



**MANITOWOC COUNTY**  
**COUNTY BOARD OF SUPERVISORS**  
**2<sup>nd</sup> AMENDED MEETING NOTICE**

DATE: August 20<sup>th</sup>, 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 Weiss**
- III. Pledge of Allegiance**
- IV. Roll Call**
  
- V. PROCLAMATIONS**
  - A. Proclamation Commending Mykayla Bell as Manitowoc County Fairest of the Fair.
  - B. Proclamation Honoring Melvin Waack for His of Years of Service on the Planning and Park Commission.
  - C. Proclamation Declaring September as Juror Appreciation Month.
  
- VI. PRESENTATION**
  - A. *2023 Comprehensive Audit Finance Report Presentation*
  
- VII. PUBLIC COMMENT**

Members of the public will be allowed three (3) minutes to speak on matters pertaining to County Board business.
  
- VIII. CONSENT AGENDA (Any routine or non-controversial items)**
  - A. Approve July 16, 2024 County Board Minutes.
  
  - B. Appointments by County Executive
    1. Traffic Safety Commission  
Appoint one member to succeed Rick Olig.
      - a. Todd Rasmussen
  
      2. Land Information Council  
*Appoint two members to succeed Supervisor James Falkowski and Jill Pope for a two-year term expiring September 2026.*
        - a. *Supervisor James Falkowski*
        - b. *Jill Pope*
  
    - C. Ordinance and Resolutions
      1. Finance Committee
        - a. Resolution 2024/2025-39 Denying Claim (Macco)

2. Planning and Park Commission
  - a. Ordinance 2024/2025-40 Amending Zoning Map (Steven J and Kristine M Lenzner Revocable Living Trust).
  - b. Ordinance 2024/2025-41 Amending Zoning Map (Holly Osborne).
  - c. Ordinance 2024/2025-42 Amending Zoning Map (Ethan and Cayla Binish).

**IX. COMMITTEE REPORTS, RESOLUTIONS, AND ORDINANCES**

- A. Aging & Disability Board
- B. Board of Health
  1. Resolution 2024/2025-43 Accepting 2024 Environmental Health Taking Action with Data Mini Grant
- C. Criminal Justice Coordinating Council
- D. Executive Committee
- E. Expo-Ice Center Board
- F. Finance Committee
- G. Highway Committee
- H. Human Service Board
- I. Land Conservation Committee/UW-Extension Education and Agriculture Committee
- J. Personnel Committee
- K. Planning and Park Commission
- L. Public Safety Committee
- M. Public Works Committee
- N. Transportation Coordinating Committee
- O. Miscellaneous – Personnel Committee and Public Safety Committee
  1. Resolution 2024/2025-44 Creating 3.0 Full-Time Equivalent Captain Positions and Eliminating 3.0 Full-Time Equivalent Patrol Lieutenant Positions in the Sheriff's Office

**X. ANNOUNCEMENTS**

**XI. ADJOURNMENT**

*Amended 8/19/2024*

*Amended 8/19/2024 at 2:35pm*

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.

**RESOLUTION DENYING CLAIM**  
(HannaLee Macco)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1           WHEREAS, HannaLee Macco filed a claim with Manitowoc County on July 1, 2024  
2 seeking \$4,844.89 for damage to her car purportedly caused by a buckle in the traveled roadway  
3 of Interstate Highway 43; and  
4

5           WHEREAS, Manitowoc County has provided a copy of the claim and relevant records to  
6 its insurance carrier; and  
7

8           WHEREAS, the insurance carrier has reviewed the information provided, investigated the  
9 facts, and determined that Manitowoc County should deny the claim; and  
10

11           WHEREAS, the Corporation Counsel and the Finance Committee have reviewed the  
12 insurance carrier’s recommendation that the claim be denied and that the county issue a formal  
13 disallowance;  
14

15           NOW, THEREFORE, BE IT RESOLVED by the county board of supervisors of the county  
16 of Manitowoc that the claim is denied and that the Corporation Counsel and County Clerk are  
17 directed to provide such notice of the denial of the claim as may be required.

Dated this 20th day of August 2024.

Respectfully submitted by the  
Finance Committee

\_\_\_\_\_  
Paul Hansen, Chair

FISCAL IMPACT:   None.

FISCAL NOTE:     Reviewed and approved by Finance Director. \_\_\_\_\_

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



APPROVED:

\_\_\_\_\_  
Bob Ziegelbauer, County Executive

\_\_\_\_\_  
Date

**ORDINANCE AMENDING ZONING MAP**  
(Steven J. and Kristine M. Lenzner Revocable Living 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 July 22, 2024; and  
3

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

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

11           A parcel of land in part of Lot One (1) of Certified Survey Map as recorded in Volume 26  
12 of Certified Survey Maps on Page 309 as Document No. 1024868 of Manitowoc County Records;  
13 being part of the North Half (N1/2) of the Northwest Quarter (NW1/4) of Section Thirty-Three  
14 (33), Township Eighteen (18) North, Range Twenty-Two (22) East, Town of Liberty, Manitowoc  
15 County, Wisconsin, more particularly described as follows:  
16

17           Commencing at the northwest quarter corner of said Section 33; thence N89°-49'-  
18 28"E along the north line of the NW1/4 of said Section 33, a distance of 1198.94  
19 feet to the point of beginning; thence continue N89°-49'-28"E along said north line,  
20 a distance of 494.00 feet to the northeast corner of said Lot 1; thence S00°-10'-32"E  
21 264.53 feet to a southeast corner of said Lot 1; thence S89°-49'-28"W along a south  
22 line of said Lot 1, a distance of 494.00 feet; thence N00°-10'-32"W 264.53 feet to  
23 the point of beginning, said parcel containing approximately 130,680 square feet  
24 (3.000 acres) of land  
25

26 is hereby rezoned from Natural Area (NA) District to Small Estate Residential (SE)  
27 District; and  
28

29           BE IT FURTHER ORDAINED, a parcel of land in part of Lot One (1) of Certified Survey  
30 Map as recorded in Volume 26 of Certified Survey Maps on Page 309 as Document No. 1024868  
31 of Manitowoc County Records; being part of the North Half (N1/2) of the Northwest Quarter  
32 (NW1/4) of Section Thirty-Three (33), Township Eighteen (18) North, Range Twenty-Two (22)  
33 East, Town of Liberty, Manitowoc County, Wisconsin, more particularly described as follows:  
34

35           Beginning at the northwest quarter corner of said Section 33; thence N89°-49'-28"E  
36 along the north line of the NW1/4 of said Section 33, a distance of 1198.94 feet;  
37 thence S00°-10'-32"E 264.53 feet to a south line of said Lot 1; thence S89°-49'-  
38 28"W along said south line, a distance of 539.70 feet to a corner of said Lot 1;  
39 thence S00°-23'-29"W 641.61 feet to a southeast corner of said Lot 1; thence N89°-



REPORT TO:	THE MANITOWOC COUNTY BOARD OF SUPERVISORS AUGUST 20, 2024.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	STEVEN J AND KRISTINE M LENZNER REVOC LIVING 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.

The Steven J and Kristine M Lenzner Revoc Living Trust, on June 11, 2024, petitioned the Manitowoc County Board of Supervisors to rezone approximately 17.5 acres of land located in the NE1/4, NW1/4, and the NW1/4, NW1/4, Section 33, T18N-R22E, Town of Liberty, from NA, Natural Area to SE, Small Estate and GA, General Agriculture.

The Town of Liberty adopted the Manitowoc County Zoning Ordinance on November 14, 2011. The uses permitted in the SE, Small Estate zoning provides for mixed residential and agriculture activity with a minimum lot size of two acres and the uses permitted in the GA, General Agriculture zoning provides for a rural area with a mixture of agriculture, low-density residential and rural commercial activity with a minimum lot size of 10.0 acres.

1. Action taken to date on this request includes:

- a. The Steven J & Kristine M Lenzner Revoc Living Trust petitioned for a zoning map amendment on June 11, 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 July 8, 2024 and on July 15, 2024.
- d. The County Planning and Park Commission held a public hearing on this amendment request on July 22, 2024.
- e. The Commission at their July 22, 2024 meeting recommended approval of a requested rezoning of approximately 17.5 acres of land located in the NE1/4, NW1/4, and the NW1/4, NW1/4, Section 33, T18N-R22E, Town of Liberty, from NA, Natural Area to SE, Small Estate and GA, General Agriculture.

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

3. Testimony at the hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.
- b. Mr. Steven Lenzner, property owner, spoke in favor of the request.

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

1. The area to be considered for rezoning meets past criteria set by the Commission for rezoning land from the NA, Natural Area.
2. The Liberty Town Board and Town Land Use Committee support the proposed zone changes to SE, Small Estate and GA, General Agriculture.
3. The rezone will allow for the house with approximately 2.5 acres of land to be separated from the surrounding farmland.

4. The intended use of the property will continue as farmland and residential.

#### RECOMMENDATION

The County Planning and Park Commission determined from testimony at the public hearing, from the zone change fact sheets and maps, and from the staff analysis, that the public health, safety and general welfare would be safeguarded and substantial justice done, if the request of Steven J & Kristine M Lenzner Revoc Liv Trust to rezone approximately 17.5 acres of land from NA, Natural Area to SE, Small Estate Residential and GA, General Agriculture were approved.

The Manitowoc County Planning and Park Commission, at its July 22, 2024 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 17.5 acres of land located in the NE1/4, NW1/4, and NW1/4, NW1/4, Section 33, T18N-R22E, Town of Liberty, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from NA, Natural Area to SE, Small Estate Residential and GA, General Agriculture.

# MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

## GENERAL ZONING PRINCIPLES

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

## SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

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





# COUNTY OF MANITOWOC COUNTY CLERK

1010 South 8<sup>th</sup> St., Ste. 115  
Manitowoc, WI 54220

**Jessica Backus**  
Manitowoc County Clerk

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

July 10<sup>th</sup>, 2024

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

and

Manitowoc County Supervisor Dylan Hammel  
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/Applicant:**

Steven J and Kristine M. Lenzner Revoc. Liv. Trust  
14471 Newton Road  
Valders, WI 54245

**Township:**

Liberty

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 # 41341

## ZONING MAP AMENDMENT APPLICATION

MANITOWOC COUNTY

RECEIVED

JUN 11 2024

PLANNING & PARK  
COMMISSION

Date of Application:

OWNER / APPLICANT / AGENT

Steven J & Kristine M Lenzner Revoc Liv Trust  
Owner Kris and Steve Lenzner Applicant/Agent

Address (1) 14471 Newton Road

Address (1)

Address (2)

Address (2)

City/State/Zip Valders, WI 54245

City/State/Zip

Phone 920.323.9484

Phone

NE NW  
NW 1/4, NW 1/4, S <sup>33</sup> ~~18~~ T 18 N R 22 E Town of Liberty

### PROPERTY LEGAL DESCRIPTION

House /Fire # 14471 Newton Rd

Tax Number 008-033-005-012.00

008-033-006-002.00

### PROPERTY INFORMATION

Existing Zoning District NA

Proposed Zoning district GA and SE

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

Rezoned 17.75 acre parcel from NA to approximately 17ac GA and 0.75ac SE

Rezoned 2.25 acre parcel where home is located from NA to SE

Combine the 0.75 acre and 2.25 acre SE parcels into one lot of approximately 3 acre in size

Proposed use: (Reason for change)

Current NA zoning on 17.75 and 2.25 ac parcels is not correct (each parcel fails to meet 20ac minimum, no conditional use issued for single family residence in NA zoned area), and septic bed is not on the 2.25 ac parcel that residence is on.

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

Steve Lenzner 6-3-24  
Signature (applicant, owner, agent) Date

Kris Lenzner 6-3-24  
Signature (applicant, owner, agent) Date

# MANITOWOC COUNTY

## ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Liberty from NA to GA & SE)

### PETITIONER

Name: Steven J & Kristine M Lenzner  
Revoc Liv Trust  
Address: 14471 Newton Rd.  
Valders WI 54245  
Town: Liberty

### PARCEL

Location: NE1/4, NW1/4, Section 33, T18N-R22E &  
NW1/4, NW1/4, Section 33, T18N-R22E  
Tax#: 008-033-005-012.00  
008-033-006-002.00  
Area: 17.50 acres = 2.5 acres (SE) + 15 acres (GA)

### ACTION TO DATE

Petition Submitted: June 11, 2024  
Town Action: Approved June 10, 2024  
Hearing Notice Published: 7/8/2024 & 7/15/2024  
Advisory: 7/22/2024  
Hearing: 7/22/2024

### ADJACENT USES & ZONING

Direction:	District:	Use:
North	EA	Farmland, Residential
South	GA	Woods, Farmland
East	GA	Farmland
West	EA	Farmland

### PARCEL USES & ZONING

Existing Zoning District: NA, Natural Area  
Existing Land Use: Residential, Farmland & Wetland  
Proposed Zoning District: GA, General Agriculture &  
SE, Small Estate Residential  
Proposed Use: Section off house from larger parcel.  
Allow both parcels to meet lot size requirements.

### MAP INFORMATION

Farmland Preservation Designation:  
Non-Farmland Preservation  
Soil Type: Hr2, HrD2, Ke, LuD, PIB, ShA  
Air Photo Date: 04/2023

### OTHER CONSIDERATIONS

Drainage: Poorly - excessively drained	Soil Test: N/A
Soil Limitations: Moderate – Severe	Terrain: 0 to >12 Percent Slopes
Sewage Disposal: Private Onsite Wastewater Treatment	Vegetative Cover: Farmland/Woods
Road Access: Newton Rd & Sinawa Rd	

Town Future Land Use Designation: General Agriculture & Woodlands/Natural Area

The Town of Liberty will encourage smaller scale farming operations in the “general agricultural district.” The “general agricultural district” is located in portions of the Town of Liberty near natural features or population and housing centers. The aim or objective of the “general agricultural district” is to preserve farmland but also to function in a manner that “smart growth areas,” natural areas and watershed protection areas are adequately buffered from “agricultural zoning districts.”

County Future Land Use Designation: Agricultural & Woodlands/Natural Areas

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

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

# Town of Liberty Change Request Form

MANITOWOC COUNTY  
RECEIVED  
JUN 11 2024  
PLANNING & PARK  
COMMISSION

Requested By: *Kris and Steve Lenzner*

Date Received: *May 18, 2024*

Evaluation Meeting Date: *June 3, 2024*

Site Address: *14471 Newton Road*

Change Requested: *Rezone 17.75 and 2.25 ac parcel from NA to GA and SE for the purpose of consolidating septic bed with primary residence and properly classify zoning for parcel size.*

## 1. Current Zoning Map:

*NA – Natural Area*

## 2. Within 75 feet of wetland:

*None*

## 3. Farmland Preservation Area:

*No*

## 4. Woodland Preservation Area:

*No*

## 5. Planning Map & Criteria:

### A. Natural Areas

*Is adjacent to Pigeon Lake to the South*

### B. Transportation (Commercial Develop. Only)

*Not Applicable*

### C. Topography & Soil

*Rolling hills, clay soil*

### D. Pre-existing Home Site

*Yes*

### E. Detrimental To Air, Ground Water, Or Surface Water Quality

*Not as presented*

### F. Any Land Use Conflicts

*No*

## 6. Site Inspection

*Yes on an individual basis*

# Town of Liberty Change Request Form

## 7. Special Considerations

Parcels not properly zoned currently (17.75ac and 2.25ac parcels zoned as NA which has 20ac minimum).

Rezones are to consolidate septic bed with residence parcel

## Results of Plan Commission Evaluation, Advisory to Liberty Town Board:

Approved on a 4-0 vote, Lenzner abstained.

Plan Commission Members: Dave Christel, Drew Otto, Kevin Neeb, Steve Lenzner and Ron Schnell

Printer issues, no signatures on this document.

Dave C.

\$150 Application Fee received at Planning Commission meeting? No / Yes Cash  
Check#

## Liberty Town Board Directive



Change supported by the Town Board with Plan Commission

recommendations on this day: 6 / 10 / 2024 along with the following conditions:

Special Conditions



Change not supported by the Town Board on this day: \_\_\_ / \_\_\_ / 20\_\_\_  
for the following reasons:

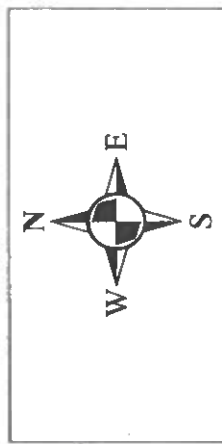
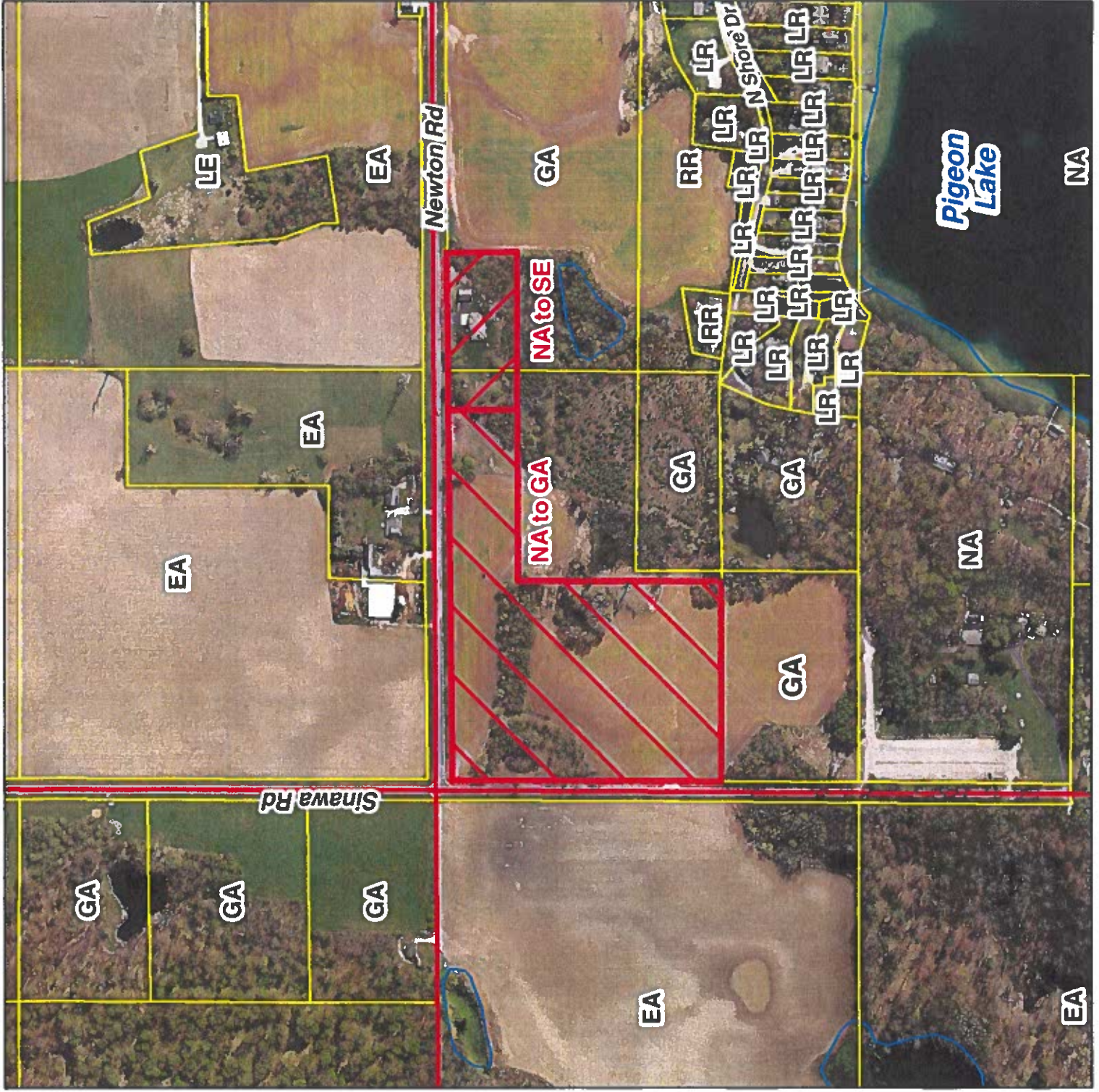
Signatures of Board

[Signature]  
[Signature]  
[Signature]

Date

6-10-24  
6-10-24  
6/10/2024





Steven & Kristine Lenzner  
 Revoc Liv Trust  
 NE 1/4, NW 1/4 &  
 NW 1/4, NW 1/4  
 Section 33, T18N-R22E  
 Town of Liberty  
 From: NA To: SE  
 Approximately 2.5 acre(s)  
 From: NA To: GA  
 Approximately 15.0 acre(s)  
**-87.878, 44.993**

Map Overview

**Liberty**

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



**Legend**

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

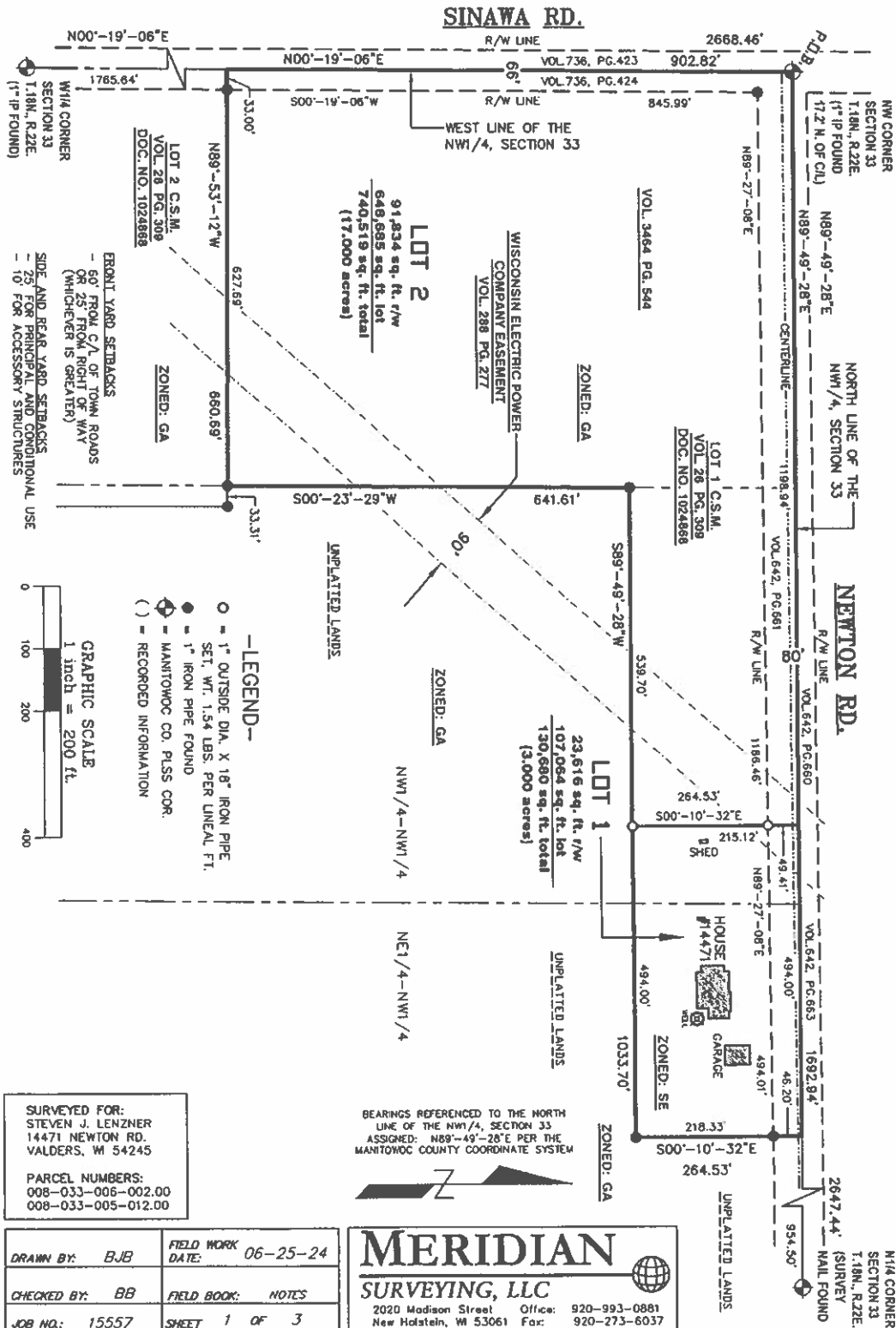
MANITOWOC COUNTY  
RECEIVED

JUL 08 2024

PLANNING & PARK  
COMMISSION

**CERTIFIED SURVEY MAP**

ALL OF LOT 1, C.S.M. VOL. 26, PG. 309, DOC. NO. 1024868; BEING PART OF THE N1/2-NW1/4 OF SECTION 33, T.18N., R.22E., TOWN OF LIBERTY, MANITOWOC COUNTY, WISCONSIN



**CERTIFIED SURVEY MAP**  
**ALL OF LOT 1, C.SM. VOL. 26, PG. 309, DOC. NO.**  
**1024868; BEING PART OF THE N1/2-NW1/4 OF**  
**SECTION 33, T.18N., R.22E., TOWN OF LIBERTY,**  
**MANITOWOC COUNTY, WISCONSIN**  
Sheet 2 of 3

**SURVEYOR'S CERTIFICATE**

I, Brett J. Becker, Wisconsin Professional Land Surveyor of Meridian Surveying LLC, certify that I have surveyed, divided, and mapped under the direction of Steve Lenzner, all of Lot One (1) of Certified Survey Map as recorded in Volume 26 of Certified Survey Maps on Page 309 as Document Number 1024868 of Manitowoc County Records; being part of the North Half (N1/2) of the Northwest Quarter (NW1/4) of Section Thirty-Three (33), Township Eighteen (18) North, Range Twenty-Two (22) East, Town of Liberty, Manitowoc County, Wisconsin containing 871,199 square feet (20.000 acres) of land; 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**  
**ALL OF LOT 1, C.SM. VOL. 26, PG. 309, DOC. NO.**  
**1024868; BEING PART OF THE N1/2-NW1/4 OF**  
**SECTION 33, T.18N., R.22E., TOWN OF LIBERTY,**  
**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.

Steven J. and Kristine M. Lenzner Revocable Living Trust, dated June 9, 2021

\_\_\_\_\_  
Steven J. Lenzner

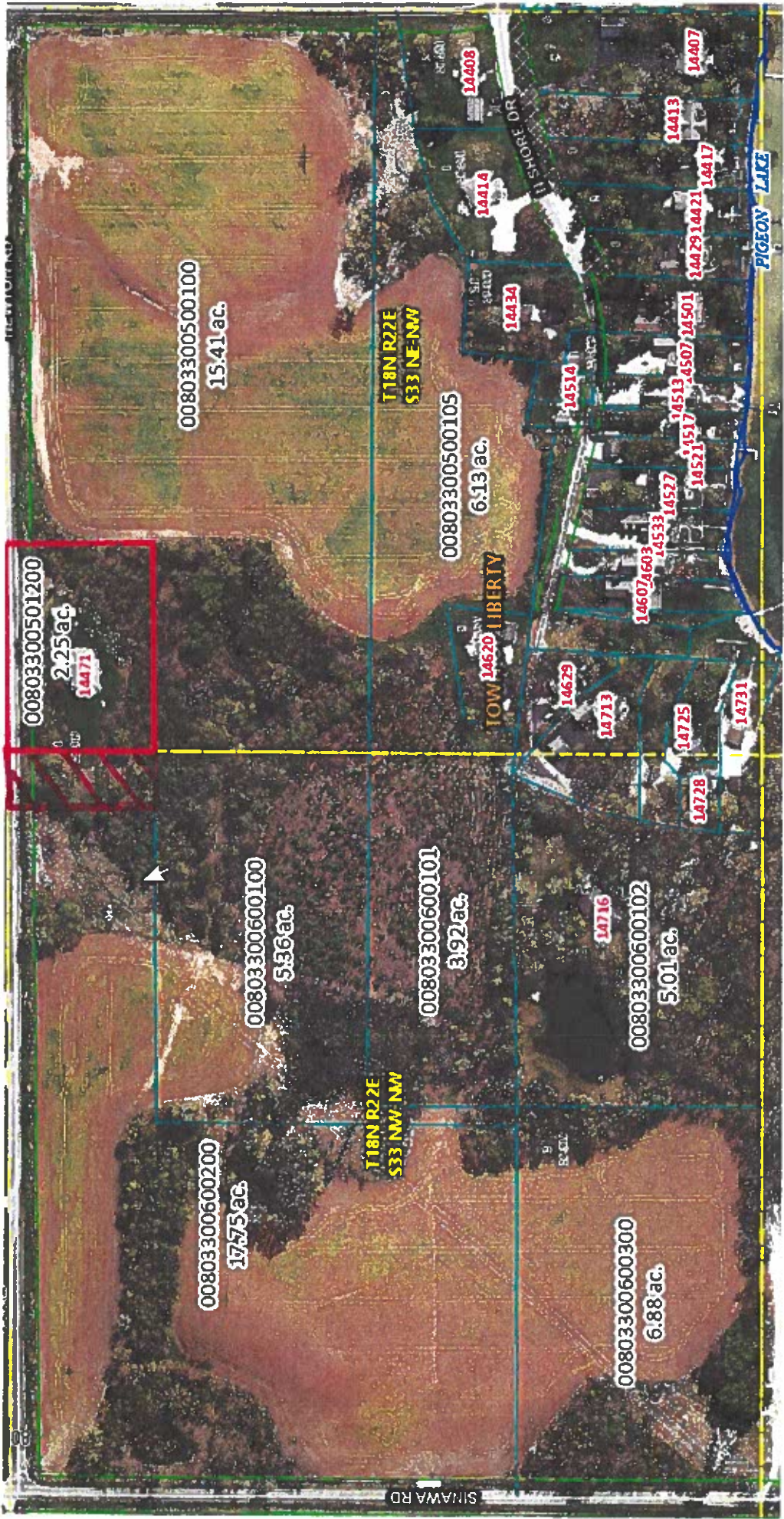
\_\_\_\_\_  
Kristine M. Lenzner

**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 \_\_\_\_\_





# Manitowoc County Parcel Viewer

T18N R22E  
S28 SW-SW

T18N R22E  
S28 SE-SW

3-2

670.4

NEW TOWN

26309  
14473  
00803300501200  
2.25 ac

0600200  
3 ac

008033005001  
15.41 ac

← Rezone to GA

↑ Add to 2.25 ac parcel  
Zoning would be SE

00803300600100  
5.56 ac

T18N R22E  
S33 NW-NW

TOWN OF LIERTY

T18N R22E  
S33 NE-NW

00803300600101  
3.92 ac

00803300500105  
6.13 ac

26309

00803300600102  
5.01 ac

14716

0600300  
3 ac



The burden for determining fitness for use rests entirely upon the user of this website. Manitowoc County and its co-producers will not be liable in any way for accuracy of the data and they assume no responsibility for direct, indirect, consequential, or other damages.



REPORT TO:	THE MANITOWOC COUNTY BOARD OF SUPERVISORS AUGUST 20, 2024.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	HOLLY OSBORNE 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.

Holly Osborne, on June 20, 2024, petitioned the Manitowoc County Board of Supervisors to rezone approximately 20.0 acres of land located in the SW1/4, SW1/4, Section 5, T21N-R24E, Town of Mishicot, from EA, Exclusive Agriculture to NA, Natural Area.

The Town of Mishicot adopted the Manitowoc County Zoning Ordinance on January 2, 2012. The uses permitted in the NA, Natural Area zoning provides for areas that conserve existing, mostly undeveloped natural land.

1. Action taken to date on this request includes:
  - a. Holly Osborne petitioned for a zoning map amendment on June 20, 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 July 8, 2024 and on July 15, 2024.
  - d. The County Planning and Park Commission held a public hearing on this amendment request on July 22, 2024.
  - e. The Commission at their July 22, 2024 meeting recommended approval of a requested rezoning of approximately 20.0 acres of land located in the SW1/4, SW1/4, Section 5, T21N-R24E, Town of Mishicot, from EA, Exclusive Agriculture to NA, Natural Area.
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. James Reif, agent, spoke in favor of the request.
  - c. Ms. Holly Osborne, property owner, spoke in favor of the request.
  - d. Mr. Robert DesJarlais, Town of Mishicot Supervisor, spoke in favor of the request.

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

1. The area to be considered for rezoning meets past criteria set by the Commission for rezoning land from the EA, Exclusive Agriculture District.
2. The Mishicot Town Board support the proposed zone change to NA, Natural Area.
3. The area is wooded and no 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 Holly Osborne to rezone approximately 20.0 acres of land from EA, Exclusive Agriculture to NA, Natural Area were approved.

The Manitowoc County Planning and Park Commission, at its July 22, 2024 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 20.0 acres of land located in the SW1/4, SW1/4, Section 5, T21N-R24E, Town of Mishicot, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive Agriculture to NA, Natural Area.



# 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 8<sup>th</sup> St., Ste. 115  
Manitowoc, WI 54220

**Jessica Backus**  
Manitowoc County Clerk

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

July 10<sup>th</sup>, 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:**

Holly Osborne  
4747 W. Whitetail Ct  
Manitowoc, WI 54220

**Township:**

Mishicot

**Applicant/Agent**

Jim Reif Builders Inc.  
150 Semi Drive  
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 **OC COUNTY**  
Planning and Park Commission

Fee (\$531) Received

Receipt # 41357

RECEIVED  
JUN 20 2024

**ZONING MAP AMENDMENT APPLICATION**

OWNER / APPLICANT/ AGENT

Owner	<u>Holly Osborne</u>	Applicant/Agent	<u>Jim Reif Builders Inc.</u>
Address (1)	<u>4747 W. Whitehill Ct</u>	Address (1)	<u>150 Semi Dr.</u>
Address (2)	<u>-</u>	Address (2)	<u>-</u>
City/State/Zip	<u>Manitowoc, WI 54200</u>	City/State/Zip	<u>Manitowoc, WI 54200</u>
Phone	<u>920-901-0222</u>	Phone	<u>920-973-2622</u>

PROPERTY LEGAL DESCRIPTION

SW 1/4, SW 1/4, S 5 T 21 N R 24 E Town of Mishicot

House /Fire # 1932 E. Zanker Pl Tax Number 013-105-011-000,00  
Mishicot WI 54208

PROPERTY INFORMATION

Existing Zoning District EA Proposed Zoning district NA

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

Attached Aerial Photo

Description of Area for Re: zone - NW South 721 of the SW 1/4 of the SW 1/4 of Section 5, Town 21 North, Range 24 East, Town of Mishicot, Manitowoc County, Wisconsin

Proposed use: (Reason for change) Said Parcel contains 21.854 acres

Attached Letter

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

[Signature] 6/20/24  
Signature (applicant, owner, agent) Date

[Signature] \_\_\_\_\_  
Signature (applicant, owner, agent) Date

# JIM REIF BUILDERS INC.

150 Semi Drive • Manitowoc, WI 54220

Ph 920.684.6899

Fax 920.684.7982

[www.jimreifbuilders.com](http://www.jimreifbuilders.com)

Date: June 13<sup>th</sup>, 2024

To: Manitowoc County Zoning Commission

Re: Re-zone of property located at 1932 E. Zander Rd. Mishicot, WI. 54228  
Owner Holly Osborne

Dear Commissioners

Thank you for taking the time to review the Re-zone request for Holly Osborne. I am assisting her with the Re-zone request to change 20 acres of the 80 acres she currently owns in the Township of Mishicot from "EA" - Exclusive Ag to "NA" - Natural Areas. Holly would like to build out part of an Ag building under construction to allow them to use it for an area to rest in/hang out as they are out at the property working on the land & hunting. A major of the building is a shed for storage of their tractor & implements and a shop area to work on that equipment. A small area is being requested for this rest area.

The property had several pole sheds on it but were in too bad a condition to be updated, so it was decided to tear those down and build a new building for their needs.

Attached are two aerial photos:

Page 1 represents where the property is and the area in pink she is requesting to be re-zoned from EA to NA. As you can see most of the property is wooded or prairie, it is not being farmed, this zone change does better reflect the nature of the property.

Page 2 shows a close up of what the old buildings looked like and that the new building will go in those same locations. We are not expanding out of the area of the current buildings. The area perks for conventional septic system and that will be installed for a bathroom in the building.

The Osborne's intent is to keep the property rural in natural and enjoy it for hunting and the natural state it is.

Thank You for your consideration of this request.



Holly Osborne - Property Owner



Jim Reif - Contractor

# MANITOWOC COUNTY

## ZONING MAP AMENDMENT FACT SHEET

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

### PETITIONER

Name: Holly Osborne  
Address: 4747 W Whitetail Ct.  
Manitowoc WI 54220  
Town: Mishicot

### PARCEL

Location: SW1/4, SW1/4, Section 5, T21N-R24E  
Tax#: 013-105-011-000.00  
Area: 20 acres

### ACTION TO DATE

Petition Submitted: 6/20/2024  
Town Action: Approved July 1, 2024  
Hearing Notice Published: 7/08/2024 & 7/15/2024  
Advisory: 7/22/2024  
Hearing: 7/22/2024

### ADJACENT USES & ZONING

Direction:	District:	Use:
North	EA	Woods, Grassland
South	GA	Farmland & Woods
East	EA	Grassland & Wetland
West	GA	Grassland & Woods

### PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture  
Existing Land Use: Woods & Buildings  
Proposed Zoning District: NA, Natural Area  
Proposed Use: Allow for building with sleeping quarters

### MAP INFORMATION

Farmland Preservation Designation:  
Farmland Preservation  
Soil Type: HmC2, LuD, NsC2, Pa, WvC2, ZuB  
Air Photo Date: 04/2023

### OTHER CONSIDERATIONS

Drainage: Mostly well drained - slowly permeable soils  
Soil Limitations: Moderate - Severe  
Sewage Disposal: Private Onsite Wastewater Treatment  
Road Access: E Zander Rd

Soil Test: 4/9/24  
Terrain: 0 to >12 Percent Slopes  
Vegetative Cover: Woods & Grassland

Town Future Land Use Designation: Natural & Other Agricultural Area

Areas of special environmental, natural resource and open space significance. These Natural Areas should not be developed with parcel size less than 20 acres because of natural resource conditions. The considerations include shoreline conservation, flooding, wetland conservation, wildlife habitats, unique aesthetic features, cultural and historic sites, existing and proposed parks, and State Forest and Wildlife Areas. The delineation of lands with these characteristics often falls into a linear pattern, hence the reference to environmental areas as corridors.

General agricultural areas that are not designated as agricultural preservation areas or transition areas. These areas include lands that are currently being used as farmland, but these owners will not qualify for the farmland preservation tax credits.

County Future Land Use Designation: Woodlands/Natural Area

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

# TOWN OF MISHICOT

Office of Town Clerk

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

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

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

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

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

July 2, 2024

Mr. Tim Ryan and Ms. Andrea Raymakers  
Manitowoc County Planning & Park Dept.  
P. O. Box 935  
Manitowoc, WI 54221-0935

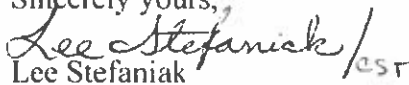
Dear Tim and Andrea:

RE: OSBORNE RE-ZONING – 1932 E. ZANDER ROAD  
PARCEL NO. 013-105-011-000.00

Jim Reif of Jim Reif Builders and his client, Holly Osborne, Town of Mishicot property owner of the above-named parcel, came before the Mishicot Town Board at their monthly meeting last evening, July 1. Ms. Osborne is requesting a re-zone of 20 acres of Parcel No. 013-105-011-000.00 from Exclusive Ag (EA) to Natural Area (NA) for the purpose of constructing a building for personal recreation, equipment storage and shop area. The building will include a bathroom.

The Mishicot Town Board made the following motion at their July 1, 2024, Town Board Meeting: **Supervisor Anhalt moved to recommend the town send a letter to the county approving the change of zoning from EA to NA on Parcel No. 013-105-011-000.00 with the stipulation that a UDC permit is pulled as the project continues. Motion seconded by Supervisor DesJarlais. All votes in favor. Motion carried.**

The Town approves the zoning change to Natural Area as long as a UDC permit is pulled for the structure currently being built as it contains areas for short-term and possible long-term habitation. The zoning request change by the owner was per the advice of the County that this project would need to be built in a zoning classification that allows housing, which the previous zoning, Exclusive Ag, did not.

Sincerely yours,  
  
Lee Stefaniak  
Chairman - Town of Mishicot

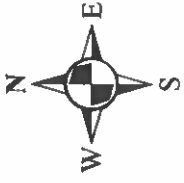
cc: Andrea Raymakers, Manitowoc County  
Jim Reif, jim@jimreifbuilders.com

MANITOWOC COUNTY  
RECEIVED

JUL 05 2024

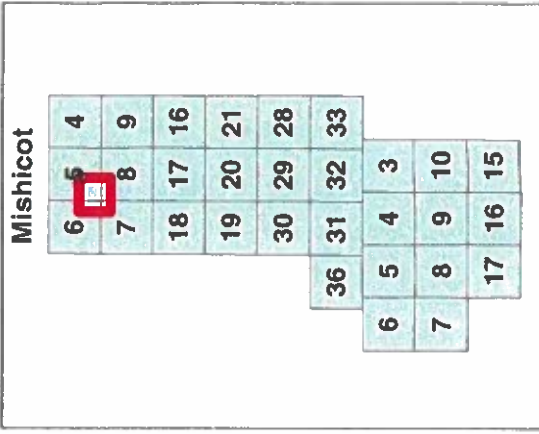
PLANNING & PARK DEPT.  
COMMITTEE





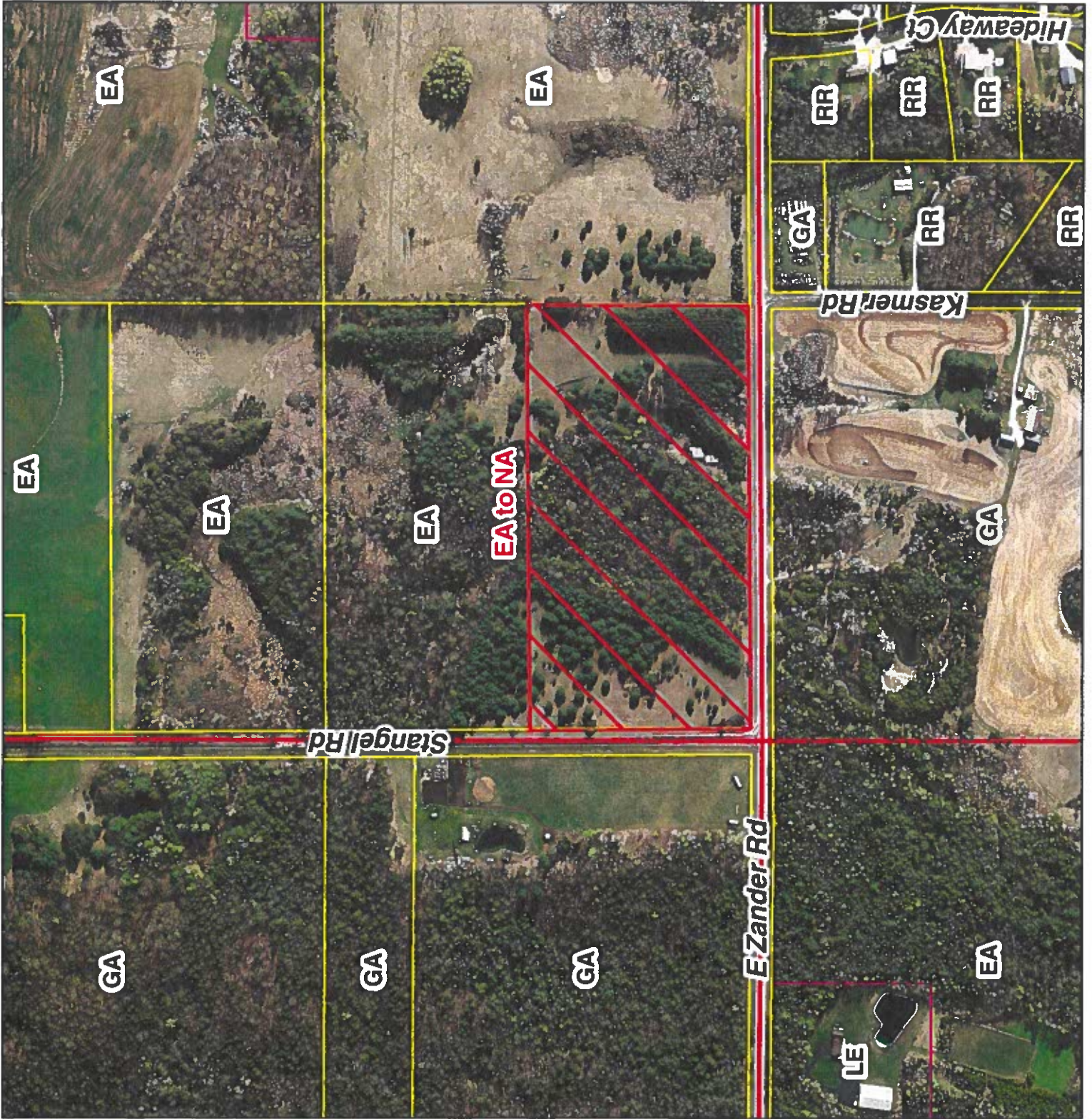
Holly Osborne  
 SW 1/4, SW 1/4  
 Section 5, T21N-R24E  
 Town of Mishicot  
 From: EA To: NA  
 Approximately 20 acre(s)  
**-87.621 44.314**

Map Overview



**Legend**

- Proposed Zone Change (Red diagonal lines)
- Section line (Red outline)
- Zoning Line (Pink line)
- Lot Line (Yellow line)
- Water Way (Blue line)





# Manitowoc County Parcel Viewer



**ORDINANCE AMENDING ZONING MAP**  
(Ethan and Cayla Binish)

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 July 22, 2024; and  
3

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

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

11           A parcel of land in part of the SW 1/4 of the SE 1/4 of Section 32, Town 21 North, Range  
12 22 East, Town of Cooperstown, Manitowoc County, Wisconsin, more particularly described as  
13 follows:  
14

15           Commencing at the E 1/4 Corner of Section 32; Thence N 89°20'33" W, 1324.90  
16 feet coincident with the north line of said SE 1/4; Thence S 00°32'39" W, 1325.27  
17 feet coincident with the east line of the W 1/2 of said SE 1/4 to the point of  
18 beginning; Thence continuing S 00°32'39" W, 414.35 feet coincident with said east  
19 line; Thence S 89°12'11" W, 671.60 feet; Thence N 00°12'11" E, 353.70 feet;  
20 Thence S 89°47'49" E, 109.56 feet; Thence N 03°28'31" E, 76.35 feet; Thence S  
21 89°24'06" E, 30.04 feet coincident with the north line of said SW 1/4 of the SE 1/4;  
22 Thence S 03°27'32" W, 78.13 feet; Thence S 86°34'56" E, 269.98 feet; Thence N  
23 03°28'31" E, 91.42 feet; Thence S 89°24'06" E, 259.68 feet coincident with said  
24 north line of the SW 1/4 of the SE 1/4, to the point of beginning, said parcel  
25 containing approximately 252,791 Square Feet (5.803 Acres) of land  
26

27 is hereby rezoned from Large Estate Residential (LE) District to General Agriculture (GA)  
28 District.

Dated this 20th day of August 2024.

Respectfully submitted by the  
Planning and Park Commission

\_\_\_\_\_  
James Falkowski, Chair

FISCAL IMPACT: None.





REPORT TO:	THE MANITOWOC COUNTY BOARD OF SUPERVISORS AUGUST 20, 2024.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	ETHAN AND CAYLA BINISH 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.

Ethan and Cayla Binish, on July 2, 2024, petitioned the Manitowoc County Board of Supervisors to rezone approximately 5.6 acres of land located in the SW1/4, SE1/4, Section 32 T21N-R22E, Town of Cooperstown, from LE, Large Estate to GA, General Agriculture.

The Town of Cooperstown adopted the Manitowoc County Zoning Ordinance on December 13, 2011. The uses permitted in the GA, General Agriculture zoning provides for a rural area with a mixture of agriculture, low-density residential and rural commercial activity with a minimum lot size of 10.0 acres.

1. Action taken to date on this request includes:

- a. Ethan and Cayla Binish petitioned for a zoning map amendment on July 2, 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 July 8, 2024 and on July 15, 2024.
- d. The County Planning and Park Commission held a public hearing on this amendment request on July 22, 2024.
- e. The Commission at their July 22, 2024 meeting recommended approval of a requested rezoning of approximately 5.6 acres of land located in the SW1/4, SE1/4, Section 32 T21N-R22E, Town of Cooperstown, from LE, Large Estate to GA, General Agriculture.

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

3. Testimony at the hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.
- b. Mr. and Mrs. Binish, property owners, spoke in favor of the request.

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

1. The area to be considered for rezoning meets past criteria set by the Commission for rezoning land from the LE, Large Estate Residential District.
2. The Cooperstown Town Board & Town Planning Commission supports the proposed zone change to GA, General Agriculture.
3. The proposed zoning district is adjacent to said parcel.

4. The applicant wishes to operate a small business (salon). Rezoning will permit this use if the applicant obtains a conditional use permit from the Board of Adjustment.

### **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 Ethan and Cayla Binish to rezone approximately 5.6 acres of land from LE, Large Estate to GA, General Agriculture were approved.

The Manitowoc County Planning and Park Commission, at its July 22, 2024 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 5.6 acres of land located in the SW1/4, SE1/4, Section 32 T21N-R22E, Town of Cooperstown, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from LE, Large Estate to GA, General Agriculture.

# MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

## GENERAL ZONING PRINCIPLES

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

## SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

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



# COUNTY OF MANITOWOC COUNTY CLERK

1010 South 8<sup>th</sup> St., Ste. 115  
Manitowoc, WI 54220

**Jessica Backus**  
Manitowoc County Clerk

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

July 10<sup>th</sup>, 2024

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

and

Manitowoc County Supervisor James Falkowski  
Supervisory District 19

ATTN: Tim Ryan and Supervisor Falkowski

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

**Name of Owner/Applicant:**

Ethan and Cayla Binish  
13307 Rameker Road  
Reedsville, WI 54230

**Township:**

Copperstown

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 # 41383

## ZONING MAP AMENDMENT APPLICATION

MANITOWOC COUNTY  
RECEIVED

JUL 02 2024

PLANNING & PARK  
COMMISSION

Date of Application: 07/02/2024

OWNER / APPLICANT/ AGENT

Owner Ethan & Cayla Binish

Address (1) 13307 Rameker Road

Address (2) \_\_\_\_\_

City/State/Zip Reedsville / WI / 54230

Phone 920-615-4476

Applicant/Agent \_\_\_\_\_

Address (1) \_\_\_\_\_

Address (2) \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Phone \_\_\_\_\_

### PROPERTY LEGAL DESCRIPTION

SW 1/4. SE 1/4. S 32 T 21 N R 22 E Town of Cooperstown

House /Fire # 13307 Tax Number 003-032-015-000.00

### PROPERTY INFORMATION

Existing Zoning District LE Proposed Zoning district GA

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

The area we are proposing for rezone is the 5.6 acres around the house and barn. The rest of the land/field is zoned GA already. Photo will be included.

Proposed use: (Reason for change)

We would like to rezone from LE to GA so we can build a shop for the farm, with a small 20x20 single chair salon and a bathroom.

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

[Signature] 07/02/2024  
Signature (applicant, owner, agent) Date

Cayla Binish 07/02/2024  
Signature (applicant, owner, agent) Date

# MANITOWOC COUNTY

## ZONING MAP AMENDMENT FACT SHEET

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

### PETITIONER

Name: Ethan & Cayla Binish  
Address: 13307 Rameker Road  
Reedsville, WI 54230  
Town: Cooperstown

### PARCEL

Location: SW ¼, SE ¼, Section 32 T21N-R22E  
Tax#: 003-032-015-000.00  
Area: 5.60 acres

### ACTION TO DATE

Petition Submitted: July 2, 2024  
Town Action: Approved May 28, 2024  
Hearing Notice Published: 7/8/2024 & 7/15/2024  
Advisory: 7/22/2024  
Hearing: 7/22/2024

### ADJACENT USES & ZONING

Direction:	District:	Use:
North	GA & LE	Farmland, Residential
South	NA	Wetland
East	NA	Wetland, Grassland
West	NA	Woods, Wetland

### PARCEL USES & ZONING

Existing Zoning District: LE, Large Estate Residential  
Existing Land Use: House & Barn  
Proposed Zoning District: GA, General Agriculture  
Proposed Use: Build a shop for the farm and a small  
20 x 20 single chair salon.

### MAP INFORMATION

Farmland Preservation Designation:  
Non-Farmland Preservation  
Soil Type: BrC2, WaA  
Air Photo Date: 04/2023

### OTHER CONSIDERATIONS

Drainage: Well – somewhat poorly drained  
Soil Limitations: Moderate - Severe (Percs Slowly)  
Sewage Disposal: Private Onsite Wastewater Treatment  
Road Access: Rameker Rd  
Town Future Land Use Designation: Agricultural

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

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

County Future Land Use Designation: Agricultural

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

TOWN OF COOPERSTOWN  
MANITOWOC COUNTY  
MARIBEL, WI 54227  
[townofcooperstown@yahoo.com](mailto:townofcooperstown@yahoo.com)

May 29, 2024

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

MANITOWOC COUNTY  
RECEIVED  
JUN 03 2024  
PLANNING & PARK  
COMMISSION

RE: Rezoning Request- Ethan & Cayla Binish


Dear Planning and Zoning Commission,

At a town board meeting held on May 28, 2024, the Town Board of the Town of Cooperstown reviewed zoning change request by Ethan & Cayla Binish. On a motion by Supervisor Kouba and seconded Supervisor Shibler, moved to recommend the rezoning based on the information provided by the Plan Commission. The motion approved the request to change the current zoning of Large Estate to General Ag for the 5.8 acres on parcel 003-032-015-000.00. Motion was approved on a vote of 3 in favor. The town Planning Commission also recommended approval of the Conditional Use for the hair salon.

Included is a copy of the Plan Commissions rezone recommendation.

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

Sincerely,

  
Susan Kornely, Clerk

Cc: Ethan & Cayla Binish, 13307 Rameker Rd, Cato, WI 54230

**TOWN OF COOPERSTOWN  
PLAN COMMISSION  
RE-ZONING RECOMMENDATION**

**Recommendation to Town of Cooperstown Board**

The Planning Commission met on May 23, 2024 at 7 p.m. in the Town Hall to review the zoning request for Ethan & Cayla Binish for 5.8 acres from LE to GA of parcel #003-032-015-000.00 located at 13307 Rameker Road, Cato, WI.

Planning Commission members conducted an onsite review of the property on May 23, 2024 at 6:00 p.m. prior to the Public Hearing.

A description of the existing property and surrounding area is as follows:

- Existing property is 5.8 acres LE, contingent to 12.262 acres GA split by the section line.
- North of the property is GA and LE.
- South is NA.
- West is NA & GA.
- East is NA & GA.

Refer to the attached rezoning application for details.

A public hearing was held to receive public input on the rezone request. There was no one objecting to the rezone.

Following Public Input, the Plan Commission entered into review and discussion.

**MOTION**

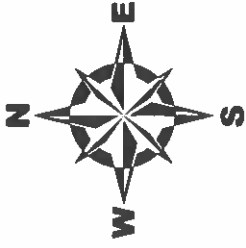
A motion was made by Nicholas Propson and seconded by David Blakelsee, to approve the rezoning request of 5.8 acres from LE to GA with additional recommendation for the Conditional Use for the hair solar. This approval will be present to the town board on May 28, 2024 at the Town Board meeting. Motion carried 4-0. Members: Pam Kouba, David Blakeslee, Nicholas Propson and Susan Kornely. Leroy Meles was not in attendance.

**RECOMMENDATION**

Town of Cooperstown Planning Commission recommends approval of the motion for the rezone as stated.

Susan Kornely, Secretary  
Plan Commission





Ethan Binish  
 SW 1/4, SE1/4  
 Section 32, T21N-R22E  
 Town of Cooperstown  
 From: LE To: GA  
 Approximately 5.6 acre(s)  
**-87.853, 44.243**

Map Overview

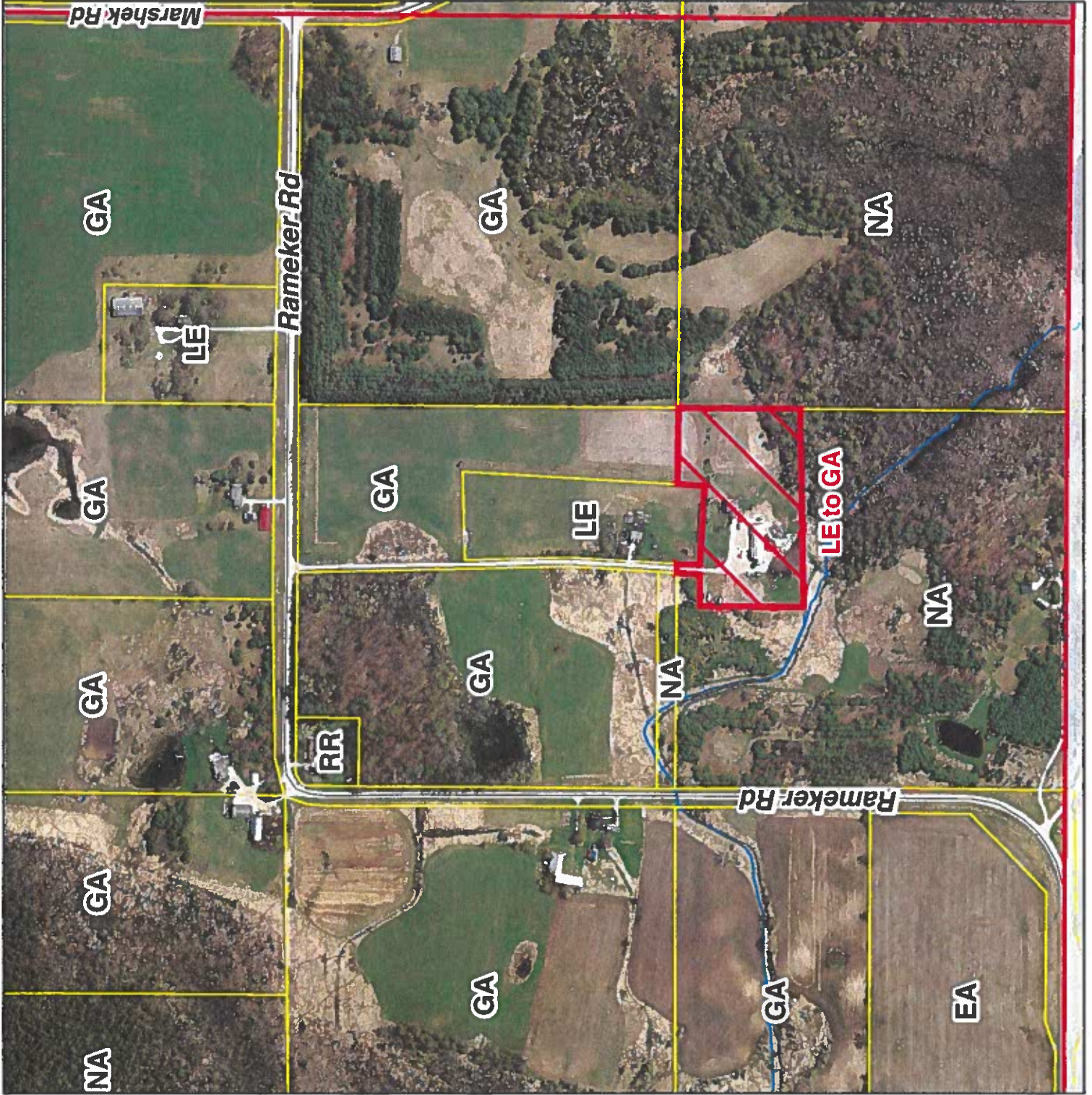
Cooperstown

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



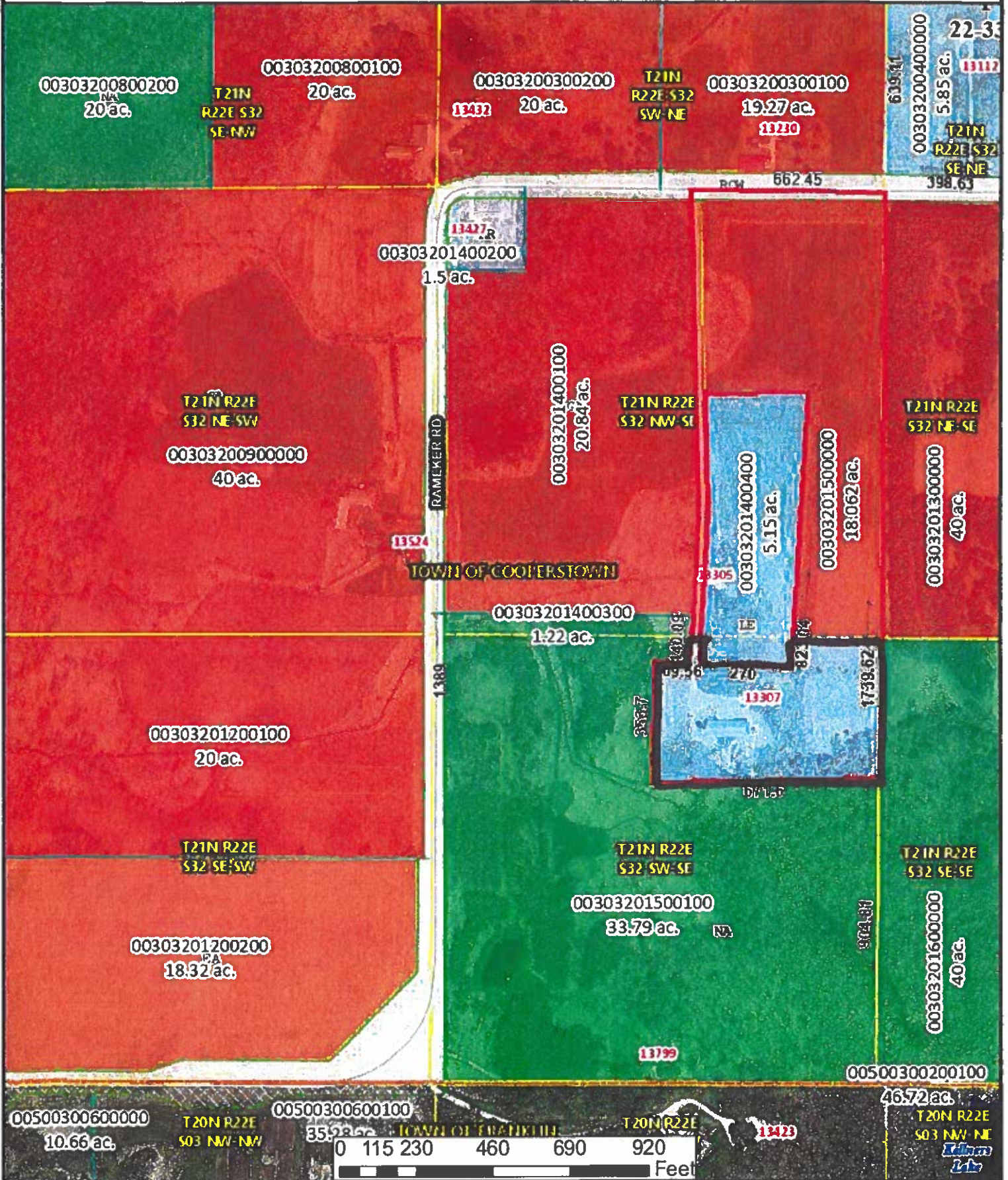
Legend

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





# Manitowoc County Parcel Viewer



Author: Public  
Date Printed: 7/2/2024

The burden for determining fitness for use rests entirely upon the user of this website. Manitowoc County and its co-producers will not be liable in any way for accuracy of the data and they assume no responsibility for direct, indirect, consequential, or other damages.



**RESOLUTION CREATING 3.0 FULL-TIME EQUIVALENT CAPTAIN  
POSITIONS AND ELIMINATING 3.0 FULL-TIME EQUIVALENT  
PATROL LIEUTENANT POSITIONS IN THE SHERIFF'S OFFICE**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1           WHEREAS, the current command structure in the Sheriff's Office includes the rank of  
2 Patrol Lieutenant; and

3  
4           WHEREAS, Patrol Lieutenants work across and supervise all three shifts; and

5  
6           WHEREAS, Patrol Lieutenants currently supervise and conduct performance evaluations  
7 for other Patrol Lieutenants, creating a situation where peers evaluate each other; and

8  
9           WHEREAS, there is no clear shift commander when more than one Patrol Lieutenant is on  
10 duty; and

11  
12           WHEREAS, the proposed Captain positions would direct and supervise patrol staff and  
13 provide a command presence for all events occurring during a shift; and

14  
15           WHEREAS, reallocating three full-time equivalent (FTE) Patrol Lieutenant positions to  
16 Captain positions will establish a clear supervisory rank structure during each shift, as well as  
17 provide a clear shift commander; and

18  
19           WHEREAS, after careful consideration and review, the Public Safety Committee and the  
20 Personnel Committee recommend that three existing Patrol Lieutenant positions be reallocated  
21 into three Captain positions by creating 3.0 FTE Captain positions Sheriff's Office and eliminating  
22 3.0 FTE Patrol Lieutenant positions;

23  
24           NOW, THEREFORE, BE IT RESOLVED that county board of supervisors of the county  
25 of Manitowoc hereby reallocates three existing Patrol Lieutenant positions into three Captain  
26 positions by creating 3.0 FTE Captain positions Sheriff's Office and eliminating 3.0 FTE Patrol  
27 Lieutenant positions; and

28  
29           BE IT FURTHER RESOLVED that the 2024 Full-Time Equivalent Report (FTE) by  
30 Department included in the 2024 Adopted Annual Budget Book is amended accordingly and that  
31 the Finance Director is directed to record such information in the official books of the County for  
32 the year ending December 31, 2024 as may be required.

Dated this 20th day of August 2024.

Respectfully submitted by the  
Personnel Committee

---

Susie Maresh, Chair


Public Safety Committee

---

James Falkowski, Chair

FISCAL IMPACT: The reallocation of positions would impact only wages, which if estimated on a full year basis for 2024 would total a collective increase of approximately \$11,700 for all three positions.

FISCAL NOTE: Reviewed and approved by Finance Director. \_\_\_\_\_

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

APPROVED: \_\_\_\_\_  
Bob Ziegelbauer, County Executive                      Date

**RESOLUTION ACCEPTING 2024 ENVIRONMENTAL HEALTH  
TAKING ACTION WITH DATA MINI GRANT**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1           WHEREAS, the Manitowoc County Health Department has been awarded a 2024 mini  
2 grant from the Wisconsin Department of Health Services in the amount of \$10,000.00: “Taking  
3 Action with Data: Using Environmental Public Health Tracking Data to Improve Environmental  
4 Health in a Community”; and  
5

6           WHEREAS, the grant funds will be used in collaboration with community partners to  
7 provide education on reducing the risk of carbon monoxide poisoning and provide carbon  
8 monoxide detectors to those at higher risk for carbon monoxide poisoning in Manitowoc County;  
9 and  
10

11           WHEREAS, after careful consideration and review, the Board of Health recommends  
12 Manitowoc County accept the “Taking Action with Data: Using Environmental Public Health  
13 Tracking Data to Improve Environmental Health in a Community” mini grant as awarded from the  
14 Wisconsin Department of Health Services;  
15

16           NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the  
17 county of Manitowoc hereby accepts the “Taking Action with Data: Using Environmental Public  
18 Health Tracking Data to Improve Environmental Health in a Community” mini grant in the amount  
19 of \$10,000.00; and  
20

21           BE IT FURTHER RESOLVED the Manitowoc County Health Department is authorized  
22 to execute such papers and to take other action as necessary to accept the grant, direct, and  
23 complete the project; and  
24

25           BE IT FURTHER RESOLVED, that the 2024 budget is amended by the amount of the  
26 grant funds allocated and that the Finance Director is directed to record such information in the  
27 official books of the County for the year ending December 31, 2024 as may be required.

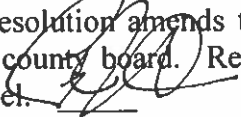
Dated this 17th day of September 2024.

Respectfully submitted by the  
Board of Health

\_\_\_\_\_  
Rita Metzger, Chair

**FISCAL IMPACT:** No tax levy impact. Appropriate revenue and expense accounts in the Health Department budget will be increased by the amount of any State grant amount authorized.

FISCAL NOTE: Reviewed and approved by Finance Director. \_\_\_\_\_

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

APPROVED: \_\_\_\_\_ Date \_\_\_\_\_  
Bob Ziegelbauer, County Executive