



MANITOWOC COUNTY COUNTY BOARD OF SUPERVISORS MEETING NOTICE

DATE: February 20, 2024

TIME: 5:30 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 Muench.
- III. Pledge of Allegiance.
- IV. Roll Call.
- V. Consideration and correction, if any, of the minutes of the January 16, 2024 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
- VIII. PUBLIC COMMENT – OPPORTUNITY FOR CITIZENS TO PRESENT THEIR VIEWS
- IX. APPOINTMENTS BY COUNTY EXECUTIVE
 - A. Joint Dispatch Board

Appoint one member to succeed Kristi Reynolds to complete a term expiring August 2024.

 1. Mark Knier
- X. COMMITTEE REPORTS, INCLUDING PETITIONS, RESOLUTIONS, AND ORDINANCES
 - A. Planning & Park Commission
 1. Ordinance 2023/2024-59 Amending Zoning Map (Jaeger Repair Inc.)
 2. Ordinance 2023/2024-60 Amending Zoning Map (Samuel & Christina Schrock)
 3. Ordinance 2023/2024-61 Amending Zoning Map (Peter Propson Jr.)
 4. Ordinance 2023/2024-62 Amending Zoning Map (Joseph Pribyl)
 5. Ordinance 2023/2024-63 Amending Zoning Map (Carol Waniger)

Petitions: 1) David and Cheryl Schneider – Town of Schleswig
2) Arlyn and Lori Kaye Eickert – Town of Rockland
3) Dennis and Mary Frenz – Town of Gibson
 - B. Aging & Disability Board
 - C. Board of Health
 6. Ordinance 2023/2024-64 Amending Manitowoc County Code S. 7.14 (Health Officer Qualifications)

D. Criminal Justice Coordinating Council

E. Executive Committee

F. Expo-Ice Center Board

G. Finance Committee

7. Resolution 2023/2024-65 Initial Resolution Authorizing Not to Exceed \$4,200,000 General Obligation Promissory Notes for Highway Projects

H. Highway Committee

I. Human Service Board

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

8. Ordinance 2023/2024-66 Amending Manitowoc County Code S. 26.05 (Fees)

9. Resolution 2023/2024-67 Authorizing Producer LED Watershed Protection Grant

10. Resolution 2023/2024-68 Authorizing West Foundation Grant

K. Personnel Committee

L. Public Safety Committee

M. Public Works Committee

N. Transportation Coordinating Committee

O. Miscellaneous

Personnel Committee and Human Services Board

11. Resolution 2023/2024-69 Authorizing Addition of 4.0 Full-Time Equivalent Human Services Employees (Safety Service Specialist)

XI. ANNOUNCEMENTS

XII. ADJOURNMENTS

Tyler Martell, Chairperson

Prepared by Melissa Tennant, 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
(Jaeger Repair, Inc.)

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 January 22, 2024; 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 1 of Certified Survey Map Volume 29 Page 147 Document
12 Number 1091892 being part of the Southeast 1/4 of the Northeast 1/4 of Section 15, T.21 N. - R.22
13 E., Town of Cooperstown, Manitowoc County, Wisconsin more particularly described as follow:
14

15 Commencing at the Northeast Corner of Section 15; thence along the easterly line
16 of the NE 1/4 South 0°51'21" West 1,342.79 feet; thence North 89°14'47" West
17 33.00 feet to the point of beginning; thence along the westerly line of Maribel Road
18 South 0°51'21" West 383.48 feet; thence North 89°02'24" West 133.62 feet; thence
19 North 47°09'53" West 38.86 feet; thence North 89°14'48" West 174.66 feet; thence
20 North 1°20'23" East 356.98 feet; thence South 89°14'47" East 334.16 feet to the
21 point of beginning, said parcel containing approximately 2.84 acres of land;
22

23 is hereby rezoned from Small Estate Residential (SE) District to Rural Residential (RR) District.

Dated this 20th day of February 2024.

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 FEBRUARY 20, 2024.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	JAEGER REPAIR INC 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.

Jaeger Repair Inc, on November 27, 2023, petitioned the Manitowoc County Board of Supervisors to rezone approximately 2.84 acres of land located in the SE1/4, NE1/4, Section 15 T21N-R22E, Town of Cooperstown, from SE, Small Estate to RR, Rural Residential.

The Town of Cooperstown adopted the Manitowoc County Zoning Ordinance on December 13, 2011. The uses permitted in the Rural Residential zoning provides for mixed residential and low impact non-residential development on relatively small lots with a minimum lot size of one acre.

1. Action taken to date on this request includes:

- a. Jaeger Repair Inc petitioned for a zoning map amendment on November 27, 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 January 10, 2024 and on January 15, 2024.
- d. The County Planning and Park Commission held a public hearing on this amendment request on January 22, 2024.
- e. The Commission at their January 22, 2024 meeting recommended approval of a requested rezoning of approximately 2.84 acres of land located in the SE1/4, NE1/4, Section 15 T21N-R22E, Town of Cooperstown, from SE, Small Estate to RR, Rural Residential.

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.
- b. Mr. Gary Jaeger, property owner, spoke in favor of the request.

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 SE, Small Estate District.
2. The Cooperstown Town Board support the proposed zone change to RR, Rural Residential.
3. Area to be rezoned is adjacent to an existing RR, Rural Residential parcel.

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 Jaeger Repair Inc to rezone approximately 2.84 acres of land from SE, Small Estate to RR, Rural Residential were approved.

The Manitowoc County Planning and Park Commission, at its January 22, 2024 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 2.84 acres of land located in the SE1/4, NE1/4, Section 15 T21N-R22E, Town of Cooperstown, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from SE, Small Estate to RR, Rural Residential.

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

January 5, 2024

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

and

Manitowoc County Supervisor James Falkowski
Supervisory District 19

ATTN: Tim Ryan and Supervisor Falkowski

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:

Jaeger Repair Inc
16410 CTH "T"
Maribel, WI 54227

Township:

Cooperstown

Applicant/Agent

Steven Zeitler
7410 Hidden Valley Road
Maribel, WI 54227

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 # 40982

ZONING MAP AMENDMENT APPLICATION

Date of Application:		OWNER / APPLICANT/ AGENT		<div>MANITOWOC COUNTY RECEIVED NOV 27 2023 PLANNING & PARK COMMISSION</div>
Owner	<u>JAEGER</u> Jaeger Repair Inc.	Applicant/Agent	Steven Zeitler	
Address (1)	<u>16140 CTH "T"</u>	Address (1)	<u>7410 Hidden Valley Road</u>	
Address (2)		Address (2)		
City/State/Zip	<u>Maribel, Wis 54227</u>	City/State/Zip	<u>Maribel, Wis 54227</u>	
Phone		Phone	<u>920-857-4670</u>	

✓

PROPERTY LEGAL DESCRIPTION

SE 1/4, NE 1/4, S 15 T 21 N R 22 E Town of Cooperstown ☐

House /Fire # _____ Tax Number 003-015-004-002.00

✓

PROPERTY INFORMATION

Existing Zoning District SE ☐ Proposed Zoning district RR ☐

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

✓ See attached air photo

Proposed use: (Reason for change)

I have another business that would like to purchase the north 1.25 acres for his construction business.

Return to: Manitowoc County Planning and Park Commission 4319 Expo Drive, PO Box 935 Manitowoc, WI 54220-0935 (920) 683-4185	<u>Harry A. Jaeger</u> <u>11/24/23</u> Signature (applicant, owner, agent) Date
	_____ Signature (applicant, owner, agent) Date

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Cooperstown from SE to RR)

PETITIONER

Name: Jaeger Repair Inc.
Address: 16140 CTH T
Maribel, WI 54227
Town: Cooperstown

PARCEL

Location: SE ¼, NE ¼, Section 15 T21N-R22E
Tax#: 003-015-004-002.00
Area: 2.84 acres

ACTION TO DATE

Petition Submitted: 11/27/2023
Town Action: Approved November 14, 2023
Hearing Notice Published: 1/10/2024 & 1/15/2024
Advisory: 1/22/2024
Hearing: 1/22/2024

ADJACENT USES & ZONING

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

PARCEL USES & ZONING

Existing Zoning District: SE, Small Estate Residential
Existing Land Use: Grandfathered Business
Proposed Zoning District: RR, Rural Residential
Proposed Use: Sell off 1.25 acre lot

MAP INFORMATION

Farmland Preservation Designation:
Non-Farmland Preservation
Soil Type: HrB, SyA
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well – somewhat poorly drained
Soil Limitations: Moderate - Severe (Percs Slowly)
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: CTH T

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

Town Future Land Use Designation: Agricultural

Preserve, where appropriate, agricultural lands and open spaces. Preserve the farmer's right to farm in order to better serve the residents of the town and to safeguard for future generations the limited rural, agricultural atmosphere and character valued by the residents of the town of Cooperstown.

County Future Land Use Designation: Agricultural

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 these farmlands into the future.

TOWN OF COOPERSTOWN
MANITOWOC COUNTY
MARIBEL, WI 54227
townofcooperstown@yahoo.com



November 20, 2023

Planning & Zoning Commission
4319 Expo Dr
P.O. Box 935
Manitowoc, WI 54220

RE: Rezoning Request- Jaeger Repair Inc.

Dear Planning and Zoning Commission,

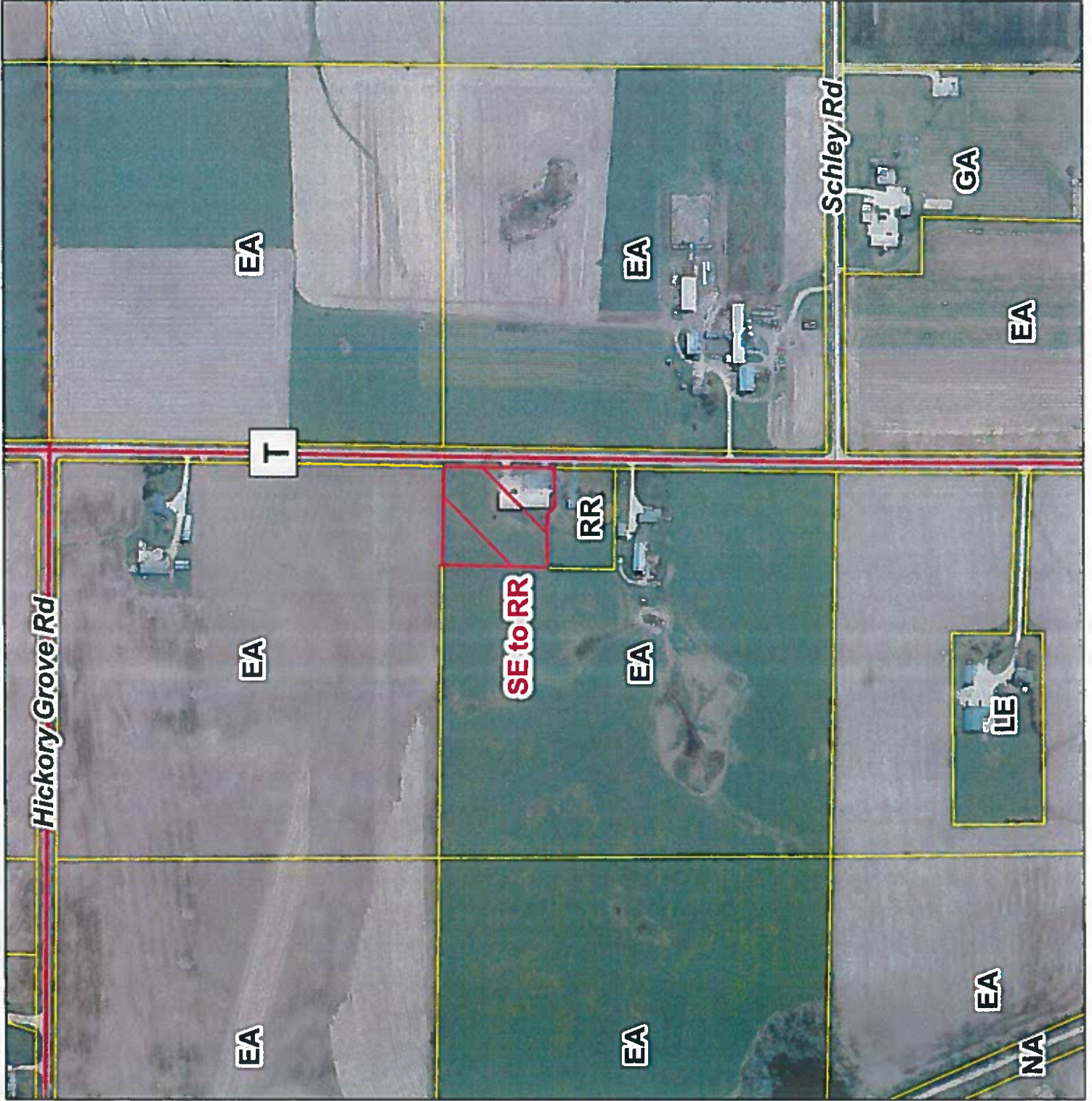
At a regular monthly meeting on November 14, 2023, the Town Board of the Town of Cooperstown reviewed the rezoning request by Jaeger Repair Inc. On a motion by Supervisor Shabler and seconded by Supervisor Kouba, moved to recommend approval of the rezoning request based on the information provided by Gary Jaeger and the application. The motion approved the rezoning request for parcel 003-015-004-002.00 from SE to RR for 2.84 acres. Motion was approved on a vote of 5 in favor.

Thank you. Please direct any questions to 920-660-8544.

Sincerely,

A handwritten signature in cursive script, reading "Susan Kornely", is written over a horizontal dashed line.

Susan Kornely, Clerk



Jaeger Repair Inc.
 Section 15, T21N-R22E
 SE 1/4, NE1/4
 Town of Cooperstown
 From: SE To: RR
 Approximately 2.84 acre(s)
-87.808, 44.294

Map Overview

Cooperstown

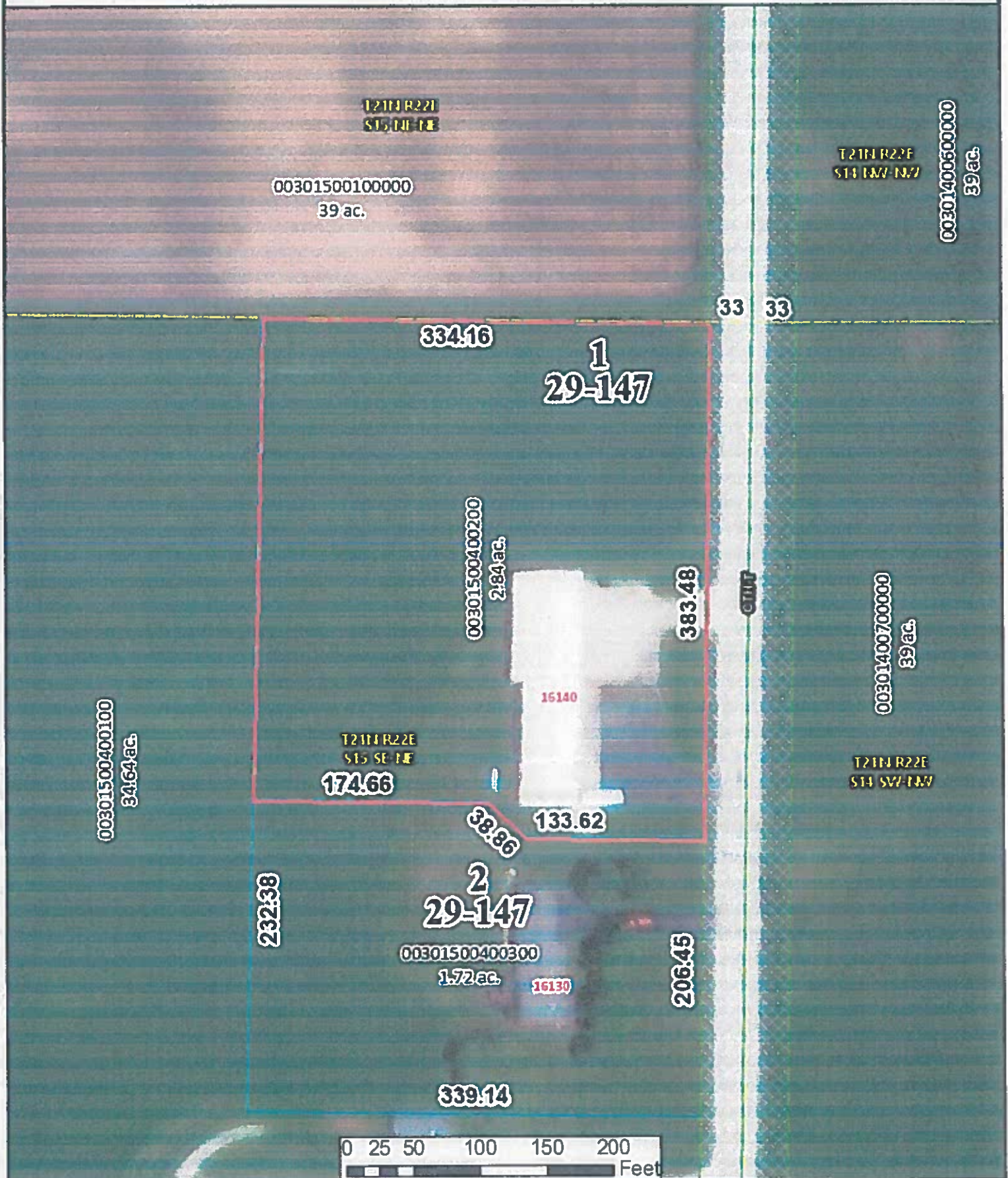
6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



Legend

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

Manitowoc County Parcel Viewer



No. 2023/2024-60

ORDINANCE AMENDING ZONING MAP
(Samuel and Christina Schrock)

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 January 22, 2024; 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 located in part of the Northwest ¼ of the Southeast ¼ of Section 27, T. 20
12 N.- R.21 E., Town of Maple Grove, Manitowoc County, Wisconsin more particularly described as
13 follows:
14

15 Commencing at the South ¼ of Section 27; thence along the westerly line of the
16 Southeast ¼ North 0°17'54" West 1,286.31 feet to the point of beginning; Thence
17 continuing North 0°17'54" West 1,286.31 feet; Thence South 89°52'48" East
18 370.88 feet; Thence South 0°17'54" East 1,291.74 feet; Thence North 89°02'30"
19 West 370.96 feet to the point of beginning, said parcel contains approximately
20 10.00 acres of land;
21

22 is hereby rezoned from Exclusive Agriculture (EA) District to General Agriculture (GA) District.

Dated this 20th day of February 2024.

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 FEBRUARY 20, 2024.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	SAMUEL & CHRISTINA SCHROCK 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.

Samuel & Christina Schrock, on November 17, 2023, petitioned the Manitowoc County Board of Supervisors to rezone approximately 10.0 acres of land located in the NW1/4, SE1/4, Section 27, T20N-R21E, Town of Maple Grove, from EA, Exclusive Agriculture to GA, General Agriculture.

The Town of Maple Grove adopted the Manitowoc County Zoning Ordinance on December 12, 2011. The uses permitted in the 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. Samuel & Christina Schrock petitioned for a zoning map amendment on November 17, 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 January 10, 2024 and on January 15, 2024.
- d. The County Planning and Park Commission held a public hearing on this amendment request on January 22, 2024.
- e. The Commission at their January 22, 2024 meeting recommended approval of a requested rezoning of approximately 10.0 acres of land located in the NW1/4, SE1/4, Section 27, T20N-R21E, Town of Maple Grove, from EA, Exclusive Agriculture 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.
- b. Mr. Samuel Schrock, property owner, spoke in favor of the request.

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 EA, Exclusive Agriculture District.
2. The Maple Grove Town Board supports the proposed zone change to GA, General Agriculture.
3. The area is hilly with poor soils.
4. Minimal farmland will be affected by the proposed rezoning due to water drainage ditch and existing ag building.
5. Rezoning will allow for a single family home to be built.

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 Samuel & Christina Schrock to rezone approximately 10.0 acres of land from EA, Exclusive Agriculture to GA, General Agriculture were approved.

The Manitowoc County Planning and Park Commission, at its January 22, 2024 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 10.0 acres of land located in the NW1/4, SE1/4, Section 27, T20N-R21E, Town of Maple Grove, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive Agriculture 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

January 5, 2024

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

and

Manitowoc County Supervisor Leo J. Naidl
Supervisory District 16

ATTN: Tim Ryan and Supervisor Naidl

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:

Samuel & Christina Schrock
20603 Taus Road
Reedsville, WI 54230

Township:

Maple Grove

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 # 40974

ZONING MAP AMENDMENT APPLICATION

MANITOWOC COUNTY
RECEIVED

NOV 17 2023

PLANNING & PARK
COMMISSION

Date of Application:

OWNER / APPLICANT/ AGENT

Owner

Samuel

Sam & Christine Schrock

Applicant/Agent

Address (1)

20603 TAUS Rd

Address (1)

Address (2)

.

Address (2)

City/State/Zip

Readsville WI 54230

City/State/Zip

Phone

920 629 3722

Phone

PROPERTY LEGAL DESCRIPTION

NW 1/4, SE 1/4, S 27 T 20 N R 21 E Town of Maple Grove

House /Fire # 6219 Aspen Rd Tax Number 011-027-014-000.00

PROPERTY INFORMATION

Existing Zoning District EA

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:

10 Acres

Proposed use: (Reason for change)

Change Ag building to use for warehouse

Rezoned to build a house on that property

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

Sam & Schrock 11/17/23
Signature (applicant, owner, agent) Date

Signature (applicant, owner, agent) Date

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Maple Grove from EA to GA)

PETITIONER

Name: Samuel & Christina Schrock
Address: 20603 Taus Rd.
Reedsville, WI 54230
Town: Maple Grove

PARCEL

Location: NW1/4, SE1/4, Section 27, T20N-R21E
Tax#: 011-027-014-000.00
Area: 10.0 acres

ACTION TO DATE

Petition Submitted: 11/17/2023
Town Action: Approved September 12, 2023
Hearing Notice Published: 1/10/2024 & 1/15/2024
Advisory: 1/22/2024
Hearing: 1/22/2024

ADJACENT USES & ZONING

Direction:	District:	Use:
North	EA	Farmstead/Farmland
South	EA	Farmland
East	EA	Farmland/Grassland
West	LE & EA	Residential/Farmland

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture
Existing Land Use: Farmland/Grassland
Proposed Zoning District: GA, General Agriculture
Proposed Use: To build a house and obtain C.U.P.
to operate business in Ag building.

MAP INFORMATION

Farmland Preservation Designation:
Farmland Preservation
Soil Type: KnC2, MbA, MsA, Po
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well – poorly drained
Soil Limitations: Severe – Percs Slowly
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Aspen Road

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

Town Future Land Use Designation: Agricultural

As the town develops, agricultural land would be converted to uses such as residential, commercial, industrial, transportation, or other developed land uses. Work at preserving agricultural land but allow for orderly growth. Maintain rural character of the town by preserving the natural resources.

County Future Land Use Designation: Agricultural

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 these farmlands into the future.

TOWN OF MAPLE GROVE

Mary Jo Krahn, Town Clerk
6302 Aspen Rd
Reedsville, WI 54230-9187

November 13, 2023



Manitowoc County Planning & Zoning
4319 Expo Drive
Manitowoc, WI 54221

RE: Rezoning Request – Samual Schrock
Aspen Road

Dear Sirs:

At the Town Board meeting held on September 12, 2023, a motion was made and carried to approve the request from Samual Schrock to rezone 10 acres of land to construct a pole shed on his property located on Aspen Rd Road in the Town of Maple Grove. The 10 acres would be rezoned to GA

If you have any question about this, please feel free to contact the Town Chairperson, Paul Heraly, Town Chairperson at 920-716-2414.

Sincerely,

Mary Jo Krahn
Town Clerk

TOWN OF MAPLE GROVE
Tuesday, September 12, 2023



The monthly meeting of the Maple Grove Town Board was called to order on Tuesday, September 12, 2023 at 7:30 PM by Chairperson Paul Heraly.

Present were: Butch Tisler. Absent: Wayne Laabs.

Also present were Paul Hahn, Charmaine Rimple, Jason Schuh, Samuel & Christina Schrock and Rick Krahn

A motion was made by Tisler and seconded by Heraly to approve the August 8, 2023 meeting minutes as presented. Motion carried.

A motion was made by Tisler and seconded by Heraly to approve the Treasurer report as presented. Motion carried.

A motion was made by Tisler and seconded by Heraly to approve the rezoning request from Samuel Schrock to rezone 10 acres of his property located on Aspen Road to construct a new pole shed for his manufacturing business, Mid-State Lamp Co. Motion carried

A motion was made by Tisler and seconded by Heraly to approve the Right of Way Application from Samuel Schrock to install a driveway for an entrance to his property located on Aspen Road. Motion carried

A motion was made by Tisler and seconded by Heraly to approve the Right of Way application from Craig Kesler to install a culvert for an entrance to his woods in the Town of Maple Grove. Motion carried

A motion was made by Tisler and seconded by Heraly to approve the Class "B" Beer License application from Rollin Ridge Disc Golf Course LLC. Motion carried

Correspondence was presented regarding Mid State Properties. A motion was made by Tisler and seconded by Heraly to send them a letter stating they are in violation of the county zoning code and should either remove the vehicles or submit a rezone request. Motion carried

Schuh presented the Reedsville Fire Dept proposed 2024 budget. He explained that the 2% dues were included in the budget amount and we should take that amount off our October payment. A separate check needs to be sent for the 2% amount.

A motion was made by Tisler and seconded by Heraly to approve the Reedsville 2024 Fire Protection Agreement as presented. Motion carried. Signed copy of the Agreement will be returned by Reedsville after Village Board approves it.

Valders Ambulance Service, Reedsville Fire Dept and Reedsville First Responders monthly reports were presented for review.

The next regular meeting will be held on Tuesday, October 10, 2023 at 7:30 PM.

A motion was made by Tisler and seconded by Heraly to adjourn the meeting. Motion carried.
Meeting adjourned at 8:30 PM.

Respectfully submitted,

Mary Jo Krah,
Town Clerk



Samuel Schrock
NW 1/4, SE 1/4
Section 27, T20N-R21E
Town of Maple Grove

From: EA to: GA
Approx. 10.0 acre(s)
-87.974, 44.174

Map Overview

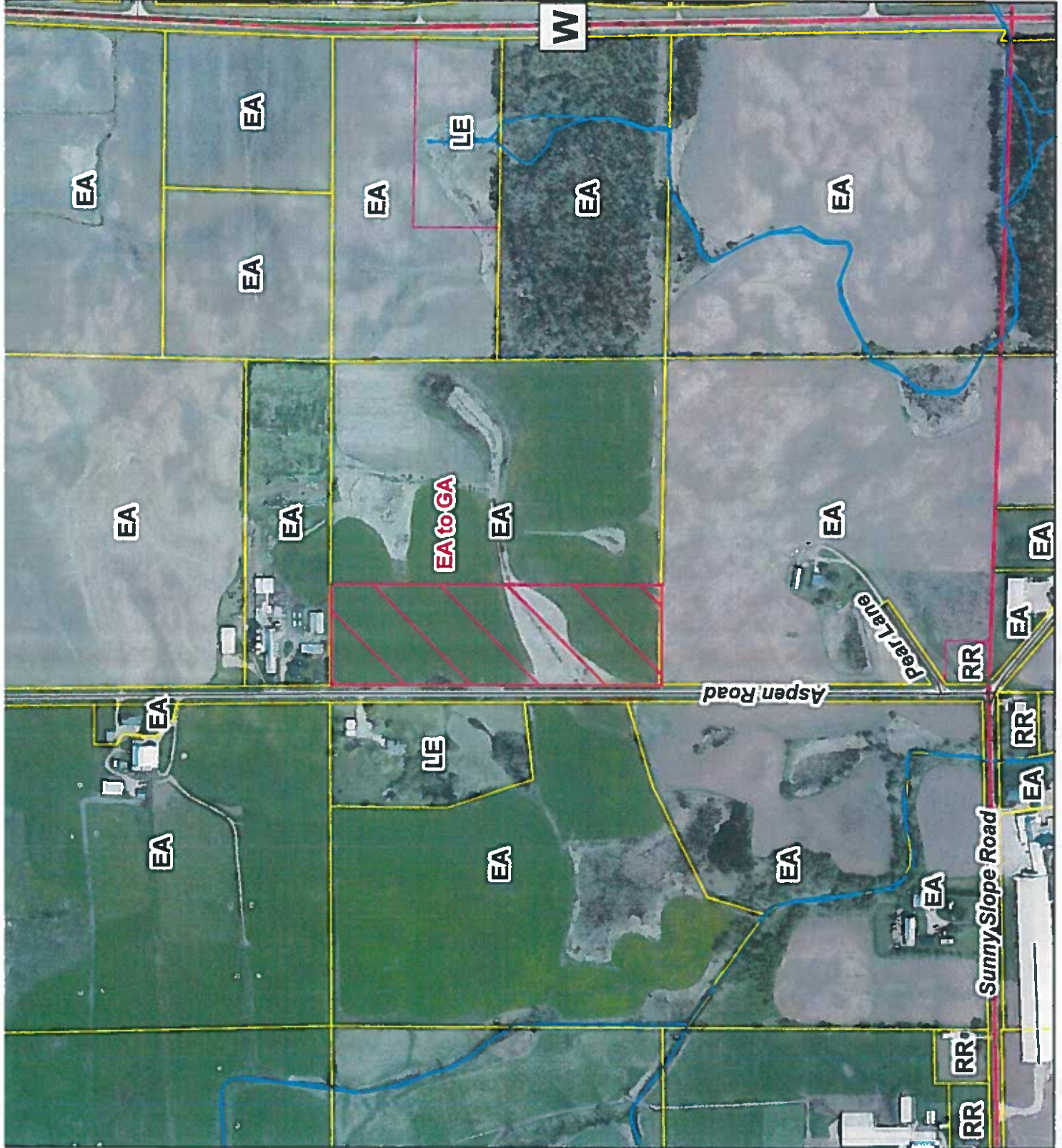
Maple Grove

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

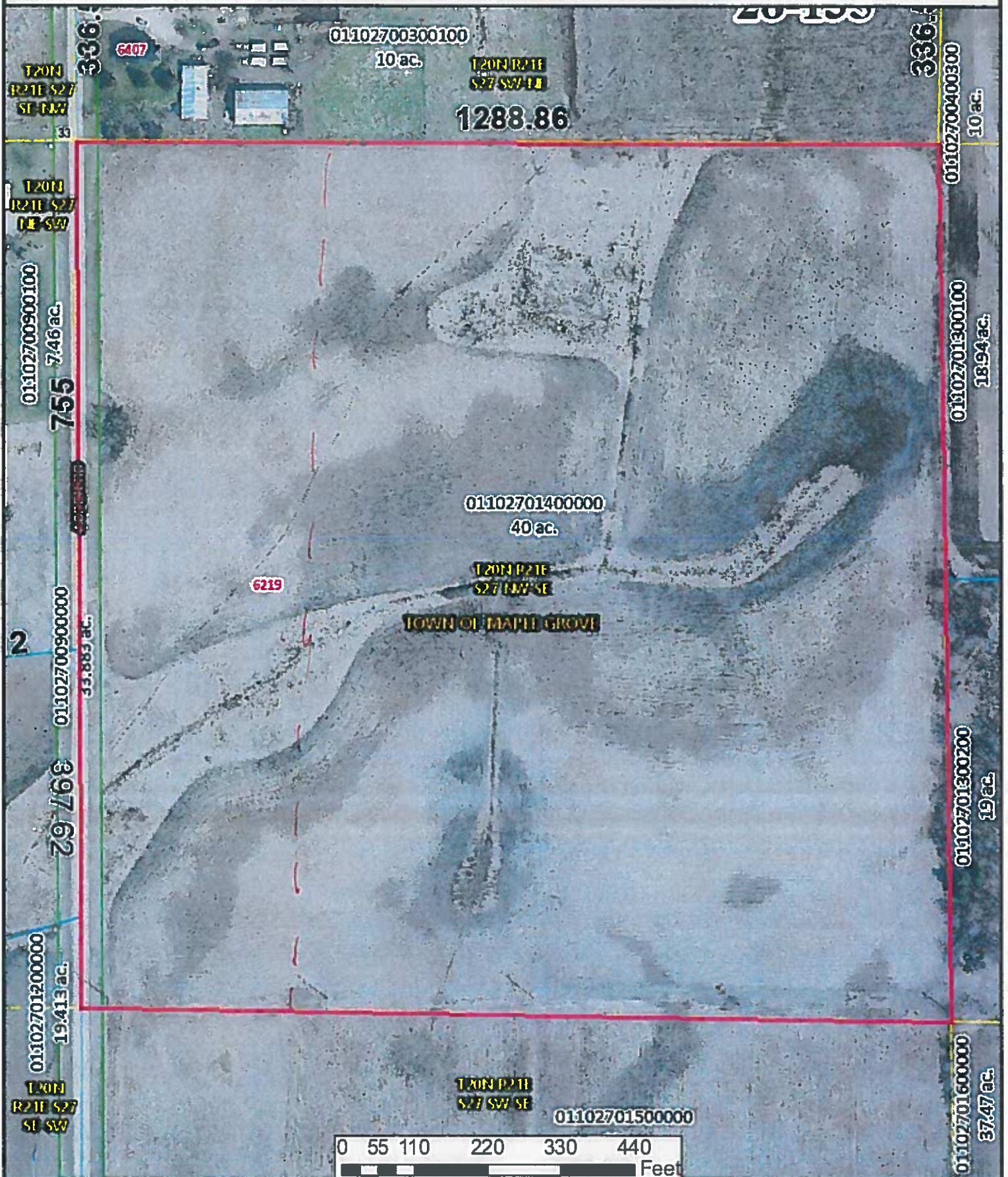


Legend

- Proposed Zone Change
- Zoning Line
- Lot Line
- Water Way
- Section Line



Manitowoc County Parcel Viewer



No. 2023/2024- 61

ORDINANCE AMENDING ZONING MAP
(Peter Propson Jr.)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

WHEREAS, the Planning and Park Commission, after providing the required notice, held a public hearing on a petition for a zoning ordinance amendment on January 22, 2024; and

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

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

A parcel of land located in part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section 4 and the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 5, Township 17 North, Range 21 East, Town of Schleswig, Manitowoc County, Wisconsin more particularly described as follows:

Commencing at the Northwest Corner of said Section 4; thence S00°-14'-00"E along the West line of the NW1/4 of said Section 4, a distance of 1471.02 feet to the North line of the SW1/4 of the NW1/4 of said Section 4; thence S89°-26'-34"E along said North line 1322.34 feet to the East line of SW1/4 of the NW1/4 of said Section 4; thence S00°-06'-35"E along said East line 571.53 feet to the point of beginning; thence continuing S00°-06'-35"E along said East line 758.90 feet to the South line of the NW1/4 of said Section 4; thence N89°-44'-22"W along said South line 324.40 feet; thence N00°-15'-40"E 649.00 feet; thence N89°-44'-22"W 1038.84 feet to the Centerline of Steinthal Road; thence N01°-43'-57"E along said Centerline 109.92 feet; thence S89°-44'-22"E 1355.51 feet to the point of beginning, said parcel containing approximately 358,322 square feet (8.23 acres) of land;

is hereby rezoned from Natural Area (NA) District to General Agriculture (GA) District.

Dated this 20th day of February 2024.

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 FEBRUARY 20, 2024.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	PETER PROPSON JR 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.

Peter Propson Jr, on November 7, 2023, petitioned the Manitowoc County Board of Supervisors to rezone approximately 8.23 acres of land located in the SW1/4, NW1/4, Section 4 and in the SE1/4, NE1/4, Section 5 T17N-R21E, Town of Schleswig, from NA, Natural Area to GA, General Agriculture.

The Town of Schleswig adopted the Manitowoc County Zoning Ordinance on October 11, 2012. The uses permitted in the 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. Peter Propson Jr petitioned for a zoning map amendment on November 7, 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 January 10, 2024 and on January 15, 2024.
- d. The County Planning and Park Commission held a public hearing on this amendment request on January 22, 2024.
- e. The Commission at their January 22, 2024 meeting recommended approval of a requested rezoning of approximately 8.23 acres of land located in the SW1/4, NW1/4, Section 4 and in the SE1/4, NE1/4, Section 5 T17N-R21E, Town of Schleswig, from NA, Natural Area 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.
- b. Mr. Peter Propson Jr, property owner, spoke in favor of the request.

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 NA, Natural Area District.
2. The Schleswig Town Board & Town Planning Commission supports the proposed zone change to GA, General Agriculture.
3. The proposed zoning district is adjacent to said parcel.

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 Peter Propson Jr to rezone approximately 8.23 acres of land from NA, Natural Area to GA, General Agriculture were approved.

The Manitowoc County Planning and Park Commission, at its January 22, 2024 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 8.23 acres of land located in the SW1/4, NW1/4, Section 4 and in the SE1/4, NE1/4, Section 5 T17N-R21E, Town of Schleswig, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from NA, Natural Area 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

Prepared by Manitowoc County Planning & Zoning Department



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

January 5, 2024

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:

Peter Propson, Jr.
10319 Steinthal Road
Kiel, WI 53042

Township:

Schleswig

Name of Applicant/Agent:

Anthony P. Lulloff
AP Lulloff Land Survey LLC
17625 Matznick Road
Kiel, WI 53042

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 # 40958

ZONING MAP AMENDMENT APPLICATION

MANITOWOC COUNTY
RECEIVED
NOV 07 2023
PLANNING & PARK
COMMISSION

Date of Application: 11/6/23

OWNER / APPLICANT/ AGENT

Owner Peter Propson, Jr.
Address (1) 10319 Steinthal Road
Address (2)
City/State/Zip Kiel, WI 53042
Phone 920.973.1936

Applicant/Agent Anthony P. Lulloff
Address (1) AP Lulloff Land Survey LLC
Address (2) 17625 Matznick Road
City/State/Zip Kiel, WI 53042
Phone 920.894.2151

PROPERTY LEGAL DESCRIPTION

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

SE 1/4 NE 1/4

House /Fire # 10319

Tax Number 01600400700200

PROPERTY INFORMATION

Existing Zoning District NA

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:

See attached sketch. We will follow up with a Certified Survey Map.

Proposed use: (Reason for change)

Mr. Propson is selling his home and shed on a proposed 9.46 acres parcel. The remainder of his property will remain NA and be sold to the north adjacent landowner. Andrew Harper.

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

Signature (applicant, owner, agent) Anthony P. Lulloff

11/6/23

Date

11/6/23

Signature (applicant, owner, agent) Date

Revised
11/7/23
APL

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

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

PETITIONER

Name: Peter Propson, Jr.
Address: 10319 Steinthal Rd.
Kiel, WI 53042
Town: Schleswig

PARCEL

Location: SW ¼, NW ¼, Section 4, T17N-R21E
SE ¼, NE ¼, Section 5, T17N-R21E
Tax#: 016-004-007-002.00
Area: 8.23 acre(s)

ACTION TO DATE

Petition Submitted: 11/07/2023
Town Action: Approved December 14, 2023
Hearing Notice Published: 1/10/24 & 1/15/24
Advisory: 01/22/24
Hearing: 01/22/24

ADJACENT USES & ZONING

Direction:	District:	Use:
North	NA	Grassland/Farmland
South	NA	Farmland/Wooded
East	GA	Farmland/Wooded
West	NA	Residential/Grassland

PARCEL USES & ZONING

Existing Zoning District: NA, Natural Area
Existing Land Use: Residential
Proposed Zoning District: GA, General Agriculture
Proposed Use: Sell existing house with outbuilding
and 10 acres of land.

MAP INFORMATION

Farmland Preservation Designation:
Non-Farmland Preservation Area
Soil Type: LuC2, LuD, MuA
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well – poorly drained
Soil Limitations: Severe
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Steinthal Rd
Town Land Use Designation: Agricultural

Soil Test: June 30, 2009
Terrain: 0 – 12+ Percent Slopes
Vegetative Cover: Grassland/Farmland

Preserve the agricultural resources of the town. Anticipated Land Use trends to include division of land in the town into smaller parcels. New residential development types shall conform to surrounding land uses. Preserve as much of the rural landscape and woodlands and other natural features as possible. Encourage design techniques (such as conservation and cluster subdivision) that strike a creative balance between open space and development.

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.

TOWN OF SCHLESWIG
Regular Monthly Town Board Meeting
December 14th, 2023
MINUTES



UNAPPROVED DRAFT

Meeting called to order by Supervisor Glomski at 7:05 P.M. at the Schleswig Town Hall. Meeting notices were posted at designated sites on December 12th and the media was notified. Town officials present for the meeting were Supervisor Glomski, Supervisor Schwantes, Supervisor Hoerth, Clerk Pieper, Treasurer Krebsbach, Deputy Treasurer Vondrachek and Road Superintendent Hartmann.

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

Motion – Hoerth/Schwantes to approve Regular Board meeting minutes of 11/9/2023; motion carried.

Motion – Hoerth/Schwantes to approve minutes of the Special Board meeting minutes to approve 2024 budget; motion carried.

Treasurer's report: Checkbook balance \$24,807.70; mobile home account \$2,079.16; tax savings account \$209,554.89; ARPA account \$1,534.81; capital outlay account \$77,125.23; equipment account \$202,402.02. Receipts since previous meeting were \$37,170.35.

Clerk's report: **Motion: Schwantes/Hoerth** to approve payments of the EFT for US Treasury to #16981 totaling \$ 177,831.36; motion carried.

Board Member's Report: Discussion regarding research on purchasing a tractor. Will wait for bids to come through before making any decisions. Table discussion for future meeting.

Assessor's report: Town is at 66% at this time. Reassessments will begin in October 2024 continuing through 2025. Invoice for reassessment will arrive in 2025.

Constable's report: No Update on any issues. Constable Schuler suggested that the Town Board consider backing a piece of legislation/bill that Andre Jacques has proposed regarding wake surfing on smaller lakes. Supervisor Glomski requested more information be presented to Board.

Visitors' input: No comment.

Building permits:

Seth Zipperer – Solar Panels
James Dhein – New Home
Dick Hasey – Siding

Old & New Business:

- A. Fair Market Assessments proposed a new Maintenance Contract for the 2024-2025 timeframe. **Motion Hoerth/Schwantes** to accept the maintenance contract as presented.
- B. Motion Hoerth/Schwantes to accept Insurance Policy Coverage from Rural Insurance as presented.
- C. Motion Schwantes/Hoerth: to approve the slate of election officials as presented.
- D. Motion Hoerth/Schwantes: to approve payment to Glacierland Phragmites for invoice of \$906
- E. Road Work Projects
 - o Louis Corners Road Update
All work has been completed and information has been gathered to now present for grant reimbursement
- F. City of Kiel Request for No Through Traffic: Motion Hoerth/Schwantes to table conversation regarding posting no through traffic on Rockville Road until Supervisors have a chance to review the material proposed.
- G. Fire Contract: Motion Hoerth/Schwantes to approve proposed contract to include \$10,000 increase yearly payment to City of Kiel beginning January 2024.

Miscellaneous Reports

- H. Planning Commission Update:
 - o The Planning Commission recommended for approval the Re-zone Map Amendment request from Peter Propson Jr., of 10319 Steinthal Road for a rezone on a 10 acre parcel from NA {Natural Area} to be re-zoned GA (General Agriculture). Motion: Glomski/Schwantes to concur with the Planning Commission - Motion carried.
 - o The Planning Commission recommended for approval the request from Peter Propson Jr., of 10319 Steinthal Road for a Variance Application on the driveway from the required 150' width for GA to a 109' width. Motion :Glomski/Schwantes to concur with the Planning Commission . Motion carried.
 - o The Planning Commission recommended for approval the Re-zone Map Amendment request from David Schneider for a rezone of Lot #2 of the Cedar Lake property purchased by Mr. Schneider and sub-divided into 4 lots. All lots are currently zoned CB (Commercial Business). Lot #2 will move from CB to LR (Lake Residential). Motion: Glomski/Schwantes to concur with the Planning Commission's recommendation for approval - Motion carried.
 - o The Planning Commission recommended for non-approval the Re-zone Map Amendment request from Michael D. Pfister of 11020 Wilke Lake Road. Mr. Pfister would like to sell a '1' acre lot to the North of the existing farm house/buildings lot and rezone the lot from GA {General Agriculture} to RR (Rural Residential).The '1' acre lot does not meet the Town of Schleswig "past practice" minimum requirements of RR (Rural Residential) which needs to be a '2' acre minimum. Motion: Schwantes/Glomski to concur with the Planning Commission's recommendation for non-approval - Motion carried.
- I. Entertainment for the Holiday Party – Treasurer Krebsbach has organized and secured entertainment for the evening.

Motion Schwantes/Hoerth: to adjourn; motion carried. Meeting adjourned at 8:30pm.

Beth Pieper, Town Clerk
12/18/2023



Peter Propson Jr.
SW 1/4, NW 1/4
Section 4, T17N-R21E
SE 1/4, NE 1/4
Section 5, T17N-R21E
Town of Schleswig

From: NA To: GA
Approximatel 8.23 acre(s)
-87.998, 43.973

Map Overview

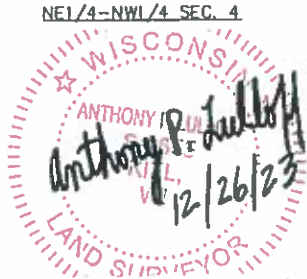
Schleswig					
6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



Legend

- Proposed Zone Change (Red outline)
- Parcel Line (Yellow line)
- Water Way (Blue line)
- Zoning Line (Pink line)

**A PART OF THE SW1/4 OF THE NW1/4 AND THE SE1/4
OF THE NW1/4 OF SECTION 4, AND PART OF THE SE1/4
OF THE NE1/4 OF SECTION 5, T. 17 N., R. 21 E., TOWN
OF SCHLESWIG, MANITOWOC COUNTY, WISCONSIN.**



1	11-8-23	PRELIM.
2	11-20-23	FINAL
3	12-16-23	ADD FLOODPLAIN
DRAWING FILE: PROPSON CSM		
PROJECT NUMBER: 2231004		
DRAWN BY: KCM CHECKED BY: APL		
NOTEBOOK: MISC-1		PAGE: 62
SHEET 1 OF 2		MAP NO. L-14019

STATE OF WISCONSIN) SS
MANITOWOC COUNTY)

CERTIFIED SURVEY MAP

Sheet 2 of 2

SURVEYOR'S CERTIFICATE:

I, Anthony P. Lulloff, Wisconsin Professional Land Surveyor of AP Lulloff Land Survey LLC. certify that I have surveyed, divided and mapped under the direction of Peter Propson, Jr., a part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) and the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 4 and the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section 5, Township 17 North, Range 21 East, Town of Schleswig, Manitowoc County, Wisconsin containing 439,233 square feet (10.08 acres) of land and being described by:

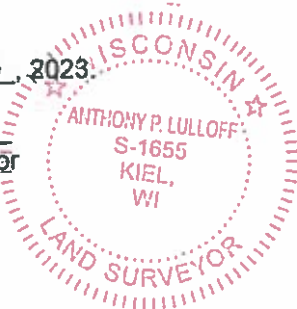
Commencing at the Northwest Corner of said Section 4; thence S00°-14'-00"E along the West line of the NW1/4 of said Section 4, a distance of 1471.02 feet to the North line of the SW1/4 of the NW1/4 of said Section 4; thence S89°-26'-34"E along said North line 1322.34 feet to the East line of SW1/4 of the NW1/4 of said Section 4; thence S00°-06'-35"E along said East line 571.53 feet to the point of beginning; thence S89°-44'-22"E 106.62 feet; thence S00°-06'-35"E 758.90 feet to the South line of the NW1/4 of said Section 4; thence N89°-44'-22"W along said South line 431.02 feet; thence N00°-15'-40"E 649.00 feet; thence N89°-44'-22"W 1038.84 feet to the Centerline of Steinthal Road; thence N01°-43'-57"E along said Centerline 109.92 feet; thence S89°-44'-22"E 1355.51 feet 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, Section 12.07 of the Manitowoc County Subdivision Regulations and the Town of Schleswig in surveying, dividing and mapping the same.

Dated this 26th day of December, 2023.

Anthony P. Lulloff
Wisconsin Professional Land Surveyor
Anthony P. Lulloff, S-1655



OWNER'S CERTIFICATE:

As owner, I hereby certify that I caused the land described on this Certified Survey Map to be surveyed, divided, and mapped as represented on this map.

Dated this 3 day of Jan, 2024.

In the presence of:

Kari L. Whack

Peter D. Propson, Jr.

Peter Propson, Jr.

Δ

ORDINANCE AMENDING ZONING MAP
(Joseph Pribyl)

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 January 22, 2024; 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 located in the SE 1/4 of the SW 1/4 of Section 26, Town 21 North, Range
12 23 East, Town of Gibson, Manitowoc County, Wisconsin, more particularly described as follows:
13

14 Commencing at the SW Corner of said Section: Thence N 89°51'38" E, 1332.56
15 feet coincident with the south line of said Section; Thence N 00°11'22" E, 214.09
16 feet to the point of beginning; Thence S 74°08'41" E, 280.41 feet; Thence N
17 00°11'25" E, 637.93 feet coincident with the west line of Lot 1; Thence N 89°37'34"
18 W, 197.52 feet; Thence S 00°11'22" W, 123.42 feet; Thence N 89°37'34" W, 72.48
19 feet; Thence S 00°11'22" W, 439.66 feet to the point of beginning, said parcel
20 containing approximately 153,189 Square Feet (3.517 Acres) of land;
21

22 is hereby rezoned from Large Estate Residential (LE) District and Rural Residential (RR)
23 District to Small Estate Residential (SE) District.

Dated this 20th day of February 2024.

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 FEBRUARY 20, 2024.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	JOSEPH PRIBYL 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.

Joseph Pribyl, on December 4, 2023, petitioned the Manitowoc County Board of Supervisors to rezone approximately .33 acres of land located in the SE1/4, SW1/4, Section 26, T21N-R23E, Town of Gibson, from RR, Rural Residential and approximately 3.18 acres of land located in the SE1/4, SW1/4, Section 26, T21N-R23E, Town of Gibson from LE, Large Estate to SE, Small Estate.

The Town of Gibson adopted the Manitowoc County Zoning Ordinance on December 5, 2011. The uses permitted in the 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. Joseph Pribyl petitioned for a zoning map amendment on December 4, 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 January 10, 2024 and on January 15, 2024.
- d. The County Planning and Park Commission held a public hearing on this amendment request on January 22, 2024.
- e. The Commission at their January 22, 2024 meeting recommended approval of a requested rezoning of approximately .33 acres of land located in the SE1/4, SW1/4, Section 26, T21N-R23E, Town of Gibson, from RR, Rural Residential and approximately 3.18 acres of land located in the SE1/4, SW1/4, Section 26, T21N-R23E, Town of Gibson from LE, Large Estate 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.
- b. Mr. Joseph Pribyl, property owner, spoke in favor of the request.
- c. Mr. Andrew Pribyl, applicant, spoke in favor of the request.

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 Gibson Town Board supports the proposed zone change to SE, Small Estate.
3. Rezoning will allow for the construction of a single family home adjacent to an existing residential area.

4. Area to be rezoned is located in the southwest corner of the property and has adequate road frontage.

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 Joseph Pribyl to rezone approximately .33 acres of land from RR, Rural Residential and approximately 3.18 acres of land from LE, Large Estate to SE, Small Estate were approved.

The Manitowoc County Planning and Park Commission, at its January 22, 2024 meeting, therefore by a unanimous vote recommended that the subject property (an approximately .33 acres of land located in the SE1/4, SW1/4, Section 26, T21N-R23E, Town of Gibson, from RR, Rural Residential and approximately 3.18 acres of land located in the SE1/4, SW1/4, Section 26, T21N-R23E, Town of Gibson, from LE, Large Estate (more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning 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

January 5, 2024

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

and

Manitowoc County Supervisor James Falkowski
Supervisory District 19

ATTN: Tim Ryan and Supervisor Falkowski

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:

Joseph Pribyl
2418 Hwy 147W
Mishicot, WI 54228

Township:

Gibson

Applicant/Agent

Andrew Pribyl
7218 CTH O
Two Rivers, WI 54241

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	<input checked="" type="checkbox"/>
Receipt #	40991



ZONING MAP AMENDMENT APPLICATION

Date of Application:		OWNER / APPLICANT/ AGENT		<div>MANITOWOC COUNTY RECEIVED DEC 04 2023 PLANNING & PARK COMMISSION</div>
Owner	Joseph Pribyl	Applicant/Agent	Andrew Pribyl	
Address (1)	2418 Hwy 147w	Address (1)	7218 Cth O	
Address (2)		Address (2)		
City/State/Zip	Mishicot, WI, 54228	City/State/Zip	Two Rivers, WI, 54241	
Phone	920-755-2090	Phone	920-860-0587	

PROPERTY LEGAL DESCRIPTION	
SE 1/4, SW 1/4, S 26 T 21 N R 23 E Town of Gibson	
House /Fire #	2418
Tax Number	00602601200102

PROPERTY INFORMATION	
Existing Zoning District	LE/RR
Proposed Zoning district	SE (LOT 2)
Please include an air photo identifying the proposed area with dimensions or a description of the area proposed for rezoning including acreage:	
See attached. There is also a small area in the SW corner of the parcel zoned RR. This would also be changed to SE.	

Proposed use: (Reason for change)
Split existing parcel of 2418 into (2) parcels. Existing 2418 to remain LE while new new parcel to be SE. Use of new parcel for single family home.

Return to: Manitowoc County Planning and Park Commission 4319 Expo Drive, PO Box 935 Manitowoc, WI 54220-0935 (920) 683-4185	<div> Signature (applicant, owner, agent) Date 12/3/23</div> <div> Signature (applicant, owner, agent) Date 12-3-23</div>
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MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Gibson from LE & RR to SE)

PETITIONER

Name: Joseph Pribyl
Address: 2418 STH 147 W
Mishicot WI 54228
Town: Gibson

PARCEL

Location: SE1/4, SW1/4, Section 26, T21N-R23E
Tax#: 006-026-012-001.02
Area: 3.51 acres

ACTION TO DATE

Petition Submitted: 12/4/2023
Town Action: Approved November 6, 2023
Hearing Notice Published: 1/10/2024 & 1/15/2024
Advisory: 1/22/2024
Hearing: 1/22/2024

ADJACENT USES & ZONING

Direction:	District:	Use:
North	EA	Creek & Woods
South	EA	Farmland & Road
East	LE	Residential
West	EA	Woods

PARCEL USES & ZONING

Existing Zoning District: LE, Large Estate Residential
RR, Rural Residential
Existing Land Use: Grassland & Woods
Proposed Zoning District: SE, Small Estate Residential
Proposed Use: Sell off 3 acre lot to son to build a house

MAP INFORMATION

Farmland Preservation Designation:
Non-Farmland Preservation
Soil Type: PIB, PIC
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well - excessively drained
Soil Limitations: Slight - Moderate (Percls Slowly)
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: STH 147 W

Soil Test: N/A
Terrain: 0 to >12 Percent Slopes
Vegetative Cover: Woodland

Town Future Land Use Designation: Agricultural

Encouraging the preservation of agricultural lands within the Town of Gibson. Any new development techniques and programs should preserve as much farmland as possible. 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, view sheds, open spaces, and areas deemed important for the town to keep preserved.

County Future Land Use Designation: Agricultural

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 these farmlands Into the future.

STATE OF WISCONSIN

TOWN OF GIBSON

MANITOWOC COUNTY



No. 2023-10

RESOLUTION APPROVING REZONING REQUEST

JOSEPH A. PRIBYL

PARCEL NO. 006-026-012-001-02

WHEREAS, the Town Board of the Town of Gibson of Manitowoc County, Wisconsin, by this resolution, adopted by a majority vote of 3 to 0 of the town board on a roll call vote with a quorum present at a meeting on November 6, 2023, at the Gibson Town Hall, 14920 County Trunk Highway Q, Mishicot, Wisconsin; and voting and proper notice having been given; resolves and orders as follows:

The request of Joseph A. Pribyl to rezone approximately 3 ± acres of land located in the SE 1/4, SW 1/4, Section 26, T21, R23E, Town of Gibson (Parcel No. 006-026-012-001-02) from Large Estate Residential (LE) and Rural Residential (RR) to Small Estate Residential (SE) with the balance of this parcel remaining zoned as Large Estate Residential (LE) was approved by a vote of 3 to 0 of the Gibson Town Board on November 6, 2023.

The town clerk shall properly post or publish this resolution as required under s. 60.80, Wis. Stats.

Adopted this 6th day of November, 2023.

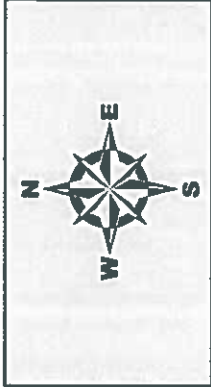

Richard Wegner, Chairman


Steven Rahmlow, Supervisor


Donald Rabitz, Supervisor

Attest:


Linda S. Herman, Town Clerk



Joseph Pribyl
 SE 1/4, SW 1/4
 Section 26, T21N-R23E
 Town of Gibson
 From: LE To: SE
 Approximately 3.18 acre(s)
 From: RR To: SE
 Approximately 0.33 acre(s)
-87.679, 44.256

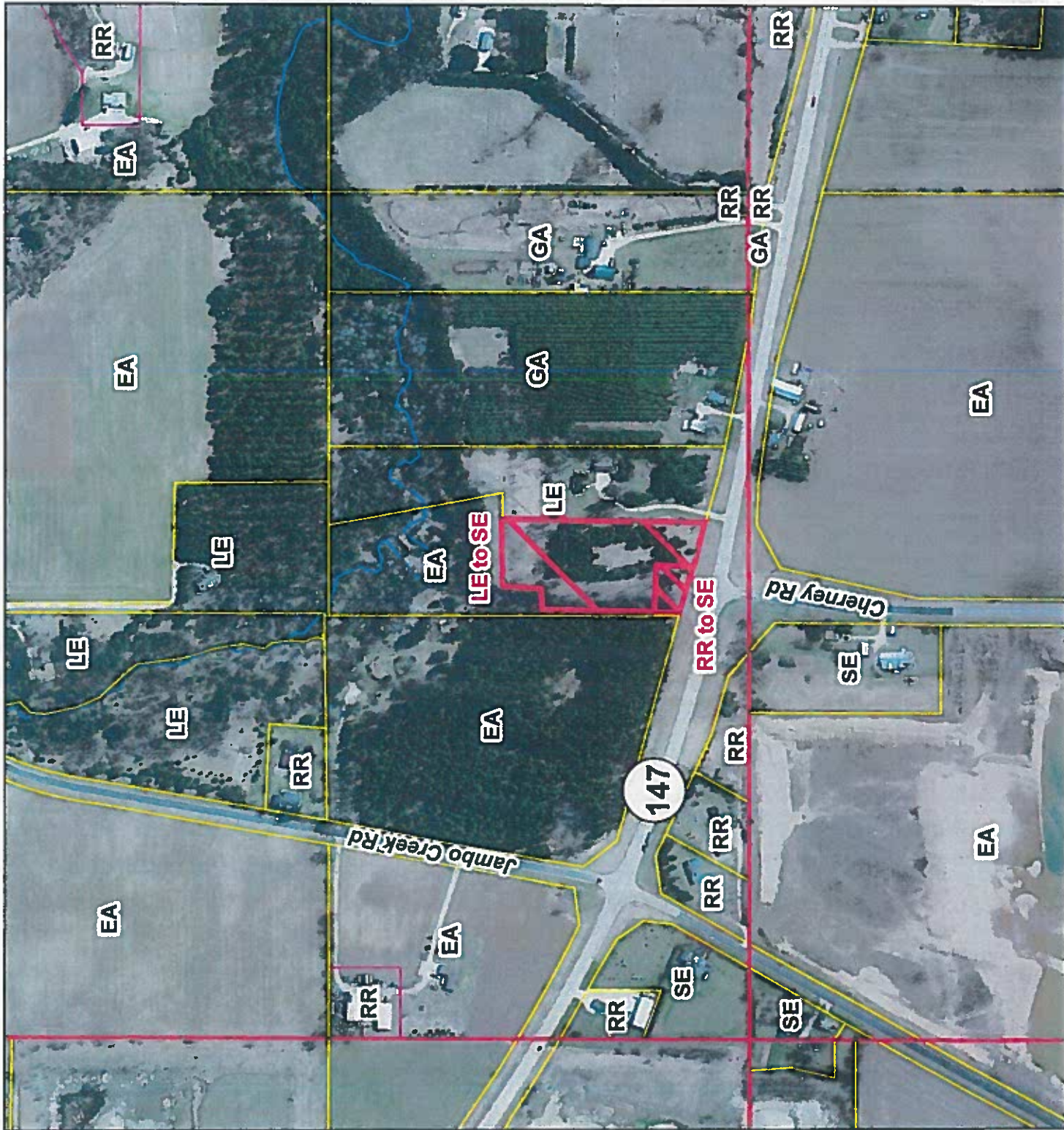
Map Overview

Gibson

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	



- Legend**
- Proposed Zone Change
 - Zoning Line
 - Section Line
 - Lot Line
 - Water Way



NORTH IS REFERENCED TO THE
MANITOWOC COUNTY COORDINATE
SYSTEM. (PER THE COUNTY PUBLISHED
SECTION SUMMARY)

SCALE 1" = 140'

SW CORNER
SEC. 26-21-23
(EXISTING 1" IRON PIPE)

MTWC CO. COORD.
N: 360301.4080
E: 229842.1220

S 89°44'39" E
72.29'

ZONED "EA"
EXCLUSIVE AGRICULTURE

LOT 2
3.517 Ac.
ZONED "LE"
LARGE ESTATE

LOT 1
6.161 Ac.
ZONED "LE"
LARGE ESTATE

ZONED "GA"
GENERAL AGRICULTURE

S 1/4 CORNER
SEC. 26-21-23
(EXISTING 1" IRON PIPE)

MTWC CO. COORD.
N: 360307.8310
E: 229780.5370

N 89°51'38" E
1332.61'

S. LINE, SW 1/4, SEC. 26-21-23

LOT 1:

Located in the SE 1/4 of the SW 1/4 of Section 26, Town 21 North, Range 23 East, Town of Gibson, Manitowoc County, Wisconsin, described as follows:

Commencing at the SW Corner of said Section; Thence N 89°51'38" E, 1332.56 feet coincident with the south line of said Section; Thence N 00°11'22" E, 214.09 feet; Thence S 74°08'41" E, 280.41 feet to the point of beginning; Thence continuing S 74°08'41" E, 164.30 feet; Thence S 78°22'58" E, 89.97 feet; Thence N 00°04'24" W, 1243.55 feet; Thence S 89°55'58" W, 237.00 feet coincident with the north line of the SE 1/4 of the SW 1/4 of said Section; Thence S 09°32'14" E, 550.59 feet; Thence N 89°37'34" W, 96.69 feet; Thence S 00°11'25" W, 637.93 feet to the point of beginning.

Said parcel contains 268,365 Square Feet (6.161 Acres) of land.

LOT 2:

Located in the SE 1/4 of the SW 1/4 of Section 26, Town 21 North, Range 23 East, Town of Gibson, Manitowoc County, Wisconsin, described as follows:

Commencing at the SW Corner of said Section; Thence N 89°51'38" E, 1332.56 feet coincident with the south line of said Section; Thence N 00°11'22" E, 214.09 feet to the point of beginning; Thence S 74°08'41" E, 280.41 feet; Thence N 00°11'25" E, 637.93 feet coincident with the west line of Lot 1; Thence N 89°37'34" W, 197.52 feet; Thence S 00°11'22" W, 123.42 feet; Thence N 89°37'34" W, 72.48 feet; Thence S 00°11'22" W, 439.66 feet to the point of beginning.

Said parcel contains 153,189 Square Feet (3.517 Acres) of land.

MAP OF PROPOSED ZONING CHANGE

LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 26, TOWN 21 NORTH, RANGE 23 EAST, TOWN OF GIBSON, MANITOWOC COUNTY, WISCONSIN

FILE NO.	FIELD WORK COMPLETION DATE: 11/29/2023
1 OF 1	DRAWN BY: JAD/BLB
	JOB NO. S749023
	CAD FILE: DWG\21-23\PRIBYL\S749023
	SCALE: 1" = 140'

ANDREW PRIBYL
718 CTY RD. "O"
TWO RIVERS, WI 54241

Corner Point
A DIVISION OF ACD CONSULTING GROUP

350 S. 26th Street
Manitowoc, WI 54220
Ph 920.682.6305

ORDINANCE AMENDING ZONING MAP
(Carol Waniger)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

WHEREAS, the Planning and Park Commission, after providing the required notice, held a public hearing on a petition for a zoning ordinance amendment on January 22, 2024; and

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

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

A parcel of land located in part of the Southwest 1/4 of the Southeast 1/4 of Section 31 T.19 N.- R. 22 E., Town of Cato, Manitowoc County, Wisconsin more particularly described as follows:

Commencing at the Southeast Corner of Section 31; thence along the southerly line of the SE 1/4 North 89°50'02" West 1,329.81 feet to the point of beginning; thence continuing North 89°50'02" West 181.40 feet; thence along the northerly line of Tract 1 of Certified Survey Map Volume 16 page 379 North 2°49'03" West 40.00 feet; thence North 34°21'03" West 24.39 feet; thence North 50°01'03" West 40.00 feet; thence North 74°49'03" West 14.00 feet; thence North 50°49'03" West 30.00 feet; thence North 16°49'03" West 25.00 feet; thence North 37°49'03" West 40.00 feet; thence North 59°49'03" West 20.00 feet; thence North 39°49'03" West 30.00 feet; thence North 30°49'03" West 55.00 feet; thence North 37°49'03" West 30.00 feet; thence North 64°49'03" West 14.00 feet; thence North 86°49'03" West 35.00 feet; thence North 74°49'03" West 85.00 feet; thence North 57°49'03" West 35.00 feet; thence North 76°49'03" West 20.00 feet; thence North 63°49'03" West 30.00 feet; thence North 73°49'03" West 30.00 feet; thence North 81°49'03" West 25.00 feet; thence North 2°06'57" East 260.63 feet to the southerly line of the Wisconsin Central LTD Rail Road right of way; thence along said line South 87°30'39" East 653.98 feet; thence South 2°16'48" West 579.38 feet to the point of beginning, said parcel containing approximately 6.4 acres of land;

is hereby rezoned from Large Estate Residential (LE) District to Rural Residential (RR) District.

Dated this 20th day of February 2024.

James Falkowski, Chair

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

APPROVED: _____
Bob Ziegelbauer, County Executive Date

REPORT TO:	THE MANITOWOC COUNTY BOARD OF SUPERVISORS FEBRUARY 20, 2024.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	CAROL WANIGER 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.

Carol Waniger, on December 7, 2023, petitioned the Manitowoc County Board of Supervisors to rezone approximately 6.73 acres of land located in the SW1/4, SE1/4, Section 31, T19N-R22E, Town of Cato, from LE, Large Estate to RR, Rural Residential.

The Town of Cato adopted the Manitowoc County Zoning Ordinance on December 5, 2011. The uses permitted in the RR, Rural Residential zoning provides for mixed residential and low impact non-residential development on relatively small lots with a minimum lot size of one acre.

1. Action taken to date on this request includes:

- a. Carol Waniger petitioned for a zoning map amendment on December 7, 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 January 10, 2024 and on January 15, 2024.
- d. The County Planning and Park Commission held a public hearing on this amendment request on January 22, 2024.
- e. The Commission at their January 22, 2024 meeting recommended approval of a requested rezoning of approximately 6.73 acres of land located in the SW1/4, SE1/4, Section 31, T19N-R22E, Town of Cato, from LE, Large Estate to RR, Rural Residential.

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.
- b. Mr. Paul Leonhard, adjacent property owner/son in law, spoke in favor of the request.

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 & Town Land Use Committee support the proposed zone change to RR, Rural Residential.
3. The rezone will allow for the house and shed to be segregated from the grassland.
4. The rezone will also allow for the grassland to be attached to her daughter's adjacent parcel, which is zoned RR, Rural Residential.

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 Carol Waniger to rezone approximately 6.73 acres of land from LE, Large Estate to RR, Rural Residential were approved.

The Manitowoc County Planning and Park Commission, at its January 22, 2024 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 6.73 acres of land located in the SW1/4, SE1/4, Section 31, T19N-R22E, Town of Cato, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from LE, Large Estate to RR, Rural Residential.

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

January 5, 2024

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:

Carol Waniger
16628 W. Washington Street
Valders, WI 54245

Township:

Cato

Applicant/Agent

Steven Zeitler PLS
7410 Hidden Valley Road
Maribel, WI 54227

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 # 6200 40999

ZONING MAP AMENDMENT APPLICATION

MANITOWOC COUNTY
RECEIVED

DEC 07 2023

PLANNING & PARK
COMMISSION

Date of Application: OWNER / APPLICANT/ AGENT

Owner Carol Waniger

Applicant/Agent Steven Zeitler PLS

Address (1) 16628 Washington St

Address (1) 7410 Hidden Valley Road

Address (2)

Address (2)

City/State/Zip Valders Wisconsin 54245

City/State/Zip Maribel, Wis 54227

Phone 920-323-2942

Phone 920-857-4670

PROPERTY LEGAL DESCRIPTION

SW 1/4, SE 1/4, S 31 T 19 N R 22 E Town of Liberty Cato

House /Fire # Tax Number 001-031-015-002.00

PROPERTY INFORMATION

Existing Zoning District LE Proposed Zoning district RR

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

Please see existing CSM

Proposed use: (Reason for change)

I plan on creating my own lot for my existing homestead with just over 1 acre of land and attaching the remaining property to my daughter's adjacent parcel which is zoned RR.

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

Carol M. Waniger 11/21/23

Signature (applicant, owner, agent) Date

Signature (applicant, owner, agent) Date

MANITOWOC COUNTY
ZONING MAP AMENDMENT FACT SHEET

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

PETITIONER

Name: Carol Waniger
Address: 16628 W Washington St
Valders, WI 54245
Town: Cato

PARCEL

Location: SW¼, SE¼, Section 31, T19N-R22E
Tax#: 001-031-015-002.00
Area: 6.73 Acres

ACTION TO DATE

Petition Submitted: 12/7/2023
Town Action: Approved December 11, 2023
Hearing Notice Published: 1/10/2024, 1/15/2024
Advisory: 1/22/2024
Hearing: 1/22/2024

ADJACENT USES & ZONING

Direction:	District:	Use:
North	EA	Railroad/Farmland
South	EA & RR	Farmland / Residential
East	CB	Farmland / Business
West	EA & RR	Farmland / Residential

PARCEL USES & ZONING

Existing Zoning District: LE, Large Estate
Existing Land Use: Residentail / Grassland
Proposed Zoning District: RR, Rural Residential
Proposed Use: To separate house with just over 1 acre
and attach remaining to adjacent property.

MAP INFORMATION

Farmland Preservation Designation:
Non-Farmland Preservation
Soil Type: KnB, MbA, Po
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well – poorly drained	Soil Test: 10/27/2009
Soil Limitations: Severe	Terrain: 0 to 12 Percent Slopes
Sewage Disposal: Private Onsite Wastewater Treatment	Vegetative Cover: Grassland
Road Access: W Washington St.	
Town Land Use Designation: Natural Area	

These Natural Areas should not be developed with a parcel size less than 35 acres because of natural resource conditions. The town should continue to preserve unique wildlife habitat and environmental features through education; and promotion of numerous voluntary programs. Identify valuable wetland and floodplains and promote the preservation of such areas.

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.

DECEMBER 11, 2023
MINUTES

MANITOWOC COUNTY
RECEIVED

DEC 13 2023

PLANNING & PARK
COMMISSION

The Public Budget Hearing for the Town of Cato was called to order by Chairperson Gerald Linsmeier at 7:15 P.M. Gerald Linsmeier stated the town proposes a levy of \$559,823. It carries a tax rate of \$2.83 per \$1000 of property value. That means that the owner of a \$100,000 home will pay \$283 for the town portion of the tax bill for 2023. A motion was made by Chuck Schuh and seconded by Russ Braun to approve the 2024 budget for the Town of Cato. Motion carried. A motion was made by Gerald Linsmeier and seconded by Russ Braun to adjourn the Budget Hearing at 7:25 P.M. Motion carried.

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 Russ Braun 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 \$232,626.15. Also, the American Rescue Plan balance is \$4,743.03 and Collins State Bank is \$41,213.69. A motion was made by Russ Braun and seconded by Chuck Schuh to accept Treasurer's Report as given. Motion carried. PRESENT: Gerald Linsmeier, Chuck Schuh, Russ Braun, Mary Muench, Kevin Naidl, Brian Haas, Mike Tuschel, Roger Pingel, Chuck Muench, Travis Schisel, John Polifka, Paul Leonard and Debbie Schuh.

Vouchers were presented. A motion was made by Gerald Linsmeier and seconded by Russ Braun to pay all vouchers. Motion carried. Another motion was made by Gerald Linsmeier and seconded by Chuck Schuh to pay vouchers at the end of the year. Motion carried.

Also, Mary Muench informed the board the Town of Cato received their Shared Revenue of \$46,961.00 on November 15, 2023.

Paul Leonard was present to discuss the rezoning for Carol Waniger (16628 West Washington Street). Carol would like to transfer a portion of her 6.73 acre parcel to her daughter and son-in-law who have an adjoining lot. Carol's parcel is currently zoned LE which requires a minimum lot size of 5 acres. Moving her property to RR zoning would allow her to retain her home on the proposed 1.329 acres remaining after the transfer. Proposed lot size will meet the 1 acre minimum lot size for RR zoning which is like the two properties to the west on Washington Street. The committee voted to recommend the Cato Town Board to approve the request to rezone Parcel # 001-031-015-002.00 from LE to RR. A motion was made by Gerald Linsmeier and seconded by Chuck Schuh to grant this rezoning request. Motion carried.

A motion was made by Gerald Linsmeier and seconded by Chuck Schuh to sign the Joint Powers Agreement between Manitowoc County Joint Dispatch and Town of Cato. Motion carried.

Kevin Naidl, Road Superintendent, returned the tractor rental back to Riesterer and Schnell. Also, a motion was made by Chuck Schuh and seconded by Gerald Linsmeier to purchase lights for at the Recycling Center. Motion carried.

Chuck Muench, Constable, reported on a property located in the Town of Cato with junk and junk vehicles. Mr. Muench stated there has been progress at the property. He also, dealt with animal issues and property line issue, which was resolved.

A motion was made by Gerald Linsmeier and seconded by Chuck Schuh to move the January meeting to January 8, 2024. Motion carried.

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

A motion was made by Chuck Schuh and seconded by Russ Braun to adjourn meeting at 8:05 p.m. Motion carried.

MARY MUENCH
Clerk/Treasurer
DECEMBER 2023

December 4, 2023

To: Cato Town Board

RE: Land Use Committee recommendation for approval of Rezone Request for Carol Waniger

- Cato Land Use committee in attendance:
 - Brian Haas: 920-901-9279
 - Tony Kohlmann: 920-901-4699 via phone conversation
 - Roger Pingel: 920-860-7862
 - John Polifka: 920-717-2277
 - Travis Schisel: 920-860-1697
 - Bob Staudinger: 920-973-2858
 - ~~Chris Neumeyer: 920-860-5618~~
- Requestor: Carol Waniger landowner (16628 West Washington St.) via Paul Leonhard (16620 West Washington St.)

Carol would like to transfer a portion of her 6.73 acre parcel to her Daughter and Son-in-law who have an adjoining lot. Carol's parcel is currently zoned LE (Large Estate) which requires a minimum lot size of 5 acres. Moving her property to RR (Rural Residential) zoning would allow her to retain her home on the proposed 1.329 acres remaining after the transfer. Proposed lot size will meet the 1-acre minimum lot size for RR zoning which is like the 2 properties to the west on Washingtons St. The Land use committee had a meeting to discuss this request on Monday December 4th 2023. Tony Kohlmann was contacted via phone prior to the meeting and he was in favor of the proposed change. Chris Neumeyer was unable to attend due to health issues. Chris's new number is listed on this document for future reference. All remaining members were in attendance to review the request form (Figure 1), Certified Survey Map (Figure 2), and info from Manitowoc County Planning and Zoning Department website information (figures 3-8). Paul Leonhard was present for the discussion to answer questions.

The Committee discussed the request and voted to recommend the Cato Town Board approve the request to rezone Parcel ID 00103101500200 from Large Estate (LE) to Rural Residential (RR).

The factors considered for this recommendation included as follows:

- The home at 16628 is on a holding tank due to a large portion of property being a wetland (Figure 5 from Manitowoc County Parcel Viewer)
- Adjoining homes on street are zoned like the proposed RR (Figure 6 from Manitowoc County Parcel Viewer)
- Land not currently used for agriculture, nor does the wetland status promote ag use. (Figure 5)
- Property adjoining to the east is zoned commercial (figure 6)

Respectfully Submitted for your consideration by the Cato Land use Committee.



Carol Waniger
SW 1/4, SE 1/4
Section 31, T19N-R22E
Town of Cato
From: LE To: RR
Approximately: 6.73 acre(s)
-87.908, 44.067

Map Overview

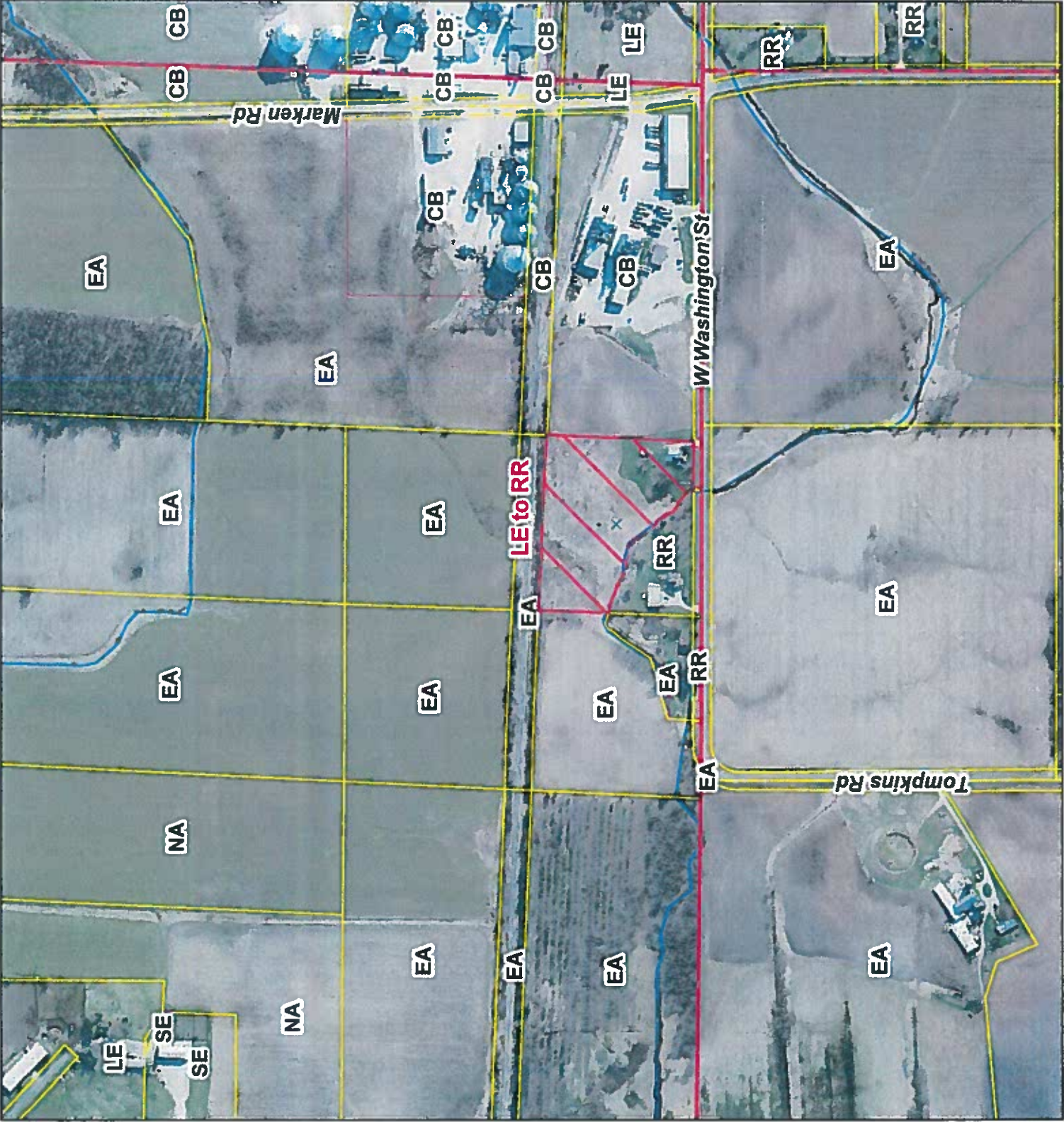
Cato											
6	5	4	3	2	1	7	8	9	10	11	12
18	17	16	15	14	13	19	20	21	22	23	24
30	29	28	27	26	25	31	32	33	34	35	36

Prepared by:
Marion County
Planning and Zoning Dept.



Legend

- Proposed Zoning
- Lot Line
- Water Way
- Section Line



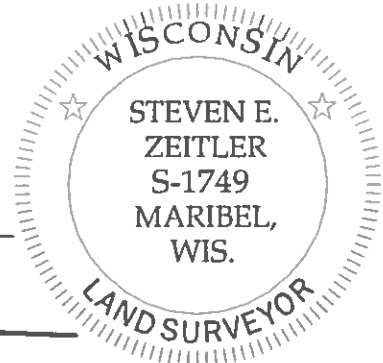
Certified Survey Map

ALL OF TRACT 1 CERTIFIED SURVEY MAP VOLUME 16 PAGE 379
AND PART OF THE SW 1/4 - SE 1/4, SECTION 31, T. 19 N.- R.22 E, TOWN
OF CATO, MANITOWOC COUNTY, WISCONSIN.

Surveyors Certificate:

I, Steven E. Zeitler, Registered Land Surveyor, do hereby certify that I have surveyed,
Divided and mapped the land described hereon; that I have made such survey and
map by the direction of the owners listed hereon; and that I have complied with the
provisions of Chapter 236 Section 236.34 of the Wisconsin Statutes and Section
12.07 of the Subdivision Regulations for Manitowoc County, Wisconsin. That the
map hereon is a true and correct representation of the survey.

Steven E. Zeitler 11/15/23
Steven E. Zeitler RLS # 1749 Date

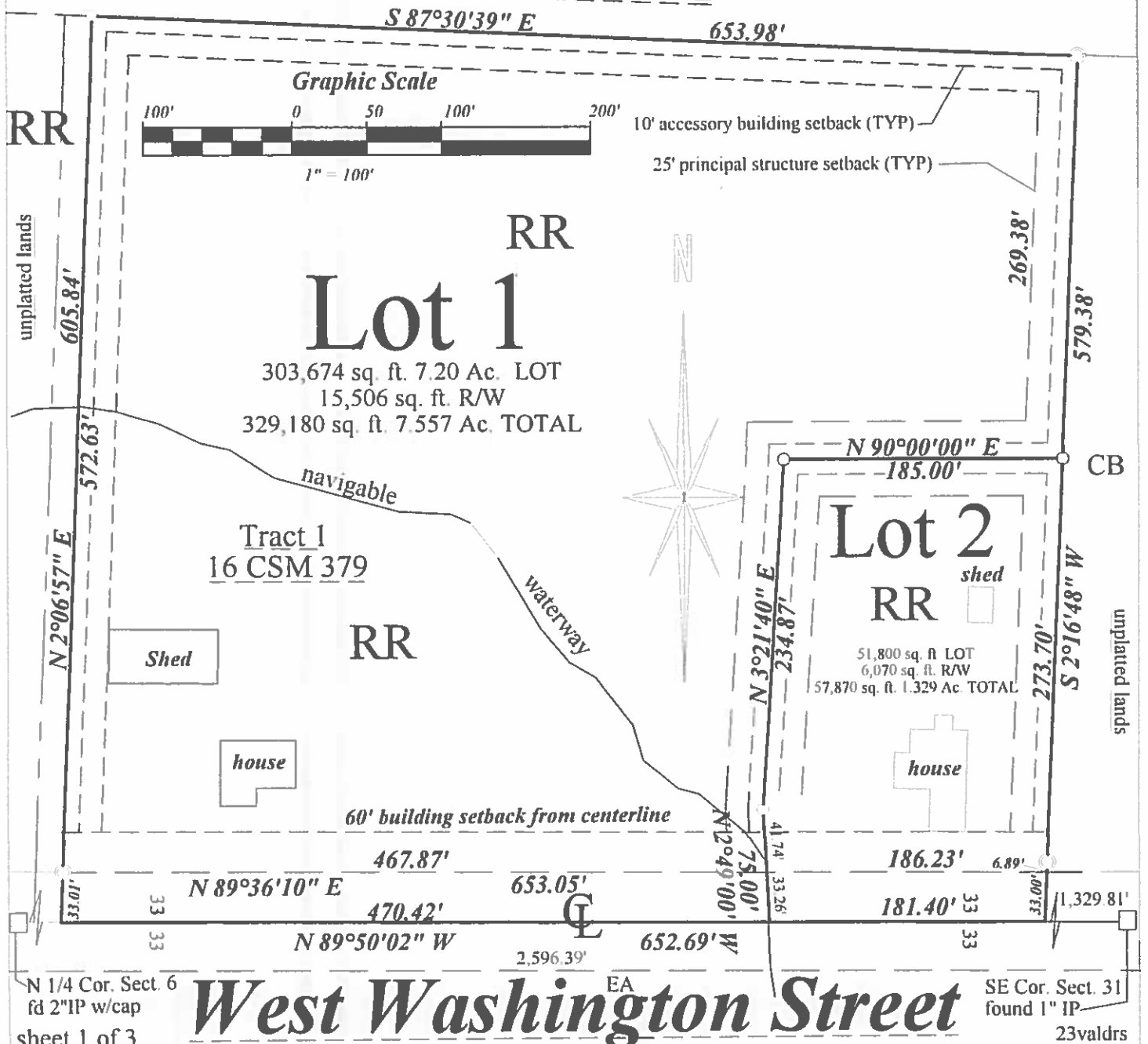


Legend

- 5/8" Rod found
- 1" X 18" iron pipe (set) min. wt. 1.13 lb./lin./ft.
- Bearings referenced to the southerly line of the
SE 1/4 assumed N89°50'02"W

EA

Wisconsin
Central LTD



Certified Survey Map

ALL OF TRACT 1 CERTIFIED SURVEY MAP VOLUME 16 PAGE
379 AND PART OF THE SW 1/4 - SE 1/4, SECTION 31, T. 19 N.- R.22
E, TOWN OF CATO, MANITOWOC COUNTY, WISCONSIN.

OWNERS CERTIFICATE:

As owner I, hereby certify that I caused the land described on this map to be surveyed, divided, and mapped as represented hereon; I also certify that this Certified Survey Map is required to be submitted to the Manitowoc County Planning and Park Commission for approval or objection in accordance with current Land Subdivision Ordinances.

Carol Waniger

Carol Waniger

STATE OF WISCONSIN)
MANITOWOC COUNTY)

Personally came before me this 21ST day of November, 2023 the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Steven E. Zeitler

Steven E. Zeitler

My commission expires 1/14/25

OWNERS CERTIFICATE:

As owners We, hereby certify that we caused the land described on this map to be surveyed, divided, and mapped as represented hereon; we also certify that this Certified Survey Map is required to be submitted to the Manitowoc County Planning and Park Commission for approval or objection in accordance with current Land Subdivision Ordinances.

Paul F. Leonhard

Paul F. Leonhard

Shelly A. Leonhard

Shelly A. Leonhard

STATE OF WISCONSIN)
MANITOWOC COUNTY)

Personally came before me this 21ST day of November, 2023 the above named owners, to me known to be the persons who executed the foregoing instrument and acknowledge the same.

Steven E. Zeitler

Steven E. Zeitler

My commission expires 1/14/25



Certified Survey Map

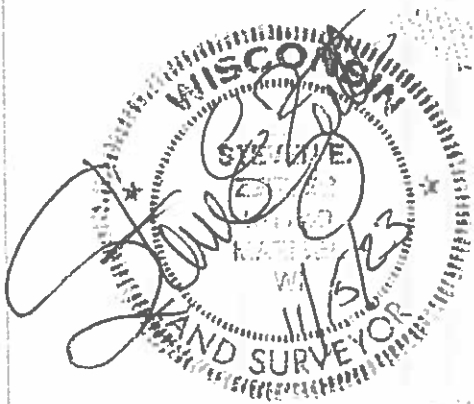
ALL OF TRACT 1 CERTIFIED SURVEY MAP VOLUME 16 PAGE 379 AND
PART OF THE SW 1/4 - SE 1/4, SECTION 31, T. 19 N.- R.22 E, TOWN OF
CATO, MANITOWOC COUNTY, WISCONSIN.

DESCRIPTION:

All of Tract 1 of Certified Survey Map Volume 16 Page 379 and Part of the Southwest 1/4 of the Southeast 1/4 of Section 31 T/ 19 N.- R. 22 E., Town of Liberty, Manitowoc County, Wisconsin described as;

Commencing at the southeast Corner of Section 31; thence along the southerly line of the SE 1/4 North 89°50'02" West 1,329.81 feet to the point of beginning;

thence continuing North 89°50'02" West 652.69 feet; thence North 2°06'57" East 605.84 feet to the southerly line of the Wisconsin Central LTD Rail Road Right of way; thence along said line South 87°30'39" East 653.98 feet; thence South 2°16'48" West 579.38 feet to the point of beginning and containing 8.885 acres.



EXTRATERRITORIAL APPROVAL

CERTIFICATE OF THE VILLAGE OF VALDERS

Approved for the Village of Valders this 4th day of December, 2023.



Lori Bruckner
Village Clerk

**ORDINANCE AMENDING MANITOWOC COUNTY CODE S. 7.14
(HEALTH OFFICER QUALIFICATIONS)**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, Manitowoc County has established a county-wide local health department as
2 part of the statewide public health system operating under Wis. Stat. chs. 250 through 255; and
3

4 WHEREAS, Wis. Admin. Code § DHS 140.08 requires the Wisconsin Department of
5 Health Services to review the operations of each local health department every five years; and
6

7 WHEREAS, based on the review under Wis. Admin. Code § DHS 140.08, the Wisconsin
8 Department of Health Services issues a written finding as to whether the local health department
9 satisfies the requirements for a level I, II, or III local health department; and
10

11 WHEREAS, the Wisconsin Department of Health Services issued a finding on December
12 13th, 2023, that the Manitowoc County Health Department satisfies requirements for a level III
13 health department; and
14

15 WHEREAS, the Manitowoc County Code presently specifies that the health officer must
16 possess qualifications for a Level II health department as defined by Wis. Stat. § 251.06(1)(b); and
17

18 WHEREAS, after careful consideration and review, the Board of Health recommends that
19 the Manitowoc County Code be amended to specify health officer qualifications for a Level III
20 health department;
21

22 NOW, THEREFORE, the county board of supervisors of the county of Manitowoc does
23 ordain as follows:
24

25 Manitowoc County Code s. 7.14(1) is amended to read as follows:
26

27 (1) The health officer shall meet the requirements necessary to be a local health officer
28 of a Level III local health department as provided in Wis. Stat. § 251.06(1)(c) and
29 Wis. Admin. Code § DHS 140.07(4). must have at least 3 years of experience in a
30 full-time position with a public health agency, including responsibility for a
31 communicable disease prevention and control program, preferably in a supervisory
32 or other administrative position, and at least one of the following:
33

34 1. ~~A bachelor's degree from a nursing program accredited by the national~~
35 ~~professional nursing education accrediting organization or from a nursing~~
36 ~~program accredited by the board of nursing, either of which shall include~~
37 ~~preparation in public health nursing.~~
38

39 2. ~~A bachelor's degree in public health, environmental health, the physical or~~
40 ~~biological sciences or a similar field.~~

41
42 and

43
44 BE IT FURTHER ORDAINED that if applicable, the table of contents shall be updated to
45 reflect this amendment; and

46
47 BE IT FURTHER ORDAINED that this ordinance shall be effective upon publication.

Dated this 20th day of February 2024.

Respectfully submitted by the
Board of Health

Rita Metzger, 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

**INITIAL RESOLUTION AUTHORIZING NOT TO EXCEED \$4,200,000
GENERAL OBLIGATION PROMISSORY NOTES FOR HIGHWAY
PROJECTS**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, Manitowoc County, Wisconsin (the "County") is in need of an amount not to
2 exceed \$4,200,000 for the public purpose of financing the construction and improvement of
3 highways (the "Project"); and
4

5 WHEREAS, it is desirable to authorize the issuance of general obligation promissory notes
6 for such purpose pursuant to Wis. Stat. ch. § 67;
7

8 NOW, THEREFORE, BE IT RESOLVED by the county board of supervisors of the county
9 of Manitowoc that:
10

11 Section 1. Authorization. The County shall borrow an amount not to exceed \$4,200,000
12 by issuing its general obligation promissory notes (the "Notes") for the public purpose of financing
13 the Project. There be and there hereby is levied on all the taxable property in the County a direct,
14 annual tax in such years and in such amounts as are sufficient to pay when due the principal and
15 interest on such Notes.
16

17 Section 2. Sale of the Notes. The County Board of Supervisors hereby authorizes and
18 directs that the Notes be offered for public sale. At a subsequent meeting, the County Board of
19 Supervisors shall consider such bids for the Notes as may have been received and take action
20 thereon.
21

22 Section 3. Notice of Sale. The County Clerk (in consultation with PMA Securities, LLC
23 ("PMA")) be and hereby is directed to cause notice of the sale of the Notes to be disseminated in
24 such manner and at such times as the County Clerk may determine and to cause copies of a
25 complete Official Notice of Sale and other pertinent data to be forwarded to interested bidders as
26 the County Clerk may determine.
27

28 Section 4. Official Statement. The County Clerk (in consultation with PMA) shall cause
29 an Official Statement to be prepared and distributed. The appropriate County officials shall
30 determine when the Official Statement is final for purposes of Securities and Exchange
31 Commission Rule 15c2 12 and shall certify said Official Statement, such certification to constitute
32 full authorization of such Official Statement under this resolution.

Dated this 20th day of February 2024.

Respectfully submitted by the
Finance Committee

Paul Hansen, Chair

FISCAL IMPACT: No fiscal impact. This resolution authorizes the issuance of promissory notes, but has no fiscal impact until the county board adopts a resolution for the sale of the promissory notes. That resolution will contain a fiscal note.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

LEGAL NOTE: Pursuant to Wis. Stat. § 67.045(1)(f), this resolution requires a vote of three-fourths of the members-elect. Reviewed and approved as to form by Corporation Counsel. _____

APPROVED: _____
Bob Ziegelbauer, County Executive Date

No. 2023/2024 -66

ORDINANCE AMENDING MANITOWOC COUNTY CODE S. 26.05
(Fees)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, Manitowoc County has adopted an animal waste storage ordinance; and

2
3 WHEREAS, the Soil and Water Conservation Department administers Manitowoc County
4 Code ch. 26 (Animal Waste Storage Ordinance) through permits and fees; and

5
6 WHEREAS, Soil and Water Conservation Department staff have identified and suggested
7 changes to the permit fee schedule; and

8
9 WHEREAS, the Soil and Water Conservation Department staff recommend changing the
10 fee structure for animal waste storage facilities from paying based on the number of animal units
11 served by a waste storage facility to paying based on the size of the facility; and

12
13 WHEREAS, the proposed changes provide clarification of issues that have arisen since the
14 current ordinance was adopted and make the fee schedule more applicable to current administrative
15 use; and

16
17 WHEREAS, after careful consideration and review, the Land Conservation Committee
18 recommends amending the ordinance to change the fee structure for animal waste storage facilities
19 from paying based on the number of animal units served by a waste storage facility to paying based
20 on the size of the waste storage facility;

21
22 NOW, THEREFORE, the county board of supervisors of the county of Manitowoc does
23 ordain as follows:

24
25 Manitowoc County Code s. 26.05(3)(a) through (e) is amended to read as follows:

26
27 (3) Fees.

28
29 (a) ~~The fee for a permit for an animal waste storage facility with 300 or fewer~~
30 ~~animal units is \$500~~ The fee for a permit for an animal waste storage facility
31 with a capacity of less than 2.5 million gallons is \$500.

32
33 (b) ~~The fee for a permit for an animal waste storage facility with 301 to 1,000~~
34 ~~animal units is \$750~~ The fee for a permit for an animal waste storage facility
35 with a capacity of at least 2.5 million gallons but less than 5 million gallons
36 is \$750.

37
38 (c) ~~The fee for a permit for an animal waste storage facility with 1,001 to 2,000~~
39 ~~animal units is \$1,150~~ The fee for a permit for an animal waste storage

40 facility with a capacity at least 5 million gallons but less than 7.5 million
41 gallons is \$1,150.

42
43 (d) ~~The fee for a permit for an animal waste storage facility with 2,001 to 3,000~~
44 ~~animal units is \$1,500~~ The fee for a permit for an animal waste storage
45 facility with a capacity of at least 7.5 million gallons but less than 10 million
46 gallons is \$1,500.

47
48 (e) ~~The fee for a permit for an animal waste storage facility with more than~~
49 ~~3,000 animal units is \$2,500~~ The fee for a permit for an animal waste storage
50 facility 10 million or more gallons is \$2,500.

51 and

52
53 BE IT FURTHER ORDAINED that if applicable, the table of contents shall be updated to
54 reflect this amendment; and

55
56 BE IT FURTHER ORDAINED that this ordinance shall be effective upon publication.

57 Dated this 20th day of February 2024.

Respectfully submitted by the
Land Conservation Committee

Catherine Wagner, 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

No. 2023/2024-67

**RESOLUTION AUTHORIZING PRODUCER LED WATERSHED
PROTECTION GRANT**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the approved Manitowoc County Land and Water Resource Management
2 Plan identifies concerns with non-point pollution of surface water, ground water, and agricultural
3 soil erosion in the County; and

4
5 WHEREAS, uncontrolled nonpoint source pollution and agricultural runoff can be
6 significant sources impacting Manitowoc County groundwater, lakes, and watersheds draining to
7 the Lake Michigan ecosystem; and

8
9 WHEREAS, farmers and landowners involved in agriculture and operating in unity as a
10 group in Manitowoc County have the ability to make a positive impact and adopt practices to
11 control runoff, promote soil health and sustainability, promote a positive land ethic, and mentor
12 others; and

13
14 WHEREAS, the Soil and Water Conservation Department has the opportunity to apply for
15 and receive a \$7,000.00 Producer-Led Watershed Protection grant in 2024 from the Department
16 of Agriculture, Trade and Consumer Protection (DATCP) to help foster producer led groups; and

17
18 WHEREAS, 10 farmers and landowners in Manitowoc County have expressed a desire to
19 create a Producer Led Group called "Seven Rivers Soil Cooperative"; and

20
21 WHEREAS, for approximately the first one and one-half to two years until the group
22 becomes fully functional, the Soil and Water Conservation Department will assist the Seven Rivers
23 Soil Cooperative by providing technical assistance and administrative oversight including grant
24 writing and administration functions; and

25
26 WHEREAS, Producer-Led Watershed Protection Grant applications will be ongoing for
27 approximately two years and awards will be used to cost share approved best management
28 practices, department costs, and administering the grant budgets for the Seven Rivers Soil
29 Cooperative; and

30
31 WHEREAS, after careful consideration and review the Land Conservation Committee
32 recommends the Soil and Water Conservation Department pursue grants under DATCP, WDNR,
33 and other applicable government agencies and non-profit entities;

34
35 NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the
36 county of Manitowoc authorizes the Soil and Water Conservation Department Director, or his
37 designee, to apply for and accept a DATCP Producer-Led Watershed Protection grant in an amount
38 up to \$7,000.00 for the Seven Rivers Soil Cooperative project; and
39

40
41 BE IT FURTHER RESOLVED the Soil and Water Conservation Department will meet the
42 financial obligations necessary to fully and satisfactorily complete the deliverables as outlined in
43 the grant application and any agreements entered into pursuant thereto; and
44

45 BE IT FURTHER RESOLVED that the director of the Manitowoc County Soil and Water
46 Conservation Department, or his designee, is hereby authorized and empowered to sign documents
47 and take actions necessary to undertake, direct, and complete the grant process including, but not
48 limited to financial assistance, submitting grant applications, reimbursements and reports with
49 grant providers, and to submit other documentation as necessary to complete agreements/contracts;
50 and
51

52 BE IT FURTHER RESOLVED, that Soil and Water Conservation Department Director is
53 further authorized to apply for and accept additional grant funds related to the Seven Rivers Soil
54 Cooperative for the next (2) years, subject to county board approval for budget amendment if
55 applicable.


Dated this 20th day of February 2023.

Respectfully submitted by the
Land Conservation Committee

Catherine Wagner, Chair

FISCAL IMPACT: No tax levy impact. If the grant is approved, increases revenues and associated expenses by an equal amount.

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

No. 2023/2024- 68

RESOLUTION AUTHORIZING WEST FOUNDATION GRANT

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Ruth St. John and John Dunham West Foundation, Inc. ("West
2 Foundation") awards grants to arts and humanitarian, cultural, and civic organizations centered on
3 the Lakeshore area; and
4

5 WHEREAS, the University of Wisconsin Division of Extension Manitowoc County
6 ("UWEX Manitowoc County") fosters civic leadership, empowering citizens to make positive,
7 transformative changes in their communities; and
8

9 WHEREAS, UWEX Manitowoc County works with community partners to address food
10 insecurity by increasing access to healthy affordable culturally appropriate safe food through
11 farmers markets and community gardens; and
12

13 WHEREAS, food insecurity is the limited or unknown availability of nutritional,
14 affordable, culturally appropriate, and safe food for everyone in a household to meet their basic
15 needs; and
16

17 WHEREAS, Manitowoc County is home to 8,000 people eligible for Supplemental
18 Nutrition Assistance Program, as well as seven census tracts where 30% or more of the residents
19 are under 200% of the federal poverty level indicating low-income people with limited access to
20 healthy food; and
21

22 WHEREAS, UWEX Manitowoc County desires to apply for a grant from the West
23 Foundation to pay for a plan to provide sustainability to programs providing electronic benefits
24 transfer ("EBT") machines at the farmer's market as well as to prepare marketing materials,
25 acquire services, educate market vendors, hire interns, and perform other work as outlined as in
26 the grant proposal; and
27

28 WHEREAS, after careful consideration and review, the UW-Extension, Education, and
29 Agriculture Committee recommends UWEX Manitowoc County pursue a grant from the Ruth St.
30 John and John Dunham West Foundation, Inc. in an amount not to exceed \$9,900.00;
31

32 NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the
33 county of Manitowoc authorizes the UWEX Manitowoc County Area Extension Director to apply
34 for and accept a grant from the Ruth St. John and John Dunham West Foundation, Inc. in an
35 amount not to exceed \$9,900.00 to be used to create a plan to provide sustainability to programs
36 providing electronic benefits transfer ("EBT") machines at the farmer's market as well as to
37 prepare marketing materials, acquire services, educate market vendors, hire interns, and perform
38 other work as outlined as in the grant proposal; and
39

40 BE IT FURTHER RESOLVED that the UWEX Manitowoc County Area Extension
41 Director, or his or her designee, is authorized to sign documents and take actions necessary to
42 complete the project as authorized in the grant application; and
43

44 BE IT FURTHER RESOLVED that the Finance Director is directed to record such
45 information in the official books of the County for the year ending December 31, 2024 as may be
46 required with carryover to 2025.

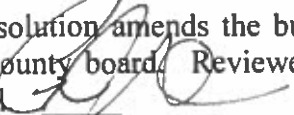
Dated this 20th day of February 2024.

Respectfully submitted by the
UW-Extension, Education, and Agriculture
Committee

Catherine Wagner, Chair

FISCAL IMPACT: No levy impact. Increases revenues and expenses by offsetting amounts.

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

**RESOLUTION AUTHORIZING ADDITION OF 4.0 FULL-TIME
EQUIVALENT HUMAN SERVICES EMPLOYEES
(Safety Service Specialist)**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the mission of the Human Services Department's Child and Family Services
2 Unit is to protect the safety of children; and
3

4 WHEREAS, to support this mission, the Child and Family Services Unit coordinates and
5 provides services to families at risk of abuse or neglect in an effort to provide permanency for each
6 child through family focused intervention; and
7

8 WHEREAS, the Human Services Department currently uses four full time contracted
9 employees to support that mission through in-home safety services; and
10

11 WHEREAS, the result of a Manitowoc County Worker Determination process indicated
12 these contracted employees should be treated as Manitowoc County employees; and
13

14 WHEREAS, on January 10, 2024, the U.S. Department of Labor published a final rule,
15 effective March 11, 2024, revising the Department's guidance on how to analyze who is an
16 employee or independent contractor under the Fair Labor Standards Act (FLSA) and this change
17 more tightly defines what a contracted worker is versus an employee; and
18

19 WHEREAS, the risks to the County leaving this employment relationship as-is include the
20 assumption of any violations, potential exposure for benefits, and other FLSA penalties; and
21

22 WHEREAS, it is more cost effective for the County to employ the four full-time employees
23 directly as Safety Service Specialists; and
24

25 WHEREAS, after careful consideration and review, the Human Services Board and the
26 Personnel Committee recommends that 4.0 FTE Safety Service Specialist positions be created to
27 replace the contracted personnel currently performing the same duties;
28

29 NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the
30 county of Manitowoc authorizes the creation of 4.0 FTE Safety Service Specialist positions in the
31 Human Services Department; and
32

33 BE IT FURTHER RESOLVED that the 2024 Full-Time Equivalent Report (FTE) by
34 Department included in the 2024 Adopted Annual Budget Book is amended to include the new 4.0
35 FTE Safety Service Specialist positions; and
36

37 BE IT FURTHER RESOLVED that the Finance Director is directed to record such
38 information in the official books of the County for the year ending December 31, 2024 as may be
39 required.

Dated this 20th day of February 2024.

Respectfully submitted by the
Personnel Committee

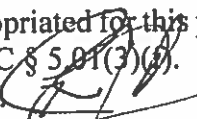
Susie Maresh, Chair

Human Services Board

Jim Brey, Chair

FISCAL IMPACT: No levy impact. Anticipated savings of approximately \$3,145 per position.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

LEGAL NOTE: Sufficient funds have been appropriated for this position and only a majority
vote is required pursuant to MCC § 5.01(3)(b). Reviewed and approved as
to form by Corporation Counsel. 

APPROVED:

Bob Ziegelbauer, County Executive

Date