 28, 2021

Call to Order – Roll Call

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order June 28, 2021 by Chairperson Dyzak at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: None

Staff present: Tim Ryan

Discussion of Public Hearing Information

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

1. **Silver Creek Nurseries** – ZMAR, NE1/4, NW1/4, Section 7, T18N-R24E, Town of Manitowoc, from General Agriculture (GA) to Rural Residential (RR).
2. **Dallmann East River Dairy** – ZMAR, SW1/4, NE1/4, Section 18, T19N-R21E, Town of Rockland, from Exclusive Agriculture (EA) to Rural Residential (RR).
3. **Michael and Kathleen Cisler** – ZMAR, NW1/4, SE1/4, Section 6, T21N-R22E, Town of Cooperstown, from Exclusive Agriculture (EA) to General Agriculture (GA).

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



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

MEETING NOTICE

DATE: **Monday, August 23, 2021**
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
- IV. Open Meeting Law Compliance
- V. Public Comment
- VI. Public Hearings - Discussion and possible action:
 1. **Robert Jacque** - ZMAR, SW1/4, SW1/4, Section 2, T17N-R21E, Town of Schleswig, from Large Estate (LE) to Lake Residential (LR) and SW1/4, SW1/4, Section 2, T17N-R21E, Town of Schleswig from Large Estate (LE) to Small Estate (SE).
 2. **Steven and Lori Dill** - ZMAR, NW1/4, NW1/4, Section 11, T18N-R22E, Town of Liberty, from Exclusive Agriculture (EA) to Large Estate (LE).
- VII. Certified Surveys, Development Plans and Subdivisions - Discussion and possible action:
 1. **Steven Kortens** - CSM Variance, SE1/4, SE1/4, Section 26, T20N-R23E, Town of Kossuth.
- VIII. Discussion and possible action concerning a proposed fee schedule for 2022.
- IX. Discussion and possible approval for Disc Golf Tournament at Cato Falls County Park on October 3, 2021.
- X. Miscellaneous:
 1. Staff Reports - None
 2. Personnel - None
 3. Correspondence - None
 4. Out of County Trips - WRPLA Conference – September 15-17, 2021 – Egg Harbor, WI – 1 Staff member
 5. Other Matters - None
- XI. Next Meeting Date - September 27, 2021
- XII. Adjournment

Date: August 19, 2021

David Dyzak, Commission Chair
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR AUGUST 23, 2021 MEETING

Call to Order – Roll Call

The Regular August 23, 2021 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Dyzak at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Zimmer

Staff present: Tim Ryan and Michelle Haupt

Approval of Minutes – Open Meeting Law Compliance

Chairman Dyzak called for a motion to accept the Minutes of the regular June 28, 2021 meeting. Motion to accept the Minutes was made by Mr. Vogt and seconded by Mr. Falkowski. Motion passed upon a unanimous voice vote.

Approval of Agenda: Motion made by Mr. Waack 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 August 9, 2021 and August 16, 2021, reviewed by the Commission at a Commission Meeting held on August 23, 2021. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their September 21, 2021 meeting.

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

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

Public Hearings – Discussion and possible action:

1. **Robert Jacque ZMAR**, SW1/4, SW1/4, Section 2, T17N-R21E, Town of Schleswig, from LE, Large Estate to LR, Lake Residential and SW1/4, SW1/4, Section 2, T17N-R21E, Town of Schleswig, from LE, Large Estate to SE, Small Estate.

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

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

Mr. Bob Jacque spoke and answer questions for the Commissioners.

Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Korinek and seconded by Mr. Falkowski to approve the rezone request.

Motion passed upon a unanimous voice vote.

2. **Steven and Lori Dill** ZMAR, NW1/4, NW1/4, Section 11, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture to LE, Large Estate.

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

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

Mr. Joel Aulik, Town of Liberty, spoke to clarify the Town is not requiring a Certified Survey and answered questions for the Commissioners.

Mr. Steven Dill, owner, spoke and answered questions for the Commissioners.

Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Waack and seconded by Ms. Muench to approve the rezone request. Mr. Waack also noted that there was very minimal farmland, and that a majority of it is wooded and/or wetlands.

Motion passed upon a unanimous voice vote.

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

1. **Steven Kortens** – CSM Variance, SE1/4, SE1/4, Section 26, T20N-R23E, Town of Kossuth.

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

Mr. Steven Kortens and Tim Kortens spoke and answered questions for the Commissioners.

Motion was made by Mr. Waack and seconded by Mr. Vogt to approve the variance request.

Motion passed upon a unanimous voice vote.

Discussion and possible action concerning a proposed fee schedule for 2022.

Mr. Ryan answered questions for the Commissioners.

After discussions amongst the Commissioners a motion was made by Ms. Muench and seconded by Mr. Falkowski to conduct a public hearing at the next meeting to further discuss the potential for increase to the Planning & Zoning Department fee schedule.

Motion passed upon a unanimous voice vote.

Discussion and possible approval for Disc Golf Tournament at Cato Falls County Park on October 3, 2021.

Mr. Ryan informed the Commissioners that they have decided to host the tournament at Silver Creek Park instead of Cato Falls.

Miscellaneous

Staff Reports – None

Personnel – None

Correspondence- None

Out of County Trips –

A. WRPLA Conference – September 15-17, 2021 – Egg Harbor, WI – 1 Staff member

Mr. Ryan gave an overview of the trip.

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

B. Snowmobile Council Meeting –August 30-31, 2021 – Weston, WI – 1 Staff member

Mr. Ryan gave an overview of the trip.

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

Other Matters - None

Next Meeting Date: Next meeting is scheduled for Monday, September 27, 2021.

Adjournment: Motion to adjourn was made by Mr. Vogt and seconded by Ms. Muench to adjourn at 4:48pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

AMENDED MEETING NOTICE

DATE: **Monday, August 23, 2021**
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
- IV. Open Meeting Law Compliance
- V. Public Comment
- VI. Public Hearings - Discussion and possible action:
 1. **Robert Jacque** - ZMAR, SW1/4, SW1/4, Section 2, T17N-R21E, Town of Schleswig, from Large Estate (LE) to Lake Residential (LR) and SW1/4, SW1/4, Section 2, T17N-R21E, Town of Schleswig from Large Estate (LE) to Small Estate (SE).
 2. **Steven and Lori Dill** - ZMAR, NW1/4, NW1/4, Section 11, T18N-R22E, Town of Liberty, from Exclusive Agriculture (EA) to Large Estate (LE).
- VII. Certified Surveys, Development Plans and Subdivisions - Discussion and possible action:
 1. **Steven Kortens** - CSM Variance, SE1/4, SE1/4, Section 26, T20N-R23E, Town of Kossuth.
- VIII. Discussion and possible action concerning a proposed fee schedule for 2022.
- IX. Discussion and possible approval for Disc Golf Tournament at Cato Falls County Park on October 3, 2021.
- X. Miscellaneous:
 1. Staff Reports - None
 2. Personnel - None
 3. Correspondence - None
 4. Out of County Trips -
 - A. WRPLA Conference - September 15-17, 2021 - Egg Harbor, WI - 1 Staff member
 - B. **Snowmobile Council Meeting - August 30-31, 2021 - Weston, WI - 1 Staff member**
 5. Other Matters - None
- XI. Next Meeting Date - September 27, 2021
- XII. Adjournment

Date: August 19, 2021
Amended: August 19, 2021 @ 3:48 p.m.

David Dyzak, Commission Chair
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE ADVISORY MEETING
August 23, 2021

Call to Order – Roll Call

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order August 23, 2021 by Chairperson Dyzak at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Zimmer and Ms. Muench

Staff present: Tim Ryan

Discussion of Public Hearing Information

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

1. **Robert Jacque** - ZMAR, SW1/4, SW1/4, Section 2, T17N-R21E, Town of Schleswig, from Large Estate (LE) to Lake Residential (LR) and SW1/4, SW1/4, Section 2, T17N-R21E, Town of Schleswig from Large Estate (LE) to Small Estate (SE).
2. **Steven and Lori Dill** - ZMAR, NW1/4, NW1/4, Section 11, T18N-R22E, Town of Liberty, from Exclusive Agriculture (EA) to Large Estate (LE).

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



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

MEETING NOTICE

DATE: **Monday, September 27, 2021**
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
- IV. Open Meeting Law Compliance
- V. Public Comment
- VI. Public Hearings - Discussion and possible action:
 1. **Frederick Schnell Trust** has petitioned for a zoning district map amendment for approximately 2.24 acres of land located in the SE1/4, SE1/4, Section 2, T17N-R21E, Town of Schleswig, from GA, General Agriculture to SE, Small Estate. A map of the property affected by the amendment may be obtained from the Planning and Park Commission.
 2. **Michael Dell** has petitioned for a zoning district map amendment for approximately 21.44 acres of land located in the NE1/4, SW1/4, Section 20, T20N-R23E, Town of Kossuth, from EA, Exclusive Agriculture to GA, General Agriculture. A map of the property affected by the amendment may be obtained from the Planning and Park Commission.
 3. **Wisconsin Steel and Tube** have petitioned for a zoning district map amendment for approximately 7.0 acres of land located in the SW1/4, NE1/4, Section 35, T20N-R23E, Town of Kossuth, from CB, Commercial Business to ID, Industrial. A map of the property affected by the amendment may be obtained from the Planning and Park Commission.
 4. **Silver Stream Acres LLC** have petitioned for a zoning district map amendment for approximately 19.83 acres of land located in the SW1/4, SW1/4, Section 23, T21N-R24E, Town of Two Creeks, from EA, Exclusive Agriculture to GA, General Agriculture. A map of the property affected by the amendment may be obtained from the Planning and Park Commission.
 5. **Manitowoc County Planning and Park Commission** have petitioned for an ordinance amendment for Chapter 4 of the Manitowoc County Code titled "finance" to allow for application, special assessment and permit fee increases.
- VII. Certified Surveys, Development Plans and Subdivisions - Discussion and possible action:
 1. **James and Barbara Dhein** - CSM Variance, NE1/4, SE1/4, Section 3, T17N-R21E, Town of Schleswig.
 2. **Brian and Jacqueline Brennan** - CSM Variance, NW1/4, SW1/4, Section 27, T18N-R22E, Town of Liberty.
- VIII. Discussion and possible approval of Industrial Site Plan for Wisconsin Steel & Tube (WS&T Fab).
- IX. Miscellaneous:
 1. Staff Reports - None
 2. Personnel - None
 3. Correspondence - None
 4. Out of County Trips - None
 5. Other Matters - None
- X. Next Meeting Date - October 25, 2021
- XI. Adjournment

Date: September 17, 2021

David Dyzak, Commission Chair
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR SEPTEMBER 27, 2021 MEETING

Call to Order – Roll Call

The Regular September 27, 2021 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Dyzak at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Zimmer and Mr. Vogt

Staff present: Tim Ryan and Michelle Haupt

Approval of Minutes – Open Meeting Law Compliance

Chairman Dyzak called for a motion to accept the Minutes of the regular August 23, 2021 meeting. Motion to accept the Minutes was made by Mr. Falkowski and seconded by Mr. Korinek. Motion passed upon a unanimous voice vote.

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

Open Meeting Law Compliance: Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on September 13, 2021 and September 20, 2021, reviewed by the Commission at a Commission Meeting held on September 27, 2021. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their October 25, 2021 meeting.

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

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

Public Hearings – Discussion and possible action:

1. **Frederick Schnell Trust** ZMAR SE1/4, SE1/4, Section 2, T17N-R21E, Town of Schleswig, from GA, General Agriculture to SE, Small Estate.

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

Mr. Ryan indicated a letter was received from Town of Schleswig Planning Commission and Town Board in favor of this request.

Ms. Donna Kaufmann, Trustee, spoke and answer questions for the Commissioners.

Mr. Dyzak 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.

2. **Michael Dell** ZMAR NE1/4, SW1/4, Section 20, T20N-R23E, Town of Kossuth, from EA, Exclusive Agriculture to GA, General Agriculture.

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

Mr. Ryan indicated a letter was received from the Town of Kossuth Planning Commission and the Town Board in favor of this request.

Mr. Michael Dell, owner, spoke and answered questions for the Commissioners.

Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Waack and seconded by Mr. Falkowski to approve the rezone request. Mr. Waack noted that a good portion of the property, almost half, is wooded and just outside of the wooded portion is a sinkhole. In addition, there is a hilly area running thru the property.

Motion passed upon a unanimous voice vote.

3. **Wisconsin Steel and Tube** ZMAR SW1/4, NE1/4, Section 35, T20N-R23E, Town of Kossuth, from CB, Commercial Business to ID, Industrial.

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

Mr. Ryan indicated a letter was received from the Town of Kossuth Planning Commission and the Town Board in favor of this request.

Mr. Charlie Lenn, WS&T representative, spoke and answered questions for the Commissioners.

Mr. Bob Poch, Keller, spoke and answered questions for the Commissioners.

Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Falkowski and seconded by Ms. Muench to approve the rezone request.

Motion passed upon a unanimous voice vote.

4. **Silver Stream Acres LLC** ZMAR SW1/4, SW1/4, Section 23, T21N-R24E, Town of Two Creeks, from EA, Exclusive Agriculture to GA, General Agriculture.

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

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

Jason & Sherri Knier, property owners, spoke and answered questions for the Commissioners.

Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Waack and seconded by Mr. Korinek to approve the rezone request. Mr. Waack also noted that there is a creek at the east side of property, soil limitations are severe & poor drainage.

Motion passed upon a unanimous voice vote.

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

The Commission had discussion regarding the amendment to Chapter 4 of the Manitowoc County Code titled "Finance" and questions for Mr. Ryan.

Mr. Ryan answered the questions for the Commissioners.

Motion was made by Mr. Waack to approve a 3% increase and rounding up to the nearest dollar and seconded by Ms. Muench. Motion passed with a 4/1 voice vote with Mr. Falkowski opposing.

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

1. **James and Barbara Dhein** – CSM Variance, NE1/4, SE1/4, Section 3, T17N-R21E, Town of Schleswig.

Mr. Ryan read a summary of the request (copy on file). Mr. Ryan also stated that the Town had reached called and requested postponement until next month, to allow more time to review the request.

Motion was made by Mr. Falkowski and seconded by Mr. Korinek to postpone until next month's meeting.

James & Barbara Dhein, property owners, spoke and answered questions for the Commissioners.

Motion was made by Mr. Falkowski and seconded by Ms. Muench to rescind his original motion to postpone until next month's meeting.

Motion passed upon a unanimous voice vote.

Motion was made by Ms. Muench and seconded by Mr. Falkowski to approve the variance request contingent on the Town of Schleswig Board approval.

Motion passed upon a unanimous voice vote.

2. **Brian and Jacqueline Brennan** – CSM Variance, NW1/4, SW1/4, Section 27, T18N-R22E, Town of Liberty.

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

There was no one to speak.

Motion was made by Ms. Muench and seconded by Mr. Falkowski to approve the variance request.

Motion passed upon a unanimous voice vote.

Discussion and possible approval of Industrial Site Plan for Wisconsin Steel & Tube (WS&T Fab).

Mr. Ryan answered questions for the Commissioners.

Mr. Bob Poch, Keller, answered questions for the Commissioners.

Motion was made by Mr. Falkowski and seconded by Mr. Korinek to approve the updated industrial site plan.

Motion passed upon a unanimous voice vote.

Miscellaneous

Staff Reports – None

Personnel – None

Correspondence- None

Out of County Trips - None

Other Matters - None

Schedule Next Meeting: The next meeting is tentatively scheduled for Monday, October 25, 2021 at 4pm and the advisory meeting for Monday, October 25, 2021 at 3:30pm. (Dates and times are subject to change.)

Adjournment: Motion to adjourn was made by Ms. Muench and seconded by Mr. Falkowski to adjourn at 5:08pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date



MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: **MONDAY, September 27, 2021**
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. **Frederick Schnell Trust** has petitioned for a zoning district map amendment for approximately 2.24 acres of land located in the SE1/4, SE1/4, Section 2, T17N-R21E, Town of Schleswig, from GA, General Agriculture to SE, Small Estate. A map of the property affected by the amendment may be obtained from the Planning and Park Commission.
 2. **Michael Dell** has petitioned for a zoning district map amendment for approximately 21.44 acres of land located in the NE1/4, SW1/4, Section 20, T20N-R23E, Town of Kossuth, from EA, Exclusive Agriculture to GA, General Agriculture. A map of the property affected by the amendment may be obtained from the Planning and Park Commission.
 3. **Wisconsin Steel and Tube** have petitioned for a zoning district map amendment for approximately 7.0 acres of land located in the SW1/4, NE1/4, Section 35, T20N-R23E, Town of Kossuth, from CB, Commercial Business to ID, Industrial. A map of the property affected by the amendment may be obtained from the Planning and Park Commission.
 4. **Silver Stream Acres LLC** have petitioned for a zoning district map amendment for approximately 19.83 acres of land located in the SW1/4, SW1/4, Section 23, T21N-R24E, Town of Two Creeks, from EA, Exclusive Agriculture to GA, General Agriculture. A map of the property affected by the amendment may be obtained from the Planning and Park Commission.
 5. **Manitowoc County Planning and Park Commission** have petitioned for an ordinance amendment for Chapter 4 of the Manitowoc County Code titled "finance" to allow for application, special assessment and permit fee increases.
- IV. Adjournment

Date: September 17, 2021

David Dyzak, Commission Chair
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE ADVISORY MEETING
September 27, 2021

Call to Order – Roll Call

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order September 27, 2021 by Chairperson Dyzak at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Zimmer and Mr. Vogt

Staff present: Tim Ryan

Discussion of Public Hearing Information

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

1. **Frederick Schnell Trust** has petitioned for a zoning district map amendment for approximately 2.24 acres of land located in the SE1/4, SE1/4, Section 2, T17N-R21E, Town of Schleswig, from GA, General Agriculture to SE, Small Estate. A map of the property affected by the amendment may be obtained from the Planning and Park Commission.
2. **Michael Dell** has petitioned for a zoning district map amendment for approximately 21.44 acres of land located in the NE1/4, SW1/4, Section 20, T20N-R23E, Town of Kossuth, from EA, Exclusive Agriculture to GA, General Agriculture. A map of the property affected by the amendment may be obtained from the Planning and Park Commission.
3. **Wisconsin Steel and Tube** have petitioned for a zoning district map amendment for approximately 7.0 acres of land located in the SW1/4, NE1/4, Section 35, T20N-R23E, Town of Kossuth, from CB, Commercial Business to ID, Industrial. A map of the property affected by the amendment may be obtained from the Planning and Park Commission.
4. **Silver Stream Acres LLC** have petitioned for a zoning district map amendment for approximately 19.83 acres of land located in the SW1/4, SW1/4, Section 23, T21N-R24E, Town of Two Creeks, from EA, Exclusive Agriculture to GA, General Agriculture. A map of the property affected by the amendment may be obtained from the Planning and Park Commission.
5. **Manitowoc County Planning and Park Commission** have petitioned for an ordinance amendment for Chapter 4 of the Manitowoc County Code titled "finance" to allow for application, special assessment and permit fee increases.

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



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

MEETING NOTICE

DATE: **Monday, October 25, 2021**
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
- IV. Open Meeting Law Compliance
- V. Public Comment
- VI. Public Hearings - Discussion and possible action:
 1. **Michael Chalupny** has petitioned for a zoning district map amendment for approximately 10.0 acres of land located in the NW1/4, NE1/4, Section 13, T21N-R23E, Town of Gibson, from EA, Exclusive Agriculture to GA, General Agriculture.
 2. **Daniel Kleinhans** has petitioned for a zoning district map amendment for approximately 10.0 acres of land located in the SW1/4, NE1/4 and the SE1/4, NW1/4, Section 8, T17N-R22E, Town of Meeme, from NA, Natural area to GA, General Agriculture.
- VII. Certified Surveys, Development Plans and Subdivisions
 1. **Robert Jacque** - CSM Variance, SW1/4, SW1/4, Section 2, T17N-R21E, Town of Schleswig.
- VIII. Discussion and possible action on snowmobile trail maintenance contracts for the 2021-2022 season.
- IX. Discussion and possible action on equestrian use on the Devils River State Trail.
- X. Discussion and possible acceptance of the Resolution Authorizing County Conservation Aids Grant (2021/2022).
- XI. Miscellaneous:
 1. Staff Reports - None
 2. Personnel - None
 3. Correspondence - None
 4. Out of County Trips -
 - A. Annual WSLS Institute - January 26-28, 2022 - Kalahari Resort Wisconsin Dells, WI - 2 Staff members
 - B. WPRA 2022 Annual Conference & Trade Show - February 21-24, 2022 - Kalahari Resort Wisconsin Dells, WI - 2 Staff members
 5. Other Matters - Park Department Presentation - Overview on current park projects
- XII. Next Meeting Date - Tentatively Monday, December 6, 2021
- XIII. Adjournment

Date: October 18, 2021

David Dyzak, Commission Chair
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR OCTOBER 25, 2021 MEETING

Call to Order – Roll Call

The Regular October 25, 2021 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Dyzak at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Ms. Muench

Staff present: Tim Ryan, Pete Tarnowski and Michelle Haupt

Approval of Minutes – Open Meeting Law Compliance

Chairman Dyzak called for a motion to accept the Minutes of the regular September 27, 2021 meeting. Motion to accept the Minutes was made by Mr. Falkowski and seconded by Mr. Waack. Motion passed upon a unanimous voice vote.

Approval of Agenda: Motion made by Mr. Falkowski 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 October 11, 2021, October 15, 2021 and October 18, 2021, reviewed by the Commission at a Commission Meeting held on October 25, 2021. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their November 2, 2021 meeting.

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

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

Public Hearings – Discussion and possible action:

1. **Michael Chalupny** ZMAR NW1/4, NE1/4, Section 13, T21N-R23E, Town of Gibson, from EA, Exclusive Agriculture to GA, General Agriculture.

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

Mr. Ryan indicated a letter was received from Town of Gibson town board in favor of this request.

Mr. Michael Chalupny, property owner, spoke and answered questions for the Commissioners.

Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Korinek and seconded by Mr. Vogt to deny the request and refund his permit application fee.

Motion passed upon a 4/2 voice vote with Mr. Falkowski & Mr. Zimmer opposed.

2. **Daniel Kleinhans** ZMAR SW1/4, NE1/4 and the SE1/4, NW1/4, Section 8, T17N-R22E, Town of Meeme, from NA, Natural Area to GA, General Agriculture.

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

Mr. Ryan indicated a letter was received from the Town of Meeme Land Use Committee and the Town Board in favor of this request.

Mr. Daniel Kleinhans, property owner, spoke and answered questions for the Commissioners.

Mr. Kevin Bonde, neighboring property, spoke in favor of the request.

Mr. Dyzak closed the Public Hearing.

Motion was made by Mr. Falkowski and seconded by Mr. Korinek to approve the rezone request.

Motion passed upon a unanimous voice vote.

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

1. **Robert Jacque** – CSM Variance, SW1/4, SW1/4, Section 2, T17N-R21E, Town of Schleswig.

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

Robert Jacques, property owner, answered questions for the Commissioners.

Motion was made by Mr. Waack and seconded by Mr. Vogt to approve the variance request.

Motion passed upon a unanimous voice vote.

Discussion and possible action on snowmobile trail maintenance contracts for the 2021-2022 season.

Mr. Tarnowski gave an overview.

Motion was made by Mr. Falkowski and seconded by Mr. Zimmer to approve the request.

Motion passed upon a unanimous voice vote.

Discussion and possible action on equestrian use on the Devils River State Trail.

Mr. Tarnowski gave an overview on how the past year has been on the trail. The Commission had originally agreed to a one year trail period which allowed equestrian access to the entire trail.

There was discussion amongst the Commissioners and Mr. Tarnowski. It was proposed that we make equestrian use a permanent use allowed on the trail.

Ms. Jolene Staskal and Kim St. John thanked the Board for this continued opportunity.

Motion was made by Mr. Vogt and seconded by Mr. Falkowski to make equestrian use a permanent use allowed on the trail.

Motion passed upon a unanimous voice vote.

Discussion and possible acceptance of the Resolution Authorizing County Conservation Aids Grant (2021/2022).

Mr. Ryan gave an overview and answered questions for the Commissioners.

Motion was made by Mr. Zimmer and seconded by Mr. Korinek to accept the Resolution.

Motion passed upon a unanimous voice vote.

Miscellaneous

Staff Reports – None

Personnel – None

Correspondence- None

Out of County Trips -

- A. Annual WSLS Institute - January 26-28, 2022 - Kalahari Resort Wisconsin Dells, WI – 2 Staff members

Mr. Ryan gave an overview of the trip.

A motion was made by Mr. Zimmer to approve and seconded by Mr. Vogt.

Motion passed upon a unanimous voice vote.

- B. WPRA 2022 Annual Conference & Trade Show - February 21-24, 2022 -Kalahari Resort Wisconsin Dells, WI – 2 Staff members

Mr. Ryan gave an overview of the trip.

A motion was made by Mr. Falkowski to approve and seconded by Mr. Vogt.

Motion passed upon a unanimous voice vote.

Other Matters - Park Department Presentation – Overview on current park projects

Mr. Ryan and Mr. Tarnowski gave a presentation on the recent park & snowmobile projects.

Schedule Next Meeting: The next meeting is tentatively scheduled for Monday, December 6, 2021 at 4pm and the advisory meeting for Monday, December 6, 2021 at 3:30pm. (Dates and times are subject to change.)

Adjournment: Motion to adjourn was made by Mr. Korinek and seconded by Mr. Falkowski to adjourn at 5:13pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date



MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: **MONDAY, October 25, 2021**
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. **Michael Chalupny** has petitioned for a zoning district map amendment for approximately 10.0 acres of land located in the NW1/4, NE1/4, Section 13, T21N-R23E, Town of Gibson, from EA, Exclusive Agriculture to GA, General Agriculture. A map of the property affected by the amendment may be obtained from the Planning and Park Commission.
 2. **Daniel Kleinhans** has petitioned for a zoning district map amendment for approximately 10.00 acres of land located in the SW1/4, NE1/4 and the SE1/4, NW1/4, Section 8, T17N-R22E, Town of Meeme, from NA, Natural area to GA, General Agriculture. A map of the property affected by the amendment may be obtained from the Planning and Park Commission.
- IV. Adjournment

Date: October 18, 2021

David Dyzak, Commission Chair
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE ADVISORY MEETING
October 25, 2021

Call to Order – Roll Call

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order October 25, 2021 by Chairperson Dyzak at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Ms. Muench

Staff present: Tim Ryan

Discussion of Public Hearing Information

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

1. **Michael Chalupny** has petitioned for a zoning district map amendment for approximately 10.0 acres of land located in the NW1/4, NE1/4, Section 13, T21N-R23E, Town of Gibson, from EA, Exclusive Agriculture to GA, General Agriculture.
2. **Daniel Kleinhans** has petitioned for a zoning district map amendment for approximately 10.00 acres of land located in the SW1/4, NE1/4 and the SE1/4, NW1/4, Section 8, T17N-R22E, Town of Meeme, from NA, Natural area to GA, General Agriculture.

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



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

MEETING NOTICE

DATE: Monday, December 6, 2021
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
- IV. Open Meeting Law Compliance
- V. Public Comment
- VI. Public Hearings – Discussion and possible action:
 1. **Robert and Joanna Stephens Living Trust** ZMAR SW1/4, NE1/4, and NW1/4, NE1/4, Section 25, T19N-R22E, Town of Cato, from EA, Exclusive Agriculture to GA, General Agriculture.
- VII. Certified Surveys, Development Plans and Subdivisions:
 1. **Michael Kortens Trust** – CSM Variance, NW1/4, NE1/4, Section 36, T20N-R23E, Town of Kossuth.
 2. **Lowell & Yvonne Holdorf** – CSM Variance, SW1/4, NE1/4, Section 16, T18N-R21E, Town of Eaton.
- VIII. Discussion and possible action on Commission meeting notifications and packets for Commissioners.
- IX. Miscellaneous:
 1. Staff Reports - None
 2. Personnel - None
 3. Correspondence - None
 4. Out of County Trips - None
 5. Other Matters - None
- X. Next Meeting Date – Tentatively Monday, January 24, 2022
- XI. Adjournment

Date: November 19, 2021

David Dyzak, Commission Chair
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR DECEMBER 6, 2021 MEETING

Call to Order – Roll Call

The Regular December 6, 2021 meeting of the Manitowoc County Planning and Park Commission was called to order by Vice Chairperson Falkowski at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

The Commission elected a secretary pro tempore for tonight's meeting due to the secretary being absent. A motion was made by, Mr. Vogt nominating Mr. Zimmer as secretary for the meeting and seconded by Mr. Zimmer. Motion passed upon unanimous voice vote.

Vice Chairperson Falkowski called for a motion nominating himself to conduct tonight's meeting as Chairperson Dyzak was absent. A motion was made by, Mr. Zimmer and seconded by Mr. Waack. Motion passed upon unanimous voice vote.

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

Commissioners absent: Mr. Dyzak and Ms. Muench

Staff present: Tim Ryan and Aprille Calewarts

Approval of Minutes – Open Meeting Law Compliance

Vice Chairperson Falkowski called for a motion to accept the Minutes of the regular October 25, 2021 meeting. Motion to accept the Minutes was made by Mr. Vogt and seconded by Mr. Korinek. Motion passed upon a unanimous voice vote.

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

Open Meeting Law Compliance: Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on November 22, 2021 and November 29, 2021, reviewed by the Commission at a Commission Meeting held on December 6, 2021. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their December 21, 2021 meeting.

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

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

Public Hearings – Discussion and possible action:

1. **Robert and Joanna Stephens Living Trust** ZMAR SW1/4, NE1/4, and NW1/4, NE1/4, Section 25, T19N-R22E, Town of Cato, from EA, Exclusive Agriculture to GA, General Agriculture.

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

Mr. Ryan indicated a letter was received from the Town of Cato indicating the Town Land Use Planning Committee and the Town Board are in favor of this request (copy on file).

Dean Buchholz, buyer, spoke in favor of the rezone.

Mr. Falkowski closed the Public Hearing.

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

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

1. **Michael Kortens Trust** – CSM Variance, NW1/4, NE1/4, Section 36, T20N-R23E, Town of Kossuth.

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

Brenda Kocourek, Trustee, spoke in favor of the request.

Motion was made by Mr. Korinek and seconded by Mr. Waack to approve the request.

Motion passed upon a unanimous voice vote.

2. **Lowell & Yvonne Holdorf** – CSM Variance, SW1/4, NE1/4, Section 16, T18N-R21E, Town of Eaton.

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

Mr. Ryan, Planning & Zoning Dept, spoke in favor of the request.

Motion was made by Mr. Waack and seconded by Mr. Korinek to approve the request.

Motion passed upon a unanimous voice vote.

Miscellaneous

Staff Reports- None

Personnel- None

Correspondence- None

Out of County Trips- None

Other Matters- None

Schedule Next Meeting: The next meeting is tentatively scheduled for Monday, January 24, 2022 at 4pm and the advisory meeting for Monday, January 24, 2022 at 3:30pm. (Dates and times are subject to change.)

Adjournment: Motion to adjourn was made by Mr. Zimmer and seconded by Mr. Korinek to adjourn at 4:13 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Mr. Zimmer, Secretary Pro Tempore

Date



MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: **MONDAY, December 6, 2021**
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. Robert and Joanna Stephens Living Trust ZMAR SW1/4, NE1/4, and NW1/4, NE1/4, Section 25, T19N-R22E, Town of Cato, from EA, Exclusive Agriculture to GA, General Agriculture**
- IV. Adjournment

Date: November 19, 2021

David Dyzak, Commission Chair
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE ADVISORY MEETING
December 6, 2021

Call to Order – Roll Call

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order December 6, 2021 by Vice Chairperson Falkowski at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Ms. Muench, Mr. Dyzak

Staff present: Tim Ryan

Discussion of Public Hearing Information

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

1. **Robert and Joanna Stephens Living Trust** ZMAR SW1/4, NE1/4, and NW1/4, NE1/4,
Section 25, T19N-R22E, Town of Cato, from EA, Exclusive Agriculture to GA,
General Agriculture

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