



**MANITOWOC COUNTY**  
**PLANNING AND PARK COMMISSION**  
**MEETING NOTICE**

DATE: **Monday, January 23, 2023**  
TIME: 4:00 P.M.  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda
- IV. Open Meeting Law Compliance
- V. Public Comment
- VI. Public Hearings – Discussion and possible action:
  1. **Muench Irrevocable Family Trust** ZMAR, SE1/4, SE1/4, Section 36, T18N-R22E, Town of Liberty, from RR, Rural Residential to EA, Exclusive Agriculture and from EA, Exclusive Agriculture to RR, Rural Residential.
  2. **Brad and Jennifer Kurtzweil** ZMAR, NW1/4, NW1/4, Section 15, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to RR, Rural Residential.
  3. **Soaring Eagle Dairy LLC** ZMAR, SW1/4, NE1/4, Section 12, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to RR, Rural Residential.
  4. **Manitowoc County Planning and Park Commission** has petitioned for a map and ordinance amendment for Chapter 31 of the Manitowoc County Code titled “Floodplain Zoning” to solicit comments on proposed floodplain zoning ordinance and map revisions which are required by state and federal law.
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
  1. **Loretta Mauer ET AL** CSM Variance, NW1/4, NW1/4 and SW1/4, NW1/4, Section 25, T17N-R21E, Town of Schleswig.
  2. **David & Kristin DeTroye** CSM Variance, SW1/4, SW1/4, Section 2, T17N-R21E, Town of Schleswig.
  3. **Frederick & Renee Ruszkiewicz** CSM Variance, SW1/4, SW1/4, Section 2, T17N-R21E, Town of Schleswig.
- VIII. Discussion and possible action to permit the Lakeshore Ladies Disc Golf Tournament at Cato Falls County Park.
- IX. Miscellaneous:
  1. Staff Reports – None
  2. Personnel – None
  3. Correspondence – None
  4. Out of County Trips –  
\*ECWCCA & NEWCCA Meeting – March 2023 – Kelly Lake, WI – 2-3 staff members  
\*ECWCCA Meeting – March 2023 – Sheboygan, WI – 2-3 staff members  
WCCA Conference – March 29-31, 2023 – Weston, WI – 2-3 staff members  
*\*will be one day events, actual date to be decided*
  5. Other Matters – None
- X. Next Meeting Date – February 27, 2023
- XI. Adjournment

Date: January 16, 2023

James Falkowski, Commission Chair  
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE REGULAR JANURARY 23, 2023 MEETING

**Call to Order – Roll Call**

The Regular January 23, 2023 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Falkowski at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: None

Staff present: Tim Ryan, Pete Tarnowski, Andrea Raymakers and Michelle Haupt

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

Chairman Falkowski called for a motion to accept the Minutes of the regular December 5, 2022 meeting. Motion to accept the Minutes was made by Mr. Waack and seconded by Mr. Korinek. Motion passed upon a unanimous voice vote.

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

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on January 9, 2023 and January 16, 2023, reviewed by the Commission at a Commission Meeting held on January 23, 2023. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their February 21, 2023 meeting.

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

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

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

1. **Muench Irrevocable Family Trust** ZMAR, SE1/4, SE1/4, Section 36, T18N-R22E, Town of Liberty, from RR, Rural Residential to EA, Exclusive Agriculture and from EA, Exclusive Agriculture to RR, Rural Residential.

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

Mr. Ryan indicated a letter was received from the Town of Liberty stating that the Town Board and Town Planning Committee are in favor of this request (copy on file).

There was no one to speak.

Mr. Falkowski closed the Public Hearing.

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

**2. Brad and Jennifer Kurtzweil** ZMAR, NW1/4, NW1/4, Section 15, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to RR, Rural Residential.

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

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

Mr. Brad Kurtzweil spoke and answered questions for the Commissioners.

Mr. Falkowski closed the Public Hearing.

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

**3. Soaring Eagle Dairy LLC** ZMAR, SW1/4, NE1/4, Section 12, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to RR, Rural Residential.

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

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

Mr. John Burish, representative for Scott Mertens (applicant), spoke in favor of the rezone and answered questions for the Commission.

Ms. Laura Konop, spoke against the rezone.

Ms. Barbara Kakuk, spoke against the rezone.

Ms. Kathy Schmill, spoke against the rezone.

Mr. John Burish, gave rebuttal.

Mr. Steve Skarda, spoke against the rezone.

Mr. Scott Kakuk, spoke against the rezone.

Mr. Eric Cayenburg, spoke against the rezone.

Mr. Joseph Mader, spoke against the rezone.

Mr. Edward Yohanek, spoke against the rezone and submitted photos to the record (copy on file).

Mr. Rick Gerroll, County Supervisor 21<sup>st</sup> District, spoke regarding the rezone.

Mr. Edward Yohanek, added additional information.

Ms. Kathy Schmill, added additional comments against the rezone.

Mr. Falkowski closed the Public Hearing.

Motion was made by Ms. Muench and seconded by Mr. Zimmer to postpone until our next meeting. Motion passed upon a unanimous voice vote.

- 4. Manitowoc County Planning and Park Commission** has petitioned for a map and ordinance amendment for Chapter 31 of the Manitowoc County Code titled "Floodplain Zoning" to solicit comments on proposed floodplain zoning ordinance and map revisions which are required by state and federal law.

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

There was no one to speak.

Mr. Falkowski closed the Public Hearing.

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

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

- 1. Loretta Mauer ET AL** CSM Variance, NW1/4, NW1/4 and SW1/4, NW1/4, Section 25, T17N-R21E, Town of Schleswig.

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

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

- 2. David & Kristin DeTroye** CSM Variance, SW1/4, SW1/4, Section 2, T17N-R21E, Town of Schleswig.

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

Mr. David DeTroye, owner, spoke and answered questions for the Commission.

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

- 3. Frederick & Renee Ruskiewicz** CSM Variance, SW1/4, SW1/4, Section 2, T17N-R21E, Town of Schleswig.

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

Mrs. Renee Ruskiewicz, owner, spoke and answered questions for the Commission.

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

**Discussion and possible action to permit the Lakeshore Ladies Disc Golf Tournament at Cato Falls County Park.**

Ms. Lindsay Krause gave an overview and answered questions for the Commission.

Mr. Tarnowski shared additional information on prior events at the parks.

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

**Miscellaneous**

**Staff Reports – None**

**Personnel – None**

**Correspondence – None**

**Other Matters – None**

**Out of County Trips –**

\*ECWCCA & NEWCCA Meeting – March 2023 – Kelly Lake, WI – 2-3 staff members

\*ECWCCA Meeting – March, 2023 – Sheboygan, WI – 2-3 staff members

WCCA Conference – March 29-31, 2023 – Weston, WI – 2-3 staff members

*\*will be one day events, actual date to be decided*

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

**Next Meeting Date:** Next meeting is scheduled for Monday, February 27, 2023.

**Adjournment:** Motion to adjourn was made by Mr. Dyzak and seconded by Mr. Zimmer to adjourn at 5:45 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Ms. Muench, Secretary

\_\_\_\_\_  
Date



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, January 23, 2023  
TIME: ► 3:30 P.M. ◀  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda  
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
  1. **Muench Irrevocable Family Trust** ZMAR, SE1/4, SE1/4, Section 36, T18N-R22E, Town of Liberty, from RR, Rural Residential to EA, Exclusive Agriculture and from EA, Exclusive Agriculture to RR, Rural Residential.
  2. **Brad and Jennifer Kurtzweil** ZMAR, NW1/4, NW1/4, Section 15, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to RR, Rural Residential.
  3. **Soaring Eagle Dairy LLC** ZMAR, SW1/4, NE1/4, Section 12, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to RR, Rural Residential.
  4. **Manitowoc County Planning and Park Commission** has petitioned for a map and ordinance amendment for Chapter 31 of the Manitowoc County Code titled "Floodplain Zoning" to solicit comments on proposed floodplain zoning ordinance and map revisions which are required by state and federal law.
- IV. Adjournment

Date: January 16, 2023

James Falkowski, Commission Chair  
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE ADVISORY MEETING  
January 23, 2023

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order January 23, 2023 by Chairperson Falkowski at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: None

Staff present: Tim Ryan, Michelle Haupt and Andrea Raymakers

**Discussion of Public Hearing Information**

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

1. **Muench Irrevocable Family Trust** ZMAR, SE1/4, SE1/4, Section 36, T18N-R22E, Town of Liberty, from RR, Rural Residential to EA, Exclusive Agriculture and from EA, Exclusive Agriculture to RR, Rural Residential.
2. **Brad and Jennifer Kurtzweil** ZMAR, NW1/4, NW1/4, Section 15, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to RR, Rural Residential.
3. **Soaring Eagle Dairy LLC** ZMAR, SW1/4, NE1/4, Section 12, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to RR, Rural Residential.
4. **Manitowoc County Planning and Park Commission** has petitioned for a map and ordinance amendment for Chapter 31 of the Manitowoc County Code titled "Floodplain Zoning" to solicit comments on proposed floodplain zoning ordinance and map revisions which are required by state and federal law.

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



# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: **Monday, February 27, 2023**  
TIME: 4:00 P.M.  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI 54220

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- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda
- IV. Open Meeting Law Compliance
- V. Public Comment
- VI. Public Hearings – Discussion and possible action:
  1. **Mary Tisler Et Al** ZMAR, NW1/4, SE1/4, Section 12, T20N-R21E, Town of Maple Grove, from EA, Exclusive Agriculture to GA, General Agriculture.
  2. **Daniel & Jacqueline Downey** ZMAR, NW1/4, NE1/4, Section 1, T18N-R21E, Town of Eaton, from EA, Exclusive Agriculture to SE, Small Estate.
  3. **George & Angela Mueller** ZMAR, NW1/4, NW1/4, Section 2, T20N-R24E, Town of Two Rivers, from EA, Exclusive Agriculture to LE, Large Estate.
  4. **Dick & Sandra Halverson** ZMAR, NE1/4, NW1/4, and SE1/4, NW1/4, Section 35, T19N-R22E, Town of Cato from EA, Exclusive Agriculture to LE, Large Estate.
  5. **Postponed: Soaring Eagle Dairy LLC** ZMAR, SW1/4, NE1/4, Section 12, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to RR, Rural Residential.
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
  1. **Dick Halverson** CSM Variance, SW1/4, SW1/4 and NW1/4, SW1/4, Section 26, T19N-R22E, Town of Cato.
  2. **Dorothy Mae Ney** CSM Variance, SE1/4, SW1/4, Section 24, T20N-R23E, Town of Kossuth.
  3. **Justin & Kaitlyn Kaat** CSM Variance, NE1/4, SE1/4, Section 4, T18N-R23E, Town of Newton.
- VIII. Discussion and possible acceptance of 2023-2024 Snowmobile Trail Maintenance Resolution.
- IX. Discussion and possible action to permit the Caveman Adventure Run at Cherney Maribel Caves County Park.
- X. Miscellaneous:
  1. Staff Reports – None
  2. Personnel – None
  3. Correspondence – None
  4. Out of County Trips – None
  5. Other Matters – None
- XI. Next Meeting Date – Tentatively March 27, 2023
- XII. Adjournment

Date: February 14, 2023

James Falkowski, Commission Chair  
By: Tim Ryan, Director

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



MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE REGULAR FEBRUARY 27, 2023 MEETING

**Call to Order – Roll Call**

The Regular February 27, 2023 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Falkowski at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Vogt

Staff present: Tim Ryan, Pete Tarnowski, Andrea Raymakers and Michelle Haupt

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

Chairman Falkowski called for a motion to accept the Minutes of the regular January 23, 2023 meeting. Motion to accept the Minutes was made by Mr. Waack and seconded by Ms. Muench.

Motion passed upon a unanimous voice vote.

**Approval of Agenda:** Motion made by Mr. Zimmer and seconded by Mr. Korinek to approve the Agenda as presented.

Motion passed upon a unanimous voice vote.

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on February 14, 2023 and February 20, 2023, reviewed by the Commission at a Commission Meeting held on February 27, 2023. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their March 21, 2023 meeting.

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

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

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

1. **POSTPONED: Soaring Eagle Dairy LLC** ZMAR, SW1/4, NE1/4, Section 12, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to RR, Rural Residential.

Mr. Falkowski stated an email was sent to Mr. Ryan from the applicant, Scott Mertens, requesting that his zoning request be withdrawn. (copies given to Commissioners and in file)

Motion was made by Mr. Waack and seconded by Mr. Korinek to accept the request of withdrawal.

Motion passed upon a unanimous voice vote.

Greg Schmill, adjacent property owner, spoke and thanked the Commission.

Kathy Schmill, property owner, spoke and thanked the Commission.

Commissioner Zimmer spoke.

- 2. Mary Tisler Et Al** ZMAR, NW1/4, SE1/4, Section 12, T20N-R21E, Town of Maple Grove, from EA, Exclusive Agriculture to GA, General Agriculture.

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

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

There was no one to speak.

Mr. Falkowski closed the Public Hearing.

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

Motion passed upon a unanimous voice vote.
- 3. Daniel & Jacqueline Downey** ZMAR, NW1/4, NE1/4, Section 1, T18N-R21E, Town of Eaton, from EA, Exclusive Agriculture to SE, Small Estate.

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

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

Jacqueline Downey, property owner, spoke and answered questions for the Commissioners.

Mr. Falkowski closed the Public Hearing.

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

Motion passed upon a unanimous voice vote.
- 4. George & Angela Mueller** ZMAR, NW1/4, NW1/4, Section 2, T20N-R24E, Town of Two Rivers, from EA, Exclusive Agriculture to LE, Large Estate.

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

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

Mr. & Mrs. George Mueller, property owners, spoke and answered questions for the Commissioners.

Mr. Falkowski closed the Public Hearing.

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

Motion passed upon a unanimous voice vote.
- 5. Dick & Sandra Halverson** ZMAR, NE1/4, NW1/4, and SE1/4, NW1/4, Section 35, T19N- R22E, Town of Cato from EA, Exclusive Agriculture to LE, Large Estate.

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

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

Mr. Josh Salm, applicant, spoke and answered questions for the Commission.

Mr. Dick Halverson, property owner, spoke and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

Motion passed upon a unanimous voice vote.

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

- 1. Dick Halverson** CSM Variance, SW1/4, SW1/4 and NW1/4, SW1/4, Section 26, T19N R22E, Town of Cato.  
Mr. Ryan read a summary of the request (copy on file).  
Motion was made by Ms. Muench and seconded by Mr. Waack to approve the variance request.  
Motion passed upon a unanimous voice vote.
- 2. Dorothy Mae Ney** CSM Variance, SE1/4, SW1/4, Section 24, T20N-R23E, Town of Kossuth.  
Mr. Ryan read a summary of the request (copy on file).  
Mr. Ryan indicated a letter was received from the Town of Kossuth stating that the Town Board is in favor of this request (copy on file).  
Motion was made by Mr. Dyzak and seconded by Mr. Zimmer to approve the variance request.  
Motion passed upon a unanimous voice vote.
- 3. Justin & Kaitlyn Kaat** CSM Variance, NE1/4, SE1/4, Section 4, T18N-R23E, Town of Newton.  
Mr. Ryan read a summary of the request (copy on file).  
Mr. Justin Kaat, owner, spoke and answered questions for the Commission.  
Motion was made by Mr. Korinek and seconded by Ms. Muench to approve the variance request.  
Motion passed upon a unanimous voice vote.

**Discussion and possible acceptance of 2023-2024 Snowmobile Trail Maintenance Resolution.**

Mr. Tarnowski gave an overview and answered questions for the Commission.  
Motion was made by Mr. Dyzak to approve and seconded by Ms. Muench.  
Motion passed upon a unanimous voice vote.

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

Ms. Noelle Boeldt, representative of Lakeshore Community Health Care, gave an overview and answered questions for the Commission.  
Motion was made by Mr. Korinek to approve and seconded by Mr. Dyzak.  
Motion passed upon a unanimous voice vote.

**Miscellaneous**

**Staff Reports – None**

**Personnel – None**

**Correspondence – None**

**Other Matters – None**

**Out of County Trips –None**

**Next Meeting Date:** Next meeting is scheduled for Monday, March 27, 2023.

**Adjournment:** Motion to adjourn was made by Mr. Waack and seconded by Mr. Zimmer to adjourn at 4:36 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Ms. Muench, Secretary

Date



# MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, February 27, 2023  
TIME: ► 3:30 P.M. ◀  
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"Open Meeting Law Compliance"
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  1. **Mary Tisler Et Al** ZMAR, NW1/4, SE1/4, Section 12, T20N-R21E, Town of Maple Grove, from EA, Exclusive Agriculture to GA, General Agriculture.
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  4. **Dick & Sandra Halverson** ZMAR, NE1/4, NW1/4, and SE1/4, NW1/4, Section 35, T19N-R22E, Town of Cato from EA, Exclusive Agriculture to LE, Large Estate.
  5. **Postponed: Soaring Eagle Dairy LLC** ZMAR, SW1/4, NE1/4, Section 12, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to RR, Rural Residential.

#### IV. Adjournment

Date: February 14, 2023

James Falkowski, Commission Chair  
By: Tim Ryan, Director

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MINUTES OF THE ADVISORY MEETING  
February 27, 2023

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

Commissioners absent: Mr. Vogt

Staff present: Tim Ryan, Michelle Haupt and Andrea Raymakers

**Discussion of Public Hearing Information**

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

1. **Mary Tisler Et Al** ZMAR, NW1/4, SE1/4, Section 12, T20N-R21E, Town of Maple Grove, from EA, Exclusive Agriculture to GA, General Agriculture.
2. **Daniel & Jacqueline Downey** ZMAR, NW1/4, NE1/4, Section 1, T18N-R21E, Town of Eaton, from EA, Exclusive Agriculture to SE, Small Estate.
3. **George & Angela Mueller** ZMAR, NW1/4, NW1/4, Section 2, T20N-R24E, Town of Two Rivers, from EA, Exclusive Agriculture to LE, Large Estate.
4. **Dick & Sandra Halverson** ZMAR, NE1/4, NW1/4, and SE1/4, NW1/4, Section 35, T19N-R22E, Town of Cato from EA, Exclusive Agriculture to LE, Large Estate.
5. **Postponed: Soaring Eagle Dairy LLC** ZMAR, SW1/4, NE1/4, Section 12, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to RR, Rural Residential.

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



# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: **Monday, March 27, 2023**  
TIME: 4:00 P.M.  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
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The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the commission may convene in closed session. The following matters may be considered at the meeting:

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda
- IV. Open Meeting Law Compliance
- V. Public Comment
- VI. Public Hearings – Discussion and possible action:
  1. **Jayme and Stephanie Hetland** ZMAR, SW1/4, SW1/4, Section 2, T17N-R21E, Town of Schleswig, from SE, Small Estate to RR, Rural Residential.
  2. **Lance and Holly Dederer** ZMAR, NW1/4, NE1/4, Section 4, T17N-R21E, Town of Schleswig, from GA, General Agriculture to SE, Small Estate.
  3. **Manitowoc County Planning and Park Commission** petitioned for an ordinance text amendment for Chapter 13, sec. 13.37 (7) violations, of the Manitowoc County Code titled “Private Sewage System” to update the maintenance requirements to be consistent with Wis. Stats. § 706.22 relating to building occupancy.
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action: **None**
- VIII. Discussion and possible approval of Industrial Park Site Plan for Brunner Fabrication.
- IX. Discussion and possible action on a Resolution Authorizing Application for and Acceptance of Farmland Preservation Program Planning Grant.
- X. Miscellaneous:
  1. Staff Reports – None
  2. Personnel – None
  3. Correspondence – None
  4. Out of County Trips – WRPLA District 5 Spring Meeting – April 27, 2023 – West Bend, WI – 1-2 staff members
  5. Other Matters – None
- XI. Next Meeting Date – Tentatively April 24, 2023
- XII. Adjournment

Date: March 10, 2023

James Falkowski, Commission Chair  
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE REGULAR MARCH 27, 2023 MEETING

**Call to Order – Roll Call**

The Regular March 27, 2023 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Falkowski at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Ms. Muench

Staff present: Tim Ryan, Andrea Raymakers and Michelle Haupt

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

Chairman Falkowski called for a motion to accept the Minutes of the regular February 27, 2023 meeting. Motion to accept the Minutes was made by Mr. Waack and seconded by Mr. Vogt. Motion passed upon a unanimous voice vote.

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

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

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on March 15, 2023 and March 20, 2023, reviewed by the Commission at a Commission Meeting held on March 27, 2023. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their April 18, 2023 meeting.

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

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

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

1. **Jayme and Stephanie Hetland** ZMAR, SW1/4, SW1/4, Section 2, T17N-R21E, Town of Schleswig, from SE, Small Estate to RR, Rural Residential.

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

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

Mr. Jayme Hetland spoke and answered questions for the Commissioners.

Mr. Falkowski closed the Public Hearing.

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

- 2. Lance and Holly Dederig** ZMAR, NW1/4, NE1/4, Section 4, T17N-R21E, Town Schleswig, from GA, General Agriculture to SE, Small Estate.

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

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

Mr. & Mrs. Lance Dederig spoke and answered questions for the Commissioners.

Mr. Falkowski closed the Public Hearing.

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

- 3. Manitowoc County Planning and Park Commission** petitioned for an ordinance text amendment for Chapter 13, sec. 13.37 (7) violations, of the Manitowoc County Code titled "Private Sewage System" to update the maintenance requirements to be consistent with Wis. Stats. § 706.22 relating to building occupancy.

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

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

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

#### **Discussion and possible approval of Industrial Park Site Plan for Brunner Fabrication.**

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

Mr. Eric Augustine, ACE Building Service, answered questions for the Commissioners.

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

Motion passed upon a unanimous voice vote.

#### **Discussion and possible action on a Resolution Authorizing Application for and Acceptance of Farmland Preservation Program Planning Grant.**

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



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

**Miscellaneous**

**Staff Reports – None**

**Personnel – None**

**Correspondence – None**

**Other Matters – None**

**Out of County Trips –** WRPLA District 5 Spring Meeting – April 27, 2023 – West Bend, WI – 1-2 staff members

Motion was made by Mr. Dyzak and seconded by Mr. Korinek to approve the out of county trips. Motion passed upon a unanimous voice vote.

**Next Meeting Date:** Next meeting is scheduled for Monday, April 24, 2023.

**Adjournment:** Motion to adjourn was made by Mr. Zimmer and seconded by Mr. Dyzak to adjourn at 4:21 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

\_\_\_\_\_  
Mr. David Dyzak, Secretary Pro Tempore

\_\_\_\_\_  
Date



# MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, March 27, 2023  
TIME: ► 3:30 P.M. ◀  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda  
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
  1. **Jayne and Stephanie Hetland** ZMAR, SW1/4, SW1/4, Section 2, T17N-R21E, Town of Schleswig, from SE, Small Estate to RR, Rural Residential.
  2. **Lance and Holly Dederig** ZMAR, NW1/4, NE1/4, Section 4, T17N-R21E, Town of Schleswig, from GA, General Agriculture to SE, Small Estate.
  3. **Manitowoc County Planning and Park Commission** petitioned for an ordinance text amendment for Chapter 13, sec. 13.37 (7) violations, of the Manitowoc County Code titled "Private Sewage System" to update the maintenance requirements to be consistent with Wis. Stats. § 706.22 relating to building occupancy.

#### IV. Adjournment

Date: March 10, 2023

James Falkowski, Commission Chair  
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE ADVISORY MEETING  
March 27, 2023

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order March 27, 2023 by Chairperson Falkowski at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Ms. Muench

Staff present: Tim Ryan, Michelle Haupt and Andrea Raymakers

**Discussion of Public Hearing Information**

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

1. **Jayme and Stephanie Hetland** ZMAR, SW1/4, SW1/4, Section 2, T17N-R21E, Town of Schleswig, from SE, Small Estate to RR, Rural Residential.
2. **Lance and Holly Dederig** ZMAR, NW1/4, NE1/4, Section 4, T17N-R21E, Town of Schleswig, from GA, General Agriculture to SE, Small Estate.
3. **Manitowoc County Planning and Park Commission** petitioned for an ordinance text amendment for Chapter 13, sec. 13.37 (7) violations, of the Manitowoc County Code titled "Private Sewage System" to update the maintenance requirements to be consistent with Wis. Stats. § 706.22 relating to building occupancy.

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



# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: **Monday, April 24, 2023**  
TIME: 4:00 P.M.  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda
- IV. Open Meeting Law Compliance
- V. Public Comment
- VI. Public Hearings – Discussion and possible action:
  1. **Signature Enterprises LLC** ZMAR, SW1/4, SE1/4, Section 21, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture and SE, Small Estate to GA, General Agriculture.
  2. **Manitowoc County Planning & Park Commission** petitioned for an ordinance text amendment for Chapter 8 of the Manitowoc County General Zoning and Land Use Regulation Ordinance to allow single family homes and private garages as a permitted use in the NA, Natural Area zoned district.
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
  1. **Eugene J Andres Revocable Living Trust** CSM Variance, NW1/4, SE1/4 and SW1/4, SE1/4, Section 28, T20N-R23E, Town of Kossuth.
- VIII. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Troy Vogel and Willard K. Jones).
- IX. Miscellaneous:
  1. Staff Reports – None
  2. Personnel – None
  3. Correspondence – None
  4. Out of County Trips – Northeast Chapter of WSLs, One Day Seminar – May 12, 2023 – Green Bay, WI – 2-3 staff members
  5. Other Matters – None
- X. Next Meeting Date – Tentatively May 22, 2023
- XI. Adjournment

Date: April 17, 2023

James Falkowski, Commission Chair  
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE REGULAR APRIL 24, 2023 MEETING

**Call to Order – Roll Call**

The Regular April 24, 2023 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Falkowski at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Korinek

Staff present: Tim Ryan, Kaila Boeckman, Andrea Raymakers and Michelle Haupt

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

Chairman Falkowski called for a motion to accept the Minutes of the regular March 27, 2023 meeting. Motion to accept the Minutes was made by Mr. Waack and seconded by Mr. Zimmer.

Motion passed upon a unanimous voice vote.

**Approval of Agenda:** Motion made by Mr. Vogt and seconded by Ms. Muench to approve the Agenda as presented.

Motion passed upon a unanimous voice vote.

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on April 14, 2023 and April 20, 2023, reviewed by the Commission at a Commission Meeting held on April 24, 2023. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their May 16, 2023 meeting.

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

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

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

1. **Signature Enterprises LLC** ZMAR, SW1/4, SE1/4, Section 21, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture and SE, Small Estate to GA, General Agriculture.

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

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

There was no one to speak.

Mr. Falkowski closed the Public Hearing.

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

Motion passed upon a unanimous voice vote.

- 2. Manitowoc County Planning & Park Commission** petitioned for an ordinance text amendment for Chapter 8 of the Manitowoc County General Zoning and Land Use Regulation Ordinance to allow single family homes and private garages as a permitted use in the NA, Natural Area zoned district.

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

Mr. Stephen Diedrich spoke in favor of the ordinance text amendment.

Mr. Falkowski closed the Public Hearing.

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

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

- 1. Eugene J Andres Revocable Living Trust** CSM Variance, NW1/4, SE1/4 and SW1/4, SE1/4, Section 28, T20N-R23E, Town of Kossuth.

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

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

Motion passed upon a unanimous voice vote.

### **Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Troy Vogel and Willard K. Jones).**

Ms. Kaila Boeckman gave an overview and answered questions for the Commission. Mr. Vogel was removed from the resolution.

Mr. Willard Jones spoke and was given a site diagram for his septic system from his permit on file.

Motion was made by Mr. Dyzak to approve and seconded by Mr. Vogt to approve the resolution.

Motion passed upon a unanimous voice vote.

### **Miscellaneous**

**Staff Reports – None**

**Personnel – None**

**Correspondence – None**

**Other Matters – None**

**Out of County Trips –**

Northeast Chapter of WSLs, One Day Seminar – May 12, 2023 – Green Bay, WI – 2-3 staff members

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

**Next Meeting Date:** Next meeting is scheduled for Monday, May 22, 2023.

**Adjournment:** Motion to adjourn was made by Mr. Zimmer and seconded by Mr. Waack to adjourn at 4:21 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Ms. Muench, Secretary

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Date



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, APRIL 24, 2023  
TIME: ► 3:30 P.M. ◀  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda  
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
  1. **Signature Enterprises LLC** ZMAR, SW1/4, SE1/4, Section 21, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture and SE, Small Estate to GA, General Agriculture.
  2. **Manitowoc County Planning & Park Commission** petitioned for an ordinance text amendment for Chapter 8 of the Manitowoc County General Zoning and Land Use Regulation Ordinance to allow single family homes and private garages as a permitted use in the NA, Natural Area zoned district.
- IV. Adjournment

Date: April 13, 2023

James Falkowski, Commission Chair  
By: Tim Ryan, Director

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



MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE ADVISORY MEETING  
April 24, 2023

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order April 24, 2023 by Chairperson Falkowski at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Korinek

Staff present: Tim Ryan, Michelle Haupt and Andrea Raymakers

**Discussion of Public Hearing Information**

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

1. **Signature Enterprises LLC** ZMAR, SW1/4, SE1/4, Section 21, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture and SE, Small Estate to GA, General Agriculture.
2. **Manitowoc County Planning & Park Commission** petitioned for an ordinance text amendment for Chapter 8 of the Manitowoc County General Zoning and Land Use Regulation Ordinance to allow single family homes and private garages as a permitted use in the NA, Natural Area zoned district.

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



**MANITOWOC COUNTY**  
**PLANNING AND PARK COMMISSION**  
**MEETING NOTICE**

DATE: **Monday, June 26, 2023**  
TIME: 4:00 P.M.  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda
- IV. Open Meeting Law Compliance
- V. Public Comment
- VI. Public Hearings – Discussion and possible action:
  1. **Eugene J Andres Revocable Living Trust** ZMAR NW1/4, NE1/4, Section 33, T20N-R23E, Town of Kossuth, from EA, Exclusive Agriculture to GA, General Agriculture.
  2. **Kyle & Bailey Reeve** ZMAR, NW1/4, NE1/4, Section 25, T21N-R23E, Town of Gibson, from LE, Large Estate to RR, Rural Residential and SE, Small Estate.
  3. **Peter J Lindemann & Jean M Lindemann Revocable Trust** ZMAR, NE1/4, NW1/4, Section 35, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture to RR, Rural Residential.
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
  1. **Michael Strenn** CSM Variance, NW1/4, SE1/4 Section 9, T19N-R21E, Town of Rockland.
  2. **Aaron & Naomi Abler-Schulz** CSM Variance SW1/4, NW1/4 Section 34, T17N-R21E, Town of Schleswig.
  3. **Wayne Miller et al** CSM Variance, E1/2, SE1/4 Section 14, T17N-R21E, Town of Schleswig.
- VIII. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (John & Valarie Taulien).
- IX. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Steven & Mariann Schenian and Abby Schenian).
- X. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Raymond Fischer).
- XI. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Judith Remaker Estate).
- XII. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Mark & Theresa Paral).
- XIII. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Wesley Fager).
- XIV. Miscellaneous:
  1. Staff Reports – None
  2. Personnel – None
  3. Correspondence – None
  4. Out of County Trips – None
  5. Other Matters –
    1. Surveyor Seminar Update
    2. Park and Open Space Plan Draft Update
- XV. Next Meeting Date – Tentatively July 24, 2023
- XVI. Adjournment

Date: June 13, 2023

James Falkowski, Commission Chair  
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE REGULAR JUNE 26, 2023 MEETING

**Call to Order – Roll Call**

The Regular June 26, 2023 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Falkowski at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: None

Staff present: Tim Ryan, Kaila Boeckman, Reed Gaedtke, Andrea Raymakers and Michelle Haupt

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

Chairman Falkowski called for a motion to accept the Minutes of the regular April 24, 2023 meeting. Motion to accept the Minutes was made by Mr. Dyzak and seconded by Ms. Muench.

Motion passed upon a unanimous voice vote.

**Approval of Agenda:** Motion made by Mr. Korinek and seconded by Mr. Vogt to approve the Agenda as presented.

Motion passed upon a unanimous voice vote.

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on June 15, 2023 and June 19, 2023, reviewed by the Commission at a Commission Meeting held on June 26, 2023. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their July 18, 2023 meeting.

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

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

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

1. **Eugene J Andres Revocable Living Trust** ZMAR NW1/4, NE1/4, Section 33, T20N-R23E, Town of Kossuth, from EA, Exclusive Agriculture to GA, General Agriculture.

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

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

There was no one to speak.

Mr. Falkowski closed the Public Hearing.

Motion was made by Mr. Korinek and seconded by Ms. Muench to postpone the rezone request until the next meeting to allow for the applicant/property owner to attend and answer questions for the Commission.

Motion passed upon a unanimous voice vote.

- 2. Kyle & Bailey Reeve** ZMAR, NW1/4, NE1/4, Section 25, T21N-R23E, Town of Gibson, from LE, Large Estate to RR, Rural Residential and SE, Small Estate.

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

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

Brenda Rank, adjacent property owner, spoke in opposition of the rezone.

Steven Page, adjacent property owner, spoke in opposition of the rezone.

Mr. Falkowski closed the Public Hearing.

Motion was made by Ms. Muench and seconded by Mr. Vogt to postpone the rezone request until the next meeting to allow for the applicant/property owner to attend and answer questions for the Commission.

Motion passed upon a 6/0 voice vote, Mr. Korinek abstained from voting.

- 3. Peter J Lindemann & Jean M Lindemann Revocable Trust** ZMAR, NE1/4, NW1/4, Section 35, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture to RR, Rural Residential.

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

Mr. Ryan indicated a letter was received from the Town of Liberty stating that the Town Board and Town Plan Commission are in favor of this request (copy on file).

There was no one to speak.

Mr. Falkowski closed the Public Hearing.

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

Motion passed upon a unanimous voice vote.

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

- 1. Michael Strenn** CSM Variance, NW1/4, SE1/4 Section 9, T19N-R21E, Town of Rockland.

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

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

Motion passed upon a unanimous voice vote.

- 2. Aaron & Naomi Abler-Schulz** CSM Variance SW1/4, NW1/4 Section 34, T17N-R21E, Town of Schleswig.

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

Mr. Aaron Schulz spoke and answered questions for the Commission.

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

Motion passed upon a unanimous voice vote.

**3. Wayne Miller et al** CSM Variance, E1/2, SE1/4 Section 14, T17N-R21E, Town of Schleswig.

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

Mr. Wayne Miller, property owner, spoke and answered questions for the Commission.

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

Motion passed upon a unanimous voice vote.

**Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (John & Valarie Taulien).**

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

Motion was made by Mr. Dyzak and seconded by Mr. Zimmer to approve the resolution referring ordinance violation to Corporation Counsel for enforcement.

Motion passed upon a unanimous voice vote.

**Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Steven & Mariann Schenian and Abby Schenian).**

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

Ms. Boeckman stated an email was received from Attorney Trent Nelson on behalf of the Schenian's with a status update. (copy on file)

Motion was made by Mr. Korinek and seconded by Mr. Dyzak to approve the resolution referring ordinance violation to Corporation Counsel for enforcement.

Motion passed upon a unanimous voice vote.

**Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Raymond Fischer).**

Mr. Gaedtke gave an overview and answered questions for the Commission.

Motion was made by Ms. Muench and seconded by Mr. Vogt to approve the resolution referring ordinance violation to Corporation Counsel for enforcement.

Motion passed upon a unanimous voice vote.

**Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Judith Remaker Estate).**

Mr. Gaedtke gave an overview and answered questions for the Commission.

Mr. Scott Remaker, Judith Remakers son, spoke and answered questions for the Commission.

Ms. Tracy Remaker, Judith Remakers daughter and personal representative, spoke and answered questions for the Commission.

Motion was made by Mr. Dyzak and seconded by Mr. Zimmer to approve the resolution referring ordinance violation to Corporation Counsel for enforcement.

Motion passed upon a unanimous voice vote.

**Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Mark & Theresa Paral).**

Mr. Gaedtke gave an overview and answered questions for the Commission.

Mr. Mark Paral, spoke and answered questions for the Commission.

Motion was made by Ms. Muench and seconded by Mr. Zimmer to approve the resolution referring ordinance violation to Corporation Counsel for enforcement.

Motion passed upon a unanimous voice vote.

**Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Wesley Fager).**

Mr. Gaedtke gave an overview and answered questions for the Commission.

Motion was made by Mr. Vogt and seconded by Mr. Waack to approve the resolution referring ordinance violation to Corporation Counsel for enforcement.

Motion passed upon a unanimous voice vote.

**Miscellaneous**

**Staff Reports – None**

**Personnel – None**

**Correspondence – None**

**Other Matters –**

**Surveyor Seminar Update**

Mr. Jason Bolz gave an overview and answered questions for the Commission.

**Park and Open Space Plan Draft Update**

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

**Out of County Trips –None**

**Next Meeting Date:** Next meeting is scheduled for Monday, July 24, 2023.

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

Respectfully submitted,

\_\_\_\_\_  
Ms. Muench, Secretary

\_\_\_\_\_  
Date



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, JUNE 26, 2023  
TIME: ► 3:30 P.M. ◀  
PLACE: MANITOWOC COUNTY COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda  
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
  1. **Eugene J Andres Revocable Living Trust** ZMAR, NW1/4, NE1/4, Section 33, T20N-R23E, Town of Kossuth, from EA, Exclusive Agriculture to GA, General Ariculture.
  2. **Kyle & Bailey Reeve** ZMAR, NW1/4, NE1/4, Section 25, T21N-R23E, Town of Gibson, from LE, Large Estate to RR, Rural Residential and SE, Small Estate.
  3. **Peter J Lindemann & Jean M Lindemann Revocable Trust** ZMAR, NE1/4, NW1/4, Section 35, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture to RR, Rural Residential.
- IV. Adjournment

Date: June 13, 2023

James Falkowski, Commission Chair  
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE ADVISORY MEETING  
June 26, 2023

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order June 26, 2023 by Chairperson Falkowski at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: None

Staff present: Tim Ryan and Michelle Haupt

**Discussion of Public Hearing Information**

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

1. **Eugene J Andres Revocable Living Trust** ZMAR, NW1/4, NE1/4, Section 33, T20N-R23E, Town of Kossuth, from EA, Exclusive Agriculture to GA, General Agriculture.
2. **Kyle & Bailey Reeve** ZMAR, NW1/4, NE1/4, Section 25, T21N-R23E, Town of Gibson, from LE, Large Estate to RR, Rural Residential and SE, Small Estate.
3. **Peter J Lindemann & Jean M Lindemann Revocable Trust** ZMAR, NE1/4, NW1/4, Section 35, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture to RR, Rural Residential.

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





# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: **Monday, July 24, 2023**  
TIME: 4:00 P.M.  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda
- IV. Open Meeting Law Compliance
- V. Public Comment
  
- VI. Public Hearings – Discussion and possible action:
  1. **Justin Morris** ZMAR, SE1/4, NW1/4, Section 7, T21N-R24E, Town of Mishicot, from GA, General Agriculture to RR, Rural Residential.
  2. **Lawrence A Krepline Revocable Living Trust** ZMAR, NE1/4, SE1/4, Section 8, T19N-R21E, Town of Rockland, from EA, Exclusive Agriculture to SE, Small Estate.
  3. **POSTPONED: Eugene J Andres Revocable Living Trust** ZMAR NW1/4, NE1/4, Section 33, T20N-R23E, Town of Kossuth, from EA, Exclusive Agriculture to GA, General Agriculture.
  4. **POSTPONED: Kyle & Bailey Reever** ZMAR, NW1/4, NE1/4, Section 25, T21N-R23E, Town of Gibson, from LE, Large Estate to RR, Rural Residential and SE, Small Estate.
  5. **Manitowoc County Planning and Park Commission** – Adoption of the Manitowoc County Park and Open Space Plan update.
  
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
  1. **Justin Morris** CSM Variance, SE1/4, NW1/4 and SW1/4, NE1/4 Section 7, T21N-R24E, Town of Mishicot.
  
- VIII. Miscellaneous:
  1. Staff Reports – None
  2. Personnel – None
  3. Correspondence – None
  4. Out of County Trips – WRLPA Conference – September 20-22, 2023 – Hayward, WI – 2 staff member
  5. Other Matters – Election of Officers
  
- IX. Next Meeting Date – Tentatively August 28, 2023
  
- X. Adjournment

Date: July 11, 2023

James Falkowski, Commission Chair  
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE REGULAR JULY 24, 2023 MEETING

**Call to Order – Roll Call**

The Regular July 24, 2023 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Falkowski at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Zimmer

Staff present: Tim Ryan, Pete Tarnowski, Andrea Raymakers and Michelle Haupt

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

Chairperson Falkowski called for a motion to accept the Minutes of the regular June 26, 2023 meeting. Motion to accept the Minutes was made by Mr. Vogt and seconded by Mr. Dyzak.

Motion passed upon a unanimous voice vote.

**Approval of Agenda:** Motion made by Mr. Korinek and seconded by Mr. Waack to approve the Agenda as presented.

Motion passed upon a unanimous voice vote.

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on July 13, 2023 and July 17, 2023, reviewed by the Commission at a Commission Meeting held on July 24, 2023. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their August 15, 2023 meeting.

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

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

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

1. **Justin Morris** ZMAR, SE1/4, NW1/4, Section 7, T21N-R24E, Town of Mishicot, from GA, General Agriculture to RR, Rural Residential.

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

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

Mr. Justin Morris, property owner, spoke in favor and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

Motion passed upon a unanimous voice vote.

- 2. Lawrence A Krepline Revocable Living Trust** ZMAR, NE1/4, SE1/4, Section 8, T19N-R21E, Town of Rockland, from EA, Exclusive Agriculture to SE, Small Estate.

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

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

Nick Griffey, applicant, spoke in favor and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

Motion passed upon a unanimous voice vote.

- 3. Manitowoc County Planning and Park Commission** – Adoption of the Manitowoc County Park and Open Space Plan update.

Tim Ryan, Director, gave an overview.

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

Nicole Barbiaux, Bay-Lakes, answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

Motion was made by Ms. Muench and seconded by Mr. Vogt to approve the adoption of the Manitowoc County Park and Open Space Plan update.

Motion passed upon a unanimous voice vote.

- 4. POSTPONED: Eugene J Andres Revocable Living Trust** ZMAR NW1/4, NE1/4, Section 33, T20N-R23E, Town of Kossuth, from EA, Exclusive Agriculture to GA, General Agriculture.

Motion was made by Ms. Muench to remove Eugene J Andres Revocable Living Trust postponed rezone request from the table. Seconded by Mr. Vogt. Motion passed upon a unanimous voice vote.

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

Mr. Ryan indicated a letter was received from the Town of Kossuth stating that the Town Board and Town Plan Commission are in favor of this request (copy on file).

Mr. Steve Zeitler, surveyor/agent, spoke in favor of the request and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

Motion was made by Ms. Muench and seconded by Mr. Korinek to approve the rezone request with the following condition. The verbiage “non-habitable” must be present on the certified survey map.

Motion passed upon a unanimous voice vote.

5. **POSTPONED: Kyle & Bailey Reeve** ZMAR, NW1/4, NE1/4, Section 25, T21N-R23E, Town of Gibson, from LE, Large Estate to RR, Rural Residential and SE, Small Estate.

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

Motion was made by Ms. Muench to remove Kyle & Bailey Reeve postponed rezone request from the table. Seconded by Mr. Vogt. Motion passed upon a unanimous voice vote.

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

Mr. Steve Zeitler, surveyor/agent, spoke in favor of the request and answered questions for the Commission.

Mr. Richard Wegner, Town of Gibson Chairperson, spoke and answered questions for the Commission.

Ms. Brenda Rank, adjacent property owner, spoke in opposition of the request.

Mr. Steve Zeitler added additional comments.

Mr. Kyle Reeve, property owner, spoke in favor of the request and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

Motion passed upon a 5-1 voice vote, Mr. Korinek abstained from voting. Motion passed.

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

1. **Justin Morris** CSM Variance, SE1/4, NW1/4 and SW1/4, NE1/4 Section 7, T21N-R24E, Town of Mishicot.

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

Justin Morris, property owner, spoke in favor of the variance.

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

Motion passed upon a unanimous voice vote.

### **Miscellaneous**

1. **Staff Reports – None**
2. **Personnel – None**
3. **Correspondence – None**

**4. Out of County Trips – WRLPA Conference – September 20-22, 2023 Hayward, WI – 2 staff members**

Motion was made by Ms. Muench and seconded by Mr. Dyzak to approve the out of county trip.

Motion passed upon a unanimous voice vote.

**5. Other Matters – Election of Officers**

Mr. Falkowski opened up nominations for Chairperson.

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

Nominations are closed.

Motion passed upon a unanimous voice vote.

Mr. Falkowski opened up nominations for Vice Chairperson.

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

Nominations are closed.

Motion passed upon a unanimous voice vote.

Mr. Falkowski opened up nominations for Secretary.

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

Nominations are closed.

Motion passed upon a unanimous voice vote.

**Next Meeting Date:** Next meeting is scheduled for Monday, August 28, 2023.

**Adjournment:** Motion to adjourn was made by Mr. Korinek and seconded by Ms. Muench to adjourn at 5:07 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

\_\_\_\_\_  
Ms. Muench, Secretary

\_\_\_\_\_  
Date



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, JULY 24, 2023  
TIME: ► 3:30 P.M. ◀  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda  
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
  1. **Justin Morris** ZMAR, SE1/4, NW1/4, Section 7, T21N-R24E, Town of Mishicot, from GA, General Agriculture to RR, Rural Residential.
  2. **Lawrence A Krepline Revocable Living Trust** ZMAR, NE1/4, SE1/4, Section 8, T19N-R21E, Town of Rockland, from EA, Exclusive Agriculture to SE, Small Estate.
  3. **POSTPONED: Eugene J Andres Revocable Living Trust** ZMAR, NW1/4, NE1/4, Section 33, T20N-R23E, Town of Kossuth, from EA, Exclusive Agriculture to GA, General Agriculture.
  4. **POSTPONED: Kyle & Bailey Reever** ZMAR, NW1/4, NE1/4, Section 25, T21N-R23E, Town of Gibson, from LE, Large Estate to RR, Rural Residential and SE, Small Estate.
  5. **Manitowoc County Planning and Park Commission** – Adoption of the Manitowoc County Park and Open Space Plan update.

#### IV. Adjournment

Date: July 10, 2023

James Falkowski, Commission Chair

By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE ADVISORY MEETING  
July 24, 2023

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order July 24, 2023 by Chairperson Falkowski at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Zimmer

Staff present: Tim Ryan, Andrea Raymakers, Pete Tarnowski, and Michelle Haupt

**Discussion of Public Hearing Information**

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

1. **Justin Morris** ZMAR, SE1/4, NW1/4, Section 7, T21N-R24E, Town of Mishicot, from GA, General Agriculture to RR, Rural Residential.
2. **Lawrence A Krepline Revocable Living Trust** ZMAR, NE1/4, SE1/4, Section 8, T19N-R21E, Town of Rockland, from EA, Exclusive Agriculture to SE, Small Estate.
3. **POSTPONED: Eugene J Andres Revocable Living Trust** ZMAR NW1/4, NE1/4, Section 33, T20N-R23E, Town of Kossuth, from EA, Exclusive Agriculture to GA, General Agriculture.
4. **POSTPONED: Kyle & Bailey Reever** ZMAR, NW1/4, NE1/4, Section 25, T21N-R23E, Town of Gibson, from LE, Large Estate to RR, Rural Residential and SE, Small Estate.
5. **Manitowoc County Planning and Park Commission** – Adoption of the Manitowoc County Park and Open Space Plan update.

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



# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: **Monday, August 28, 2023**  
TIME: 4:00 P.M.  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda
- IV. Open Meeting Law Compliance
- V. Public Comment
- VI. Public Hearings – Discussion and possible action:
  1. **Derek and Regina Burkholder** ZMAR SE1/4, NW1/4, Section 18, T19N-R22E, Town of Cato, from LE, Large Estate to GA, General Agriculture.
  2. **Michael Miller** ZMAR SE1/4, SE1/4 and NE1/4, SE1/4 Section 31, T20N-R23E, Town of Kossuth, from LE, Large Estate to GA, General Agriculture.
  3. **Curt Rabe** ZMAR NE1/4, NW1/4, Section 5, T17N-R21E, Town of Schleswig, from GA, General Agriculture to SE, Small Estate.
  4. **Lloyd and Darlean Rumpff** ZMAR NW1/4, NW1/4, Section 11, T17N-R21E, Town of Schleswig, from GA, General Agriculture to SE, Small Estate.
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
  1. **John P & Julie A Engeldinger** CSM Variance, NW1/4, SW1/4 Section 17, T21N-R24E, Town of Mishicot.
  2. **Glen & Connie Beattie** CSM Variance, NW1/4, NW1/4 Section 7, T17N-R21E, Town of Schleswig.
  3. **House of Bricks LLC** CSM Variance, SW1/4, SE1/4, Section 11, T18N-R23E, Town of Newton.
- VIII. Discussion and possible approval of Industrial Site Plan for Thompson Machinery.
- IX. Discussion and possible acceptance on Resolution Authorizing County Conservation Aid Grant.
- X. Miscellaneous:
  1. Staff Reports – None
  2. Personnel – None
  3. Correspondence – None
  4. Other Matters – None
- XI. Next Meeting Date – Tentatively September 25, 2023
- XII. Adjournment

Date: August 22, 2023

James Falkowski, Commission Chair  
By: Tim Ryan, Director

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



MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE REGULAR AUGUST 28, 2023 MEETING

**Call to Order – Roll Call**

The Regular August 28, 2023 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Falkowski at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: None

Staff present: Tim Ryan, Andrea Raymakers and Michelle Haupt

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

Chairperson Falkowski called for a motion to accept the Minutes of the regular July 24, 2023 meeting. Motion to accept the Minutes was made by Mr. Vogt and seconded by Ms. Muench.

Motion passed upon a unanimous voice vote.

**Approval of Agenda:** Motion made by Mr. Waack and seconded by Mr. Korinek to approve the Agenda as presented.

Motion passed upon a unanimous voice vote.

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on August 16, 2023 and August 21, 2023, reviewed by the Commission at a Commission Meeting held on August 28, 2023. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their September 19, 2023 meeting.

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

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

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

1. **Derek and Regina Burkholder** ZMAR SE1/4, NW1/4, Section 18, T19N-R22E, Town of Cato, from LE, Large Estate to GA, General Agriculture.

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

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

Ms. Muench, Commissioner and Town of Cato Clerk, spoke to the Towns approval.

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

Motion passed upon a unanimous voice vote.

2. **Michael Miller** ZMAR SE1/4, SE1/4 and NE1/4, SE1/4 Section 31, T20N-R23E, Town of Kossuth, from LE, Large Estate to GA, General Agriculture.

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

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

Amy Miller, applicant, spoke in favor and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

Motion passed upon a unanimous voice vote.

3. **Curt Rabe** ZMAR NE1/4, NW1/4, Section 5, T17N-R21E, Town of Schleswig, from GA, General Agriculture to SE, Small Estate.

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

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

There was no one to speak.

Mr. Falkowski closed the Public Hearing.

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

Motion passed upon a unanimous voice vote.

4. **Lloyd and Darlean Rumpff** ZMAR NW1/4, NW1/4, Section 11, T17N-R21E, Town of Schleswig, from GA, General Agriculture to SE, Small Estate.

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

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

There was no one to speak.

Mr. Falkowski closed the Public Hearing.

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

Motion passed upon a unanimous voice vote.

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

1. **John P & Julie A Engeldinger** CSM Variance, NW1/4, SW1/4 Section 17, T21N-R24E, Town of Mishicot.

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

Mr. McInnis, Surveyor, spoke in favor of the variance and answered questions for the Commission.

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

Motion passed upon a unanimous voice vote.

2. **Glen & Connie Beattie** CSM Variance, NW1/4, NW1/4 Section 7, T17N-R21E, Town of Schleswig.

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

There was no one to speak.

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

Motion passed upon a unanimous voice vote.

3. **House of Bricks LLC** CSM Variance, SW1/4, SE1/4, Section 11, T18N-R23E, Town of Newton.

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

Jeff DeZeeuw, surveyor, spoke in favor of the variance.

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

Motion passed upon a unanimous voice vote.

## **Discussion and possible approval of Industrial Site Plan for Thompson Machinery.**

Mr. Ryan gave an overview.

Mr. Jon Thompson, Thompson Machinery, spoke and answered questions for the Commission.

Motion was made by Ms. Muench and seconded by Mr. Dyzak to approve the Industrial Site Plan.

Motion passed upon a unanimous voice vote.

## **Discussion and possible acceptance on Resolution Authorizing County Conservation Aid Grant.**

Mr. Ryan gave an overview.

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

Motion passed upon a unanimous voice vote.

### **Miscellaneous**

- 1. Staff Reports – None**
- 2. Personnel – None**
- 3. Correspondence – None**
- 4. Other Matters – None**

Mr. Ryan commented on out of county trips.

**Next Meeting Date:** Next meeting is scheduled for Monday, September 25, 2023.

**Adjournment:** Motion to adjourn was made by Mr. Zimmer and seconded by Mr. Vogt to adjourn at 4:31pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Ms. Muench, Secretary

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Date



# MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, AUGUST 28, 2023  
TIME: ► 3:30 P.M. ◀  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda  
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
  1. **Derek and Regina Burkholder** ZMAR SE1/4, NW1/4, Section 18, T19N-R22E, Town of Cato, from LE, Large Estate to GA, General Agriculture.
  2. **Michael Miller** ZMAR SE1/4, SE1/4 and NE1/4, SE1/4 Section 31, T20N-R23E, Town of Kossuth, from LE, Large Estate to GA, General Agriculture.
  3. **Curt Rabe** ZMAR NE1/4, NW1/4, Section 5, T17N-R21E, Town of Schleswig, from GA, General Agriculture to SE, Small Estate.
  4. **Lloyd and Darlean Rumpff** ZMAR NW1/4, NW1/4, Section 11, T17N-R21E, Town of Schleswig, from GA, General Agriculture to SE, Small Estate.
- IV. Adjournment

Date: August 11, 2023

James Falkowski, Commission Chair  
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE ADVISORY MEETING  
August 28, 2023

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order August 28, 2023 by Chairperson Falkowski at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: None

Staff present: Tim Ryan

**Discussion of Public Hearing Information**

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

1. **Derek and Regina Burkholder** ZMAR SE1/4, NW1/4, Section 18, T19N-R22E, Town of Cato, from LE, Large Estate to GA, General Agriculture.
2. **Michael Miller** ZMAR SE1/4, SE1/4 and NE1/4, SE1/4 Section 31, T20N-R23E, Town of Kossuth, from LE, Large Estate to GA, General Agriculture.
3. **Curt Rabe** ZMAR NE1/4, NW1/4, Section 5, T17N-R21E, Town of Schleswig, from GA, General Agriculture to SE, Small Estate.
4. **Lloyd and Darlean Rumpff** ZMAR NW1/4, NW1/4, Section 11, T17N-R21E, Town of Schleswig, from GA, General Agriculture to SE, Small Estate.

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



**MANITOWOC COUNTY**  
**PLANNING AND PARK COMMISSION**  
**MEETING NOTICE**

DATE: **Monday, October 23, 2023**  
TIME: 4:00 P.M.  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda
- IV. Open Meeting Law Compliance
- V. Public Comment
- VI. Public Hearings – Discussion and possible action:
  1. **Manitowoc County Planning and Park Commission** petitioned for an ordinance amendment for Chapter 4 of the Manitowoc County Code titled “finance” to allow for application, special assessment and permit fee increases.
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
  1. **Satori Family Irrevocable Trust** CSM Variance, NW1/4, SE1/4 Section 25, T19N-R22E, Town of Cato.
- VIII. Discussion and possible action on snowmobile trail maintenance contracts for the 2023-2024 season.
- IX. Miscellaneous:
  1. Staff Reports – None
  2. Personnel – None
  3. Correspondence – None
  4. Other Matters – None
- X. Next Meeting Date – Tentatively December 4, 2023
- XI. Adjournment

Date: October 5, 2023

James Falkowski, Commission Chair  
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE REGULAR OCTOBER 23, 2023 MEETING

**Call to Order – Roll Call**

The Regular October 23, 2023 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Falkowski at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Ms. Muench

Staff present: Tim Ryan, Andrea Raymakers, Pete Tarnowski and Michelle Haupt

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

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

Chairman Falkowski called for a motion to accept the Minutes of the regular August 28, 2023 meeting. Motion to accept the Minutes was made by Mr. Dyzak and seconded by Mr. Korinek. Motion passed upon a unanimous voice vote.

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

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on October 11, 2023 and October 16, 2023, reviewed by the Commission at a Commission Meeting held on October 23, 2023. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their November 7, 2023 meeting.

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

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

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

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

Mr. Ryan read the petition (copy on file).

There was no one to speak.

Mr. Falkowski closed the Public Hearing.

Motion was made by Mr. Waack to approve a 5% increase, rounding up to the nearest \$1 dollar and seconded by Mr. Dyzak. Motion passed upon a unanimous voice vote.



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

**Satori Family Irrevocable Trust** CSM Variance, NW1/4, SE1/4 Section 25, T19N-R22E, Town of Cato.

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

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

**Discussion and possible action on snowmobile trail maintenance contracts for the 2023-2024 season.**

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

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

**Miscellaneous**

**Staff Reports – None**

**Personnel – None**

**Correspondence – None**

**Other Matters – None**

**Next Meeting Date:** Next meeting is tentatively scheduled for Monday, December 4, 2023.

**Adjournment:** Motion to adjourn was made by Mr. Dyzak and seconded by Mr. Korinek to adjourn at 4:23 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

\_\_\_\_\_  
Mr. Korinek, Secretary Pro Tempore

\_\_\_\_\_  
Date



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, OCTOBER 23, 2023  
TIME: ► 3:30 P.M. ◀  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda  
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
  1. **Manitowoc County Planning and Park Commission** petitioned for an ordinance amendment for Chapter 4 of the Manitowoc County Code titled "finance" to allow for application, special assessment and permit fee increases.
- IV. Adjournment

Date: October 5, 2023

James Falkowski, Commission Chair  
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE ADVISORY MEETING  
October 23, 2023

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order October 23, 2023 by Chairperson Falkowski at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Ms. Muench

Staff present: Tim Ryan and Andrea Raymakers

**Discussion of Public Hearing Information**

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

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

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



# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: **Monday, December 4, 2023**  
TIME: 4:00 P.M.  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda
- IV. Open Meeting Law Compliance
- V. Public Comment
  
- VI. Public Hearings – Discussion and possible action:
  1. **Paul Liermann** ZMAR, SW1/4, SE1/4, Section 20, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to SE, Small Estate.
  
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action: None
  
- VIII. Discussion and possible acceptance on Resolution Authorizing Grant Application for the Bullhead Lake Public Access.
  
- IX. Discussion and possible acceptance on Resolution Authorizing an Increase to the Annual Maintenance Program Fee.
  
- X. Discussion and possible action to permit an orienteering/adventure race in Walla Hi Park and the Cedar Lake Access by Elkbones Adventure Racing.
  
- XI. Miscellaneous:
  1. Staff Reports – None
  2. Personnel – None
  3. Correspondence – None
  4. Other Matters – None
  
- XII. Next Meeting Date – Tentatively January 22, 2024
  
- XIII. Adjournment

Date: November 16, 2023

James Falkowski, Commission Chair  
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE REGULAR DECEMBER 4, 2023 MEETING

**Call to Order – Roll Call**

The Regular December 4, 2023 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Falkowski at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Zimmer and Mr. Waack

Staff present: Tim Ryan, Pete Tarnowski and Michelle Haupt

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

Chairman Falkowski called for a motion to accept the Minutes of the regular October 23, 2023 meeting. Motion to accept the Minutes was made by Mr. Vogt and seconded by Ms. Muench. Motion passed upon a unanimous voice vote.

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

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on November 20, 2023 and November 27, 2023, reviewed by the Commission at a Commission Meeting held on December 4, 2023. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their December 19, 2023 meeting.

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

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

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

**Paul Liermann** ZMAR, SW1/4, SE1/4, Section 20, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to SE, Small Estate.

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

Mr. Ryan indicated a letter was received from the Town of Manitowoc Rapids stating that the Town Board and Town Land Use Committee are in favor of this request (copy on file).

Paul Liermann, property owner, spoke and answered questions for the Commissioners.

Mr. Falkowski closed the Public Hearing.

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

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

None

**Discussion and possible acceptance on Resolution Authorizing Grant Application for the Bullhead Lake Public Access.**

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

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

**Discussion and possible acceptance on Resolution Authorizing an Increase to the Annual Maintenance Program Fee.**

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

Motion was made by Mr. Vogt to approve a \$5.00 increase to the Annual Maintenance Program fee, going from \$10 to \$15 and seconded by Ms. Muench. Motion passed upon a 3-2 voice vote with Mr. Dyzak and Mr. Falkowski opposed.

**Discussion and possible action to permit an orienteering/adventure race in Walla Hi Park and the Cedar Lake Access by Elkbones Adventure Racing.**

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

Mr. Derek McKenzie, Elkbones Adventure Racing, answered questions for the Commission.

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

**Miscellaneous**

**Staff Reports – None**

**Personnel – None**

**Correspondence – None**

**Other Matters – None**

**Next Meeting Date:** Next meeting is tentatively scheduled for Monday, January 22, 2024.

**Adjournment:** Motion to adjourn was made by Mr. Dyzak and seconded by Mr. Korinek to adjourn at 4:34 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

\_\_\_\_\_  
Ms. Muench, Secretary

\_\_\_\_\_  
Date



**MANITOWOC COUNTY  
PLANNING AND PARK COMMISSION  
ADVISORY MEETING NOTICE**

DATE: MONDAY, DECEMBER 4, 2023  
TIME: ► **3:30 P.M.** ◀  
PLACE: MANITOWOC COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda  
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
  1. **Paul Liermann** ZMAR, SW1/4, SE1/4, Section 20, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to SE, Small Estate.

IV. Adjournment

Date: November 16, 2023

James Falkowski, Commission Chair  
By: Tim Ryan, Director

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

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE ADVISORY MEETING  
December 4, 2023

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order December 4, 2023 by Chairperson Falkowski at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Waack and Mr. Zimmer

Staff present: Tim Ryan and Michelle Haupt

**Discussion of Public Hearing Information**

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

1. **Paul Liermann** ZMAR, SW1/4, SE1/4, Section 20, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to SE, Small Estate.

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