



MANITOWOC COUNTY COUNTY BOARD OF SUPERVISORS MEETING NOTICE

DATE: June 17th, 2025

TIME: 6:00 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 Supervisor Bonde**
- III. **Pledge of Allegiance**
- IV. **Roll Call**

V. **PUBLIC COMMENT**

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

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

A. Approve May 20, 2025 County Board Minutes

B. Appointments by County Executive

1. **Board of Adjustment**

Appointment one member to succeed Kenneth Schuler for a three-year term expiring July 2028

a. Kenneth Schuler

2. **Local Emergency Planning Committee**

Appoint three members to succeed Alternate) Audrey Reese for two-year terms expiring June 2027.

a. Alternate) Audrey Erdman

3. **Northeast Wisconsin Regional Economic Partnership**

Appoint three members to succeed Alternate) Adam Tegen and fill a vacant position for a one-year term expiring July 2026.

a. Jamie Zastrow

b. Alternate) Adam Tegen

4. **Planning and Park Commission**

Appoint one member to succeed Supervisor James Falkowski for a seven-year term expiring July 2032.

a. Supervisor James Falkowski

C. Ordinances and Resolutions

1. **Finance Committee**

a. Resolution 2025/2026-93 Denying Claim (Penny Brusky)

2. Personnel Committee
 - a. Resolution 2025/2026-94 Establishing Compensation for County Board Supervisors for Term Beginning April 2026
3. Planning & Park Commission
 - a. Ordinance 2025/2026-95 Amending Zoning Map (Philip Ruzek)
 - b. Ordinance 2025/2026-96 Amending Zoning Map (John & Donna Spevacek)
 - c. Ordinance 2025/2026-97 Amending Zoning Map (Ronald M. Meyer Revocable Trust)
 - d. Ordinance 2025/2026-98 Amending Zoning Map (Kevin & Julie Madson)
 - e. Ordinance 2025/2026-99 Amending Zoning Map (James & Catherin Kollath)
4. Miscellaneous
 - a. Resolution 2025/2026-100 Approving Town of Newton Zoning Ordinance Text Amendments

VII. COMMITTEE REPORTS, RESOLUTIONS, AND ORDINANCES

- A. Aging & Disability Board
- B. Board of Health
- C. Criminal Justice Coordinating Council
- D. Executive Committee
- E. Expo-Ice Center Board
- F. Finance Committee
- G. Highway Committee
- H. Human Service Board
- I. Land Conservation Committee/UW-Extension Education and Agriculture Committee
 1. Resolution 2025/2026-101 Authorizing Wisconsin Department of Natural Resources Northeast Lakeshore Total Maximum Daily Load Pilot Grant
- J. Personnel Committee
 1. Ordinance 2025/2026-102 Amending Manitowoc County Code S.2.02 (County Departments)
 2. Resolution 2025/2026-103 Creating 1.0 Full-Time Equivalent Medical Examiner Position
- K. Planning & Park Commission
- L. Public Safety Committee
- M. Public Works Committee
- N. Transportation Coordinating Committee

VIII. ANNOUNCEMENTS

IX. ADJOURNMENT

Tyler Martell, Chairman
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 DENYING CLAIM
(Penny Brusky)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, Penny Brusky filed a claim with Manitowoc County on May 14, 2025 seeking
2 damages purportedly caused by an interaction between her and law enforcement; and
3

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

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

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

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

Dated this 17th day of June 2025.

Respectfully submitted by the
Finance Committee

Paul Hansen, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

APPROVED:

Bob Ziegelbauer, County Executive

Date

**RESOLUTION ESTABLISHING COMPENSATION FOR COUNTY
BOARD SUPERVISORS FOR TERM BEGINNING APRIL 2026**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, pursuant to Wis. Stat. § 59.10, Manitowoc County elected to become a “self-
2 organized” county; and
3

4 WHEREAS, the county board of supervisors determines the method of compensation for
5 the members of the board in self-organized counties, subject to the county executive’s authority to
6 approve or veto resolutions or ordinances under Wis. Stat. § 59.17(6); and
7

8 WHEREAS, the current compensation for the county board of supervisors of the county of
9 Manitowoc is \$275.00 monthly; and
10

11 WHEREAS, the current compensation for the county board chairperson is \$400.00
12 monthly; and
13

14 WHEREAS, the Personnel Committee recommends that the compensation for county
15 board supervisors and county board chairperson remain the same for the next term;
16

17 NOW, THEREFORE, BE IT RESOLVED by the county board of supervisors of the county
18 of Manitowoc that the salary for county board supervisors and the county board chair for the term
19 beginning April 2026 is set as follows:
20

21 County Board Supervisors: \$275.00 per month;
22

23 County Board Chair: \$400.00 per month;
24

25 and
26

27 BE IT FURTHER RESOLVED that the established salary for county board supervisors
28 and the county board chair will continue for ensuing terms unless changed by the county board of
29 supervisors of the county of Manitowoc in accordance with Wisconsin law.

Dated this 17th day of June 2025.

Respectfully submitted by the
Personnel Committee

Susie Maresh, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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



APPROVED:

Bob Ziegelbauer, County Executive

Date

ORDINANCE AMENDING ZONING MAP
(Philip Ruzek)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Planning and Park Commission, after providing the required notice, held
2 a public hearing on a petition for a zoning ordinance amendment on June 2, 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 in part of the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4)
12 of Section Eight (8), Township Twenty (20) North, Range Twenty-Three (23) East, Town of
13 Kossuth, Manitowoc County, Wisconsin, more particularly described as follows:
14

15 Commencing at the south quarter corner of said Section 8; thence N01°-04'-32"E
16 along the west line of the SE1/4 of said Section 8, a distance of 2123.03 feet to the
17 point of beginning; thence continue N01°-04'-32"E along said west line, a distance
18 of 521.23 feet to the center corner of said Section 8; thence N89°-33'-44"E along
19 the north line of said SE1/4, a distance of 1339.37 feet to the east line of the NW1/4
20 of said SE1/4; thence S01°-27'-43"W along said east line, a distance of 521.34 feet;
21 thence S89°-33'-44"W, a distance of 1335.85 feet to the point of beginning, said
22 parcel containing approximately 696,960 square feet (16.00 acres) of land
23

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

Dated this 17th day of June 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 JUNE 17, 2025.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	PHILIP RUZEK 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.

Philip Ruzek, on April 23, 2025, petitioned the Manitowoc County Board of Supervisors to rezone approximately 16.0 acres of land located in the NW1/4, SE1/4, Section 8, T20N-R23E, Town of Kossuth, from EA, Exclusive Agriculture to GA, General Agriculture.

The Town of Kossuth adopted the Manitowoc County Zoning Ordinance on January 2, 2012. 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. Philip Ruzek petitioned for a zoning map amendment on April 23, 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 May 21, 2025 and on May 25, 2025.
- d. The County Planning and Park Commission held a public hearing on this amendment request on June 2, 2025.
- e. The Commission at their June 2, 2025 meeting recommended approval of a requested rezoning of approximately 16.0 acres of land located in the NW1/4, SE1/4, Section 8, T20N-R23E, Town of Kossuth, 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. Philip Ruzek, 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 Kossuth Town Board and Town Land Use Committee support the proposed zone change to GA, General Agriculture.
3. Rezoning will allow for construction of a single-family home.
4. A minimum amount of farmland will be affected by the proposed rezoning as the area is primarily wooded and not cropped.

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 Philip Ruzek to rezone approximately 16.0 acres of land from EA, Exclusive Agriculture to GA, General Agriculture were approved.

The Manitowoc County Planning and Park Commission, at its June 2, 2025 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 16.0 acres of land located in the NW1/4, SE1/4, Section 8, T20N-R23E, Town of Kossuth, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive Agriculture to GA, General Agriculture.



**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

June 12, 2025

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

and

Manitowoc County Supervisor Susie Maresh
Supervisor District 17

ATTN: Tim Ryan and Supervisor Maresh

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:
Philip Ruzek
9726 Thunder Rd
Whitelaw, WI 54247

Township:
Kossuth

This notice is made in compliance with Section 59.69(5)(c)(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 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



Manitowoc County
Planning and Park Commission

Fee (\$553) Received ☒

Receipt # 41861

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT / AGENT

Current Owner PHILIP R UZEK
Address 9726 THUNDER RD.
City/State/Zip WHITE LAKE WI. 54247
Phone 920-374-2040
Email Address pruzek@hamann.com

Applicant/Agent PHILIP R UZEK
Address 9726 THUNDER RD.
City/State/Zip WHITE LAKE WI. 54247
Phone 920-374-2040
Email Address pruzek@hamann.com

MANITOWOC COUNTY
RECEIVED

APR 23 2025

PLANNING & PARK
COMMISSION

PROPERTY LEGAL DESCRIPTION

NW 1/4, SE 1/4, S 8 T 20 N R 23 E Town of KOSSUTH

House / Fire # _____

Tax Number 00700801400000

PROPERTY INFORMATION

Existing Zoning District EA

Proposed Zoning district EA

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)

To allow for single family home

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

P. R. Uzek 4-23-25
Signature (owner or owner's agent) (Required) Date

Signature (applicant)

Date

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

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

PETITIONER

Name: Philip A Ruzek
Address: 9726 Thunder Rd.
Whitelaw, WI 54247
Town: Kossuth

PARCEL

Location: NW¼, SE¼ Section 8, T20N-R23E
Tax#: 007-008-014-000.00
Area: 16.00 Acres

ACTION TO DATE

Petition Submitted: 4/29/2025
Town Action: Approved 4/7/25 & 4/14/25
Hearing Notice Published: 5/20/25 & 5/26/25
Advisory: 06/2/2025
Hearing: 06/2/2025

ADJACENT USES & ZONING

Direction:	District:	Use:
North	EA, GA & RR	Wooded & Residential
South	EA	Agricultural
East	EA	Agricultural & Wooded
West	EA	Agricultural

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agricultural
Existing Land Use: Ag land, Grassland & Wooded
Proposed Zoning District: GA, General Agriculture
Proposed Use: Like to build home in the future

MAP INFORMATION

Farmland Preservation Designation:
Farmland Preservation
Soil Type: HrB, LmA
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

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

Soil Test: 08/20/2007
Terrain: 0 to <12 Percent Slopes
Vegetative Cover: Agricultural, Grassland,
& Wooded

Town Land Use Designation: Agriculture & Woodlands/Natural Areas

Decisions to allow residential development in areas identified for agricultural uses should be based on sound land use planning criteria. If residential development is permitted, single family residences are recommended at densities that preserve natural areas, viewsheds, open spaces, and areas deemed important for the town to keep preserved. Adequate buffers are encouraged for future non-farming uses in these areas in order to lessen conflict with the agricultural operations. Encourage the preservation of woodlands and valuable open spaces within the Town of Kossuth. Benefits of preserving woodlands include maintaining/improving wildlife habitat and recreation opportunities, restoration of clean water resources, erosion prevention, etc.

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

The purpose of the Agricultural designation is to provide for the continued viability of farming and agricultural uses, the raising of livestock, the conservation of agricultural land, and to maintain and promote the rural character of the farmlands into the future. Woodlands are a valuable natural resource, providing a host of benefits. Trees filter air and water, serve as buffers between land uses, provide wildlife habitat and areas for passive recreation.

The Town of Kossuth Plan Commission meeting was held in the Town Hall 129 Packer Drive, on Monday April 7, 2025, at 7pm. Agenda for this meeting was posted on Friday April 4, 2025, on the website, the Town Hall and the Recycling Center. The following Plan Commission members were present: Chairperson Ralph Schuh, Brian Georgenson, Bruce Klemm, Ron Zube, and Bill Neumann. Dana Tesarik present for recording minutes.

Meeting was called to order by Chairperson Ralph Schuh. The pledge of Allegiance was said. Motion by Bill Neumann and seconded by Ron Zube to approve the agenda as posted. Unanimously carried.

Meeting minutes from the 5/22/23 meeting was reviewed. Motion by Bruce Klemm and seconded by Ron Zube to approve minutes as read. Unanimously carried.

2024 Commission Appointments; Ralph Schuh, Bruce Klemm, Ron Zube: All will continue their terms.

2025 Commission Appointments; Steve Tesarik: Steve will continue his term. There is still one vacancy on the Board of Plan Commission.

Review, Solicit Applicant and Public input, and recommend disposition of an application by Philip Ruzek to rezone approximately 16 acres of vacant land from EA to GA located on Thunder Road. Parcel number 007-008-014-000.00. Philip Ruzek stated there is no field access, the only access is from the other parcel, which is North of Polifka Road. If approved there will be a need to put in a driveway and culvert. Chairperson Ralph asked if Ruzek has spoken to the neighbors and Ruzek stated he has. Bill asked the reason to have the parcel changed to GA. Ruzek would like to be able to build a house in the future. Bruce Klemm asked if there was any remnants left from the old schoolhouse and Ruzek stated there is an old stoop and a pile of rocks. Bruce Klemm asked how far away Ruzek plans to build from the manure pit. Ruzek stated it would be approximately 250-300 yards away. Law states a building must be a minimum of 250 yards away from a manure pit to dig a well. Chairperson Schuh suggested Ruzek to check on the distance of where the well would go and verify the distance requirements with Manitowoc County Planning and Zoning.

Motion by Bill Neumann and seconded by Brian Georgenson to recommend an approval of the rezoning of 16 acres from EA to GA located on Thunder Road. (Parcel number 007-008-014-000.00). This recommendation will go to the Town of Kossuth Board for consideration on Monday, April 14, 2025. The Town of Kossuth will consider the Plan Commissions recommendation and will make the final recommendation to the Manitowoc County Plan Commission.

Review, Solicit Applicant and Public input, and recommend disposition of an application by Francis Neumann to rezone approximately 3 acres of vacant land from EA to SE located at 6304 Thunder Road. Parcel number 007-029-009-000.00. The owner of the property has passed away. Clean-up will be done by the Neumann family and the sons of Bill Neumann. Branch Fire Department will do training with the buildings on the property. The plan is to build a house and shed on the 3 acres in the future. The City of Manitowoc Fire Department may use the old house for training purposes also. Bruce Klemm asked if there is enough field access and there is another driveway behind the dairy barn.

Motion by Bruce Klemm and seconded by Ron Zube to recommend an approval of the rezone of approxiamely 3 acres from EA to SE located at 6304 Thunder Road. (Parcel number 007-029-009-000.00). This recommendation will go to the Town of Kossuth Board for consideration on Monday, April 14, 2025. The Town of Kossuth will consider the Plan Commissions recommendation and will make the final recommendation to the Manitowoc County Plan Commission.

Motion by Ron Zube and seconded by Bruce Klemm to adjourn the Town of Kossuth Plan Commission meeting at 7:21 p.m. Unanimous Motion Carried.

Attendees: Philip Ruzek

MANITOWOC COUNTY
RECEIVED
MAY 27 2025
PLANNING & PARK
COMMISSION

May 22, 2025

David and Alicia Ruzek
42570 Calle Ortega
Murrieta, California 92562

Mr. Tim Ryan
Manitowoc County Planning and Zoning Department
4319 Expo Drive
P.O. Box 935
Manitowoc, Wisconsin 54221-0935

RE: Notice of Public Hearing Concerning Zoning Map Amendment

Dear Mr. Ryan:

Thank you for the notice concerning the zoning amendment request submitted by the Town of Kossuth on behalf of Philip A. Ruzek to rezone 16 acres of land from Exclusive Agriculture to General Agriculture. As adjacent property owners we would like to share our input. For the record, Alicia and I fully support this rezoning request.

Thank you,

A handwritten signature in black ink, appearing to read "David Ruzek", with a long horizontal flourish extending to the right.

David Ruzek

cc: Philip Ruzek

The regular monthly meeting of the Town of Kossuth was held in the Town Hall 129 Packer Drive, on Monday, April 14, 2025. Agenda for this meeting was posted on Friday, April 11, 2025 at the Town Hall, Recycling Center and on the website. Present: Chairperson Ralph Schuh, Supervisor Gerry Paul, Supervisor Jim Koch, Treasurer Judy Fierst and Clerk Dana Tesarik

Meeting was called to order by Chairperson Ralph Schuh. The Pledge of Allegiance was said.

Motion by Supervisor Koch and seconded by Supervisor Paul to approve the agenda as posted. Unanimously carried.

Minutes were reviewed for the March 10, 12 & 13 2025 Town Board Meetings. Motion by Supervisor Koch seconded by Supervisor Paul to approve the minutes. Unanimously carried.

Treasurer Report: Treasurer Fierst reported \$603,474.20 in the Money Market, with interest earned \$672.18 and \$300.00 in the checking account. Recycling Revenues for March \$13,799.51.

Motion by Supervisor Koch seconded by Supervisor Paul to accept Treasurer's report as presented. Unanimously carried.

Public Input: Nathan Schleis stated he was appointed Fire Chief for Francis Creek Fire Department.

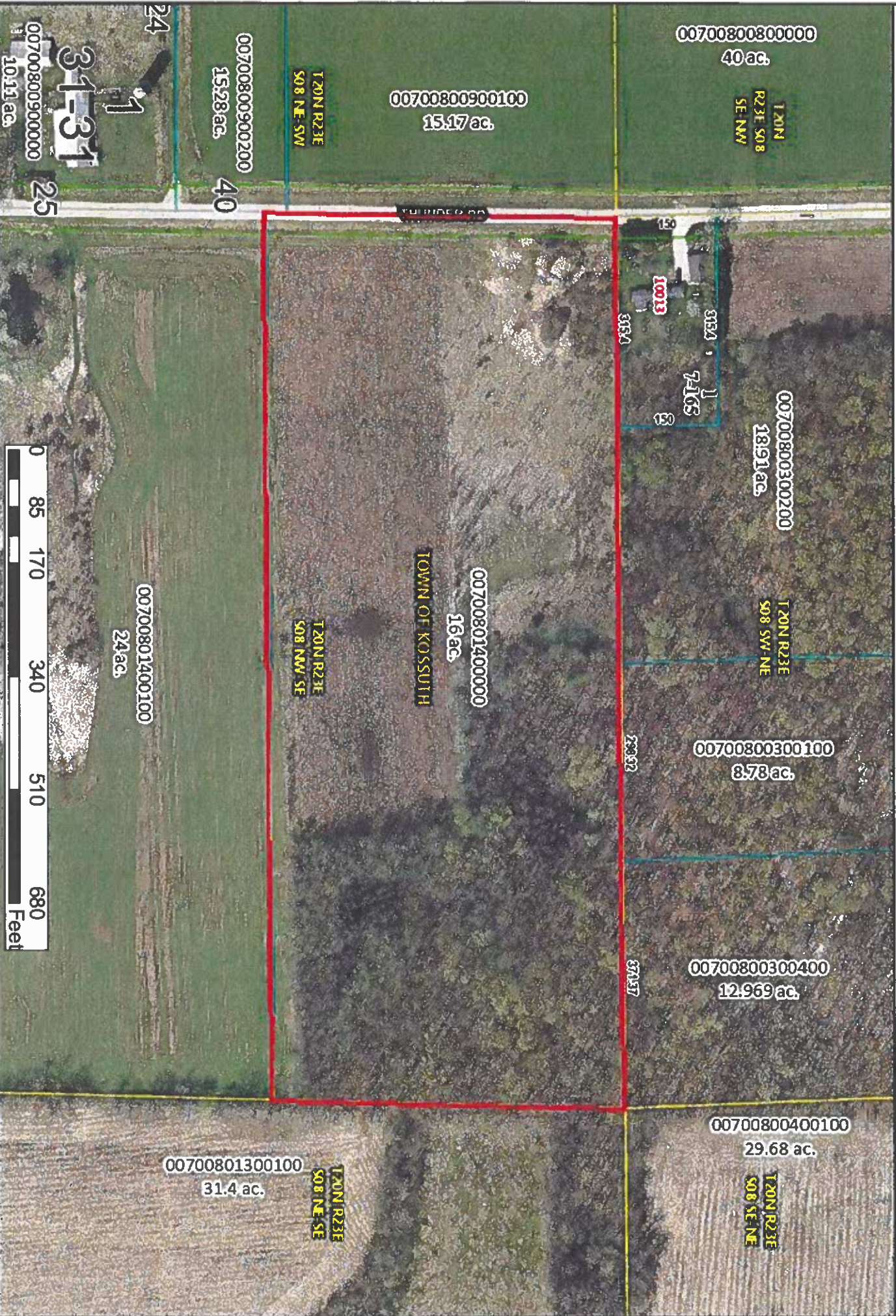
Request by Philip Ruzek to rezone 16 acres of vacant land on Thunder Road from EA to GA, parcel #007-008-014-000.00: Motion made by Supervisor Koch and seconded by Supervisor Paul to recommend the rezone of 16 acres of vacant land on Thunder Road from EA to GA. Unanimously Carried. Chairperson Schuh will draft a letter to Manitowoc County Planning and Zoning with the recommendation and Philip Ruzek will need to apply with Manitowoc County Zoning to be put on their agenda.

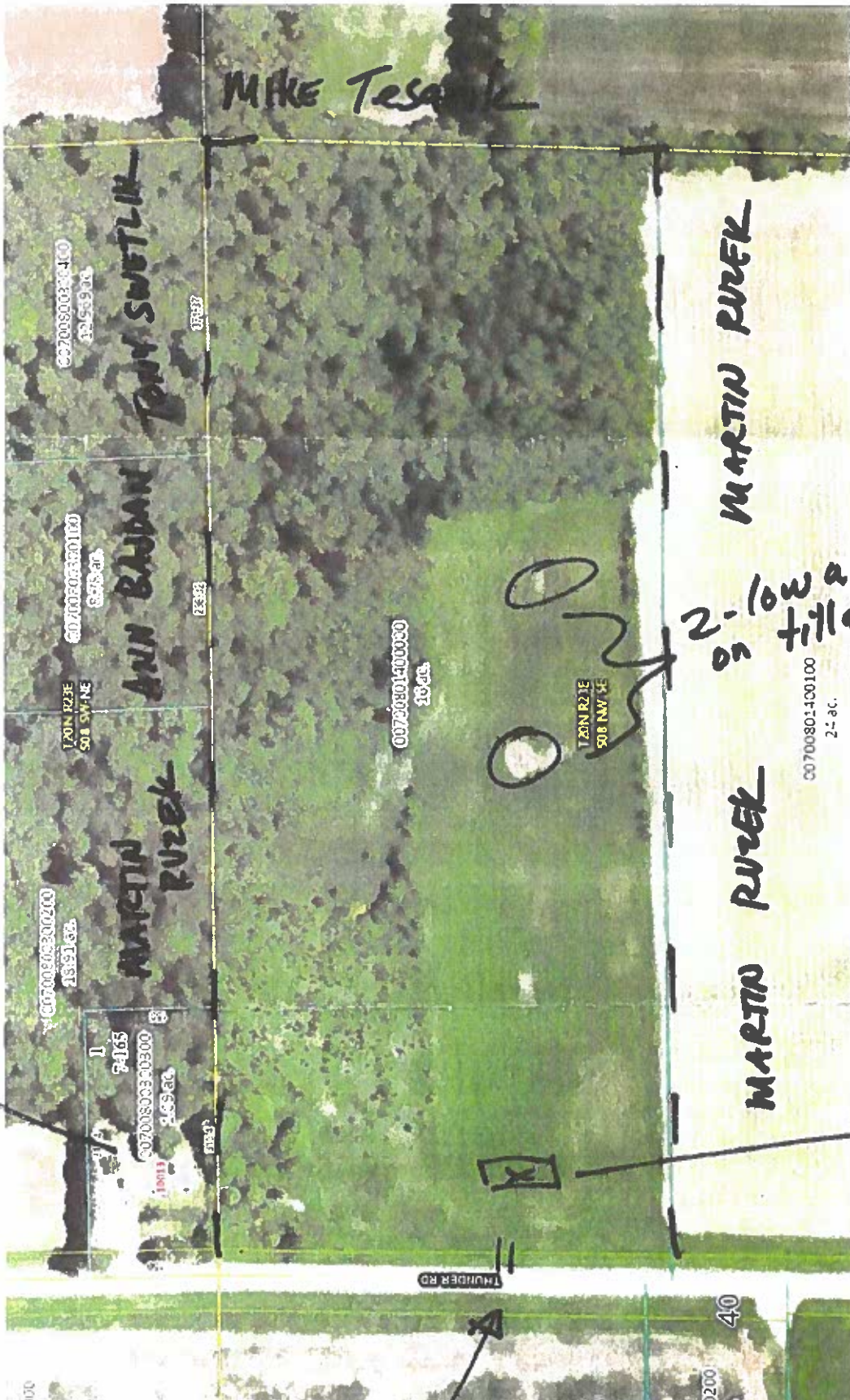
Request by Francis Neumann to rezone 3 acres at 6304 Thunder Road from EA to SE parcel #007-029-009-000.00: Supervisor Paul asked if all the buildings will be taken down and Bill Neumann stated most buildings will be taken down. Motion made by Supervisor Koch and seconded by Supervisor Paul to recommend the rezone 3 acres at 6304 Thunder Road from EA to SE. Unanimously Carried. Chairperson Schuh will draft a letter to Manitowoc County Planning and Zoning with the recommendation and Francis Neumann will need to apply with Manitowoc County Planning and Zoning to be put on their agenda.

Operators License for Katelynn Knoz: No application was received.

Request to abandon a portion of North Arrow Road and request to remedy property access issue from North Arrow Road: Letters were received by Chairperson Schuh in the last month from two property owners and would like the north end of that land to be abandoned. Chairperson Schuh also received an email correspondence about that land from a landowner to the North who is challenging the length of the road. The letter to abandon that part of the road as far as Chairperson Schuh can see it does not meet the statutory requirements to act on this request. As for the determination of the length of the road, Chairperson Schuh spent a lot of time going through old records and found the original act by the town board to create that road, which was in 1875. There is a lot of contradictory evidence, so Chairperson Schuh is recommending turning the paperwork over to our town attorney. Motion made by Chairperson Schuh and seconded by Supervisor Koch to turn the issue over to the town attorney. Unanimously Carried.

Manitowoc County Parcel Viewer





SAND + DEAD HOLLY

MIKE Tesarik

TOM SWETLICK

ANN BADDAN

MARTIN RUREK

MARTIN RUREK

MARTIN RUREK

2- low areas on tillable land

X

General area of proposed home.

THUNDER RD

Need to get culvert and driveway in.

no existing access from Thunder road

ORDINANCE AMENDING ZONING MAP
(John and Donna Spevacek)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Planning and Park Commission, after providing the required notice, held
2 a public hearing on a petition for a zoning ordinance amendment on June 2, 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 containing all of Tract 1 of Certified Survey Map, recorded in Volume 3
12 of Certified Survey Maps, on Page 579 as Document No. 453499, plus additional lands; being part
13 of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section Eight (8) and the
14 Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Seventeen (17),
15 Township Twenty (20) North, Range Twenty-Four (24) East, Town of Mishicot, Manitowoc
16 County, Wisconsin, more particularly described as follows:
17

18 Beginning at the south quarter corner of said Section 8; thence N00°-17'-37"E along
19 the west line of the SE1/4 of said Section 8, a distance of 1080.03 feet; thence
20 S87°-56'-25"E 475.82 feet; thence S00°-25'-42"W 154.58 feet; thence S14°-
21 01'-55"W 377.47 feet; thence S02°-44'-58"W 228.31 feet; thence S00°-16'-50"W
22 318.60 feet; thence S86°-31'-43"W 324.83 feet; thence S48°-13'-19"W 68.62 feet
23 to the west line of the NE1/4 of said Section 17; thence N00°-21'-54"W along said
24 west line, a distance of 69.90 feet to the point of beginning, said parcel containing
25 approximately 447,111 square feet (10.264 acres) of land
26

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


Dated this 17th day of June 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 JUNE 17, 2025.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	JOHN AND DONNA SPEVACEK 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.

John and Donna Spevacek, on May 1, 2025, petitioned the Manitowoc County Board of Supervisors to rezone approximately 10.24 acres of land located in the SW1/4, SE1/4, Section 8 & NW1/4, NE1/4 Section 17, T20N-R24ETown of Mishicot, from EA, Exclusive Agriculture to GA, General Agriculture.

The Town of Mishicot adopted the Manitowoc County Zoning Ordinance on January 2, 2012. 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. John and Donna Spevacek petitioned for a zoning map amendment on May 1, 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 May 21, 2025 and on May 25, 2025.
- d. The County Planning and Park Commission held a public hearing on this amendment request on June 2, 2025.
- e. The Commission at their June 2, 2025 meeting recommended approval of a requested rezoning of approximately 10.24 acres of land located in the SW1/4, SE1/4, Section 8 & NW1/4, NE1/4 Section 17, T20N-R24E Town of Mishicot, 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. Mike Spevacek, an interested party, spoke in favor of the request.

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

1. The area to be considered for rezoning meets past criteria set by the Commission for rezoning land from the EA, Exclusive Agriculture District.
2. The Mishicot Town Board and Town Land Use Committee support the proposed zone change to GA, General Agriculture.
3. Rezoning will allow the farmland to be separated from woodland and existing home.
4. A minimum amount of farmland will be affected by the proposed rezoning as the area is primarily wooded and not cropped.

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 John and Donna Spevacek to rezone approximately 10.24 acres of land from EA, Exclusive Agriculture to GA, General Agriculture were approved.

The Manitowoc County Planning and Park Commission, at its June 2, 2025 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 10.24 acres of land located in the SW1/4, SE1/4, Section 8 & NW1/4, NE1/4 Section 17, T20N-R24E, Town of Mishicot more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive Agriculture to GA, General Agriculture.



**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

June 12, 2025

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

and

Manitowoc County Supervisor Engelbrecht
Supervisor District 20

ATTN: Tim Ryan and Supervisor Engelbrecht

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:
John & Donna Spevacek
132 Barthels Rd
Two Rivers, WI 54241

Township:
Mishicot

Applicant/Agent:
Brad Buechel
2020 Madison St
New Holstein, WI 53061

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

Sincerely,

Jessica Backus
Manitowoc County Clerk

Enclosure

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



**Manitowoc County
Planning and Park Commission**

Fee (\$553) Received ☒

Receipt # 41894

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT/ AGENT

Current Owner	<u>John Spevacek</u>	Applicant/ Agent	<u>Brad Buechel</u>
Address	<u>132 Barthels Rd</u>	Address	<u>2020 Madison St</u>
City/State/Zip	<u>Two Rivers, Wi 54241</u>	City /State/Zip	<u>New Holstein, WI 53061</u>
Phone	<u>Mike (son) 905-0503</u>	Phone	<u>920-993-0881</u>
Email Address	<u></u>	Email Address	<u>bbuechel@meridian-wi.com</u>

PROPERTY LEGAL DESCRIPTION

NW 1/4, NE 1/4, S 8¹⁷ T 20²⁴ N R 24²⁰ E Town of Mishicot

House /Fire # 132 Bartels Rd Tax Number 013-008-015-002.00

PROPERTY INFORMATION

Existing Zoning District EA, Excl Proposed Zoning district GA, Gene

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)

Splitting the existing house and woods away from the farmland

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

Brad Buechel April 21, 2025

Signature (applicant)

Date

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

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

PETITIONER

Name: John & Donna Spevacek
Address: 132 Barthels Rd.
Two Rivers, WI 54241
Town: Mishicot

PARCEL

Location: SW1/4, SE1/4, Section 8, T20N-R24E &
NW1/4, NE1/4, Section 17, T20N-R24E
Tax#: 013-008-015-002.00
Area: 10.24 acres

ACTION TO DATE

Petition Submitted: 5/1/2025
Town Action: Approved April 7, 2025
Hearing Notice Published: 5/20/2025 & 5/26/2025
Advisory: 6/02/2025
Hearing: 6/02/2025

ADJACENT USES & ZONING

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

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture
Existing Land Use: Residential & Wooded
Proposed Zoning District: GA, General Agricultural
Proposed Use: Splitting house & woods from farmland

MAP INFORMATION

Farmland Preservation Designation:
Farmland Preservation
Soil Type: BtB, BtC2, MbA, MuA, Po
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well - poorly drained, slowly permeable soils	Soil Test: N/A
Soil Limitations: Severe	Terrain: 0 to <12 Percent Slopes
Sewage Disposal: Private Onsite Wastewater Treatment	Vegetative Cover: Woods & Grassland
Road Access: Barthels Rd	
Town Future Land Use Designation: Prime Agricultural Area	
The map clearly designates agricultural preservation areas that are to be preserved for agricultural uses. These areas were chosen on the basis of soil types, topography, agricultural productivity and trends, current and potential agricultural use, and other relevant factors identified in the plan.	
County Future Land Use Designation: Agricultural	
Provide for the continued viability of farming and agricultural uses, the raising of livestock, the conservation of agricultural land, and to maintain and promote the rural character of these farmlands into the future.	

TOWN OF MISHICOT

Office of Town Clerk

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

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

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

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

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

April 9, 2025

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

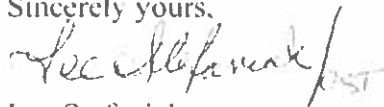
Dear Tim and Andrea:

RE: JOHN E. AND DONNA R. SPEVACEK
RE-ZONING – 132 BARTHEL'S ROAD
PARCEL NO. 013-008-015-002.00

John Spevacek and his son Michael came before the Mishicot Town Board at their monthly meeting Monday evening, April 7. Mr. Spevacek is requesting a re-zone of 10 acres out of 31.91 acres, Parcel No. 013-008-015-002.00 from Exclusive Ag (EA) to General Ag (GA) with a possible road frontage variance from 150' if needed. This rezone is in order that John may sell the parcel with the house to his daughter. The remaining acres would stay Exclusive Ag. The EA land does have access off of County Highway B. General Ag would need a variance for a driveway because there is not 150' of road frontage.

The Mishicot Town Board made the following motion at their April 7, 2025, Town Board Meeting: **Supervisor Anhalt moved to approve sending a letter to Planning that the board has no problem with John and Donna Spevacek rezoning 10 acres with the house to General Agriculture (GA) and requesting a variance from the required 150' road frontage. Motion seconded by Supervisor DesJarlais. All votes in favor. Motion carried.**

Sincerely yours,



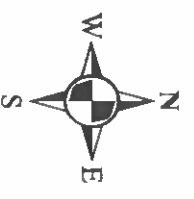
Lee Stefaniak
Chairman - Town of Mishicot

cc: Andrea Raymakers, Manitowoc County Planning
John and Donna Spevacek
132 Barthels Road
Two Rivers, WI 54241

MANITOWOC COUNTY
RECEIVED

APR 10 2025

PLANNING & PARK
COMMISSION

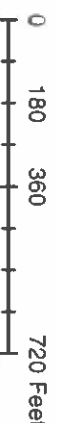


John & Donna Spevacek
SW 1/4, SE 1/4
Section 8, T20N-R24E
NW 1/4, NE 1/4
Section 17, T20N-R24E
Town of Mishicot
From: EA To: GA
Approximately 10.26 acre(s)
-87.650 44.213

Map Overview

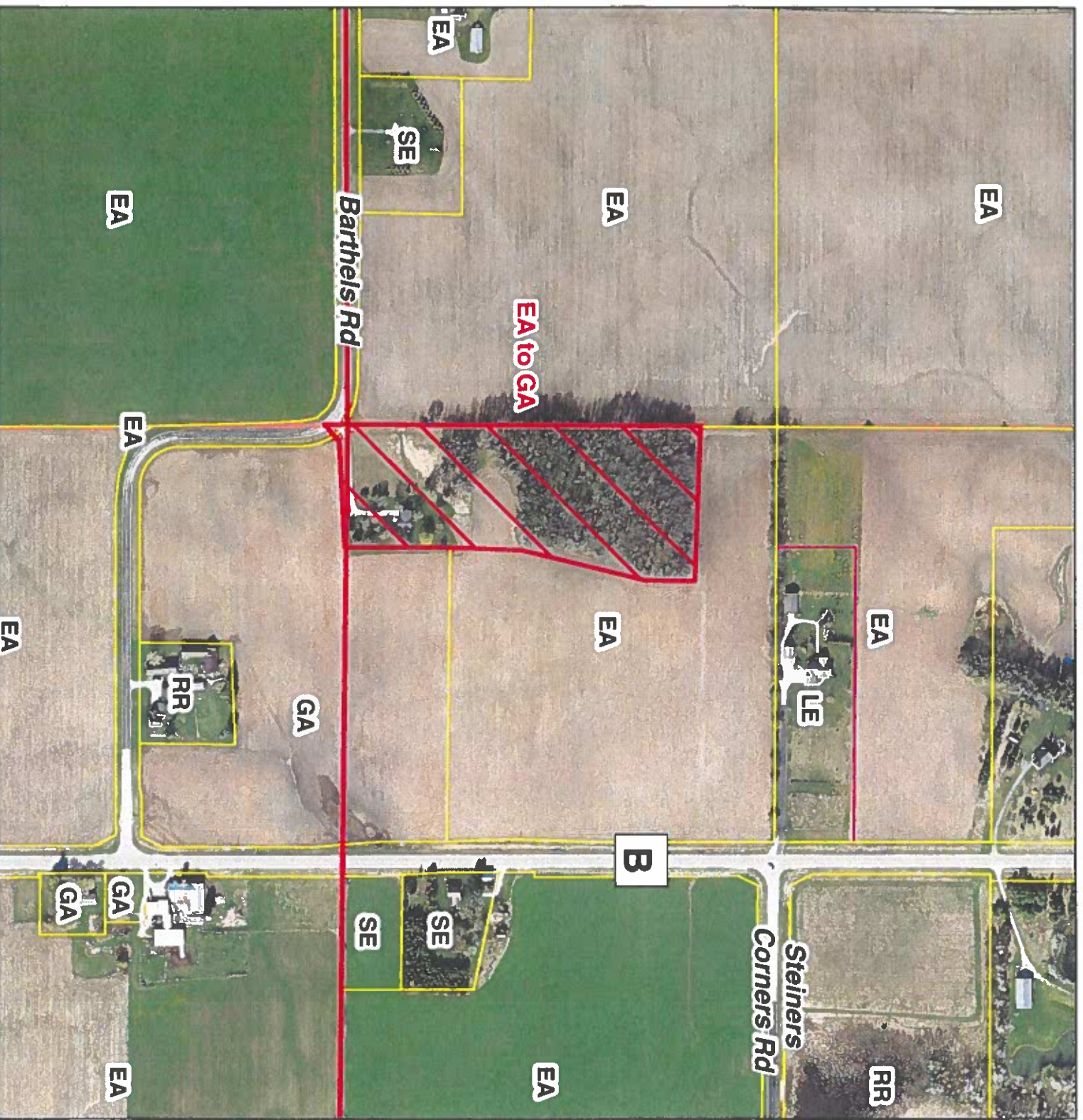
Mishicot

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



Legend

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



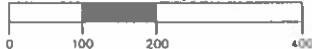
ALL OF TRACT 1, C.S.M. VOL. 3, PG. 579, DOC. NO. 453499,
PLUS ADDITIONAL LANDS; BEING PART OF THE
SW1/4 OF THE SE1/4 OF SECTION 8 AND THE NW1/4
OF THE NE1/4 OF SECTION 17, T.20N., R.24E.,
TOWN OF MISHICOT, MANITOWOC COUNTY, WISCONSIN

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD	CENT. ANG.
C1	48.98'	183.24'	N41°-42'-59"W	48.84'	015°-18'-58'

ZONED: EA

BEARINGS REFERENCED TO THE WEST
LINE OF THE SE1/4, SECTION 8
ASSIGNED: N00°-17'-37"E PER THE
MANITOUC COUNTY COORDINATE SYSTEM

GRAPHIC SCALE
1 inch = 200 ft



PARCEL NUMBER:
013-008-015-002 00

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

SHEET 1 OF 3

- = 1" OUTSIDE DIA. X 18" IRON PIPE
SET, WT. 1.54 LBS. PER LINEAL FT.
- = 1" IRON PIPE FOUND
- ⊕ = MANITOWOC CO. PLSS COR.
- = 3/4" IRON ROD FOUND

FRONT YARD SETBACKS
- 60' FROM C/L OF TOWN ROADS
OR 25' FROM RIGHT OF WAY
(WHICHEVER IS GREATER)

SIDE AND REAR YARD SETBACKS
 - 25' FOR PRINCIPAL AND CONDITIONAL USE
 - 10' FOR ACCESSORY STRUCTURES

SE CORNER
SECTION 8
T.20N., R.24E.
(RR SPIKE
FOUND)

NE CORNER
SECTION 17
T.20N., R.24E.
(RR SPIKE
FOUND)

ORDINANCE AMENDING ZONING MAP
(Ronald Meyer Revocable Trust)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Planning and Park Commission, after providing the required notice, held
2 a public hearing on a petition for a zoning ordinance amendment on June 2, 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 in part of the Northeast one-quarter of the Southwest one-quarter, Section
12 29, Township 20 North, Range 23 East, Town of Kossuth, Manitowoc County, Wisconsin, more
13 particularly described as follows:
14

15 Commencing at the West ¼ corner of said Section 29,T20N-R23E; thence
16 S89°36'50"E along the ¼ Section line 2268.97 feet to the point of beginning; thence
17 continue S89°36'50"E, 336.79 feet to the Center ¼ Corner of said Section; thence
18 S00°12'34"E along the ¼ Section line, 405.53 feet; thence N87°53'36"W, 301.86
19 feet; thence N05°16'17"W, 398.38 feet to the point of beginning, said parcel
20 containing approximately 127,919 square feet (2.94 acres) of land
21

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

Dated this 17th day of June 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 JUNE 17, 2025.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	RONALD MEYER REVOCABLE TRUST ZONING MAP AMENDMENT REQUEST

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

Ronald Meyer Revocable Trust, on April 28, 2025, petitioned the Manitowoc County Board of Supervisors to rezone approximately 3.0 acres of land located in the NE1/4, SW1/4, Section 29, T20N-R23E, Town of Kossuth, from EA, Exclusive Agriculture to SE, Small Estate.

The Town of Kossuth adopted the Manitowoc County Zoning Ordinance on January 2, 2012. The purpose of the Small Estate Residential (SE) zoning district is to provide areas for mixed residential and agricultural activity in mostly rural areas of the county with a minimum lot size of 2.0 acres.

1. Action taken to date on this request includes:

- a. Ronald Meyer Revocable Trust petitioned for a zoning map amendment on April 28, 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 May 21, 2025 and on May 25, 2025.
- d. The County Planning and Park Commission held a public hearing on this amendment request on June 2, 2025.
- e. The Commission at their June 2, 2025 meeting recommended approval of a requested rezoning of approximately 3.0 acres of land located in the NE1/4, SW1/4, Section 29, T20N-R23E, Town of Kossuth, from EA, Exclusive Agriculture to SE, Small Estate.

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

3. Testimony at the hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.
- b. Mr. Bill Neuman, an interested party, 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 Kossuth Town Board and Town Land Use Committee support the proposed zone change to SE, Small Estate.
3. Rezoning will allow for the creation of a parcel separating the existing home from the farmland.
4. No farmland will be affected by the proposed rezoning 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 the Ronald Meyer Revocable Trust to rezone approximately 3.0 acres of land from EA, Exclusive Agriculture to SE, Small Estate were approved.

The Manitowoc County Planning and Park Commission, at its June 2, 2025 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 3.0 acres of land located in the NE1/4, SW1/4, Section 29, T20N-R23E, Town of Kossuth more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive Agriculture to SE, Small Estate.



**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

June 12, 2025

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

and

Manitowoc County Supervisor Maresh
Supervisor District 17

ATTN: Tim Ryan and Supervisor Maresh

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:
Ronald M Meyer Revocable Trust
6304 Thunder Rd
Whitelaw, WI 54247

Township:
Kossuth

Applicant/Agent:
Francis Neumann
7630 Village Dr
Whitelaw, WI 54247

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 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



MANITOWOC COUNTY
RECEIVED

PR 28 2025

PLANNING & PARK
COMMISSION

Manitowoc County Planning and Park Commission

Fee (\$553) Received

Receipt # 41895



ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT/ AGENT

Current Owner	<u>Ronald M Meyer</u> <u>Reversible Trust</u>	Applicant/Agent	<u>Francis Neumann / Neumann</u> <u>William</u>
Address	<u>6304 Thunder Road</u>	Address	<u>7630 Village Drive</u>
City/State/Zip	<u>Whitelaw WI 54247</u>	City/State/Zip	<u>Whitelaw WI 54247</u>
Phone	<u>920-621-2557</u>	Phone	<u>920 973-6727 or 6729</u>
Email Address		Email Address	<u>neumannfrancis@gmail.com</u>

PROPERTY LEGAL DESCRIPTION

NE 1/4, SW 1/4, S 29 T 20 N R 23 E Town of Kossuth

House /Fire # 6304 Thunder Rd Tax Number 00702900900000

PROPERTY INFORMATION

Existing Zoning District EA

Proposed Zoning district SE

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

Proposed use: (Reason for change)

The 3 acre dwelling will be split off from the 37 acres of farmland. Property will be cleaned up and eventually a new house will be built.

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

Francis Neumann

3-19-25

Signature (applicant)

Date

3/18/25

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

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

PETITIONER

Name: Ronald M Meyer Revocable Trust
Address: 6304 Thunder Rd.
Whitelaw, WI 54247
Town: Kossuth

PARCEL

Location: NE¼, SW¼ Section 29, T20N-R23E
Tax#: 007-029-009-000.00
Area: 3.00 Acres

ACTION TO DATE

Petition Submitted: 4/28/2025
Town Action: Approved 4/7/25 & 4/14/25
Hearing Notice Published: 5/20/25 & 5/26/25
Advisory: 06/2/2025
Hearing: 06/2/2025

ADJACENT USES & ZONING

Direction:	District:	Use:
North	EA	Farmstead
South	EA	Agricultural
East	NA & RR	Wooded, Animal Corral
West	EA	Agricultural

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agricultural
Existing Land Use: Old Farmstead which will be raised
Proposed Zoning District: SE, Small Estate Residential
Proposed Use: Like to build home in the future

MAP INFORMATION

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

OTHER CONSIDERATIONS

Drainage: Well drained
Soil Limitations: Moderate percs slowly
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Thunder Rd

Soil Test: N/A
Terrain: 0 to <12 Percent Slopes
Vegetative Cover: Grassland with some trees

Town Land Use Designation: Agriculture

Decisions to allow residential development in areas identified for agricultural uses should be based on sound land use planning criteria. If residential development is permitted, single family residences are recommended at densities that preserve natural areas, viewsheds, open spaces, and areas deemed important for the town to keep preserved. Adequate buffers are encouraged for future non-farming uses in these areas in order to lessen conflict with the agricultural operations.

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.

The regular monthly meeting of the Town of Kossuth was held in the Town Hall 129 Packer Drive, on Monday, April 14, 2025. Agenda for this meeting was posted on Friday, April 11, 2025 at the Town Hall, Recycling Center and on the website. Present: Chairperson Ralph Schuh, Supervisor Gerry Paul, Supervisor Jim Koch, Treasurer Judy Fierst and Clerk Dana Tesarik

Meeting was called to order by Chairperson Ralph Schuh. The Pledge of Allegiance was said.

Motion by Supervisor Koch and seconded by Supervisor Paul to approve the agenda as posted. Unanimously carried.

Minutes were reviewed for the March 10, 12 & 13 2025 Town Board Meetings. Motion by Supervisor Koch seconded by Supervisor Paul to approve the minutes. Unanimously carried.

Treasurer Report: Treasurer Fierst reported \$603,474.20 in the Money Market, with interest earned \$672.18 and \$300.00 in the checking account. Recycling Revenues for March \$13,799.51.

Motion by Supervisor Koch seconded by Supervisor Paul to accept Treasurer's report as presented. Unanimously carried.

Public Input: Nathan Schleis stated he was appointed Fire Chief for Francis Creek Fire Department.

Request by Philip Ruzek to rezone 16 acres of vacant land on Thunder Road from EA to GA, parcel #007-008-014-000.00: Motion made by Supervisor Koch and seconded by Supervisor Paul to recommend the rezone of 16 acres of vacant land on Thunder Road from EA to GA. Unanimously Carried. Chairperson Schuh will draft a letter to Manitowoc County Planning and Zoning with the recommendation and Philip Ruzek will need to apply with Manitowoc County Zoning to be put on their agenda.

Request by Francis Neumann to rezone 3 acres at 6304 Thunder Road from EA to SE parcel #007-029-009-000.00: Supervisor Paul asked if all the buildings will be taken down and Bill Neumann stated most buildings will be taken down. Motion made by Supervisor Koch and seconded by Supervisor Paul to recommend the rezone 3 acres at 6304 Thunder Road from EA to SE. Unanimously Carried. Chairperson Schuh will draft a letter to Manitowoc County Planning and Zoning with the recommendation and Francis Neumann will need to apply with Manitowoc County Planning and Zoning to be put on their agenda.

Operators License for Katelynn Knoz: No application was received.

Request to abandon a portion of North Arrow Road and request to remedy property access issue from North Arrow Road: Letters were received by Chairperson Schuh in the last month from two property owners and would like the north end of that land to be abandoned. Chairperson Schuh also received an email correspondence about that land from a landowner to the North who is challenging the length of the road. The letter to abandon that part of the road as far as Chairperson Schuh can see it does not meet the statutory requirements to act on this request. As for the determination of the length of the road, Chairperson Schuh spent a lot of time going through old records and found the original act by the town board to create that road, which was in 1875. There is a lot of contradictory evidence, so Chairperson Schuh is recommending turning the paperwork over to our town attorney. Motion made by Chairperson Schuh and seconded by Supervisor Koch to turn the issue over to the town attorney. Unanimously Carried.

The Town of Kossuth Plan Commission meeting was held in the Town Hall 129 Packer Drive, on Monday April 7, 2025, at 7pm. Agenda for this meeting was posted on Friday April 4, 2025, on the website, the Town Hall and the Recycling Center. The following Plan Commission members were present: Chairperson Ralph Schuh, Brian Georgenson, Bruce Klemm, Ron Zube, and Bill Neumann. Dana Tesarik present for recording minutes.

Meeting was called to order by Chairperson Ralph Schuh. The pledge of Allegiance was said. Motion by Bill Neumann and seconded by Ron Zube to approve the agenda as posted. Unanimously carried.

Meeting minutes from the 5/22/23 meeting was reviewed. Motion by Bruce Klemm and seconded by Ron Zube to approve minutes as read. Unanimously carried.

2024 Commission Appointments; Ralph Schuh, Bruce Klemm, Ron Zube: All will continue their terms.

2025 Commission Appointments; Steve Tesarik: Steve will continue his term.
There is still one vacancy on the Board of Plan Commission.

Review, Solicit Applicant and Public input, and recommend disposition of an application by Philip Ruzek to rezone approximately 16 acres of vacant land from EA to GA located on Thunder Road. Parcel number 007-008-014-000.00. Philip Ruzek stated there is no field access, the only access is from the other parcel, which is North of Polifka Road. If approved there will be a need to put in a driveway and culvert. Chairperson Ralph asked if Ruzek has spoken to the neighbors and Ruzek stated he has. Bill asked the reason to have the parcel changed to GA. Ruzek would like to be able to build a house in the future. Bruce Klemm asked if there was any remnants left from the old schoolhouse and Ruzek stated there is an old stoop and a pile of rocks. Bruce Klemm asked how far away Ruzek plans to build from the manure pit. Ruzek stated it would be approximately 250-300 yards away. Law states a building must be a minimum of 250 yards away from a manure pit to dig a well. Chairperson Schuh suggested Ruzek to check on the distance of where the well would go and verify the distance requirements with Manitowoc County Planning and Zoning.

Motion by Bill Neumann and seconded by Brian Georgenson to recommend an approval of the rezone of 16 acres from EA to GA located on Thunder Road. (Parcel number 007-008-014-000.00). This recommendation will go to the Town of Kossuth Board for consideration on Monday, April 14, 2025. The Town of Kossuth will consider the Plan Commissions recommendation and will make the final recommendation to the Manitowoc County Plan Commission.

Review, Solicit Applicant and Public input, and recommend disposition of an application by Francis Neumann to rezone approximately 3 acres of vacant land from EA to SE located at 6304 Thunder Road. Parcel number 007-029-009-000.00. The owner of the property has passed away. Clean-up will be done by the Neumann family and the sons of Bill Neumann. Branch Fire Department will do training with the buildings on the property. The plan is to build a house and shed on the 3 acres in the future. The City of Manitowoc Fire Department may use the old house for training purposes also. Bruce Klemm asked if there is enough field access and there is another driveway behind the dairy barn.

Motion by Bruce Klemm and seconded by Ron Zube to recommend an approval of the rezone of approxiamely 3 acres from EA to SE located at 6304 Thunder Road. (Parcel number 007-029-009-000.00). This recommendation will go to the Town of Kossuth Board for consideration on Monday, April 14, 2025. The Town of Kossuth will consider the Plan Commissions recommendation and will make the final recommendation to the Manitowoc County Plan Commission.

Motion by Ron Zube and seconded by Bruce Klemm to adjourn the Town of Kossuth Plan Commission meeting at 7:21 p.m. Unanimous Motion Carried.

Attendees: Philip Ruzek



Ronald Meyer
 Revocable Trust
 NE 1/4, SW 1/4
 Section 29, T20-R23E
 Town of Kossuth
 From: EA To: SE
 Approximately 3.0 acre(s)
-87.772, 44.174

Map Overview

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

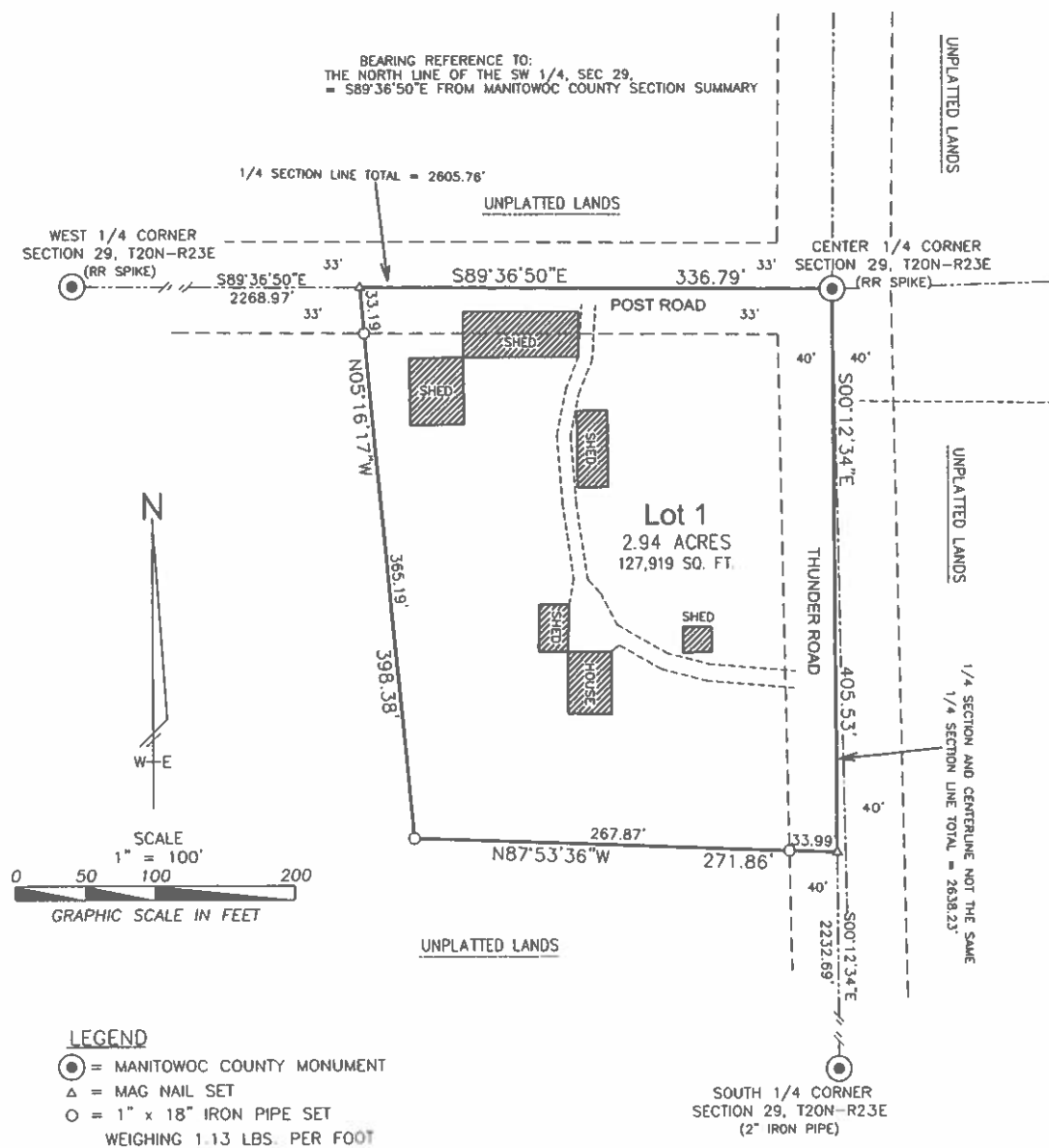


Legend

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

CERTIFIED SURVEY MAP

PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 29,
T20N-R23E, TOWN OF KOSSUTH, MANITOWOC COUNTY, WISCONSIN



ORDINANCE AMENDING ZONING MAP
(Kevin Madson)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Planning and Park Commission, after providing the required notice, held
2 a public hearing on a petition for a zoning ordinance amendment on June 2, 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 in part of the NE 1/4 of the SE 1/4 of Section 36, Town 19 North, Range
12 22 East, Town of Cato, Manitowoc County, Wisconsin, more particularly described as follows:
13

14 Commencing at the E 1/4 Corner of said Section 36, being the point of beginning;
15 Thence S 00°25'42" W, 490.88 feet coincident with the east line of said SE 1/4;
16 Thence N 89°52'38" W, 750.00 feet; Thence N 22°56'36" W, 534.39 feet to the
17 north line of said SE 1/4; Thence S 89°49'45" E, 962.00 feet to the point of
18 beginning, said parcel containing 420,485 Square Feet (9.653 Acres) of land
19

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

Dated this 17th day of June 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 JUNE 17, 2025.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	KEVIN AND JULIE MADSON 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.

Kevin and Julie Madson, on May 9, 2025, petitioned the Manitowoc County Board of Supervisors to rezone approximately 9.28 acres of land located in the NE1/4, SE1/4, Section 36, T19N-R22E, Town of Cato, from EA, Exclusive Agriculture to GA, General Agriculture.

The Town of Cato adopted the Manitowoc County Zoning Ordinance on December 5, 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. Kevin and Julie Madson petitioned for a zoning map amendment on May 9, 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 May 21, 2025 and on May 25, 2025.
- d. The County Planning and Park Commission held a public hearing on this amendment request on June 2, 2025.
- e. The Commission at their June 2, 2025 meeting recommended approval of a requested rezoning of approximately 9.28 acres of land located in the NE1/4, SE1/4, Section 36, T19N-R22E, Town of Cato, 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. Kevin Madson, the applicant, 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 Cato Town Board and Town Land Use Committee support the proposed zone change to GA, General Agriculture.
3. Rezoning will allow a family member to construct a single-family home.
4. There is business zoning and residential zoning adjacent to the area proposed for rezoning.

5. The area is farmed; however, a drainage ditch separates the area proposed for rezoning from the larger farm field.
4. Soil types are considered wet for much of the property and are not prime farmland.

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 Kevin and Julie Madson to rezone approximately 9.28 acres of land from EA, Exclusive Agriculture to GA, General Agriculture were approved.

The Manitowoc County Planning and Park Commission, at its June 2, 2025 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 9.28 acres of land located in the NE1/4, SE1/4, Section 36, T19N-R22E, Town of Cato more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive Agriculture to GA, General Agriculture.



**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

June 12, 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:
Kevin & Julie Madson
2140 Rangeline Rd
Manitowoc, WI 54220

Township:
Cato

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 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



Manitowoc County
Planning and Park Commission

Fee (\$553) Received



Receipt # 41906

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT/ AGENT

Current Owner ^{+ Julie} Kevin Madson

Applicant/Agent

Address 2140 Rangeline Road

Address

City/State/Zip Manitowoc Wi 54220

City /State/Zip

Phone 920-374-0803

Phone

Email Address kmadsonexc@lakefield.net

Email Address

PROPERTY LEGAL DESCRIPTION

NE 1/4, SE 1/4, S 36 T 19 N R 22 E Town of KATO

House /Fire #

Tax Number 00103601300200

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)

New home, with future vegetable cropping and tree farm

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

 5/9/25
Signature (owner or owner's agent) (Required) Date

Signature (applicant)

Date

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

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

PETITIONER

Name: Kevin & Julie Madson
Address: 2140 Range Line Rd.
Manitowoc WI 54220
Town: Cato

PARCEL

Location: NE¼, SE¼, Section 36, T19N-R22E
Tax#: 001-036-013-002.00
Area: 9.28 Acres

ACTION TO DATE

Petition Submitted: 05/09/25
Town Action: Approved 4/7/25
Hearing Notice Published: 5/20/25 & 5/26/25
Advisory: 6/2/2025
Hearing: 6/2/2025

ADJACENT USES & ZONING

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

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture
Existing Land Use: Farmland
Proposed Zoning District: GA, General Agriculture
Proposed Use: Future home, tree farm and
vegetable crop

MAP INFORMATION

Farmland Preservation Designation:
Farmland Preservation
Soil Type: HrB, SyA, ZuB
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well – somewhat poorly drained
Soil Limitations: Moderate - Severe
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Range Line Rd

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

Town Land Use Designation: Agricultural Preservation Area (APA)

The APA designation is the largest on Cato's future land use map. These designated areas are to be preserved for intense agricultural uses. Factors considered in the creation of the APA include the quality of soils, existing farmland preservation participants, the location of live-stock operations and some woodlands. The existing EA (Exclusive Agricultural District) in the Manitowoc County General Zoning Ordinance is very comprehensive and effective at curtailing development in these areas. It is recommended that the town consider this district (EA), or one with similar characteristics in these areas.

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.

APR 09 2025

April 7, 2025
MINUTES

PLANNING & PARK
COMMISSION

Regular meeting was called to order by Chairman Gerald Linsmeier at 7:30 p.m. Minutes of the previous meeting were read. Motion was made by Russ Braun and seconded by Chuck Schuh 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 \$430,114.15 Also, Collins State Bank is \$238,354.83. A motion was made by Gerald Linsmeier and seconded by Chuck Schuh to accept Treasurer's Report as given. Motion carried. PRESENT: Gerald Linsmeier, Chuck Schuh, Russ Braun, Mary Muench, Kevin Naidl, Shannon Resch, Brian and Gail Haas, Mike Tuschel, Roger Pingel, Chuck Muench, Travis Schisel, Paul Sorenson, Mike and Kay Cayemberg, Matt Sorenson, Kevin Madson, John Polifka and Debbie Schuh.

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

Oscar Swanson is requesting a rezone request. The Land Use Committee discussed the request and voted to recommend the Cato Town Board approve a rezone of the 0.8-1.0 acre portion of the 001-013-006-011.00 (5.8 acres) parcel (remaining LE with variance) with the portion that is combined with existing Parcel 001-013-006-11.00 (1.2 acre going to 2 exclusive of road right-of-way) creates a new parcel changing zoning from (LR) to (SE). A motion by Chuck Schuh and seconded by Russ Braun to approve this request. Gerald Linsmeier voted present.

Kevin Madson is requesting a rezone request. The Land Use Committee discussed the request and voted to recommend the Cato Town Board approve the request to rezone a 9-10 acre portion of 001-036-013-002.00 from EA to GA with a variance under the 10 acres minimum with a 5 acre portion exclusive of road right-a-way being zoned LE. A motion was made by Gerald Linsmeier and seconded by Russ Braun to grant this request. 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 and seconded by Gerald Linsmeier to sign the Engineering Services Proposal - Ownership transfer for Old Wooden Bridge Lane Bridge. Russ Braun opposed.

Kevin Naidl, Road Superintendent, reported that weight limits have been posted.

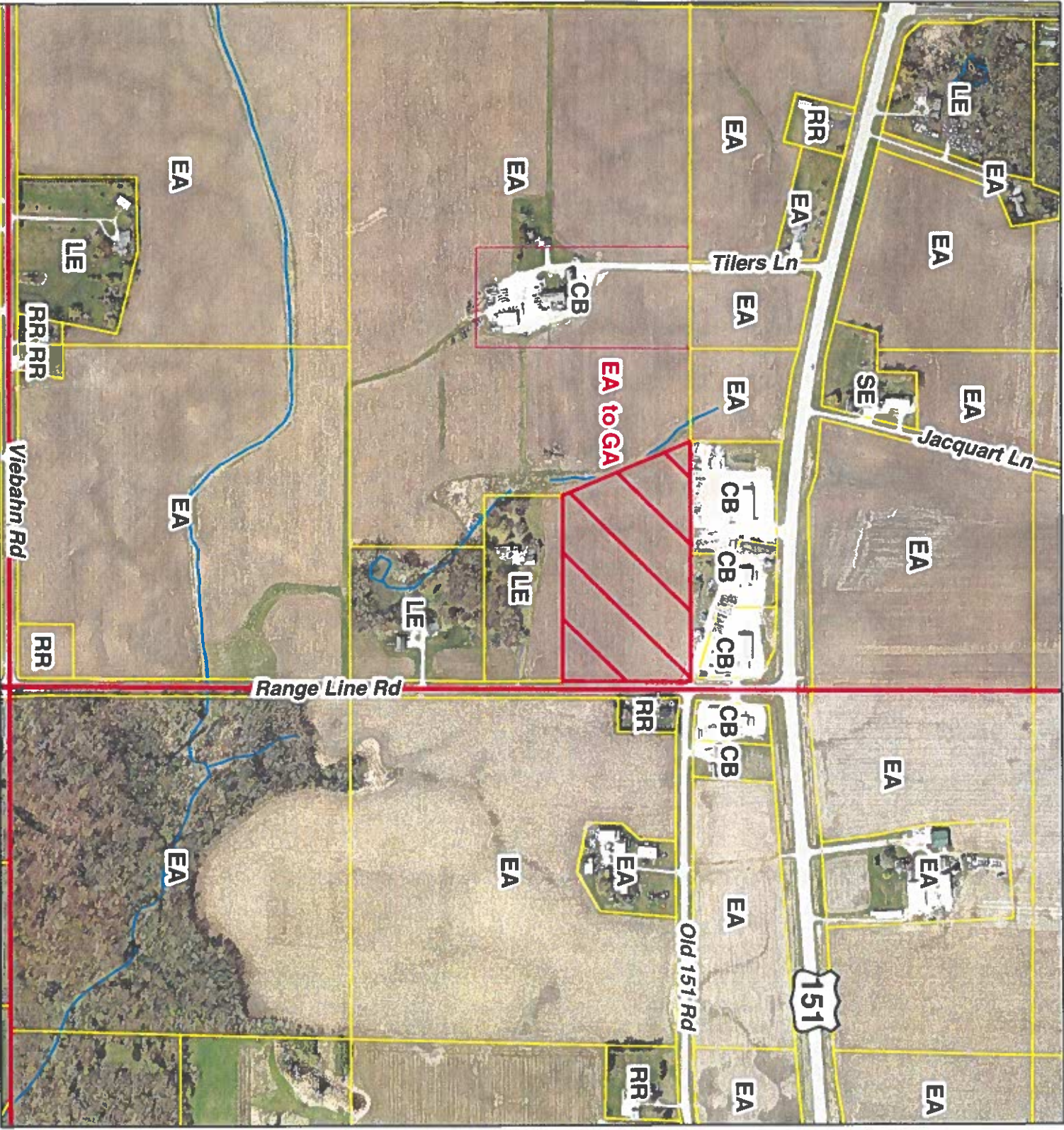
A motion was made by Gerald Linsmeier and seconded by Chuck Schuh to sign the memorandum of understanding for years ending December 31, 2025, 2026 and 2027 with Hawkins, Ash and Baptie. Motion carried.

Chuck Muench, Constable, reported had several animal issues and checked on a vehicle issue at Grimms. He also, measured response time and distance for 4 different routes to Rainbow Lane. This is needed to assist in the decision for Wooden Bridge. He also discussed this situation with Valders Paramedic Rescue and Fire Department.

Recycling Center attendant stated everything is going well at the Recycling Center.

A motion was made by Chuck Schuh and seconded by Russ Braun to adjourn meeting at 8:20 p.m. Motion carried.

Mary Muench
Deputy Clerk/Treasurer
April 2025



Kevin & Julie Madson
 NE 1/4, SE 1/4
 Section 36, T19N-R22E
 Town of Cato
 From: EA To: GA
 Approximately: 9.28 acre(s)
-87.803, 44.073

Map Overview

Cato

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

Prepared by:
 Manitowish County
 Planning and Zoning Dept



Legend

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

ORDINANCE AMENDING ZONING MAP
(James and Catherine Kollath)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Planning and Park Commission, after providing the required notice, held
2 a public hearing on a petition for a zoning ordinance amendment on June 2, 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 West Half (W1/2) of the West Half (W1/2) of the
12 Southwest Quarter (SW1/4) of Section Twenty-Six (26), Township Eighteen (18) North, Range
13 Twenty-One (21) East, Town of Eaton, Manitowoc County, Wisconsin, more particularly
14 described as follows:
15

16 Commencing at the west quarter corner of said Section 26; thence S00°-08'-59"W
17 along the west line of the SW1/4 of said Section 26, a distance of 1253.59 feet to
18 the point of beginning; thence N87°-07'-59"E 658.90 feet to the east line of the
19 W1/2 of the W1/2 of said SW1/4; thence S00°-05'-30"W along said east line, a
20 distance of 102.58 feet to a south line of the W1/2 of the W1/2 of said SW1/4;
21 thence S89°-58'-40"W along said south line, a distance of 658.10 feet the west line
22 of said SW1/4; thence N00°-08'-59"E 69.88 feet to the point of beginning, said
23 parcel containing approximately 56,741 square feet (1.303 acres) of land
24

25 is hereby rezoned from Exclusive Agriculture (EA) District to Small Estate (SE)
26 Residential District;
27

28 and
29

30 A parcel of land located in part of the West Half (W1/2) of the West Half (W1/2)
31 of the Southwest Quarter (SW1/4) of Section Twenty-Six (26), Township Eighteen (18)
32 North, Range Twenty-One (21) East, Town of Eaton, Manitowoc County, Wisconsin, more
33 particularly described as follows:
34

35 Commencing at the west quarter corner of said Section 26; thence S00°-08'-59"W
36 along the west line of the SW1/4 of said Section 26, a distance of 860.39 feet to the
37 point of beginning; thence continue S00°-08'-59"W along said west line, a distance
38 of 393.20 feet; thence N87°-07'-59"E 658.90 feet to the east line of the W1/2 of the
39 W1/2 of said SW1/4; thence N00°-05'-30"E along said east line, a distance of

40 362.47 feet; thence S89°-48'-25"W 657.63 feet to the point of beginning. Said
41 parcel contains approximately 248,546 square feet (5.705 acres) of land
42
43 is hereby rezoned from Exclusive Agriculture (EA) District to Rural Residential (RR)
44 District.

Dated this 17th day of June 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 JUNE 17, 2025.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	JAMES AND CATHERINE KOLLATH ZONING MAP AMENDMENT REQUEST

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

James and Catherine Kollath, on May 6, 2025, petitioned the Manitowoc County Board of Supervisors to rezone approximately 6.70 acres of land located in the NW1/4, SW1/4, Section 26, T18N-R21E, Town of Eaton, from EA, Exclusive Agriculture to SE, Small Estate and RR, Rural Residential.

The Town of Eaton adopted the Manitowoc County Zoning Ordinance on December 14, 2011. The purpose of the Small Estate Residential (SE) zoning district is to provide areas for mixed residential and agricultural activity in mostly rural areas of the county with a minimum lot size of 2.0 acres. The purpose of the Rural Residential (RR) zoning district is to provide areas for mixed residential and low-impact non-residential development with a minimum lot size of 1.0 acre.

1. Action taken to date on this request includes:

- a. James and Catherine Kollath petitioned for a zoning map amendment on May 6, 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 May 21, 2025 and on May 25, 2025.
- d. The County Planning and Park Commission held a public hearing on this amendment request on June 2, 2025.
- e. The Commission at their June 2, 2025 meeting recommended approval of a requested rezoning of approximately 6.70 acres of land located in the NW1/4, SW1/4, Section 26, T18N-R21E, Town of Eaton, from EA, Exclusive Agriculture to SE, Small Estate and 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. Ms. Kollath, an interested party, 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 Eaton Town Board and Town Land Use Committee support the proposed zone change to SE, Small Estate and RR, Rural Residential.
3. Rezoning will allow for the creation of a parcel separating existing

buildings.

4. No farmland will be affected by the proposed rezoning request as the area is wooded and landscaped.

RECOMMENDATION

The County Planning and Park Commission determined from testimony at the public hearing, from the zone change fact sheets and maps, and from the staff analysis, that the public health, safety and general welfare would be safeguarded and substantial justice done, if the request of James and Catherine Kollath to rezone approximately 6.70 acres of land from EA, Exclusive Agriculture to SE, Small Estate and RR, Rural Residential were approved.

The Manitowoc County Planning and Park Commission, at its June 2, 2025 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 6.70 acres of land located in the NW1/4, SW1/4, Section 26, T18N-R21E, Town of Eaton more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive Agriculture to SE, Small Estate and RR, Rural Residential.



**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

June 12, 2025

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

and

Manitowoc County Supervisor Hammel
Supervisor District 15

ATTN: Tim Ryan and Supervisor Hammel

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:
James & Catherine Kollath
8407 Glen Flora Rd
Kiel, WI 53042

Township:
Eaton

Applicant/Agent:
Brad Buechel
2020 Madison Rd
New Holstein, WI 53061

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

Sincerely,

Jessica Backus
Manitowoc County Clerk

Enclosure

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



Manitowoc County
Planning and Park Commission

Fee (\$553) Received ☒

Receipt # 41902

ZONING MAP AMENDMENT APPLICATION

Catherine OWNER / APPLICANT / AGENT

Current Owner	James Kollath (Tara Reese)	Applicant/Agent	Brad Buechel
Address	8407 Glen Flora Rd.	Address	2020 Madison St
City/State/Zip	Kiel, WI 53042	City/State/Zip	New Holstein, WI 53061
Phone	920-645-3047 (Tara)	Phone	920-428-2291
Email Address		Email Address	bbuechel@meridian-wi.com

PROPERTY LEGAL DESCRIPTION

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

House / Fire # 8319/8303 Glen Flora Rd Tax Number 00402601000200

PROPERTY INFORMATION

Existing Zoning District EA, Excl Proposed Zoning district SE & RR

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

Portion of Lot 1 to be rezoned from EA to SE to match property to the south.

Lots 2 & 3 to be rezoned from EA to RR. Existing house on Lot 2 and a possible house structure for Lot 3 in future.

Proposed use: (Reason for change)

Lot 1- Existing CSM is having land added to it for a new septic system.

Lots 2 & 3 are being split away from the farm land (Lot 4). Existing buildings and home located on these lots.

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

Brad Buechel *Revised* 5/4/25
Signature (applicant) Date

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Eaton from EA to SE & RR)

PETITIONER

Name: James & Catherine Kollath
Address: 8407 Glen Flora Rd.
Kiel WI 53042
Town: Eaton

PARCEL

Location: NW1/4, SW1/4 Section 26, T18N-R21E
Tax#: 004-026-010-002.00
Area: 6.70 acres

ACTION TO DATE

Petition Submitted: 05/06/2024
Town Action: Approved April 14, 2025
Hearing Notice Published: 5/20/2025 & 5/26/2025
Advisory: 6/2/2025
Hearing: 6/2/2025

ADJACENT USES & ZONING

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

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture
Existing Land Use: Residence, Woods & Old Nursery
Proposed Zoning District: SE, Small Estate Residential
& RR, Rural Residential
Proposed Use: Add land to the lot to the south, and create
two residential lots with the remaining land.

MAP INFORMATION

Farmland Preservation Designation:
Farmland Preservation
Soil Type: HmB, KnB, & KpB
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well drained	Soil Test: 5/2021
Soil Limitations: Moderate – Severe Percs Slowly	Terrain: 0 to >12 Percent Slopes
Sewage Disposal: Private Onsite Wastewater Treatment	Vegetative Cover: Wooded, Gravel, Shrubs
Road Access: Glen Flora Rd	
Town Future Land Use Designation: Preferred Agricultural	
Preferred Agricultural districts can accommodate various agricultural uses, future development is generally recommended to locate near existing growth centers where adequate facilities and services are accessible.	
County Future Land Use Designation: Woodlands/Natural Areas	
Woodlands are a valuable natural resource, providing a host of benefits. Trees filter air and water, serve as buffers between land uses, provide wildlife habitat and areas for passive recreation.	

TOWN OF EATON

MANITOWOC COUNTY

316 W MAIN STREET

VALDERS, WI 54245

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

TOWN BOARD MEETING 04-14-2025

CALL TO ORDER: The meeting of the Town of Eaton was called to order by Chairman Rick Christel at 6:30 p.m., Monday, 04-14-2025 at the Eaton Town Hall. The Pledge Allegiance to the flag was recited by all.

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

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

AGENDA: The agenda had been emailed previously. Supervisor Schema made a motion to accept the agenda, with the correction of the Item under Town Business (C) being entered as County Charges for Wages when it should have been County Charges for Services. With that correction, Supervisor Riesterer 2nd the same, motion carried unanimously.

MINUTES: The minutes from the 3-10-2025 meeting had been emailed to the Board previously. Supervisor Schema made a motion to accept the minutes. Supervisor Riesterer 2nd the motion. Motion carried unanimously. The minutes from the 3-20-2025 meeting had been emailed to the Board previously. Supervisor Schema made a motion to accept the minutes. Chairman Christel 2nd the motion. Motion carried. The minutes of the special meeting on 3-27-2025 were read by the Clerk. Supervisor Schema made a motion to approve these minutes. Supervisor Riesterer 2nd the same. Motion carried.

PUBLIC INPUT: Randy Knier commented that the new sign at the recycling center was very nice. With no other public input, Chairman Christel closed public input.

ROAD SUPERINTENDENT: Road Superintendent Craig Zipperer reported on the many jobs he has been doing this month. Craig stated that road weight limit signs are now being taken down. Craig also has been working on some down trees, and also put up new signage where a sign was down.

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

CONSTABLE: Constable Ben Schema reported that he did not have any calls for the month.

ASSESSOR: No report.

TOWN BUSINESS:

TARA REESE/REZONE: Chairman Christel stated that he had received the report that the land Use Committee had approved the rezone. Chairman Christel made a motion to approve the rezone to rural residential, plus or minus 1.5 acres, for the existing house which is Lot 2. In addition to said motion, for Lot 3, plus or minus 4 acres, a rezone to rural residential for placement of motor home that follows County mobile

home rules. The Building Inspector is included in the entire process and Lot is cleaned up. And further in said motion, Lot 1, increased by plus or minus 1.3 acres, would remain a small estate. Supervisor Schema 2nd the motion. Motion carried.

Chairman Christel will be taking care of the sending the paperwork to the County.

CLERK AND DEPUTY CLERK WAGES: After some discussion, a motion was made by Chairman Christel and 2nd by Supervisor Schema to set the training hours for the clerk and deputy clerk to \$16.50 per hour. Motion carried.

COUNTY CHARGES FOR SERVICES: After some discussion, Chairman Christel made a motion that if the County charges the Town of Eaton for some services, the Town will charge the County reciprocal charges when asked to do the same services for them. Supervisor Riesterer 2nd the same. Motion carried.

TOWN SHOP AND EQUIPMENT NEEDS: After some discussion, it was decided that Supervisor Schema and Road Superintendent Zipperer will look into the purchasing of a back hoe for the Town.

SET ASIDE MONIES: After some discussion, no action was taken.

QUICKBOOK COSTS: After some discussion, it was decided that the Town will purchase their own Quickbooks program.

APPROVE VOUCHERS: After reviewing the bills and signing the same, a motion was made by Supervisor Schema and 2nd by Supervisor Riesterer to approve the vouchers. The board also approved the Schaus bill for the labor and cost of replacement of the thermostat. Motion carried unanimously

MEETING REPORTS: Chairman Christel stated he attended the WTA – Manitowoc County Meeting on Thursday, March 20, at K-City Pub and Grill in Kellnersville. Supervisor Schema attended the District Meeting for Board of Review Training at the Wisconsin Farm Discovery Center.

Chairman Christel stated work will be starting soon on the Niles Road project.

CLERK'S REPORT: The Clerk reported that the .gov email address will be used for the Town new address. She also reported that the Auditor is finished with the audit and will be sending the CT report to the Town and to the State. Everything was in order. The ARPA report will be done by April 30, 2025 with all monies from ARPA used.

After some discussion, the board decided to discontinue The Standard Life insurance policy when it comes due in June.

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

Meeting adjourned at 8:10 p.m.

Respectfully submitted

Paulette Vogt, Town of Eaton Clerk



James & Catherine Kollath
NW 1/4, SW 1/4
Section 29, T19N-R23E
Town of Eaton

Lot 1

From: EA To: SE
Approximately 1.30 acre(s)

Lot 2

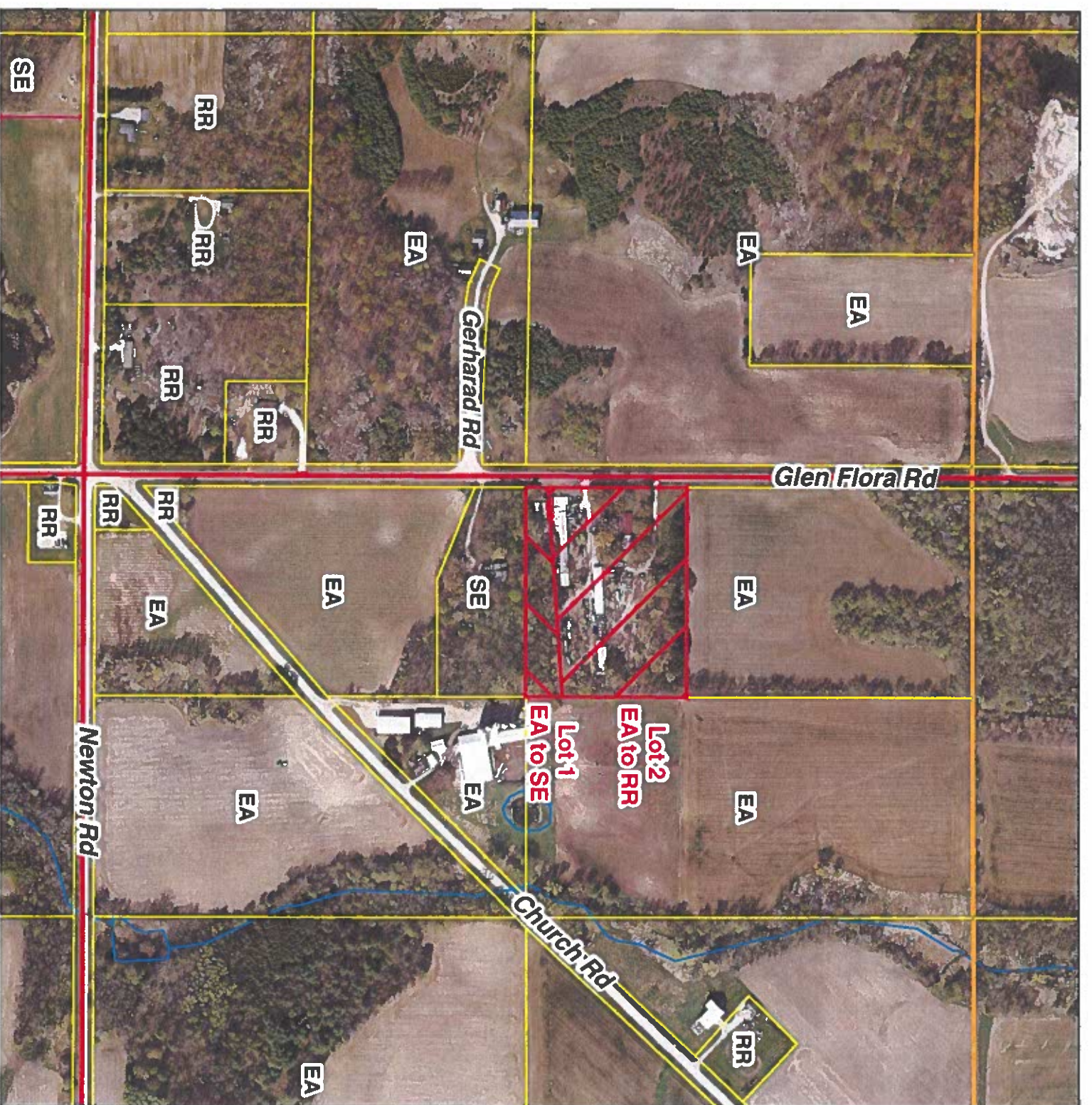
From: EA To: RR
Approximately 5.50 acre(s)
-87.961 43.998

Map Overview

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

Legend

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



CERTIFIED SURVEY MAP
ALL OF LOT 1 OF C.S.M., VOL. 27, PG. 131,
DOC. NO. 1038298 PLUS ADDITIONAL LANDS;
BEING PART OF THE W1/2 OF THE W1/2 OF
THE SW1/4 OF SECTION 26, T.18N., R.21E.,
TOWN OF EATON, MANITOWOC COUNTY, WISCONSIN

W1/4 CORNER
SECTION 26
T.18N., R.21E.
(SURVEY NAIL W/
WASHER FOUND)

N89°-48'-25"E
N89°-48'-25"E

NORTH LINE OF THE
SW1/4, SECTION 26

656.76'

2627.03'

CENTER CORNER
SECTION 26
T.18N., R.21E.
(1" IRON PIPE W/
CAP FOUND)

-LEGEND-

- = 1" OUTSIDE DIA. x 18" IRON PIPE
SET. WT. 1.54 LBS. PER LINEAL FT.
- = 1" IRON PIPE FOUND
- ⚡ = MANITOWOC CO. PL. & CO.

FROM YARD SETBACKS

- 60' FROM C/L OF TOWN ROAD
- OR 25' FROM RIGHT OF WAY
(WHICHEVER IS GREATER)

FRONT AND REAR YARD SETBACKS

- 25' FOR PRINCIPAL AND CONDITIONAL USE
- 10' FOR ACCESSORY STRUCTURES

ZONED: EA

ZONED: EA

LOT 4
28,393 sq. ft. r/w
537,038 sq. ft. lot
1565,431 sq. ft. total
(12.981 acres)

LOT 2
(SEE DETAIL)

HOUSE
#8303

ZONED: RR

LOT 3

5,181 sq. ft. r/w
176,836 sq. ft. lot
182,017 sq. ft. total
(4.179 acres)

SHED TRAILER HOUSE SHED

ZONED: RR

ZONED: SE

LOT 1

7,355 sq. ft. r/w
204,228 sq. ft. lot
211,583 sq. ft. total
(4.857 acres)

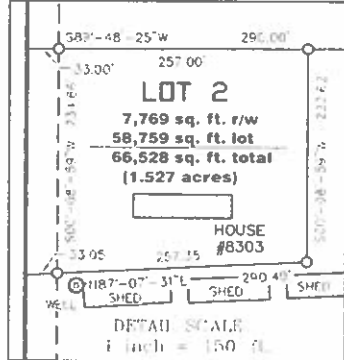
HOUSE
#8407

LOT 1 C.S.M.
VOL. 27 PG. 131
DOC. NO. 1038298

LOT 2 C.S.M.
VOL. 27 PG. 131
DOC. NO. 1038298

SW CORNER
SECTION 26
T.18N., R.21E.
(1" IRON PIPE FOUND)

GRAPHIC SCALE
1 inch = 200 ft



ZONED: EA

GRAPHIC SCALE

1 inch = 200 ft

SURVEYED FOR:
TARA ALICE
R407 WEST FLORA RD
EATON, WI 53122

MERIDIAN
SURVEYING, LLC

2020 Madison Street Office 270-945-9991
Eaton, WI 53122 Fax 270-273-4637

THIS INSTRUMENT WAS DRAFTED BY: JH	FIELD WORK DATE: 7-26-18
CHECKED BY: JH	FIELD BOOK: NONE
JOB NO.: 17078	SHEET 3 OF 3

**RESOLUTION APPROVING TOWN OF NEWTON ZONING
ORDINANCE TEXT AMENDMENTS**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the town of Newton adopted the Town of Newton Zoning and Land Division
2 Ordinance pursuant to the authority granted to towns under Wis. Stat. § 60.62; and
3

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

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

11 WHEREAS, the town of Newton amended its Zoning and Land Division Ordinance on
12 May 14, 2025 by making certain text amendments to the ordinance, which include amending the
13 following sections of the Zoning and Land Division Ordinance as noted below but as more
14 particularity described in *Exhibit A* attached to this resolution:
15

- 16 • Addition of definition and regulations for accessory dwelling units (*see* Sections
17 1.09 17.a. and 14.03 6.);
- 18 • Addition of definition and regulations for vacation rental (*see* Sections 1.09 70. and
19 14.03 10.);
- 20 • Addition of standards to prevent split zoning of parcels (*see* Section 12.01 4.);
- 21 • Changed maximum area for lot sizes by zoning district (*see* Section 13.01);
- 22 • Addition of requirement for new lots to have frontage along a public road (*see*
23 Section 13.02 1.);
- 24 • Updated the conditional, permitted, and accessory land use allowances matrix per
25 zoning district (*see* Section 14.01);
- 26 • Removed some allowances for structures within setback lines and sight triangle
27 areas (*see* Sections 15.07 and 15.08);
- 28 • Addition of Small Wind Energy System regulations (*see* Section 21.00);
- 29 • Addition Solar Energy System standards (*see* Section 23.00);
- 30 • Made certain clarifications throughout the text for ease of administration.

31
32 and
33

34 WHEREAS, the town of Newton has submitted its text amendments to the county board
35 of supervisors of the county of Manitowoc for approval, and a copy of the amended zoning
36 ordinance has been provided to each member of the Manitowoc County Board of Supervisors for
37 review;
38

39 NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the
40 county of Manitowoc approves the text amendments to the Town of Newton Zoning and Land
41 Division Ordinance that were adopted by the Town Board on May 14, 2025as attached to this
42 resolution; and
43

44 BE IT FURTHER RESOLVED that the proposed amended version of the Town of Newton
45 Zoning and Land Division Ordinance is attached to this resolution and is available for inspection
46 at the Manitowoc County Clerk's Office.

Dated this 17th day of June 2025.

Respectfully submitted by the

Kevin Behnke, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

APPROVED:

Bob Ziegelbauer, County Executive

Date

Do to the size of the attachment, it can not be loaded on to the page. If you wish to receive a copy please request it from the County Clerk's Office.

**RESOLUTION AUTHORIZING WISCONSIN DEPARTMENT OF
NATURAL RESOURCES NORTHEAST LAKESHORE TOTAL MAXIMUM
DAILY LOAD PILOT GRANT**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, mismanaged nutrient application and agricultural runoff can be significant
2 sources of pollution impacting Manitowoc County's groundwater, surface water, and the watersheds
3 draining to the Lake Michigan ecosystem; and
4

5 WHEREAS, the Manitowoc County Land and Water Resource Management Plan ("Plan")
6 identifies concerns with non-point pollution of surface water and groundwater, along with agricultural
7 soil erosion in the County; and
8

9 WHEREAS, through ordinances, technical assistance, educational programs, and cost-share
10 funds, the Soil and Water Conservation Department ("Department") addresses the concerns identified
11 in the Plan; and
12

13 WHEREAS, agricultural producers who manage animals and farmland and applying nutrients
14 to the landscape have the ability to control runoff and reduce impacts to watersheds when funds are
15 available to install best management practices; and
16

17 WHEREAS, Department staff continually reach out to federal, state, and local governments,
18 as well as non-profit organizations, for funding opportunities to bring cost-share dollars into
19 Manitowoc County to address environmental concerns and provide conservation-based programing
20 and solutions for its citizens; and
21

22 WHEREAS, the Department received approval from the Land Conservation Committee to
23 apply for and receive up to \$135,510 from the Wisconsin Department of Natural Resources ("WDNR")
24 for the purpose of implementing agricultural best management practices in the Northeast Lakeshore
25 Total Maximum Daily Load area; and
26

27 WHEREAS, the Department has the staff and internal resources available to meet the scope of
28 work required in the grant, including: developing plans, installing best management practices, and
29 administering the funds over the next three years with no increase to the county levy; and
30

31 WHEREAS, this grant is funded in part or wholly by grants from the Environmental Protection
32 Agency CFDA# 66.469; and
33

34 WHEREAS, neither the United States nor the Environmental Protection Agency is a party to
35 any agreement between the Department and the WDNR pursuant to a Northeast Lakeshore Total
36 Maximum Daily Load Pilot Grant, as the grant is administered through the WDNR; and
37

38 WHEREAS, after careful consideration and review, the Land Conservation Committee
39 recommends the Department pursue and accept a Northeast Lakeshore Total Maximum Daily Load
40 Pilot Grant from the WDNR in the amount of \$135,510;
41

42 NOW THEREFORE, BE IT RESOLVED that the county board of supervisors of the county
43 of Manitowoc authorizes the Soil and Water Conservation Department to accept the Northeast
44 Lakeshore Total Maximum Daily Load Pilot Grant from the Wisconsin Department of Natural
45 Resources in an amount of \$135,510; and
46

47 BE IT FURTHER RESOLVED that the Soil and Water Conservation Department will meet
48 the financial obligations, and will verify, report, and submit reimbursements necessary to fully and
49 satisfactorily complete the deliverables as outlined in grant applications and any agreements entered
50 into pursuant thereto; and
51

52 BE IT FURTHER RESOLVED that the Manitowoc County Soil and Water Conservation
53 Department Director, or his or her designee, is hereby authorized to sign and submit all documents and
54 take actions required to administer the Northeast Lakeshore Total Maximum Daily Load Pilot Grant
55 to include, but not limited to: applications for financial aid, cost-share contracts and payments, best
56 management practice(s) verification, reimbursement of claims with landowner/contractor payment
57 documentation, interim and final reports, environmental assessments, and taking such other action as
58 necessary to complete an approved project; and
59

60 BE IT FURTHER RESOLVED that as grant funds are awarded, the Soil and Water
61 Conservation Department's adopted budget shall be amended accordingly and the Finance Director
62 shall record such information in the official books of the County for the year ending December 31,
63 2025 with carryover to future years as may be required.

Dated this 17th day of June 2025.

Respectfully submitted by the
Land Conservation Committee

Ryan Phipps, Chair

FISCAL IMPACT: No additional tax levy impact. Appropriate revenue and expense accounts in the Soil and Water Conservation Department budget are hereby increased by the amount of any State grant amount authorized.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

APPROVED:

Bob Ziegelbauer, County Executive Date _____

ORDINANCE AMENDING MANITOWOC COUNTY CODE S. 2.02
(County Departments)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, pursuant to Wis. Const. art. VI, § 4 and Wis. Stat. § 59.34(1)(a), counties that
2 have a population of less than 500,000 may replace an elected Coroner with a medical examiner
3 system to perform the statutory duties of a Coroner; and
4

5 WHEREAS, changing from an elected Coroner to a medical examiner system must be done
6 before the date a Coroner is duly elected and can only become effective after the incumbent
7 Coroner's term has expired; and
8

9 WHEREAS, replacing the elected Coroner with a medical examiner system provides
10 Manitowoc County with the opportunity to establish professional qualifications for a medical
11 examiner; and
12

13 WHEREAS, using an appointed medical examiner system will best ensure the continuation
14 of qualified and efficient services for Manitowoc County; and
15

16 WHEREAS, after careful consideration and review, the Manitowoc County Personnel
17 Committee recommends that s. 2.02 of the Manitowoc County Code be amended to remove the
18 Coroner's Office from the list of departments of Manitowoc County and replaced with a Medical
19 Examiner Department effective January 4, 2027;
20

21 NOW, THEREFORE, the county board of supervisors of the county of Manitowoc does
22 ordain as follows:
23

24 Manitowoc County Code s. 2.02(7) is amended to read as follows:
25

26 ~~(7) Coroner. The Office of the Coroner is responsible for performing the duties~~
27 ~~assigned to the office by Wis. Stat. ch. 979 related to the investigation of deaths as~~
28 ~~well as performing such other duties and responsibilities as set forth in Wis. Stat.~~
29 ~~§§ 59.34 – 59.39. Effective January 4, 2027 at 12:00 a.m. the Office of County~~
30 ~~Coroner is abolished. Any appointed Deputy Coroner shall no longer serve in that~~
31 ~~capacity after the Office of the Coroner is abolished.~~
32

33 and
34

35 Manitowoc County Code s. 2.02(16g) is created to read as follows:
36

37 (16g) Medical Examiner. Effective January 4, 2027 at 12:00 a.m. there is created a
38 Medical Examiner Department. The Medical Examiner Department is responsible
39 for performing the duties outlined in Wis. Stat. ch. 979 related to the investigation

40 of deaths, as well as performing such other duties and responsibilities as set forth
41 in Wis. Stat. §§ 59.34 - 59.39.
42

43 and
44

45 BE IT FURTHER ORDAINED that if applicable, the table of contents shall be updated to
46 reflect this amendment; and
47

48 BE IT FURTHER ORDAINED that this ordinance shall first be effective January 4, 2027.

Dated this 17th day of June 2025.

Respectfully submitted by the
Personnel Committee

Susie Maresh, 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

**RESOLUTION CREATING 1.0 FULL-TIME EQUIVALENT MEDICAL
EXAMINER POSITION**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, as of January 4, 2027, Manitowoc County will replace its elected Coroner
2 with a medical examiner system pursuant to Manitowoc County Code s. 2.02(16g), Wis.
3 Stat. § 59.34(1)(a), and Wis. Const. art. VI, § 4; and
4

5 WHEREAS, due to the switch from an elected Coroner to a medical examiner system,
6 Manitowoc County must establish a new medical examiner position; and
7

8 WHEREAS, the medical examiner will be the head of the Medical Examiner Department;
9 and
10

11 WHEREAS, the medical examiner will be appointed (subject to confirmation by the county
12 board of supervisors) and supervised by the County Executive; and
13

14 WHEREAS, the new medical examiner position will be placed in the C52 pay grade; and
15

16 WHEREAS, after careful consideration and review, the Personnel Committee recommends
17 the creation of a 1.0 full-time equivalent Medical Examiner position effective January 4, 2027;
18

19 NOW THEREFORE BE IT RESOLVED that the county board of supervisors of the county
20 of Manitowoc hereby creates a 1.0 full-time equivalent Medical Examiner position, which shall
21 first become effective January 4, 2027; and
22

23 BE IT FURTHER RESOLVED that the 2027 Full-Time Equivalent Report (FTE) by
24 Department included in the 2027 Adopted Annual Budget Book shall reflect the 1.0 full-time
25 equivalent Medical Examiner position created by this resolution.

Dated this 17th day of June 2025.

Respectfully submitted by the
Personnel Committee

Susie Maresh, Chair

FISCAL IMPACT: Indeterminate. The medical examiner position will be funded in the 2027
Manitowoc County budget.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

LEGAL NOTE:

Reviewed and approved as to form by Corporation Counsel.



APPROVED:

Bob Ziegelbauer, County Executive

Date