



MANITOWOC COUNTY
COUNTY BOARD OF SUPERVISORS
2nd AMENDED MEETING NOTICE

DATE: June 18th, 2024

TIME: 6:00 P.M.

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

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

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

- I. Call to order by County Board Chair**
- II. Invocation by Supervisor Lillibridge**
- III. Pledge of Allegiance**
- IV. Roll Call**
- V. Approve Agenda**

- VI. REPORTS**
 - A. Resignation of County Treasurer Amy Kocian, Effective June 17, 2024.

- VII. PROCLAMATIONS**
 - A. County Executive Ziegelbauer and Chairman Martell–Proclamation Proclaiming June Dairy Month.

- VIII. PUBLIC COMMENT**

Members of the public will be allowed three (3) minutes to speak on matters pertaining to County Board business.

- IX. CONSENT AGENDA (Any routine or non-controversial items)**
 - A. Approve May 21, 2024 County Board Minutes.

 - B. Appointments by County Executive
 1. Board of Adjustment

Appoint two members to succeed Ralph Schuh and Bonnie Timm for a three-year term expiring July 2027.

 - a. Ralph Schuh
 - b. Bonnie Timm

 2. Kiel Public Library Board of Trustees

Appoint two members to succeed Brian Murphy and David Stolting for a three-year term expiring July 2027.

 - a. Brian Murphy
 - b. David Stolting

 3. Northeast Wisconsin Regional Economic Partnership

Appoint three members to succeed Adam Tegen, alternate Elizabeth Runge, and alternate Jamie Zastrow for one-year terms expiring July 2025.

 - a. [Elizabeth Runge-Vacant](#)

- b. Alternate) Jamie Zastrow
- c. Alternate) Adam Tegen

4. Planning and Park Commission

Appoint one member to succeed Melvin Waack for a seven-year term expiring July 2031.

- a. Supervisor Jonathan Neils

5. Veterans Service Commission

~~Appoint one member to succeed Mike Demske for a three year term expiring July 2027 fill a vacancy expiring December 2026.~~

- a. ~~Nancy Rivera~~

6. Transportation Coordinating Committee

Appoint one member to fill a vacancy expiring April 2026.

- a. Lauren Daun

C. Ordinance and Resolutions

1. Planning and Park Commission

- a. Ordinance 2024/2025-28 Amending Zoning Map (Gregg Samz).
- b. Ordinance 2024/2025-29 Amending Zoning Map (Glenn R. Christel Revocable Trust).
- c. Ordinance 2024/2025-30 Amending Zoning Map (Vraj Vihar Inc).
- d. Ordinance 2024/2025-31 Amending Zoning Map (James Kunst).

X. COMMITTEE REPORTS, RESOLUTIONS, AND ORDINANCES

B. Aging & Disability Board

C. Board of Health

D. Criminal Justice Coordinating Council

E. Executive Committee

F. Expo-Ice Center Board

G. Finance Committee

H. Highway Committee

I. Human Service Board

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

K. Personnel Committee

L. Planning and Park Commission

M. Public Safety Committee

N. Public Works Committee

O. Transportation Coordinating Committee

P. Miscellaneous - Chairman Tyler Martell

- 1. Resolution 2024/2025-32 Appointing Kathy Reissmann to Fill the Unexpired Term of the Current County Treasurer.

XI. ANNOUNCEMENTS

XII. ADJOURNMENT

Amended June 14, 2024
2nd Amendment June 17, 2024

Tyler Martell, Chairman
Prepared by Melissa Tennant, Deputy County Clerk

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

ORDINANCE AMENDING ZONING MAP
(Gregg Samz)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Planning and Park Commission, after providing the required notice, held
2 a public hearing on a petition for a zoning ordinance amendment on June 3, 2024; and
3

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

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

11 A parcel of land located in all of Lot 1 of Certified Survey Map Volume 36 Page 353 Being
12 part of the Northwest 1/4 and Northeast 1/4 of Section 8, T.20 N. - R.24 E., Town of Mishicot,
13 Manitowoc County, Wisconsin more particularly described as follows:
14

15 Commencing at the North 1/4 corner of Section 8; thence along the northerly line
16 of the NE 1/4 North 89°02'07" East 528.93 feet to the point of beginning; thence
17 continuing North 89°02'07" East 440.57 feet; thence South 6°08'20" West 195.79
18 feet; thence South 68°15'30" West 67.43 feet; thence South 4°09'13" West 64.80
19 feet; thence 143.49 feet along the arc of a 135.00 foot radius curve to the right
20 whose long chord bears South 32°30'28" West 136.83 feet; thence South 89°33'00"
21 West 174.77 feet; thence North 8°25'20" West 96.00 feet; thence North 27°14'50"
22 West 78.07 feet; thence North 13°17'17" West 235.56 feet to the point of beginning,
23 said parcel containing approximately 3.046 acres of land
24

25 is hereby rezoned from Exclusive Agriculture (EA) District to Rural Residential (RR) District.

Dated this 18th day of June 2024.

Respectfully submitted by the
Planning and Park Commission

James Falkowski, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

COUNTERSIGNED: _____
Tyler Martell, County Board Chair Date

APPROVED: _____
Bob Ziegelbauer, County Executive Date

REPORT TO:	THE MANITOWOC COUNTY BOARD OF SUPERVISORS JUNE 18, 2024.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	GREGG SAMZ ZONING MAP AMENDMENT REQUEST

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

Gregg Samz, on May 6, 2024, petitioned the Manitowoc County Board of Supervisors to rezone approximately 2.69 acres of land located in the NW1/4, NE1/4, Section 8, T20N-R24E, Town of Mishicot, from EA, Exclusive Agriculture to RR, Rural Residential.

The Town of Mishicot adopted the Manitowoc County Zoning Ordinance on January 2, 2012. The uses permitted in the RR, Rural Residential zoning provides for mixed residential and low impact non-residential development on relatively small lots with a minimum lot size of one acre.

1. Action taken to date on this request includes:

- a. Gregg Samz petitioned for a zoning map amendment on May 6, 2024.
- b. The petition was referred from the County Clerk to the County Planning and Park Commission for a hearing and recommendation.
- c. The public hearing notices were published in the Herald-Times-Reporter on May 22, 2024 and on May 26, 2024.
- d. The County Planning and Park Commission held a public hearing on this amendment request on June 3, 2024.
- e. The Commission at their June 3, 2024 meeting recommended approval of a requested rezoning of approximately 2.69 acres of land located in the NW1/4, NE1/4, Section 8, T20N-R24E, Town of Mishicot, from EA, Exclusive Agriculture to RR, Rural Residential.

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

3. Testimony at the hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.
- b. Mr. Dwight Brubaker, applicant, spoke in favor of the rezone.

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

1. The area to be considered for rezoning meets past criteria set by the Commission for rezoning land from the EA, Exclusive Agriculture District.
2. The Mishicot Town Board supports the proposed zone change to RR, Rural Residential.
3. The applicant wishes to operate a business, building backyard sheds. Rezoning will permit this use if the applicant obtains a conditional use permit from the Board of Adjustment.
4. The area to be rezoned is a homestead, no farmland is affected by this request.

RECOMMENDATION

The County Planning and Park Commission determined from testimony at the public hearing, from the zone change fact sheets and maps, and from the staff analysis, that the public health, safety and general welfare would be safeguarded and substantial justice done, if the request of Gregg Samz to rezone approximately 2.69 acres of land from EA, Exclusive Agriculture to RR, Rural Residential were approved.

The Manitowoc County Planning and Park Commission, at its June 3, 2024 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 2.69 acres of land located in the NW1/4, NE1/4, Section 8, T20N-R24E, Town of Mishicot, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive Agriculture to RR, Rural Residential.

MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

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

SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

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



COUNTY OF MANITOWOC COUNTY CLERK

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

Jessica Backus
Manitowoc County Clerk

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

May 13, 2024

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

and

Manitowoc County Supervisor Lee Engelbrecht
Supervisory District 20

ATTN: Tim Ryan and Supervisor Engelbrecht

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

Name of Owner:

Gregg Samz
35W Samz Rd
Mishicot, WI 54228

Township:

Mishicot

Applicant/Agent

Dwight Brubaker
2028 Meadow Way
Manitowoc, WI 54220

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

Sincerely,

Jessica Backus

Jessica Backus
Manitowoc County Clerk



Manitowoc County Planning and Park Commission

Fee (\$531) Received 516124
Receipt # 41236

ZONING MAP AMENDMENT APPLICATION

MANITOWOC COUNTY
RECEIVED
MAY 06 2024
PLANNING & PARK
COMMISSION

OWNER / APPLICANT/ AGENT

Owner	<u>Gregg Samz</u>	Applicant/Agent	<u>Dwight B. Brubaker</u>
Address (1)	<u>35 W. Samz Rd.</u>	Address (1)	<u>2028 Meadow Way</u>
Address (2)		Address (2)	
City/State/Zip	<u>Mishicot, WI 54228</u>	City/State/Zip	<u>Manitowoc, WI 54220</u>
Phone	<u>920-905-0499</u>	Phone	<u>920-901-7219</u>

PROPERTY LEGAL DESCRIPTION

NW 1/4, NE 1/4, S 8 T 20 N R 24 E Town of Mishicot

House /Fire # 35 W Tax Number 013-008-002-000.00

PROPERTY INFORMATION

Existing Zoning District EA Proposed Zoning district RR

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

Proposed use: (Reason for change) I want to build a shop.
54' x 111' x 18' sidewalks for building backyard sheds
Also will apply for Conditional Use.

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

Dwight B. Brubaker 4-8-2024
Signature (applicant, owner, agent) Date
Gregg Samz 4-8-24
Signature (applicant, owner, agent) Date

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Mishicot from EA to RR)

PETITIONER

Name: Gregg Samz
Address: 35 W Samz Rd
Mishicot WI 54228
Town: Mishicot

PARCEL

Location: NW1/4, NE1/4, Section 8, T20N-R24E
Tax#: 013-008-002-000.00
Area: 2.69 acres

ACTION TO DATE

Petition Submitted: 5/6/2024
Town Action: Approved April 1, 2024
Hearing Notice Published: 5/22/2024 & 5/26/2024
Advisory: 6/03/2024
Hearing: 6/03/2024

ADJACENT USES & ZONING

Direction:	District:	Use:
North	Village	Golf Course
South	EA	Farmland
East	EA	Farmland
West	EA	Farmland

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture
Existing Land Use: Residential & Grassland
Proposed Zoning District: RR, Rural Residential
Proposed Use: Obtain CUP for shop he wants to build

MAP INFORMATION

Farmland Preservation Designation:
Farmland Preservation
Soil Type: BtB, MbA
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well - poorly drained, slowly permeable soils	Soil Test: 6/14/17
Soil Limitations: Severe	Terrain: 0 to >12 Percent Slopes
Sewage Disposal: Private Onsite Wastewater Treatment	Vegetative Cover: Grassland
Road Access: W Samz Rd	

Town Future Land Use Designation: Transition Area

The town's plan clearly designates transition areas that are identified for future development. The amount of land designated as transition areas does not exceed what is reasonably needed to accommodate foreseeable development and growth during the next 20 years. No transition area may consist of fewer than 35 contiguous acres and owners of farmland in transition areas may qualify for farmland preservation tax credits if the land is zoned for "exclusive agricultural – Transition".

County Future Land Use Designation: Agricultural

Provide for the continued viability of farming and agricultural uses, the raising of livestock, the conservation of agricultural land, and to maintain and promote the rural character of these farmlands into the future.

TOWN OF MISHICOT

Office of Town Clerk

MANITOWOC COUNTY
RECEIVED

MAY 06 2024

PLANNING & PARK
COMMISSION

Lee Stefaniak, Chairperson
10534 Division Drive
Two Rivers, WI 54241
(920) 755-4263

April 2, 2024

Dean Anhalt, Supervisor
P.O. Box 272
Mishicot, WI 54228-0272
(920) 755-4128

Mr. Tim Ryan
Manitowoc County Planning & Park Dept.
4319 Expo Drive

Robert DesJarlais, Supervisor
17624 Kasmer Road
Mishicot, WI 54228
(920) 776-2150

P. O. Box 935
Manitowoc, WI 54221-0935

Tammy Thielbar, Treasurer
3029 E. Church Street
Two Rivers, WI 54241
(920) 323-3529

RE: DWIGHT BRUBAKER CONDITIONAL USE PERMIT REQUEST-
TOWN OF MISHICOT – 35 W. SAMZ ROAD, MISHICOT
PARCEL NO: 013-008-002-000.00

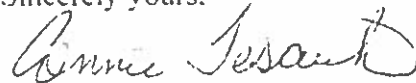
Connie Tesarik, Clerk
618 Tisch Mills Road
Mishicot, WI 54228
920-776-1597
clerk@tn.mishicot.wi.gov

Mr. Brubaker has requested a zoning change and a conditional use permit to operate a business to construct and sell mini barns. The property is located at 35 W. Samz Road. The property includes the house, buildings, and 3 acres of land. The parcel is currently zoned Exclusive Agriculture. It would need to be rezoned to Rural Residential in order for Mr. Brubaker to operate this business as planned. The following decision was made:

Mr. Anhalt moved that the Town write a letter of recommendation to Manitowoc County Park and Planning stating the town is in favor of the zoning change from Exclusive Agriculture to Rural Residential and also the issuance of a conditional use permit for Dwight Brubaker to operate a business to construct and display mini barns on Parcel No. 013-008-002-000.00. Motion seconded by Mr. DesJarlais as long as the setbacks are sufficient. All votes in favor. Motion carried.

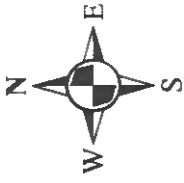
Mr. Brubaker was advised to discuss installing a driveway with the Village of Mishicot.

Sincerely yours,



Connie Tesarik - Clerk
Town of Mishicot

cc: Dwight Brubaker
2028 Meadow Way
Manitowoc, WI 54220
(920) 920-901-7219
dwightbsheds@norcell.us



Gregg Samz
 NW 1/4, NE 1/4
 Section 8, T20N-R24E
 Town of Mishicot
 From: EA To: RR
 Approximately 2.69 acre(s)
-87.648 44.225





Map Overview

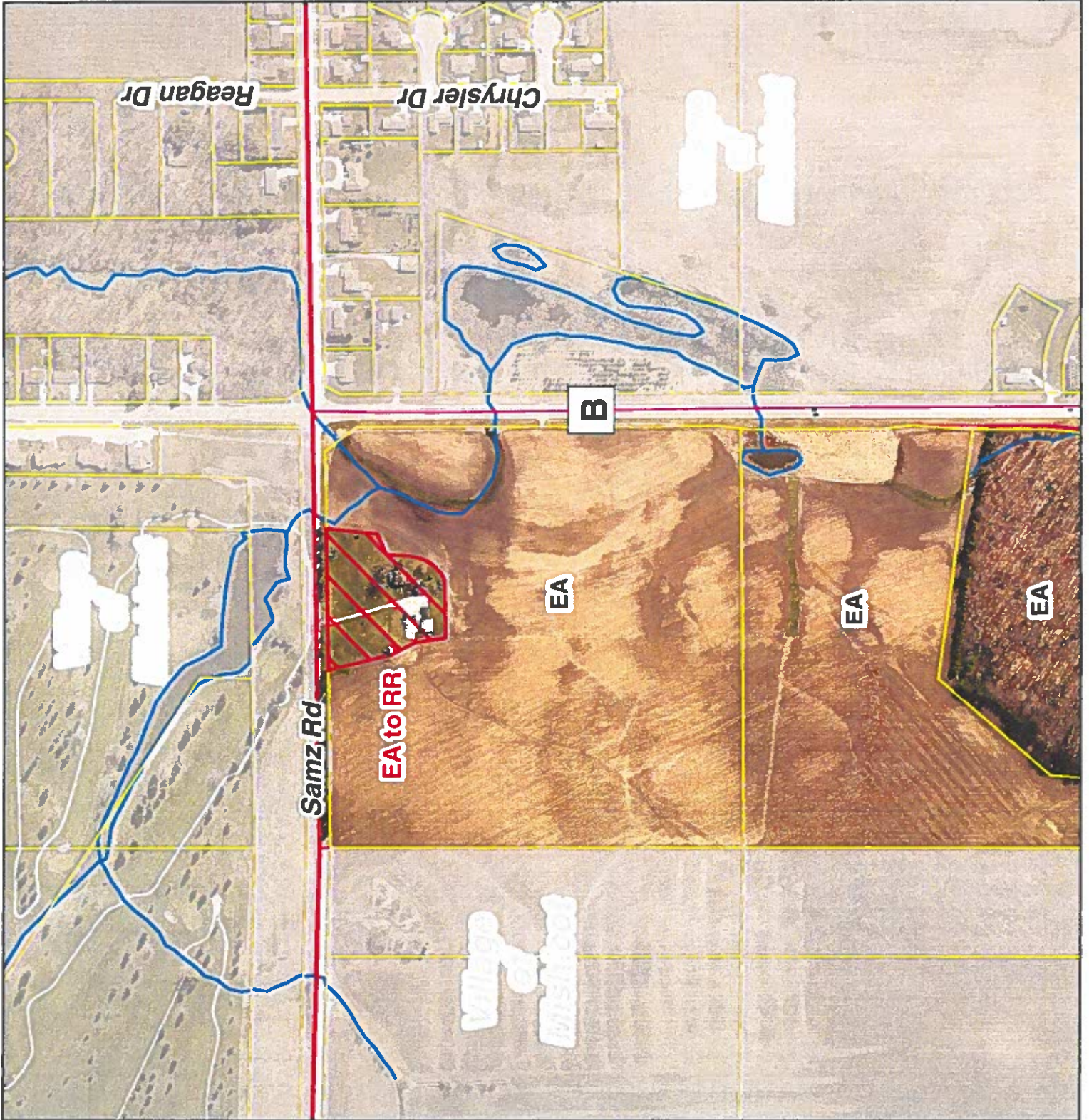
Mishicot

6	5	4	3
7	8	9	10
18	17	16	15
19	20	21	28
30	29	28	33
36	31	32	33
6	5	4	3
7	8	9	10
			17

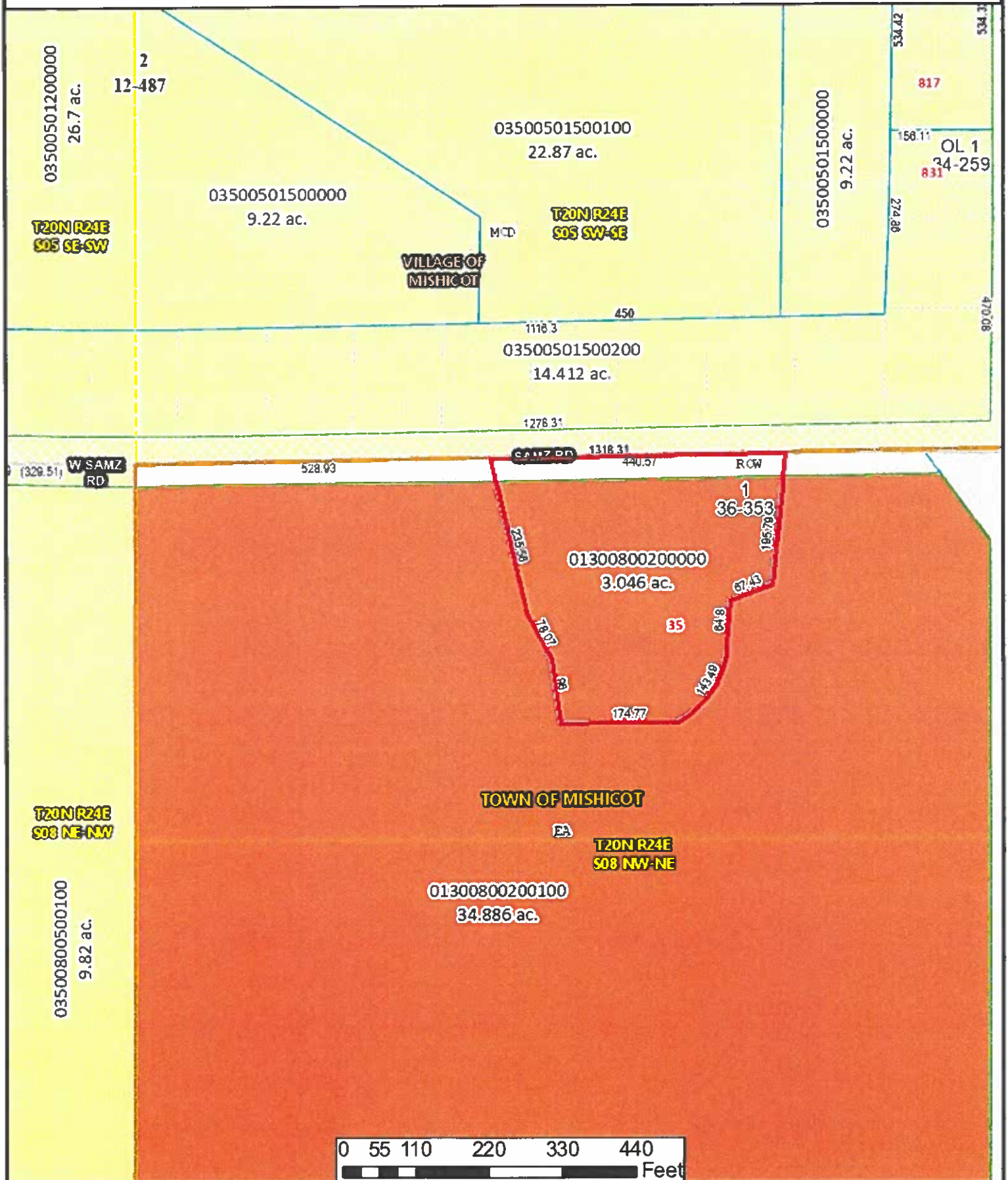


Legend

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



Manitowoc County Parcel Viewer



Manitowoc County Parcel Viewer



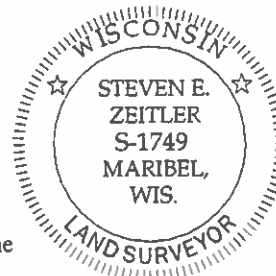
Certified Survey Map

PART OF THE NW 1/4 - NE 1/4, SECTION 8, T. 20 N. - R. 24 E,
TOWN OF MISHICOT, MANITOWOC COUNTY, WISCONSIN.

Surveyors Certificate:

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

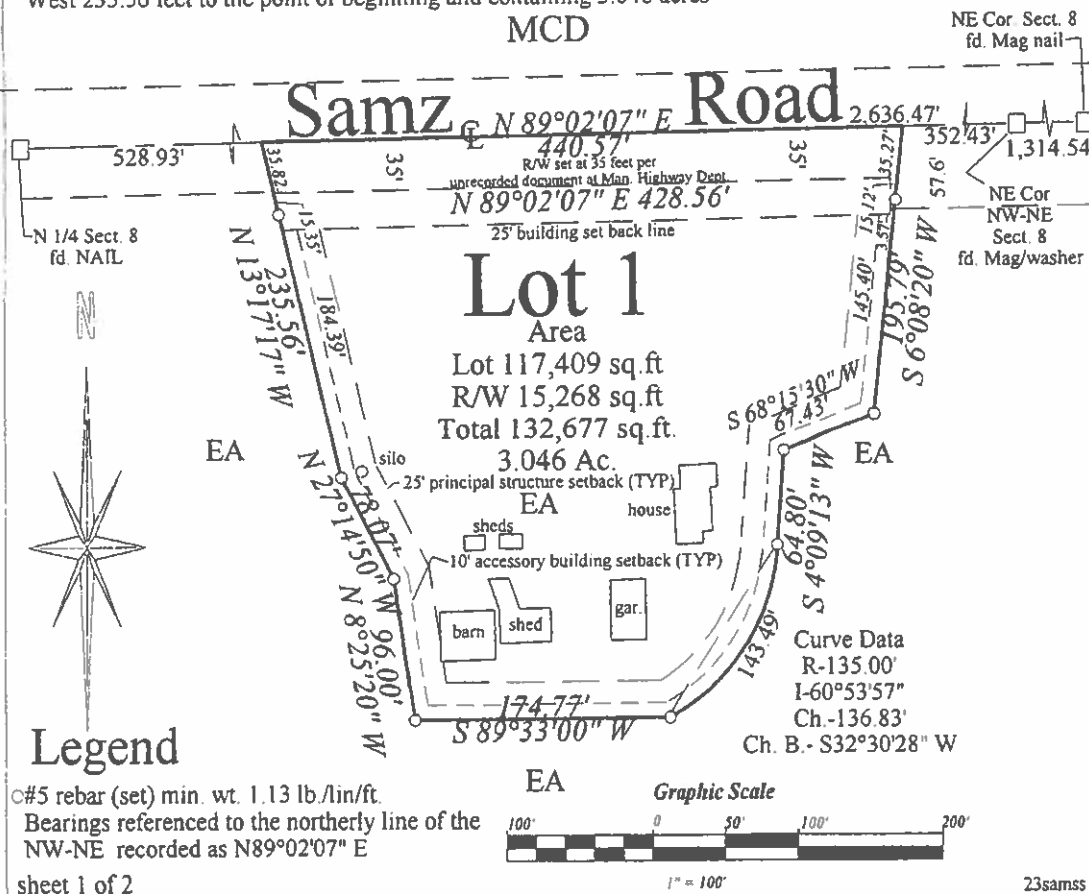
Steven E. Zeitler 10/4/23
Steven E. Zeitler RLS# 1749 Date
Reviewed 10/18/23



DESCRIPTION:

Part of the Northwest 1/4 and Northeast 1/4 of Section 8, T.20 N. - R.24 E., Town of Mishicot, Manitowoc County, Wisconsin described as; Commencing at the North 1/4 corner of Section 8; thence along the northerly line of the NE 1/4 North 89°02'07" East 528.93 feet to the point of beginning; thence continuing North 89°02'07" East 440.57 feet; thence South 6°08'20" West 195.79 feet; thence South 68°15'30" West 67.43 feet; thence South 4°09'13" West 64.80 feet; thence 143.49 feet along the arc of a 135.00 foot radius curve to the right whose long chord bears South 32°30'28" West 136.83 feet; thence South 89°33'00" West 174.77 feet; thence North 8°25'20" West 96.00 feet; thence North 27°14'50" West 78.07 feet; thence North 13°17'17" West 235.56 feet to the point of beginning and containing 3.046 acres

MCD



ORDINANCE AMENDING ZONING MAP
(Glenn R. Christel Revocable Trust)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Planning and Park Commission, after providing the required notice, held
2 a public hearing on a petition for a zoning ordinance amendment on June 3, 2024; and

3
4 WHEREAS, the Planning and Park Commission, after a careful consideration of testimony
5 and an examination of the facts, recommends that the petition be approved for the reasons stated
6 in the attached report;

7
8 NOW, THEREFORE, the county board of supervisors of the county of Manitowoc does
9 ordain as follows:

10
11 A parcel of land located in a part of the Southeast Quarter (SE1/4) of the Southwest Quarter
12 (SW1/4) of Section 26, Township 18 North, Range 21 East, Town of Eaton, Manitowoc County,
13 Wisconsin, more particularly described as follows:

14
15 Commencing at the South Quarter Corner of said Section 26; thence N89°-51'-
16 08"W along the South line of the SW1/4 of said Section 26 a distance of 265.75
17 feet to the point of beginning; thence continuing N89°-51'-08"W along said South
18 line 375.00 feet; thence N00°-04'-55"W 641.00 feet; thence S89°-51'-08"E 375.00
19 feet; thence S00°-04'-55"E 641.00 feet to the point of beginning, said parcel
20 containing approximately 240,373 square feet (5.51 acres) of land

21
22 is hereby rezoned from Exclusive Agriculture (EA) District to Large Estate Residential (LE)
23 District.

Dated this 18th day of June 2024.

Respectfully submitted by the
Planning and Park Commission

James Falkowski, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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



COUNTERSIGNED: _____ Date
Tyler Martell, County Board Chair

APPROVED: _____ Date
Bob Ziegelbauer, County Executive

REPORT TO: THE MANITOWOC COUNTY BOARD OF SUPERVISORS JUNE 18, 2024
FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE: GLENN R CHRISTEL REVOCABLE TRUST ZONING MAP AMENDMENT REQUEST

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

Glenn R Christel Revocable Trust, on May 3, 2024, petitioned the Manitowoc County Board of Supervisors to rezone approximately 5.23 acres of land located in the SE1/4, SW1/4, Section 26, T18N-R21E, Town of Eaton, from EA, Exclusive Agriculture to LE, Large Estate.

The Town of Eaton adopted the Manitowoc County Zoning Ordinance on December 14, 2011. The uses permitted in the LE, Large Estate zoning provides areas for single-family residential and planned residential developments on large lots while allowing for agricultural activity in mostly rural areas of the county with a minimum lot size of 5.0 acres.

1. Action taken to date on this request includes:

- a. Glenn R Christel Revocable Trust petitioned for a zoning map amendment on May 3, 2024.
- b. The petition was referred from the County Clerk to the County Planning and Park Commission for a hearing and recommendation.
- c. The public hearing notices were published in the Herald-Times-Reporter on May 22, 2024 and on May 26, 2024.
- d. The County Planning and Park Commission held a public hearing on this amendment request on June 3, 2024.
- e. The Commission at their June 3, 2024 meeting recommended approval of a requested rezoning of approximately 5.23 acres of land located in the SE1/4, SW1/4, Section 26, T18N-R21E, Town of Eaton, from EA, Exclusive Agriculture to LE, Large Estate.

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

3. Testimony at the hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.
- b. Mr. Glenn Christel, property owner, spoke in favor of the rezone.

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

1. The area to be considered for rezoning meets past criteria set by the Commission for rezoning land from the EA, Exclusive Agriculture District.
2. The Eaton Town Board & the Eaton Planning and Zoning Committee support the proposed zone change to LE, Large Estate.
3. Rezoning will allow for a single family home to be built.

4. The area is wooded and minimal farmland will be affected by the proposed rezoning.

RECOMMENDATION

The County Planning and Park Commission determined from testimony at the public hearing, from the zone change fact sheets and maps, and from the staff analysis, that the public health, safety and general welfare would be safeguarded and substantial justice done, if the request of Glenn R Christel Revocable Trust to rezone approximately 5.23 acres of land from EA, Exclusive Agriculture to LE, Large Estate were approved.

The Manitowoc County Planning and Park Commission, at its June 3, 2024 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 5.23 acres of land located in the SE1/4, SW1/4, Section 26, T18N-R21E, Town of Eaton, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive Agriculture to LE, Large Estate.

MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

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

SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

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



COUNTY OF MANITOWOC COUNTY CLERK

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

Jessica Backus
Manitowoc County Clerk

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

May 13, 2024

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

and

Manitowoc County Supervisor Gregg Samz
Supervisory District 15

ATTN: Tim Ryan and Supervisor Hammel

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

Name of Owner:

Glenn R. Christel Revocable Trust
20401 Drews Rd
Kiel, WI 53042

Township:

Eaton

Applicant/Agent

Alex Christel
133 Lincoln St
Valders, WI 54245

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

Sincerely,

Jessica Backus

Jessica Backus
Manitowoc County Clerk



Manitowoc County Planning and Park Commission

Fee (\$531) Received
Receipt # **41234**

ZONING MAP AMENDMENT APPLICATION

MANITOWOC COUNTY
RECEIVED

MAY 03 2024

PLANNING & PARK
COMMISSION

Date of Application: _____ OWNER / APPLICANT/ AGENT _____

Owner	<u>Glenn Christel ^R Revocable Trust</u>	Applicant/Agent	<u>Alex Christel</u>
Address (1)	<u>20401 Drews Road</u>	Address (1)	<u>133 Lincoln Street</u>
Address (2)	_____	Address (2)	_____
City/State/Zip	<u>Kiel/Wisconsin/53042</u>	City/State/Zip	<u>Valders/Wisconsin/54245</u>
Phone	<u>(920) 418-1499</u>	Phone	<u>(920) 323-1517</u>

PROPERTY LEGAL DESCRIPTION

SE 1/4, SW 1/4, S 26 T 18 N R 21 E Town of Eaton

House /Fire # N/A Tax Number 004-026-012-000.00

PROPERTY INFORMATION

Existing Zoning District EA Proposed Zoning district LE

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

Proposed use: (Reason for change)

Applicant's personal home construction and primary residence.

Return to: Manitowoc County Planning and Park Commission 4319 Expo Drive, PO Box 935 Manitowoc, WI 54220-0935 (920) 683-4185	<u>Glenn Christel</u>	<u>4/26/24</u>
	Signature (applicant, owner, agent)	Date
	<u>Alex Christel</u>	<u>5/2/24</u>
	Signature (applicant, owner, agent)	Date

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Eaton from EA to LE)

PETITIONER

Name: Glenn R Christel Revocable Trust
Address: 20401 Drews Rd
Kiel WI 53042
Town: Eaton

PARCEL

Location: SE1/4, SW1/4 Section 26, T18N-R21E
Tax#: 004-026-012-000.00
Area: 5.23 acres

ACTION TO DATE

Petition Submitted: 05/03/2024
Town Action: Approved April 8, 2024
Hearing Notice Published: 5/22/2024 & 5/26/2024
Advisory: 6/3/2024
Hearing: 6/3/2024

ADJACENT USES & ZONING

Direction:	District:	Use:
North	EA	Farmland
South	EA & SE	Farmland & Residential
East	EA	Farmland
West	EA	Farmland & Woodland

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture
Existing Land Use: Woods & Farmland
Proposed Zoning District: LE, Large Estate Residential
Proposed Use: Build a new home

MAP INFORMATION

Farmland Preservation Designation:
Farmland Preservation
Soil Type: HmB, HmC2
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well drained
Soil Limitations: Moderate – Percs Slowly
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Newton Rd

Soil Test: N/A
Terrain: 0 to >12 Percent Slopes
Vegetative Cover: Woods & Farmland

Town Future Land Use Designation: Woodlands/Natural Area
New residential development types shall conform to surrounding land uses. New developments shall be sensitive to natural features and surrounding land uses by conforming to setback requirements and incorporating natural features into the landscape to preserve the town's natural beauty. Preserve as much of the rural landscape and woodlands and other natural features as possible.

County Future Land Use Designation: Woodlands/Natural Areas

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

Andrea Raymakers

From: christelclan@tds.net
Sent: Monday, April 15, 2024 3:20 PM
To: Andrea Raymakers; Andrea Raymakers
Subject: Alex Christel Re-zone
Attachments: EatonMinutes04082024.pdf

MANITOWOC COUNTY
RECEIVED

APR 17 2024

PLANNING & PARK
COMMISSION

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

Hi Andrea,

Hopefully all is well with you. Please find attached the meeting minutes for our April meeting where unanimously the board approved the rezone for Alex Christel. We as a board highly recommend this as it is mostly woods and rock.

Thanks,
Rick Christel
Eaton Town Chairman

TOWN OF EATON

MANITOWOC COUNTY

316 W MAIN STREET

VALDERS, WI 54245

MANITOWOC COUNTY
RECEIVED

APR 17 2024

PLANNING & PARK
COMMISSION

Richard Christel, Chairman; Joe Riesterer, Supervisor; Lewis Schema, Supervisor; Paulette Vogt, Clerk; Pamela Schneider, Treasurer

TOWN BOARD MEETING 04-08-2024

CALL TO ORDER: The meeting of the Town of Eaton was called to order by Chairman Rick Christel at 6:30 p.m., Monday, April 8, 2024 at the Eaton Town Hall. The Pledge Allegiance to the flag was recited by all.

MEETING NOTICES: Meeting notices were posted at the Eaton Town Hall, and the Town Website timely.

ROLL CALL: Rick Christel, Chairman; Joe Riesterer, Supervisor, Lewy Schema, Supervisor, Paulette Vogt, Clerk, Pam Schneider, Treasurer, Craig Zipperer, Road Superintendent, and Ben Schema, Town Constable, were in attendance along with Randy Knier.

AGENDA: The agenda had been emailed previously. Supervisor Schema made a motion to accept the agenda, and Supervisor Riesterer 2nd the same, motion carried unanimously.

MINUTES: The minutes from the March 11, 2024 meeting had been emailed to the Board previously. Supervisor Schema made a motion to accept the minutes. Supervisor Riesterer 2nd the motion. Motion carried unanimously.

PUBLIC INPUT:

There being no public input, Chairman Christel closed public input.

ROAD SUPERINTENDENT: Road Superintendent Craig Zipperer reported on the many jobs he has been doing this month. Craig reported that he met with Gary Mueller from Manitowoc County about a culvert issue on Carstens Lake Road 1500 feet to the west of A that could maybe qualify for bridge aid.

TREASURER'S REPORT: The treasurer's report had been emailed to the Board previously. A motion was made by Supervisor Schema to accept the treasurer's report and Supervisor Riesterer 2nd the same. Motion carried unanimously.

CONSTABLE: Constable Ben Schema reported that there were two calls this month. One call was about a dog lost but has since been recovered, and the other call was a garbage complaint on Lax Chapel Road. This matter was also taken care of.

ASSESSOR: No report.

CHAIRMAN REPORT:

OPEN ROAD BIDS: Road bids were opened. Chairman Christel read the road bids from Scott Construction and Northeast Asphalt. Chairman Christel thanked the rep that was in attendance and stated that a meeting will be held by the board to decipher what roads will be chosen for work for the 2024 season.

ALEX CHRISTEL REZONE: The Town's Planning and Zoning Committee met concerning the request for an agricultural rezone change to a large estate rezone change for Alex Christel. The committee reported back with high grades for considering the request. With the positive consideration from the committee and after

some discussion, Supervisor Schema made a motion to approve the rezone request for Alex Christel. Supervisor Joe Riesterer 2nd the same. Motion carried unanimously. The Rezone request will be sent to the County's Park and Planning for consideration.

ARPA FUNDS: The matter of how to use the available ARPA funds was brought up. After some discussion, a motion was made by Chairman Christel to purchase a hand held portable radio with a portion of the funds. Supervisor Schema 2nd the same. Motion carried. Other ideas were brought up and tabled until further information is received.

RENEW APPOINTMENT OF CLERK: A motion was made by Chairman Christel to renew the appointment of Paulette Vogt as Appointed Clerk from April 8, 2024 to April 30, 2026. Supervisor Riesterer 2nd the motion. Motion carried unanimously.

ANNUAL MEETING: Preparations for the annual meeting were discussed concerning food and refreshment items to be brought. Sloppy Joes will be purchased from MEATS. All town residents are encourage to come.

APPROVE VOUCHERS: Supervisor Schema made a motion to approve the vouchers for March. Supervisor Riesterer 2nd the same. Motion carried.

MEETING REPORTS: Chairman Christel, Supervisor Riesterer, and Clerk Vogt attended the WTA Unit Meeting in St. Nazianz on March 21, 2024.

Chairman Christel attended the WTA district meeting on March 9 at the Farm Wisconsin Discovery Center.

Chairman Christel attended the meeting at the Branch Fire Station on March 28th sponsored by the Town of Manitowoc Rapids to discuss the Fire/EMS services in our county.

Chairman Christel met with the Village Board of St. Nazianz to discuss the rezoning of public buildings. Rick stated that maybe our building could be rezoned from R2 to business as the maps don't seem to match the businesses.

There being no further discussion, Supervisor Schema made a motion to adjourn the meeting. Supervisor Riesterer 2nd the same. Motion carried unanimously.

Meeting adjourned at 7:52 p.m.

Respectfully submitted

Paulette Vogt, Town of Eaton Clerk



Glenn R Christel
 Revocable Trust
 SE 1/4, SW 1/4
 Section 26, T18N-R21E
 Town of Eaton
 From: EA To: LE
 Approximately 5.23 acre(s)
-87.954 43.994

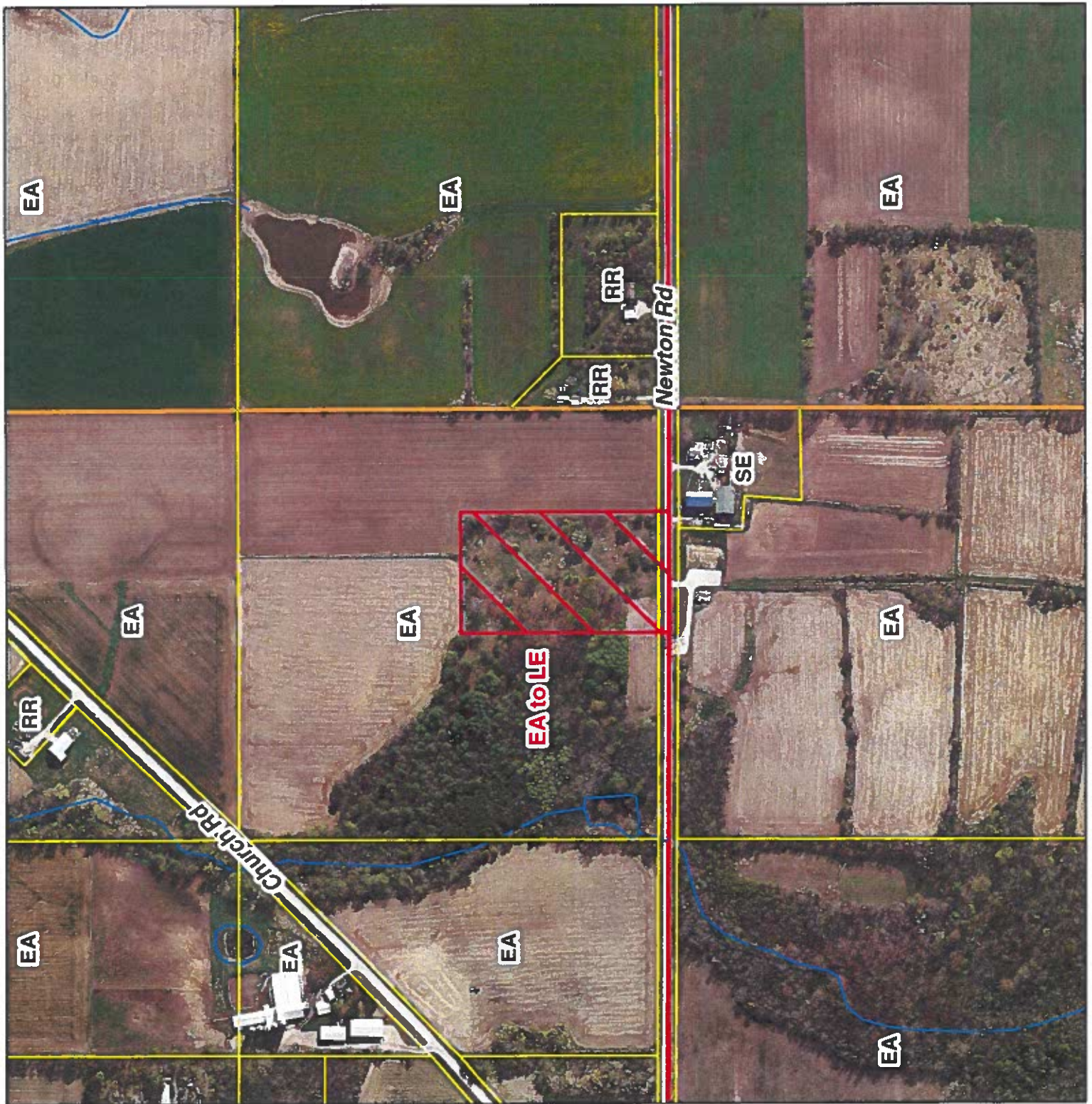
Map Overview

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

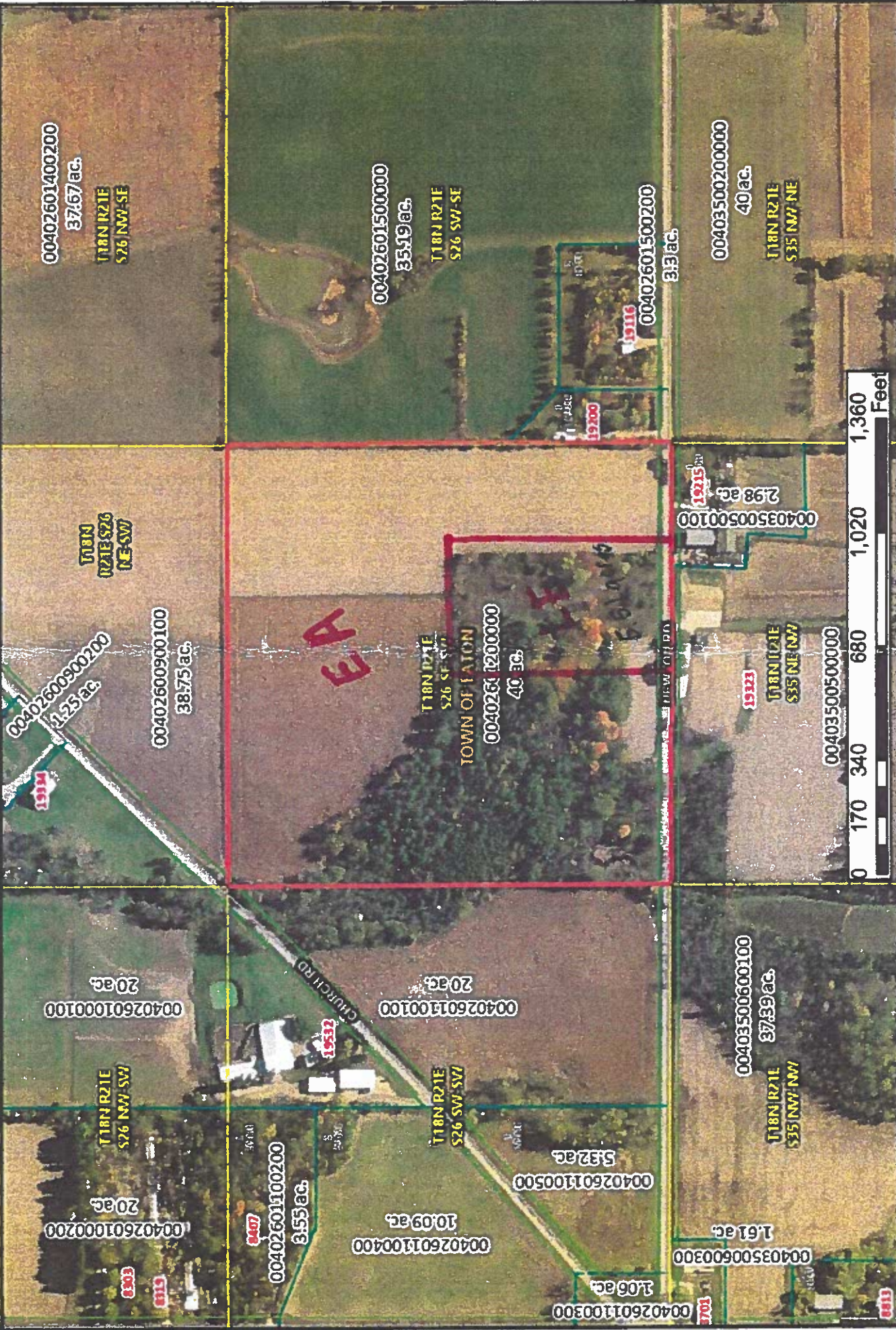


Legend

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

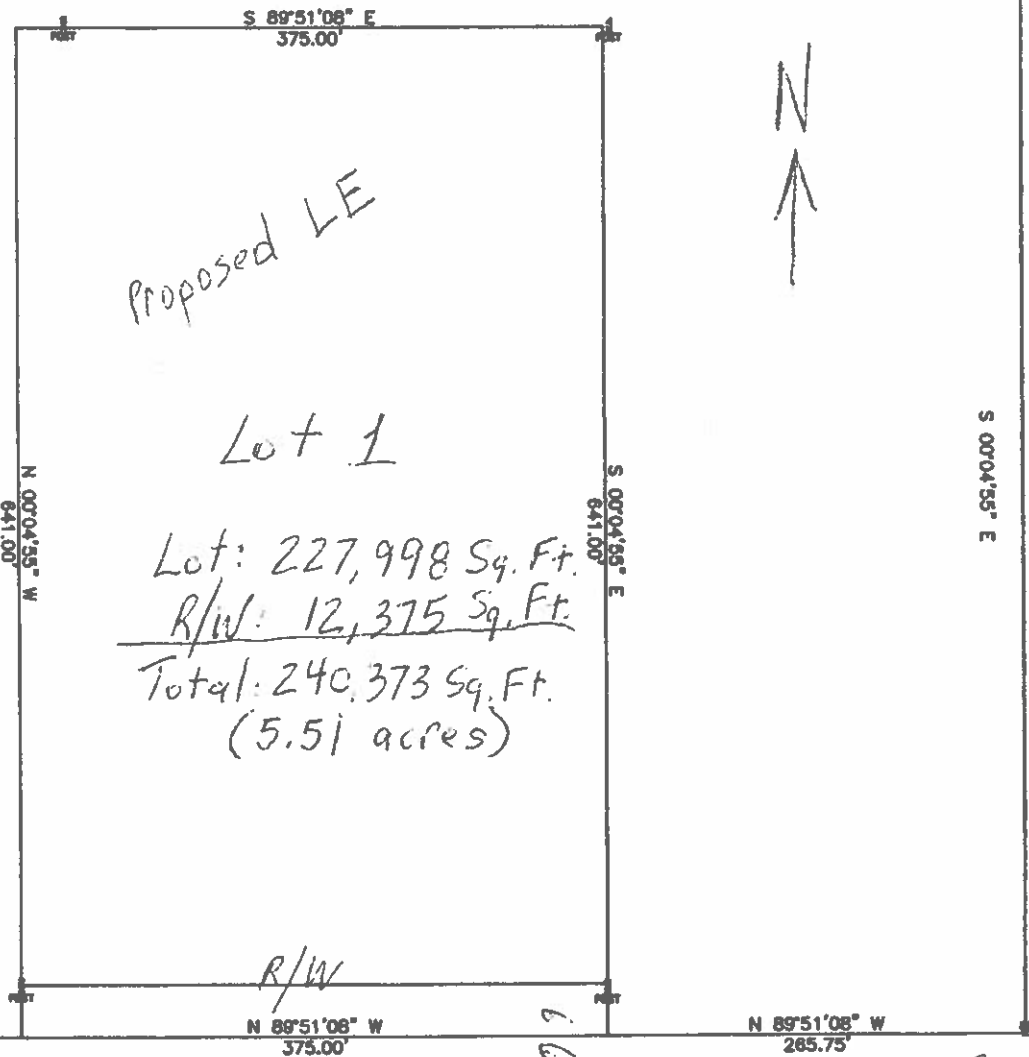


Manitowoc County Parcel Viewer



A part of the SE¹/₄ of the SW¹/₄ of
Section 26, T.18 N., R.21 E.,
Town of Eaton, Manitowoc County,
Wisconsin.

Zoned EA



Proposed LE

Lot 1

Lot: 227,998 Sq. Ft.
R/W: 12,375 Sq. Ft.
Total: 240,373 Sq. Ft.
(5.51 acres)

NEWTON ROAD

SW Cor
Sec. 26-18-21

South¹/₄ Cor
Sec 26-18-21

APL
2/12/24

ORDINANCE AMENDING ZONING MAP
(Vraj Vihar Inc.)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Planning and Park Commission, after providing the required notice, held
2 a public hearing on a petition for a zoning ordinance amendment on June 3, 2024; and
3

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

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

11 A parcel of land located in part of the SE 1/4 of the NW 1/4 and Government Lot 4 of
12 Section 8, Town 19 North, Range 23 East, Town of Manitowoc Rapids, Manitowoc County,
13 Wisconsin, more particularly described as follows:
14

15 Commencing at the Center Corner of said Section 8; Thence N 00°13'25" W,
16 698.69 feet coincident with the west line of said Lot 4 to the centerline of N. Union
17 Road, being the point of beginning; Thence N 42°03'40" E, 233.15 feet; Thence
18 Northeasterly, 73.03 feet coincident with the arc of a 834.22 foot radius curve to
19 the right, the chord of which bears N 44°34'09" E, 73.01 feet; Thence N 47°56'20"
20 W, 323.70 feet; Thence S 42°03'40" W, 456.00 feet; Thence S 47°56'20" E, 320.50
21 feet; Thence N 42°03'40" E, 149.90 feet to the point of beginning, said parcel
22 containing approximately 3.357 acres of land
23

24 is hereby rezoned from Natural Area (NA) District to Rural Residential (RR) District.

Dated this 18th day of June 2024.

Respectfully submitted by the
Planning and Park Commission

James Falkowski, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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



COUNTERSIGNED: _____
Tyler Martell, County Board Chair Date

APPROVED: _____
Bob Ziegelbauer, County Executive Date

REPORT TO:	THE MANITOWOC COUNTY BOARD OF SUPERVISORS JUNE 18, 2024.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	VRAJ VIHAR INC ZONING MAP AMENDMENT REQUEST

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

Vraj Vihar Inc, on April 12, 2024, petitioned the Manitowoc County Board of Supervisors to rezone approximately 3.02 acres of land located in the SW1/4, NE1/4, and SE1/4, NW1/4, Section 8, T19N-R23E, Town of Manitowoc Rapids, from NA, Natural Area to RR, Rural Residential.

The Town of Manitowoc Rapids adopted the Manitowoc County Zoning Ordinance on December 14, 2011. The uses permitted in the RR, Rural Residential zoning provides for mixed residential and low impact non-residential development on relatively small lots with a minimum lot size of one acre.

1. Action taken to date on this request includes:
 - a. Vraj Vihar Inc petitioned for a zoning map amendment on April 12, 2024.
 - b. The petition was referred from the County Clerk to the County Planning and Park Commission for a hearing and recommendation.
 - c. The public hearing notices were published in the Herald-Times-Reporter on May 22, 2024 and on May 26, 2024.
 - d. The County Planning and Park Commission held a public hearing on this amendment request on June 3, 2024.
 - e. The Commission at their June 3, 2024 meeting recommended approval of a requested rezoning of approximately 3.02 acres of land located in the SW1/4, NE1/4, and SE1/4, NW1/4, Section 8, T19N-R23E, Town of Manitowoc Rapids, from NA, Natural Area to RR, Rural Residential.
2. Existing conditions relating to land use, zoning, and natural resources are summarized on the accompanying zone change fact sheet.
3. Testimony at the hearing is summarized as follows:
 - a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.
 - b. Mr. Dale Carbon, applicant, spoke in favor of the rezone.
 - c. Mr. Gerald Penkwitz, adjacent property owner, spoke with concerns about the rezone.

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

1. The area to be considered for rezoning meets past criteria set by the Commission for rezoning land from the NA, Natural Area District.
2. The Manitowoc Rapids Town Board and the Town Land Use Committee supports the proposed zone change to RR, Rural Residential.
3. Rezoning will allow for the creation of 3 buildable lots, with the intent of building single family homes.

4. The area to be rezoned is adjacent to a golf course and residential zoning district.

RECOMMENDATION

The County Planning and Park Commission determined from testimony at the public hearing, from the zone change fact sheets and maps, and from the staff analysis, that the public health, safety and general welfare would be safeguarded and substantial justice done, if the request of Vraj Vihar Inc to rezone approximately 3.02 acres of land from NA, Natural Area to RR, Rural Residential were approved.

The Manitowoc County Planning and Park Commission, at its June 3, 2024 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 3.02 acres of land located in the SW1/4, NE1/4, and SE1/4, NW1/4, Section 8, T19N-R23E, Town of Manitowoc Rapids, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from NA, Natural Area to RR, Rural Residential.

MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

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

SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

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



COUNTY OF MANITOWOC COUNTY CLERK

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

Jessica Backus
Manitowoc County Clerk

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

May 13, 2024

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

and

Manitowoc County Supervisor Matthew Phipps
Supervisory District 21

ATTN: Tim Ryan and Supervisor Phipps

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

Name of Owner:

Vrajvihar, Inc.
3212 N. Union Rd
Cato, WI 54230

Township:

Manitowoc Rapids

Applicant/Agent

Dale Carbon
2307 Stone Rd
Manitowoc, WI 54220

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

Sincerely,

Jessica Backus

Jessica Backus
Manitowoc County Clerk



Manitowoc County Planning and Park Commission

Fee (\$531) Received
Receipt # **41213**

ZONING MAP AMENDMENT APPLICATION

MANITOWOC COUNTY
RECEIVED

APR 12 2024

PLANNING & PARK
COMMISSION

Date of Application: 4/1/24

OWNER / APPLICANT/ AGENT

Owner VRAJVIHAR, Inc.
Address (1) 3212 N Union Rd
Address (2) _____
City/State/Zip (ato WI 54230
Phone (267) 424-9550

Applicant/Agent Dak Carbon
Address (1) 2307 Stone Rd
Address (2) Manitowoc WI 54220
City/State/Zip _____
Phone 920 901-6861

SW 1/4 NE 1/4

PROPERTY LEGAL DESCRIPTION

SE 1/4, NW 1/4, S 8 T 19 N R 23 E Town of Manitowoc Rapids

House /Fire # 3212 N. Union Rd. Tax Number 010-008-008-001.00; 010-008-003-002.00

✓

PROPERTY INFORMATION

Existing Zoning District NA Proposed Zoning district RR

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

SEE ATTACHED MAP

Proposed use: (Reason for change)

We are looking to create additional residential home sites on the golf course.

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

[Signature] 4/1/24
Signature (applicant, owner, agent) Date
[Signature] 4-10-24
Signature (applicant, owner, agent) Date

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Manitowoc Rapids from NA to RR)

PETITIONER

Name: Vraj Vihar Inc (Owner)
Dale Carbon (Applicant)
Address: 3212 N Union Rd
Cato WI 54230
Town: Manitowoc Rapids

PARCEL

Location: SW1/4, NE1/4, Section 8, T19N-R23E
SE1/4, NW1/4, Section 8, T19N-R23E
Tax#: 010-008-008-001.00 & 010-008-003-002.00
Area: 3.02 acres

ACTION TO DATE

Petition Submitted: 04/12/2024
Town Action: Approved April 10, 2024
Hearing Notice Published: 05/22/2024 & 05/26/2024
Advisory: 06/03/2024
Hearing: 06/03/2024

ADJACENT USES & ZONING

Direction:	District:	Use:
North	NA	Golf Course
South	RR	Farmland
East	RR	Farmland
West	NA	Golf Course

PARCEL USES & ZONING

Existing Zoning District: NA, Natural Area
Existing Land Use: Grassland
Proposed Zoning District: RR, Rural Residential
Proposed Use: Split into 3 buildable lots

MAP INFORMATION

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

OTHER CONSIDERATIONS

Drainage: Well drained
Soil Limitations: Moderate
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: North Union Rd

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

Town Future Land Use Designation: Park and Recreation

Details the Branch area recreation lands; Silver Lake County Park, Pinecrest Historical Village, and the Golf Course at Branch River.

County Future Land Use Designation: Parks and Recreation

Parks and recreation facilities are important elements that contribute to the county's identity and livability. These sites consist of public or quasi-public uses including State and county owned facilities, trails, recreational and passive natural lands, as well as private recreational features such as research forests, sportsmen's clubs, and golf courses.

**TOWN OF MANITOWOC RAPIDS
MINUTES FROM THE APRIL 10, 2024**

The April 10, 2024 meeting of the Town of Manitowoc Rapids meeting was called to order by Chairperson Stradal at 6:30 p.m. at the Town Hall, 8624 CTH JJ, Manitowoc, WI.

ROLL CALL

The roll was called, and members present were: Josh Stradal-Chairperson, Tom Wetenkamp-Supervisor 1, John Jost-Supervisor 2, Jessica Backus-Clerk/Treasurer, Jeremy Stradal-Road Foreman and Constable Jim Wiesner.

APPROVAL OF MINUTES – APPROVAL OF AGENDA

Chairperson Stradal presented the minutes from the March 13, 2024 Bid Opening and Monthly Meetings and the March 28, 2024 Special Meeting. Supervisor Wetenkamp moved to approve the meeting minutes, seconded by Supervisor Jost. Upon vote, the motion was carried unanimously.

Chairperson Stradal presented the April 10, 2024 agenda. Supervisor Jost moved to approve the agenda, seconded by Supervisor Wetenkamp. Upon vote, the motion was carried unanimously.

TREASURER’S REPORT

Clerk Backus presented the cash flow report. Supervisor Wetenkamp moved to approve the cash flow report, seconded by Supervisor Jost. Upon vote, the motion was carried unanimously.

PUBLIC COMMENT

Chairperson Stradal opened public comment at 6:32 p.m.

No one present wished to speak, subsequently Chairperson Stradal closed public input at 6:32 p.m.

CORRESPONDENCE

Facebook Silver Creek Fundraiser Statement
Endries-Deer Carcasses Removal

REPORTS

Constable – Constable reported he received one call.

Highway – Road Foreman Stradal reported tractor was fixed. He mentioned end walls should be placed on the culvert on Raynn Dr. Also, he ordered tar and mastic.

NEW BUSINESS

Discussion and action on Carbon Rezone

Randy Drumm Land Use Committee Rep. informed the Board of the proposed rezone request from Dale Carbon (applicant) and Vraj Vihar (landowner). They proposed the 3.36 acres zoned Natural Area be rezoned to Rural Residential to build future homes. The applicant met all the requirements and signed the right to farm. The Land Use Committee recommended approval of the rezone request to the Town Board. Supervisor Jost moved to approve the rezone, seconded by Supervisor Wetenkamp. Upon vote, the motion was carried unanimously.

Discussion and possible action on Branch Area Recreational Association Liquor License Renewal

Chairperson Stradal moved to approve the renewal of Branch Area Recreational Association Liquor License, seconded by Supervisor Wetenkamp. Upon vote, the motion was carried unanimously.

OTHER BUSINESS

Items for Next Month

Truck Discussion

ARPA Funds Discussion

Vouchers

Clerk Backus presented the April vouchers. Supervisor Wetenkamp moved to approve the vouchers as presented for the month of March, seconded by Supervisor Jost. Upon vote, the motion was carried unanimously.

NEXT MEETING DATES

Annual Meeting – April 17, 2024 at 6:30 p.m.

Board of Review (to adjourn to a later date) – May 8, 2024 at 6:30 p.m.

Monthly Meeting – May 8, 2024 to follow the BOR.

There being no further discussion, Supervisor Jost moved to adjourn; seconded by Supervisor Wetenkamp, and the motion was adopted by acclamation. The meeting was adjourned at 6:51 p.m.

Respectfully submitted,
Jessica Backus, Clerk/Treasurer

TOWN OF MANITOWOC RAPIDS

Jessica Backus, Clerk
PO Box 123
Manitowoc, WI 54221-0123
(920) 901-6559

Josh Stradal, Chairperson
3329 Branch River Rd
Manitowoc, WI 54220
(920) 323-0357

Manitowoc County Office Complex
4319 Expo Drive
P.O. Box 935
Manitowoc, WI 54221-0935

MANITOWOC COUNTY
RECEIVED
APR 15 2024
PLANNING & PARK
COMMISSION

April 14, 2024

Re: Carbon/Vihar Rezone Request

Dear Planning and Zoning Department,

The Town Board for the Town of Manitowoc Rapids has decided to approve Dale Carbon and Vraj Vihar's rezone request.

Enclosed you will find the Plan Commission's rezone review and the minutes from April 10, 2024 Town Meeting with a motion was made by Supervisor Jost to approve the rezone request, seconded by Supervisor Wetenkamp. The Town Board unanimously approved.

If there are any questions please contact me at (920) 901-6559.

Sincerely,

Jessica Backus, Clerk/Treasurer

PLAN COMMISSION RECOMMENDATIONS

Name: Dale Carbon / Vraj Vihar (Branch Golf Course)

Date Request Received: 4/7/2024 Fee Received: \$150.00

Date Committee Met: 4/10/2024

Committee Findings: (List the reasons why it is being recommended for approval – i.e. rocky, marginal farmland, marsh land, steep topography, etc)

The land is currently not farmed & is along the Town Road. Perfect use of the property

Recommendation to the Town Board:

Unanimous approval by Plan Commission

Michael E Check, Chairman

Town Board Decision:

Supervisor Jost moved to approve the rezone from NA to RR, seconded by Supervisor Witankamp. Upon vote, the motion carried unanimously.

**Town of Manitowoc Rapids Planning Commission
Rezoning Review Criteria**

Applicant Dale Carbon
Address 2307 Stone Rd, Manitowoc
Location SE 1/4 NW 1/4
Tax Parcel # D10-008-008-001.00

Owner Vraj Vihar Inc (Branch Golf Course)
Address 3003A Unionville Pike, Hatfield, PA
Section 8 Town 19 Range 23

Background Information

Is the Letter of Intent application complete for review purpose?

Yes No

Was applicant/agent present for review?

Yes No

Have all abutting property owners been properly notified?

Yes No

Existing Land Use N/A

Proposed Land Use RR

The proposed rezoning will occur in the following Preferred Land Use Management Area(s) as identified in the *Town of Manitowoc Rapids Year 20-Year Comprehensive Plan*:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Agriculture/Natural Features | <input type="checkbox"/> Primary Residential |
| <input type="checkbox"/> Rural Residential | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Branch Rural Center | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Planned Commercial District |

Existing Zoning District

- | | |
|--|--|
| <input type="checkbox"/> Agriculture (A-3) | <input type="checkbox"/> Industrial (I-1) |
| <input type="checkbox"/> Agriculture (A-2) | <input type="checkbox"/> Estate Residential (ES) |
| <input type="checkbox"/> Agriculture (A-1) | <input type="checkbox"/> Small Estate Residential (SE) |
| <input type="checkbox"/> Residential (R-1) | <input type="checkbox"/> Lake Residential (LR) |
| <input type="checkbox"/> Residential (R-2) | <input type="checkbox"/> Principal Agriculture (PA) |
| <input type="checkbox"/> Residential (R-3) | <input type="checkbox"/> General Agriculture (GA) |
| <input type="checkbox"/> Business (B-1) | <input checked="" type="checkbox"/> Natural Area (NA) |
| <input type="checkbox"/> Business (B-2) | <input type="checkbox"/> Conservancy (C1) |

Proposed Zoning District

- | | |
|---|--|
| <input type="checkbox"/> Agriculture (A-3) | <input type="checkbox"/> Industrial (I-1) |
| <input type="checkbox"/> Agriculture (A-2) | <input type="checkbox"/> Estate Residential (ES) |
| <input type="checkbox"/> Agriculture (A-1) | <input type="checkbox"/> Small Estate Residential (SE) |
| <input checked="" type="checkbox"/> Residential (R-1) | <input type="checkbox"/> Lake Residential (LR) |
| <input type="checkbox"/> Residential (R-2) | <input type="checkbox"/> Principal Agriculture (PA) |
| <input type="checkbox"/> Residential (R-3) | <input type="checkbox"/> General Agriculture (GA) |
| <input type="checkbox"/> Business (B-1) | <input type="checkbox"/> Natural Area (NA) |
| <input type="checkbox"/> Business (B-2) | <input type="checkbox"/> Conservancy (C1) |

Review Questions

1. Is the rezoning in compliance with the Zoning District Compliance Table? (Attached)

Yes No

2. If the subject parcel is currently zoned A-3, will the A-3 (Exclusive Agriculture) Rezoning Criteria be met? (See Attached)

Yes Yes with Conditions No N/A

If No, please list reasons: _____

3. If the rezoning is proposed to accommodate structures, do the subject parcels include an area with one or fewer criteria as identified by Map-8-8 within the *Town of Manitowoc Rapids Year 20-Year Comprehensive Plan*?

Yes No

4. Does the proposed use for the rezone meet the intent of the impacted Land Use Management Area objectives as identified in the *Town of Manitowoc Rapids Year 20-Year Comprehensive Plan*?

Yes Yes with Conditions No N/A

If No, please list reasons: _____

5. Is the rezoning consistent with the General Land Use Policies identified in the *Town of Manitowoc Rapids Year 20-Year Comprehensive Plan*? (See attached.)

Yes Yes with Conditions No N/A

If No, please list reasons: _____

6. Is the proposed use compatible with the *Town of Manitowoc Rapids Year 20-Year Comprehensive Plan*?

Yes Yes with Conditions No N/A

If No, please list reasons: _____

Other Conditions (When Applicable)

- | | |
|--|--|
| <input type="checkbox"/> Farm Consolidation | <input type="checkbox"/> Requires "Drainage" Statement |
| <input type="checkbox"/> Non-Conforming Lot(s) | <input type="checkbox"/> Requires Road Dedication |
| <input type="checkbox"/> Non-Conforming Use | <input type="checkbox"/> Requires Utility or Service Easements |
| <input type="checkbox"/> Family Transfer or Sale of Property | |

Planning Committee Recommendation – Approve Approve with Conditions Deny Table

Justification/Comments: Requires Right to Farm Statement

**Preferred Land Use Management Area
Zoning District Compliance**

Preferred Land Use Management Area	Potential Zoning Districts (Relative Order of Priority)
Agriculture/Natural Areas Features	A-3, PA, NA, GA, C1 *(A-2 & A-1 – prior to plan adoption)
Planned Unit Development	A-3, PA, NA, GA, A-2, Create New PUD District
Rural Residential	A-3, PA, NA, GA, A-2, ES, SE *Land zoned LR, A-1, R-1 (<2.5 acre lot size) will require the use of conservation design principals.
Primary Residential	A-3, PA, NA, GA *Lands zoned A-1, R-1, R-2, R-3 will be subject to a utility policy that allows for the potential accommodations of public water and sewer.
Branch Rural Center	A-3, PA, NA, GA, A-2, ES, SE, A-1, R-1, B-1, B-2
Industrial	I-1, A-3, PA, NA, GA, A-2, B-2, B-1
Commercial	B-1, B-2, A-3, PA, NA, GA, A-2, I-1
Planned Commercial District	A-3, PA, NA, GA, A-2, Create New PCD District

A-3 (Exclusive Agriculture) Rezoning Criteria

The following standards should apply to all land proposed for rezoning out of Exclusive Agriculture (A-3).

Manitowoc County Standards

The following standards are contained in Section 91.77 of the Wisconsin Statutes and must be found to exist before land can be rezoned out of the Exclusive Agriculture District (A-3).

1. A county, city, village or town may approve petitions for rezoning areas zoned for exclusive agricultural use only after findings are made based upon consideration of the following:

- a. Adequate public facilities to accommodate development either exists or will be provided within a reasonable time.
 True False
Comments: _____
- b. Provision of public facilities to accommodate development will not place an unreasonable burden on the ability of affected local units of government to provide them.
 True False
Comments: _____
- c. The land proposed for rezoning is suitable for development and the development will not result in undue water or air pollution, cause unreasonable soil erosion or have an unreasonably adverse effect on rare or irreplaceable natural areas.
 True False
Comments: _____

The following "standards" are applied when considering areas that may be excluded from agricultural preservation area in the county plan. It follows that these same types of conditions should exist when a consideration is being given to removing land from the protection of the exclusive agricultural zoning district. Therefore, the following findings should be made for land that is proposed to be rezoned out of an exclusive agricultural zoning district.

1. Existing or planned activities adjacent to the identified parcel to be rezoned are compatible with an agricultural use.
 True False
Comments: _____
2. The area to be rezoned is not economically viable for agricultural use.
 True False
Comments: _____
3. Substantial urban growth in the area to be rezoned or planned urban expansion has created a public need to convert agricultural land use to other uses.
 True False
Comments: _____
4. Maintenance of the area in agricultural use is not consistent with the goals and objectives of a county agricultural preservation plan. (To be determined by Manitowoc County.)

Finally, a proposed rezoning out of an Exclusive Agricultural District (A-3) may be approved if it can be determined that such a use would not conflict with agricultural use and is found to be necessary in light of alternative locations available for such uses. The "mistake" and/or "change of conditions" rules should apply also.

Town Standards

The following are local town standards which shall apply to all Exclusive Agriculture (A-3) rezones. These standards are in addition to the previously listed Manitowoc County standards. These standards are intended to fulfill the objectives of the Agriculture/Natural Features Management Area as identified within Map 8-9 of the *Manitowoc Rapids Year 20-Year Comprehensive Plan*.

- 1. The property owner is not an active participant in the Manitowoc County Farmland Preservation Program (i.e. receiving tax credit).
 True False
Comments: _____

- 2. A majority of the farmland included in the rezoning is not classified as "Best" for agricultural production as classified by Manitowoc County using the Land Evaluation and Site Assessment (L.E.S.A) system (see Map 8-6).
 True False
Comments: _____

- 3. A majority of the land proposed for rezoning contains one or fewer criteria as identified by Map 8-8 of the *Manitowoc Rapids 20-Year Comprehensive Plan*.
 True False
Comments: _____

- 4. The land proposed for rezoning is not within 1,000 feet of any active farming operation (see Map 8-7).
 True False
Comments: _____

- 5. The land proposed for rezoning does not fragment a useable farm field.
 True False
Comments: _____

- 6. The land owner for which the rezone is proposed is willing to sign appropriate documentation which would hold harmless area farmers/land owners and their farming operations and practices from normal nuisances which occur as part of farming procedures (nuisances include but are not limited to noise from farm equipment, hours of operation, inconvenience of farm equipment travel on public roads, occasional smell and dust).
 True False
Comments: _____

Other Considerations

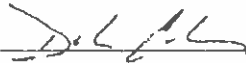
- 7. The land is being rezoned to accommodate a use (i.e. housing unit or business) which will support commercial agricultural production (i.e. farm employee residence, equipment repair, etc.).
 True False
Comments: _____

- 8. Farmland contained within the rezoned area is of unique proportion which limits the ability of farm equipment to work efficiently.
 True False
Comments: _____

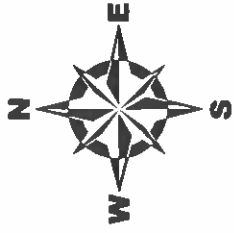
A-3 to A-2, PA, NA, and GA rezones should only be reviewed if the proposed rezoning includes proposed uses of agricultural nature or contains a conservation easement which restricts further fragmentation of the parcel. Limits of Disturbances (area accommodating buildings and accessory features) within the allowed rezone districts shall be limited to 2 acres in size.

Right to Farm

I, Dale Carlson, hold harmless area farmers/land owners and their farming operations and practices from normal nuisances which occur as part of farming procedures (nuisances include but are not limited to noise from farm equipment, hours of operations, inconvenience of farm equipment travel on public roads, occasional smell and dust).

Signature of Rezone Applicant: 

Date: 4-10-24



Vraj Vihar Inc
 SW 1/4, NE 1/4
 SE 1/4, NW 1/4
 Section 8, T19N-R23E
 Town of Manitowoc Rapids

From: NA To: RR
 Approximately 3.02 acre(s)
-87.771, 44.141

Map Overview

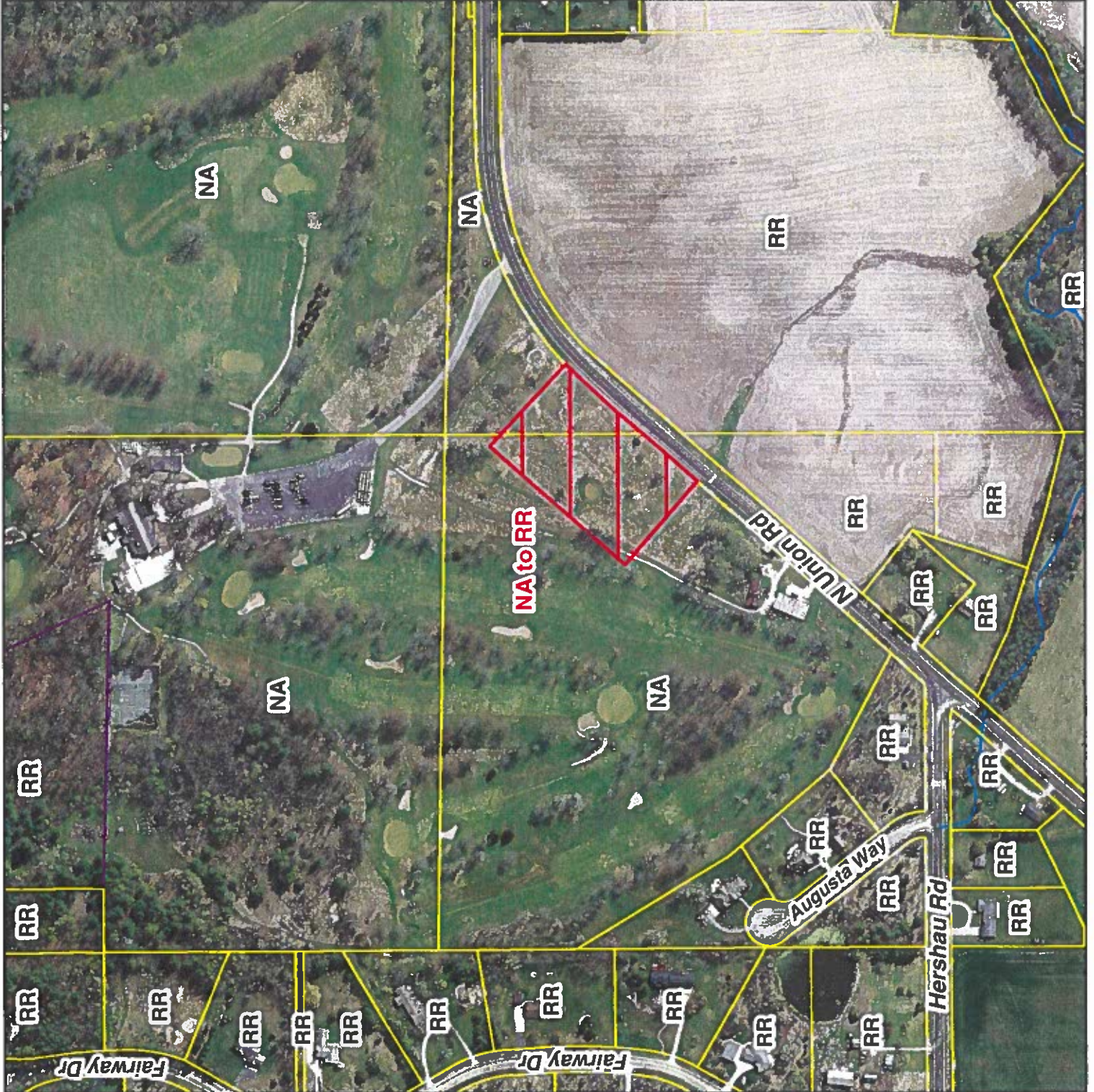
Manitowoc Rapids

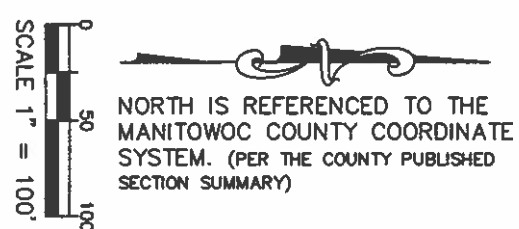
6	5	4	3	2	1
7	9	10	11	12	13
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



Legend

-  Section Line
-  Zoning Line
-  Parcel Line
-  Streams





MAP OF PROPOSED ZONING CHANGE
 LOCATED IN THE SE 1/4 OF THE NW 1/4 AND PART OF GOVERNMENT LOT 4 ALL IN SECTION 8,
 TOWN 19 NORTH, RANGE 23 EAST, TOWN OF MANITOWOC RAPIDS, MANITOWOC COUNTY, WISCONSIN

FIELD WORK COMPLETION DATE:	2/21/2024
DRAWN BY:	JAD/BLB
JOB NO.:	S795024
CAD FILE:	DWG\19-23\8\CARBON\S795024
SCALE:	1" = 100'

DALE CARBON

Corner Point
 A DIVISION OF ACE BUILDING SERVICE
 3510 S. 26th Street
 Manitowoc, WI 54220
 Ph 920.682.6105

ORDINANCE AMENDING ZONING MAP
(James Kunst)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Planning and Park Commission, after providing the required notice, held
2 a public hearing on a petition for a zoning ordinance amendment on June 3, 2024; and
3

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

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

11 A parcel of land located in a part of Lot One (1) and all of Lot Two (2) of Certified Survey
12 Map as recorded in Volume 26 of Certified Survey Maps on Page 71 as Document No. 1011960
13 of Manitowoc County Records; being part of Government Lot 2 of Section Twenty-Three (23),
14 Township Seventeen (17) North, Range Twenty-One (21) East, Town of Schleswig, Manitowoc
15 County, Wisconsin, more particularly described as follows:
16

17 Commencing at the south quarter corner of said Section 23; thence S89°-50'-35"E
18 along the south line of Government Lot 2 of said Section 23, a distance of 620.95
19 feet, thence N00°-09'-25"E 697.27 feet to the southeast corner of said Lot 2 and the
20 point of beginning (also a point on the centerline of Louis Corners Road); thence
21 northwesterly 183.15 feet along the arc of a curve to the left (being the southerly
22 line of said Lot 2 and said centerline), having a radius of 1145.72 feet and a chord
23 which bears N58°-26'-36"W (recorded as N58°-49'-37"W) 182.95 feet; thence
24 N63°-01'-23"W (recorded as N63°-24'-24"W) along the southerly line of said Lots
25 1 and 2 and said centerline, a distance of 374.08 feet; thence northwesterly 153.33
26 feet along the arc of a curve to the right (being the southerly line of said Lot 1 and
27 said centerline), having a radius of 573.69 feet and a chord which bears N56°-04'-
28 27"W (recorded as N56°-28'-57"W) 152.87 feet to the southwest corner of said Lot
29 1 and a point on the west line of said Government Lot 2; thence N00°-22'-08"E
30 (recorded as N00°-03'-17"W) along said west line, a distance of 263.41 feet to the
31 north line of said Government Lot 2; thence N89°-58'-28"E along said north line, a
32 distance of 718.53 feet to the east line of said Lot 1; thence S12°-05'-16"W
33 (recorded as S11°-43'-00"W) along the east line of said Lots 1 and 2, a distance of
34 302.69 feet; thence S07°-17'-05"W (recorded as S06°-54'-04"W) along the east line
35 of said Lot 2, a distance of 321.10 feet to the point of beginning, said parcel
36 containing approximately 299,501 square feet (6.876 acres) of land
37

38 is hereby rezoned from Large Estate Residential (LE) District to Small Estate Residential (SE)
39 District.


Dated this 18th day of June 2024.

Respectfully submitted by the
Planning and Park Commission

James Falkowski, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

COUNTERSIGNED: _____
Tyler Martell, County Board Chair Date

APPROVED: _____
Bob Ziegelbauer, County Executive Date

REPORT TO: THE MANITOWOC COUNTY BOARD OF SUPERVISORS JUNE 18, 2024. FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION RE: JAMES KUNST ZONING MAP AMENDMENT REQUEST
--

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

James Kunst, on March 25, 2024, petitioned the Manitowoc County Board of Supervisors to rezone approximately 6.87 acres of land located in the SW1/4, SE1/4, Section 23, T17N-R21E, Town of Schleswig, from LE, Large Estate to SE, Small Estate.

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

1. Action taken to date on this request includes:

- a. James Kunst, petitioned for a zoning map amendment on March 25, 2024.
- b. The petition was referred from the County Clerk to the County Planning and Park Commission for a hearing and recommendation.
- c. The public hearing notices were published in the Herald-Times-Reporter on May 22, 2024 and on May 26, 2024.
- d. The County Planning and Park Commission held a public hearing on this amendment request on June 3, 2024.
- e. The Commission at their June 3, 2024 meeting recommended approval of a requested rezoning of approximately 6.87 acres of land located in the SW1/4, SE1/4, Section 23, T17N-R21E, Town of Schleswig, from LE, Large Estate to SE, Small Estate

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

3. Testimony at the hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.
- b. Mr. Brad Buechel, agent, spoke in favor of the rezoning request.

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

1. The area to be considered for rezoning meets past criteria set by the Commission for rezoning land from the LE, Large Estate District.
2. The Schleswig Town Board & Town Planning Commission support the proposed zone change to SE, Small Estate.
3. Rezoning will allow for additional land to be added to an adjacent parcel.
4. Rezoning will allow for the construction of a single family home adjacent to existing residential zoned parcels.

RECOMMENDATION

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

justice done, if the request of James Kunst to rezone approximately 6.87 acres of land from LE, Large Estate to SE, Small Estate were approved.

The Manitowoc County Planning and Park Commission, at its June 3, 2024 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 6.87 acres of land located in the SW1/4, SE1/4, Section 23, T17N-R21E, Town of Schleswig, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from LE, Large Estate to SE, Small Estate.

MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

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

SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

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



COUNTY OF MANITOWOC COUNTY CLERK

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

Jessica Backus
Manitowoc County Clerk

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

May 13, 2024

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

and

Manitowoc County Supervisor Jon Neils
Supervisory District 13

ATTN: Tim Ryan and Supervisor Neils

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

Name of Owner:

James Kunst
14595 Louis Corner Rd
Kiel, WI 53042

Township:

Schleswig

Applicant/Agent

Brad Buechel
2020 Madison Street
New Holstein, WI 53061

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

Sincerely,

Jessica Backus

Jessica Backus
Manitowoc County Clerk



Manitowoc County
Planning and Park Commission

Fee (\$531) Received [checked]
Receipt # 41144

ZONING MAP AMENDMENT APPLICATION

MANITOWOC COUNTY
RECEIVED
MAR 25 2024
PLANNING & PARK
COMMISSION

Date of Application: 2/21/24 OWNER / APPLICANT/ AGENT
Owner James Kunst Applicant/Agent Brad Buechel
Address (1) 14595 Louis Corner Rd Address (1) 2020 Madison St
Address (2) Address (2)
City/State/Zip Kiel, WI 53042 City/State/Zip New Holstein, WI 53061
Phone 920-207-8811 Phone 920-993-0881

PROPERTY LEGAL DESCRIPTION
SW 1/4, SE 1/4, S 23 T 17 N R 21 E Town of Schleswig
House /Fire # 14595 Tax Number 01602301502603
01602301502602

PROPERTY INFORMATION
Existing Zoning District LE Proposed Zoning district SE
Please include an air photo identifying the proposed area with dimensions or a description of the area proposed for rezoning including acreage:

Proposed use: (Reason for change)
James is splitting the property. Looking to add more land to the existing Lot 2.

Return to:
Manitowoc County
Planning and Park Commission
4319 Expo Drive, PO Box 935
Manitowoc, WI 54220-0935
(920) 683-4185
Brad Buechel 2/21/24
Signature (applicant, owner, agent) Date
Signature (applicant, owner, agent) Date

MANITOWOC COUNTY ZONING MAP AMENDMENT FACT SHEET

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

PETITIONER

Name: James Kunst
Address: 14595 Louis Corner Rd
Kiel WI 53042
Town: Schleswig

PARCEL

Location: SW ¼, SE ¼, Section 23, T17N-R21E
Tax#: 016-023-015-026.03
016-023-015-026.02
Area: 6.87 acre(s)

ACTION TO DATE

Petition Submitted: 03/25/2024
Town Action: Approved May 9, 2024
Hearing Notice Published: 5/22/24 & 5/26/24
Advisory: 06/03/24
Hearing: 06/03/24

ADJACENT USES & ZONING

Direction:	District:	Use:
North	NA	Woodland
South	GA	Woodland
East	LR & SE	Residential
West	NA	Woodland

PARCEL USES & ZONING

Existing Zoning District: LE, Large Estate
Existing Land Use: Residential
Proposed Zoning District: SE, Small Estate
Proposed Use: Looking to add more land to existing Lot 2.

MAP INFORMATION

Farmland Preservation Designation:
Non-Farmland Preservation Area
Soil Type: Hu, LuC2, NsB, ShA
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well – somewhat poorly drained
Soil Test: June 2, 2005
Soil Limitations: Severe
Terrain: 0 – 12+ Percent Slopes
Sewage Disposal: Private Onsite Wastewater Treatment
Vegetative Cover: Grassland/Trees/Wetland
Road Access: Louis Corner Rd

Town Land Use Designation: Residential

New developments shall be sensitive to natural features and surrounding land uses by conforming to setback requirements and incorporating natural features into the landscape to preserve the town's natural beauty. New residential development types shall conform to surrounding land uses.

Preserve as much of the rural landscape and woodlands and other natural features as possible.

Encourage design techniques (such as conservation and cluster subdivision) that strike a creative balance between open space and development.

County Future Land Use Designation: Agricultural

Provide for the continued viability of farming and agricultural uses, the raising of livestock, the Conservation of agricultural land, and to maintain and promote the rural character of these farmlands into the future.

TOWN OF SCHLESWIG
Regular Monthly Town Board Meeting
May 9th, 2024
UNAPPROVED MINUTES

Meeting called to order by Chairman Glomski at 7:00 P.M. at the Schleswig Town Hall. Meeting notices were posted at designated sites on May 2nd, 2024, and the media was notified. Town officials present for the meeting were Chairman Glomski, Supervisor Hoerth, Supervisor Schwantes, Clerk Pieper, Deputy Clerk Meyer, Deputy Treasurer Vondrachek, and Road Superintendent Hartmann.

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

Motion – Hoerth/Schwantes to approve Regular Board meeting minutes of 4/11/2024; motion carried

Treasurer’s report: Checkbook balance \$13,481.93; mobile home account \$4,387.77; tax account \$537,086.75; capital outlay account \$77,799.70; equipment account \$94,105.50. Receipts since previous meeting were \$59,881.57.

Clerk’s report: **Hoerth/Schwantes** to approve payments of the ETF For WI Retirement System, EFT for US Treasury and checks #17164 to #17204 totaling \$39,577.50 motion carried.

Board Member’s Report:

Supervisor Schwantes inquired about the Fall Wisconsin Towns Association Convention. He also brought up an article he read in the recent WI Towns Association Magazine about County vs. Town zoning. He would like to discuss this in the future. Chairman Glomski reported that Manitowoc County is \$6 million short this year. He reported that Manitowoc County is looking at a 0.5% sales tax increase.

Assessor’s report: None

Constable’s report: None

Visitors’ input: Mike Strebe mentioned his concerns about garbage pickup for the lake properties. Scott Otterson also commented about his concerns with garbage pickup. Cindy Leitner thanked the clerks for their work on the email notifications option for the website. Al Hoepfner commented on the City of Kiel’s requested restriction on Rockville Road and he suggested that this restriction be extended to Lax Chapel Road and not ended at Cemetery Road.

- A. Chairman Glomski reviewed the following email and website questions and requests:
 - a. Stop ahead sign requested at Lax Chapel Road and Point Creek Road intersection.
 - b. Endries will no longer be picking up deer carcasses.
 - c. Request to reduce the speed limit on S Cedar Lake Road South of Hwy 32.
 - d. Request for road repair on Townline Road between Hwy 67 and Steinthal Road.

Building permits:

BRANDON GIBBS	REMODEL HOUSE
JUDITH SCHULTZ	ELECTRIC SERVICE CHANGE
MIKE SCHULER	30X50 SHED

Regular Town Board Meeting 5/9/2024

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

PETER KRAUS	SOLAR
SARAH CONRAD	DECK
ANTOINETTE KOHLS	24X24 GARAGE
MARK BENDER	OVERHANG ON GARAGE
ADAM HARTENBERGER	REMODEL:WINDOWS,SIDING & FLOORS

Old & new business

- A. Appoint new Sanitary District #2 Commissioner to replace Thomas Thuecks
Chairman Glomski recommended appointing Andy Jones to replace Thomas Thuecks as Commissioner for Sanitary District #2. **Motion Schwantes/Hoerth** to appoint Andy Jones as Commissioner to fill the remainder of Thomas Thuecks' term; motion carried.
- B. Rockville Road Grant
Chairman Glomski reported that the Town's grant request for Rockville Road was denied.
- C. Adopt Cedar Lake Ordinance for slow no wake operation of watercraft during high water period
Glomski discussed the proposed Cedar Lake Sanitary District Slow No Wake Ordinance 2024-02. **Motion Glomski/Hoerth** to approve Ordinance 2024-02; motion carried.
- D. Application ARIP Greendale Road
Chairman Glomski reported on the proposed ARIP grant application for Greendale Road and the cost to have the grant written. **Motion Hoerth/Schwantes** to go forward with the grant application and to find a grant writer; motion carried.
- E. City of Kiel request to restrict truck traffic on Rockville Road from Cemetery Road to the City
Chairman Glomski reported on the City of Kiel's request to restrict traffic on Rockville Road from Cemetery Road to the City. **Motion Glomski/Hoerth** to follow the City of Kiel's request to post Rockville Road; motion carried.
- F. Amendment to Conrad's 2nd Knot liquor license to include deck area
Deputy Clerk Meyer reported on the request from Conrad's 2nd Knot to amend their liquor license to include their new deck area. **Motion Hoerth/Schwantes** to amend Conrad's 2nd Knot's liquor license to include the deck; motion carried.
- G. Planning Commission:
 - a. Recommend approval of request made by James Kunst, of 14595 Louis Corners Road for the re-zoning of his property from LE (large estate) to SE (small estate) to restructure lots.
Motion Hoerth/Schwantes to approve the request by James Kunst for a re-zone of his property from LE (large estate) to SE (small estate) to restructure the lots; motion carried.

- b. Recommend approval of request made by Dave & Cheryl Schneider, of 14133 Cedar Lake Road for a Conditional Use Application for the property zoned LR (lake residential) containing a small cabin for a vacation rental.
Motion Hoerth/Schwantes to approve the request by Dave and Cheryl Schneider for a conditional use application for the property zoned LR (lake residential) containing a small cabin for a vacation rental; motion carried.

- c. Recommend approval of a request made by Dave & Cheryl Schneider for variance to move a garage that sits across the property line of two adjoining lots.
Motion Hoerth/Schwantes to approve the request by Dave and Cheryl Schneider for a variance to move a garage that sits across the property line of two adjoining lots; motion carried.

- H. Present information concerning RFP results concerning Recycling Center and determine next steps
Supervisor Hoerth presented information on the RFP for the recycling center and discussion followed. **Motion Hoerth/Schwantes** for the Town Board to meet and determine who the best provider is for service to the recycling center and for curbside pickup.

- I. Update building permit fee schedule
Supervisor Schwantes reported that he is working on compiling an updated building permit fee schedule.

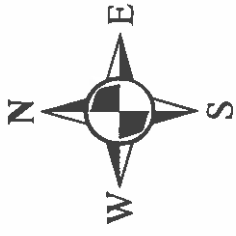
Miscellaneous Reports

- A. Learnings from the Wisconsin Lake Partnerships convention
Supervisor Schwantes reported on his learnings from the Wisconsin Lake Partnerships convention. He reported that it was a very educational convention.

- B. Learnings from the Spring Road School conference
Chairman Glomski and Supervisor Schwantes reported on their learnings from the Spring Road School conference. Grant applications and funding options were a few of the many topics covered.

Motion Schwantes/Hoerth to adjourn; motion carried. The meeting adjourned at 8:52pm.

Lindsay Meyer, Deputy Clerk
May 14th, 2024



James Kunst
 SW 1/4, SE 1/4
 Section 23, T17N-R21E
 Town of Schleswig
 From: LE To: SE
 Approximatel 6.87 acre(s)
-87.950, 43.924

Map Overview

Schleswig

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



Legend

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

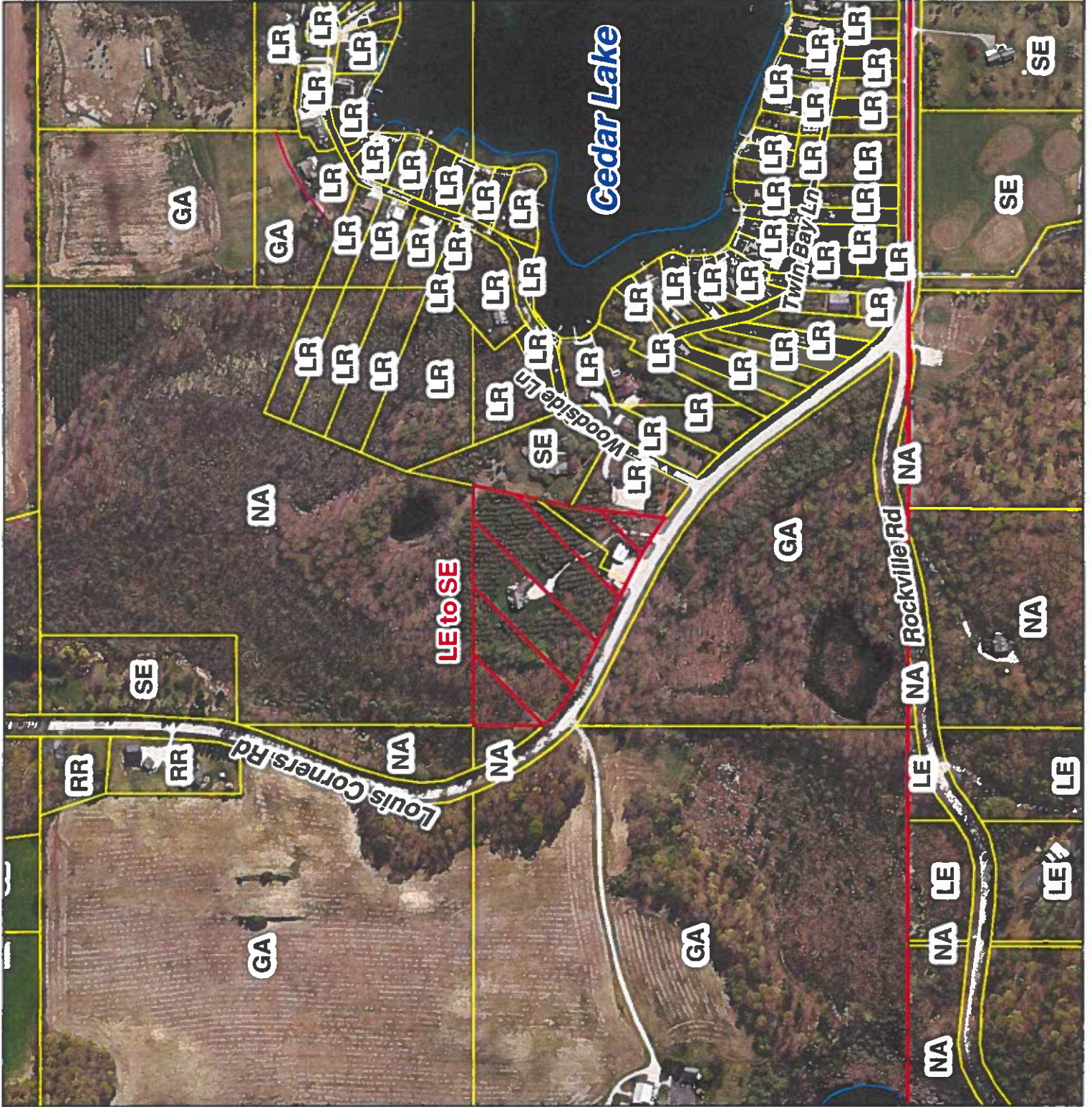


EXHIBIT MAP FOR JAMES KUNST

A PART OF LOT 1 AND ALL OF LOT 2, CERTIFIED SURVEY MAP RECORDED IN VOLUME 26, PAGE 71, DOCUMENT NO. 1011960, BEING PART OF GOVERNMENT LOT 2, SECTION 23, T.17N., R.21E., TOWN OF SCHLESWIG, MANITOWOC COUNTY, WISCONSIN

Rezoncing description for James Kunst
Proposed property from LE to SE

A part of Lot One (1) and all of Lot Two (2) of Certified Survey Map as recorded in Volume 26 of Certified Survey Maps on Page 71 as Document No. 1011960 of Manitowoc County Records; being part of Government Lot 2 of Section Twenty-Three (23), Township Seventeen (17) North, Range Twenty-One (21) East, Town of Schleswig, Manitowoc County, Wisconsin containing 299,501 square feet (6.876 acres) of land and being described by:

Commencing at the south quarter corner of said Section 23; thence S89°50'35"E along the south line of Government Lot 2 of said Section 23, a distance of 620.95 feet; thence (also a point on the centerline of Louis Corners Road); thence northwesterly 193.15 feet along the arc of a curve to the left (being the southerly line of said Lot 2 and said centerline), having a radius of 1145.72 feet and a chord which bears N58°26'36"W (recorded as N58°49'37"W) 182.95 feet; thence N63°01'23"W (recorded as N63°24'24"W) along the southerly line of said Lots 1 and 2 and said centerline, a distance of 374.08 feet; thence northwesterly 153.33 feet along the arc of a curve to the right (being the southerly line of said Lot 1 and said centerline), having a radius of 573.68 feet and a chord which bears N56°04'27"W (recorded as N56°28'57"W) 152.87 feet to the southwest corner of said Lot 1 and a point on the west line of said Government Lot 2; thence N00°22'08"E (recorded as N00°03'17"W) along said west line, a distance of 263.41 feet to the north line of said Government Lot 2; thence N89°58'28"E along said north line, a distance of 718.53 feet to the east line of said Lot 1; thence S11°05'16"W (recorded as S11°43'00"W) along the east line of said Lots 1 and 2, a distance of 302.69 feet; thence S07°17'05"W (recorded as S06°54'04"W) along the east line of said Lot 2, a distance of 321.10 feet to the point of beginning; being subject in any and all easements and restrictions of record.

SURVEYOR'S CERTIFICATE

I, Bradley A. Buehler, Professional Land Surveyor of Wisconsin Surveying, LLC, certify that I have surveyed the described property, and that the map shows a true and accurate representation thereof to the best of my knowledge and belief.

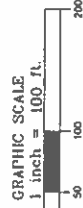
Dated this _____ day of _____, 2014.

MANITOWOC CO. PLSS COR.
1" IRON PIPE FOUND
RECORDED INFORMATION

VISCONSIN PROFESSIONAL LAND SURVEYOR
Bradley A. Buehler, S.3613

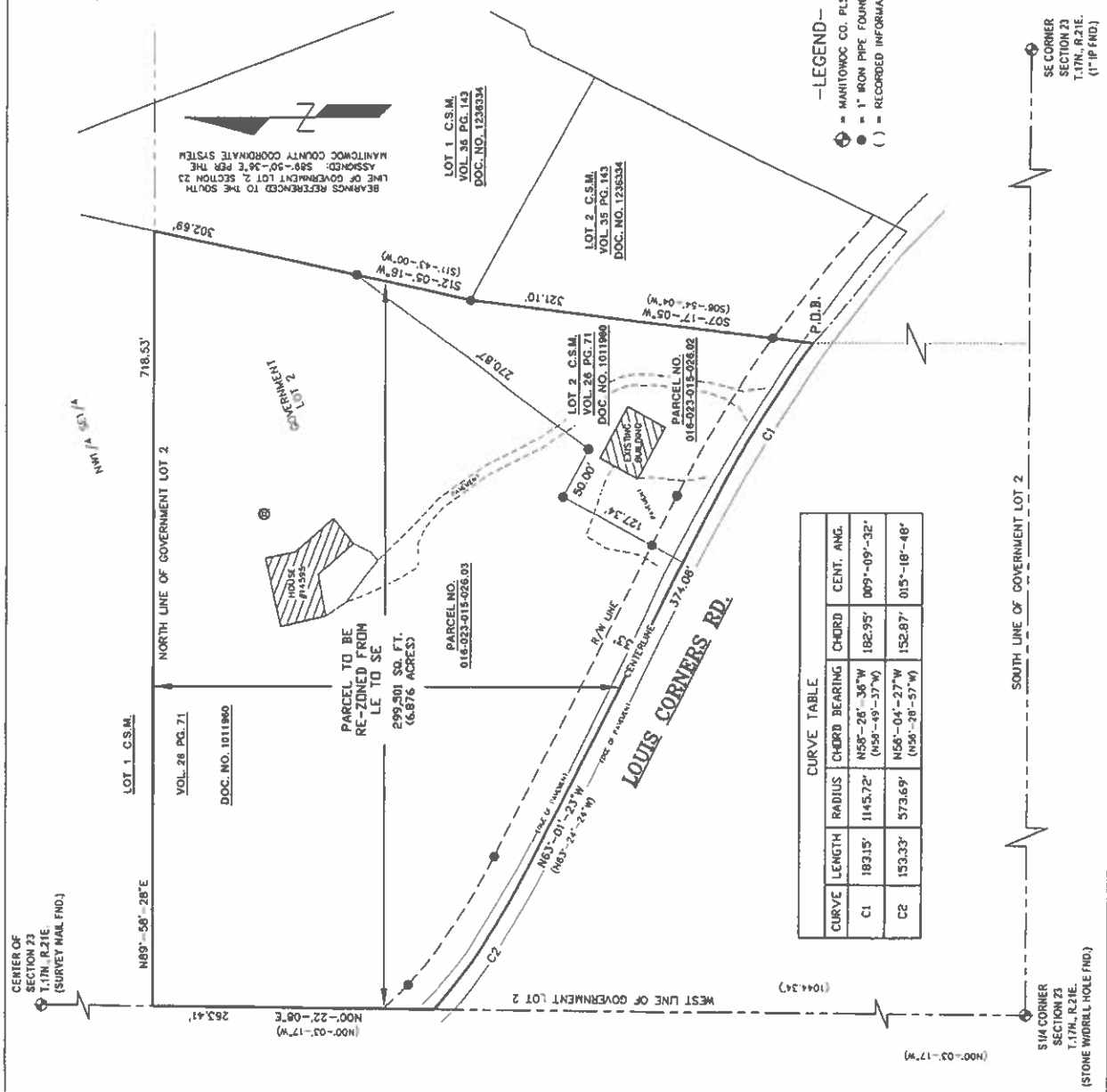
SURVEYED FOR:
JAMES KUNST
14595 LOUIS CORNERS RD
MCL, WI 53042

PARCEL NO.:
016-023-013-026.03,
016-023-013-026.02



MERIDIAN SURVEYING, LLC
2020 Madison Street, Office
New Holston, WI 53061, Fax: 920-233-6037

DATE: 2-21-14
JOB NO.: 15191
SHEET 1 OF 1

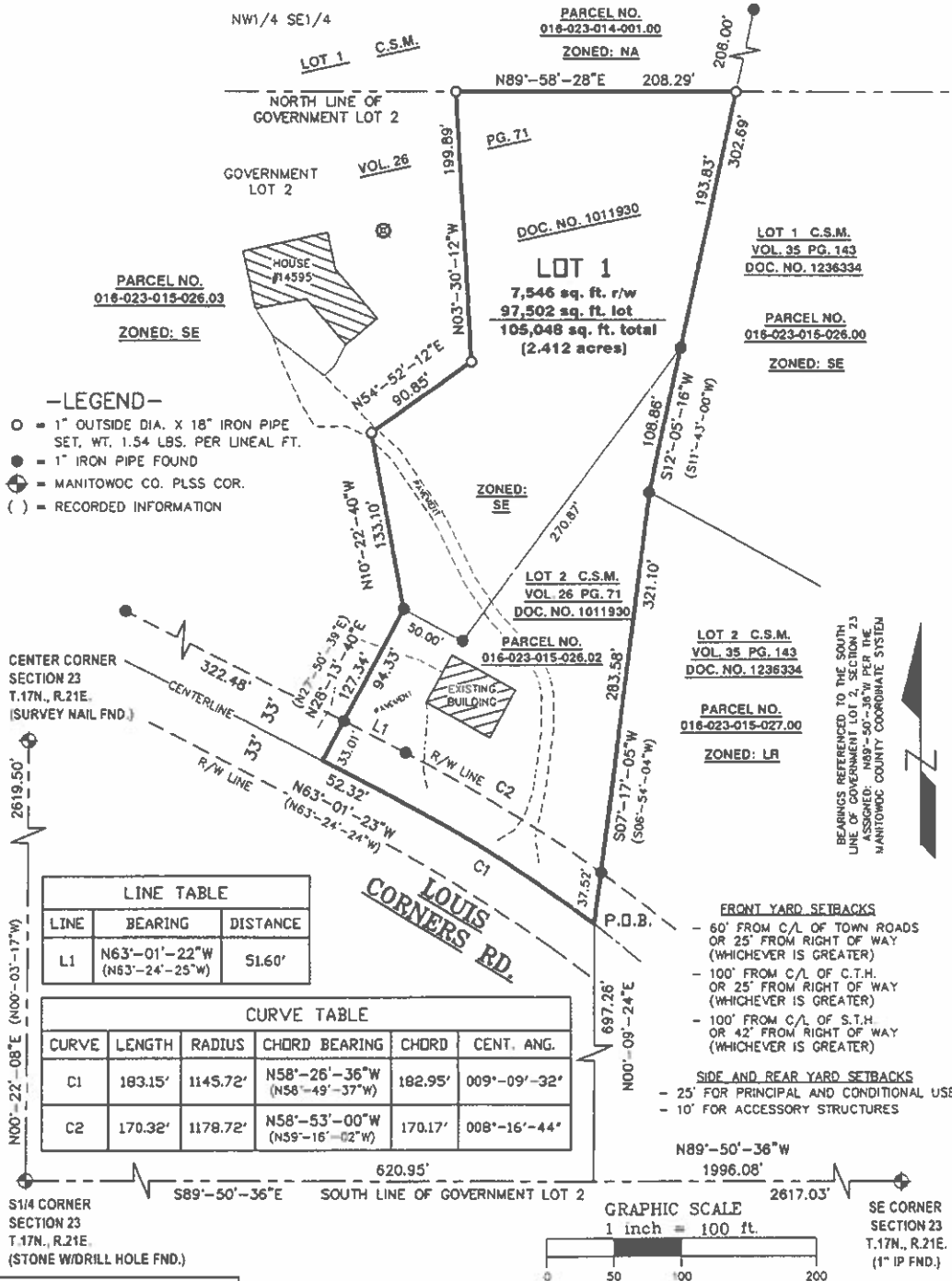


CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	CENT. ANGLE
C1	183.15'	1145.72'	N58°26'36"W (N58°49'37"W)	182.95'	009°09'32"
C2	153.33'	573.68'	N56°04'27"W (N56°28'57"W)	152.87'	015°18'48"

CERTIFIED SURVEY MAP

A PART OF LOT 1 AND ALL OF LOT 2 OF C.S.M.,
VOL. 26, PG 71, DOC. NO. 1011960; BEING PART OF
GOVERNMENT LOT 2, SECTION 23, T.17N., R.21E.,
TOWN OF SCHLESWIG, MANITOWOC COUNTY,
WISCONSIN



SURVEYED FOR:
JAMES KUNST
14595 LOUIS CORNERS RD
KIEL, WI 53042

PARCEL NO.:
016-023-015-026.03,
016-023-015-026.02

MERIDIAN
SURVEYING, LLC

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

DRAWN BY: JD	FIELD WORK DATE: 2-21-24
CHECKED BY: BAB	FIELD BOOK: NOTES
JOB NO.: 15191	SHEET 1 OF 3

CERTIFIED SURVEY MAP
A PART OF LOT 1 AND ALL OF LOT 2 OF C.S.M.,
VOL. 26, PG. 71, DOC NO. 1011960; LOCATED IN
GOVERNMENT LOT 2 OF SECTION 23, T.17N., R.21E.,
TOWN OF SCHLESWIG, MANITOWOC COUNTY,
WISCONSIN

Sheet 2 of 3

SURVEYOR'S CERTIFICATE

I, Bradley A. Buechel, Wisconsin Professional Land Surveyor of Meridian Surveying LLC, certify that I have surveyed, divided, and mapped under the direction of James Kunst, a part of Lot One (1) and all of Lot Two (2) of Certified Survey Map recorded in Volume 26 of Certified Survey Maps on Page 71 as Document No. 1011960 of Manitowoc County Records; being part of Government Lot Two (2) of Section Twenty-Three (23), Township Seventeen (17) North, Range Twenty-One (21) East, Town of Schleswig, Manitowoc County, Wisconsin containing 105,048 square feet (2.412 acres) of land and being described by:

Commencing at the south quarter corner of said Section 23; thence S89°-50'-35"E along the south line of Government Lot 2 of said Section 23, a distance of 620.95 feet, thence N00°-09'-25"E 697.27 feet to the southeast corner of said Lot 2 and the point of beginning (also being the centerline of Louis Corners Road); thence northwesterly 183.15 feet along the arc of a curve to the left (being the southerly line of said Lot 2 and said centerline), having a radius of 1145.72 feet and a chord which bears N58°-26'-36"W 182.95 feet; thence N63°-01'-23"W along the southerly line of said Lot 2 and said centerline, a distance of 52.32 feet to the southwest corner of said Lot 2; thence N28°-13'-40"E along a west line of said Lot 2, a distance of 127.34 feet; thence N10°-22'-40"W 133.10 feet; thence N54°-52'-12"E 90.85 feet; thence N03°-30'-12"W 199.89 feet to the north line of said Government Lot 2; thence N89°-58'-28"E along said north line, a distance of 208.29 feet to the east line of said Lot 1; thence S12°-05'-16"W along the east line of said Lots 1 and 2, a distance of 302.69 feet; thence S07°-17'-05"W along the east line of said Lot 2, a distance of 321.10 feet to the point of beginning; being subject to any and all easements and restrictions of record.

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

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

Dated this _____ day of _____, 2024.

Wisconsin Professional Land Surveyor S-2613
Bradley A. Buechel

CERTIFIED SURVEY MAP
A PART OF LOT 1 AND ALL OF LOT 2 OF C.S.M.,
VOL. 26, PG. 71, DOC NO. 1011960; LOCATED IN
GOVERNMENT LOT 2 OF SECTION 23, T.17N., R.21E.,
TOWN OF SCHLESWIG, MANITOWOC COUNTY,
WISCONSIN
Sheet 3 of 3

OWNER'S CERTIFICATE

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

Dated this _____ day of _____, 2024.

James Kunst

**STATE OF WISCONSIN)
MANITOWOC COUNTY) SS**

Personally came before me this _____ day of _____, 2024, the above named owner(s) to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Manitowoc County, Wisconsin

My Commission Expires _____

Dated this _____ day of _____, 2024.

Wisconsin Professional Land Surveyor S-2613
Bradley A. Bucchel

Manitowoc County Parcel Viewer



same owner- Zoned NA

property is currently zoned LE
need to rezone it all to SE

Lot 1
+/- 2.5 acres

New drive location



**RESOLUTION APPOINTING KATHY REISSMANN TO FILL THE
UNEXPIRED TERM OF THE CURRENT COUNTY TREASURER**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, Amy Kocian is the current Manitowoc County Treasurer with her term
2 beginning January 4, 2021 and ending January 5, 2025; and

3
4 WHEREAS, Ms. Kocian has tendered her resignation as Manitowoc County Treasurer
5 effective June 17, 2024; and

6
7 WHEREAS, Kathy Reissmann is currently the Clerk/Treasurer of the village of Mishicot;
8 and

9
10 WHEREAS, pursuant to Wis. Stat. § 17.21(3), the Manitowoc County Board of
11 Supervisors may appoint a County Treasurer when a vacancy occurs during an existing treasurer's
12 term; and

13
14 WHEREAS, after thorough review and careful consideration, I am recommending the
15 appointment of Kathy Reissmann to fulfill the remaining unexpired term of the current County
16 Treasurer effective at 12:00 a.m., June 18, 2024;

17
18 NOW THEREFORE BE IT RESOLVED that the county board of supervisors of the county
19 of Manitowoc hereby appoints Kathy Reissmann as the Manitowoc County Treasurer effective at
20 12:00 a.m., June 18, 2024; and

21
22 BE IT FURTHER RESOLVED that Ms. Reissmann shall serve out the entirety of the
23 remaining unexpired term of the current County Treasurer, which ends January 5, 2025.

Dated this 18th day of June 2024.

Respectfully submitted by

Tyler Martell, Chair, Manitowoc County
Board of Supervisors

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Comptroller. _____

LEGAL NOTE: The authority to appoint a county treasurer when a vacancy occurs during
an existing term lies exclusively with the County Board pursuant to Wis.
Stat. § 17.21(3); therefore, such action is not subject to approval or veto by
the County Executive. Reviewed and approved as to form by Corporation
Counsel. 