

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE REGULAR June 2, 2025 MEETING

**Call to Order – Roll Call**

The Regular June 2, 2025, meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Falkowski at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Zimmer

Staff present: Tim Ryan, Andrea Raymakers, and Ashlyn Hundt

**Approval of Minutes – Open Meeting Law Compliance**

Chairman Falkowski called for a motion to accept the Minutes of the regular April 28, 2025 meeting. Motion to accept the Minutes was made by Ms. Muench and seconded by Mr. Vogt. Motion passed upon a unanimous voice vote.

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

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on May 21, 2025 and May 25, 2025, reviewed by the Commission at a Commission Meeting held on June 2, 2025. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their June 17, 2025 meeting.

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

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

**Public Hearings – Discussion and possible action:**

1. **John & Donna Spevacek** ZMAR SW1/4, SE1/4, Section 08, T20N-R24E and NW1/4, NE1/4, Section 17 T20N-R24E, Town of Mishicot from EA, Exclusive Agriculture to GA, General Agriculture.

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

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

Mr. Mike Spevacek, family representative of the property, spoke in favor of the request and answered questions for the Commission and Mr. Ryan.

There was no one to speak.

Mr. Falkowski closed the Public Hearing.

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

2. **Philip A Ruzek** ZMAR NW1/4, SE1/4, Section 8, T20N-R23E, Town of Kossuth from EA, Exclusive Agriculture to GA, General Agriculture.

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

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

Mr. Ruzek, the property owner, spoke in favor of the request and answered questions for the Commission.

There was no one to speak.

Mr. Falkowski closed the Public Hearing.

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

3. **Ronald M Meyer Revocable Trust** ZMAR NE1/4, SW1/4, Section 29, T20N-R23E, Town of Kossuth from EA, Exclusive Agriculture to SE, Small Estate.

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

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

Mr. Neumann, family representative of the property, spoke and answered questions for the Commission.

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

4. **James and Catherine Kollath** ZMAR NW1/4, SW1/4, Section 26, T18N-R21E, Town of Eaton from EA, Exclusive Agriculture to SE, Small Estate & RR, Rural Residential.

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

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

Ms. Reese, family representative of the property, spoke and answered questions for the Commission.

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

5. **Kevin & Julie Madson** ZMAR NE1/4, SE1/4, Section 36, T19N-R22E, Town of Cato from EA, Exclusive Agriculture to GA, General Agriculture.

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

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

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

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

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

1. **John & Donna Spevacek CSM Variance, SW1/4, SE1/4, Section 8, T20N-R24E and NW1/4 NE1/4, Section 17 T20N-R24E, Town of Mishicot.**

Mr. Ryan gave an overview.

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

2. **Kevin & Julie Madson CSM Variance NE1/4, SE1/4, Section 36, T19N-R22E, Town of Cato.**

Mr. Ryan gave an overview.

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

3. **Sycamore Independent Living Subdivision SW1/4, NE1/4, Section 5, T20N-R24E, Village of Mishicot.**

Mr. Ryan gave an overview.

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

4. **Lee & Barbara Engelbrecht CSM Variance, NE1/4, NE1/4, Section 16, T21N-R24E, Town of Mishicot.**

Mr. Ryan gave an overview.

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

**Miscellaneous**

**Staff Reports – None**

**Personnel** – Introduced new Administrative Assistant, Ashlyn Hundt

**Correspondence – None**

**Other Matters – None**

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

**Adjournment:** Motion to adjourn was made by Mr. Dyzak and seconded by Mr. Neils to adjourn at 4:33 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Ms. Muench, Secretary

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Date