

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR MARCH 31, 2025 MEETING

Call to Order – Roll Call

The Regular March 31, 2025 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Falkowski at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Neils, Mr. Zimmer, and Mr. Korinek

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

Approval of Minutes – Open Meeting Law Compliance

Chairman Falkowski called for a motion to accept the Minutes of the regular February 24, 2025 meeting. Motion to accept the Minutes was made by Mr. Vogt and seconded by Ms. Muench. Motion passed upon a unanimous voice vote.

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

Open Meeting Law Compliance: Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on March 17, 2025 and March 24, 2025, reviewed by the Commission at a Commission Meeting held on March 31, 2025. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their April 15, 2025 meeting.

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

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

Public Hearings – Discussion and possible action:

1. **Randall and Anne Sellen** ZMAR NE1/4, NE1/4, Section 15, T17N-R21E, Town of Schleswig from GA, General Agriculture to LE, Large Estate.

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

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

There was no one to speak.

Mr. Falkowski closed the Public Hearing.

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

2. **Nancie Cayemberg** ZMAR SW1/4, SW1/4, Section 30, T20N-R25E, Town of Two Rivers from GA, General Agriculture to SE, Small Estate.

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

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

There was no one to speak.

Mr. Falkowski closed the Public Hearing.

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

3. **Bryce Fischer and Amy Johnson** ZMAR NE1/4, NW1/4, Section 20, T19N-R23E, Town of Manitowoc Rapids from EA, Exclusive Agriculture to GA, General Agriculture.

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

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

Bryce Fischer and Amy Johnson, property owners, spoke and answered questions for the Commission.

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

4. **David Pekarske** ZMAR NW1/4, NW1/4, and the SW1/4, NW1/4, Section 11, T19N-R22E, Town of Cato from GA, General Agriculture to LE, Large Estate.

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

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

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

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

5. **Vogel Family Farms LLC** ZMAR 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. Mr. Ryan read the Agenda Commentary (copy on file).

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

Guy and Kay Vogel, owners, spoke and answered questions for the Commission.

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

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

1. **Jesse and Heather Dvorachek** CSM Variance, SE1/4, SW1/4, Section 31, T20N-R21E, Town of Maple Grove.

Mr. Ryan gave an overview.

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

Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Chris Barlament and Brian Engelbrecht).

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

Mr. Brian Engelbrecht and Joe Resch spoke with regards to the violation.

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

Mr. Chris Barlament spoke with regards to the violation.

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

Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Brian W Eis, Kyle A Baroun, Lynn D Vogel, and Jacob Scharenbroch).

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

There was no one to speak.

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

Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Mary G Benitez, Michael J Gerharz, Efrem Capetillo Sr, and Nyajtoua Her).

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

There was no one to speak.

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

Miscellaneous

Staff Reports – None

Personnel – None

Correspondence – None

Other Matters – None

Next Meeting Date: Next meeting is scheduled for Monday, April 28, 2025.

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

Respectfully submitted,

Ms. Muench, Secretary

Date