



MANITOWOC COUNTY

COUNTY BOARD OF SUPERVISORS

MEETING NOTICE

DATE: April 15th 2025

TIME: 5:30 PM

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 Paul Hacker**
- III. Roll Call**
- IV. Approve Agenda**

V. REPORTS

- A. Laura Apfelbeck, UW-Extension FoodWise Coordinator – Manitowoc County Hunger Coalition
2023-24 Food Security Survey

VI. PROCLAMATIONS

- A. May as Foster Care Month
- B. National Therapy Animal Day

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 March 18, 2025 County Board Minutes
- B. Appointments by County Executive
 - 1. Board of Health
Appoint one member to succeed Shannon Kanter for two-year terms expiring April 2027.
 - a. Catherine Wagner
 - 2. Traffic Safety Commission
Appoint two members to succeed alternate) Brian Nack.
 - a. Alternate) Jason Orth
- C. Ordinances and Resolutions
 - 1. Land Conservation Committee
 - a. Resolution 2025/2026-78 Supporting Increased County Conservation Base Staffing Grant
 - 2. Planning and Park Committee
 - a. Ordinance 2025/2026-79 Amending Zoning Map (David Pekarske)
 - b. Ordinance 2025/2026-80 Amending Zoning Map (Bryce Fischer and Amy Johnson)

- c. Ordinance 2025/2026-81 Amending Zoning Map (Vogel Family Farm)
- d. Ordinance 2025/2026-82 Amending Zoning Map (Randall and Anne Sellen)
- e. Ordinance 2025/2026-83 Amending Zoning Map (Nancie Cayemberg)

IX. 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
 - 1. Resolution 2025/2026-84 Initial Resolution Authorizing Not to Exceed \$2,570,000 General Obligation Promissory Notes for Highway Projects
- G. Highway Committee
- H. Human Service Board
- I. Land Conservation Committee/UW-Extension Education and Agriculture Committee
- J. Personnel Committee
- K. Planning & Park Commission
- L. Public Safety Committee
- M. Public Works Committee
- N. Transportation Coordinating Committee

X. ANNOUNCEMENTS

XI. ADJOURNMENT

Chairman Tyler Martell
Prepared by Jessica Backus, 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 SUPPORTING INCREASED COUNTY CONSERVATION
BASE STAFFING GRANT**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, Manitowoc County Soil and Water Conservation Department (SWCD) staff
2 are relied upon to carry out a range of Wisconsin's state agricultural and resource management
3 programs that reduce non-point pollution, promote farmland preservation, and administer
4 standards through statutes, codes, and ordinances; and
5

6 WHEREAS, SWCD staff, with Land Conservation Committee oversight, assist
7 Wisconsin's farmers in many ways, including supporting producer-led watershed groups,
8 developing nutrient management plans, engineering manure storage and transfer systems, and
9 applying conservation practices that promote soil health, farm sustainability and productivity; and
10

11 WHEREAS, that county board of supervisors of the county of Manitowoc supports the
12 programs and continued efforts the SWCD conducts in these efforts; and
13

14 WHEREAS, the shared conservation work of SWCD professionals and landowners has
15 major water quality benefits, including preventing soil erosion, protecting and improving surface
16 and groundwater resources, and restoring native habitat; and
17

18 WHEREAS, SWCD experts are trusted technical advisors that consult with landowners to
19 understand their land management goals and then propose customized solutions that includes
20 project planning and contracting, engineering, quality control, and securing of cost-share funding
21 to increase participation while reducing project expenses; and
22

23 WHEREAS, building a partnership based on trust and understanding with farmers and
24 landowners requires a sustained commitment over time from SWCD professionals; and
25

26 WHEREAS, SWCD leverages cost-share funding from federal and private sources,
27 providing a 2:1 return on the state investment, and spurring local economic growth in industries
28 including agriculture, construction, tourism, forestry, recreation; and
29

30 WHEREAS, SWCD cost-share funding is not wasteful spending; and
31

32 WHEREAS, the state of Wisconsin codifies SWCD's role in carrying out state
33 conservation standards via Wis. Stat. ch. 92, which includes a goal that the State fund staff
34 positions in every SWCD at 100% of the first staff position, 70% of the second staff position, and
35 50% of each additional staff position; and
36

37 WHEREAS, the Manitowoc County Land Conservation Committee supports this effort
38 and appreciates that the state of Wisconsin has worked towards, but not met this baseline support
39 of SWCDs; and

40 WHEREAS, in the 18-year period from 2006 to 2024, base funding relative to SWCD
41 staffing needs has actually decreased;
42

43
44 NOW, THEREFORE, BE IT RESOLVED, that county board of supervisors of the county
45 of Manitowoc urges the Wisconsin State Legislature to strengthen the viability of the State's
46 County Soil and Water Conservation Staffing program by increasing base funding for the program
47 to keep up with inflationary staffing costs, following at minimum the governor's proposed 2025-
48 2027 budget, and
49

50 BE IT FURTHER RESOLVED, that the Manitowoc County Board urges the Wisconsin
51 State Legislature to strive to meet the current need of \$20.2 million annually to fully fund the
52 State's County Soil and Water Conservation Staffing program efforts in the future; and
53

54 BE IT FURTHER RESOLVED, that the Manitowoc County Clerk is hereby authorized
55 and directed to send a copy of this Resolution to the Governor of the State of Wisconsin, Wisconsin
56 State Legislators with a constituency within Manitowoc County, and the Wisconsin Counties
57 Association.

Dated this 15th day of April 2025.

Respectfully submitted by the
Land Conservation Committee

Ryan Phipps, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

I respect the prerogative of the members of the Manitowoc County Board of Supervisors to voice their opinions on legislative issues. Therefore, it is my practice to neither approve nor veto a legislative policy resolution that has been enacted by the County Board in order to allow the County Board, acting as the legislative branch of county government, to freely express its sentiment on legislative and public policy issues or to request action by a governmental entity, or both.

Bob Ziegelbauer, County Executive

Date

ORDINANCE AMENDING ZONING MAP
(David Pekarske)

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 March 31, 2025; 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) and part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section
13 Eleven (11), Township Nineteen (19) North, Range Twenty-Two (22) East, Town of Cato,
14 Manitowoc County, Wisconsin, more particularly described as follows:
15

16 Commencing at the Northwest Corner of said Section 11; thence S00°-04'-58"W
17 along the west line of the NW1/4 of said Section 11, a distance of 985.00 feet to
18 the point of beginning; thence N89°-52'-16"E 340.00 feet; thence S69°-09'-32"E
19 245.97 feet; thence S00°-04'-58"W 345.00 feet to the south line of lands described
20 in Volume 1209 Page 107 of Manitowoc County Records; thence S89°-57'-33"W
21 along said south line, a distance of 570.00 feet to the west line of said NW1/4;
22 thence N00°-04'-58"E along said west line, a distance of 432.15 feet to the point
23 of beginning, said parcel containing approximately 236,452 square feet (5.428
24 acres) of land
25

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

Dated this 15th day of April 2025.

Respectfully submitted by the
Planning and Park Commission

James Falkowski, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director.



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

COUNTERSIGNED: _____
Tyler Martell, County Board Chair Date

APPROVED: _____
Bob Ziegelbauer, County Executive Date

REPORT TO:	THE MANITOWOC COUNTY BOARD OF SUPERVISORS APRIL 15, 2025.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	BRYCE FISCHER AND AMY JOHNSON 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.

Bryce Fischer and Amy Johnson, on February 24, 2025, petitioned the Manitowoc County Board of Supervisors to rezone approximately 2.22 acres of land located in the NE1/4, NW1/4, Section 20, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to GA, General Agriculture.

The Town of Manitowoc Rapids adopted the Manitowoc County Zoning Ordinance on December 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. Bryce Fischer and Amy Johnson petitioned for a zoning map amendment on February 24, 2025.
- 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 March 17, 2025 and on March 24, 2025.
- d. The County Planning and Park Commission held a public hearing on this amendment request on March 31, 2025.
- e. The Commission at their March 31, 2025 meeting recommended approval of a requested rezoning of approximately 2.22 acres of land located in the NE1/4, NW1/4, Section 20, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to GA, General Agriculture.

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

3. Testimony at the hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.
- b. Mr. Bryce Fischer and Ms. Amy Johnson, 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 Town Land Use Committee support the proposed zone change to GA, General Agriculture.
3. Rezoning will allow for the operation of a small farmers market with a conditional use permit.
4. 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 Bryce Fischer and Amy Johnson to rezone approximately 2.22 acres of land from EA, Exclusive Agriculture to GA, General Agriculture were approved.

The Manitowoc County Planning and Park Commission, at its March 31, 2025 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 2.22 acres of land located in the NE1/4, NW1/4, Section 20, T19N-R23E, Town of Manitowoc Rapids, 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

March 7, 2025

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

and

Manitowoc County Supervisor Matthew Phipps
Supervisor District 21

ATTN: Tim Ryan and Supervisor Phipps

Enclosed you will find 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/Application:

Bryce Fischer & Amy Johnson
8623 CTH JJ
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
Manitowoc County Clerk

Enclosure



Manitowoc County
Planning and Park Commission

Fee (\$553) Received



Receipt # 41721

ZONING MAP AMENDMENT APPLICATION

MANITOWOC COUNTY

RECEIVED

FEB 24 2025

PLANNING & PARK
COMMISSION

OWNER / APPLICANT / AGENT

Current Owner Bryce Fischer / Amy Johnson Applicant/Agent

Address 8623 County Road JJ Address

City/State/Zip Manitowoc, WI 54220 City/State/Zip

Phone 920-323-3825 Phone

Email Address mishitshomegrowntk@gmail.com Email Address

920-973-6875

PROPERTY LEGAL DESCRIPTION

NE 1/4, NW 1/4, S 20 T 19 N R 23 E Town of Manitowoc Rapids

House / Fire # 8623 Tax Number 78684 / Parcel # 01002000500100

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:

Proposed use: (Reason for change)

We would like to host a small farmers market.
8 vendors at a time.

Return to:
Manitowoc County
Planning and Park Commission
4319 Expo Drive, PO Box 935
Manitowoc, WI 54221-0935
(920) 683-4185

Amy Johnson 2/24/25
Signature (owner or owner's agent) (Required) Date

Signature (applicant)

Date

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

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

PETITIONER

Name: Bryce Fischer & Amy Johnson
Address: 8623 CTH JJ
Manitowoc WI 54220
Town: Manitowoc Rapids

PARCEL

Location: NE¼, NW¼ Section 20, T19N-R23E
Tax#: 010-020-005-001.00
Area: 2.22

ACTION TO DATE

Petition Submitted: 02/24/25
Town Action: Approved 2/12/25
Hearing Notice Published: 3/17/25 & 3/24/25
Advisory: 3/31/2025
Hearing: 3/31/2025

ADJACENT USES & ZONING

Direction:	District:	Use:
North	RR	Residential & Town Hall
South	EA	Farmland & Grassland
East	EA	Farmland
West	GA	Wooded Residential

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture
Existing Land Use: Farmstead
Proposed Zoning District: GA, General Agriculture
Proposed Use: Would like to host small farmers market.

MAP INFORMATION

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

OTHER CONSIDERATIONS

Drainage: Well drained
Soil Limitations: Severe
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: CTH JJ

Soil Test: April 28, 1997
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

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.

FEB 17 2025

PLANNING & PARK
COMMISSION

**TOWN OF MANITOWOC RAPIDS
MEETING MINUTES FROM FEBRUARY 12, 2025**

The February 12, 2025 meeting of the Town of Manitowoc Rapids meeting was called to order by Chairman Stradal at 6:30 p.m. at the Town Hall, 8624 CTH JJ, Manitowoc, WI.

ROLL CALL

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

APPROVAL OF MINUTES – APPROVAL OF AGENDA

Chairperson Stradal presented the minutes from the January 8, 2025 meetings. Supervisor Wetenkamp moved to approve the meeting minutes, seconded by Supervisor Jost. Upon vote, the motion was carried unanimously.

Chairperson Stradal presented the February 12, 2025 agenda. Supervisor Wetenkamp moved to approve the agenda, seconded by Supervisor Jost. Upon vote, the motion was carried unanimously.

TREASURER'S REPORT

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

PUBLIC COMMENT

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

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

REPORTS

Constable – Constable Wiesner reported three calls.

Highway – Road Foreman Stradal reported on two quotes for the two exterior doors of the town hall. Phipps Construction quoted \$9,200. Keehan Custom Cabinetry quoted \$5,000. Supervisor Jost moved to hire Keehan, seconded by Supervisor Wetenkamp. Upon vote, it passed with two ayes. Chairman Stradal abstained from voting. Road Foreman Stradal informed the board that the 305 needed new tires. He received a quote from Pumps for \$2,044. Supervisor Jost moved to purchase the tires from Pumps, seconded by Supervisor Wetenkamp. Upon vote, the motion carried unanimously. He questioned how much was set aside for noxious weed. Clerk Backus informed him there was \$4,500 designated for noxious weed.

NEW BUSINESS

Discussion and action on Conditional Use Permit for PMK Wisconsin LLC

Chair Stradal and the board reviewed the Condition Use Permit request from PMK Wisconsin LLC pertaining to opening a gas station at 6000 CTH JJ. No one was present from PMK Wisconsin. Supervisor Wetenkamp moved to approve the conditional use permit according to the County's rules and regulations they set forth, seconded by Supervisor Jost. Upon vote, the motion carried unanimously.

Discussion and action on Rezone Request for Fischer/Johnson

Randy Drumm, Land Use Committee member reported Bryce Fischer and Amy Johnson would like to rezone 2.2 acres of land from Exclusive Agriculture to General Agriculture to continue the use of farmland and host a farmers' market. The committee made a recommendation to approve the rezone request and send the recommendation to the County. Supervisor Wetenkamp moved to approve the rezone request for Bryce Fischer and Amy Johnson, seconded by Supervisor Jost. Upon vote, the motion was carried unanimously.

Discussion and action on Rezone Request for Vogel

Randy Drumm, Land Use Committee member reported Guy and Kay Vogel would like to rezone 2 acres of land from Exclusive Agriculture to Rural Residential to build a new home. The committee made a recommendation to approve the rezone request and send the recommendation to the County. Supervisor Jost moved to approve the rezone request for Guy and Kay Vogel, seconded by Supervisor Wetenkamp. Upon vote, the motion was carried unanimously.

Discussion and action on Land Use Committee Appointment

Chairman Stradal informed the Board he stepped down from the Land Use Committee. Stradal moved to nominate Supervisor Wetenkamp to represent the Town Board on the Land Use Committee, seconded by Supervisor Jost. Upon vote, the motion was carried unanimously.

Discussion and action on Renewal of Truck Loan

Clerk Backus provided the renewal of loan rates. Supervisor Wetenkamp moved to choose the fixed rate for three years, seconded by Supervisor Jost. Upon vote, the motion was carried unanimously.

Discussion and action on adding Golf Carts to ATV Ordinance

Chairman Stradal has been asked to discuss allowing golf carts on town roads by Branch Golf Course. The clerk will check with the attorney about amending the current ordinance to include golf carts and this will be reviewed at next month's meeting.

Discussion and action on Broadband Expansion

Supervisor Jost moved, seconded by Supervisor Wetenkamp to endorse Bertram Communication LLC for BEAD funding to support broadband expansion in the Town of Manitowoc Rapids, Manitowoc County. Upon vote, the motion was carried unanimously.

Discussion on Branch Fire Department Contract

Bryan Orth, Branch Fire Department representative, questioned if the Board would be willing to amend the current contract from one-year to a three-year contract. Discussion followed. The clerk will check with the attorney regarding the amendment, and this will be reviewed at next month's meeting.

Discuss Fire Department Reports

The reports were presented to the Board for review. Discussion followed.

OLD BUSINESS

Update on Westbury Court

Chairman Stradal discussed the issue of people who are using camp vits walking through the residents' yards with Brock Wetenkamp, City of Manitowoc Parks. Wetenkamp explained it seemed to be a Google Maps app versus Apple Map app issue. He was going to submit a ticket to Apple Map app support to have the parking lot changed.

Update on Forklift

Supervisor Jost reported he continues to look for a decent forklift.

Items for Next Month

ATV Ordinance

FD Contracts

Vouchers

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

NEXT MEETING DATES

Monthly Meeting – March 12, 2025 at 6:30 p.m.

There being no further discussion, Supervisor Jost moved to adjourn; seconded by Supervisor Wetenkamp, and the motion was adopted by acclamation. The meeting was adjourned at 6:58 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**

FEB 17 2025

**PLANNING & PARK
COMMISSION**

February 16, 2025

Re: Fischer/Johnson Rezone Request

Dear Planning and Zoning Department,

The Town Board for the Town of Manitowoc Rapids has decided to approve Bryce Fischer and Amy Johnson rezone request.

Enclosed you will find the Plan Commission's rezone review and the minutes from February 12, 2025 Town Meeting with a motion was made by Supervisor Wetenkamp to approve the rezone request, seconded by Supervisor Jost. 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: Bryce Fischer & Amy Johnson

Date Request Received: 2/3/2025 Fee Received: \$150 ck #1852

Date Committee Met: 2/11/2025

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

No adverse affect to 20 yr Plan

Recommendation to the Town Board:

Recommend approval to Town Board
w/condition of Right to Farm.

Michael E. Cheek - Chair

Town Board Decision:

The Town Board approves the rezone for
Fischer/Johnson from EA to GA.

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

Applicant Amy Johnson

Owner Bryce Fischer + Amy Johnson

Address 8623 CTH JJ

Address Same

Location NE 1/4 NW 1/4

Section 20 Town 19 Range 23

Tax Parcel # 010-020-005-001.00

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

Existing Land Use EA

Proposed Land Use GA

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*:

- ☐ Residential
- ☐ Rural Residential
- ☐ Branch Rural Center
- ☐ Planned Unit Development
- ☒ Planned Commercial District

- ☐ Industrial
- ☐ Governmental & Institutional
- ☐ Agriculture & Woodlands
- ☐ Park & Recreation
- ☐ Environmental Corridors

Existing Zoning District

- ☒ Exclusive Agriculture (EA)
- ☐ General Agriculture (GA)
- ☐ Large Estate Residential (LE)
- ☐ Small Estate Residential (SE)
- ☐ Rural Residential (RR)

- ☐ High Density Residential (HD)
- ☐ Lake Residential (LR)
- ☐ Commercial/Business (CB)
- ☐ Industrial (ID)
- ☐ Natural Areas (NA)

Proposed Zoning District

- ☐ Exclusive Agriculture (EA)
- ☒ General Agriculture (GA)
- ☐ Large Estate Residential (LE)
- ☐ Small Estate Residential (SE)
- ☐ Rural Residential (RR)

- ☐ High Density Residential (HD)
- ☐ Lake Residential (LR)
- ☐ Commercial/Business (CB)
- ☐ Industrial (ID)
- ☐ Natural Areas (NA)

Review Questions

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

A Yes _____ No

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

_____ Yes X 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*?

X 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 X 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 X 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 X 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 X Deny ☐ Table ☐

Justification/Comments:

Recommend approval to the Town Board

Michael E. Cheek - Chair

TOWN OF MANITOWOC RAPIDS

REZONE REQUEST APPLICATION

Applicants Name: Amy Johnson
Address: 8623 County Rd JJ Manitowoc, WI 54220
Phone Number(s): 920-323-3825

Land Owner's Name: Bryce Fischer + Amy Johnson
Address: 8623 County Rd JJ Manitowoc, WI 54220
Phone Number(s): 920-973-6875 + 920-323-3825

Total Acres in Parcel: 2.22 Number of Acres to be Rezoned: 2.22
Current Zoning: FA Proposed Zoning: GA
Location of Land: NE 1/4, NW 1/4, Section 20, T 19 N-R 23 E.
Land in Farmland Preservation (y/n)
Current Land Use: Active Farm + Country Store

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

Amy Johnson
Bryce Fischer
Dale Wagner

Adam Gonsky
Pauline Gonsky
Dale Wagner

Pauline Gonsky

Purpose of Rezoning:

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

We would like to become a Farmer's Market Host.
8 Vendors at a time all season long.

Other Comments: This would give our rural community access
to homegrown and farm fresh products, ~~all year~~ all year
round.

Your completed application should be returned to Town Clerk, Jessica
Manitowoc, along with:

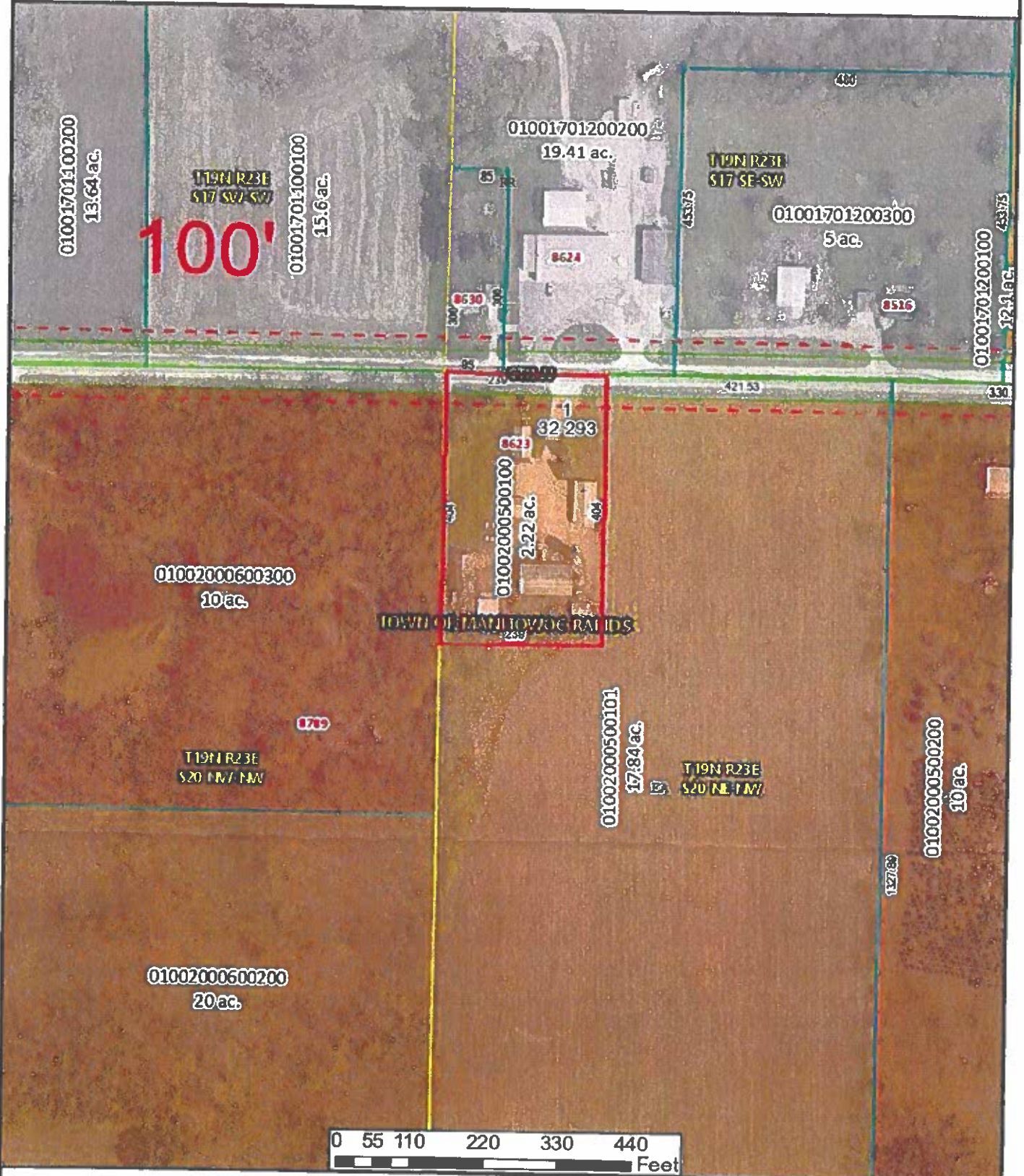
- This application page
 - Payment of \$150.00
 - Aerial Photo: can be obtained from Google, Earth or Natural Resou
4319 Expo Drive, Manitowoc. Highlight area to be rezoned.
 - A plat or hand drawn site plan: (measurements of land to be rezo
roads, neighbors, environmental features; i.e. streams, rivers, steep s
- Application must be completely filled out and returned to clerk before
Application must be submitted by the 15th of month prior to the next s

2/3/25 - 1/m w/ Amy
that abutting prop owners
need to sign doc.

8789 CTH JT - Adam + Pauline
Gonsky
- farm field - Dale + Cheryl
Wagner

Done

Manitowoc County Parcel Viewer



Author: Public
Date Printed: 1/21/2025



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.

CTH JJ

239'

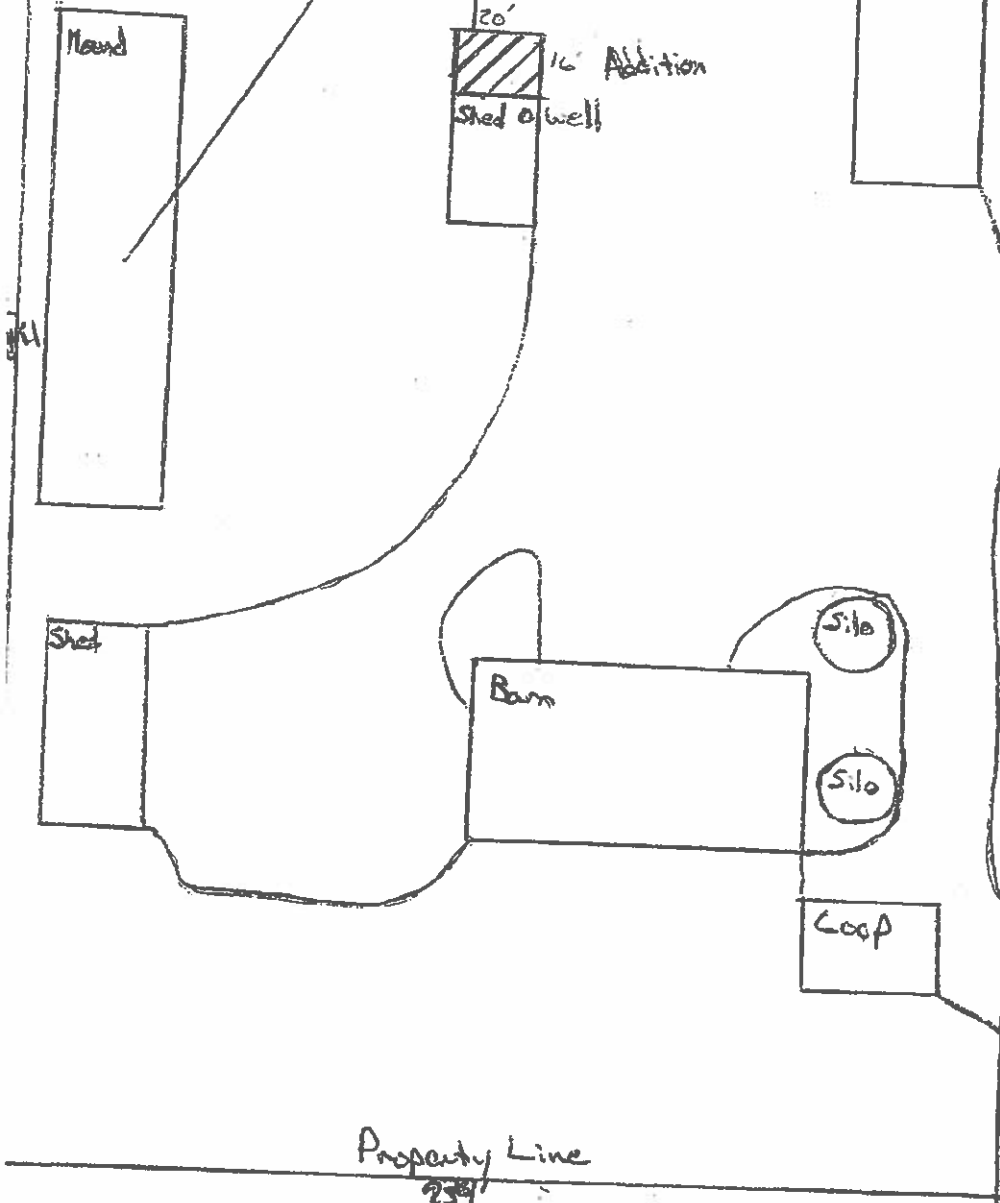
R/W

Site Plan

Fischer Site
NE 1/4 NW 1/4 section
T19 R23E
Manitowish Rapids Twp
Manitowish County
2.2 Acres

Property Line

404'



Daniel J. Linn
MP 232233

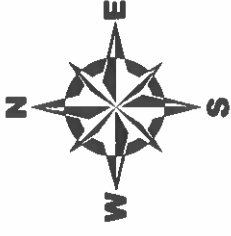
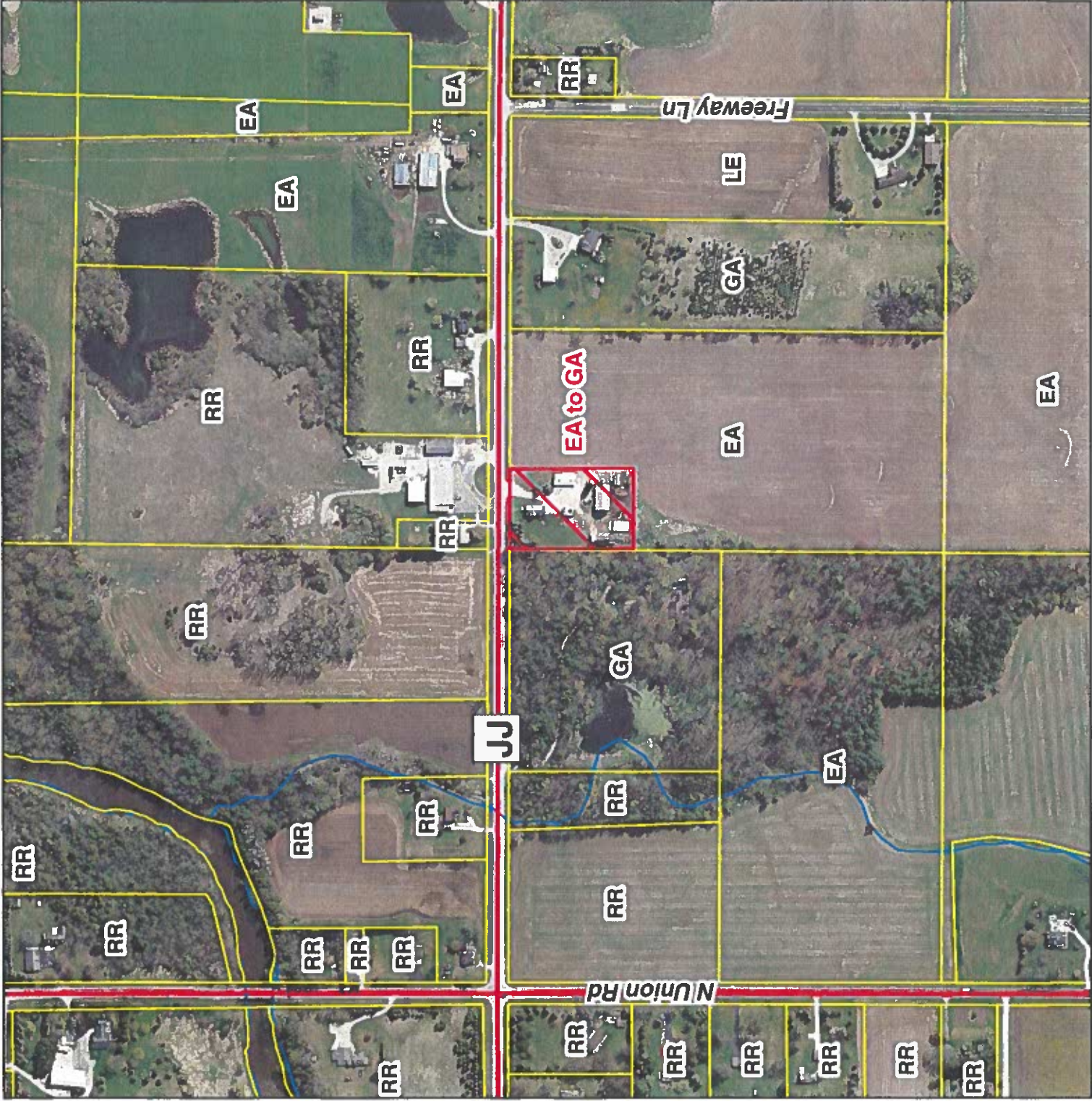
1" = 40'

Right to Farm

I, Byron E. Joss, 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: Byron E. Joss

Date: 2/11/25



Bryce Fischer/
Amy Johnson
NE 1/4, NW 1/4
Section 20, T19N-R23E
Town of Manitowoc Rapids

From: EA To: GA
Approximately 2.22 acre(s)
-87.776, 44.109

Map Overview

Manitowoc Rapids

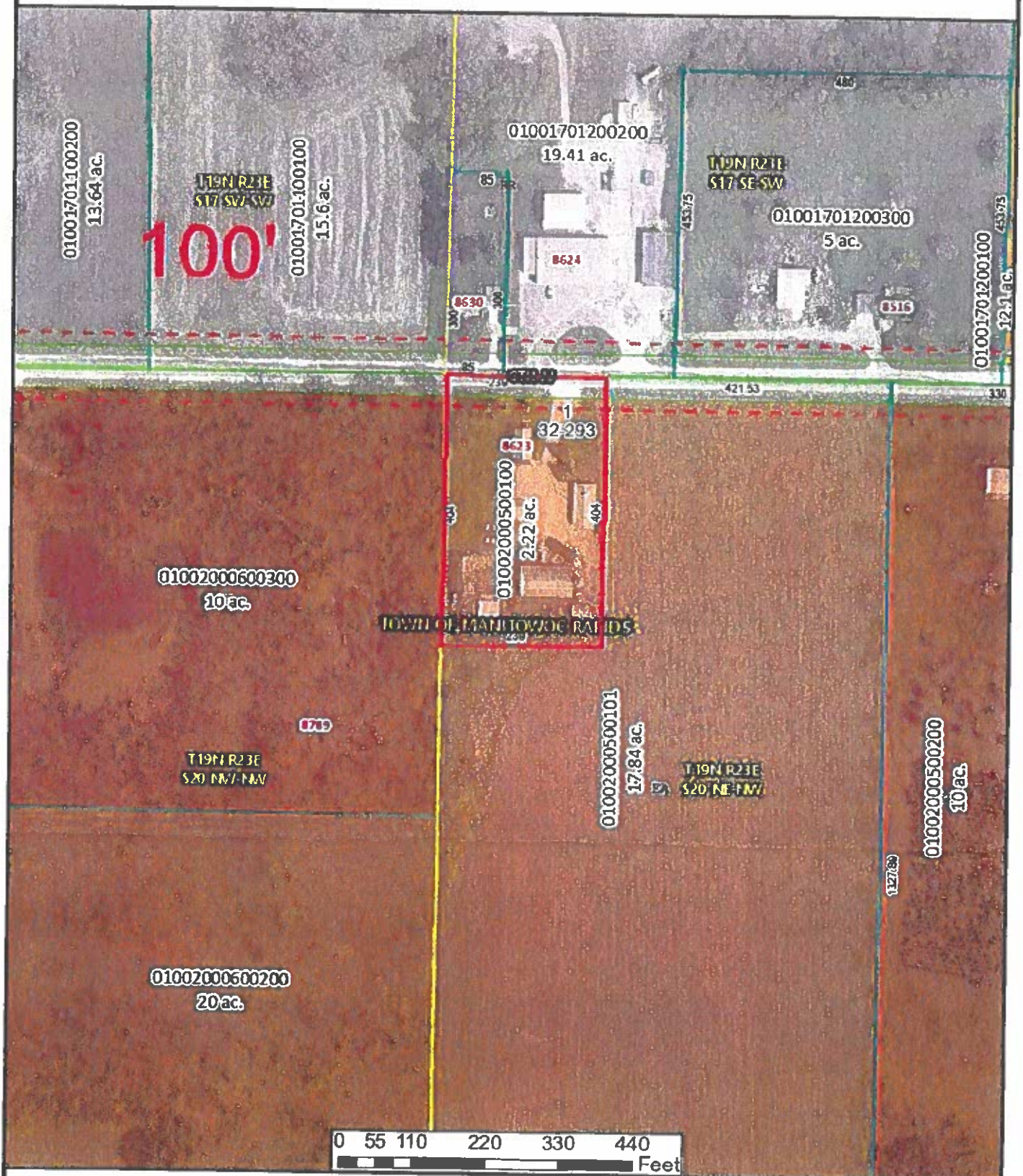
6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36



Legend

- Section Line
- Zoning Line
- Parcel Line
- Streams

Manitowoc County Parcel Viewer



Author: Public
Date Printed: 1/21/2025



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.

ORDINANCE AMENDING ZONING MAP
(Bryce Fischer and Amy Johnson)

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 March 31, 2025; 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 NE ¼ of the NW ¼ of Section 20, 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 N ¼ Corner of said Section 20; Thence N 89°42'41" W
16 1082.06 feet coincident with the north line of said NW ¼ to the point of beginning;
17 Thence continuing N 89°42'41" W 239.00 feet to the west line of said NE ¼ of the
18 NW ¼; Thence S 00°24'52" W 404.00 feet coincident with said west line; Thence
19 S 89°42'41" E 239.00 feet; Thence N 00°24'52" E 404.00 feet to the point of
20 beginning, said parcel containing approximately 96,556 Square Feet (2.217 Acres)
21 of land
22

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

Dated this 15th day of April 2025.

Respectfully submitted by the
Planning and Park Commission

James Falkowski, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

COUNTERSIGNED: _____
Tyler Martell, County Board Chair Date

APPROVED: _____
Bob Ziegelbauer, County Executive Date

REPORT TO:	THE MANITOWOC COUNTY BOARD OF SUPERVISORS APRIL 15, 2025.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	DAVID PEKARSKE 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.

David Pekarske on March 5, 2025, petitioned the Manitowoc County Board of Supervisors to rezone approximately 5.25 acres of land located in the SW1/4, NW1/4, and the NW1/4, NW1/4, Section 11, T19N-R22E, Town of Cato, from GA, General Agriculture to LE, Large Estate.

The Town of Cato adopted the Manitowoc County Zoning Ordinance on December 5, 2011. The uses permitted in the LE, Large Estate zoning provides areas for single-family residential and planned residential developments on large lots while allowing for agricultural activity in mostly rural areas of the county with a minimum lot size of 5.0 acres.

1. Action taken to date on this request includes:

- a. David Pekarske petitioned for a zoning map amendment on March 5, 2025.
- 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 March 17, 2025 and on March 24, 2025.
- d. The County Planning and Park Commission held a public hearing on this amendment request on March 31, 2025.
- e. The Commission at their March 31, 2025 meeting recommended approval of a requested rezoning of approximately 5.25 acres of land located in the SW1/4, NW1/4, and the NW1/4, NW1/4, Section 11, T19N-R22E, Town of Cato, from GA, General Agriculture to LE, Large Estate.

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

3. Testimony at the hearing is summarized as follows:

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

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

1. The area to be considered for rezoning meets past criteria set by the Commission for rezoning land from the GA, General Agriculture.
2. The Cato Town Board supports the proposed zone change to LE, Large Estate.
3. Rezoning will allow for the parcel to be divided permitting for construction of single family home adjacent to a family member.

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 David Pekarske to rezone approximately 5.25 acres of land from GA, General Agriculture to LE, Large Estate were approved.

The Manitowoc County Planning and Park Commission, at its March 31, 2025 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 5.25 acres of land located in the SW1/4, NW1/4, and the NW1/4, NW1/4, Section 11, T19N-R22E, Town of Cato, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from GA, General Agriculture to LE, Large Estate.

MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

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

SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

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



**COUNTY OF MANITOWOC
COUNTY CLERK**

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

Jessica Backus
Manitowoc County Clerk

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

March 7, 2025

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

and

Manitowoc County Supervisor Muench
Supervisor District 18

ATTN: Tim Ryan and Supervisor Muench

Enclosed you will find 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/Application:
David Pekarske
3265 Hempton Lake Rd
Reedsville, WI 54230

Township:
Cato

This notice is made in compliance with Section 59.69(5)(e)(I) 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
Manitowoc County Clerk

Enclosure



Manitowoc County
Planning and Park Commission

Fee (\$553) Received ☒

Receipt # 41735

ZONING MAP AMENDMENT APPLICATION

MANITOWOC COUNTY
RECEIVED

MAR 05 2025

PLANNING & PARK
COMMISSION

OWNER / APPLICANT / AGENT

Current Owner David Pekarske Applicant/Agent

Address 3265 Hampton Lake Rd. Address

City/State/Zip Reedsville WI 54230 City/State/Zip

Phone 920 374 0306 Phone

Email Address dave@pekarskebuilds.com Email Address

PROPERTY LEGAL DESCRIPTION

SW 1/4 NW 1/4
NW 1/4 NW 1/4 S 11 T 19 N R 22 E Town of Cato

House / Fire # 3265

Tax Number

00101100600000

00101100700100

PROPERTY INFORMATION

Existing Zoning District

GA

Proposed Zoning district

LE

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

Proposed use: (Reason for change)

single family home

Return to:
Manitowoc County
Planning and Park Commission
4319 Expo Drive, PO Box 935
Manitowoc, WI 54221-0935
(920) 683-4185

Signature (owner or owner's agent) (Required) Date

Signature (applicant)

Date

3/4/25

3/4/25

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

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

PETITIONER

Name: David Pekarske
Address: 3265 Hempton Lake Rd
Manitowoc WI 54220
Town: Cato

PARCEL

Location: NW¼, NW¼, Section 11, T19N-R22E
SW¼, NW¼, Section 11, T19N-R22E
Tax#: 001-011-006-000.00
001-011-007-001.00
Area: 5.25 Acres

ACTION TO DATE

Petition Submitted: 03/05/25
Town Action: Approved 3/3/25
Hearing Notice Published: 3/17/25 & 3/24/25
Advisory: 3/31/2025
Hearing: 3/31/2025

ADJACENT USES & ZONING

Direction:	District:	Use:
North	GA & SE	Grassland & Residential
South	EA	Farmland & Residential
East	GA	Farmland & Residential
West	EA & LE	Farmland & Residential

PARCEL USES & ZONING

Existing Zoning District: GA, General Agriculture
Existing Land Use: Farmland / Grassland / Wetland
Proposed Zoning District: LE, Large Estate
Proposed Use: Build Single Family home

MAP INFORMATION

Farmland Preservation Designation:
Non-Farmland Preservation
Soil Type: Ac, OaB, TuB
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well – very poorly drained	Soil Test: N/A
Soil Limitations: Slight - Severe	Terrain: 0 to >12 Percent Slopes
Sewage Disposal: Private Onsite Wastewater Treatment	Vegetative Cover: Farmland/Grassland/Wetland
Road Access: Hempton Lake Rd	

Town Land Use Designation: Natural Area

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

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

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. 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.

MANITOWOC COUNTY
RECEIVED

MAR 24 2025

March 3, 2025
MINUTES

PLANNING & PARK
COMMISSION

Regular meeting was called to order by Chairman Gerald Linsmeier at 7:20 p.m. Minutes of the previous meeting were read. Motion was made by Chuck Schuh and seconded by Russ Braun to accept the minutes as read. Motion carried. Treasurer's Report (current) given by Mary Muench showed a balance in the Money Market and checkbook of \$432,206.52 Also, Collins State Bank is \$235,371.21. A motion was made by Russ Braun and seconded by Gerald Linsmeier to accept Treasurer's Report as given. Motion carried. PRESENT: Gerald Linsmeier, Chuck Schuh, Russ Braun, Mary Muench, Kevin Naidl, Shannon Resch, Brian Haas, Mike Tuschel, Roger Pingel, Chuck Muench, Travis Schisel, Jack Kiel, Tanya Sorenson, Matt Sorenson, Michael Sutz, Josh Salm, Tim Pantzlaff, Dave Pekatske, Valerie O'Connor, and Debbie Schuh.

Vouchers were presented. A motion was made by Chuck Schuh and seconded by Russ Braun to pay all vouchers. Motion carried.

Valerie O'Connor from Gracieland spoke to the board about the progress they have made and hope to continue to have. Motion was made by Gerald Linsmeier to sign contract. Seconded by Chuck Schuh.

A motion was made by Gerald Linsmeier and seconded by Chuck Schuh to approve zoning request by David Pekarske. Motion carried.

The Town of Cato board discussed the possible actions for the wooden bridge that was provided by Robert E Lee & Associates, Inc. Motion was made by Chuck Schuh go with option #2 (Town takes ownership of the bridge with the intent of building a new bridge). Seconded by Gerald Linsmeier and opposed by Russ Brown. Robert Lee will be a constant and help facilitate the transaction.

Kevin Naidl, Road Superintendent, reported that weight limits have been posted and that the grader control value can not be fixed and it is nearly impossible to find parts. Kevin will look into other options.

Chuck Muench, Constable, reported had several animal issues.

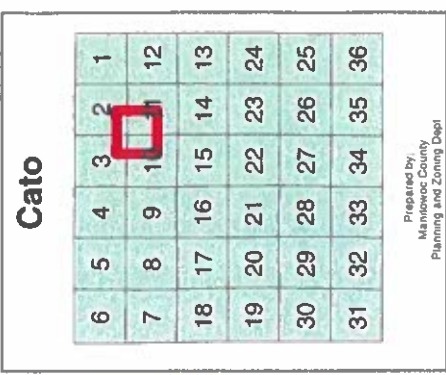
A motion was made by Chuck Schuh and seconded by Russ Braun to adjourn meeting at 8:45 p.m. Motion carried.

Shannon Resch
Deputy Clerk/Treasurer
March 2025



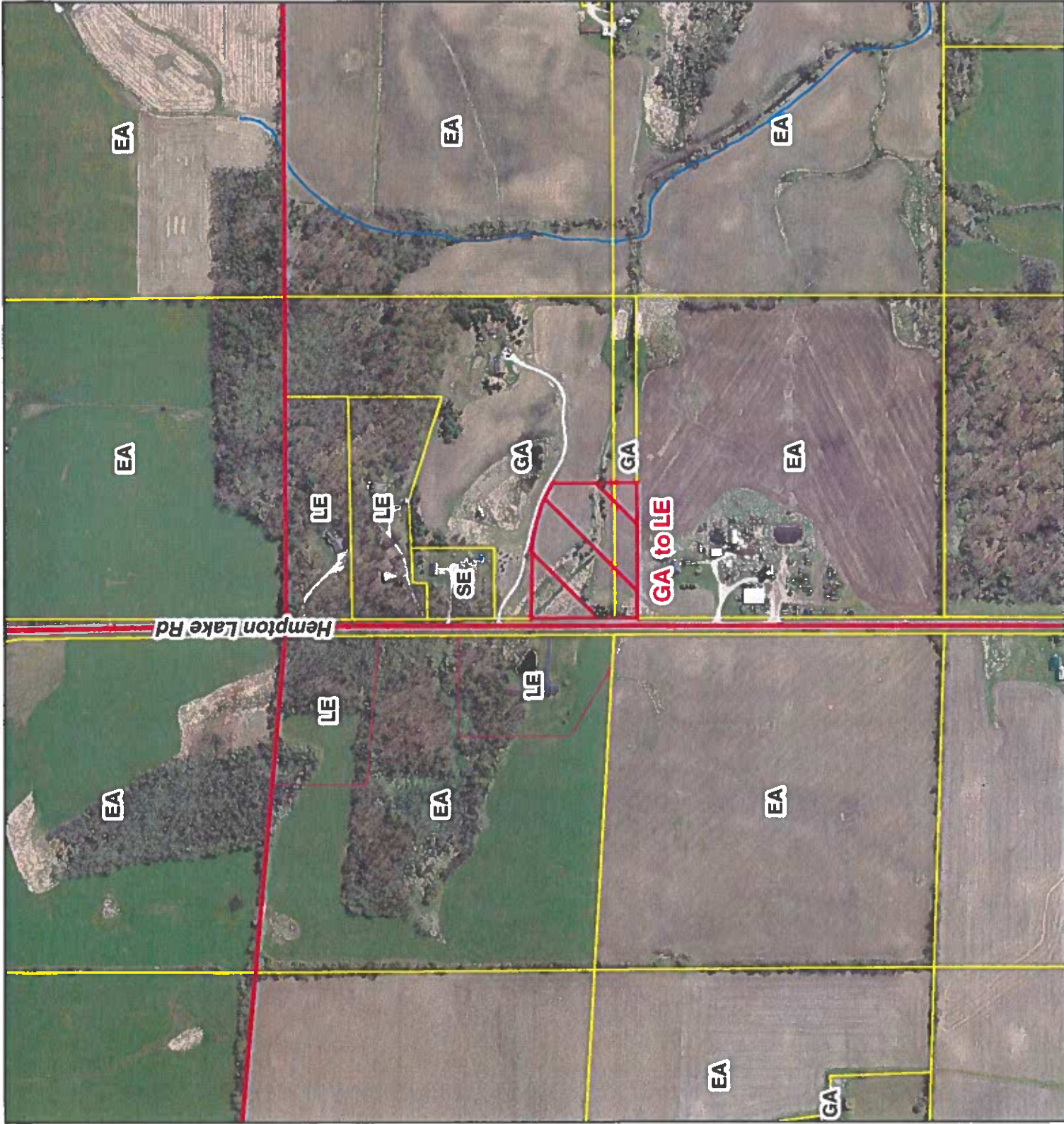
David Pekarske
 NW 1/4, NW 1/4
 SW 1/4, NW 1/4
 Section 11, T19N-R22E
 Town of Cato
 From: GA To: LE
 Approximately: 5.25 acre(s)
-87.841, 44.135

Map Overview

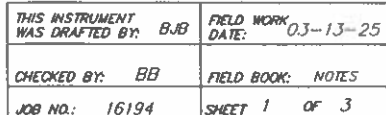


Legend

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



**PART OF THE NW1/4 OF THE NW1/4 AND
THE SW1/4 OF THE NW1/4 OF SECTION 11,
T.19N., R.22E., TOWN OF CATO,
MANITOWOC COUNTY, WISCONSIN**



CERTIFIED SURVEY MAP
PART OF THE NW1/4 OF THE NW1/4 AND
THE SW1/4 OF THE NW1/4 OF SECTION 11,
T.19N., R.22E., TOWN OF CATO,
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 David Pekarske, part of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) and part of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Eleven (11), Township Nineteen (19) North, Range Twenty-Two (22) East, Town of Cato, Manitowoc County, Wisconsin containing 236,452 square feet (5.428 acres) of land and being described by:

Commencing at the Northwest Corner of said Section 11; thence S00°-04'-58"W along the west line of the NW1/4 of said Section 11, a distance of 985.00 feet to the point of beginning; thence N89°-52'-16"E 340.00 feet; thence S69°-09'-32"E 245.97 feet; thence S00°-04'-58"W 345.00 feet to the south line of lands described in Volume 1209 Page 107 of Manitowoc County Records; thence S89°-57'-33"W along said south line, a distance of 570.00 feet to the west line of said NW1/4; thence N00°-04'-58"E along said west line, a distance of 432.15 feet to the point of beginning; being subject to any and all easements and restrictions of record.

Together with a twenty-five (25) feet wide ingress/egress easement to Lot 1 being described by: Commencing at the Northwest Corner of said Section 11; thence S00°-04'-58"W along the west line of the NW1/4 of said Section 11, a distance of 985.00 feet; thence N89°-52'-16"E 340.00 feet to the point of beginning; thence N78°-33'-39"W 147.83 feet; thence N63°-10'-10"W 65.23 feet; thence N55°-38'-57"W 77.53 feet; thence N72°-51'-59"W 37.28 feet to the west right of way line of Hempton Lake Road; thence N00°-05'-36"W along said west line, a distance of 26.17 feet; thence S72°-51'-59"E 48.81 feet; thence S55°-38'-57"E 79.67 feet; thence S63°-10'-10"E 60.21 feet; thence S78°-33'-39"E 146.51 feet; thence S69°-09'-32"E 238.55 feet; thence S00°-04'-58"W 26.74 feet; thence N69°-09'-32"W 245.97 feet to the point of beginning; being subject to any and all easements and restrictions of record.

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

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

Dated this _____ day of _____, 2025.

Wisconsin Professional Land Surveyor S-2928
Brett J. Becker

CERTIFIED SURVEY MAP
PART OF THE NW1/4 OF THE NW1/4 AND
THE SW1/4 OF THE NW1/4 OF SECTION 11,
T.19N., R.22E., TOWN OF CATO,
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 _____, 2025.

David M. Pekarske

STATE OF WISCONSIN)
MANITOWOC COUNTY) SS

Personally came before me this _____ day of _____, 2025, the above named owner(s) to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Manitowoc County, Wisconsin

My Commission Expires _____

Dated this _____ day of _____, 2025.

Wisconsin Professional Land Surveyor S-2928
Brett J. Becker







ORDINANCE AMENDING ZONING MAP
(Vogel Family Farms LLC)

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 March 31, 2025; 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 NE 1/4 and SE 1/4 of the NE 1/4, Section 27, Town
12 19 North, Range 23 East, Town of Manitowoc Rapids, Manitowoc County, Wisconsin, more
13 particularly described as follows:
14

15 Commencing at the E 1/4 Corner of said Section 27; Thence N 00°17'27" E,
16 1202.26 feet coincident with the east line of said NE 1/4 to the point of beginning;
17 Thence continuing N 00°17'27" E, 220.00 feet; Thence N 89°42'33" W, 300.00 feet;
18 Thence S 00°17'27" W, 220.00 feet; Thence S 89°42'33" E, 300.00 feet to the point
19 of beginning, said parcel containing approximately 66,000 Square Feet (1.515
20 Acres) of land
21

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

Dated this 15th day of April 2025.

Respectfully submitted by the
Planning and Park Commission

James Falkowski, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

COUNTERSIGNED: _____
Tyler Martell, County Board Chair Date

APPROVED: _____
Bob Ziegelbauer, County Executive Date

REPORT TO:	THE MANITOWOC COUNTY BOARD OF SUPERVISORS APRIL 15, 2025.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	VOGEL FAMILY FARMS LLC 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.

Vogel Family Farms LLC, on March 5, 2025, petitioned the Manitowoc County Board of Supervisors to rezone approximately 1.52 acres of land located in the SE1/4, NE1/4 and the NE1/4, NE1/4, Section 27, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to RR, Rural Residential.

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

1. Action taken to date on this request includes:

- a. Vogel Family Farms LLC petitioned for a zoning map amendment on March 5, 2025.
- 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 March 17, 2025 and on March 24, 2025.
- d. The County Planning and Park Commission held a public hearing on this amendment request on March 31, 2025.
- e. The Commission at their March 31, 2025 meeting recommended approval of a requested rezoning of approximately 1.56 acres of land located in the SE1/4, NE1/4, and the NE1/4, NE1/4, Section 27, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to RR, Rural Residential.

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

3. Testimony at the hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.
- b. Guy and Kay Vogel, applicants, 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 Plan Commission support the proposed zone change to RR, Rural Residential.
3. The area to be rezoned is a prior homestead and minimal farmland is affected by this request.
4. The rezoning will allow for the construction of a single family home.

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 the Vogel Family Farms LLC to rezone approximately 1.52 acres of land from EA, Exclusive Agriculture to RR, Rural Residential were approved.

The Manitowoc County Planning and Park Commission, at its March 31, 2025 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 1.52 acres of land located in the SE1/4, NE1/4 and the NE1/4, NE1/4, Section 27, T19N-R23E, Town of Manitowoc Rapids, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive Agriculture to RR, Rural Residential.

MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

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

SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

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



**COUNTY OF MANITOWOC
COUNTY CLERK**

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

Jessica Backus
Manitowoc County Clerk

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

March 7, 2025

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

and

Manitowoc County Supervisor Matthew Phipps
Supervisor District 21

ATTN: Tim Ryan and Supervisor Phipps

Enclosed you will find 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/Application:

Vogel Family Farms
C/O Guy and Kay Vogel
8901 Hilltop Rd
Reedsville, WI 54230

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
Manitowoc County Clerk

Enclosure



Manitowoc County
Planning and Park Commission

Fee (\$553) Received ☒

Receipt # 417.310

ZONING MAP AMENDMENT APPLICATION

MANITOWOC COUNTY
RECEIVED

MAR 05 2025

PLANNING & PARK
COMMISSION

OWNER / APPLICANT/ AGENT

Current Owner Vogel Family Farms, LLC
Address 8901 Hilltop Rd
City/State/Zip Reedsville, WI 54230
Phone (920) 973-3151
Email Address guynekay1@gmail.com

Applicant/Agent Guy/Kay Vogel
Address 8901 Hilltop Rd
City/State/Zip Reedsville, WI 54230
Phone (920) 973-3151
Email Address guynekay1@gmail.com

PROPERTY LEGAL DESCRIPTION

Q SE 1/4, NE 1/4, S 27 T 19 N R 23 E Town of Manitowoc Rapids

House /Fire # 504

Tax Number a) 01002700400100
b) 01002700100000

PROPERTY INFORMATION

Existing Zoning District EA

Proposed Zoning district RA

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

Proposed area indicated on photo is being surveyed off to include approximately 1.5 acres

Proposed use: (Reason for change)

Building a house

Return to:
Manitowoc County
Planning and Park Commission
4319 Expo Drive, PO Box 935
Manitowoc, WI 54221-0935
(920) 683-4185

Signature (owner or owner's agent) (Required) Date

Signature (applicant)

Date

Manu & Vogel 3-5-25

Kay Vogel

3-5-2025

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

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

PETITIONER

Name: Vogel Family Farms LLC

Address: 8901 Hilltop Rd
Manitowoc WI 54220

Town: Manitowoc Rapids

PARCEL

Location: NE¼, NE¼ Section 27, T19N-R23E &
SE¼, NE¼ Section 27, T19N-R23E

Tax#: 010-027-001-000.00
010-027-004-001.00

Area: 1.52

ACTION TO DATE

Petition Submitted: 03/05/25

Town Action: Approved 2/12/25

Hearing Notice Published: 3/17/25 & 3/24/25

Advisory: 3/31/2025

Hearing: 3/31/2025

ADJACENT USES & ZONING

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

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture

Existing Land Use: Residential & Farmland

Proposed Zoning District: RR, Rural Residential

Proposed Use: Parcel being surveyed off for
location of new house.

MAP INFORMATION

Farmland Preservation Designation:

Farmland Preservation

Soil Type: Knb

Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well drained

Soil Limitations: Severe

Sewage Disposal: Private Onsite Wastewater Treatment

Road Access: S Parkview Rd

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

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.

Soil Test: March 10, 2025

Terrain: 0 to 12 Percent Slopes

Vegetative Cover: Grassland & Farmland

**TOWN OF MANITOWOC RAPIDS
MEETING MINUTES FROM FEBRUARY 12, 2025**

The February 12, 2025 meeting of the Town of Manitowoc Rapids meeting was called to order by Chairman Stradal at 6:30 p.m. at the Town Hall, 8624 CTH JJ, Manitowoc, WI.

ROLL CALL

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

APPROVAL OF MINUTES – APPROVAL OF AGENDA

Chairperson Stradal presented the minutes from the January 8, 2025 meetings. Supervisor Wetenkamp moved to approve the meeting minutes, seconded by Supervisor Jost. Upon vote, the motion was carried unanimously.

Chairperson Stradal presented the February 12, 2025 agenda. Supervisor Wetenkamp moved to approve the agenda, seconded by Supervisor Jost. Upon vote, the motion was carried unanimously.

TREASURER'S REPORT

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

PUBLIC COMMENT

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

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

REPORTS

Constable – Constable Wiesner reported three calls.

Highway – Road Foreman Stradal reported on two quotes for the two exterior doors of the town hall. Phipps Construction quoted \$9,200. Keehan Custom Cabinetry quoted \$5,000. Supervisor Jost moved to hire Keehan, seconded by Supervisor Wetenkamp. Upon vote, it passed with two ayes. Chairman Stradal abstained from voting. Road Foreman Stradal informed the board that the 305 needed new tires. He received a quote from Poms for \$2,044. Supervisor Jost moved to purchase the tires from Poms, seconded by Supervisor Wetenkamp. Upon vote, the motion carried unanimously. He questioned how much was set aside for noxious weed. Clerk Backus informed him there was \$4,500 designated for noxious weed.

NEW BUSINESS

Discussion and action on Conditional Use Permit for PMK Wisconsin LLC

Chair Stradal and the board reviewed the Condition Use Permit request from PMK Wisconsin LLC pertaining to opening a gas station at 6000 CTH JJ. No one was present from PMK Wisconsin. Supervisor Wetenkamp moved to approve the conditional use permit according to the County's rules and regulations they set forth, seconded by Supervisor Jost. Upon vote, the motion carried unanimously.

Discussion and action on Rezone Request for Fischer/Johnson

Randy Drumm, Land Use Committee member reported Bryce Fischer and Amy Johnson would like to rezone 2.2 acres of land from Exclusive Agriculture to General Agriculture to continue the use of farmland and host a farmers' market. The committee made a recommendation to approve the rezone request and send the recommendation to the County. Supervisor Wetenkamp moved to approve the rezone request for Bryce Fischer and Amy Johnson, seconded by Supervisor Jost. Upon vote, the motion was carried unanimously.

Discussion and action on Rezone Request for Vogel

Randy Drumm, Land Use Committee member reported Guy and Kay Vogel would like to rezone 2 acres of land from Exclusive Agriculture to Rural Residential to build a new home. The committee made a recommendation to approve the rezone request and send the recommendation to the County. Supervisor Jost moved to approve the rezone request for Guy and Kay Vogel, seconded by Supervisor Wetenkamp. Upon vote, the motion was carried unanimously.

Discussion and action on Land Use Committee Appointment

Chairman Stradal informed the Board he stepped down from the Land Use Committee. Stradal moved to nominate Supervisor Wetenkamp to represent the Town Board on the Land Use Committee, seconded by Supervisor Jost. Upon vote, the motion was carried unanimously.

Discussion and action on Renewal of Truck Loan

Clerk Backus provided the renewal of loan rates. Supervisor Wetenkamp moved to choose the fixed rate for three years, seconded by Supervisor Jost. Upon vote, the motion was carried unanimously.

Discussion and action on adding Golf Carts to ATV Ordinance

Chairman Stradal has been asked to discuss allowing golf carts on town roads by Branch Golf Course. The clerk will check with the attorney about amending the current ordinance to include golf carts and this will be reviewed at next month's meeting.

Discussion and action on Broadband Expansion

Supervisor Jost moved, seconded by Supervisor Wetenkamp to endorse Bertram Communication LLC for BEAD funding to support broadband expansion in the Town of Manitowoc Rapids, Manitowoc County. Upon vote, the motion was carried unanimously.

Discussion on Branch Fire Department Contract

Bryan Orth, Branch Fire Department representative, questioned if the Board would be willing to amend the current contract from one-year to a three-year contract. Discussion followed. The clerk will check with the attorney regarding the amendment, and this will be reviewed at next month's meeting.

Discuss Fire Department Reports

The reports were presented to the Board for review. Discussion followed.

OLD BUSINESS

Update on Westbury Court

Chairman Stradal discussed the issue of people who are using camp vits walking through the residents' yards with Brock Wetenkamp, City of Manitowoc Parks. Wetenkamp explained it seemed to be a Google Maps app versus Apple Map app issue. He was going to submit a ticket to Apple Map app support to have the parking lot changed.

Update on Forklift

Supervisor Jost reported he continues to look for a decent forklift.

Items for Next Month

ATV Ordinance
FD Contracts

Vouchers

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

NEXT MEETING DATES

Monthly Meeting – March 12, 2025 at 6:30 p.m.

There being no further discussion, Supervisor Jost moved to adjourn; seconded by Supervisor Wetenkamp. and the motion was adopted by acclamation. The meeting was adjourned at 6:58 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**

FEB 17 2025

**PLANNING & PARK
COMMISSION**

February 16, 2025

Re: Vogel Rezone Request

Dear Planning and Zoning Department,

The Town Board for the Town of Manitowoc Rapids has decided to approve Guy and Kay Vogel rezone request.

Enclosed you will find the Plan Commission's rezone review and the minutes from February 12, 2025 Town Meeting with a motion was made by Supervisor Jost to approve the rezone request, seconded by Supervisor Wetenkamp. The Town Board unanimously approved.

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

Sincerely,

Jessica Backus, Clerk/Treasurer

FEB 17 2025

PLANNING & PARK
COMMISSION

PLAN COMMISSION RECOMMENDATIONS

Name: Guy and Kay Vogel

Date Request Received: 2/8/2025 Fee Received: _____

Date Committee Met: 2/11/2025

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

No adverse affect to area or 20 year plan

Recommendation to the Town Board:

Recommend approval to Town Board
with conditions - Right to Farm

Michael E. Cheab-Chan

Town Board Decision:

The Town Board approves the rezoning for
Vogel's from EA to RR.

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

Applicant Guy & Kay Vogel
Address 8901 Hilltop Rd
Location SE 1/4 NE 1/4
Tax Parcel # 010-027-004-001.00

Owner Vogel Family Farms
Address 504 S Parkview Rd
Section 27 Town 19 Range 23

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

Existing Land Use EA

Proposed Land Use RC

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*:

- ☒ Residential
- ☐ Rural Residential
- ☐ Branch Rural Center
- ☐ Planned Unit Development
- ☐ Planned Commercial District

- ☐ Industrial
- ☐ Governmental & Institutional
- ☐ Agriculture & Woodlands
- ☐ Park & Recreation
- ☐ Environmental Corridors

Existing Zoning District

- ☒ Exclusive Agriculture (EA)
- ☐ General Agriculture (GA)
- ☐ Large Estate Residential (LE)
- ☐ Small Estate Residential (SE)
- ☐ Rural Residential (RR)

- ☐ High Density Residential (HD)
- ☐ Lake Residential (LR)
- ☐ Commercial/Business (CB)
- ☐ Industrial (ID)
- ☐ Natural Areas (NA)

Proposed Zoning District

- ☐ Exclusive Agriculture (EA)
- ☐ General Agriculture (GA)
- ☐ Large Estate Residential (LE)
- ☐ Small Estate Residential (SE)
- ☒ Rural Residential (RR)

- ☐ High Density Residential (HD)
- ☐ Lake Residential (LR)
- ☐ Commercial/Business (CB)
- ☐ Industrial (ID)
- ☐ 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: Recommend approval to Town Board

Michael Schuchman

TOWN OF MANITOWOC RAPIDS

REZONE REQUEST APPLICATION

Applicants Name: Guy and Kay Vogel

Address: 8901 Hilltop Rd. Reedsville, WI 54230

Phone Number(s): (920) 973-3151 (920) 973-4505

Land Owner's Name: Vogel Family Farms LLC

Address: 8901 Hilltop Rd. Reedsville, WI 54230

Phone Number(s): (920) 973-3151

Parcel Number: 01002700100000 (40)
01002700400100 (327)

Total Acres in Parcel: 75.7 Number of Acres to be Rezoned: ~2

Current Zoning: Agricultural Proposed Zoning: Rural Residential

Location of Land: 1/4, 1/4, Section 27, T 19, N-R 23 E.

Land in Farmland Preservation ☒ (y/n)

Current Land Use: Agricultural

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

Gabe Vogel Bob Vogel, Glenn Brunell

Amanda Linneier Amanda Linneier Mum Vogel

Guy M Vogel

Purpose of Rezoning: (Please be specific, including immediate and long term plans)

Building a home, revitalize homestead

Other Comments: _____

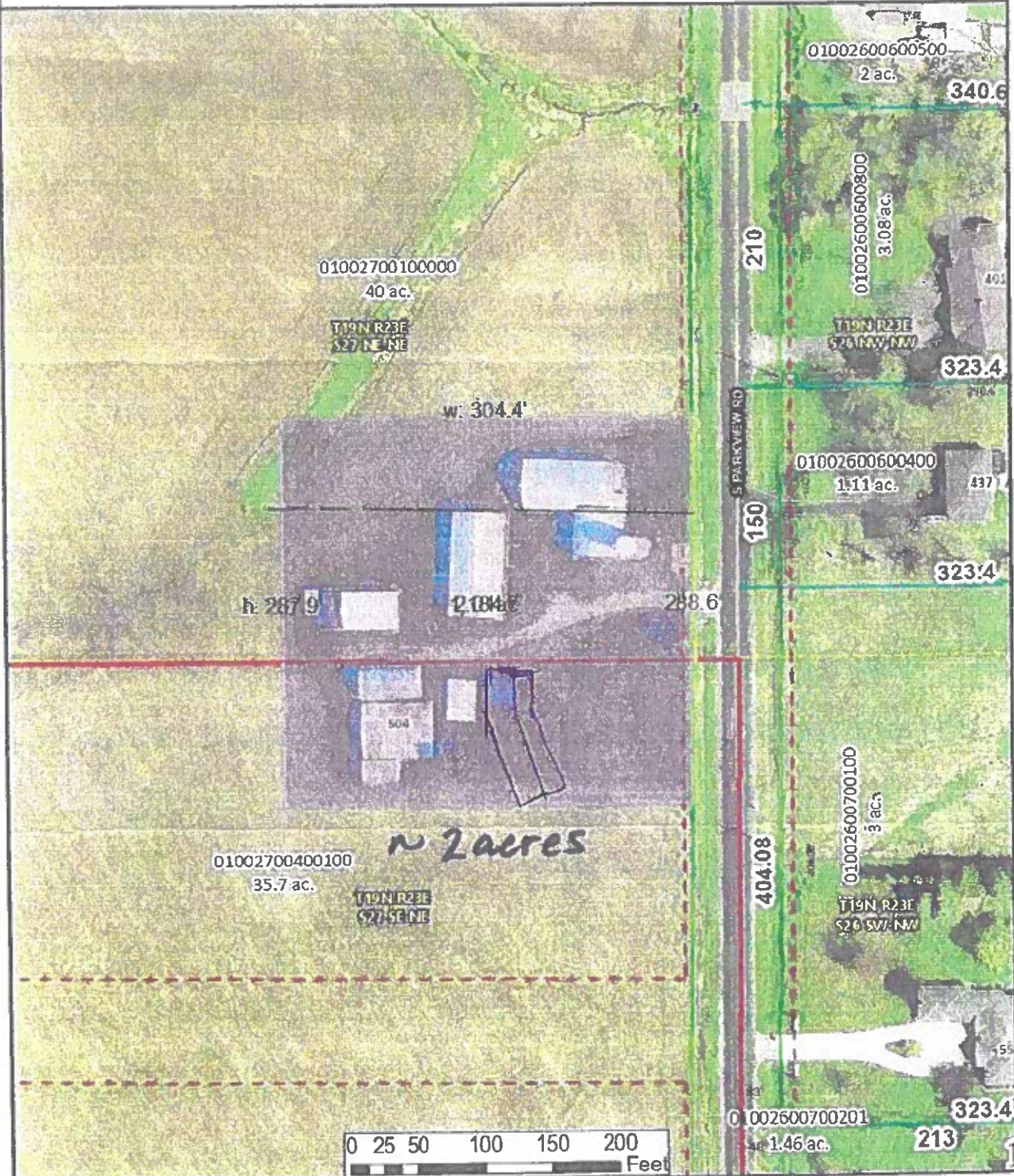
Return your completed application to: Town of Manitowoc Rapids
C/O Jessica Backus
PO Box 123
Manitowoc, WI 54221-0123

Along with:

- **Payment of \$150.00** made out to the Town of Manitowoc Rapids
- **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).
- **Signed Right to Farm form**

Application must be completely filled out and returned to clerk before meeting is scheduled.
Application must be submitted by the 25th of the month prior to the next scheduled town meeting.

Manitowoc County Parcel Viewer



Author: Public
Date Printed: 2/4/2025



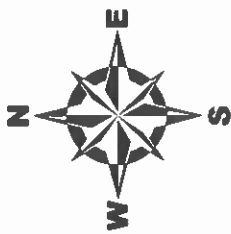
The burden for determining fitness for use rests entirely upon the user of this website. Manitowoc County and its co-producers will not be liable in any way for accuracy of the data and they assume no responsibility for direct, indirect, consequential, or other damages.

Right to Farm

I, Guy M. Vogel, 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: Guy M. Vogel

Date: 2/7/2025



Vogel Family Farms, LLC
NE 1/4, NE 1/4
SE 1/4, NE 1/4
Section 27, T19N-R23E
Town of Manitowoc Rapids

From: EA To: RR
Approximately 1.52 acre(s)
-87.721, 44.092

Map Overview

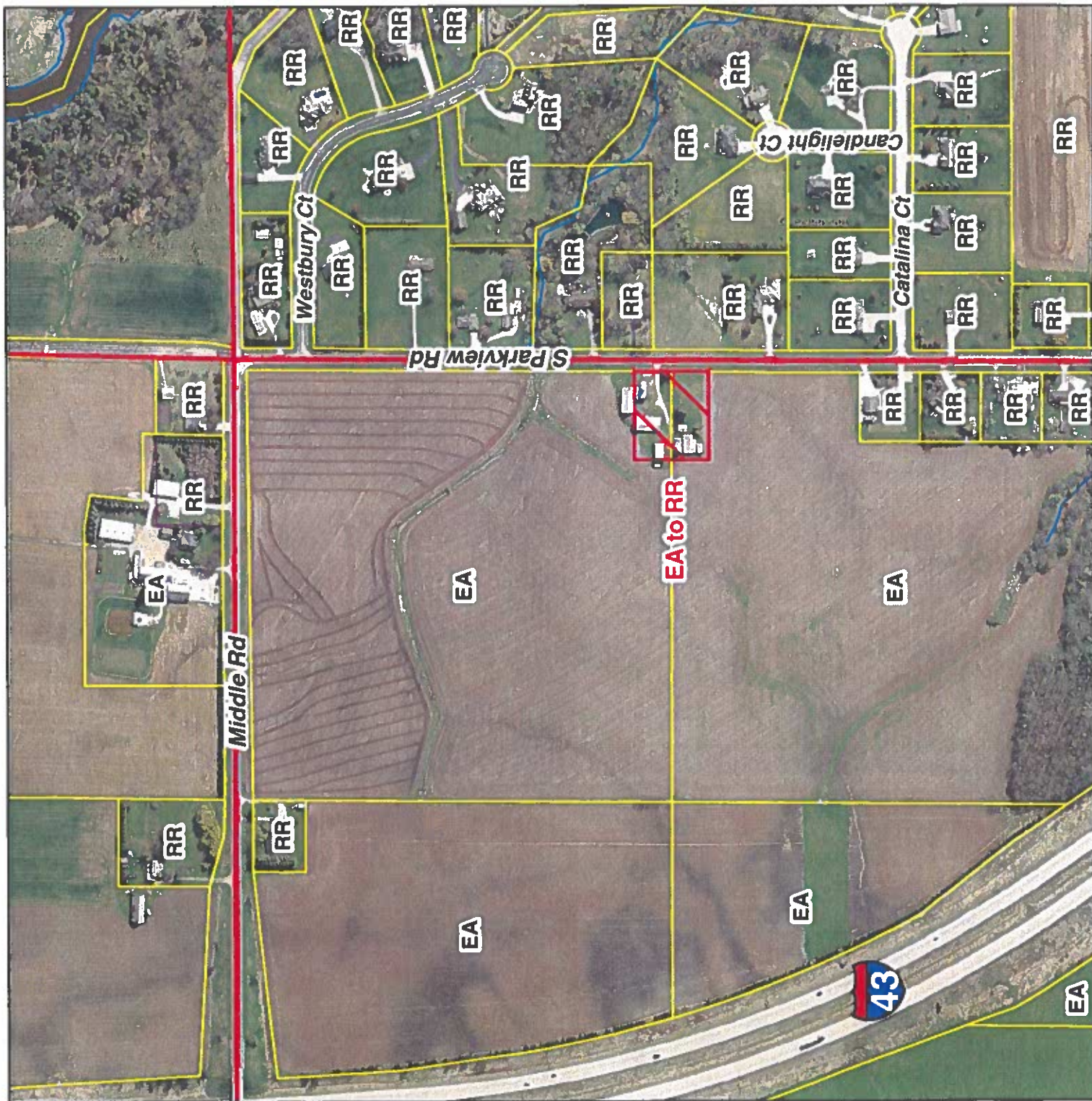
Manitowoc Rapids

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

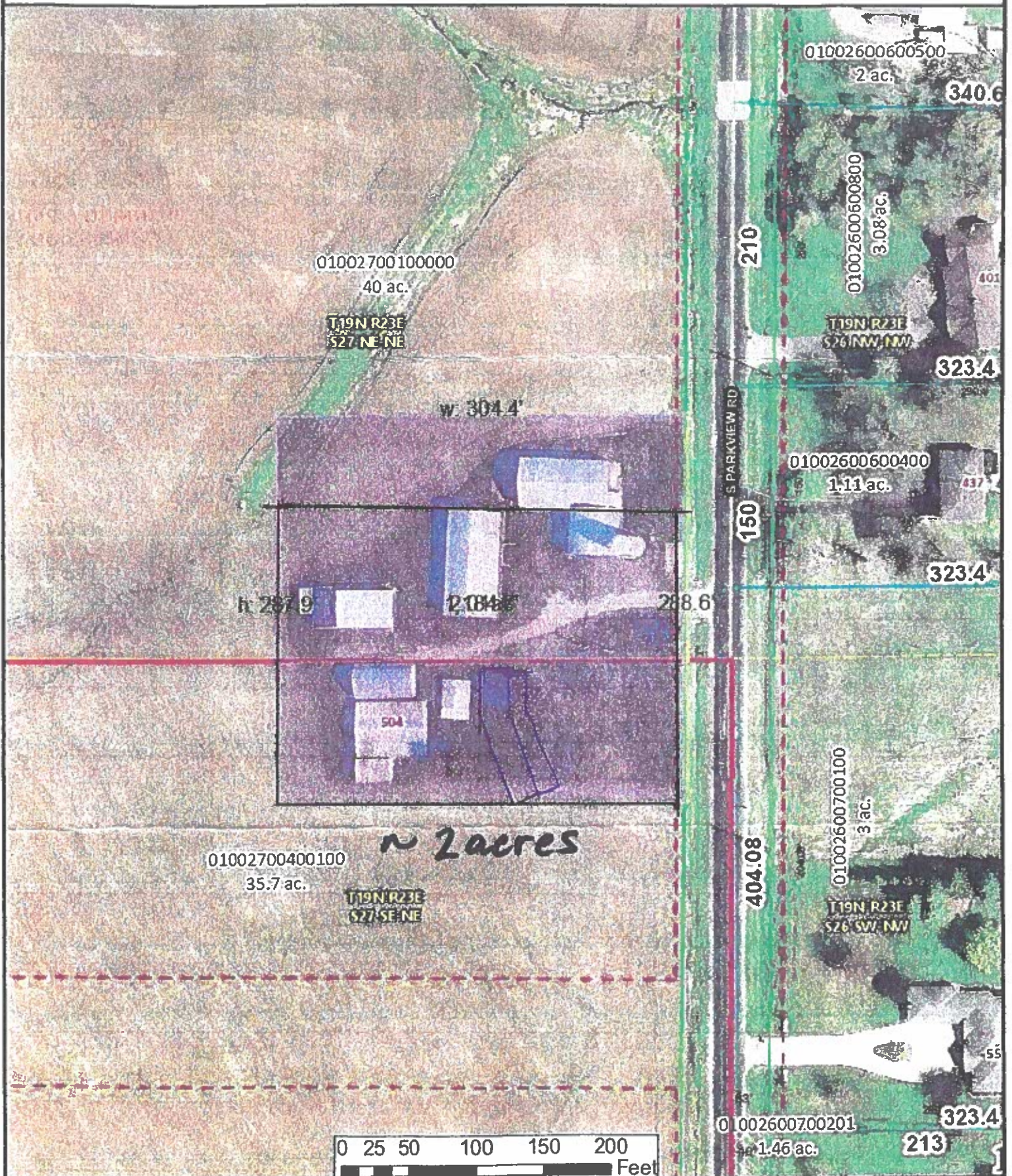


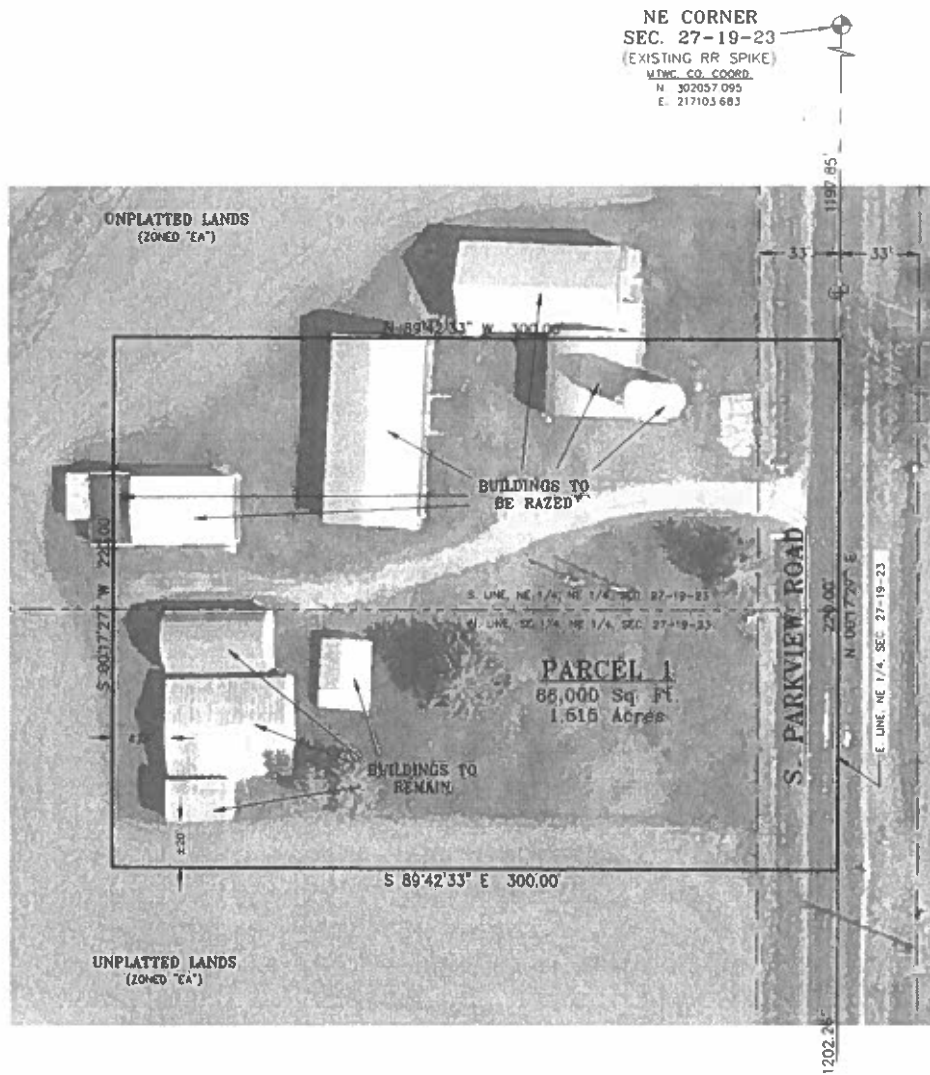
Legend

- Section Line
- Zoning Line
- Parcel Line
- Streams



Manitowoc County Parcel Viewer





NOTE:

All parcel dimensions are subject to change with the final Certified Survey Map

**E 1/4 CORNER
SEC. 27-19-23
(EXISTING P-K NAIL)**

MTWC CO. COORD.
N 299437.013
E 217090.380



DESCRIPTION: (AREA TO BE REZONED FROM "EA" TO "RR")

Part of the NE 1/4 and SE 1/4 of the NE 1/4, Section 27, Town 19 North, Range 23 East, Town of Manitowoc Rapids, Manitowoc County, Wisconsin, described as follows:

Commencing at the E 1/4 Corner of said Section 27: Thence N 00°17'27" E, 1202.26 feet coincident with the east line of said NE 1/4 to the point of beginning; Thence continuing N 00°17'27" E, 220.00 feet; Thence N 89°42'33" W, 300.00 feet; Thence S 00°17'27" W, 220.00 feet; Thence S 89°42'33" E, 300.00 feet to the point of beginning

Said parcel contains 66,000 Square Feet (1.515 Acres) of land

PROPOSED REZONE "EA" TO "RR"

LOCATED IN THE NE 1/4 AND SE 1/4 OF THE NE 1/4, SECTION 27, TOWN 19 NORTH, RANGE 23 EAST, TOWN OF MANITOWOC RAPIDS, MANITOWOC COUNTY, WISCONSIN

DATE	FIELD WORK COMPLETION DATE	2/6/2025
DRAWN BY	JAD	
JOB NO	S246025	
CAD FILE:	K:\Survey\DWG\19-23\27\VOGEL	
SCALE:	1" = 50'	

VOGEL FAMILY FARMS
8901 HILLTOP ROAD
REEDSVILLE, WI 54230



Corner Point
A DIVISION OF ACD RECORDS SERVICE

3510 N. 26th Street
Manitowoc, WI 54220
Ph 920.682.6105

ORDINANCE AMENDING ZONING MAP
(Randall and Anne Sellen)

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 March 31, 2025; 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 Northeast Quarter (NE1/4) of the Northeast Quarter
12 (NE1/4) of Section 15, Township 17 North, Range 21 East, Town of Schleswig, Manitowoc
13 County, Wisconsin, more particularly described as follows:
14

15 Commencing at the Northeast Corner of said Section 15; thence N89°-29'-02"W
16 along the North line of the NE1/4 of said Section 15, a distance of 428.59 feet to
17 the point of beginning; thence S00°-30'-58"W 517.00 feet; thence N89°-29'-02"W
18 450.00 feet; thence N00°-30'-58"E 517.00 feet to the North line of the NE1/4 of
19 said Section 15; thence S89°-29'-02"E along said North line 450.00 feet to the point
20 of beginning, said parcel containing approximately 232,650 square feet (5.34 acres)
21 of land
22

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

Dated this 15th day of April 2025.

Respectfully submitted by the
Planning and Park Commission

James Falkowski, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

COUNTERSIGNED: _____
Tyler Martell, County Board Chair Date

APPROVED: _____
Bob Ziegelbauer, County Executive Date

REPORT TO:	THE MANITOWOC COUNTY BOARD OF SUPERVISORS APRIL 15, 2025.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	RANDALL AND ANNE SELLEN 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.

Randall and Anne Sellen on February 10, 2025, petitioned the Manitowoc County Board of Supervisors to rezone approximately 5.0 acres of land located in the NE1/4, NE1/4, Section 15, T17N-R21E, Town of Schleswig, from GA, General Agriculture to LE, Large Estate.

The Town of Schleswig adopted the Manitowoc County Zoning Ordinance on October 11, 2012. The uses permitted in the LE, Large Estate zoning provides areas for single-family residential and planned residential developments on large lots while allowing for agricultural activity in mostly rural areas of the county with a minimum lot size of 5.0 acres.

1. Action taken to date on this request includes:

- a. Randall and Anne Sellen petitioned for a zoning map amendment on February 10, 2025.
- 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 March 17, 2025 and on March 24, 2025.
- d. The County Planning and Park Commission held a public hearing on this amendment request on March 31, 2025.
- e. The Commission at their March 31, 2025 meeting recommended approval of a requested rezoning of approximately 5.0 acres of land located in the NE1/4, NE1/4, Section 15, T17N-R21E, Town of Schleswig, from GA, General Agriculture to LE, Large Estate

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

3. Testimony at the hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.

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 GA, General Agriculture.
2. The Schleswig Town Board and Town Planning Commission support the proposed zone change to LE, Large Estate.
3. The rezone will allow for the house and buildings to be combined on one parcel and segregated from the crop land.
4. A small amount of cropland is affected by this request.

RECOMMENDATION

The County Planning and Park Commission determined from testimony at the public hearing, from the zone change fact sheets and maps, and from the staff analysis, that the public health, safety and general welfare would be safeguarded and substantial justice done, if the request of Randall and Anne Sellen to rezone approximately 5.0 acres of land from GA, General Agriculture to LE, Large Estate were approved.

The Manitowoc County Planning and Park Commission, at its March 31, 2025 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 5.0 acres of land located in the NE1/4, NE1/4, Section 15, T17N-R21E, Town of Schleswig, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from GA, General Agriculture to LE, Large Estate.

MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

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

SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

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



**COUNTY OF MANITOWOC
COUNTY CLERK**

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

Jessica Backus
Manitowoc County Clerk

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

March 7, 2025

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

and

Manitowoc County Supervisor Jon Neils
Supervisor District 13

ATTN: Tim Ryan and Supervisor Neils

Enclosed you will find 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:
Randall & Anne Sellen
19917 CTH X
Kiel, WI 53042

Township:
Schleswig

Applicant/Agent:
Lulloff Land Survey LLC
17625 Matznick Rd
Kiel, WI 53042

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

Sincerely,

Jessica Backus
Manitowoc County Clerk

Enclosure



Manitowoc County
Planning and Park Commission

\$553
Fee (\$553) Received ☒
Receipt # 41713 +
41718

ZONING MAP AMENDMENT APPLICATION

MANITOWOC COUNTY
RECEIVED

FEB 10 2025

PLANNING & PARK
COMMISSION

Date of Application: 2/8/20		OWNER / APPLICANT / AGENT	
Owner	Randall & Anne Sellen	Applicant/Agent	Anthony P Lulloff
Address (1)	19917 CTH X	Address (1)	AP Lulloff Land Survey LLC
Address (2)		Address (2)	17625 Matznick Rd
City/State/Zip	Kiel, WI 53042	City/State/Zip	Kiel, WI 53042
Phone	920.226.4498	Phone	920.894.2151

✓

PROPERTY LEGAL DESCRIPTION

NE 1/4, NE 1/4, S 15 T 17 N R 21 E Town of Schleswig ☐

House /Fire # 19917 Tax Number 016-015-001-000.00

✓

PROPERTY INFORMATION

Existing Zoning District GA ☐ Proposed Zoning district LE ☐

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

Selling the crop land to the adjacent landowner and selling the house and outbuildings to others. See proposed Certified Survey Map and word document legal description.

Proposed use: (Reason for change)

Selling the house and outbuildings to others.

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

Signature (applicant, owner, agent) Anthony P. Lulloff Date 2/8/20

Signature (applicant, owner, agent) _____ Date _____

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

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

PETITIONER

Name: Randall & Anne Sellen
Address: 19917 CTH X
Kiel WI 53042
Town: Schleswig

PARCEL

Location: NE¼, NE¼, Section 15, T17N-R21E
Tax#: 016-015-001-000.00
Area: 5.0 acre(s)

ACTION TO DATE

Petition Submitted: 02/10/2025
Town Action: Approved 3/12/2025
Hearing Notice Published: 3/17/25 & 3/24/25
Advisory: 03/31/25
Hearing: 03/31/25

ADJACENT USES & ZONING

Direction:	District:	Use:
North	GA	Farmland
South	GA	Farmland
East	GA	Farmland
West	GA	Farmland

PARCEL USES & ZONING

Existing Zoning District: GA, General Agriculture
Existing Land Use: Farm Homestead
Proposed Zoning District: LE, Large Estate
Proposed Use: Would like to sell house with outbuildings.

MAP INFORMATION

Farmland Preservation Designation:
Farmland Preservation Area
Soil Type: MIA, NsB
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well drained	Soil Test: April 9, 2004
Soil Limitations: Severe - wetness	Terrain: 0 – 12+ Percent Slopes
Sewage Disposal: Private Onsite Wastewater Treatment	Vegetative Cover: Grassland/Farmland/Trees
Road Access: CTH X	
Town Land Use Designation: Agricultural	

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

County Future Land Use Designation: Agricultural

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

TOWN OF SCHLESWIG
Regular Monthly Town Board Meeting
March 12th, 2025
UNAPPROVED

**MANITOWOC COUNTY
RECEIVED
MAR 17 2025
PLANNING & PARK
COMMISSION**

Meeting called to order by Chairman Glomski at 6:30P.M. at the Schleswig Town Hall. Meeting notices were posted at designated sites on March 9th, 2025 and the media was notified. Town officials present for the meeting were Chairman Glomski, Supervisor Hoerth, Clerk Pieper, Treasurer Krebsbach, Deputy Treasurer Vondrachek and Road Superintendent Hartmann. Supervisor Schwantes appeared via video.

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

Motion – Hoerth/Schwantes to approve Regular Board meeting minutes of February 2025; motion carried.

Treasurer's report: Checkbook balance \$43,684.98; mobile home account \$2,122.71; tax savings account \$531,131.82; capital outlay account \$104,242.81; equipment account \$9,604.40. Receipts since previous meeting were \$12,863.02

Clerk's report: **Motion: Glomski/Hoerth** to approve payments of Check #17615 to Check #17651 payable to Huntington National Bank totaling \$1,338,136.13; motion carried.

Board Member's Report:

- Chair Glomski started planning for the Annual Meeting which is scheduled for April 15th, 2025 at 6:30pm.
- Supv. Hoerth attended District Meeting and received BOR Training. Clerk Pieper to file the affidavit of that completion.
- Aggrecon situation: Supv. Hoerth made contact with the company and received information for an AP contact and one for land issues. Continue to work with them on solving issues with nonpayment for water testing and other issues near and around the Recycling Center.

Assessor's report: no assessor report this month.

Constable's report: Constable Schuler sent an email with an update:

I am currently working with the county on two cases involving old buildings, cars and junk. I am getting good cooperation on another case that involves about 3 cars, 2 campers and several old trucks and other junk items. I have a 90 day compliance agreement with that party. I have resolved several dog issues this past last month. Am working with another party with garbage outside spilling out of the residence. A complaint about dirt bikes racing on a local road was also checked out! Attended the Manitowoc County Constables and Sheriff's Deputy association educational meeting which I am serving as Vice-President.

Visitors' input: Email was read in regarding asphalt shifting during spring thaw along Wilke Road.

Building permits: Due to Supv. Schwantes being remote, the February permits will be read in at the April meeting.

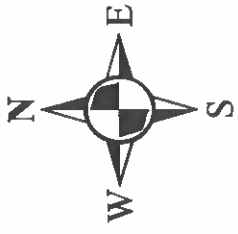
Roads Update: Issue with many tires being disposed of along West Washington Road and Schad Road.

Old & New Business:

- A. Frontier Fiber Optic Cable – **Motion: Hoerth/Schwantes** to table subject to April.
- B. Salt Contract – **Motion: Hoerth/Schwantes** to approve participation in the Municipal Agreement to purchase road salt through WisDOT.
- C. Recycling Center – No update
- D. Planning Commission:
 - 1. Zoning request application from Mr. Richard Schnell, of W2565 St. Charles Road, Chilton, WI on the property of J. Kenneth Revocable { Living Trust } of 14009 Lax Chapel Road, a 40 acre parcel of farm land requesting a portion of that property [2.36 acres] to be re-zoned from GA [general agriculture] to SE [small estate]. **Motion: Hoerth/Schwantes** to approve the rezone.
 - 2. Zoning request application from Randall & Ann Sellen of 19917 County Road X to rezone a 5.34 acre of this farm land from GA to LE {requires a 5 acre minimum } so they can sell the house and out buildings separate from the existing farm land. **Motion: Hoerth/Schwantes** to approve the rezone.
- E. Utility Fees:
 - o More research needs to be done before any decisions are made. **Motion: Hoerth/Schwantes** to table subject to April meeting.
- F. Special Assessment per diem:
 - o More research needs to be done before any decisions are made. **Motion: Hoerth/Schwantes** to table subject to April meeting.
- G. Town Rental Fees:
 - o **Motion: Hoerth/Glonski** to amend original approved rates to now charging \$100 rental fee with \$25 refunded to renter if building is cleaned to the approval of Road Superintendent Hartmann. The township retains \$75 of the balance.
- H. Greendale Road update: Missed receiving the grant by one point. Supv. Hoerth will resubmit for the grant again when that opportunity presents itself.
- I. Truck Purchase:
 - o Will make an appointment to go to Manitowoc County to research their truck and discuss the services they may offer in terms of parts and maintenance for their brand since closest dealer is in Sun Prairie (too far). **Motion: Hoerth/Glonski** to table subject to discuss after more research is done.

Motion Hoerth/Glonski to adjourn; motion carried. Meeting adjourned at 7:45pm.

Beth Pieper, Town Clerk
3/15/2025



Randall & Anne Sellen
NE 1/4, NE 1/4
Section 15, T17N-R21E
Town of Schleswig
From: LE To: SE
Approximatel 5.0 acre(s)
-87.965, 43.949

Map Overview

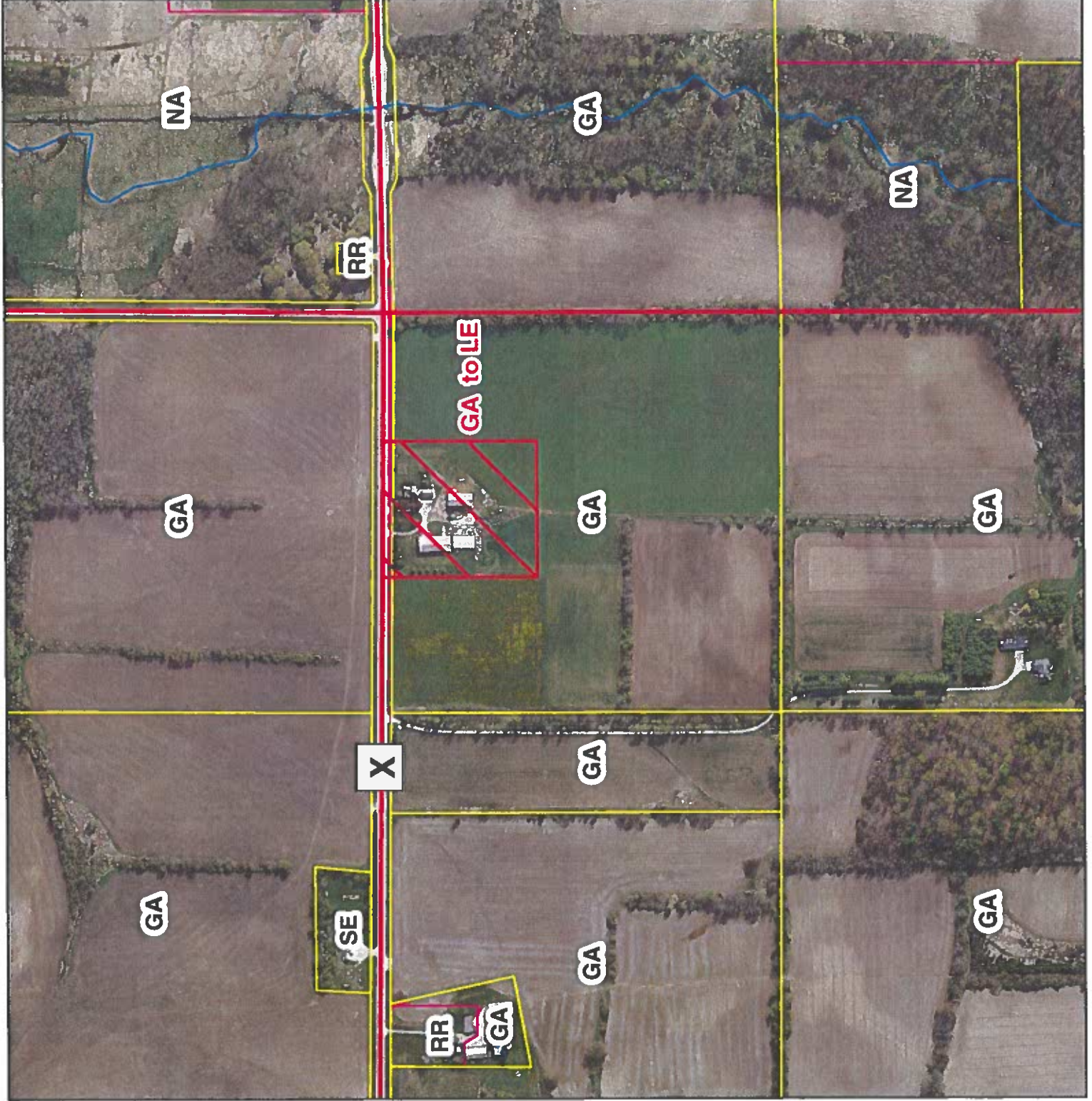
Schleswig

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



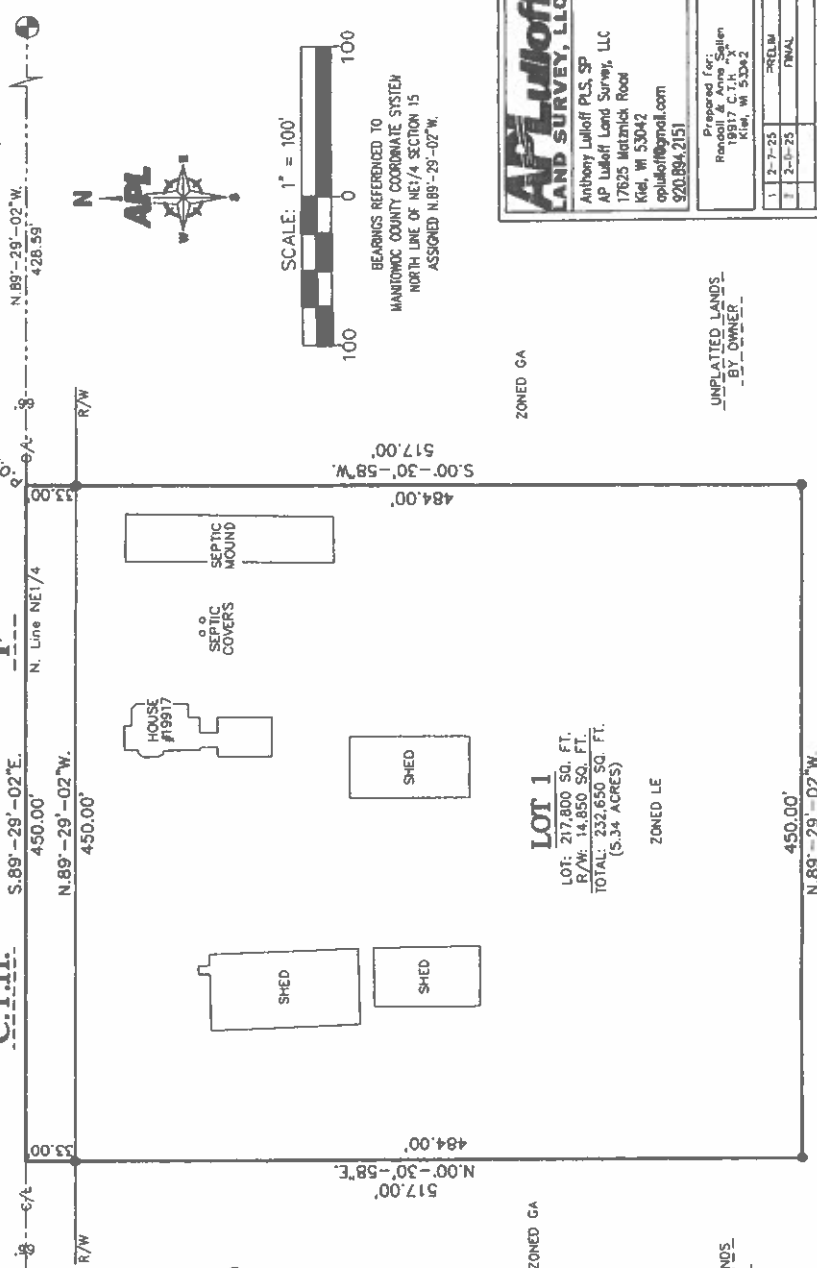
Legend

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



**A PART OF THE NE1/4 OF THE NE1/4 OF SECTION 15, T. 17 N., R. 21 E., TOWN OF SCHLESWIG,
MANTOWOC COUNTY, WISCONSIN.**

NE COR.
SEC. 15-17-21
(SPIKE W/WASHER FOUND)



PROPERTY ZONED LE
SETBACKS

100 FOOT FRONT SETBACK FROM THE CENTERLINE OF THE COUNTY ROAD

25 FOOT PROPERTY LINE SETBACK FOR PRINCIPAL AND CONDITIONAL USE STRUCTURES

10 FOOT PROPERTY LINE SETBACK FOR ACCESSORY STRUCTURES

Lot 1

LOT: 217,800 SQ. FT.
R/W: 14,850 SQ. FT.
TOTAL: 232,650 SQ. FT.
(5.34 ACRES)

37 ZONE LE

ZONED GA

UNPLATTED LANDS
BY OWNER

LEGEND

- = 3/4" x 18" Iron Rebar Set Weighing 1.15 lbs/ft.
- = 3/4" Iron Rebar Found
- = 1" Iron Pipe Found
- () = Recorded As Data
- ⊕ = Manitowoc County Monument

AP Lulloff
AND SURVEY, LLC

Anthony Lulloff PLS, SP
AP Lulloff Land Survey, LLC
17625 Matznick Road
Kiel, WI 53042
aplulloff@gmail.com
920.894.2151

Prepared for:
Randall & Anna Sellen
19917 C.I.H. "X"
Kinet Wt 530g2

1	2-7-25	PRELIM
2	2-8-25	FINAL
DRAWING FILE: SELEN		
PROJECT NUMBER: 725-020		
DRAWN BY: KCM CHECKED BY: APL		
NOTEBOOK: WSC-1 PAGE: 75		
SHEET 1 OF 2 MAP NO. 1-14036		

STATE OF WISCONSIN) ss
MANITOWOC COUNTY)

CERTIFIED SURVEY MAP

Sheet 2 of 2

SURVEYOR'S CERTIFICATE:

I, Anthony P. Lulloff, Wisconsin Professional Land Surveyor of AP Lulloff Land Survey LLC, certify that I have surveyed, divided and mapped under the direction of Randall Sellen, a part of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 15, Township 17 North, Range 21 East, Town of Schleswig, Manitowoc County, Wisconsin containing 232,650 square feet (5.34 acres) of land and being described by:

Commencing at the Northeast Corner of said Section 15; thence N89°-29'-02"W along the North line of the NE1/4 of said Section 15, a distance of 428.59 feet to the point of beginning; thence S00°-30'-58"W 517.00 feet; thence N89°-29'-02"W 450.00 feet; thence N00°-30'-58"E 517.00 feet to the North line of the NE1/4 of said Section 15; thence S89°-29'-02"E along said North line 450.00 feet to the point of beginning; being subject to any and all easements and restrictions of record

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

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

Dated this _____ day of _____, 2025.

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

OWNER'S CERTIFICATE:

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

Dated this _____ day of _____, 2025.

In the presence of:

Randall Sellen

Anne Sellen

ORDINANCE AMENDING ZONING MAP
(Nancie Cayemberg)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1
2 WHEREAS, the Planning and Park Commission, after providing the required notice, held
3 a public hearing on a petition for a zoning ordinance amendment on March 31, 2025; and

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 SW 1/4 of the SW 1/4 of Section 30, Town 20 North,
12 Range 25 East, Town of Two Rivers, Manitowoc County, Wisconsin, more particularly described
13 as follows:

14
15 Commencing at the SW Corner of said Section 30; Thence N 88°56'55" E, 420.46
16 feet coincident with the south line of said SW 1/4 to the point of beginning; Thence
17 continuing N 88°56'55" E, 168.75 feet; Thence N 00°14'32" W, 609.00 feet; Thence
18 S 88°56'55" W, 351.54 feet; Thence S 00°30'20" E, 401.65 feet; Thence
19 N 88°56'55" E, 179.99 feet; Thence S 00°30'20" E, 207.32 feet to the point of
20 beginning, said parcel containing approximately 175,899 Square Feet (4.038 Acres)
21 of land

22
23 is hereby rezoned from General Agriculture (GA) District to Small Estate (SE) Residential
24 District.

Dated this 15th day of April 2025.

Respectfully submitted by the
Planning and Park Commission

James Falkowski, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

COUNTERSIGNED: _____
Tyler Martell, County Board Chair Date

APPROVED: _____
Bob Ziegelbauer, County Executive Date

REPORT TO:	THE MANITOWOC COUNTY BOARD OF SUPERVISORS APRIL 15, 2025.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	NANCIE CAYEMBERG 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.

Nancie Cayemberg, on February 11, 2025, petitioned the Manitowoc County Board of Supervisors to rezone approximately 4.0 acres of land located in the SW1/4, SW1/4, Section 30, T20N-R25E, Town of Two Rivers, from GA, General Agriculture to SE, Small Estate.

The Town of Two Rivers adopted the Manitowoc County Zoning Ordinance on January 9, 2012. 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. Nancie Cayemberg petitioned for a zoning map amendment on February 11, 2025.
- 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 March 17, 2025 and on March 24, 2025.
- d. The County Planning and Park Commission held a public hearing on this amendment request on March 31, 2025.
- e. The Commission at their March 31, 2025 meeting recommended approval of a requested rezoning of approximately 4.0 acres of land located in the SW1/4, SW1/4, Section 30, T20N-R25E, Town of Two Rivers, from GA, General 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.

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 GA, General Agriculture District.
2. The Two Rivers Town Board supports the proposed zone change to SE, Small Estate.
3. The area to be rezoned is adjacent to a residential zoned parcel.
4. The rezoning will allow for the parcel to be divided, permitting the conveyance of the barn from the pasture.
5. 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 Nancie Cayemberg to rezone approximately 4.0 acres of land from GA, General Agriculture to SE, Small Estate were approved.

The Manitowoc County Planning and Park Commission, at its March 31, 2025 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 4.0 acres of land located in the SW1/4, SW1/4, Section 30, T20N-R25E, Town of Two Rivers, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from GA, General 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

March 7, 2025

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

and

Manitowoc County Supervisor Grambow
Supervisor District 22

ATTN: Tim Ryan and Supervisor Grambow

Enclosed you will find 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:
Nancie Cayemberg
3713 Lincoln Ave
Two Rivers, WI 54241

Township:
Two Rivers

Applicant/Agent:
Jeff Dezeeuw
3510 26th St
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
Manitowoc County Clerk

Enclosure



Manitowoc County
Planning and Park Commission

Fee (\$553) Received



Receipt # 41714

ZONING MAP AMENDMENT APPLICATION

MANITOWOC COUNTY
RECEIVED

FEB 11 2025

PLANNING & PARK
COMMISSION

OWNER / APPLICANT / AGENT

Current Owner NANCY CAYEMBERG

Applicant/Agent

JEFF DEZEEUW

Address 3713 LINCOLN AVE

Address

3510 S. 26th STREET

City/State/Zip TWO RIVERS, WI 54241

City /State/Zip

MANITOWOC, WI 54220

Phone 920-323-6193

Phone

920-323-5250

Email Address

Email Address

jdezeeuw@acebuildingservice.com

PROPERTY LEGAL DESCRIPTION

SW 1/4, SW 1/4, S 30 T 20 N R 25 E Town of TWO RIVERS

House /Fire # 3713 LINCOLN AVE Tax Number 01823001100100

5815 STH 42

PROPERTY INFORMATION

Existing Zoning District

"GA"

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:

See attached map.

The west 4 acres of this parcel (excepting the east 10.01 acres) which includes the existing barn.

Proposed use: (Reason for change)

The owner wishes to sell her house and the barn to a family member. The house is in the City of Two Rivers, the barn is in the Town of Two Rivers.

Return to:
Manitowoc County
Planning and Park Commission
4319 Expo Drive, PO Box 935
Manitowoc, WI 54221-0935
(920) 683-4185

Signature (owner or owner's agent) (Required) Date

Signature (applicant)

Date

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Two Rivers from GA to SE)

PETITIONER

Name: Nancie Cayemberg
Address: 3713 Lincoln Ave
Two Rivers, WI 54241
Town: Two Rivers

PARCEL

Location: SW1/4, SW1/4, Section 30, T20N-R25E
Tax#: 018-230-011-001.00
Area: 4.0 acres

ACTION TO DATE

Petition Submitted: 02/11/2025
Town Action: Approved February 24, 2025
Hearing Notice Published: 03/17/25 & 03/24/25
Advisory: 03/31/2025
Hearing: 03/31/2025

ADJACENT USES & ZONING

Direction:	District:	Use:
North	GA	Woodland/Farmland
South	City	Woodland/Residential
East	GA	Pasture/Wetland
West	City	Grassland/Residential

PARCEL USES & ZONING

Existing Zoning District: GA, General Agriculture
Existing Land Use: Barn w/grassland and some pasture
Proposed Zoning District: SE, Small Estate
Proposed Use: Sell house and barn to family member.

MAP INFORMATION

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

OTHER CONSIDERATIONS

Drainage: Well - Poorly drained
Soil Limitations: Severe, percs slowly
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: STH 42

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

Town Future Land Use Designation: Mixed Residential (One, Two & Multi-Family)

Is recommended for lands that are adjacent to STH 42, directly south of the Two Rivers High School. This classification allows for a variety of residential types and densities where the infrastructure can support the additional traffic, and utilities and public services are available. This area would also provide for orderly and efficient growth from the City of Two Rivers and promote growth near the school facilities. New residential development types should conform to surrounding use since conflicting sizes and uses may detract from existing properties.

County Future Land Use Designation: Urban Transition

The Urban Transition land use category identifies ideal areas within the county where high to medium density development is expected to occur within the next 20 years. Portions of these areas are expected to be annexed by the cities and villages which would provide public infrastructure and services.

Encouraging development in these designated areas will limit sprawling, suburban-type, low-density development throughout the rural areas.

24WN OF TWO RIVERS
7650 C.T.H. "O"
TWO RIVERS, WI 54241

MANITOWOC COUNTY
RECEIVED

MAR 04 2025

PLANNING & PARK
COMMISSION

February 24, 2025

Mr. Tim Ryan
Planning & Park Commission
Manitowoc County Planning and Zoning
P.O.Box 935
Manitowoc, WI 54221-0935

RE: REQUEST OF REZONING REQUEST
PROPERTY OWNER: NANCIE CAYEMBERG
PARCEL: 018-230-011-001.00

Mr. Ryan:

Please be advised the Board of Supervisors of the Town of Two Rivers, has no objection to a change in the zoning for a 4.00 acre parcel as indicated on map that was included in the application currently owned by Nancie Cayemberg and submitted by Jeff DeZeeuw/Agent from GA to SE.

At the meeting held of Town Supervisors held on February 24, 2025, after reviewing the documentation and discussion, a motion was made, seconded and carried unanimously to support this rezoning application in the Town of Two Rivers and encourages the Planning and Zoning Board to approve and grant the rezoning also.

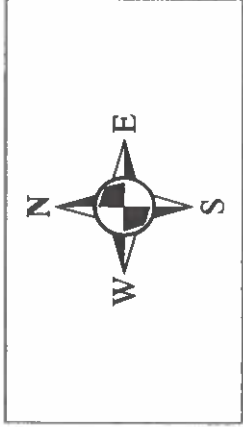
This letter serves as our record of support and approval for your files.

Thank you for your consideration in this matter.

Sincerely,

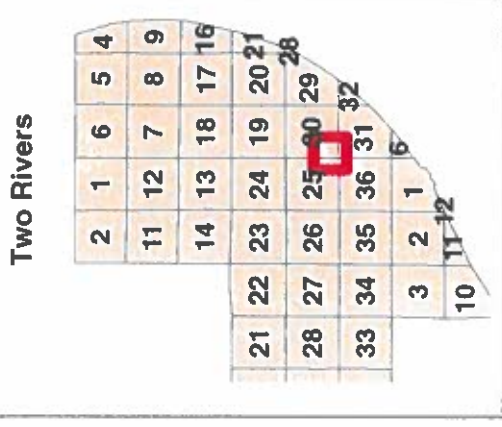


Steve Pohl
Town Chairman



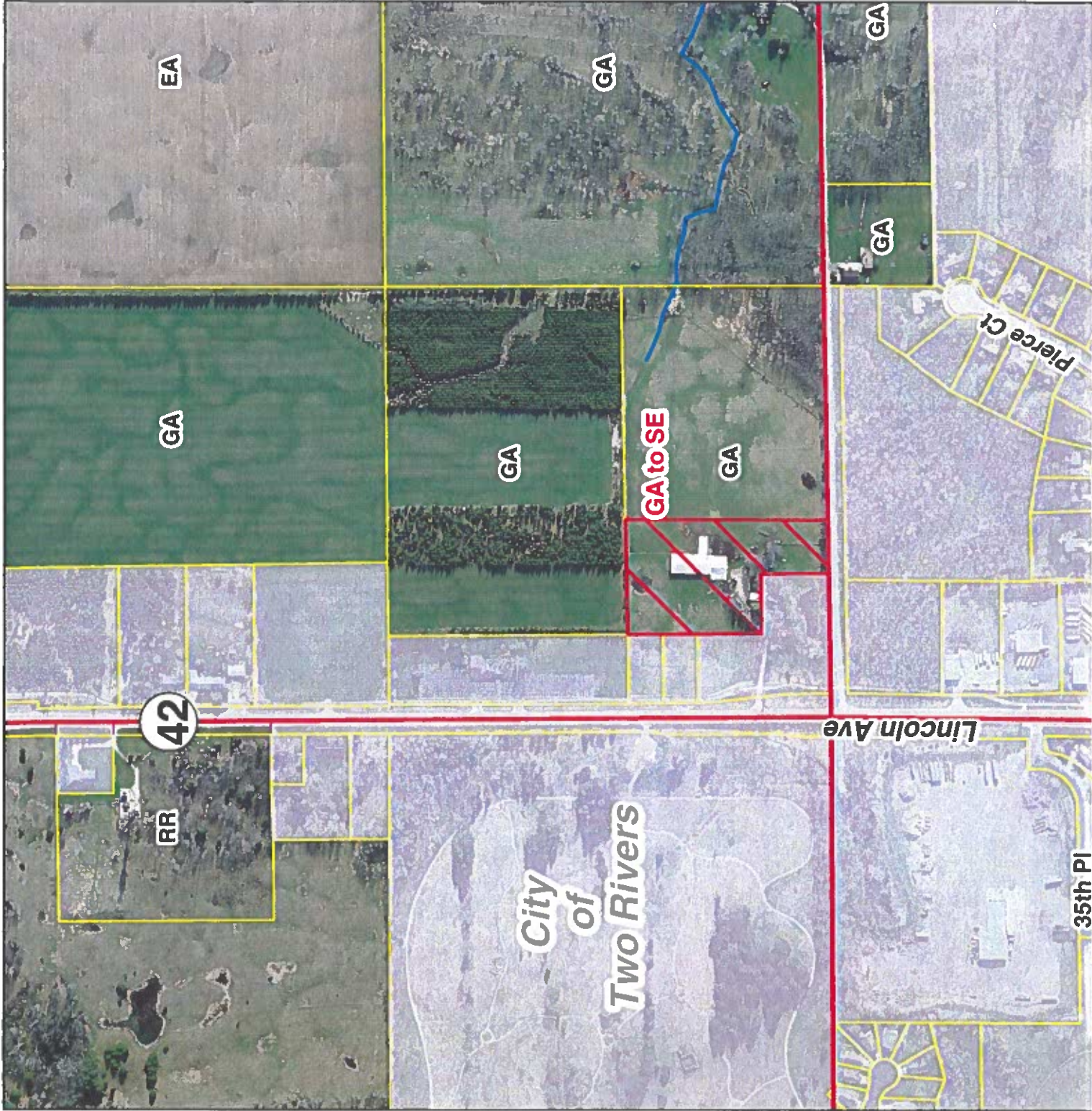
Nancie Cayemberg
SW 1/4, SW 1/4
Section 30, T20N-R25E
Town of Two Rivers
From: GA To: SE
Approximately 4.0 acre(s)
-87.558, 44.169

Map Overview



Legend

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



Features selected: 1

ParcelID: 01823001100100

Municipality: TOWN OF TWO RIVERS

Primary Owner: KENNETH K CAYEMBERG

Secondary Owner: NANCY S CAYEMBERG

Mailing Address: 3713 LINCOLN AVE, TWO
RIVERS, WI 54241

Site Address: 5815 STH 42

School District: TWO RIVERS PUBLIC SCHOOL DISTRICT

Acres: 14

Ascent - County Tax Data



**INITIAL RESOLUTION AUTHORIZING NOT TO EXCEED \$2,570,000
GENERAL OBLIGATION PROMISSORY NOTES FOR HIGHWAY
PROJECTS**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, Manitowoc County, Wisconsin (the "County") is in need of an amount not to
2 exceed \$2,570,000 for the public purpose of financing highway road repaving projects (the
3 "Project"); and
4

5 WHEREAS, it is desirable to authorize the issuance of general obligation promissory notes
6 for such purpose pursuant to Chapter 67 of the Wisconsin Statutes.
7

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

11 Section 1. Authorization. The County shall borrow an amount not to exceed \$2,570,000
12 by issuing its general obligation promissory notes (the "Notes") for the public purpose of financing
13 the Project. There be and there hereby is levied on all the taxable property in the County a direct,
14 annual tax in such years and in such amounts as are sufficient to pay when due the principal and
15 interest on such Notes.
16

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

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

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

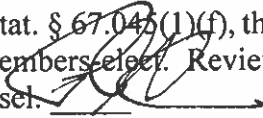
Dated this 15th day of April 2025.

Respectfully submitted by the
Finance Committee

Paul Hansen, Chair

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

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

APPROVED: _____
Bob Ziegelbauer, County Executive Date