



MANITOWOC COUNTY

COUNTY BOARD OF SUPERVISORS

MEETING NOTICE

DATE: Tuesday, September 19, 2023

TIME: 6:00 P.M.

PLACE: The Heritage Center, County Board Meeting Room
1701 Michigan Ave., Manitowoc, WI 54220

To live stream the meeting: <https://www.youtube.com/channel/UCcBZSVQYYfhgv5LHxT-fkwQ?reload=9>

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

- I. Call to order by Chairperson Martell.
- II. Invocation by Supervisor Behnke.
- III. Pledge of Allegiance.
- IV. Roll Call.
- V. Consideration and correction, if any, of the minutes of the August 15, 2023 meeting.
- VI. Additions or deletions to the agenda. Additions must be submitted to the County Clerk's Office no less than two hours before the close of the courthouse business day on the day of the official meeting. Items may be added only if, for a good cause, it was impossible or impractical to give earlier public notice.
- VII. REPORTS OF COUNTY SUPERVISORS, OFFICES, AND DEPARTMENT DIRECTORS
 1. County Executive Bob Ziegelbauer and Chairperson Tyler Martell – Proclamation Honoring 4-H Week
 2. County Executive Bob Ziegelbauer and Chairperson Tyler Martell – Proclamation Declaring October 2023 Crime Prevention Month
 3. Supervisor Paul Hacker – Progress Report on Wisconsin Shipwreck Coast National Marine Sanctuary
- VIII. PUBLIC COMMENT – OPPORTUNITY FOR CITIZENS TO PRESENT THEIR VIEWS
- IX. COMMITTEE REPORTS, INCLUDING PETITIONS, RESOLUTIONS, AND ORDINANCES
 - A. Planning & Park Commission
 1. Ordinance 2023/2024-34 Amending Zoning Map (Derek and Regina Burkholder)
 2. Ordinance 2023/2024-35 Amending Zoning Map (Curt Rabe)
 3. Ordinance 2023/2024-36 Amending Zoning Map (Michael Miller)
 4. Ordinance 2023/2024-37 Amending Zoning Map (Lloyd and Darlean Rumpff)
 5. Resolution 2023/2024-38 Authorizing County Conservation Aids Grant
 - B. Aging & Disability Board
 - C. Board of Health
 - D. Criminal Justice Coordinating Council
 - E. Executive Committee
 - F. Expo-Ice Center Board
 - G. Finance Committee
 6. Resolution 2023/2024-39 Awarding the Sale of \$2,500,000 General Obligation Promissory Notes, Series 2023

H. Highway Committee

7. Resolution 2023/2024-40 Adopting Speed Zone on County Trunk Highway R in the Town of Manitowoc Rapids

I. Human Services Board

J. Land Conservation Committee/ UW-Extension Education and Agriculture Committee

K. Personnel Committee

L. Public Safety Committee

M. Public Works Committee

N. Transportation Coordinating Committee

O. Miscellaneous

Personnel Committee and Human Services Board

8. Resolution 2023/2024-41 Authorizing Reallocation of Human Services Department 1.0 Full-Time Equivalent Position (Clinical Services Manager to Crisis Supervisor)

X. ANNOUNCEMENTS

XI. ADJOURNMENTS

Tyler Martell, Chairperson

Prepared by Linda Herman, Deputy County Clerk

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.

ORDINANCE AMENDING ZONING MAP
(Derek and Regina Burkholder)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Planning and Park Commission, after providing the required notice, held
2 a public hearing on a petition for a zoning ordinance amendment on August 28, 2023; and
3

4 WHEREAS, the Planning and Park Commission, after a careful consideration of testimony
5 and an examination of the facts, recommends that the petition be approved for the reasons stated
6 in the attached report;
7

8 NOW, THEREFORE, the county board of supervisors of the county of Manitowoc does
9 ordain as follows:
10

11 A parcel of land in part of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4)
12 of Section Eighteen (18), Township Nineteen (19) North, Range Twenty-Two (22) East, Town of
13 Cato, Manitowoc County, Wisconsin more particularly described as follows:
14

15 Beginning at the center corner of said Section 18; thence N88°-26'-52"W (recorded
16 as West) along the south line of the NW1/4 of said Section 18, a distance of 608.00
17 feet; thence N01°-17'-58"W (recorded as N02°-53'W) 408.00 feet; thence
18 S88°-26'-52"E (recorded as East) 608.00 feet to the east line of said NW1/4; thence
19 S01°-17'-58"E (recorded as S02°-53'E) along said east line, a distance of 408.00
20 feet to the point of beginning, said parcel containing approximately 247,757 square
21 feet (5.688 acres) of land and is hereby rezoned from Large Estate Residential (LE)
22 District to General Agriculture (GA) District.

Dated this 19th day of September 2023.

Respectfully submitted by the
Planning and Park Commission

James Falkowski, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

LEGAL NOTE: Reviewed and approved as to form by Corporation Counsel. 

COUNTERSIGNED: _____
Tyler Martell, County Board Chair Date

APPROVED: _____
Bob Ziegelbauer, County Executive Date

This report, recommendation, Ordinance, proof of publication, attached map, and the fact sheet are hereby presented in accordance with Section 59.69(5)(e)4 Wisconsin Statutes.

Derek and Regina Burkholder, on July 26, 2023, petitioned the Manitowoc County Board of Supervisors to rezone approximately 5.69 acres of land located in the SE1/4, NW1/4, Section 18, T19N-R22E, Town of Cato, from LE, Large Estate to GA, General Agriculture.

The Town of Cato adopted the Manitowoc County Zoning Ordinance on December 5, 2011. The uses permitted in GA, General Agriculture zoning provides for a rural area with a mixture of agriculture, low-density residential and rural commercial activity with a minimum lot size of 10.0 acres.

1. Action taken to date on this request includes:

- a. Derek and Regina Burkholder petitioned for a zoning map amendment on July 26, 2023.
- b. The petition was referred from the County Clerk to the County Planning and Park Commission for a hearing and recommendation.
- c. The public hearing notices were published in the Herald-Times-Reporter on August 16, 2023 and on August 21, 2023.
- d. The County Planning and Park Commission held a public hearing on this amendment request on August 28, 2023.
- e. The Commission at their August 28, 2023 meeting recommended approval of a requested rezoning of approximately 5.69 acres of land located in the SE1/4, NW1/4, Section 18, T19N-R22E, Town of Cato, from LE, Large Estate to GA, General Agriculture.

2. Existing conditions relating to land use, zoning, and natural resources are summarized on the accompanying zone change fact sheet.

3. Testimony at the hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.

The County Planning and Park Commission made the following findings from testimony at the hearing, the rezoning fact sheet, staff analysis, and discussions at the public hearing and meeting.

1. The area to be considered for rezoning meets past criteria set by the Commission for rezoning land from the LE, Large Estate District.
2. The Cato Town Board and the Cato Town Land Use Planning Committee support the proposed zone change to GA, General Agriculture.
3. Rezoning will allow for an increase in the number of farm animals at the property.
4. Adjacent parcels are all zoned agriculture.

RECOMMENDATION

The County Planning and Park Commission determined from testimony at the public hearing, from the zone change fact sheets and maps, and from the staff analysis, that the public health, safety and general welfare would be safeguarded and substantial justice done, if the request of Derek and Regina Burkholder to rezone approximately 5.69 acres of land from LE, Large Estate to GA, General Agriculture were approved.

The Manitowoc County Planning and Park Commission, at its August 28, 2023 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 5.69 acres of land located in the SE1/4, NW1/4, Section 18, T19N-R22E, Town of Cato, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from LE, Large Estate to GA, General Agriculture.

MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

- ☐ IS THE PROPOSED ZONING MAP AMENDMENT CONSISTENT WITH AND IN ACCORDANCE WITH THE COUNTY'S:
 - 1. LAND USE PLAN?
 - 2. FARMLAND PRESERVATION PLAN?
 - 3. OTHER LOCAL UNITS PLANS?
- ☐ HAS THERE BEEN A SUBSTANTIAL CHANGE IN CONDITIONS SINCE THE LAND WAS ORIGINALLY ZONED TO WARRANT THE PROPOSED AMENDMENT?
- ☐ WAS THE SUBJECT PROPERTY INCORRECTLY ZONED INITIALLY?
- ☐ DOES THE DECISION TO RECOMMEND APPROVAL OR DENIAL REPRESENT THE COMMISSION'S/COMMISSIONER'S WILL OR DOES IT REPRESENT ITS JUDGMENT?
- ☐ IS THE PROPOSED AMENDMENT IN THE BEST INTEREST OF THE COMMUNITY PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE?
- ☐ WILL THE PROPOSED REZONING BE COMPATIBLE WITH NEIGHBORHOOD PROPERTIES AND WILL IT NOT ADVERSELY AFFECT THE VALUE OF SUCH ADJACENT LAND?
- ☐ IS THE SUBJECT PROPERTY ECONOMICALLY FEASIBLE TO DEVELOP OR USE UNDER THE CURRENT ZONING?
- ☐ ARE THERE ADEQUATE SITES ELSEWHERE THAT ARE ZONED APPROPRIATELY FOR THE PROPOSED USE?
- ☐ DOES THE PROPOSED ZONING MAP AMENDMENT CONSTITUTE SPOT ZONING?
- ☐ HAVE ALL USES THAT ARE PERMITTED UNDER THE PROPOSED ZONING DISTRICT BEEN CONSIDERED RATHER THAN JUST THE USE THAT IS BEING PROPOSED BY THE APPLICANT?
- ☐ DOES THE PROPOSED AMENDMENT (IF OUT OF EA, EXCLUSIVE AGRICULTURE) MEET THE STATUTORY AND COMMISSION POLICY FINDINGS?
- ☐ OBJECTIONS FROM TOWN OR OTHER INTERESTED PARTIES?
- ☐ CITIZEN SUPPORT/OBJECTION?

SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

- ☐ IS THE PROPOSED LOCATION FOR THE PROPOSED USE WITHIN THE AREAS IDENTIFIED AS:
 - FLOODPLAIN
 - WETLAND
 - FLOODWAY
 - SHORELAND
- ☐ DOES THE PROPOSED CONSTRUCTION MEET THE STATE'S AND COUNTY'S STANDARDS:
 - PERMITTED ACCESSORY OR CONDITIONAL USE
 - SHORELINE VEGETATION REMOVAL
 - MINIMUM SETBACK FROM WATERWAY
 - MINIMUM LOT SIZE AND WIDTH
 - STANDARDS FOR FILLING, GRADING & EXCAVATION



COUNTY OF MANITOWOC COUNTY CLERK

1010 South 8th St., Ste. 115
Manitowoc, WI 54220

Jessica Backus
Manitowoc County Clerk

Telephone: (920) 683-4004
Email: jessicabackus@manitowoccountywi.gov

August 7, 2023

Tim Ryan, Director
Planning & Park Commission
4319 Expo Dr., P.O. Box 935
Manitowoc, WI 54220-0935

and

Manitowoc County Supervisor Nicholas Muench
Supervisory District 18

ATTN: Tim Ryan and Supervisor Muench

We enclose a copy of the following petition for an amendment to Manitowoc County's Zoning Ordinance Use Regulations as filed in this office:

Name of Owner:

Derek and Regina Burkholder
16834 Klann Road
Reedsville, WI 54230

Township:

Cato

This notice is made in compliance with Section 59.69(5)(e)(1) of the Wisconsin Statutes.
A report of the above petition will be made to the County Board at its next succeeding meeting.

Sincerely,

Jessica Backus

Jessica Backus
Manitowoc County Clerk



Manitowoc County
Planning and Park Commission

\$505.00

Fee (\$400) Received

Receipt # 40763

ZONING MAP AMENDMENT APPLICATION

JUL 26 2023

OWNER / APPLICANT / AGENT

Owner Derek Burkholder

Co-Owner
Applicant/Agent

Regina Burkholder

Address (1) 16834 Klam Ad

Address (1)

16834 Klam Ad

Address (2)

Address (2)

City/State/Zip Reedsville, WI 54230

City/State/Zip

Reedsville WI 54230

Phone 920-405-3075

Phone

920 629 4418

PROPERTY LEGAL DESCRIPTION

SE 1/4, NW 1/4, S 18 T 19 N R 22 E Town of Cato

House / Fire # 16834

Tax Number

001-018-008-001.00

PROPERTY INFORMATION

Existing Zoning District LE

Proposed Zoning district GA

Please include an air photo identifying the proposed area with dimensions or a description of the area proposed for rezoning including acreage:

included

Proposed use: (Reason for change)

To be legal with my current number of hogs,
Possibly have some more in the future

Return to:
Manitowoc County
Planning and Park Commission
4319 Expo Drive, PO Box 935
Manitowoc, WI 54220-0935
(920) 683-4185

Josh Burkholder 7-24-23
Signature (applicant, owner, agent) Date

Regina Burkholder 7-24-23
Signature (applicant, owner, agent) Date

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Cato from LE to GA)

PETITIONER

Name: Derek & Regina Burkholder
Address: 16834 Klann Rd
Reedsville WI 54230
Town: Cato

PARCEL

Location: SE¼, NW¼, Section 18, T19N-R22E
Tax#: 001-018-008-001.00
Area: 5.69 Acres

ACTION TO DATE

Petition Submitted: 7/26/2023
Town Action: Approved July 10, 2023
Hearing Notice Published: 8/16/2023, 8/21/2023
Advisory: 8/28/2023
Hearing: 8/28/2023

ADJACENT USES & ZONING

Direction:	District:	Use:
North	EA	Farmland
South	EA	Farmland
East	EA	Farmland
West	EA	Farmland

PARCEL USES & ZONING

Existing Zoning District: LE, Large Estate
Existing Land Use: Hobby Farm
Proposed Zoning District: GA, General Agriculture
Proposed Use: To be legal with existing farm animals and possibly have more.

MAP INFORMATION

Farmland Preservation Designation:
Non-Farmland Preservation
Soil Type: KnB, KnC2
Air Photo Date: 04/2020

OTHER CONSIDERATIONS

Drainage: Well drained
Soil Limitations: Moderate
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Klann Rd
Soil Test: 7/27/2007
Terrain: 0 to 12 Percent Slopes
Vegetative Cover: Grassland

Town Land Use Designation: Agriculture Preservation Area (APA) & 1,000-Foot Buffer of Livestock Areas
These designated areas are to be preserved for intense agricultural uses. For the buffer area, this designation identifies livestock areas and shall be used as a guide to buffer between residential development and farm land uses. Future residential development is encouraged to be built outside of the 1,000-foot buffer to limit land use conflicts.

County Future Land Use Designation: Agricultural
The purpose of the Agricultural designation is to provide for the continued viability of farming and agricultural uses, the raising of livestock, the conservation of agricultural land, and to maintain and promote the rural character of the farmlands into the future.

JULY 10, 2023
MINUTES

Regular meeting was called to order by Chairman Gerald Linsmeier at 7:30 p.m. Minutes of the previous meeting were read. Motion was made by Chuck Schuh and seconded by Gerald Linsmeier to accept the minutes as read. Motion carried. Treasurer's Report (current) given by Mary Muench showed a balance in the Money Market and checkbook of \$373,265.52. Also, the American Rescue Plan balance is \$76,978.78. A motion was made by Russ Braun and seconded by Gerald Linsmeier to accept Treasurer's Report as given. Motion carried. PRESENT: Gerald Linsmeier, Chuck Schuh, Russ Braun, Mary Muench, Brian Haas, Derek Burkholder, Mike Tuschel, Roger Pingel, Debbie Schuh, Jack Kiel and Chuck Muench.

Vouchers were presented. A motion was made by Chuck Schuh and seconded by Gerald Linsmeier to pay all vouchers. Motion carried.

Derek Burkholder was present to request a rezone for 5.69 acres of land on Klann Road, Parcel ID 001-018-008-001.00 from Large Estate to General Ag. This rezone request is contingent upon the owner receiving a variance from the county to allow the use of GA with less than 10 acre minimum, lot size. The Lane Use Planning Committee voted to approve this request. A motion was made by Chuck Schuh and seconded by Russ Braun to approve this zoning request. Motion carried.

In other business, the town board discussed the discontinuing Gill Lane, Fisher Lane, Staudinger Lane, Novak Lane and Satori Lane. A motion was made by Chuck Schuh and seconded by Russ Braun to have Mary Muench proceed with the resolutions. Motion carried. The public hearing will be October 2, 2023 at 7:15 P.M.

The board also discussed the funds for the American Rescue Plan. The board this year already spent American Rescue Plan funds on road surveys, Culverts, express-vote and a box for the peterbilt. A motion was made by Gerald Linsmeier and seconded by Chuck Schuh to spend the remaining amount on equipment, roads, ambulance and sanitary district. Motion carried.

Brain Haas stated they are in the process of cutting ditches. They are also working on Boot Hill Lane. The town hall is progressing nicely. There was a question concerning semis parking on Pieschel Lane. For Safety matters, Constable Chuck Muench will contact the owner on this matter.

Recycling Center attendant stated everything is going well at the Recycling Center.

Chuck Muench, Constable, reported several animal issues regarding cows and garbage tossed in the ditch. He also, checked on two debris ridden houses, slowly improving, a conditional use permit complaint and met with two parties concerning an easement.

A motion was made by Chuck Schuh and seconded by Russ Braun to adjourn meeting at 8:25 p.m. Motion carried.

MARY MUENCH/Clerk/Treasurer - JULY 2023



Derek & Regina Burkholder
SE 1/4, NW 1/4
Section 18, T19N-R22E
Town of Cato

From: LE To: GA
Approximately: 5.69 acre(s)
-87.913, 44.117

Map Overview

Cato

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Prepared by:
Marion County
Planning and Zoning Dept



Legend

- Proposed Zone Change
- Zoning Line
- Section Line
- Parcel Line
- Streams



Manitowoc County Parcel Viewer

608

608

00101800800100

5.69 ac.

T19N R22E
S18 SE NW

T19N R22E
S18 SW NE

408

408

408



.11

.93

608

KLANN RD 308

T19N R22E
S18 NE SW

T19N R22E
S18 NW SE

230.95



ORDINANCE AMENDING ZONING MAP
(Curt Rabe)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Planning and Park Commission, after providing the required notice, held
2 a public hearing on a petition for a zoning ordinance amendment on August 28, 2023; and
3

4 WHEREAS, the Planning and Park Commission, after a careful consideration of testimony
5 and an examination of the facts, recommends that the petition be approved for the reasons stated
6 in the attached report;
7

8 NOW, THEREFORE, the county board of supervisors of the county of Manitowoc does
9 ordain as follows:
10

11 A parcel of land in part of the North Half (N1/2) of the Northwest Quarter (NW1/4) of
12 Section Five (5), Township Seventeen (17) North, Range Twenty-One (21) East, Town of
13 Schleswig, Manitowoc County, Wisconsin, more particularly described as follows:
14

15 Commencing at the northwest corner of said Section 5; thence S89°-55'-47"E along
16 the north line of the NW1/4 of said Section 5, a distance of 1884.71 feet to the point
17 of beginning; thence continue S89°-55'-47"E along the north line of the NW1/4 of
18 said Section 5, a distance of 150.00 feet; thence S00°-01'-18"W 275.00 feet; thence
19 S89°-55'-47"E 325.00 feet; thence S00°-01'-18"W 456.97 feet to the south line of
20 the N1/2 of the NE1/4 of said NW1/4; thence N89°-51'-19"W along said south line,
21 a distance of 350.00 feet; thence N00°-01'-18"E 671.51 feet; thence N89°-55'-
22 47"W 125.00 feet; thence N00°-01'-18"E 60.00 feet to the point of beginning, said
23 parcel containing approximately 174,235 square feet (4.00 acres) of land and is
24 hereby rezoned from General Agriculture (GA) District to Small Estate Residential
25 (SE) District.

Dated this 19th day of September 2023.

Respectfully submitted by the
Planning and Park Commission

James Falkowski, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

LEGAL NOTE: Reviewed and approved as to form by Corporation Counsel. 

COUNTERSIGNED: _____
Tyler Martell, County Board Chair Date

APPROVED: _____
Bob Ziegelbauer, County Executive Date

REPORT TO:	THE MANITOWOC COUNTY BOARD OF SUPERVISORS SEPTEMBER 19, 2023.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	CURT RABE ZONING MAP AMENDMENT REQUEST

This report, recommendation, Ordinance, proof of publication, attached map, and the fact sheet are hereby presented in accordance with Section 59.69(5)(e)4 Wisconsin Statutes.

Curt Rabe, on July 31, 2023, petitioned the Manitowoc County Board of Supervisors to rezone approximately 4.0 acres of land located in the NE1/4, NW1/4, Section 5, T17N-R21E, Town of Schleswig, from GA, General Agriculture to SE, Small Estate.

The Town of Schleswig adopted the Manitowoc County Zoning Ordinance on October 11, 2012. The uses permitted in SE, Small Estate zoning provides for mixed residential and agriculture activity with a minimum lot size of two acres.

1. Action taken to date on this request includes:

- a. Curt Rabe petitioned for a zoning map amendment on July 31, 2023.
- b. The petition was referred from the County Clerk to the County Planning and Park Commission for a hearing and recommendation.
- c. The public hearing notices were published in the Herald-Times-Reporter on August 16, 2023 and on August 21, 2023.
- d. The County Planning and Park Commission held a public hearing on this amendment request on August 28, 2023.
- e. The Commission at their August 28, 2023 meeting recommended approval of a requested rezoning of approximately 4.0 acres of land located in the NE1/4, NW1/4, Section 5, T17N-R21E, Town of Schleswig, from GA, General Agriculture to SE, Small Estate.

2. Existing conditions relating to land use, zoning, and natural resources are summarized on the accompanying zone change fact sheet.

3. Testimony at the hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.

The County Planning and Park Commission made the following findings from testimony at the hearing, the rezoning fact sheet, staff analysis, and discussions at the public hearing and meeting.

1. The area to be considered for rezoning meets past criteria set by the Commission for rezoning land from the GA, General Agriculture District.
2. The Schleswig Town Board supports the proposed zone change to SE, Small Estate.
3. The area is wooded and no farmland is affected by the proposed request.

RECOMMENDATION

The County Planning and Park Commission determined from testimony at the public hearing, from the zone change fact sheets and maps, and from the staff analysis, that the public health, safety and general welfare would be safeguarded and substantial

justice done, if the request of Curt Rabe to rezone approximately 4.0 acres of land from GA, General Agriculture to SE, Small Estate were approved.

The Manitowoc County Planning and Park Commission, at its August 28, 2023 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 4.0 acres of land located in the NE1/4, NW1/4, Section 5, T17N-R21E, Town of Schleswig, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from GA, General Agriculture to SE, Small Estate.

MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

- ☐ IS THE PROPOSED ZONING MAP AMENDMENT CONSISTENT WITH AND IN ACCORDANCE WITH THE COUNTY'S:
 - 1. LAND USE PLAN?
 - 2. FARMLAND PRESERVATION PLAN?
 - 3. OTHER LOCAL UNITS PLANS?
- ☐ HAS THERE BEEN A SUBSTANTIAL CHANGE IN CONDITIONS SINCE THE LAND WAS ORIGINALLY ZONED TO WARRANT THE PROPOSED AMENDMENT?
- ☐ WAS THE SUBJECT PROPERTY INCORRECTLY ZONED INITIALLY?
- ☐ DOES THE DECISION TO RECOMMEND APPROVAL OR DENIAL REPRESENT THE COMMISSION'S/COMMISSIONER'S WILL OR DOES IT REPRESENT ITS JUDGMENT?
- ☐ IS THE PROPOSED AMENDMENT IN THE BEST INTEREST OF THE COMMUNITY PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE?
- ☐ WILL THE PROPOSED REZONING BE COMPATIBLE WITH NEIGHBORHOOD PROPERTIES AND WILL IT NOT ADVERSELY AFFECT THE VALUE OF SUCH ADJACENT LAND?
- ☐ IS THE SUBJECT PROPERTY ECONOMICALLY FEASIBLE TO DEVELOP OR USE UNDER THE CURRENT ZONING?
- ☐ ARE THERE ADEQUATE SITES ELSEWHERE THAT ARE ZONED APPROPRIATELY FOR THE PROPOSED USE?
- ☐ DOES THE PROPOSED ZONING MAP AMENDMENT CONSTITUTE SPOT ZONING?
- ☐ HAVE ALL USES THAT ARE PERMITTED UNDER THE PROPOSED ZONING DISTRICT BEEN CONSIDERED RATHER THAN JUST THE USE THAT IS BEING PROPOSED BY THE APPLICANT?
- ☐ DOES THE PROPOSED AMENDMENT (IF OUT OF EA, EXCLUSIVE AGRICULTURE) MEET THE STATUTORY AND COMMISSION POLICY FINDINGS?
- ☐ OBJECTIONS FROM TOWN OR OTHER INTERESTED PARTIES?
- ☐ CITIZEN SUPPORT/OBJECTION?

SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

- ☐ IS THE PROPOSED LOCATION FOR THE PROPOSED USE WITHIN THE AREAS IDENTIFIED AS:
 - FLOODPLAIN
 - WETLAND
 - FLOODWAY
 - SHORELAND
- ☐ DOES THE PROPOSED CONSTRUCTION MEET THE STATE'S AND COUNTY'S STANDARDS:
 - PERMITTED ACCESSORY OR CONDITIONAL USE
 - SHORELINE VEGETATION REMOVAL
 - MINIMUM SETBACK FROM WATERWAY
 - MINIMUM LOT SIZE AND WIDTH
 - STANDARDS FOR FILLING, GRADING & EXCAVATION



COUNTY OF MANITOWOC COUNTY CLERK

1010 South 8th St., Ste. 115
Manitowoc, WI 54220

Jessica Backus
Manitowoc County Clerk

Telephone: (920) 683-4004
Email: jessicabackus@manitowoccountymi.gov

August 7, 2023

Tim Ryan, Director
Planning & Park Commission
4319 Expo Dr., P.O. Box 935
Manitowoc, WI 54220-0935

and

Manitowoc County Supervisor Jonathan M. Neils
Supervisory District 13

ATTN: Tim Ryan and Supervisor Neils

We enclose a copy of the following petition for an amendment to Manitowoc County's Zoning Ordinance Use Regulations as filed in this office:

Name of Owner:

Curt Rabe
10121 STH 67
Kiel, WI 53042

Township:

Schleswig

Name of Agent:

Brad Buechel
2020 Madison St.
New Holstein, WI 53061

This notice is made in compliance with Section 59.69(5)(e)(1) of the Wisconsin Statutes.
A report of the above petition will be made to the County Board at its next succeeding meeting.

Sincerely,

Jessica Backus

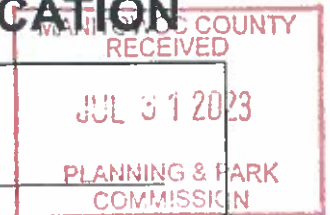
Jessica Backus
Manitowoc County Clerk



Manitowoc County
Planning and Park Commission

Fee (\$505) Received ☒
Receipt # 40762

ZONING MAP AMENDMENT APPLICATION



Date of Application: 7/21/23

OWNER / APPLICANT/ AGENT

Owner Curt Rabe
Address (1) 10121 STH 67
Address (2) _____
City/State/Zip Kiel, WI 53042
Phone 920-905-7544

Applicant/Agent Brad Buechel
Address (1) 2020 Madison St
Address (2) _____
City/State/Zip New Holstein, WI 53061
Phone 920-993-0881

PROPERTY LEGAL DESCRIPTION

NE 1/4, NW 1/4, S 5 T 17 N R 21 E Town of Schleswig

House /Fire # N/A Tax Number 016-005-005-001.00

PROPERTY INFORMATION

Existing Zoning District GA

Proposed Zoning district SE

Please include an air photo identifying the proposed area with dimensions or a description of the area proposed for rezoning including acreage:

Lot 4 of proposed CSM.

Proposed use: (Reason for change)

Selling adjacent farm land. Curt is keeping the wooded parcel (4 acres)

Return to:
Manitowoc County
Planning and Park Commission
4319 Expo Drive, PO Box 935
Manitowoc, WI 54220-0935
(920) 683-4185

Brad Buechel 7/21/23
Signature (applicant, owner, agent) Date

Signature (applicant, owner, agent) Date

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Schleswig from GA to SE)

PETITIONER

Name: Curt Rabe
Address: 10121 STH 67
Kiel, WI 53042
Town: Schleswig

PARCEL

Location: NE ¼, NW ¼, Section 5, T17N-R21E
Tax#: 016-005-005-001.00
Area: 4.0 acre(s)

ACTION TO DATE

Petition Submitted: 07/31/2023
Town Action: Approved August 10, 2023
Hearing Notice Published: 8/16/23 & 8/21/23
Advisory: 08/28/23
Hearing: 08/28/23

ADJACENT USES & ZONING

Direction:	District:	Use:
North	LE & RR	Grassland & Farmland
South	GA	Residential
East	LE	Woodland
West	GA	Farmland

PARCEL USES & ZONING

Existing Zoning District: GA, General Agriculture
Existing Land Use: Woodland
Proposed Zoning District: SE, Small Estate Residential
Proposed Use: Owner would like to sell farmland and keep woods.

MAP INFORMATION

Farmland Preservation Designation:
Farmland Preservation Area
Soil Type: HmC2, HnB
Air Photo Date: 04/2020

OTHER CONSIDERATIONS

Drainage: Well drained
Soil Limitations: Moderate
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Town Line Rd
Town Land Use Designation: Woodland/Natural Areas

Soil Test: N/A
Terrain: 0 to <12 Percent Slopes
Vegetative Cover: Woods

To manage a clean and orderly natural environment for the residents and visitors of the Town of Schleswig by preserving and protecting key natural resources.

County Future Land Use Designation: Woodlands/Natural Areas

Woodlands are a valuable natural resource, providing a host of benefits. Trees filter air and water, serve as buffers between land uses, provide wildlife habitat and areas for passive recreation.

TOWN OF SCHLESWIG
Regular Monthly Town Board Meeting
August 10th, 2023
MINUTES
UNAPPROVED DRAFT



Meeting called to order by Chairman Glomski at 7:02 P.M. at the Schleswig Town Hall. Meeting notices were posted at designated sites on August 7th, 2023, and the media was notified. Town officials present for the meeting were Chairman Glomski, Supervisor Hoerth, Clerk Pieper, Deputy Clerk Meyer, Treasurer Krebsbach, Deputy Treasurer Vondrachek and Road Superintendent Hartmann. Supervisor Schwantes participated by telephone.

Motion – Hoerth/Schwantes to approve the agenda as presented; motion carried.

Motion – Hoerth/Schwantes to approve Regular Board meeting minutes of 7/13/2023; motion carried.

Treasurer's report: Checkbook balance \$70,434.58; mobile home account \$756.60; tax savings account \$459,299.78; ARPA account \$37,924.95; capital outlay account \$76,786.53; equipment account \$201,386.81. Receipts since previous meeting were \$6,865.26.

Clerk's report: Motion Hoerth/Schwantes to approve payments of the EFT for US Treasury and checks #16777 to #16812 totaling \$ 246,374.84; motion carried.

Board Member's Report: Chairman Glomski reported on the following topics:

Glomski attended the Manitowoc County Planning and Zoning advisory meeting where the new Parks and Open Space plan was adopted. One change for the Town of Schleswig is that they are considering allowing camping at Walla Hi County Park in the future. Glomski attended a meeting at the former Cedars location to look at water issues. Chairman Glomski, Supervisor Hoerth, Supervisor Schwantes, and Road Superintendent Hartmann plan to meet at the location on August 18th at a time to be determined to look at the issues. It was brought to the Chairman's attention that there are some properties in the township that have fencing in the road right of way. Letters will be sent to address the issues. Glomski attended both the Sanitary District #1 Cedar Lake and Sanitary District #2 Wilke Lake meetings. Supervisor Schwantes requested that both of the Sanitary Districts present a early update at the October meeting.

Assessor's report: No Report.

Constable's report: Constable Schuler reported on a few routine calls. Constable Schuler also reported that Manitowoc County has taken over the nuisance junk issue with a property on Rockville Road.

Visitors' input: No comment.

Building permits:

Tom Kiehnau	Shed 50x100
Lynn Kind	New windows
Robert Lettre	Shed 45x100
Bruce Bruckner	re-pave driveway
Lindsay Meyer	Siding

Regular Town Board Meeting 8/10/2023

*All motions recorded in these minutes as carried are carried unanimously unless otherwise noted.

Dave Schneider	Remodel into house
Charles Hoefner	New House
Michael Kaczkowski	Siding

Old & New Business:

A. Pfister driveway and road repair

Chairman Glomski and Roads Superintendent Hartmann reported on a small stretch of blacktop that needs to be pour between the homeowner's concrete driveway and Point Creek Road. A few spots of this stretch of road were in poor shape and has blacktop that needs to be repaired. Motion Hoerth/Schwantes for the town to pay up to \$1,000 towards the town's share of the road repair, motion carried.

B. Fire Dept. Funding

Bob Hennings of the Kiel Fire Department reported on raising costs and a requested increase in funding. After discussion, a \$10,000 increase in funding is planned for 2024 and will be included in the October budgeting meeting. Ambulance costs will remain the same for 2024.

C. Cedar Terrace Water Issues

Chairman Glomski covered the water issue in his Board Members' report.

D. Lloyd Rumpf Rezoning Request Application

Supervisor Hoerth discussed the Lloyd Rumpf rezoning request application. Motion Hoerth/ Schwantes to approve the rezone request and move to the Manitowoc County Board, motion carried.

E. Curt Rabe Rezone

Supervisor Hoerth discussed the Curt Rabe rezone. Motion Hoerth/ Schwantes to approve the rezone request to change the property from general agriculture to a small estate and move to the Manitowoc County Board, motion carried.

Miscellaneous Reports

A. Road Project Updates

- Fish and Game Road, Louis Corners Road from CTH XX to Rockville Road, and Schrieber Road have all been chip sealed.
- Louis Corners Road from CTH X to CTH XX should be paved towards the end of August.
- Shimming was done on Lax Chapel Road and Charlesburg Road.

B. Glacierland Phragmites

Chairman Glomski discussed past work and funding for phragmites control in the township. Glacierland will start work in Manitowoc County next week.

C. Driveway Ordinance Changes

Chairman Glomski discussed that the driveway ordinance needs to be redone to clarify the ordinance. The Board will work on amending it in the future.

Regular Town Board Meeting 8/10/2023

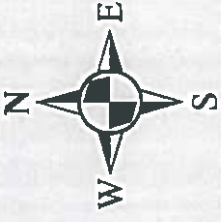
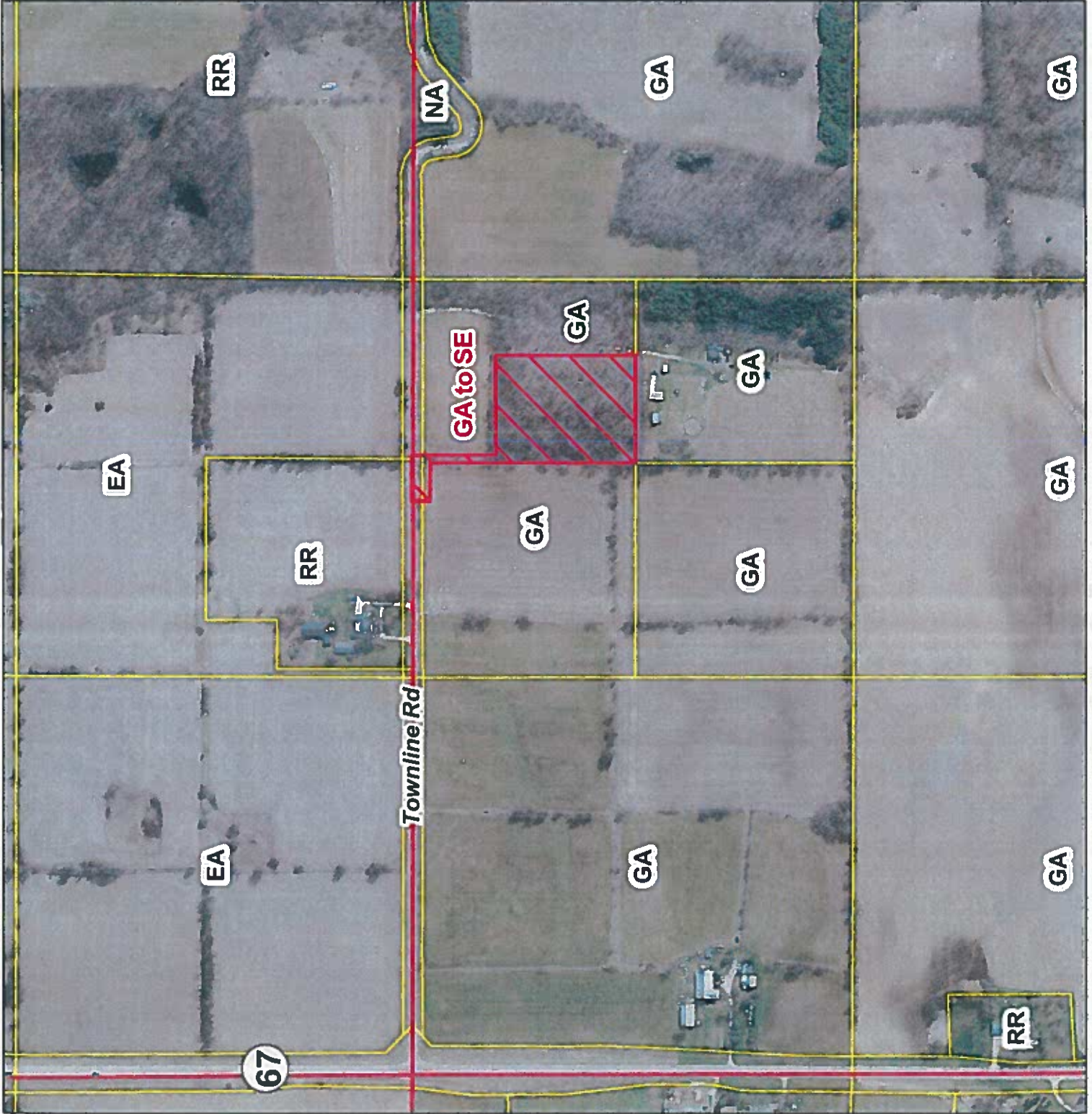
*All motions recorded in these minutes as carried are carried unanimously unless otherwise noted.

Motion Hoerth/Schwantes to adjourn; motion carried. Meeting adjourned at 8:04 pm.

**Lindsay Meyer, Deputy Clerk
August 14th, 2023**

Regular Town Board Meeting 8/10/2023

***All motions recorded in these minutes as carried are carried unanimously unless otherwise noted.**



Curt Rabe
 NE 1/4, NW 1/4
 Section 5, T17N-R21E
 Town of Schleswig

From: GA To: SE
 Approximatel 4.00 acre(s)
-88.014, 43.978

Map Overview

Schleswig

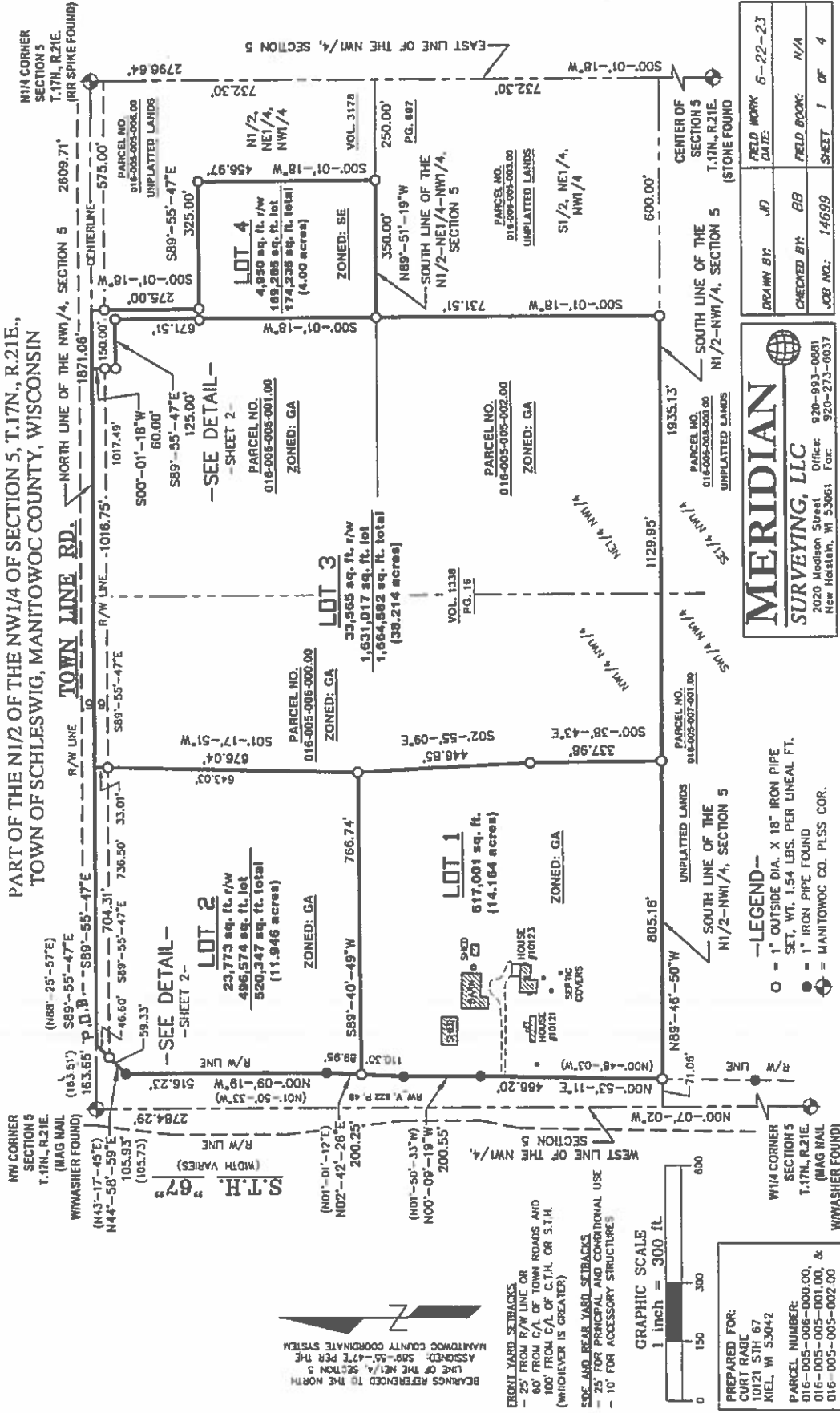
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31	32	33	34	35	36



- Legend**
- Proposed Zone Change
 - Parcel Line
 - Water Way
 - Zoning Line

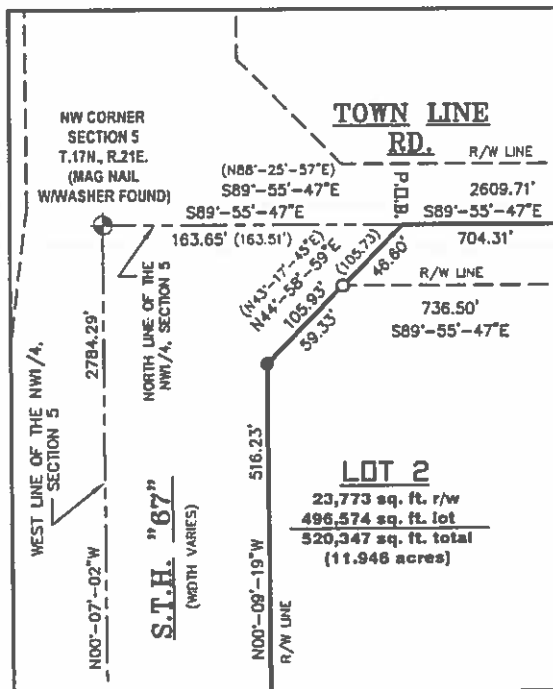
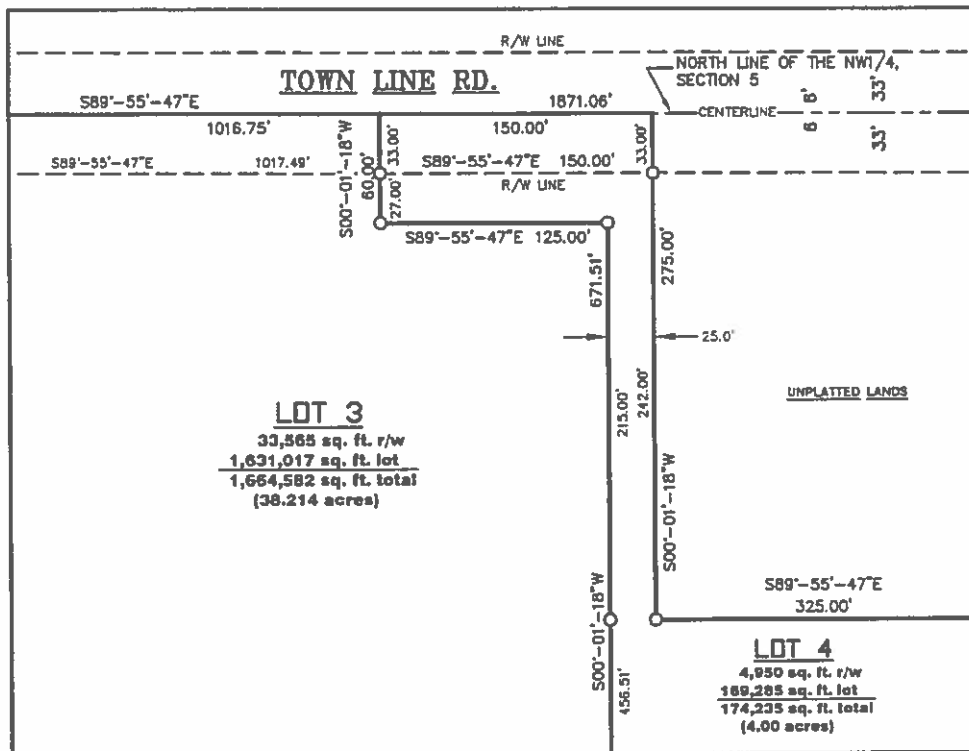
CERTIFIED SURVEY MAP

PART OF THE N1/2 OF THE NW1/4 OF SECTION 5, T.17N., R.21E.,
TOWN OF SCHLESWIG, MANITOWOC COUNTY, WISCONSIN



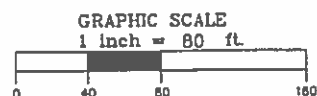
CERTIFIED SURVEY MAP

PART OF THE N1/2 OF THE NW1/4 OF SECTION 5, T.17N., R.21E.,
TOWN OF SCHLESWIG, MANITOWOC COUNTY, WISCONSIN



- LEGEND-
- = 1" OUTSIDE DIA. X 18" IRON PIPE SET, WT. 1.54 LBS. PER LINEAL FT.
 - = 1" IRON PIPE FOUND
 - ⊗ = MANITOWOC CO. PLSS COR.

BEARINGS REFERENCED TO THE NORTH LINE OF THE NW1/4, SECTION 5, ASSIGNED S89°-55'-47"E PER THE MANITOWOC COUNTY COORDINATE SYSTEM



MERIDIAN
SURVEYING, LLC

2020 Madison Street Office: 920-993-0881
New Holstein, WI 53061 Fax: 920-273-6037

DRAWN BY: JD	FIELD WORK DATE: 6-22-23
CHECKED BY: BB	FIELD BOOK: N/A
JOB NO.: 14699	SHEET 2 OF 4

CERTIFIED SURVEY MAP
BEING PART OF THE N1/2 OF THE NW1/4 OF SECTION 5, T.17N., R.21E.,
TOWN OF SCHLESWIG, MANITOWOC COUNTY, WISCONSIN
Sheet 3 of 4

SURVEYOR'S CERTIFICATE

I, Bradley A. Buechel, Wisconsin Professional Land Surveyor of Meridian Surveying LLC, certify that I have surveyed, divided, and mapped under the direction of Curt Rabe, being a part of the North Half (N1/2) of the Northwest Quarter (NW1/4) of Section Five (5), Township Seventeen (17) North, Range Twenty-One (21) East, Town of Schleswig, Manitowoc County, Wisconsin containing 2,976,165 square feet (68.323 acres) of land and being described by:

Commencing at the northwest corner of said Section 5; thence S89°-55'-47"E along the north line of the NW1/4 of said Section 5, a distance of 163.65 feet to the point of beginning; thence continue S89°-55'-47"E along the north line of the NW1/4 of said Section 5, a distance of 1871.06 feet; thence S00°-01'-18"W 275.00 feet; thence S89°-55'-47"E 325.00 feet; thence S00°-01'-18"W 456.97 feet to the south line of the N1/2 of the NE1/4 of said NW1/4; thence N89°-51'-19"W along said south line, a distance of 350.00 feet; thence S00°-01'-18"W 731.51 feet to the south line of the N1/2 of said NW1/4; thence N89°-46'-50"W along said south line, a distance of 1935.13 feet to a point on the east right of way line of S.T.H. "67"; thence the following courses along the said east right of way line: N00°-53'-11"E 466.20 feet; thence N00°-09'-19"W 200.55 feet; thence N02°-42'-26"E 200.25 feet; thence N00°-09'-19"W 516.23 feet; thence N44°-58'-59"E 105.93 feet to the termination of said courses and to the point of beginning; being subject to any and all easements and restrictions of record.

That such is a correct representation of all exterior boundaries of the land surveyed.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Section 12.07 of the Manitowoc County Subdivision Regulations in surveying, dividing, and mapping the same.

Dated this _____ day of _____, 2023.

Wisconsin Professional Land Surveyor S-2613
Bradley A. Buechel

CERTIFIED SURVEY MAP
BEING PART OF THE N1/2 OF THE NW1/4 OF SECTION 5, T.17N., R.21E.,
TOWN OF SCHLESWIG, MANITOWOC COUNTY, WISCONSIN
Sheet 4 of 4

OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that I (we) caused the land described on this map to be surveyed, divided, and mapped as represented on this map. I (we) also certify that this map is required by S. 236.34 to be submitted to the following for approval or objection: Manitowoc County Planning and Parks Commission.

Dated this _____ day of _____, 2023.

Curt Rabe

STATE OF WISCONSIN)
MANITOWOC COUNTY) SS

Personally came before me this _____ day of _____, 2023, the above named owner(s) to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Manitowoc County, Wisconsin

My Commission Expires _____

ORDINANCE AMENDING ZONING MAP
(Michael Miller)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Planning and Park Commission, after providing the required notice, held
2 a public hearing on a petition for a zoning ordinance amendment on August 28, 2023; and
3

4 WHEREAS, the Planning and Park Commission, after a careful consideration of testimony
5 and an examination of the facts, recommends that the petition be approved for the reasons stated
6 in the attached report;
7

8 NOW, THEREFORE, the county board of supervisors of the county of Manitowoc does
9 ordain as follows:
10

11 A parcel of land in part of the NE ¼ of the SE ¼ and the SE ¼ of the SE ¼ of Section 31,
12 T.20.N, R.23.E, Town of Kossuth, Manitowoc County, Wisconsin more particularly described as
13 follows:
14

15 Commencing at the E ¼ corner of said Section 31; thence N89°43'25"W along north
16 line of said SE ¼, 180.00 feet to the point of the beginning of the following
17 described parcel; thence continue N89°43'25"W, 192.40 feet; thence S0°40'49"W,
18 1427.25 feet; thence S89°45'54"E, 372.40 feet to the east line of said section; thence
19 N0°40'49"E, 1076.97 feet along said section line; thence N89°43'25"W, 180.00
20 feet; thence N0°40'49"E, 350.00 feet to the place of beginning, said parcel
21 containing approximately 468,456 square feet (10.754 acres) of land more or less
22 and is hereby rezoned from Large Estate Residential (LE) District to General
23 Agriculture (GA) District.

Dated this 19th day of September 2023.

Respectfully submitted by the
Planning and Park Commission

James Falkowski, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

LEGAL NOTE: Reviewed and approved as to form by Corporation Counsel. 

COUNTERSIGNED: _____
Tyler Martell, County Board Chair Date

APPROVED: _____
Bob Ziegelbauer, County Executive Date

This report, recommendation, Ordinance, proof of publication, attached map, and the fact sheet are hereby presented in accordance with Section 59.69(5)(e)4 Wisconsin Statutes.

Michael Miller, on July 31, 2023, petitioned the Manitowoc County Board of Supervisors to rezone approximately 10.75 acres of land located in the SE1/4, SE1/4, and NE1/4, SE1/4, Section 31, T20N-R23E, Town of Kossuth, from LE, Large Estate to GA, General Agriculture.

The Town of Kossuth adopted the Manitowoc County Zoning Ordinance on January 2, 2012. The uses permitted in GA, General Agriculture zoning provides for a rural area with a mixture of agriculture, low-density residential and rural commercial activity with a minimum lot size of 10.0 acres.

1. Action taken to date on this request includes:

- a. Michael Miller petitioned for a zoning map amendment on July 31, 2023.
- b. The petition was referred from the County Clerk to the County Planning and Park Commission for a hearing and recommendation.
- c. The public hearing notices were published in the Herald-Times-Reporter on August 16, 2023 and on August 21, 2023.
- d. The County Planning and Park Commission held a public hearing on this amendment request on August 28, 2023.
- e. The Commission at their August 28, 2023 meeting recommended approval of a requested rezoning of approximately 10.75 acres of land located in the SE1/4, SE1/4, and NE1/4, SE1/4, Section 31, T20N-R23E, Town of Kossuth, from LE, Large Estate to GA, General Agriculture.

2. Existing conditions relating to land use, zoning, and natural resources are summarized on the accompanying zone change fact sheet.

3. Testimony at the hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.

The County Planning and Park Commission made the following findings from testimony at the hearing, the rezoning fact sheet, staff analysis, and discussions at the public hearing and meeting.

1. The area to be considered for rezoning meets past criteria set by the Commission for rezoning land from the LE, Large Estate District.
2. The Kossuth Town Board supports the proposed zone change to GA, General Agriculture.
3. Rezoning will allow for the operation of a small event venue with a conditional use permit.

RECOMMENDATION

The County Planning and Park Commission determined from testimony at the public hearing, from the zone change fact sheets and maps, and from the staff analysis, that the public health, safety and general welfare would be safeguarded and substantial justice done, if the request of Michael Miller to rezone approximately 10.75 acres of land from LE, Large Estate to GA, General Agriculture were approved.

The Manitowoc County Planning and Park Commission, at its August 28, 2023 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 10.75 acres of land located in the SE1/4, SE1/4, and NE1/4, SE1/4, Section 31, T20N-R23E, Town of Kossuth, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from LE, Large Estate to GA, General Agriculture.

MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

- ☐ IS THE PROPOSED ZONING MAP AMENDMENT CONSISTENT WITH AND IN ACCORDANCE WITH THE COUNTY'S:
 - 1. LAND USE PLAN?
 - 2. FARMLAND PRESERVATION PLAN?
 - 3. OTHER LOCAL UNITS PLANS?
- ☐ HAS THERE BEEN A SUBSTANTIAL CHANGE IN CONDITIONS SINCE THE LAND WAS ORIGINALLY ZONED TO WARRANT THE PROPOSED AMENDMENT?
- ☐ WAS THE SUBJECT PROPERTY INCORRECTLY ZONED INITIALLY?
- ☐ DOES THE DECISION TO RECOMMEND APPROVAL OR DENIAL REPRESENT THE COMMISSION'S COMMISSIONER'S WILL OR DOES IT REPRESENT ITS JUDGMENT?
- ☐ IS THE PROPOSED AMENDMENT IN THE BEST INTEREST OF THE COMMUNITY PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE?
- ☐ WILL THE PROPOSED REZONING BE COMPATIBLE WITH NEIGHBORHOOD PROPERTIES AND WILL IT NOT ADVERSELY AFFECT THE VALUE OF SUCH ADJACENT LAND?
- ☐ IS THE SUBJECT PROPERTY ECONOMICALLY FEASIBLE TO DEVELOP OR USE UNDER THE CURRENT ZONING?
- ☐ ARE THERE ADEQUATE SITES ELSEWHERE THAT ARE ZONED APPROPRIATELY FOR THE PROPOSED USE?
- ☐ DOES THE PROPOSED ZONING MAP AMENDMENT CONSTITUTE SPOT ZONING?
- ☐ HAVE ALL USES THAT ARE PERMITTED UNDER THE PROPOSED ZONING DISTRICT BEEN CONSIDERED RATHER THAN JUST THE USE THAT IS BEING PROPOSED BY THE APPLICANT?
- ☐ DOES THE PROPOSED AMENDMENT (IF OUT OF FA. EXCLUSIVE AGRICULTURE) MEET THE STATUTORY AND COMMISSION POLICY FINDINGS?
- ☐ OBJECTIONS FROM TOWN OR OTHER INTERESTED PARTIES?
- ☐ CITIZEN SUPPORT OBJECTION?

SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

- ☐ IS THE PROPOSED LOCATION FOR THE PROPOSED USE WITHIN THE AREAS IDENTIFIED AS:
 - FLOODPLAIN
 - WETLAND
 - FLOODWAY
 - SHORELAND
- ☐ DOES THE PROPOSED CONSTRUCTION MEET THE STATE'S AND COUNTY'S STANDARDS:
 - PERMITTED ACCESSORY OR CONDITIONAL USE
 - SHORELINE VEGETATION REMOVAL
 - MINIMUM SETBACK FROM WATERWAY
 - MINIMUM LOT SIZE AND WIDTH
 - STANDARDS FOR FILLING, GRADING & EXCAVATION



COUNTY OF MANITOWOC COUNTY CLERK

1010 South 8th St., Ste. 115
Manitowoc, WI 54220

Jessica Backus
Manitowoc County Clerk

Telephone: (920) 683-4004
Email: jessicabackus@manitowoccountywi.gov

August 7, 2023

Tim Ryan, Director
Planning & Park Commission
4319 Expo Dr., P.O. Box 935
Manitowoc, WI 54220-0935

and

Manitowoc County Supervisor Susie L. Maresh
Supervisory District 17

ATTN: Tim Ryan and Supervisor Maresh

We enclose a copy of the following petition for an amendment to Manitowoc County's Zoning Ordinance Use Regulations as filed in this office:

Name of Owner:

Michael Miller
4906 Danmar Road
Whitelaw, WI 54247

Township:

Kossuth

Applicant/Agent

A J Miller
4906 Danmar Road
Whitelaw, WI 54247

This notice is made in compliance with Section 59.69(5)(e)(1) of the Wisconsin Statutes.
A report of the above petition will be made to the County Board at its next succeeding meeting.

Sincerely,

Jessica Backus

Jessica Backus
Manitowoc County Clerk



Manitowoc County
Planning and Park Commission

Fee (\$505) Received ☒

Receipt # 40764

ZONING MAP AMENDMENT APPLICATION

MANITOWOC COUNTY
RECEIVED
JUL 31 2023
PLANNING & PARK
COMMISSION

Date of Application:

OWNER / APPLICANT/ AGENT

Owner

Michael Miller

Applicant/Agent

AJ Miller

Address (1)

4906 DANMAR RD.

Address (1)

4906 DANMAR RD.

Address (2)

Address (2)

City/State/Zip

Whitelaw, WI, 54247

City/State/Zip

Whitelaw, WI 54247

Phone

920-732-3540

Phone

920-585-9706

SE 1/4 SE 1/4
NE 1/4 SE 1/4

PROPERTY LEGAL DESCRIPTION

S 31 T 20 N R 23 E Town of Kossuth

House /Fire #

4906

Tax Number

007-031-013-003.00

PROPERTY INFORMATION

Existing Zoning District

LARGE Estate

Proposed Zoning district

General Agriculture

Please include an air photo identifying the proposed area with dimensions or a description of the area proposed for rezoning including acreage:

Proposed use: (Reason for change)

We would like to run a small venue to host music, community Art work + weddings.

Return to:
Manitowoc County
Planning and Park Commission
4319 Expo Drive, PO Box 935
Manitowoc, WI 54220-0935
(920) 683-4185

Michael Miller 7/28/23
Signature (applicant, owner, agent) Date

AJ Miller 7/28/23
Signature (applicant, owner, agent) Date

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Kossuth from LE to GA)

PETITIONER

Name: Michael Miller

Address: 4906 Danmar Rd
Whitelaw, WI 54247

Town: Kossuth

PARCEL

Location: NE¼, SE¼ & SE ¼, SE ¼ Section 31,
T20N-R23E

Tax#: 007-031-013-003.00

Area: 10.75 Acres

ACTION TO DATE

Petition Submitted: 7/31/2023

Town Action: Approved 4/13/23 & 8/14/23

Hearing Notice Published: 08/16/2023, 08/21/2023

Advisory: 08/28/2023

Hearing: 08/28/2023

ADJACENT USES & ZONING

Direction:	District:	Use:
North	NA & RR	Wooded & Residential
South	EA	Agricultural
East	NA & RR	Agricultural & Residential
West	NA	Agricultural & Wooded

PARCEL USES & ZONING

Existing Zoning District: LE, Large Estate

Existing Land Use: Ag land, Grassland & Residential

Proposed Zoning District: GA, General Agriculture

Proposed Use: Like to apply for CUP for barn venue

MAP INFORMATION

Farmland Preservation Designation:

Non-Farmland Preservation

Soil Type: HrB, SyA

Air Photo Date: 04/2020

OTHER CONSIDERATIONS

Drainage: Well – poorly drained

Soil Limitations: Moderate – Severe

Sewage Disposal: Private Onsite Wastewater Treatment

Road Access: Danmar Rd

Town Land Use Designation: Agriculture

Soil Test: 08/20/2007

Terrain: 0 to <12 Percent Slopes

Vegetative Cover: Agricultural & Grassland

Decisions to allow residential development in areas identified for agricultural uses should be based on sound land use planning criteria. If residential development is permitted, single family residences are recommended at densities that preserve natural areas, viewsheds, open spaces, and areas deemed important for the town to keep preserved. Adequate buffers are encouraged for future non-farming uses in these areas in order to lessen conflict with the agricultural operations.

County Future Land Use Designation: Agricultural

The purpose of the Agricultural designation is to provide for the continued viability of farming and agricultural uses, the raising of livestock, the conservation of agricultural land, and to maintain and promote the rural character of the farmlands into the future.

Michelle Haupt

From: Ralph Schuh <powerguy@lsol.net>
Sent: Thursday, August 17, 2023 12:58 PM
To: Tim Ryan
Cc: Reed Gaedtke; Michelle Haupt
Subject: Mike Miller rezone

MANITOWOC COUNTY
RECEIVED

AUG 17 2023

PLANNING & PARK
COMMISSION

WARNING: This message originated from outside of Manitowoc County's email system. Any attachments or links should be carefully considered before proceeding. Think before you click!

Hi Tim,
At the Kossuth Town Board meeting on Monday August 14, 2023 the rezone application made by Mike Miller was reviewed and amended. It as unanimously approved by the Board to rezone the 10.75 acres from LE to GA at 4906 Danmar Road.

Let me know if there are any questions or concerns in this regard.

Michelle Haupt

From: Ralph Schuh <powerguy@lsol.net>
Sent: Friday, April 14, 2023 9:29 AM
To: Tim Ryan
Cc: Michelle Haupt
Subject: Miller rezone

WARNING: This message originated from outside of Manitowoc County's email system. Any attachments or links should be carefully considered before proceeding. Think before you click!

Hi Tim,

At a Kossuth Town Board meeting yesterday a rezone application made by Michael Miller to rezone 10.75 acres at 4906 Danmar Road from LE to RR was unanimously approved.

The Town Planning Commission had previously recommended approval on March 27, 2023.

Assuming approval of the rezone there will be a CUP application forthcoming from the Millers for a building to host small scale events.



Michael Miller
NE 1/4, SE 1/4 &
SE 1/4, SE 1/4
Section 31, T20-R23E
Town of Kossuth
From: LE To: GA
Approximately 10.75 acre(s)
-87.782, 44.157

Map Overview

Kossuth

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



Legend

- Proposed Zone Change
- Zoning Line
- Section Line
- Parcel Line
- Streams



MANTOWOC COUNTY CERTIFIED SURVEY MAP
Part of the NE 1/4 of the SE 1/4
and the SE 1/4 of the SE 1/4 of
Section 31, T.20.N., R.23.E, Town of
Kosuth, Manitowoc County,
Wisconsin.

vol 27 pg 277

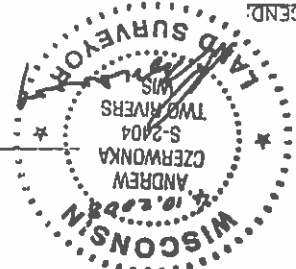
DOC# 1046590

SE COR
SEC. 51-20-23
(PKN)

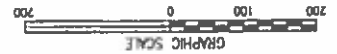
THIS INSTRUMENT WAS DRAFTED BY ANDREW CZECHOWSKA

AS RECORDED
SET 1.5"18" IRON PIPE
WEIGHING NOT LESS THAN
FOUND 0.75" IRON ROD
NAIL SET OR AS NOTED

END



Lakewood Surveying LLC
(920) 750-1471
211 Park Road, Two Rivers, WI 54241
F 100



07-031-001.00
THREE KING TRUST
SANDY MOUNTAINS

[illegible]

LOT 1

DAYMAF ROAD

NOO'40'49 E
(RET BEARING, MCOS)

UNREPLATED LAMPS
ANDREW T. FISHER
ANTHONY A. FISHER

SE COR

MANITOWOC COUNTY CERTIFIED SURVEY MAP

Part of the NE 1/4 of the SE 1/4
and the SE 1/4 of the SE 1/4 of
Section 31, T.20.N., R.23.E, Town of
Kossuth, Manitowoc County,
Wisconsin.

SURVEYOR'S CERTIFICATE:

I, Andrew Czerwanka, Registered Land
Surveyor, do hereby certify:
That in full compliance with the provisions of
Chapter 236.34 of the Wisconsin Statutes,
and the subdivision regulations of Manitowoc
County, I have surveyed, divided and mapped
the following described tract of land:

Part of the NE 1/4 of the SE 1/4 and the SE 1/4
of the SE 1/4 of Section 31, T.20.N., R.23.E, Town of
Kossuth, Manitowoc County, Wisconsin and being more
particularly described as follows:

Commencing at the E 1/4 corner of said section 31;
thence N89°43'25"W along north line of said SE 1/4,
180.00 feet to the point of beginning of the following
described parcel:

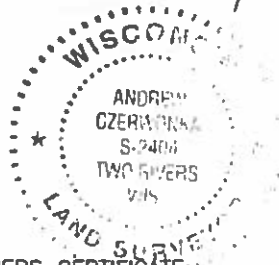
thence continue N89°43'25"W, 192.40 feet;
thence S0°40'49"W, 1427.25 feet; thence S88°45'54"E,
372.40 feet to the east line of said section; thence
N0°40'49"E, 1076.97 feet along said section line;
thence N89°43'25"W, 180.00 feet; thence N0°40'49"E,
350.00 feet to the place of beginning.

Said tract contains 468,456 square feet (10.754
acres) of land, more or less.
Subject to a Driveway Easement recorded in V.677, P.
51 and easements and restrictions of record if any.

I further certify that this map is a correct
representation of all exterior boundaries of land
surveyed.

Dated this 10th day of April, 2008

Andrew Czerwanka, S-2404



OWNERS CERTIFICATE:

As owners, we hereby certify that we
caused the land described herein to
be surveyed, divided, mapped and
dedicated as represented on this
Certified Survey Map.

Date: 5-6-08

Michael Miller
Michael Miller

Date: 5-6-08

Gail Miller
Gail Miller

Date: 5-6-08

Andrew A. Eisner
Andrew A. Eisner

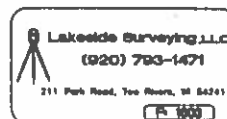
Date: 5-6-08

Cynthia A. Eisner
Cynthia A. Eisner

CERTIFICATE OF PLANNING AGENCY

This certified survey map has been submitted to and approved by the
Manitowoc County Planning and Park Commission as complying with the
Subdivision Regulations for Manitowoc County and Chapter 236 of the
Wisconsin Statutes.

Date: 4/16/08



1046590

Vol 27 Pg 278

ORDINANCE AMENDING ZONING MAP
(Lloyd and Darlean Rumpff)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Planning and Park Commission, after providing the required notice, held
2 a public hearing on a petition for a zoning ordinance amendment on August 28, 2023; and
3

4 WHEREAS, the Planning and Park Commission, after a careful consideration of testimony
5 and an examination of the facts, recommends that the petition be approved for the reasons stated
6 in the attached report;
7

8 NOW, THEREFORE, the county board of supervisors of the county of Manitowoc does
9 ordain as follows:
10

11 A parcel of land in all of Lot One (1) of Certified Survey Map as recorded in Volume 30
12 of Certified Survey Maps on Page 399 as Document Number 1134660 of Manitowoc County
13 Records; being part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of
14 Section Eleven (11), Township Seventeen (17) North, Range Twenty-One (21) East, Town of
15 Schleswig, Manitowoc County, Wisconsin, more particularly described as follows:
16

17 Commencing at the northwest corner of said Section 11; thence N89°-54'-10"E
18 along the north line of the NW1/4 of said Section 11, a distance of 716.68 feet to
19 the point of beginning; thence continue N89°-54'-10"E along said north line, a
20 distance of 563.89 feet; thence S00°-18'-25"W 307.00 feet; thence S89°-54'-10"W
21 560.82 feet; thence N00°-15'-57"W 307.00 feet to the point of beginning, said
22 parcel containing approximately 172,641 square feet (3.963 acres) of land and is
23 hereby rezoned from General Agriculture (GA) District to Small Estate Residential
24 (SE) District.

Dated this 19th day of September 2023.

Respectfully submitted by the
Planning and Park Commission

James Falkowski, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

LEGAL NOTE: Reviewed and approved as to form by Corporation Counsel. 

COUNTERSIGNED: _____ Date
Tyler Martell, County Board Chair

APPROVED: _____ Date
Bob Ziegelbauer, County Executive

REPORT TO: THE MANITOWOC COUNTY BOARD OF SUPERVISORS SEPTEMBER 19, 2023.
FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE: LLOYD AND DARLEAN RUMPF ZONING MAP AMENDMENT REQUEST

This report, recommendation, Ordinance, proof of publication, attached map, and the fact sheet are hereby presented in accordance with Section 59.69(5)(e)4 Wisconsin Statutes.

Lloyd and Darlean Rumpff, on July 31, 2023, petitioned the Manitowoc County Board of Supervisors to rezone approximately 3.96 acres of land located in the NW1/4, NW1/4, Section 11, T17N-R21E, Town of Schleswig, from GA, General Agriculture to SE, Small Estate.

The Town of Schleswig adopted the Manitowoc County Zoning Ordinance on October 11, 2012. The uses permitted in SE, Small Estate zoning provides for mixed residential and agriculture activity with a minimum lot size of two acres.

1. Action taken to date on this request includes:

- a. Lloyd and Darlean Rumpff petitioned for a zoning map amendment on July 31, 2023.
- b. The petition was referred from the County Clerk to the County Planning and Park Commission for a hearing and recommendation.
- c. The public hearing notices were published in the Herald-Times-Reporter on August 16, 2023 and on August 21, 2023.
- d. The County Planning and Park Commission held a public hearing on this amendment request on August 28, 2023.
- e. The Commission at their August 28, 2023 meeting recommended approval of a requested rezoning of approximately 3.96 acres of land located in the NW1/4, NW1/4, Section 11, T17N-R21E, Town of Schleswig, from GA, General Agriculture to SE, Small Estate.

2. Existing conditions relating to land use, zoning, and natural resources are summarized on the accompanying zone change fact sheet.

3. Testimony at the hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.

The County Planning and Park Commission made the following findings from testimony at the hearing, the rezoning fact sheet, staff analysis, and discussions at the public hearing and meeting.

1. The area to be considered for rezoning meets past criteria set by the Commission for rezoning land from the GA, General Agriculture District.
2. The Schleswig Town Board supports the proposed zone change to SE, Small Estate.
3. Rezoning will allow for the establishment of two lots, each with an existing single family home.
4. No farmland will be affected by the rezone.

RECOMMENDATION

The County Planning and Park Commission determined from testimony at the public hearing, from the zone change fact sheets and maps, and from the staff analysis, that the public health, safety and general welfare would be safeguarded and substantial justice done, if the request of Lloyd and Darlean Rumpff to rezone approximately 3.96 acres of land from GA, General Agriculture to SE, Small Estate were approved.

The Manitowoc County Planning and Park Commission, at its August 28, 2023 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 3.96 acres of land located in the NW1/4, NW1/4, Section 11, T17N-R21E, Town of Schleswig, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from GA, General Agriculture to SE, Small Estate.

MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

- ☐ IS THE PROPOSED ZONING MAP AMENDMENT CONSISTENT WITH AND IN ACCORDANCE WITH THE COUNTY'S:
 - 1. LAND USE PLAN?
 - 2. FARMLAND PRESERVATION PLAN?
 - 3. OTHER LOCAL UNITS PLANS?
- ☐ HAS THERE BEEN A SUBSTANTIAL CHANGE IN CONDITIONS SINCE THE LAND WAS ORIGINALLY ZONED TO WARRANT THE PROPOSED AMENDMENT?
- ☐ WAS THE SUBJECT PROPERTY INCORRECTLY ZONED INITIALLY?
- ☐ DOES THE DECISION TO RECOMMEND APPROVAL OR DENIAL REPRESENT THE COMMISSION'S/COMMISSIONER'S WILL OR DOES IT REPRESENT ITS JUDGMENT?
- ☐ IS THE PROPOSED AMENDMENT IN THE BEST INTEREST OF THE COMMUNITY PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE?
- ☐ WILL THE PROPOSED REZONING BE COMPATIBLE WITH NEIGHBORHOOD PROPERTIES AND WILL IT NOT ADVERSELY AFFECT THE VALUE OF SUCH ADJACENT LAND?
- ☐ IS THE SUBJECT PROPERTY ECONOMICALLY FEASIBLE TO DEVELOP OR USE UNDER THE CURRENT ZONING?
- ☐ ARE THERE ADEQUATE SITES ELSEWHERE THAT ARE ZONED APPROPRIATELY FOR THE PROPOSED USE?
- ☐ DOES THE PROPOSED ZONING MAP AMENDMENT CONSTITUTE SPOT ZONING?
- ☐ HAVE ALL USES THAT ARE PERMITTED UNDER THE PROPOSED ZONING DISTRICT BEEN CONSIDERED RATHER THAN JUST THE USE THAT IS BEING PROPOSED BY THE APPLICANT?
- ☐ DOES THE PROPOSED AMENDMENT (IF OUT OF EA, EXCLUSIVE AGRICULTURE) MEET THE STATUTORY AND COMMISSION POLICY FINDINGS?
- ☐ OBJECTIONS FROM TOWN OR OTHER INTERESTED PARTIES?
- ☐ CITIZEN SUPPORT/OBJECTION?

SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

- ☐ IS THE PROPOSED LOCATION FOR THE PROPOSED USE WITHIN THE AREAS IDENTIFIED AS:
 - FLOODPLAIN
 - WETLAND
 - FLOODWAY
 - SHORELAND
- ☐ DOES THE PROPOSED CONSTRUCTION MEET THE STATE'S AND COUNTY'S STANDARDS:
 - PERMITTED ACCESSORY OR CONDITIONAL USE
 - SHORELINE VEGETATION REMOVAL
 - MINIMUM SETBACK FROM WATERWAY
 - MINIMUM LOT SIZE AND WIDTH
 - STANDARDS FOR FILLING, GRADING & EXCAVATION



COUNTY OF MANITOWOC COUNTY CLERK

1010 South 8th St., Ste. 115
Manitowoc, WI 54220

Jessica Backus
Manitowoc County Clerk

Telephone: (920) 683-4004
Email: jessicabackus@manitowoccountywi.gov

August 7, 2023

Tim Ryan, Director
Planning & Park Commission
4319 Expo Dr., P.O. Box 935
Manitowoc, WI 54220-0935

and

Manitowoc County Supervisor Jonathan M. Neils
Supervisory District 13

ATTN: Tim Ryan and Supervisor Neils

We enclose a copy of the following petition for an amendment to Manitowoc County's Zoning Ordinance Use Regulations as filed in this office:

Name of Owner:

Lloyd and Darlean Rumpff
19623 Point Creek Road
Kiel, WI 53042

Township:

Schleswig

Name of Agent:

Brad Buechel
2020 Madison St.
New Holstein, WI 53061

This notice is made in compliance with Section 59.69(5)(e)(1) of the Wisconsin Statutes. A report of the above petition will be made to the County Board at its next succeeding meeting.

Sincerely,

Jessica Backus

Jessica Backus
Manitowoc County Clerk



Manitowoc County
Planning and Park Commission

Fee (\$505) Received ☒
Receipt # 40761

ZONING MAP AMENDMENT APPLICATION

MANITOWOC COUNTY
RECEIVED

JUL 31 2023

PLANNING & PARK
COMMISSION

Date of Application: 7/28/23

OWNER / APPLICANT/ AGENT

Owner Lloyd and Darlean Rumpff

Applicant/Agent Brad Buechel

Address (1) 19623 Point Creek Rd

Address (1) 2020 Madison St

Address (2) _____

Address (2) _____

City/State/Zip Kiel, WI 53042

City/State/Zip New Holstein, WI 53061

Phone 920-894-7175- Tim (son)

Phone 920-993-0881

PROPERTY LEGAL DESCRIPTION

NW 1/4, NW 1/4, S 11 T 17 N R 21 E Town of Schleswig

House /Fire # 19623/19595

Tax Number 016-011-006-001.00

PROPERTY INFORMATION

Existing Zoning District GA

Proposed Zoning district SE

Please include an air photo identifying the proposed area with dimensions or a description of the area proposed for rezoning including acreage:

Proposed use: (Reason for change)

Residential - Creating the two separate lots for the existing homes (#19623 & #19595)

Return to:
Manitowoc County
Planning and Park Commission
4319 Expo Drive, PO Box 935
Manitowoc, WI 54220-0935
(920) 683-4185

7/28/23

Signature (applicant, owner, agent) Date

Signature (applicant, owner, agent) Date

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Schleswig from GA to SE)

PETITIONER

Name: Lloyd & Darlean Rumpff
Address: 19623 Point Creek Rd
Kiel, WI 53042
Town: Schleswig

PARCEL

Location: NW ¼, NW ¼, Section 11, T17N-R21E
Tax#: 016-011-006-001.00
Area: 3.96 acre(s)

ACTION TO DATE

Petition Submitted: 07/31/2023
Town Action: Approved August 10, 2023
Hearing Notice Published: 8/16/23 & 8/21/23
Advisory: 08/28/23
Hearing: 08/28/23

ADJACENT USES & ZONING

Direction:	District:	Use:
North	SE, LE & LR	Grassland
South	GA	Farmland
East	GA & LE	Residential & Agricultural
West	LE	Residential

PARCEL USES & ZONING

Existing Zoning District: GA, General Agriculture
Existing Land Use: Residential
Proposed Zoning District: SE, Small Estate Residential
Proposed Use: Two existing houses, would like to split them into their own lots.

MAP INFORMATION

Farmland Preservation Designation:
Non-Farmland Preservation Area
Soil Type: LuB, PIB, TeA
Air Photo Date: 04/2020

OTHER CONSIDERATIONS

Drainage: Well – poorly drained
Soil Limitations: Slight - Severe
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Point Creek Rd
Town Land Use Designation: Woodland/Natural Areas

Soil Test: 1997 and 2004
Terrain: 0 - 12 Percent Slopes
Vegetative Cover: Grassland

To manage a clean and orderly natural environment for the residents and visitors of the Town of Schleswig by preserving and protecting key natural resources.

County Future Land Use Designation: Woodlands/Natural Areas

Woodlands are a valuable natural resource, providing a host of benefits. Trees filter air and water, serve as buffers between land uses, provide wildlife habitat and areas for passive recreation.

TOWN OF SCHLESWIG
Regular Monthly Town Board Meeting
August 10th, 2023

MINUTES

UNAPPROVED DRAFT



Meeting called to order by Chairman Glomski at 7:02 P.M. at the Schleswig Town Hall. Meeting notices were posted at designated sites on August 7th, 2023, and the media was notified. Town officials present for the meeting were Chairman Glomski, Supervisor Hoerth, Clerk Pieper, Deputy Clerk Meyer, Treasurer Krebsbach, Deputy Treasurer Vondrachek and Road Superintendent Hartmann. Supervisor Schwantes participated by telephone.

Motion – Hoerth/Schwantes to approve the agenda as presented; motion carried.

Motion – Hoerth/Schwantes to approve Regular Board meeting minutes of 7/13/2023; motion carried.

Treasurer's report: Checkbook balance \$70,434.58; mobile home account \$756.60; tax savings account \$459,299.78; ARPA account \$37,924.95; capital outlay account \$76,786.53; equipment account \$201,386.81. Receipts since previous meeting were \$6,865.26.

Clerk's report: Motion Hoerth/Schwantes to approve payments of the EFT for US Treasury and checks #16777 to #16812 totaling \$ 246,374.84; motion carried.

Board Member's Report: Chairman Glomski reported on the following topics:

Glomski attended the Manitowoc County Planning and Zoning advisory meeting where the new Parks and Open Space plan was adopted. One change for the Town of Schleswig is that they are considering allowing camping at Walla Hi County Park in the future. Glomski attended a meeting at the former Cedars location to look at water issues. Chairman Glomski, Supervisor Hoerth, Supervisor Schwantes, and Road Superintendent Hartmann plan to meet at the location on August 18th at a time to be determined to look at the issues. It was brought to the Chairman's attention that there are some properties in the township that have fencing in the road right of way. Letters will be sent to address the issues. Glomski attended both the Sanitary District #1 Cedar Lake and Sanitary District #2 Wilke Lake meetings. Supervisor Schwantes requested that both of the Sanitary Districts present a early update at the October meeting.

Assessor's report: No Report.

Constable's report: Constable Schuler reported on a few routine calls. Constable Schuler also reported that Manitowoc County has taken over the nuisance junk issue with a property on Rockville Road.

Visitors' input: No comment.

Building permits:

Tom Kiehnau	Shed 50x100
Lynn Kind	New windows
Robert Lettre	Shed 45x100
Bruce Bruckner	re-pave driveway
Lindsay Meyer	Siding

Regular Town Board Meeting 8/10/2023

*All motions recorded in these minutes as carried are carried unanimously unless otherwise noted.

Dave Schneider	Remodel into house
Charles Hoefner	New House
Michael Kaczowski	Siding

Old & New Business:

A. Pfister driveway and road repair

Chairman Glomski and Roads Superintendent Hartmann reported on a small stretch of blacktop that needs to be pour between the homeowner's concrete driveway and Point Creek Road. A few spots of this stretch of road were in poor shape and has blacktop that needs to be repaired. Motion Hoerth/Schwantes for the town to pay up to \$1,000 towards the town's share of the road repair, motion carried.

B. Fire Dept. Funding

Bob Hennings of the Kiel Fire Department reported on raising costs and a requested increase in funding. After discussion, a \$10,000 increase in funding is planned for 2024 and will be included in the October budgeting meeting. Ambulance costs will remain the same for 2024.

C. Cedar Terrace Water Issues

Chairman Glomski covered the water issue in his Board Members' report.

D. Lloyd Rumpf Rezoning Request Application

Supervisor Hoerth discussed the Lloyd Rumpf rezoning request application. Motion Hoerth/ Schwantes to approve the rezone request and move to the Manitowoc County Board, motion carried.

E. Curt Rabe Rezone

Supervisor Hoerth discussed the Curt Rabe rezone. Motion Hoerth/ Schwantes to approve the rezone request to change the property from general agriculture to a small estate and move to the Manitowoc County Board, motion carried.

Miscellaneous Reports

A. Road Project Updates

- Fish and Game Road, Louis Corners Road from CTH XX to Rockville Road, and Schrieber Road have all been chip sealed.
- Louis Corners Road from CTH X to CTH XX should be paved towards the end of August.
- Shimming was done on Lax Chapel Road and Charlesburg Road.

B. Glacierland Phragmites

Chairman Glomski discussed past work and funding for phragmites control in the township. Glacierland will start work in Manitowoc County next week.

C. Driveway Ordinance Changes

Chairman Glomski discussed that the driveway ordinance needs to be redone to clarify the ordinance. The Board will work on amending it in the future.

Regular Town Board Meeting 8/10/2023

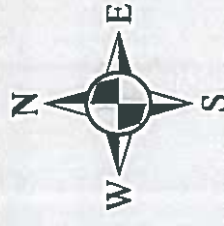
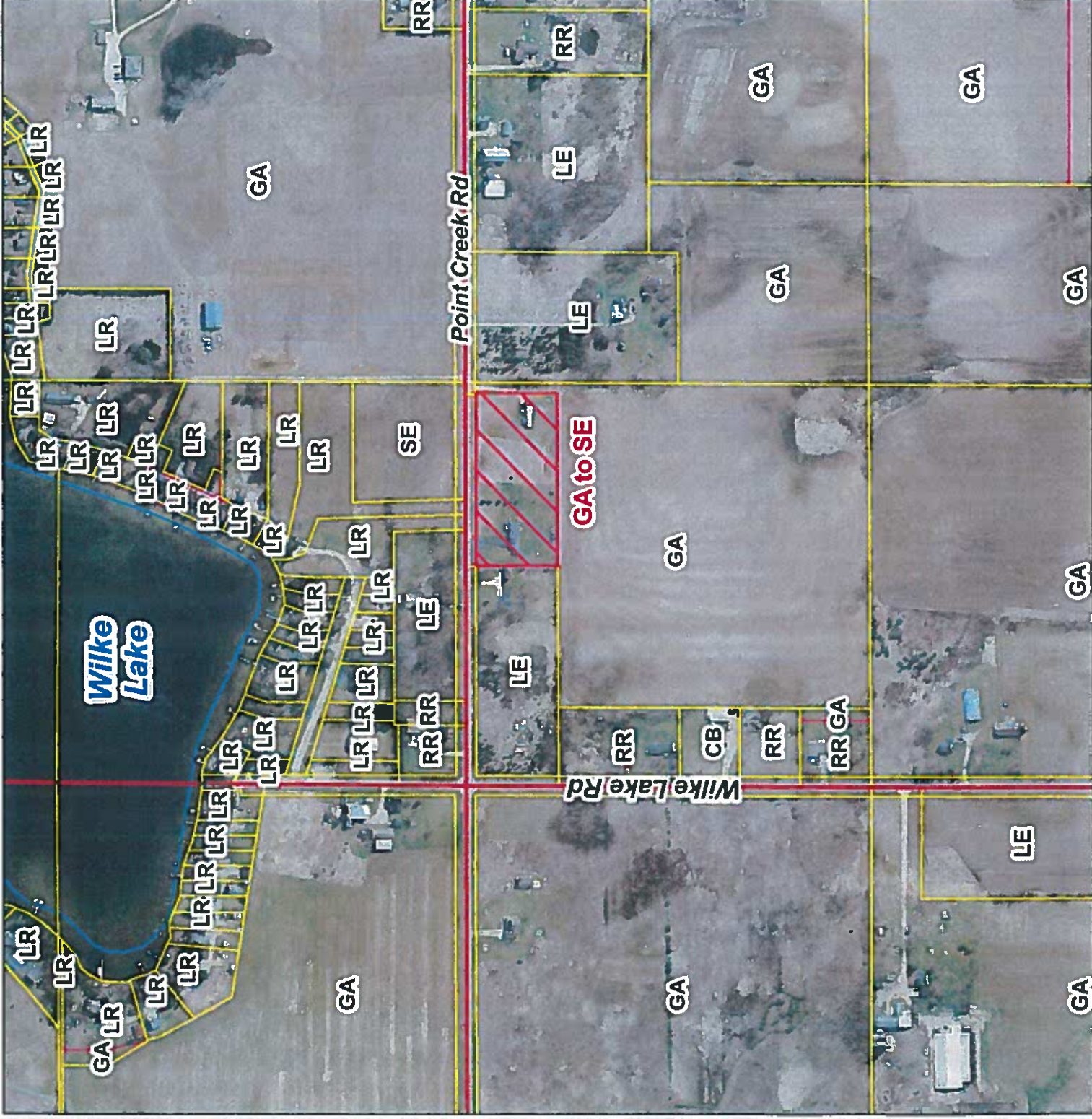
*All motions recorded in these minutes as carried are carried unanimously unless otherwise noted.

Motion Hoerth/Schwantes to adjourn; motion carried. Meeting adjourned at 8:04 pm.

**Lindsay Meyer, Deputy Clerk
August 14th, 2023**

Regular Town Board Meeting 8/10/2023

***All motions recorded in these minutes as carried are carried unanimously unless otherwise noted.**



Lloyd & Darlean Rumpff
 NW 1/4, NW 1/4
 Section 11, T17N-R21E
 Town of Schleswig

From: GA To: SE
 Approximatel 3.96 acre(s)
-87.958, 43.964

Map Overview

Schleswig

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



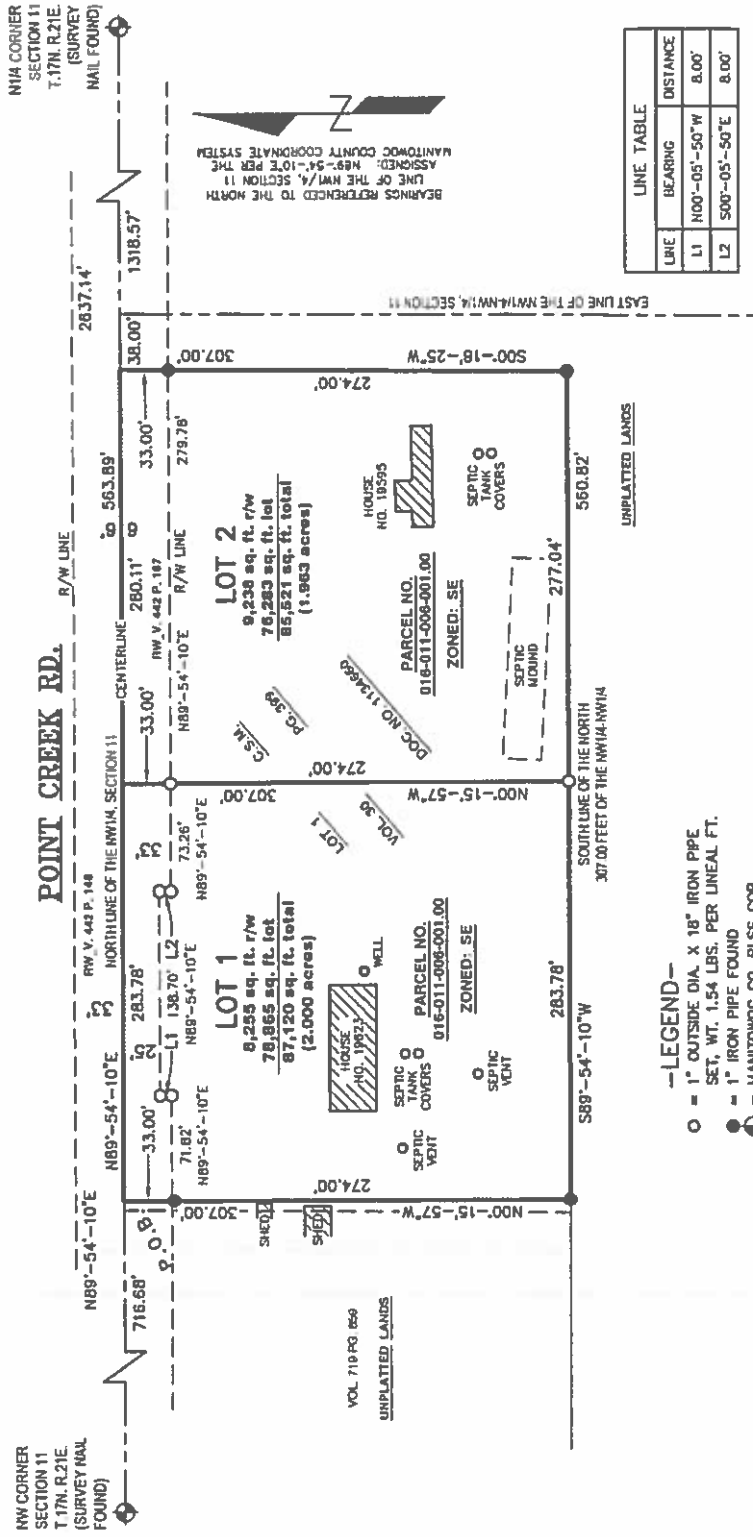
Legend

- Proposed Zone Change
- Parcel Line
- Water Way
- Zoning Line

CERTIFIED SURVEY MAP

ALL OF LOT 1 OF C.S.M., VOL. 30, PG. 399 AS DOC. NO. 1134660;
BEING PART OF THE NW1/4 OF THE NW1/4, SECTION 11, T.17N. R.21E.,
TOWN OF SCHLESWIG, MANITOWOC COUNTY, WISCONSIN

PREPARED FOR:
LLOYD AND DARLEEN RUMPF
19823 POINT CREEK RD
KIEL, WI 53042
PARCEL NUMBER:
016-011-005-001.00



DRAWN BY: JD	FIELD WORK DATE: 7-31-23
CHECKED BY: BB	FIELD BOOK: N/A
JOB NO.: 14774	SHEET 1 OF 3

MERIDIAN SURVEYING, LLC
2020 Madison Street
New Holstein, WI 53061
Office: 920-993-0881
Fax: 920-273-6037

CERTIFIED SURVEY MAP
ALL OF LOT OF C.S.M., VOL. 30, PG. 399 AS DOC. NO. 1134660;
BEING PART OF THE NW1/4 OF THE NW1/4 OF SECTION 11, T.17N., R.21E.,
TOWN OF SCHLESWIG, MANITOWOC COUNTY, WISCONSIN
Sheet 2 of 3

SURVEYOR'S CERTIFICATE

I, Bradley A. Buechel, Wisconsin Professional Land Surveyor of Meridian Surveying LLC, certify that I have surveyed, divided, and mapped under the direction of Tim Rumpff, all of Lot One (1) of Certified Survey Map as recorded in Volume 30 of Certified Survey Maps on Page 399 as Document Number 1134660 of Manitowoc County Records; being part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Eleven (11), Township Seventeen (17) North, Range Twenty-One (21) East, Town of Schleswig, Manitowoc County, Wisconsin containing 172,641 square feet (3.963 acres) of land.

That such is a correct representation of all exterior boundaries of the land surveyed.

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Section 12.07 of the Manitowoc County Subdivision Regulations in surveying, dividing, and mapping the same.

Dated this _____ day of _____, 2023.

Wisconsin Professional Land Surveyor S-2613
Bradley A. Buechel

CERTIFIED SURVEY MAP

ALL OF LOT OF C.S.M., VOL. 30, PG. 399 AS DOC. NO. 1134660;
BEING PART OF THE NW1/4 OF THE NW1/4 OF SECTION 11, T.17N., R.21E.,
TOWN OF SCHLESWIG, MANITOWOC COUNTY, WISCONSIN
Sheet 3 of 3

OWNER'S CERTIFICATE

As owner(s), I (we) hereby certify that I (we) caused the land described on this map to be surveyed, divided, and mapped as represented on this map. I (we) also certify that this map is required by S. 236.34 to be submitted to the following for approval or objection: Manitowoc County Planning and Parks Commission.

Dated this _____ day of _____, 2023.

Lloyd R. Rumpff

Darlean E. Rumpff

STATE OF WISCONSIN) MANITOWOC COUNTY) SS

Personally came before me this _____ day of _____, 2023, the above named owner(s) to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Manitowoc County, Wisconsin

My Commission Expires _____

Dated this _____ day of _____, 2023.

Wisconsin Professional Land Surveyor S-2613
Bradley A. Buechel

**RESOLUTION AUTHORIZING COUNTY CONSERVATION AIDS
GRANT**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Manitowoc County Planning and Zoning Department wishes expand the
2 Harpt's Lake access with new parking, picnic and shoreline access areas ("Project"); and
3

4 WHEREAS, the Manitowoc County Planning and Zoning Department has identified a total
5 cost of \$20,000.00 for this Project; and
6

7 WHEREAS, the Wisconsin Department of Natural Resources (WDNR) has grant funding
8 available through the County Conservation Aids (CCA) program for the installation of fish and
9 game projects under Wis. Stat. § 23.09(12); and
10

11 WHEREAS, the CCA grant program may reimburse fifty percent of the total project cost
12 for eligible projects; and
13

14 WHEREAS, the Planning and Park Commission held a public hearing on August 28, 2023
15 to consider the grant application and after careful consideration and review recommends the
16 Planning and Zoning Department pursue the available grants under the CCA program for the
17 Project;
18

19 NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the
20 county of Manitowoc authorizes the Planning and Zoning Director, or his designee, to apply for
21 and accept a CCA grant from the WDNR in the total amount of up to \$10,000.00 for the Project;
22 and
23

24 BE IT FURTHER RESOLVED that the Planning and Zoning Director, or his designee, is
25 authorized to sign documents and take actions necessary to accept the grant and complete the
26 Project as authorized in the County's grant application to the WDNR, including obtaining any
27 permits that may be required; and
28

29 BE IT FURTHER RESOLVED that the Finance Director is directed to record such
30 information in the official books of the County for the year ending December 31, 2023 as may be
31 required with carryover to 2024 as needed.

Dated this 19th day of September 2023.

Respectfully submitted by the
Planning and Park Commission

James Falkowski, Chair

FISCAL IMPACT: No tax levy impact. If the grant is approved, increases State Conservation Aid by \$10,000.00 and an associated expense account by an equal amount.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

LEGAL NOTE: Reviewed and approved as to form by Corporation Counsel. _____

APPROVED:

Bob Ziegelbauer, County Executive

Date

6
Final Award Resolution will be available mid-day September 19 for the County Board Meeting that evening.

RESOLUTION NO. _____

RESOLUTION AWARDING THE SALE OF \$2,500,000
GENERAL OBLIGATION PROMISSORY NOTES, SERIES 2023

WHEREAS, on August 15, 2023, by a vote of at least $\frac{3}{4}$ of members-elect, the County Board of Supervisors of Manitowoc County, Wisconsin (the "County") adopted an initial resolution (the "Initial Resolution") authorizing the issuance of general obligation promissory notes in an amount not to exceed \$2,500,000 for the public purpose of financing the construction and improvement of highways (the "Project");

WHEREAS, the County Board of Supervisors hereby finds and determines that the Project is within the County's power to undertake and therefore serves a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes;

WHEREAS, the County is authorized by the provisions of Section 67.12(12), Wisconsin Statutes, to borrow money and issue general obligation promissory notes for such public purposes;

WHEREAS, none of the proceeds of the Notes shall be used to fund the operating expenses of the general fund of the County or to fund the operating expenses of any special revenue fund of the County that is supported by property taxes;

WHEREAS, pursuant to the Initial Resolution, the County has directed PMA Securities, LLC ("PMA") to take the steps necessary to sell general obligation promissory notes (the "Notes") to pay the cost of the Project;

WHEREAS, PMA, in consultation with the officials of the County, prepared an Official Notice of Sale (a copy of which is attached hereto as Exhibit A and incorporated herein by this reference) setting forth the details of and the bid requirements for the Notes and indicating that the Notes would be offered for public sale on September 19, 2023;

WHEREAS, the County Clerk (in consultation with PMA) caused a form of notice of the sale to be published and/or announced and caused the Official Notice of Sale to be distributed to potential bidders offering the Notes for public sale on September 19, 2023;

WHEREAS, the County has duly received bids for the Notes as described on the Bid Tabulation attached hereto as Exhibit B and incorporated herein by this reference (the "Bid Tabulation"); and

WHEREAS, it has been determined that the bid proposal (the "Proposal") submitted by the financial institution listed first on the Bid Tabulation fully complies with the bid requirements set forth in the Official Notice of Sale and is deemed to be the most advantageous to the County. PMA has recommended that the County accept the Proposal. A copy of said Proposal submitted by such institution (the "Purchaser") is attached hereto as Exhibit C and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED by the County Board of Supervisors of the County that:

Section 1. Ratification of the Official Notice of Sale and Offering Materials. The County Board of Supervisors hereby ratifies and approves the details of the Notes set forth in Exhibit A attached hereto as and for the details of the Notes. The Official Notice of Sale and any other offering materials prepared and circulated by PMA are hereby ratified and approved in all respects. All actions taken by officers of the County and PMA in connection with the preparation and distribution of the Official Notice of Sale, and any other offering materials are hereby ratified and approved in all respects.

Section 1A. Authorization and Award of the Notes. For the purpose of paying the cost of the Project, there shall be borrowed pursuant to Section 67.12(12), Wisconsin Statutes, the principal sum of TWO MILLION FIVE HUNDRED THOUSAND DOLLARS (\$2,500,000) from the Purchaser in accordance with the terms and conditions of the Proposal. The Proposal of the Purchaser offering to purchase the Notes for the sum set forth on the Proposal (as modified on the Bid Tabulation and reflected in the Pricing Summary referenced below and incorporated herein), plus accrued interest to the date of delivery, resulting in a true interest cost as set forth on the Proposal, is hereby accepted. The Chairperson and County Clerk or other appropriate officers of the County are authorized and directed to execute an acceptance of the Proposal on behalf of the County. The good faith deposit of the Purchaser shall be applied in accordance with the Official Notice of Sale, and any good faith deposits submitted by unsuccessful bidders shall be promptly returned. The Notes shall bear interest at the rates set forth on the Proposal.

Section 2. Terms of the Notes. The Notes shall be designated "General Obligation Promissory Notes, Series 2023"; shall be issued in the aggregate principal amount of \$2,500,000; shall be dated October 10, 2023; shall be in the denomination of \$5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and shall bear interest at the rates per annum and mature on October 1 of each year, in the years and principal amounts as set forth on the Pricing Summary attached hereto as Exhibit D-1 and incorporated herein by this reference. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2024. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board. The schedule of principal and interest payments due on the Notes is set forth on the Debt Service Schedule attached hereto as Exhibit D-2 and incorporated herein by this reference (the "Schedule").

Section 3. Redemption Provisions. The Notes maturing on October 1, 2032 and thereafter shall be subject to redemption prior to maturity, at the option of the County, on October 1, 2031 or on any date thereafter. Said Notes shall be redeemable as a whole or in part, and if in part, from maturities selected by the County, and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

[The Proposal specifies that [some of] the Notes shall be subject to mandatory redemption. The terms of such mandatory redemption are set forth on an attachment hereto as Exhibit MRP and incorporated herein by this reference. Upon the optional redemption of any of the Notes subject to mandatory redemption, the principal amount of such Notes so redeemed

shall be credited against the mandatory redemption payments established in Exhibit MRP for such Notes in such manner as the County shall direct.】

Section 4. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit E and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same becomes due, the full faith, credit and resources of the County are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the County a direct annual irrepealable tax in the years 2023 through 2032 for the payments due in the years 2024 through 2033 in the amounts set forth on the Schedule.

(B) Tax Collection. So long as any part of the principal of or interest on the Notes remains unpaid, the County shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Notes, said tax shall be, from year to year, carried onto the tax roll of the County and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the County for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Notes when due, the requisite amounts shall be paid from other funds of the County then available, which sums shall be replaced upon the collection of the taxes herein levied.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There shall be and there hereby is established in the treasury of the County, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the County may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for General Obligation Promissory Notes, Series 2023, dated October 10, 2023" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Notes is fully paid or otherwise extinguished. There shall be deposited into the Debt Service Fund Account (i) all accrued interest received by the County at the time of delivery of and payment for the Notes; (ii) any premium which may be received by the County above the par value of the Notes and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of

meeting principal of and interest on the Notes when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Notes when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Notes until all such principal and interest has been paid in full and the Notes canceled; provided (i) the funds to provide for each payment of principal of and interest on the Notes prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Notes may be used to reduce the next succeeding tax levy, or may, at the option of the County, be invested by purchasing the Notes as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account. Any investment of the Debt Service Fund Account shall at all times conform with the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable Treasury Regulations (the "Regulations").

(C) Remaining Monies. When all of the Notes have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the County, unless the County Board of Supervisors directs otherwise.

Section 7. Proceeds of the Notes; Segregated Borrowed Money Fund. The proceeds of the Notes (the "Note Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Notes into the Debt Service Fund Account created above) shall be deposited into a special fund (the "Borrowed Money Fund") separate and distinct from all other funds of the County and disbursed solely for the purpose or purposes for which borrowed. In no event shall monies in the Borrowed Money Fund be used to fund operating expenses of the general fund of the County or of any special revenue fund of the County that is supported by property taxes. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purpose or purposes for which the Notes have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 8. No Arbitrage. All investments made pursuant to this Resolution shall be Permitted Investments, but no such investment shall be made in such a manner as would cause the Notes to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations and an officer of the County, charged with the responsibility for issuing the Notes, shall certify as to facts, estimates, circumstances and reasonable expectations in existence on the date of delivery of the Notes to the Purchaser which will permit the conclusion that the Notes are not "arbitrage bonds," within the meaning of the Code or Regulations.

Section 9. Compliance with Federal Tax Laws. (a) The County represents and covenants that the projects financed by the Notes and the ownership, management and use of the projects will not cause the Notes to be "private activity bonds" within the meaning of Section 141 of the Code. The County further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Notes including, if applicable, the rebate requirements of Section 148(f) of the Code. The County further covenants that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Notes) if taking, permitting or omitting to take such action would cause any of the Notes to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Notes to be included in the gross income of the recipients thereof for federal income tax purposes. The County Clerk or other officer of the County charged with the responsibility of issuing the Notes shall provide an appropriate certificate of the County certifying that the County can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The County also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Notes provided that in meeting such requirements the County will do so only to the extent consistent with the proceedings authorizing the Notes and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

Section 10. Designation as Qualified Tax-Exempt Obligations. The Notes are hereby designated as "qualified tax-exempt obligations" for purposes of Section 265 of the Code, relating to the ability of financial institutions to deduct from income for federal income tax purposes, interest expense that is allocable to carrying and acquiring tax-exempt obligations.

Section 11. Execution of the Notes; Closing; Professional Services. The Notes shall be issued in printed form, executed on behalf of the County by the manual or facsimile signatures of the Chairperson and County Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the County of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Notes may be imprinted on the Notes in lieu of the manual signature of the officer but, unless the County has contracted with a fiscal agent to authenticate the Notes, at least one of the signatures appearing on each Note shall be a manual signature. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Notes and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The County hereby authorizes the officers and agents of the County to enter into, on its behalf, agreements and contracts in conjunction with the Notes, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Notes is hereby ratified and approved in all respects.

Section 12. Payment of the Notes; Fiscal Agent. The principal of and interest on the Notes shall be paid by Associated Trust Company, National Association, Green Bay, Wisconsin, which is hereby appointed as the County's registrar and fiscal agent pursuant to the provisions of Section 67.10(2), Wisconsin Statutes (the "Fiscal Agent"). The County hereby authorizes the Chairperson and County Clerk or other appropriate officers of the County to enter into a Fiscal Agency Agreement between the County and the Fiscal Agent. Such contract may provide, among other things, for the performance by the Fiscal Agent of the functions listed in Wis. Stats. Sec. 67.10(2)(a) to (j), where applicable, with respect to the Notes.

Section 13. Persons Treated as Owners; Transfer of Notes. The County shall cause books for the registration and for the transfer of the Notes to be kept by the Fiscal Agent. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the Chairperson and County Clerk shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Note surrendered for transfer.

The County shall cooperate in any such transfer, and the Chairperson and County Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

Section 14. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Notes (the "Record Date"). Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the County at the close of business on the Record Date.

Section 15. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the County agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations, which the County Clerk or other authorized representative of the County is authorized and directed to execute and deliver to DTC on behalf of the County to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the County Clerk's office.

Section 16. Official Statement. The County Board of Supervisors hereby approves the Preliminary Official Statement with respect to the Notes and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by officers of the County in connection with the preparation of such

Preliminary Official Statement and any addenda to it or final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate County official shall certify the Preliminary Official Statement and any addenda or final Official Statement. The County Clerk shall cause copies of the Preliminary Official Statement and any addenda or final Official Statement to be distributed to the Purchaser.

Section 17. Undertaking to Provide Continuing Disclosure. The County hereby covenants and agrees, for the benefit of the owners of the Notes, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Notes or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the County to comply with the provisions of the Undertaking shall not be an event of default with respect to the Notes).

To the extent required under the Rule, the Chairperson and County Clerk, or other officer of the County charged with the responsibility for issuing the Notes, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the County's Undertaking.

Section 18. Record Book. The County Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Notes in the Record Book.

Section 19. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Notes, the officers of the County are authorized to take all actions necessary to obtain such municipal bond insurance. The Chairperson and County Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the Chairperson and County Clerk including provisions regarding restrictions on investment of Note proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Notes by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Note provided herein.

Section 20. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the County Board of Supervisors or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded September 19, 2023.

Tyler Martell
Chairperson

ATTEST:

Jessica Backus
County Clerk

(SEAL)

EXHIBIT A

Official Notice of Sale

To be provided by PMA Securities, LLC and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT B

Bid Tabulation

To be provided by PMA Securities, LLC and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT C

Winning Bid

To be provided by PMA Securities, LLC and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT D-1

Pricing Summary

To be provided by PMA Securities, LLC and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT D-2

Debt Service Schedule and Irrepealable Tax Levies

To be provided by PMA Securities, LLC and incorporated into the Resolution.

(See Attached)

DRAFT

[EXHIBIT MRP

Mandatory Redemption Provision

The Notes due on October 1, ____, ____, and ____ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from debt service fund deposits which are required to be made in amounts sufficient to redeem on October 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on October 1, ____

<u>Redemption Date</u>	<u>Amount</u>
____	\$ ____
____	____
____	____ (maturity)

For the Term Bonds Maturing on October 1, ____

<u>Redemption Date</u>	<u>Amount</u>
____	\$ ____
____	____
____	____ (maturity)

For the Term Bonds Maturing on October 1, ____

<u>Redemption Date</u>	<u>Amount</u>
____	\$ ____
____	____
____	____ (maturity)

For the Term Bonds Maturing on October 1, ____

<u>Redemption Date</u>	<u>Amount</u>
____	\$ ____
____	____
____	____ (maturity)]

EXHIBIT E

(Form of Note)

REGISTERED
NO. R-____

UNITED STATES OF AMERICA
STATE OF WISCONSIN
MANITOWOC COUNTY

DOLLARS
\$ _____

GENERAL OBLIGATION PROMISSORY NOTE, SERIES 2023

MATURITY DATE: ORIGINAL DATE OF ISSUE: INTEREST RATE: CUSIP:

October 1, _____ October 10, 2023 _____% _____

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS
(\$ _____)

FOR VALUE RECEIVED, Manitowoc County, Wisconsin (the "County"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2024 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Note are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Note is registered on the Bond Register maintained by Associated Trust Company, National Association, Green Bay, Wisconsin (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Note is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Note together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the County are hereby irrevocably pledged.

This Note is one of an issue of Notes aggregating the principal amount of \$2,500,000, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the County pursuant to the provisions of Section 67.12(12), Wisconsin Statutes, for the public purpose of financing the construction and improvement of highways, as authorized by resolutions adopted on August 15, 2023 and September 19, 2023 (collectively, the "Resolutions"). Said Resolutions are recorded in the official minutes of the County Board of Supervisors for said dates.

The Notes maturing on October 1, 2032 and thereafter are subject to redemption prior to maturity, at the option of the County, on October 1, 2031 or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the County, and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

[The Notes maturing in the years _____ are subject to mandatory redemption by lot as provided in the Resolutions referred to above, at the redemption price of par plus accrued interest to the date of redemption and without premium.]

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Notes called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Notes shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the County, including this Note and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrepealable tax has been levied sufficient to pay this Note, together with the interest thereon, when and as payable.

This Note has been designated by the County Board of Supervisors as a "qualified tax-exempt obligation" pursuant to the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

This Note is transferable only upon the books of the County kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Notes, and the County appoints another depository, upon surrender of the Note to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Note in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the County for any tax, fee or other governmental charge required to be paid with respect to such

registration. The Fiscal Agent shall not be obliged to make any transfer of the Notes (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any proposed redemption of the Notes, or (iii) with respect to any particular Note, after such Note has been called for redemption. The Fiscal Agent and County may treat and consider the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Notes are issuable solely as negotiable, fully-registered Notes without coupons in the denomination of \$5,000 or any integral multiple thereof.

This Note shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Fiscal Agent.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

IN WITNESS WHEREOF, Manitowoc County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the manual or facsimile signatures of its duly qualified Chairperson and County Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

MANITOWOC COUNTY, WISCONSIN

By: _____

Tyler Martell
Chairperson

(SEAL)

By: _____

Jessica Backus
County Clerk

Date of Authentication: _____, _____

CERTIFICATE OF AUTHENTICATION

This Note is one of the Notes of the issue authorized by the within-mentioned resolutions of Manitowoc County, Wisconsin.

ASSOCIATED TRUST COMPANY,
NATIONAL ASSOCIATION,
GREEN BAY, WISCONSIN

By _____
Authorized Signatory

DRAFT

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(e.g. Bank, Trust Company
or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

(Authorized Officer)

**RESOLUTION ADOPTING SPEED ZONE ON COUNTY TRUNK
HIGHWAY R IN THE TOWN OF MANITOWOC RAPIDS**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, Wis. Stat. § 349.11 authorizes Manitowoc County to determine and declare a
2 reasonable and safe speed limit on all or part of a highway that is under its jurisdiction on the basis
3 of an engineering and traffic investigation and subject to certain limitations; and

4
5 WHEREAS, Manitowoc County Code § 15.03(1) authorizes the Highway Committee to
6 recommend speed limits to the County Board; and

7
8 WHEREAS, Manitowoc County Code § 15.03(2) authorizes the County Board to adopt
9 speed limits and speed zones by resolution, which become effective when appropriate signs giving
10 notice of the speed limit have been erected and are in place; and

11
12 WHEREAS, the Manitowoc County Traffic and Safety Commission conducted a traffic
13 investigation with respect to that portion of County Trunk Highway R in the Town of Manitowoc
14 Rapids between the Manitowoc city limits and Goodwin Road; and

15
16 WHEREAS, based on that investigation and after careful consideration and review, the
17 Highway Committee recommends that the current speed limit be reduced on County Trunk
18 Highway R to 35 miles per hour from the Manitowoc city limits to Redwood Drive with a
19 transitioned speed limit of 45 miles per hour from Redwood Drive to Goodwin Road; and

20
21 NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the
22 County of Manitowoc adopts a speed zone of 35 miles per hour on County Trunk Highway R
23 beginning at the Manitowoc city limits to Redwood Drive with a transitioned speed limit of 45
24 miles per hour from Redwood Drive to Goodwin Road; and

25
26 BE IT FURTHER RESOLVED that the Highway Department is directed to erect signs as
27 may be required and necessary to implement this resolution; and

28
29 BE IT FURTHER RESOLVED that the County Clerk is directed to send a copy of this
30 resolution to the Sheriff's Department.

Dated this 19th day of September 2023.

Respectfully submitted by the
Highway Committee

Kevin Behnke, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

LEGAL NOTE: Reviewed and approved as to form by Corporation Counsel

APPROVED:

Bob Ziegelbauer, County Executive

Date _____

**RESOLUTION AUTHORIZING REALLOCATION OF HUMAN
SERVICES DEPARTMENT 1.0 FULL-TIME EQUIVALENT POSITION
(Clinical Services Manager to Crisis Supervisor)**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, in April of 2023 the county board of supervisors of the county of Manitowoc
2 adopted resolution no. 2023/2024-7, which reallocated a 1.0 full-time equivalent position from
3 CCS rehabilitation specialist to clinical services deputy director; and

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5 WHEREAS, after creating the clinical service deputy director position, the previous
6 clinical services manager was promoted to the newly created deputy director position; and

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8 WHEREAS, the vacated clinical services manager position was not refilled; and

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10 WHEREAS, the job duties of the previous clinical services manager included the
11 supervision of the crisis team; and

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13 WHEREAS, currently there is no position that directly supervises the crisis team; and

14
15 WHEREAS, the crisis team requires a direct supervisor to ensure the efficient and effective
16 operation of the team; and

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18 WHEREAS, reallocating the clinical services manager position to a crisis supervisor will
19 result in a pay grade change from a salaried D62 to a salaried C52; and

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21 WHEREAS, reallocating the clinical services manager position to a crisis supervisor will
22 not change the funding source of the position or the Human Services Department's total FTE
23 count; and

24
25 WHEREAS, after careful consideration and review, the Human Services Board and the
26 Personnel Committee recommend amending the "Full Time Equivalent Report (FTE) by
27 Department" included in the Manitowoc County, WI 2023 Adopted Annual Budget to reallocate
28 the FTEs in the human services department by removing the 1.0 FTE clinical services manager
29 position and including a 1.0 FTE crisis supervisor position;

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31 NOW, THEREFORE, BE IT RESOLVED that county board of supervisors of the county
32 of Manitowoc authorizes the reallocation of the 1.0 FTE clinical services manager position to a
33 1.0 FTE crisis supervisor position; and

34
35 BE IT FURTHER RESOLVED that the "Full Time Equivalent Report (FTE) by
36 Department" included in the Manitowoc County, WI 2023 Adopted Annual Budget is amended
37 accordingly and that the Finance Director is directed to record such information in the official
38 books of the County for the year ending December 31, 2023 as may be required.

Dated this 19th day of September 2023.

Respectfully submitted by the
Personnel Committee


Susie Maresh, Chair

Human Services Board

Jim Brey, Chair

FISCAL IMPACT: None. The pay grade for the position will change from a salaried D62 to an salaried C52, *i.e.* a decrease in wage rate. Sufficient funds have been budgeted for this position as it is a reallocation from an existing position.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

LEGAL NOTE: This resolution amends the budget and requires a two-thirds vote of the entire county board. Reviewed and approved as to form by Corporation Counsel. 

APPROVED: _____
Bob Ziegelbauer, County Executive Date