



MANITOWOC COUNTY
COUNTY BOARD OF SUPERVISORS
ANNUAL MEETING AND PUBLIC HEARING
ON THE 2025 ANNUAL BUDGET

DATE: October 28th, 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 Hanson**
- III. Pledge of Allegiance**
- IV. Roll Call**

V. REPORTS

A. Planning and Park Petitions:

- 1. David and Clair Petersen – Town of Liberty
- 2. David and Clair Petersen – Town of Liberty

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

- A. Public Hearing on the County Executive's Proposed 2025 Annual Budget
- B. Public Comment on Non-Budget Issues

VII. CONSENT AGENDA (Any routine or non-controversial items)

A. Approve County Board Minutes.

- 1. September 17th, 2024
- 2. October 8th, 2024

B. Ordinances and Resolutions

- 1. Planning and Park Commission
 - a. Ordinance 2024/2025-47 Amending Zoning Map (Myriam Christel)
 - b. Ordinance 2024/2025-48 Amending Zoning Map (Frederick and Raissa Van Serke Sr)
 - c. Ordinance 2024/2025-49 Amending Zoning Map (Myron and Kathleen Hcikman)

C. Miscellaneous – Supervisor Ryan Phipps

- a. Resolution 2024/2025-50 Approving Town of Newton Zoning Ordinance (Grotegut Dairy Farm)

VIII. COMMITTEE REPORTS, RESOLUTIONS, AND ORDINANCES

A. Aging & Disability Board

B. Board of Health

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
 - 1. Resolution 2024/2025-51 Adopting 2025-2028 Manitowoc County Coordinated Public Transit-Human Services Transportation Plan

IX. ANNOUNCEMENTS

- A. November 12th, 2024 County Board Meeting

X. ADJOURNMENT

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
(Myriam Ileana Christel)

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 September 23, 2024; and
3

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

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

11 A parcel of land located in the NE 1/4 of the NE 1/4 of Section 6, Town 19 North, Range
12 21 East, Town of Rockland, Manitowoc County, Wisconsin, more particularly described as
13 follows:
14

15 Commencing at the north quarter corner of Section 6, T19N, R21E, thence east
16 along north line of Northeast quarter, South 89 degrees 36 minutes 02 seconds East,
17 1712.85 feet to the point of beginning; thence continuing along said the north line,
18 South 89 degrees 36 minutes 02 seconds East, 878.00 feet; thence South 04 degrees
19 20 minutes 40 seconds East, 1009.20 feet; thence North 89 degrees 03 minutes 02
20 seconds West, a distance of 1293.00 feet; thence North 03 degrees 05 minutes 35
21 seconds West, 444.00 feet; thence South 89 degrees 36 minutes 02 seconds East,
22 408.3 feet; thence North 04 degrees 46 minutes 13 seconds West, 552.41 feet to the
23 point of beginning, said parcel containing approximately 24.0 acres of land
24

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


Dated this 28th day of October 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 OCTOBER 28, 2024.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	MYRIAM ILEANA CHRISTEL 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.

Myriam Ileana Christel, on August 21, 2024, petitioned the Manitowoc County Board of Supervisors to rezone approximately 24.31 acres of land located in the NE1/4, NE1/4, Section 6, T19N-R21E, Town of Rockland, from EA, Exclusive Agriculture to GA, General Agriculture.

The Town of Rockland adopted the Manitowoc County Zoning Ordinance on November 14, 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. Myriam Ileana Christel petitioned for a zoning map amendment on August 21, 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 September 11, 2024 and on September 16, 2024.
- d. The County Planning and Park Commission held a public hearing on this amendment request on September 23, 2024.
- e. The Commission at their September 23, 2024 meeting recommended approval of a requested rezoning of approximately 24.31 acres of land located in the NE1/4, NE1/4, Section 6, T19N-R21E, Town of Rockland, from EA, Exclusive Agriculture to GA, General Agriculture.

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

3. Testimony at the hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.
- b. Ms. Myriam Ileana Christel, property owner, spoke in favor of the request.
- c. Ms. Rosalie Geiger, Town Chairperson, spoke in favor of the request.
- d. Mr. Kenneth Christel, family member, 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 Rockland Town Board supports the proposed zone change to GA, General Agriculture.
3. The area is challenging to farm due to steep slopes and poor soil conditions.

4. Minimal farmland will be affected by the proposed rezoning as they plan to continue farming.
5. Rezoning will allow for the parcel to be divided for family members to relocate to the family farm.

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 Myriam Ileana Christel to rezone approximately 24.31 acres of land from EA, Exclusive Agriculture to GA, General Agriculture were approved.

The Manitowoc County Planning and Park Commission, at its September 23, 2024 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 24.31 acres of land located in the NE1/4, NE1/4, Section 6, T19N-R21E, Town of Rockland, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive Agriculture to GA, General Agriculture.

MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

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

SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

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



COUNTY OF MANITOWOC COUNTY CLERK

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

Jessica Backus
Manitowoc County Clerk

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

September 10th, 2024

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

and

Manitowoc County Supervisor Nicholas Muench
Supervisory District 18

ATTN: Tim Ryan and Supervisor Muench

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

Name of Owner/Applicant:

Myriam Ileana Christel
23689 Manitowoc Road
Reedsville, WI 54230

Township:

Rockland

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 # 41496

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT/ AGENT

Owner Myriam Ileana Christel
Address (1) 23689 Manitowoc Rd
Address (2)
City/State/Zip Reedsville WI 54230
Phone 920-371-3390

MANITOWOC COUNTY
RECEIVED
AUG 21 2024
PLANNING & PARK
COMMISSION

PROPERTY LEGAL DESCRIPTION

NE 1/4, NE 1/4, S 6 T 19 N R 21 E Town of Rockland

House / Fire # 23415 Tax Number 015-006-001-000-000

PROPERTY INFORMATION

Existing Zoning District EA Proposed Zoning district GA

Please include an air photo identifying the proposed area with dimensions or a description of the area proposed for rezoning including acreage: Acreage is 24.314

Proposed use: (Reason for change) separate land for family - 2 sons will take ownership of land

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

Myriam Ileana Christel 8/19/2024
Signature (applicant, owner, agent) Date

Signature (applicant, owner, agent) Date

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Rockland from EA to GA)

PETITIONER

Name: Myriam I Christel
Address: 23689 Manitowoc Road
Reedsville, WI 54230
Town: Rockland

PARCEL

Location: NE1/4, NE1/4 Section 6, T19N-R21E
Tax#: 015-006-001-000.00
Area: 24.314 acres

ACTION TO DATE

Petition Submitted: 08/21/2024
Town Action: Approved August 12, 2024
Hearing Notice Published: 9/11/2024 & 9/16/2024
Advisory: 9/23/2024
Hearing: 9/23/2024

ADJACENT USES & ZONING

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

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture
Existing Land Use: Farmland & Farmstead
Proposed Zoning District: GA, General Agriculture
Proposed Use: Split parcel for son to build a house.

MAP INFORMATION

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

OTHER CONSIDERATIONS

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

Soil Test: 6/17/1993
Terrain: 0 to <12 Percent Slopes
Vegetative Cover: Farmland

Town Future Land Use Designation: Agricultural

Protection of economically productive areas, including farmland and forests. To preserve valuable agricultural land and open spaces. Agricultural land within the town is foreseen to be in jeopardy due to development pressures. The town contains approximately 11,556 acres of agricultural lands. As the town grows, agricultural land within the town limits would be converted to uses such as residential, transportation, or other more productive uses.

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 Rockland

Manitowoc County

MANITOWOC COUNTY
RECEIVED

AUG 19 2024

PLANNING & PARK
COMMISSION

August 14, 2024


Manitowoc County Planning and Zoning
Andrea Raymakers
4319 Expo Drive
P.O. Box 935
Manitowoc, WI 54221-0935

Dear Andrea,

The Town of Rockland's monthly Board was held on August 12, 2024 at the Rockland Town Hall, Collins, Wisconsin (see notes attached). At this meeting, Caitlyn Link, presented on behalf of her mother, Miriam Christel, a rezoning request for parcel #015-006-001-000.00 (site address of 23415 Manitowoc Road, Reedsville). They would like to split the 24.3 acres into two parcels (11.3 and 12.0 acres) and have it re-zoned from Exclusive Ag to General Ag. The intention shared was that Mrs. Christel plans to pass these two parcels down to her children.

A motion was made by Tim Thor and second by Michael Havlinek to approve this request. Motion carried unanimously. Please share this letter as appropriate with your team and take this approval into consideration when making the final decision. Thank you for your time and consideration.

On behalf of the Rockland Town Board,


Paula Winkel
Clerk/Treasurer
920.772.4055

Collins Marsh Wildlife Area



Town of Rockland

Manitowoc County

Minutes to be approved September 9, 2024.....

Town of Rockland August 12, 2024 Board Meeting Rockland Town Hall @ 7:00 P.M.

Chairperson Rosalie Geiger called the meeting to order at 6:59 p.m. Additional officials present were Mike Havlinek, Tim Thor, Paula Winkel, and Dan Benter. Also present were Keith Brandes, Road Superintendent, and Laura Henze, recording clerk. There were thirteen citizens present and two visitors. Motion made by Mike Havlinek to approve the secretary's report as posted and printed, second by Tim Thor. Motion carried. Motion made by Tim Thor to accept the Treasurer's Report, Mike Havlinek second, motion carried. **The agenda was followed as printed and posted.**

Public Input: Resident reported that the east end of Boxwood Road is rough and in need of gravel. The Neighborhood Watch Program announced a Fall Fest to take place at the Town of Rockland Hall immediately after annual Collins trick or treating (12-2 p.m.) on October 26th. Responsibility for payment for recent Collins sign work was discussed and will be a topic at the next Neighborhood Watch meeting.

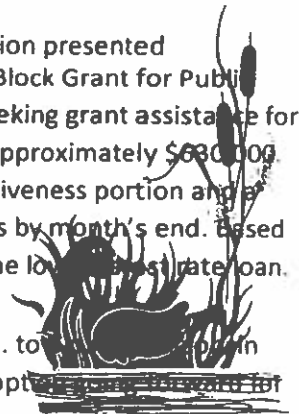
Reports and Communications: In follow up from the last meeting, Paula Winkel reported that a reminder on the golf cart ordinance was placed in local newspapers. A courtesy letter will also be sent to Camp 10 and the Village of Reedsville to share and ask for assistance communicating. A GFL dumpster has been installed at the Recycling Center for cardboard with a 12 month contract. Tim Thor agreed to complete a survey regarding Land and Water Management from the County. No eligible expenses were made in order to apply for the County Bridge Aid this year. Paula will go forward with the DNR Recycling Consolidation Agreement with County. The DNR will begin construction of a new building in the Collins Marsh Wildlife Area on Hwy W. Construction will begin in October and should be complete during summer of 2025. The Board was reminded of the September 26 annual meeting invite from Valders Ambulance. Tim Thor reported back on his evaluation of the prone to flooding area of Moschel and Einberger roads and confirmed some cleaning of the ditch is needed. Keith Brandes will coordinate this with the County.

Licenses and Permits: Building and razing permits as listed on agenda.

Rezoning Request: Caitlyn Link presented for her mother, Miriam Christel, a request to split a 24.3 acre parcel on Manitowoc Road into two parcels (11.3 and 12.0 acres) and to rezone from exclusive ag to general ag. Motion made by Tim Thor and second by Mike Havlinek to recommend this zoning change. Motion Carried. Next step will be for this matter to be reviewed by Manitowoc County Park and Planning.

Rockland Sanitary District BLOCK Grant & Funding Update: Lynn McIntrye from Cedar Corporation presented information regarding why the Sanitary District was not awarded the Community Development Block Grant for Public Facilities (CDBG-PF) by going through how the application was scored. The Sanitary District is seeking grant assistance for a DNR required upgrade regarding storage/treatment of chemicals/phosphorus which will cost approximately \$600,000. Lynn shared another funding option tied to the DNR's Clean Water Act which has a principal forgiveness portion and a low interest rate loan option. The Sanitary District will make a decision on whether to pursue this by month's end. Based on the District's Intent To File Scoring Summary, Cedar Corp. believes it is very likely to receive the low interest rate loan.

August 13, 2024: Primary Election: Reminder of Primary Election at the Town Hall from 7:00 a.m. to 7:00 p.m. on August 13, 2024. Election Commission has shared that based upon new litigation, the use of ballot boxes is a valid option. Forward for return of absentee ballots.



Deputy Clerk/Treasurer Role Update: Laurie Miller has accepted the position offered to her by the Town of Rockland board. She was introduced and welcomed at the meeting. Laurie has lived in the Town of Rockland for 34 years and has worked at her current employer, USDA-FSA, for 42 years. She'll start end of August with limited hours until January 2025.

Cemetery Findings: Ron and Olga Kleist provided history of the Frieden's Cemetery Northwest of Collins to the Board. They have maintained the Friedens Cemetery since 1985 and anticipate their family to continue. The Kleists will provide the Town of Rockland with paperwork they have regarding the deed, Cemetery Association applications, as well as burial plot names. Mike Havlinek shared learning from the Register of Deeds regarding the EUB cemetery. In 1964, 0.6 acres was deeded to the Town for the cemetery. Another 0.6 acres adjacent to the cemetery is owned by the Church and is being farmed. A discussion on whether the EUB cemetery should accept any new applicants at this time was had, but no decision made. Rosie Geiger will contact residents who may have additional information regarding EUB plots. This topic will be added to the September agenda.

Road Superintendent Report on Roads/Culverts/Signs: Keith Brandes reports being satisfied with the new ditch cutter. Ditches have been cut in Town and additional ditches were cut for the Village of Reedsville and an invoice sent.

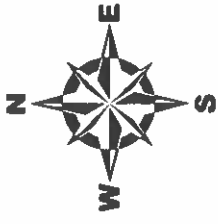
Constable Report: Dan Benter reports assisting with several calls regarding loose dogs and unlicensed dogs, having to trap woodchucks, and getting an injured pelican to the wildlife rescue facility. He also responded to Long Lake as jet skiers were not adhering to the no-wake rule during high water levels.

Vouchers Approved: Motion made by Mike Havlinek and second by Tim Thor. Motion carried to approve payments of vouchers #22207 to #22058 and ETFs in the amount of \$166,763.00

Topics for September 9, 2024 Board Meeting: Continue cemetery discussion. Local leads for Fire Departments and EMT services will be invited to share any updates they have on 2025 budget needs.

Meeting Adjourned: Tim Thor made a motion to adjourn the meeting. Second by Mike Havlinek. Motion carried. Meeting adjourned at 8:41pm.

Paula Winkel on behalf Laura Henze
Respectfully Submitted, Laura Henze, Recording Clerk, Town of Rockland, Manitowoc Count



Myriam Christel
 NE 1/4, NE 1/4
 Section 6, T19N-R21E
 Town of Rockland
 From: EA To: GA
 Approx. 24.314 acre(s)
-88.206 44.152

Map Overview

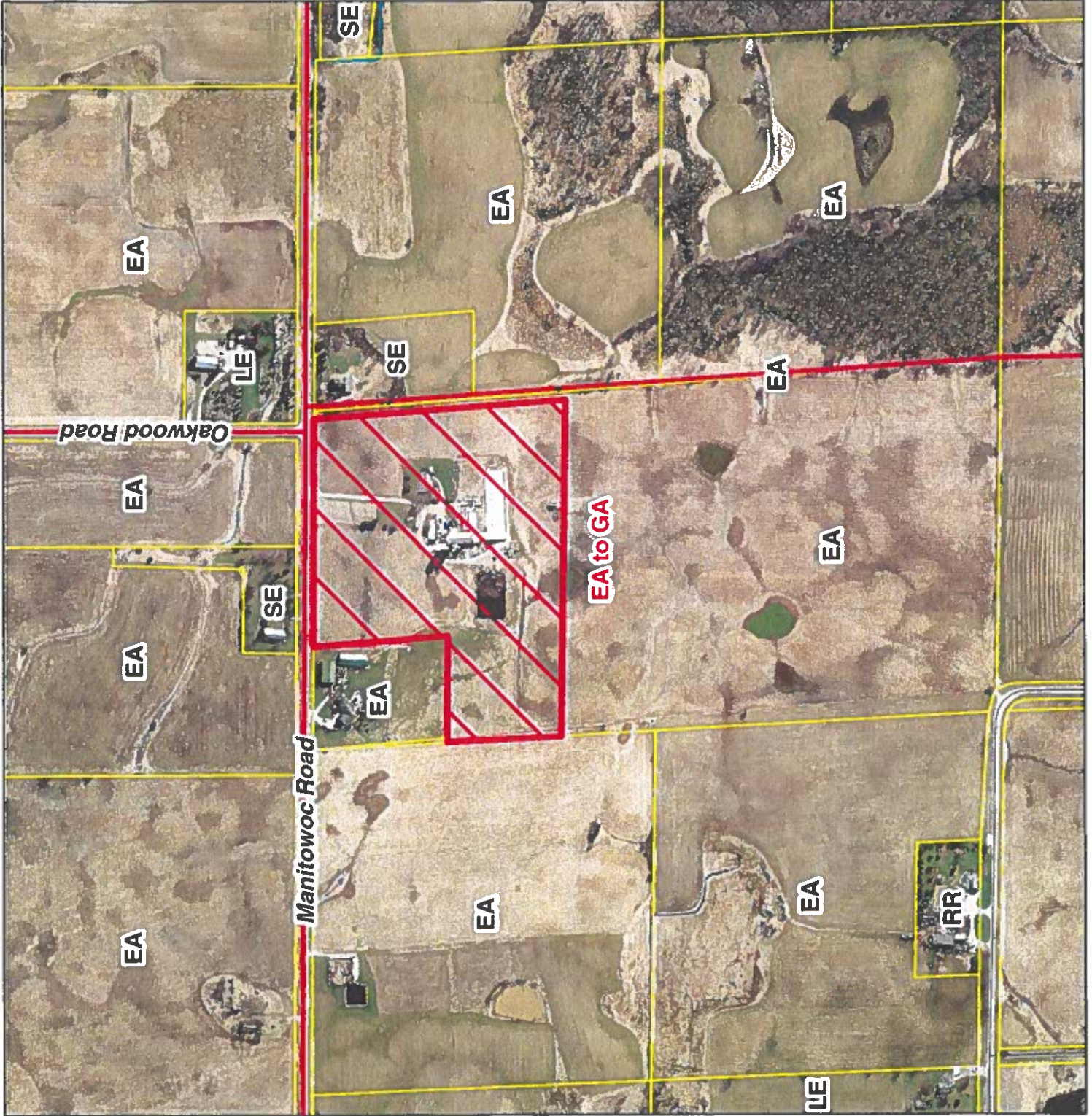
Rockland

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

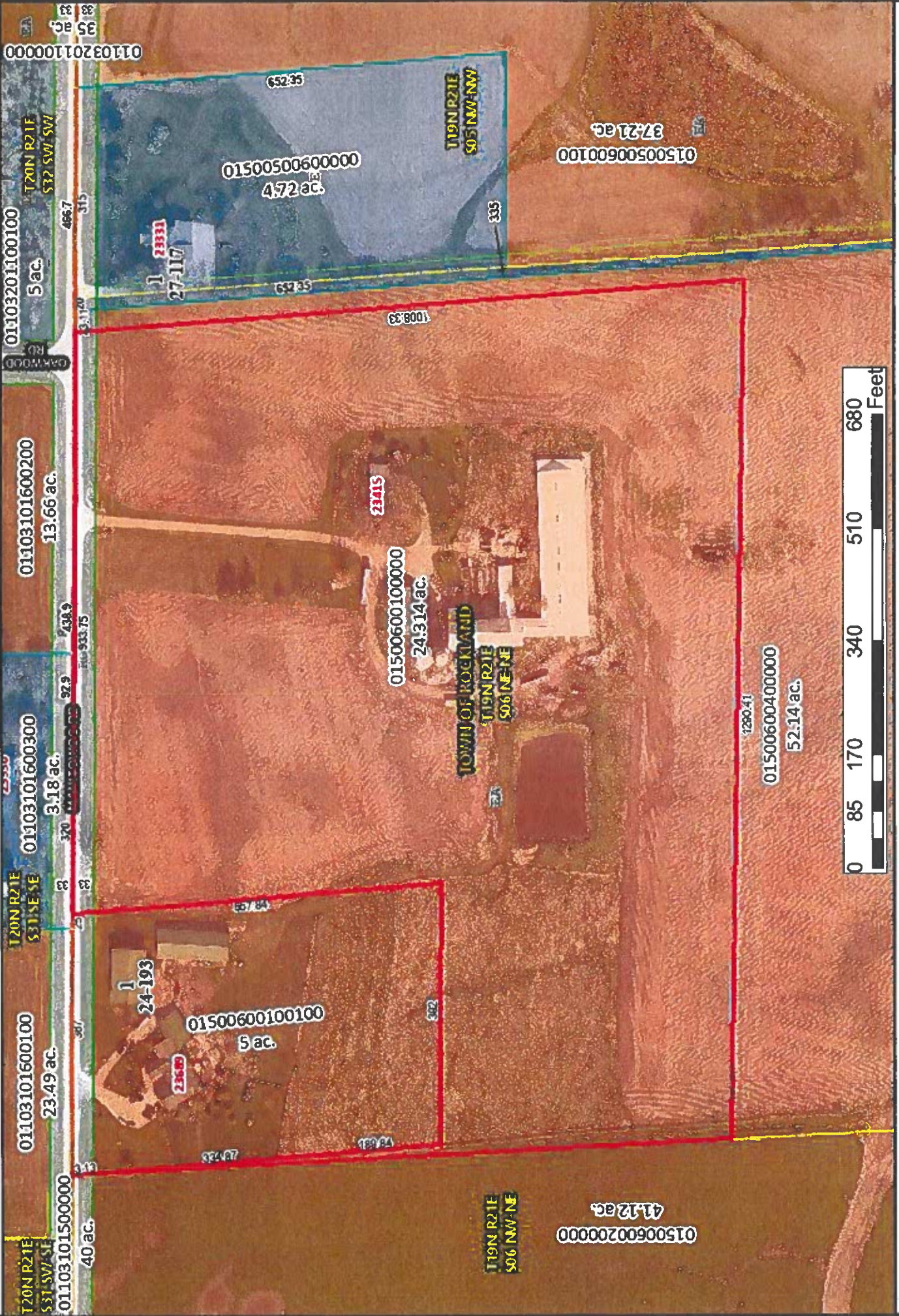


Legend

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



Manitowoc County Parcel Viewer



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.

Author: Public
Date Printed: 8/21/2024

ORDINANCE AMENDING ZONING MAP
(Frederick and Raissa Van Serke Sr.)

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 September 23, 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 NW 1/4 of the SE 1/4 of Section 29, Town 19 North,
12 Range 23 East, Town of Manitowoc Rapids, Manitowoc County, Wisconsin more particularly
13 described as follows:
14

15 Commencing at the E 1/4 Corner of Section 29; Thence N 89°29'44" W, 1636.57
16 feet coincident with the north line of said SE 1/4 to the point of beginning; Thence
17 continuing N 89°29'44" W, 524.53 feet; Thence S 00°11'17" W, 447.88 feet;
18 Thence S 89°33'11" E, 526.00 feet; Thence North, 447.36 feet to the point of
19 beginning, said parcel containing approximately 235,111 Square Feet (5.397 Acres)
20 of land
21

22 is hereby rezoned from Exclusive Agriculture (EA) District to Large Estate Residential (LE)
23 District; and
24

25 BE IT FURTHER ORDAINED, a parcel of land located in part of the NW 1/4 of the SE
26 1/4 of Section 29, Town 19 North, Range 23 East, Town of Manitowoc Rapids, Manitowoc
27 County, Wisconsin, more particularly described as follows:
28

29 Commencing at the E 1/4 Corner of Section 29; Thence N 89°29'44" W, 2161.10
30 feet coincident with the north line of said SE 1/4 to the point of beginning; Thence
31 continuing N 89°29'44" W, 275.47 feet; Thence South, 817.95 feet; Thence S
32 89°29'44" E, 800.00 feet; Thence North, 370.59 feet; Thence N 89°33'11" W,
33 526.00 feet; Thence N 00°11'17" E, 447.88 feet to the point of beginning, said
34 parcel containing approximately 419,223 Square Feet (9.624 Acres) of land
35

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

Dated this 28th day of October 2024.

REPORT TO:	THE MANITOWOC COUNTY BOARD OF SUPERVISORS OCTOBER 28, 2024.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	FREDERICK AND RAISSA VAN SERKE SR 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.

Frederick and Raissa Van Serke Sr, on July 12, 2024, petitioned the Manitowoc County Board of Supervisors to rezone approximately 15.02 acres of land located in the NW1/4, SE1/4, Section 29, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to approximately 5.4 acres LE, Large Estate and to approximately 9.62 acres GA, General Agriculture.

The Town of Manitowoc Rapids 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 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.

1. Action taken to date on this request includes:

- a. Frederick and Raissa Van Serke Sr petitioned for a zoning map amendment on July 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 September 11, 2024 and on September 16, 2024.
- d. The County Planning and Park Commission held a public hearing on this request on September 23, 2024.
- e. The Commission at their September 23, 2024 meeting recommended approval of a requested rezoning of approximately 15.02 acres of land located in the NW1/4, SE1/4, Section 29, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to approximately 5.4 acres LE, Large Estate and to approximately 9.62 acres 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. Frederick Van Serke Sr, property owner, spoke in favor of the request.

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

1. The area to be considered for rezoning meets past criteria set by the Commission for rezoning land from the EA, Exclusive Agriculture District.

2. The Manitowoc Rapids Town Board and the Town Land Use Committee support the proposed zone change to LE, Large Estate and GA, General Agriculture.
3. Area requested to be rezoned consists of steep slopes and low wet areas. In addition, a small amount of farmland would be affected by this request and rezoning would allow for the squaring off of the farmland for easier farm equipment operation.

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 Frederick and Raissa Van Serke Sr to rezone approximately 15.02 acres of land from EA, Exclusive Agriculture to LE, Large Estate and GA, General Agriculture were approved.

The Manitowoc County Planning and Park Commission, at its September 23, 2024 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 15.02 acres of land located in the NW1/4, SE1/4, Section 29, T19N-R23E, Town of Manitowoc Rapids, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive Agriculture to LE, Large Estate 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 8th St., Ste. 115
Manitowoc, WI 54220

Jessica Backus
Manitowoc County Clerk

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

September 10th, 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/Applicant:

Frederick and Raissa Van Serke Sr
8301 Dutch Rd
Manitowoc, WI 54220

Township:

Manitowoc Rapids

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 # 41441

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT/ AGENT

Owner Frederick Fred Van Serke Sr. + Raissa Van Serke
Applicant/Agent
Address (1) 8301 Dutch Rd Address (1)
Address (2) Address (2)
City/State/Zip Manitowoc WI 54220 City/State/Zip
Phone 920 323-4035 Phone

PROPERTY LEGAL DESCRIPTION

NW 1/4, SE 1/4, S 29 T 19 N R 23 E Town of Manitowoc Rapids
House /Fire # 8301 Dutch Rd Tax Number 010-029-014-000.00

PROPERTY INFORMATION

Existing Zoning District EA Proposed Zoning district LE+GA

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

TO BE SUPPLIED BY JEFF DEZEEUW (BUILDING SERVICES)

Proposed use: (Reason for change) NEW ~~SMALL~~ BUILDING SITE WITH SMALLER ACREAGE, AND PLAN TO SELL EXISTING BUILDING AND 10 ACRES, +-

MANITOWOC COUNTY
RECEIVED

JUL 12 2024

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

PLANNING & PARK
COMMISSION

Fred Van Serke 07/12/2024
Signature (applicant, owner, agent) Date

Signature (applicant, owner, agent) Date

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Manitowoc Rapids from EA to GA & LE)

PETITIONER

Name: Frederick Vanserke Sr.
Raissa Vanserke
Address: 8301 Dutch Rd.
Manitowoc WI 54220
Town: Manitowoc Rapids

PARCEL

Location: NW ¼, SE¼, Section 29, T19N-R23E
Tax#: 010-029-014-001.00
Area: 15.02 acres = 5.4 acres (LE) + 9.62 acres (GA)

ACTION TO DATE

Petition Submitted: 07/12/2024
Town Action: Approved 7/10/24 & 7/31/24
Hearing Notice Published: 09/11/2024 & 09/16/2024
Advisory: 9/23/2024
Hearing: 9/23/2024

ADJACENT USES & ZONING

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

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture
Existing Land Use: Residential & Farmland
Proposed Zoning District: GA, General Agriculture
and LE, Large Estate Residential
Proposed Use: Sell existing home and buildings on
10 acre lot, and retain 5 acre lot for future home site.

MAP INFORMATION

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

OTHER CONSIDERATIONS

Drainage: Well drained – poorly drained
Soil Limitations: Severe
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Dutch Rd.

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

Town Future Land Use Designation: Agricultural & Woodlands

These areas are primarily agriculture-related, woodlands, and open space land uses. Proposed non-farm developments or low density growth proposals should not significantly impact agricultural lands, agricultural productivity, or cause fragmentation or large woodland and open spaces.

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 the 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 MANITOWOC RAPIDS
MINUTES FROM THE JULY 10, 2024**

The July 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, Jeremy Stradal-Road Foreman, and Jessica Backus-Clerk/Treasurer. Supervisor Jost and Constable Jim Wiesner.

APPROVAL OF MINUTES – APPROVAL OF AGENDA

Chairperson Stradal presented the minutes from the June 12, 2024 Monthly Meeting. Supervisor Wetenkamp moved to approve the meeting minutes, seconded by Chairperson Stradal. Upon vote, the motion was carried unanimously.

Chairperson Stradal presented the July 10, 2024 agenda. Chairperson Stradal 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 Chairperson Stradal. Upon vote, the motion was carried unanimously.

PUBLIC COMMENT

Chairperson Stradal opened public comment at 6:33 p.m.

Tom Bolle, 4480 Stone Rd, questioned the possibility of a speed limit reduction on Stone Rd from STH 310 to Homestead Rd.

No one present wished to speak, subsequently Chairperson Stradal closed public input at 6:34 p.m.

CORRESPONDENCE

Fire Department and EMS Reports

REPORTS

Constable – No report.

Highway – Road Foreman Stradal reported the railroad tracks and culvert area on S Parkview Rd will be blacktopped next week by NEA.

NEW BUSINESS

Discussion and action on Van Serke Rezone Request

Mike Check, Land Use Committee Chair reported Fred Van Serke would like to rezone 5 acres of his land from Exclusive Agriculture to Large Estate Residential for the purpose of building a storage building. The committee made a recommendation to approve the rezone request and move it to the County. Chairperson Stradal moved to approve the rezone request for Fred Van Serke, seconded by Supervisor Wetenkamp. Upon vote, the motion was carried unanimously.

Discussion on Manitowoc Fire and Rescue

Chairperson Stradal reported conversation continues with Chief Blaser regarding fire prevention for our Town. He would have more information for the August meeting.

UNFINISHED BUSINESS

Update on Truck

No current update.

Update on Local Roads Improvement Program (LRIP)

Chairperson Stradal reported the Town has until June 30, 2029 to complete the LRIP project of S Park View Rd.

OTHER BUSINESS

Items for Next Month

Stone Rd Speed Limit

Manitowoc Fire

Truck

Vouchers

Clerk Backus presented the July vouchers. Supervisor Wetenkamp moved to approve the vouchers as presented for the month of June, seconded by Chairperson Stradal. Upon vote, the motion was carried unanimously.

NEXT MEETING DATES

Open Book – July 16, 2024 from 3:00 p.m. to 5:00 p.m.

Board of Review – July 31, 2024 from 5:00 p.m. to 7:00 p.m.

Monthly Meeting – August 14, 2024 at 6:30 p.m.

There being no further discussion, Supervisor Wetenkamp moved to adjourn; seconded by Chairperson Stradal, and the motion was adopted by acclamation. The meeting was adjourned at 6:42 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
JUL 15 2024
PLANNING & PARK
COMMISSION

July 13, 2024

Re: Van Serke Rezone Request

Dear Planning and Zoning Department,

The Town Board for the Town of Manitowoc Rapids has decided to approve Fred Van Serke rezone request.

Enclosed you will find the Plan Commission's rezone review and the minutes from July 10, 2024 Town Meeting with a motion was made by Chairperson Stradal 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

MANITOWOC COUNTY
RECEIVED

JUL 15 2024

PLANNING & PARK
COMMISSION

PLAN COMMISSION RECOMMENDATIONS

Name: Fred Van Serke

Date Request Received: 7/5/2024 Fee Received: \$150.00 Ck#1125

Date Committee Met: 7/10/2024

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

The size of the parcel is smaller for the size of machinery used in farming today. Once the building project is built it will make farming difficult. Passed unanimously

Michael Christ-Chrome

Recommendation to the Town Board:

Recommendation to approve the rezone request of EA to LE.

Town Board Decision:

See minutes.

MANITOWOC COUNTY
RECEIVED
JUL 15 2024
PLANNING & PARK
COMMISSION

Town of Manitowoc Rapids Planning Commission
Rezoning Review Criteria

Applicant Fred Van Serke
Address 8301 Dutch Rd
Location NW ¼ SE ¼
Tax Parcel # 010-029-014-001.00

Owner Same
Address _____
Section 29 Town 19 Range 23E

Background Information

Is the Letter of Intent application complete for review purpose?

Yes No

Was the applicant/agent present for review?

Yes No

Have all abutting property owners been properly notified?

Yes No - Letters mailed 7/7/2024.

Existing Land Use EA Proposed Land Use LE

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 type="checkbox"/> Residential | <input type="checkbox"/> Industrial |
| <input checked="" type="checkbox"/> Rural Residential | <input type="checkbox"/> Governmental & Institutional |
| <input type="checkbox"/> Branch Rural Center | <input type="checkbox"/> Agriculture & Woodlands |
| <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Park & Recreation |
| <input type="checkbox"/> Planned Commercial District | <input type="checkbox"/> Environmental Corridors |

Existing Zoning District

- | | |
|--|--|
| <input checked="" type="checkbox"/> Exclusive Agriculture (EA) | <input type="checkbox"/> High Density Residential (HD) |
| <input type="checkbox"/> General Agriculture (GA) | <input type="checkbox"/> Lake Residential (LR) |
| <input type="checkbox"/> Large Estate Residential (LE) | <input type="checkbox"/> Commercial/Business (CB) |
| <input type="checkbox"/> Small Estate Residential (SE) | <input type="checkbox"/> Industrial (ID) |
| <input type="checkbox"/> Rural Residential (RR) | <input type="checkbox"/> Natural Areas (NA) |

Proposed Zoning District

- | | |
|---|--|
| <input type="checkbox"/> Exclusive Agriculture (EA) | <input type="checkbox"/> High Density Residential (HD) |
| <input type="checkbox"/> General Agriculture (GA) | <input type="checkbox"/> Lake Residential (LR) |
| <input checked="" type="checkbox"/> Large Estate Residential (LE) | <input type="checkbox"/> Commercial/Business (CB) |
| <input type="checkbox"/> Small Estate Residential (SE) | <input type="checkbox"/> Industrial (ID) |
| <input type="checkbox"/> Rural Residential (RR) | <input type="checkbox"/> Natural Areas (NA) |

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 EA, will the EA (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: *Motion made to approve the rezoning request*

Michael E. Cheek

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

Preferred Land Use Management Area Definition	Potential Zoning Districts
Residential This classification identifies preferred areas for orderly and efficient residential growth adjacent to the City of Manitowoc. Residential densities may vary in these areas. If developments are planned for, or granted access to, current adequate public or community wastewater treatment and water supply systems, the town may approve higher residential densities. Conversely, residential developments without access to the aforementioned public services are envisioned to be designed for larger lot sizes and experience more spacious living.	EA, GA, SE, RR, HD, LR, NA
Rural Residential This classification identifies preferred locations for single family residential growth on larger lots that are located adjacent to or near, major travel corridors, recreation lands, and public services. Concentrated housing developments are encouraged to provide quality rural housing while minimizing adverse impacts on agriculture, maintaining rural character, and protecting valuable environmental features.	EA, GA, LE, SE, RR, NA
Branch Rural Center This classification is envisioned to provide for limited growth including mixed use development, while promoting residential and business infill and redevelopment within and around the existing community of Branch.	EA, GA, SE, RR, HD, CB, ID, NA,
Planned Unit Development The intent of the Planned Unit Development (PUD) category is to support agriculture as the preferred land use in these identified areas. In the event of proposed non-agricultural development, it should be planned collectively with adjacent properties. If non-agricultural development is considered, the PUD could accommodate a mix of uses at various densities. PUDs should be subject to intergovernmental cooperative agreements between the Town of Manitowoc Rapids and the City of Manitowoc.	EA, GA, NA
Planned Commercial District This classification designates areas for future commercial development that are meant to be planned and coordinated regardless of parcel ownership. Future commercial development will be subject to design standards including building appearance, signage, landscaping, lighting, parking, and access standards.	EA, GA, CB, ID, NA,
Industrial This category identifies areas preferred for light industrial development within and adjacent to existing industrial growth such as the Manitowoc County Industrial Park and City of Manitowoc I-43 Industrial Park.	EA, GA, LE, CB, ID, NA,
Governmental & Institutional This classification identifies the Manitowoc Rapids Town Hall/public works garage, as well as the Holy Family Convent facilities.	EA, RR, NA
Agriculture/Woodlands (Natural Area) Features These areas are primarily agriculture-related, woodlands, and open space land uses. Proposed non-farm developments or low-density growth proposals should not significantly impact prime agricultural lands, agricultural productivity, or cause fragmentation of large woodland and open space areas.	EA, GA, NA
Park & Recreation This category details the Branch community recreation lands, Silver Lake County Park, Pincrest Historical Village, and the Golf Course at Branch River.	EA, GA, NA
Environmental Corridors This overlay category is intended to protect the town's valuable environmental resources (e.g., wetlands, floodplains, slopes 12% or greater, and shoreland areas). The town should encourage efforts to minimize adverse impacts on these locations, especially areas that are vulnerable to future development.	EA, GA, NA

EA (Exclusive Agriculture) Rezoning Criteria

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

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 (EA).

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 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 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 (EA) 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 (EA) 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 *Unknown*
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 (LESA) 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 usable farm field.
 True False
Comments: _____

6. The landowner for which the rezone is proposed is willing to sign appropriate documentation which would hold harmless area farmers/landowners 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: _____

EA to 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.

TOWN OF MANITOWOC RAPIDS

REZONE REQUEST APPLICATION

Applicants Name: FRED VAN SERKE

Address: 8301 DUTCH ROAD

Phone Number(s): 920 323-4035

Land Owner's Name: FRED VAN SERKE

Address: 8301 DUTCH ROAD

Phone Number(s): 920 323-4035

Total Acres in Parcel: 15 Number of Acres to be Rezoned: 5

Current Zoning: EA Proposed Zoning: LE

Location of Land: NW 1/4, SE 1/4, Section 29, T 19 N-R 23 E.

Land in Farmland Preservation (y/n)

Current Land Use: TREE'S AND CROP - HAY

***Printed and Written Signatures of all abutting property owners:

Bradley Behm
Brandon Behm

Bradley Behm
Brandon Behm

Purpose of Rezoning:

(Please be specific, including immediate & long term plans)

STORAGE BUILDING

Other Comments: _____

Your completed application should be returned to Town Clerk, Jessica Backus, 5034 Brookfield Circle, Manitowoc, along with:


- This application page
- Payment of \$150.00
- Aerial Photo: can be obtained from Google, Earth or Natural Resources Conservation Services (NCRS) at 4319 Expo Drive, Manitowoc. Highlight area to be rezoned.
- A plat or hand drawn site plan: (measurements of land to be rezoned, location of buildings, driveways, roads, neighbors, environmental features; i.e. streams, rivers, steep slopes, wooded areas and wetlands).

Application must be completely filled out and returned to clerk before meeting is scheduled.

Application must be submitted by the 15th of month prior to the next scheduled town meeting.

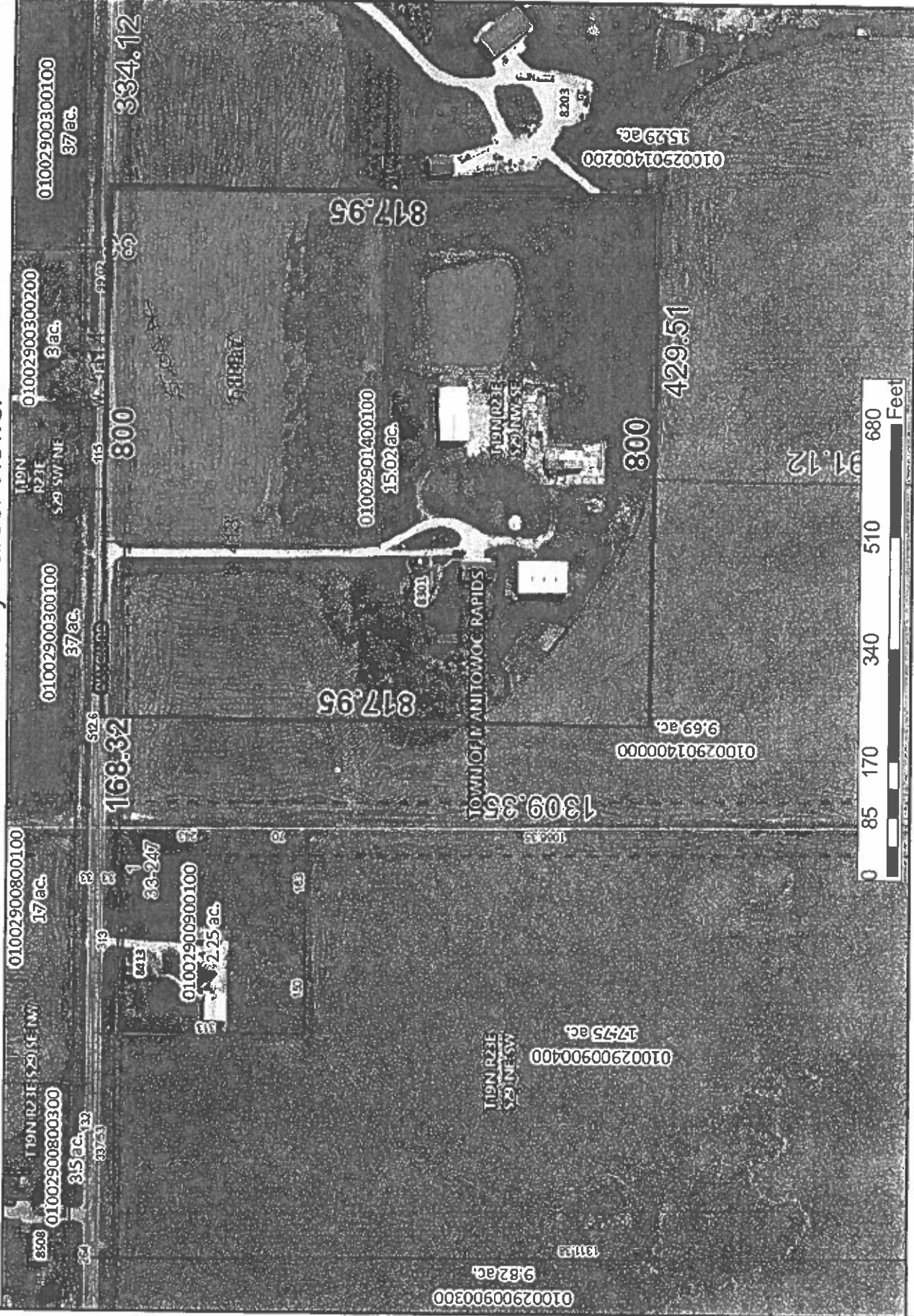
Right to Farm

I, FRED VAN SERKE, 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: 07/05/24

Manitowoc County Parcel Viewer



Author: Public
Date Printed: 7/3/2024



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.

**TOWN OF MANITOWOC RAPIDS
MINUTES FROM THE JULY 31, 2024**

The July 31, 2024 meeting of the Town of Manitowoc Rapids meeting was called to order by Chairperson Stradal at 5:10 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, and Jessica Backus-Clerk/Treasurer.

NEW BUSINESS

Discussion and action on Van Serke Rezone Request

Mike Check, Land Use Committee Chair reported Fred Van Serke would like to rezone 10 acres of his land from Exclusive Agriculture to General Agriculture to continue the use of farm land. The committee made a recommendation to approve the rezone request and move it to the County. Chairperson Stradal moved to approve the rezone request for Fred Van Serke, seconded by Supervisor Wetenkamp. Upon vote, the motion was carried unanimously.

There being no further discussion, Supervisor Wetenkamp moved to adjourn; seconded by Chairperson Stradal, and the motion was adopted by acclamation. The meeting was adjourned at 5:12 p.m.

Respectfully submitted,
Jessica Backus, Clerk/Treasurer

**MANITOWOC COUNTY
RECEIVED
AUG 01 2024
PLANNING & PARK
COMMISSION**

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
AUG 01 2024
PLANNING & PARK
COMMISSION

July 31, 2024

Re: Van Serke Rezone Request

Dear Planning and Zoning Department,

The Town Board for the Town of Manitowoc Rapids has decided to approve Fred Van Serke rezone request.

Enclosed you will find the Plan Commission's rezone review and the minutes from July 31, 2024 Town Meeting with a motion was made by Chairperson Stradal 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: Fred Van Serke

Date Request Received: 7/24/24 Fee Received: —

Date Committee Met: 7/31/24

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

The other 10 acres of the original 15 acres would have to be rezoned from EA to GA because it does not conform to EA regulations.

Michael E Check, Chairman

Recommendation to the Town Board:

Recommendation to approve the rezone request of EA to GA.

(10 acres)

Town Board Decision:

See minutes.



Frederick Vanserke Sr. &
 Raissa Vanserke
 NW 1/4, SE 1/4
 Section 29, T19N-R23E
 Town of Manitowoc Rapids
 Lot 1
 From: EA To: GA
 Approximately 9.62 acre(s)
 Lot 2
 From: EA To: LE
 Approximately 5.40 acre(s)
 -87.769, 44.087

Map Overview

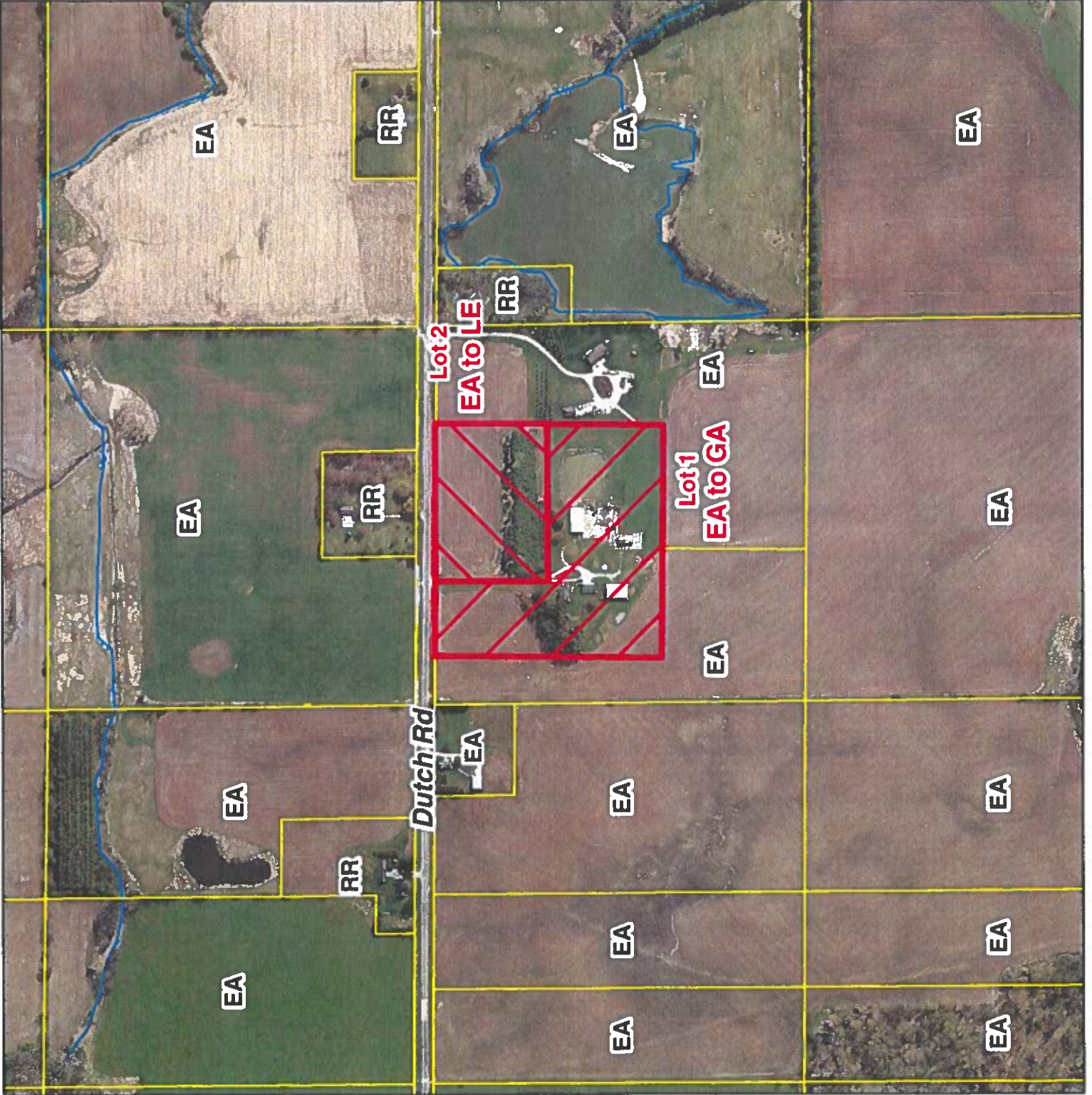
Manitowoc Rapids

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
AUG 01 2024

PLANNING & PARK
COMMISSION

Corner Point
A DIVISION OF
1910 S 26th Street
Manitowoc WI 54220
PH 920.671.6105

FREDERICK VANSERKE SR.
8301 DUTCH RD.
MANITOWOC, WI 54220

FIELD WORK COMPLETE DATE 7/23/2024
DRAWN BY JAD/BLB
JOB NO. 5862024
CAD FILE DMC\19-23\19\VAHSERKE\1982024
SCALE 1" = 160'

10
PAGE NO.

ZONING CHANGE MAP
PART OF THE NW 1/4 OF SECTION 29, TOWN 19 NORTH, RANGE
23 EAST, TOWN OF MANITOWOC RAPIDS, MANITOWOC COUNTY, WISCONSIN

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



SCALE 1" = 160'

E 1/4 CORNER
SECTION 29-19-23
(CONCRETE CYLINDER W/METAL CAP)
MUN. CO. CODED
N 28929.850
E 28933.117

CENTER CORNER
SECTION 29-19-23
(CONCRETE MONUMENT W/BRASS CAP)
MUN. CO. CODED
N 28944.352
E 26350.8196



PROPOSED LOT 2
TO BE ZONED "LE"
235,111 Sq Ft
5.397 Acres

PROPOSED LOT 1
TO BE ZONED "GA"
419,223 Sq Ft
9.624 Acres

DESCRIPTION:

LOT 1:

Area to be rezoned from Exclusive Agriculture (EA) to General Agriculture (GA)
Part of the NW 1/4 of the SE 1/4 of Section 29, Town 19 North, Range 23 East,
Town of Manitowoc Rapids, Manitowoc County, Wisconsin described as follows:
Commencing at the E 1/4 Corner of Section 29, Thence N 89°29'44" W, 2161.10
feet coincident with the north line of said SE 1/4 to the point of beginning;
Thence continuing N 89°29'44" W, 275.47 feet; Thence South, 817.95 feet; Thence
S 89°29'44" E, 800.00 feet; Thence North, 370.59 feet; Thence N 89°33'11" W,
526.00 feet; Thence N 00°11'17" E, 447.88 feet to the point of beginning
Said parcel contains 419,223 Square Feet (9.624 Acres) of land.

LOT 2:

Area to be rezoned from Exclusive Agriculture (EA) to Large Estate (LE)
Part of the NW 1/4 of the SE 1/4 of Section 29, Town 19 North, Range 23 East,
Town of Manitowoc Rapids, Manitowoc County, Wisconsin described as follows:
Commencing at the E 1/4 Corner of Section 29, Thence N 89°29'44" W, 1636.57
feet coincident with the north line of said SE 1/4 to the point of beginning;
Thence continuing N 89°29'44" W, 524.53 feet; Thence S 00°11'17" W, 447.88 feet;
Thence S 89°33'11" E, 526.00 feet; Thence North, 447.36 feet to the point of
beginning
Said parcel contains 235,111 Square Feet (5.397 Acres) of land

UNPLATTED LANDS
ZONED "EA"

UNPLATTED LANDS
ZONED "EA"

UNPLATTED LANDS
ZONED "EA"

ORDINANCE AMENDING ZONING MAP
(Myron and Kathleen Hickman)

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 September 23, 2024; and
3

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

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

11 A parcel of land located in part of the Northwest Quarter (NW1/4) of the Northwest Quarter
12 (NW1/4) of Section Thirty-Two (32), Township Eighteen (18) North, Range Twenty-Two (22)
13 East, Town of Liberty, Manitowoc County, Wisconsin, more particularly described as follows:
14

15 Commencing at the northwest corner of said Section 32; thence S00°-12'-12"W
16 along the west line of the NW1/4 of said Section 32, a distance of 940.53 feet to
17 the point of beginning; thence S89°-47'-48"E 330.40 feet; thence S00°-12'-12"W
18 300.00 feet; thence N89°-47'-48"W 330.40 feet to said west line; thence N00°-12'-
19 12"E along said west line, a distance of 300.00 feet to the point of beginning, said
20 parcel containing approximately 99,120 square feet (2.275 acres) of land
21

22 is hereby rezoned from Exclusive Agriculture (EA) District to Small Estate Residential (SE)
23 District.

Dated this 28th day of October 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 OCTOBER 28, 2024.
FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE: MYRON AND KATHLEEN HICKMAN 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.

Myron and Kathleen Hickman, on September 3, 2024, petitioned the Manitowoc County Board of Supervisors to rezone approximately 3.0 acres of land located in the NW1/4, NW1/4, Section 32, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture to SE, Small Estate.

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.

1. Action taken to date on this request includes:
 - a. Myron and Kathleen Hickman petitioned for a zoning map amendment on September 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 September 11, 2024 and on September 16, 2024.
 - d. The County Planning and Park Commission held a public hearing on this amendment request on September 23, 2024.
 - e. The Commission at their September 23, 2024 meeting recommended approval of a requested rezoning of approximately 3.0 acres of land located in the NW1/4, NW1/4, Section 32, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture to SE, Small Estate.
2. Existing conditions relating to land use, zoning, and natural resources are summarized on the accompanying zone change fact sheet.
3. Testimony at the hearing is summarized as follows:
 - a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.
 - b. Mr. Myron Hickman, property owner, spoke in favor of the request.

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

1. The area to be considered for rezoning meets past criteria set by the Commission for rezoning land from the EA, Exclusive Agriculture District.
2. The Liberty Town Board and the Town Planning Commission supports the proposed zone change to SE, Small Estate.
3. The area to be rezoned is wooded and includes some wetland.
4. No farmland will be affected by the proposed rezoning.
5. Rezoning will allow for a single family home to be built.

RECOMMENDATION

The County Planning and Park Commission determined from testimony at the public hearing, from the zone change fact sheets and maps, and from the staff analysis, that the public health, safety and general welfare would be safeguarded and substantial justice done, if the request of Myron and Kathleen Hickman to rezone approximately 3.0 acres of land from EA, Exclusive Agriculture to SE, Small Estate were approved.

The Manitowoc County Planning and Park Commission, at its September 23, 2024 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 3.0 acres of land located in the NW1/4, NW1/4, Section 32, T18N-R22E, Town of Liberty, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive Agriculture to SE, Small Estate.

MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

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

SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

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



COUNTY OF MANITOWOC COUNTY CLERK

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

Jessica Backus
Manitowoc County Clerk

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

September 10th, 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:
Myron and Kathleen Hickman
10621 County Road F
Newton, WI 53063

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 # 41508

ZONING MAP AMENDMENT APPLICATION

MANITOWOC COUNTY

RECEIVED

SEP 03 2024

PLANNING & PARK
COMMISSION

OWNER / APPLICANT/ AGENT

Owner MYRON + KATHLEEN HECKMAN Applicant/Agent
Address (1) 10621 COUNTY ROAD F Address (1)
Address (2) Address (2)
City/State/Zip NEWTON, WI 53063 City/State/Zip
Phone 920-726-4708 Phone

PROPERTY LEGAL DESCRIPTION

NW 1/4, NW 1/4, S 32 T 18 N R 22 E Town of LIBERTY

House /Fire # Tax Number 008-032-006-000.00

PROPERTY INFORMATION

Existing Zoning District EA 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) rezone 2-3 acres to allow for a 30'x48' single family dwelling, with a 40'x50' attached garage

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

Kathleen Heckman 9-3-24
Signature (applicant, owner, agent) Date

Signature (applicant, owner, agent) Date

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Liberty from EA to SE)

PETITIONER

Name: Myron & Kathleen Hickman
Address: 10621 Cty Rd. F
Newton WI 53063
Town: Liberty

PARCEL

Location: NW1/4, NW1/4, Section 32, T18N-R22E
Tax#: 008-032-006-000.00
Area: 3.0 acres

ACTION TO DATE

Petition Submitted: September 3, 2024
Town Action: Approved August 12, 2024
Hearing Notice Published: 9/11/2024 & 9/16/2024
Advisory: 9/23/2024
Hearing: 9/23/2024

ADJACENT USES & ZONING

Direction:	District:	Use:
North	EA	Woodland, Wetland
South	EA	Woodland, Wetland
East	EA	Woodland, Wetland
West	EA & GA	Woodland, Residential

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture
Existing Land Use: Woodland & Wetland
Proposed Zoning District: SE, Small Estate Residential
Proposed Use: Build a single family home.

MAP INFORMATION

Farmland Preservation Designation:
Farmland Preservation
Soil Type: LuC2, Hu
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well – very poorly drained
Soil Limitations: Moderate – Severe
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Marken Rd

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

Town 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.

County Future Land Use Designation: Woodlands/Natural Areas

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

Town of Liberty Change Request Form

Requested By: *Myron and Kathleen Hickman*

Date Received: *June 26, 2024*

Evaluation Meeting Date: *August 5, 2024*

Site Address: *N/A – East side of Marken Road between Christel and Bartel Roads, due east of 9020 Marken.*

Change Requested: *Rezone one parcel no greater than 4.9 acres from Exclusive Ag (EA) to Small Estate (SE).*

1. Current Zoning Map:

Exclusive Ag (EA)

2. Within 75 feet of wetland:

There are wetlands to the North and South but proposed construction site is greater than 75 from the wetlands.

3. Farmland Preservation Area:

No – property owner receives no farmland tax credits or has any commercial tillable acres present.

4. Woodland Preservation Area:

No – property owner receives no woodland tax credits presently.

5. Planning Map & Criteria:

A. Natural Areas

Property is currently a mix of wooded an open areas, privately held bog approximately 500 feet from proposed construction site.

B. Transportation (Commercial Develop.Only)

Not Applicable

C. Topography & Soil

Lutzke sandy loam, 6 to 12 percent slope

D. Pre-existing Home Site

No

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

Not as presented. George & Holdt Soil Consultants has determined conventional septic system is viable on the site.

F. Any Land Use Conflicts

Not as presented. Proposed site is in harmony with adjacent properties where single family homes are located with a ¼ mile radius.

Town of Liberty Change Request Form

6. Site Inspection

Yes, on an individual basis

7. Special Considerations

- Property has no current commercial agricultural use at this time. A better suited use would be for a single-family residence.
- The proposed rezone will be in line with properties to the West and South that have single family residences present.

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

Approved on a 4-0 vote.

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

Dave Christel *Steve Lenzner*
Drew Otto *Ron Schnell*

\$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: 8 / 12 / 2024 along with the following conditions:

With Special Conditions

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

Signatures of Board

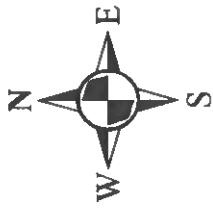
Ron Schnell
Steve Lenzner
Drew Otto

Date

8/12/2024

8/12/24

8/12/24



Myron & Kathleen Hickman
 NW 1/4, NW 1/4
 Section 32, T18N-R22E
 Town of Liberty
 From: EA To: SE
 Approximately 3.0 acre(s)
 -87.902, 43.990

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
- Revised Zone Change
- Zoning Line
- Section Line
- Parcel Line
- Water Way



EXHIBIT MAP

PART OF THE NW1/4 OF THE NW1/4 OF SECTION 32, T.18N., R.22E., TOWN OF LIBERTY, MANITOWOC COUNTY, WISCONSIN

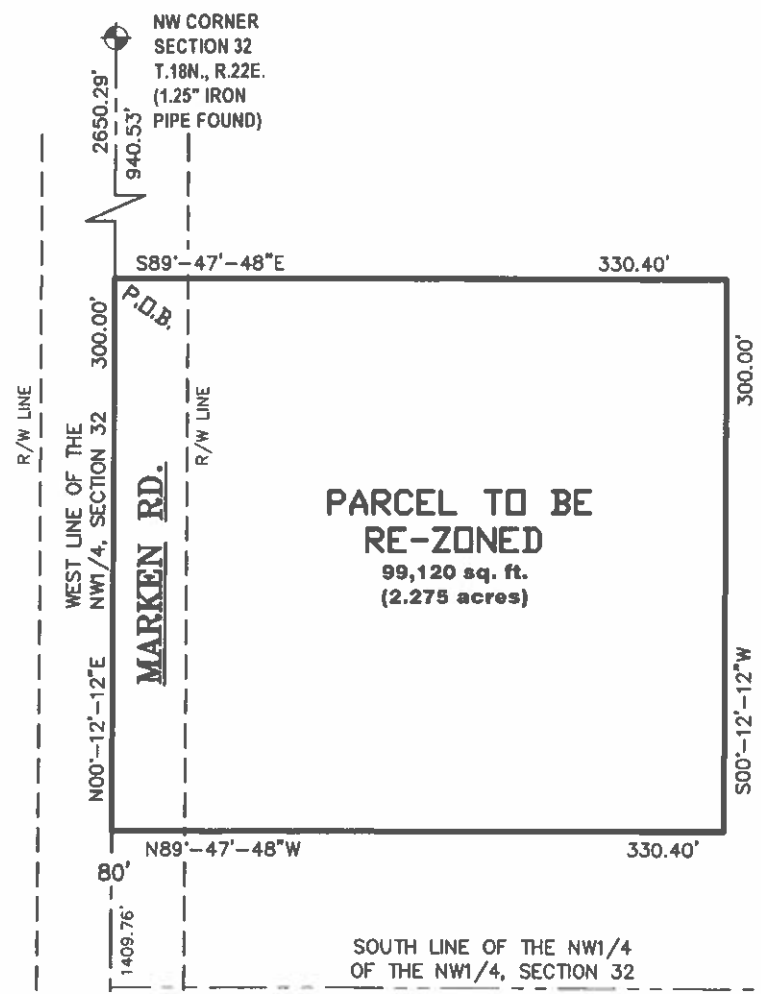
SURVEYED FOR:
MYRON HICKMAN
10621 CTY RD F
NEWTON, WI 53063

BEARINGS REFERENCED TO THE WEST LINE OF THE NW1/4, SECTION 32 ASSIGNED: S00°-12'-12"W PER THE MANITOWOC COUNTY COORDINATE SYSTEM

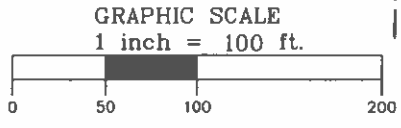


-LEGEND-

= MANITOWOC CO. PLSS COR.



UNPLATTED LANDS



W1/4 CORNER SECTION 32 T.18N., R.22E. (MAG NAIL FOUND)

SURVEYOR'S CERTIFICATE

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

Dated this _____ day of _____, 2024.

A part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-Two (32), Township Eighteen (18) North, Range Twenty-Two (22) East, Town of Liberty, Manitowoc County, Wisconsin containing 99,120 square feet (2.275 acres) of land and being described by:

Commencing at the northwest corner of said Section 32; thence S00°-12'-12"W along the west line of the NW1/4 of said Section 32, a distance of 940.53 feet to the point of beginning; thence S89°-47'-48"E 330.40 feet; thence S00°-12'-12"W 300.00 feet; thence N89°-47'-48"W 330.40 feet to said west line; thence N00°-12'-12"E along said west line, a distance of 300.00 feet to the point of beginning.

MERIDIAN
SURVEYING, LLC

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

DRAWN BY: MK	FIELD WORK DATE: X
CHECKED BY: BB	FIELD BOOK: NOTES
JOB NO.: 15736	SHEET 1 OF 1

WISCONSIN PROFESSIONAL LAND SURVEYOR
Bradley A. Buechel, S 2613

Myron & Kathleen Hickman
10621 C.T.H "F"
Newton, WI 53063



Tax Parcel #008-032-006-000.00
NW,NW,S32,T18N-R22E
Town of Liberty
Manitowoc County

Parcel Size: 40.00 Ac.
Land Use: Cleared Wooded Area
Site Location: Site is south of 8722 Marken Road

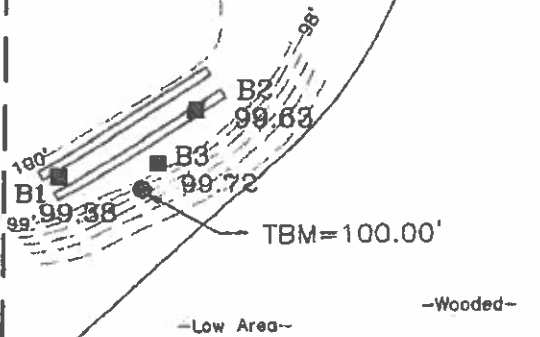
Key

- Soil Boring
- TBM & HRP (Top of Nail in Maple Tree = 100.00')

Well must be >50' from the absorption cells and
>25' from the treatment tank

House must be >10' from the absorption cells

MARKEN ROAD



George & Holdt
LLC

6350 Nero Lane Sobieski, WI 54171 920-822-9918
georgeandholdt.com

ACLT Drawing #24--7190

**RESOLUTION APPROVING TOWN OF NEWTON ZONING ORDINANCE
(Grotegut Dairy Farm)**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the town of Newton adopted a zoning ordinance pursuant to the authority granted
2 to towns under Wis. Stat. § 60.62; and
3

4 WHEREAS, Manitowoc County adopted a zoning ordinance pursuant to the authority granted
5 to counties under to Wis. Stat. § 59.69; and
6

7 WHEREAS, Wis. Stat. § 60.62(3) provides that town zoning ordinances, and amendments
8 thereto, are subject to county board approval in counties that have adopted a zoning ordinance under
9 Wis. Stat. § 59.69; and
10

11 WHEREAS, the town of Newton amended its zoning ordinance on October 9, 2024 by
12 rezoning a 5-acre parcel of property owned by Grotegut Dairy Farm from the A-3 (Farmland
13 Preservation) District to the A-1 (Agricultural/Rural Residential) District in accordance with Wis.
14 Stat. § 60.62; and
15

16 WHEREAS, the town of Newton has submitted its amended zoning ordinance to the county
17 board of supervisors of the county of Manitowoc for approval, and a copy of the amended zoning
18 ordinance has been provided to each member of the county board for review;
19

20 NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the county
21 of Manitowoc approves the town of Newton’s amended zoning ordinance that rezones that certain 5-
22 acre parcel of property owned by Grotegut Dairy Farm from A-3 (Farmland Preservation) District to
23 A-1 (Agricultural/Rural Residential) District and was adopted by the town board of the town of Newton
24 on October 9, 2024.

Dated this 28th day of October 2024.

Respectfully submitted by
Ryan Phipps

Supervisor, District 11

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 _____

TOWN OF NEWTON
6532 CARSTENS LAKE ROAD
MANITOWOC WI 54220

October 9th , 2024

To: County Board
Court House
1010 South 8th Street
Manitowoc WI 54220

Ladies and gentlemen,

Please be advised that the Town of Newton at its regularly scheduled Town Board Meeting on Wednesday, October 9th 2024, approved the following:

A request by Grotegut Dairy Farm Inc, 7427 Newton Road, Newton, WI, to rezone a 5-acre parcel from A-3, Farmland Preservation District, to A-1, Agricultural/Rural Residential District. The rezone will allow a former farm owner to build a new home.

A motion was made, seconded, and approved at the Town of Newton Planning Commission meeting on October 7th, 2024. Said action was approved and was submitted to the Town Board for approval. Voting Aye were Supervisor Behnke and Supervisor Christianson. Motion carried.

Alyssa Grotegut
Town of Newton Clerk

KIM GROTEGUT
 7427 NEWTON RD.
 NEWTON, WI 53063

FIELD BOOK COMPLETION DATE B/25/2024
 DRAWN BY JAD/BLB
 JOB NO. 5881024
 CAD FILE DWG 18-23\28\GROTEGUT\5881024
 SCALE 1" = 100'

MAP OF AREA BEING REZONED
 TRACT "B" OF A CERTIFIED SURVEY MAP RECORDED IN VOLUME 4, PAGE 517 AND PART OF THE
 SE 1/4 OF THE SW 1/4 OF SECTION 28, TOWN 18 NORTH, RANGE 23 EAST, TOWN OF NEWTON,
 MANKOWIC COUNTY, WISCONSIN

OWNER:
 Grotegut Dairy Farm, Inc.
 7427 Newton Road
 Newton, WI 53063

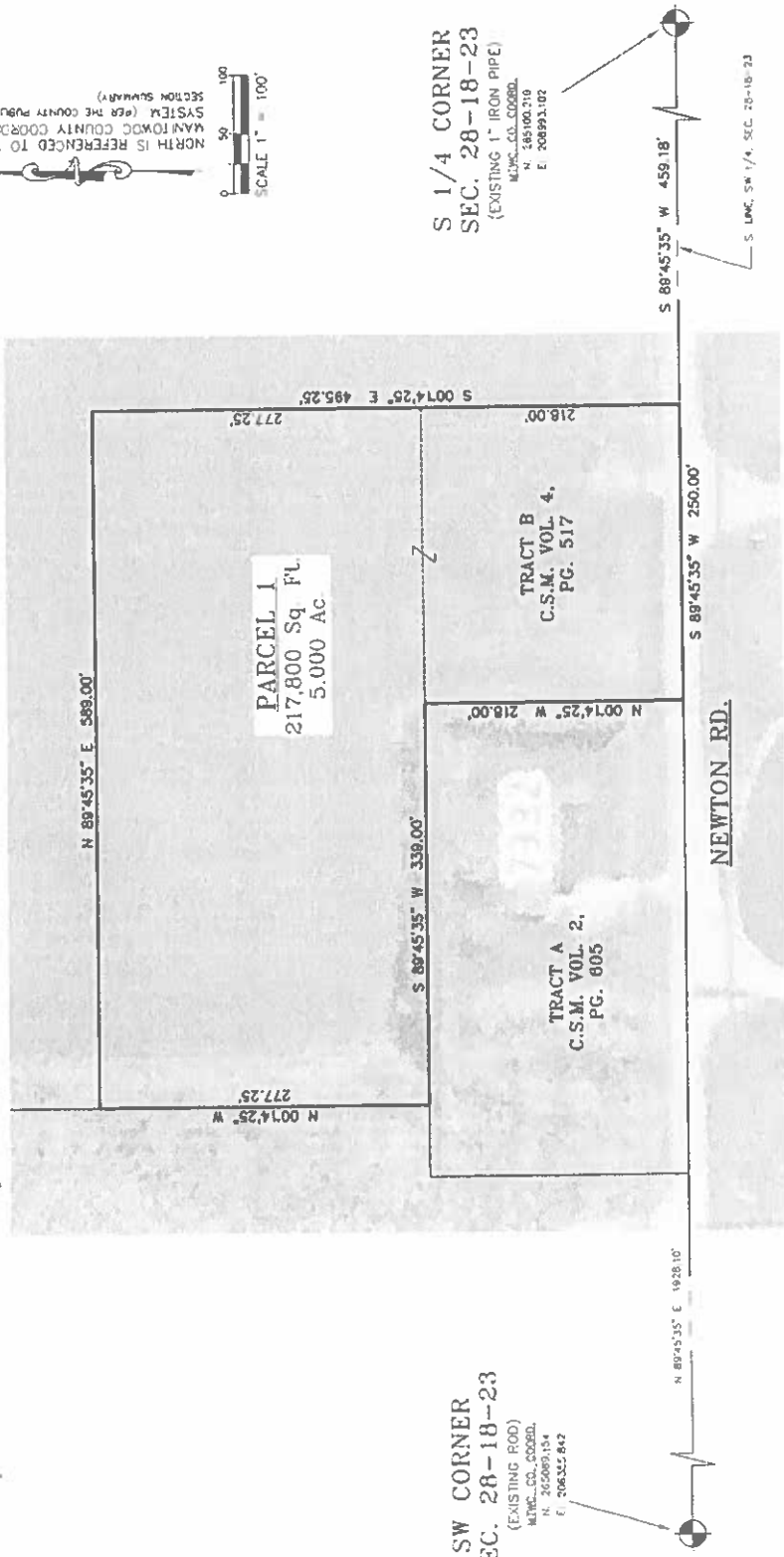
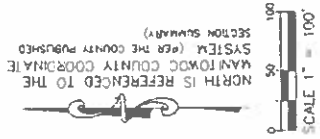
DESCRIPTION:

PARCEL 1 (Area to be rezoned from A-2 to A-1)

Tract "B" of a Certified Survey Map recorded in volume 4, page 517 and part of the SE 1/4 of the SW 1/4 of Section 28, Town 18 North, Range 23 East, Town of Newton, Manitowoc County, Wisconsin, described as follows:

Commencing at the S 1/4 Corner of Section 28; Thence S 89°45'35" W, 459.18 feet coincident with the south line of said SW 1/4 to the point of beginning; Thence continuing S 89°45'35" W, 250.00 feet; Thence N 00°14'25" W, 218.00 feet; Thence S 89°45'35" W, 339.00 feet; Thence N 00°14'25" W, 277.25 feet; Thence N 89°45'35" E, 589.00 feet; Thence S 00°14'25" E, 495.25 feet to the point of beginning.

Said parcel contains 217,800 Square Feet (5.000 Acres) of land



TOWN OF NEWTON BOARD MEETING

OCTOBER 9, 2024

The October 9, 2024, the meeting of the Town of Newton was called to order by Chairperson Thomas at 5:00 p.m. at the Town Hall, 6532 Carstens Lake Road, Manitowoc.

ROLL CALL

The roll was called, members present were Denise Thomas – Chairperson, Kevin Behnke – Supervisor 1, Kelly Christiansen – Supervisor 2, Alyssa Grotegut – Clerk, Paulette Vogt – Treasurer, Dave Mueller – Road Supervisor/Law Enforcement Officer. Excused was Mike Slattery – Zoning Administrator.

VERIFICATION OF POSTING – APPROVAL OF AGENDA AND MEETING MINUTES

An affidavit is on file stating the agenda was posted in the proper places. Supervisor Christiansen moved to approve the agenda, seconded by Supervisor Behnke. All approved, motion carried. Supervisor Behnke made a motion to accept the previous meeting minutes, seconded by Supervisor Christiansen. All approved, motion carried.

TREASURER'S REPORT

Treasurer Vogt submitted her report prior to the meeting, there were no questions. Chairperson Thomas made a motion to approve the treasurer's report, seconded by Supervisor Christiansen. All approved, motion carried.

PUBLIC INPUT

Chairperson Thomas opened public input. Jeff Rothen from the Pine Creek Conservancy gave the board an update on the records request the Town received. With no further input, public input was closed.

REPORTS

Road Supervisor – Supervisor Behnke made a motion to approve Bill Heckmann boring the powerline from the road to the salt shed for \$2730.00. Seconded by Supervisor Christiansen, all approved, motion carried. Dave then mentioned Center stripping was finished and that he started ditch cutting and tree cutting. Supervisor Christiansen requested we inform homeowners that may be responsible for trees from their property falling into the road and potentially causing something to happen.

Law Enforcement – Dave mentioned he had a sheep and dog call.

Zoning Administrator – Mike submitted his report prior to the meeting, there were no questions. But Rick Wetenkamp's fee was \$55.

Supervisor 1 – The electronic collection went great. The County Board received their County Exec. Budget, and the increase of sales tax should generate 7.7 million dollars in revenue. 4.7 million plans to go to the Human Services department. Before it is approved, they need to see more of where the revenue from the sales tax will be placed. Lastly, Supervisor Behnke questioned our Village powers documentation.

Supervisor 2 – The Fire departments next informational meeting for the Town will be held November 19th at 6 p.m.

Chairperson – Chairperson Thomas turned over the meeting to Supervisor Behnke. Supervisor Behnke then made a motion to approve the Plan Commission's recommendation for Grotegut Dairy Farm 7427 Newton Road, 5-acre zone change from A-3 Farmland Preservation to A-1 Agricultural/Rural Residential District located in SE ¼ of the SW ¼ Section 28. Supervisor Christiansen seconded, all approved with a roll call vote. Two ayes, one abstained due to conflict of interest. Motion carried. The meeting was turned back over to Chairperson Thomas. The Newton Fire Company gave the Board the requested budget for 2025 at \$82,000. The Ambulance Contract increased to \$15 per resident and the City requests we pay an annual fee instead of quarterly. Supervisor Christiansen then made a motion to approve the Firestone tires from Pat's Tire for the tractor. Seconded by Chairperson Thomas, all approved, motion carried. There is still ARIP paperwork that needs to be done but we have until 2029. Lastly, the Town of Manitowoc requested a meeting with us and the City of Manitowoc to go over the contract we received on the City Water Project.

Clerk – Chairperson Thomas made a motion to approve the paying of the bills, seconded by Supervisor Christiansen. All approved, motion carried. Next, Clerk Grotegut read a letter from the County, looking for a Board of Adjustment letter. If you are interested reach out to her.

NEXT MEETING DATES

Special Budget Meeting – October 30, 2024, at 5:00 p.m.

Monthly Town Meeting – November 13, 2024, at 5:00 p.m.

Fire Department Informational Meeting – November 19, 2024, at 6:00 p.m.

With no further discussion Supervisor Behnke moved to adjourn the meeting, seconded by Supervisor Christiansen. Said motion was adapted by acclamation. The meeting was adjourned.

Respectfully submitted,
Alyssa Grotegut, Clerk

**RESOLUTION ADOPTING 2025-2028 MANITOWOC COUNTY
COORDINATED PUBLIC TRANSIT - HUMAN SERVICES
TRANSPORTATION PLAN**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, Wis. Stat. § 85.21 authorizes counties to adopt a Coordinated Public Transit
2 – Human Services Transportation Plan for the purpose of improving transportation services for
3 persons with disabilities, older adults, and individuals with lower incomes; and
4

5 WHEREAS, a county must have a Coordinated Public Transit – Human Services
6 Transportation Plan that includes an assessment of available services, an assessment of
7 transportation needs for individuals with disabilities, seniors, and people with low incomes,
8 strategies to address identified gaps, priorities for implementation of projects; and
9

10 WHEREAS, the ADRC of the Lakeshore, the Transportation Coordinating Committee, and
11 Bay Lakes Regional Planning Commission have prepared a Manitowoc County Coordinated
12 Public Transit – Human Services Transportation Plan that meets the requirements set forth in
13 federal Bipartisan Infrastructure Law, the Federal Transit Administration rules, and Wis.
14 Stat. § 85.21; and
15

16 WHEREAS, the Transportation Coordinating Committee held a public hearing on July 24,
17 2024, to seek public comment on the Manitowoc County Coordinated Public Transit – Human
18 Services Transportation Plan; and
19

20 WHEREAS, the Transportation Coordinating Committee has provided the County Board
21 with a copy of the Manitowoc County Coordinated Public Transit – Human Services
22 Transportation Plan; and
23

24 WHEREAS, after careful consideration and review, the Transportation Coordinating
25 Committee recommends that the County Board adopt the Manitowoc County Coordinated Public
26 Transit – Human Services Transportation Plan and incorporate it into the county’s comprehensive
27 plan;
28

29 NOW, THEREFORE, BE IT RESOLVED, that the county board of supervisors of the
30 county of Manitowoc hereby adopts the Manitowoc County Coordinated Public Transit – Human
31 Services Transportation Plan and incorporates it into the Manitowoc County 20-Year
32 Comprehensive Plan Update adopted by the county board on August 18, 2020 as updated from
33 time-to-time.

Dated this 28th day of October 2024.

Respectfully submitted by the
Transportation Coordinating Committee

Paul Hacker, 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