



# MANITOWOC COUNTY

## COUNTY BOARD OF SUPERVISORS

### MEETING NOTICE

DATE: August 19<sup>th</sup>, 2025  
TIME: 6:00 P.M.  
PLACE: The Heritage Center, County Board Meeting Room  
1701 Michigan Ave, Manitowoc, WI 54220

To live stream the meeting: <https://www.youtube.com/channel/UCcBZSVQYYfhgv5LHxT-fkwQ?reload=9>

The meeting is open to the public, but portions of the meeting may be closed if this notice indicates that the board may convene in closed session. The following matters may be considered at the meeting:

- I. **Call to order by County Board Chair**
- II. **Invocation by Chairman Martell**
- III. **Pledge of Allegiance**
- IV. **Roll Call**
- V. **REPORT**
  - A. Tim Ryan, Director of Planning, Parks and Land Information Department-Letter regarding Maribel Caves
- VI. **PROCLAMATIONS**
  - A. Honoring the Denmark Vikings 2025 Division 2 State Girls Softball Champions and Celebrating WFSCA Coach of the Year Coach O'Brien.
  - B. Honoring the Mishicot Indians 2025 Division 4 State Girls Softball Champions.
  - C. Commending and Celebrating the Success and Vital Work of the County's Planning and Zoning Department.
  - D. National Emergency Management Awareness Month.
  - E. Commending Eva Salm as Manitowoc County Fairest of the Fair.
- VII. **PUBLIC COMMENT**

Members of the public will be allowed three (3) minutes to speak on matters pertaining to County Board business.
- VIII. **CONSENT AGENDA (Any routine or non-controversial items)**
  - A. Approve July 15, 2025 County Board Minutes
  - B. Appointment by Chairperson
    1. Appoint County Board Supervisor District 4 – Dan Heilman
    2. Bay-Lake Regional Planning Commission

Appoint one member to succeed Daniel Koski for a six-year term expiring October 2031.

      - a. Daniel Koski
    3. Finance Committee

Appoint one member to fill a vacancy with a term expiring April 2026.

      - a. Mike Grambow
    4. Highway Committee

Appoint one member to fill a vacancy with a term expiring April 2026.

      - a. Scott Schiesl
    5. Public Safety Committee

Appoint one member to fill a vacancy with a term expiring April 2026.

      - a. Dan Heilman

C. Appointments by County Executive

1. Public Works Department

Appoint Public Works Director – Craig Breit

2. Human Services Board

Appoint one member to fill a vacancy with a term expiring April 2028.

a. Sup. James Falkowski

3. Local Emergency Planning Committee

Appoint four members to succeed Todd Bergmann, Joseph Jeanty, Amy John, and Alternate) Debbie Holschbach for a two-year term expiring September 2027.

a. Todd Bergmann

b. Joseph Jeanty

c. Nicole Wagoner, Alternate) Debbie Holschbach

4. Manitowoc-Calumet Library System Board of Trustees

Appoint one member to succeed Don Weiss for a three-year term expiring September 2028.

a. Don Weiss

D. Ordinance and Resolutions

1. Planning and Park Commission

a. Ordinance 2025/2026-107 Amending Zoning Map (Joseph Dhein)

b. Ordinance 2025/2026-108 Amending Zoning Map (Lynn and Boyd Stueck)

c. Ordinance 2025/2026-109 Amending Zoning Map (Oscar Swanson)

d. Ordinance 2025/2026-110 Amending Zoning Map (Andrew Wiltman)

**IX. COMMITTEE REPORTS**

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 2025/2026-111 Authorizing Wisconsin Department of Natural Resources Surface Water Restoration and Education Grant

J. Personnel Committee

1. Resolution 2025/2026-112 Establishing County Executive Compensation for 2026-2030 Term

K. Planning and Park Commission

L. Public Safety Committee

M. Public Works Committee

N. Transportation Coordinating Committee

**X. ANNOUNCEMENTS**

**XI. 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.

**ORDINANCE AMENDING ZONING MAP**  
(Joseph Dhein )

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 July 28, 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 Southwest Quarter of the Northeast Quarter (SW1/4  
12 of NE1/4), Section Thirty (30), Township Seventeen (17) North, Range Twenty-Three (23) East,  
13 in the Town of Centerville, Manitowoc County, Wisconsin, more particularly described as follows:  
14

15 Commencing at the Northeast corner of Section 30; thence S 00°13'59" E, 1979.60  
16 feet along the East line of said NE1/4; thence S 89°35'25" W, 1309.44 feet to the  
17 point of beginning; Thence S 89°35'25" W, 727.65 feet; thence N 00°03'29" W,  
18 345.40 feet; thence N 89°46'01" E, 727.11 feet; thence S 00°8'45" E, 343.16 feet,  
19 to the point of beginning, said parcel containing approximately 250,422 square feet  
20 (5.75 acres) of land  
21

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

Dated this 19th day of August 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 AUGUST 19, 2025.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	JOSEPH DHEIN 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.

Joseph Dhein, on June 17, 2025, petitioned the Manitowoc County Board of Supervisors to rezone approximately 5.75 acres of land located in the SW1/4, NE1/4, Section 30, T17N-R23E, Town of Centerville, from EA, Exclusive Agriculture to LE, Large Estate.

The Town of Centerville adopted the Manitowoc County Zoning Ordinance on April 10, 2025. The uses permitted in the LE, Large Estate zoning district provide for single-family residential and planned residential developments on large lots while allowing for agricultural activity in mostly rural areas of the county with a minimum lot size of five acres.

1. Action taken to date on this request includes:

- a. Joseph Dhein petitioned for a zoning map amendment on June 17, 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 July 14, 2025 and on July 21, 2025.
- d. The County Planning and Park Commission held a public hearing on this amendment request on July 28, 2025.
- e. The Commission at their July 28, 2025 meeting recommended approval of a requested rezoning of approximately 5.75 acres of land located in the SW1/4, NE1/4, Section 30, T17N-R23E, Town of Centerville, from EA, Exclusive Agriculture to LE, Large Estate.

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

3. Testimony at the hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.
- b. Mr. Gerold Vogel, Chairperson, Town of Centerville, 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 Centerville Town Board supports the proposed zone change to LE, Large Estate.
3. Rezoning will allow for the construction of a single-family home.
4. A minimal amount of farmland will be affected by this request, as much of the area is wooded.

## 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 Joseph Dhein to rezone approximately 5.75 acres of land from EA, Exclusive Agriculture to LE, Large Estate were approved.

The Manitowoc County Planning and Park Commission, at its July 28, 2025, meeting, therefore, by a unanimous vote, recommended that the subject property (an approximately 5.75 acres of land located in the SW1/4, NE1/4, Section 30, T17N-R23E, Town of Centerville more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive Agriculture to LE, Large Estate.

# **MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST**

## **GENERAL ZONING PRINCIPLES**

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

## **SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES**

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



Manitowoc County  
Planning and Park Commission

Fee (\$553) Received



Receipt # waived

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT/ AGENT

Current Owner	<u>Joseph Dhein</u>	Applicant/Agent	<u>Town of Centerville</u>
Address	<u>14834 S. Union Road</u>	Address	<u>9530 County Road X</u>
City/State/Zip	<u>Cleveland, WI 53015</u>	City /State/Zip	<u>Newton, WI 53063</u>
Phone	<u>920-782-0102</u>	Phone	<u>920-901-3323</u>
Email Address	<u></u>	Email Address	<u>bck76@tds.net</u>

PROPERTY LEGAL DESCRIPTION

SW 1/4, NE 1/4, S 30 T 17 N R 23 E Town of Centerville

House /Fire # NA Tax Number 002 030 003 001 00

PROPERTY INFORMATION

Existing Zoning District EA, Exclu Proposed Zoning district LE, Large I

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

Parcel # 002 030 003 001 00, 5.75 Acres.

Proposed use: (Reason for change)

This parcel was approved before Centerville joined Manitowoc County Zoning. The Centerville Planning and Zoning Commission approved the zone change at their June 4, 2024 meeting. The Centerville Town Board approved the zone change at their July 11, 2024 meeting. Due to the untimely passing of Centerville Zoning Administrator, Russ Tooley, the forwarding of the zone change to the Manitowoc County Board for approval was inadvertently missed. The Centerville Town Board is requesting approval of the zone change from EA to LE.

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

B. Kram 6/12/25  
Signature (owner or owner's agent) (Required) Date  
B. Kram, Town of Centerville 6/12/25  
Signature (applicant) Date



# MANITOWOC COUNTY

## ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Centerville from EA to LE)

### PETITIONER

Name: Joseph Dhein  
Address: 14834 S. Union Rd.  
Cleveland, WI 53015  
Town: Centerville

### PARCEL

Location: SW ¼, NE ¼, Section 30 T17N-R23E  
Tax #: 002-030-003-001.00  
Area: 5.75 acres

### ACTION TO DATE

Petition Submitted: June 17, 2025  
Town Action: Approved July 11, 2024  
Hearing Notice Published: 7/14/2025 & 7/21/2025  
Advisory: 7/28/2025  
Hearing: 7/28/2025

### ADJACENT USES & ZONING

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

### PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture  
Existing Land Use: Farmland & Wooded Area  
Proposed Zoning District: LE, Large Estate Residential  
Proposed Use: Build a house

### MAP INFORMATION

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

### OTHER CONSIDERATIONS

Drainage: Very poorly - Well drained  
Soil Limitations: Severe (Percs Slowly)  
Sewage Disposal: Private Onsite Wastewater Treatment  
Road Access: S Union Rd

Soil Test: N/A  
Terrain: 0 to >12 Percent Slopes  
Vegetative Cover: Trees & Agriculture

Town Future Land Use Designation: Agricultural

Preserve, where appropriate, agricultural lands and open spaces. Preserve the farmer's right to farm in order to better serve the residents of the town and to protect the agricultural atmosphere and rural character valued by the residents of the Town of Centerville. Residential development may be considered at low densities as long as steps are taken to preserve natural areas, viewsheds, open spaces, and areas deemed important for the town to keep preserved.

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 Centerville

Manitowoc County

Web Address: [www.townofcenterville.us](http://www.townofcenterville.us) e-mail: [Centerville@tds.net](mailto:Centerville@tds.net)

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## TOWN BOARD MEETING

Thursday, July 11, 2024

The monthly meeting of the Town of Centerville took place on Thursday, July 11, 2024 at Lakeshore Technical College, Manitowoc Room, Cleveland, Wisconsin at 6:00 P.M. Agendas for the meeting were posted accordingly. In attendance were Chairman Brian Kraemer, Supervisor Jerry Vogel, Supervisor Wayne Schuette JR, Clerk Paulette Vogt, Treasurer Cynthia Kraemer, Zoning Administrator Russ Tooley, and Peter Larson Law Enforcement Officer. Chairman Brian Kraemer called the meeting to order. A moment of silence was observed for remembering our Zoning Administrator, Russ Tooley, who has recently passed away. The Pledge of Allegiance was said by all.

A motion was made to approve the agenda by Supervisor Jerry Vogel with a 2nd from Supervisor Wayne Schuette. Motion carried.

A motion was made by Supervisor Jerry Vogel and 2<sup>nd</sup> by Supervisor Wayne Schuette to approve the minutes of the previous meeting. Motion carried.

### Public Input:

A resident from the Village of Cleveland reported trees hanging low on North Avenue between Centerville Road and Center Road. Also there was an inquiry about a driveway of a resident that did not have a culvert. One of the board members will check into these matters.

It was mentioned that there have been car break-ins lately. People should be aware of this and lock their cars when not in use.

Treasurer's Report: The Board reviewed the treasurer's and clerk's bank reports. Everything was in order.

### Clerk Report:

A motion was made by Supervisor Vogel to approve the operator licenses for Packer Inn: Christian Schommer, and Cleveland Fish and Game; Emily Madison and Abigail Sohn. Supervisor Schuette 2<sup>nd</sup> the motion. Motion carried.

There will be a Primary election on August 13, 2024. The board will look into what room would be more readily available due to construction at LTC.

### ASSESSOR:

Chairman Kraemer reported that the Revaluation of the town is being worked on.

Board of Review will be September 5, 2024 from 5 p.m. to 7 p.m. We will need an alternate for the BOR.



# Town of Centerville

Manitowoc County

Web Address: [www.townofcenterville.us](http://www.townofcenterville.us) e-mail: [Centerville@tds.net](mailto:Centerville@tds.net)

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## ZONING ADMINISTRATOR:

Mr. Philip Dhein requested a zone change from A3 to A1 for Parcel nos. 002-030-003-001.00 and 002-030-004-001.00 to be able to build a home. A motion was made by Supervisor Vogel and 2<sup>nd</sup> by Supervisor Schuette to approve this change. Motion carried.

Two residents that are doing some building/updating may be in need of a building permit. Chairman Kraemer will look into this matter.

Transferring zoning issues from the Town to the County will not take place until May of next year so the board will have to check into matters to replace Zoning Administrator Tooley for that time period.

The board will do a follow up pertaining to a matter as it seems a resident is using a property for short-term rental without a permit.

## LAW ENFORCEMENT OFFICER:

A discussion was held about the Junkyard on E Jefferson. Chairman Kraemer reported that the DNR has talked to the resident about the tire issue and are checking about every 2 weeks to see if anything is being done to clean this up. The Law Enforcement Officer and the Town Chairman met with the owner about construction of a fence, the excessive junk, and operation as a salvage center. The resident will have a building permit for the fence, but it has not been worked on for a while. There are 6-7 vehicles plus a lot of junk on the property. The purpose of the visit was to see the property and that seeing that no scrap should be coming into this area. After some discussion, it was decided to talk again with the resident and give him a copy of the Town's ordinance and warning with a deadline. The Board would like to see progress on this.

Officer Larson reported on a call he received about a complaint of a possible puppy mill on Centerville Road. It was suggested that this matter could be handed over to the County animal control officer by the complainant.

**REPLACEMENT OF TOWN ATTORNEY:** After some discussion, a motion was made by Supervisor Vogel, and 2<sup>nd</sup> by Supervisor Schuette to appoint Paul Dirkse of Hoppe Neumann and Humke as the new attorney for the Town. Motion carried.

## LONG RANGE PLAN COMMITTEE:

After some discussion, a motion was made by Chairman Kraemer and 2<sup>nd</sup> by Supervisor Vogel to appoint Jerry Vogel as Chair, Darwin Jaeger, Steve Orth, Stacy Klotz, Jesse Freis, Wayne Schuette, JR and Alycia Blunden as the committee members of the Long Range Plan Committee. Motion carried.

**ROAD WORK UPDATE:** Chairman Kraemer reported that:

South Union was pulverized and graded on July 1.

Blacktopping was done July 10, and shouldering should be done in about 2 weeks.

First ditch grass cutting was completed on July 6

Center striping will be done on 6.5 miles for an amount of approximately \$3,000.



# Town of Centerville

Manitowoc County

Web Address: [www.townofcenterville.us](http://www.townofcenterville.us) e-mail: [Centerville@tds.net](mailto:Centerville@tds.net)

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Those roads that will be done are:

S. Union – Point Creek to X (1 mile)

Center Road – Point Cree to X (1 mile)

Fiedler Road - .5 miles

Centerville Road – Fischer Creek Rd to North Avenue (1 mil3)

Center Road – Village to Cleveland Road (.37 miles)

Cleveland Road – Center Road to Lakeshore Rd (.5 miles)

North Avenue – Town portion (.82 miles)

County Line Road (1 mile)

Chairman Kraemer stated that after review, no more ATV signs would be needed for the Town's roads.

Pete from Pete's Trucking was wondering if he could go over a map of the Town so that he knows exactly what places to cut grass. He also mentioned that there were two trees on North Avenue that needed attention. Supervisor Vogel will check this matter out and get back to Pete.

Chairman Kraemer received a report from the Village of Cleveland that one of their curbs was damaged on Cleveland Road by our grass mower.

Chairman Kraemer asked Pete if he could take care of the graffiti on Centerville Bridge.

Chairman Kraemer also noted that the ditch on South Cleveland Road – West of DL needs cleaning as the waterway does not drain and the ditch is filled in. A question as to whether the Town could possibly pay a portion of this cost to repair was brought up about this matter as it is the town right-of-way.

There is still an issue with two residents having a fence in the right-a-way. Chairman Kraemer will continue to monitor this.

RECYCLING: No report.

Approval of Check Register and Checks: Checks were approved by a motion from Supervisor Jerry Vogel and 2<sup>nd</sup> by Supervisor Wayne Schuette. Motion carried.

Communications: Nothing to report

The next board meeting will be Thursday, August 8, 2024 at 6:00 p.m.

Without further business to complete, the meeting adjourned at 6:55 p.m. with a motion made by Supervisor Schuette and a 2<sup>nd</sup> from Supervisor Vogel. Motion carried.

Respectfully Submitted, Paulette Vogt, Clerk

# **TOWN OF CENTERVILLE**

## **Minutes for Planning and Zoning Commission**

Date: June 4, 2024

Time: 6:30 p.m.

Location: Cleveland Room, LTC

### **CALL TO ORDER/PLEDGE OF ALLEGIANCE**

Chairperson Alicia Blunden called the Town of Centerville Planning and Zoning Commission to order at 6:30 p.m.

### **ROLL CALL**

Members present: Jason Sohn, Jerry Vogel, Clint Brown, Mike Gordon, and Alycia Blunden.

Members absent: Jacob Stemper, Steve Orth

Zoning Administrator present: Russ Tooley

### **APPROVAL OF THE AGENDA**

Jason Sohn moved the agenda be accepted as written. Mike Gordon seconded the motion. Motion carried.

### **APPOINT SECRETARY**

Clint Brown agreed to take the secretary position for the hearing.

### **MINUTES OF THE PREVIOUS MEETING**

Mike Gordon moved the minutes from the February 6, 2024 meeting be accepted as written. Jason Sohn seconded the same. Minutes unanimously approved.

### **PUBLIC INPUT**

None. Chairperson Alicia Blunden then closed public input.

### **COMMISSIONERS TO REVIEW ANY OPEN ISSUES RELATED TO THE ZONE CHANGE REQUEST HEARING**

None.

### **HEARING AT 6:42 P.M TO APPROVE/REJECT A ZONE CHANGE REQUEST FOR PHILIP DHEIN**

Russ Tooley stated that notices had been posted timely at bulletin boards at Schmidt Excavating, Inc., Glass doors by entrance L8 at Lakeshore Technical College, and the website. There was an individual posting of the notice on two separate days in the newspaper, and the neighboring landowners were notified timely.

Zoning Administrator Russ Tooley read the request by Philip Dhein, 14834 South Union Road, Cleveland, WI, for a zoning change of parcel 002-030-003-001.00 & part of parcel 002-030-004-

001.00 adjacent to South Union Road to be changed from A-3 Exclusive Agriculture to A-1 Agricultural Residential.

Mr. Dhein stated that he would like to have the property re-zoned to A-1 so a site, near an existing wood, could be used to build a future home. Mr. Dhein also stated that the existing field access lane could be upgraded to typical driveway specifications suitable for fire apparatus and personal vehicles. Mr. Dhein stated that the home would be built next to the woods and take as little farmland as possible.

Mr. Dhein was questioned on the existing driveway and he stated that the driveway would be upgraded to the specifications of the town.

Chairperson Alicia Blunden asked for any opposing speakers. Hearing none, he closed the hearing.

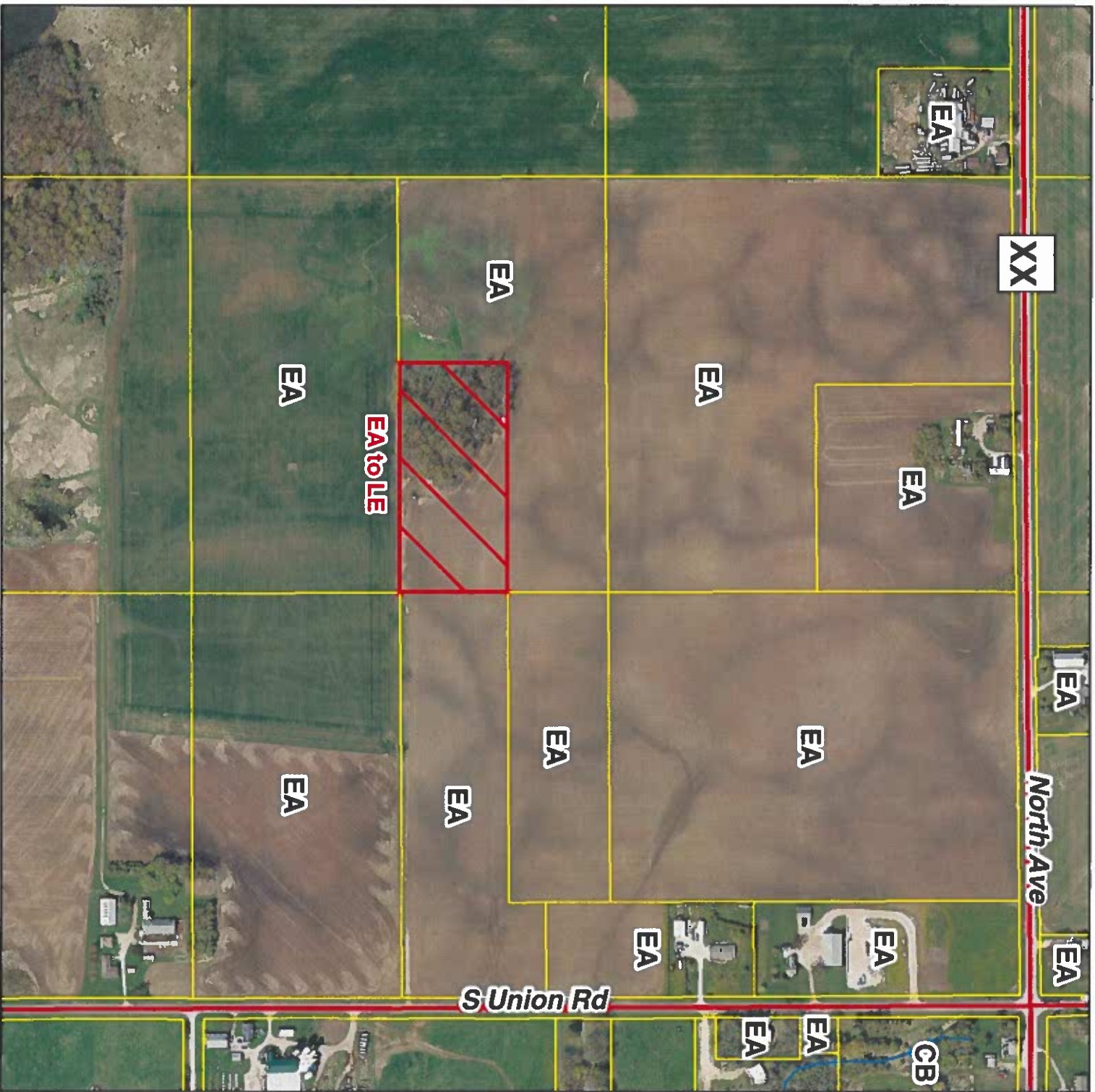
After some deliberation, the check sheet for re-zone cases was reviewed., Jerry Vogel moved, seconded by Mike Gordon to approve the rezone of the 5.75-acre parcel 002-030-003-001.00 and a 25' strip of land along the South border of parcel 002-030-004-001.00 as shown in their zoning map change application. The driveway will be required to meet any town driveway requirements, including bypass areas needed due to the length of the driveway. Also, the zoning will revert to A3 if the residence is not completed within 5 years. It was a condition of the rezone, in order to avoid the accumulation of spot zoned bare land in the township where the projects requiring the rezone were not completed.

A roll call vote was taken and the motion was unanimously approved.

Chairman Alicia Blunden asked for a motion to adjourn. Jerry Vogel so moved and Jason Sohn seconded. Motion carried and meeting adjourned at 7:05 pm.

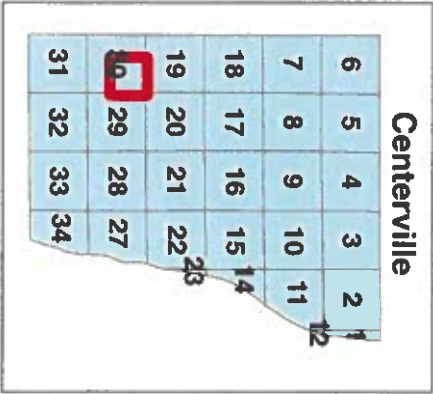
Clint Brown  
Secretary





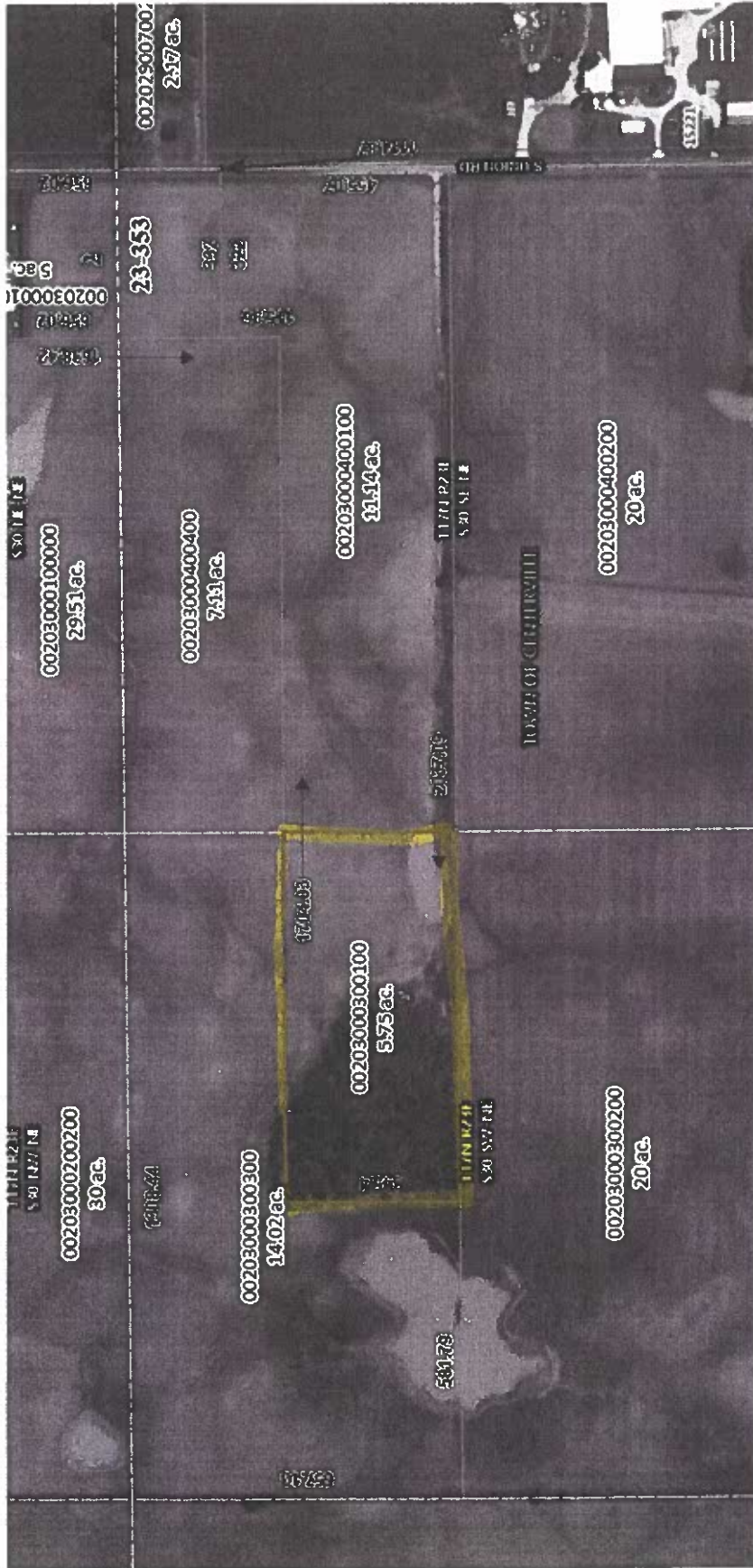
Joseph Dhein  
 SW 1/4, NE 1/4  
 Section 30, T17N-R23E  
 Town of Centerville  
 From: EA To: LE  
 Approximately 5.75 acre(s)  
**-87.788, 43.916**

Map Overview



**Legend**

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





**ORDINANCE AMENDING ZONING MAP**  
(Lynn and Boyd Stueck)

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 July 28, 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 the West Half (W1/2) of the Southwest Quarter (SW1/4) of the  
12 Southeast Quarter (SE1/4), Section Five (5), Township Twenty-One (21) North, Range Twenty-  
13 Four (24) East, Town of Mishicot, Manitowoc County, Wisconsin, more particularly described as  
14 follows:  
15

16 Commencing at the South Quarter (S1/4) Corner of said Section; Thence  
17 N 89°57'54" E, 42.00 feet coincident with the south line of the Southeast Quarter  
18 (SE1/4) of said Section to the point of beginning; Thence continue N 89°57'54" E,  
19 259.35 feet; Thence N 15°39'12" E, 667.75 feet; Thence N 86°04'10" W, 439.41  
20 feet; Thence S 00°05'51" W, 673.26 feet to the point of beginning, said parcel  
21 containing approximately 230,953 Square Feet (5.302 Acres) of land  
22

23 is hereby rezoned from General Agriculture (GA) District to Large Estate Residential (LE)  
24 District; and  
25

26 A parcel of land located in the West Half (W1/2) of the Southwest Quarter (SW1/4) of the  
27 Southeast Quarter (SE1/4), Section Five (5), Township Twenty-One (21) North, Range Twenty-  
28 Four (24) East, Town of Mishicot, Manitowoc County, Wisconsin, more particularly described as  
29 follows:  
30

31 Commencing at the South Quarter (S1/4) Corner of said Section; Thence  
32 N 89°57'54" E, 301.35 feet coincident with the south line of the Southeast Quarter  
33 (SE1/4) of said Section to the point of beginning; Thence N 15°39'12" E, 667.75  
34 feet; Thence S 86°04'10" E, 66.49 feet; Thence S 08°05'13" W, 644.74 feet;  
35 Thence S 89°57'54" W, 155.81 feet to the point of beginning, said parcel containing  
36 approximately 71,462 Square Feet (1.641 Acres) of land  
37

38 is hereby rezoned from General Agriculture (GA) District to Rural Residential (RR) District; and  
39

40 A parcel of land located in the West Half (W1/2) of the Southwest Quarter (SW1/4) of the  
41 Southeast Quarter (SE1/4), Section Five (5), Township Twenty-One (21) North, Range Twenty-  
42 Four (24) East, Town of Mishicot, Manitowoc County, Wisconsin, more particularly described as  
43 follows:

44  
45 Commencing at the South Quarter (S1/4) Corner of said Section; Thence N  
46 89°57'54" E, 457.16 feet coincident with the south line of the SE 1/4 of said Section  
47 to the point of beginning; Thence continue N 89°57'54" E 157.06 feet; Thence N  
48 00°06'09" E, 633.59 feet; Thence N 86°04'10" W, 67.66 feet; Thence S 08°05'13"  
49 W, 644.74 feet to the point of beginning, said parcel containing approximately  
50 71,510 Square Feet (1.642 Acres) of land

51  
52 is hereby rezoned from General Agriculture (GA) District to Rural Residential (RR) District.

Dated this 19<sup>th</sup> day of August 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 AUGUST 19, 2025.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	LYNN AND BOYD STUECK 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.

Lynn and Boyd Stueck, on July 7, 2025, petitioned the Manitowoc County Board of Supervisors to rezone approximately 6.94 acres of land located in the SW1/4, SE1/4, Section 5, T21N-R24E, Town of Mishicot, from GA, General Agriculture to LE, Large Estate and RR, Rural Residential.

The Town of Mishicot adopted the Manitowoc County Zoning Ordinance on January 2, 2012. The uses permitted in the LE, Large Estate zoning district provide for single-family residential and planned residential developments on large lots while allowing for agricultural activity in mostly rural areas of the county with a minimum lot size of five acres; while the uses permitted in RR, Rural Residential zoning district provides for mixed residential and low impact non-residential development on relatively small lots with a minimum lot size of one acre.

1. Action taken to date on this request includes:

- a. Lynn and Boyd Stueck petitioned for a zoning map amendment on July 7, 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 July 14, 2025 and on July 21, 2025.
- d. The County Planning and Park Commission held a public hearing on this amendment request on July 28, 2025.
- e. The Commission at their July 28, 2025 meeting recommended approval of a requested rezoning of approximately 6.94 acres of land located in the SW1/4, SE1/4, Section 5, T21N-R24E, Town of Mishicot, from GA, General Agriculture to LE, Large 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. Mr. Boyd Stueck, 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 GA, General Agriculture zoning district.
2. The Mishicot Town Board supports the proposed zone change to the LE, Large Estate and RR, Rural Residential zoning districts.
3. Rezoning will allow for the creation of three single family zoning lots.

4. A minimal amount of farmland will be affected by this request, as much of the area is wooded.
5. The area is designated as a non-farmland preservation area on the Manitowoc County Farmland Preservation Plan.

#### 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 Lynn and Boyd Stueck to rezone approximately 6.94 acres of land from GA, General Agriculture to LE, Large Estate and RR, Rural Residential were approved.

The Manitowoc County Planning and Park Commission, at its July 28, 2025, meeting, therefore, by a unanimous vote, recommended that the subject property (an approximately 6.94 acres of land located in the SW1/4, SE1/4, Section 5, T21N-R24E, Town of Mishicot more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from GA, General Agriculture to LE, Large Estate and RR, Rural Residential.

# **MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST**

## **GENERAL ZONING PRINCIPLES**

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

## **SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES**

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



**Manitowoc County  
Planning and Park Commission**

Fee (\$553) Received

Receipt # 42033



**ZONING MAP AMENDMENT APPLICATION**

**OWNER / APPLICANT / AGENT**

Current Owner	<u>LYNN &amp; BOYD STUECK</u>	Applicant/Agent	<u>BROOKE BASTIAN</u>
Address	<u>2402 E. ZANDER RD</u>	Address	<u>3510 S. 26TH ST.</u>
City/State/Zip	<u>MISHICOT, WI 54228</u>	City/State/Zip	<u>MANITOWOC, WI 54220</u>
Phone	<u>920-901-1017</u>	Phone	<u>920-682-6105</u>
Email Address	<u>beaser3@yahoo.com</u>	Email Address	<u>bbastian@acebuildingservice.com</u>

**PROPERTY LEGAL DESCRIPTION**

S 1/4, SE 1/4, S 05 T 21 N R 24 E Town of Manitowoc

House /Fire # 2402 Tax Number 013-105-015-002.00

**PROPERTY INFORMATION**

Existing Zoning District GA, General Proposed Zoning district RR

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)

Would like to rezone to RR in order to comply with minimum acreage when subdividing current parcel into 3 separate parcels

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

BROOKE L. BASTIAN

7/7/2025

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

7/7/2025

Signature (applicant)

Date

# MANITOWOC COUNTY

## ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Mishicot from GA to LE and RR)

### PETITIONER

Name: Lynn & Boyd Stueck  
Address: 2402 E. Zander Rd.  
Mishicot, WI 54228  
Town: Mishicot

### PARCEL

Location: SW1/4, SE1/4, Section 5, T21N-R24E  
Tax#: 013-105-015-002.00  
Area: 6.943 acres

### ACTION TO DATE

Petition Submitted: 7/7/2025  
Town Action: Approved April 7, 2025  
Hearing Notice Published: 7/14/2025 & 7/21/2025  
Advisory: 7/28/2025  
Hearing: 7/28/2025

### ADJACENT USES & ZONING

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

### PARCEL USES & ZONING

Existing Zoning District: GA, General Agriculture  
Existing Land Use: Residential, Wetland, Grassland  
Proposed Zoning District: LE, Large Estate Residential  
and RR, Rural Residential

### MAP INFORMATION

Farmland Preservation Designation:  
Non-Farmland Preservation  
Soil Type: Bu, HmC2, Hu, KnC2

Proposed Use: Create 3 lots and keep the lot with the house. 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: Grassland & Wetland
Road Access: E Zander Rd.	
Town Future Land Use Designation: Other Agricultural Area	
General agricultural areas that are not designated as agricultural preservation areas or transition areas. These areas include lands that are currently being used as farmland, but these owners will not qualify for the farmland preservation tax credits.	
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@tn.mishicot.wi.gov

MANITOWOC COUNTY  
RECEIVED

APR 10 2025

PLANNING & PARKS  
COMMISSION

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: BOYD H. STUECK AND LYNN CARUSO-STUECK  
SPLITTING OFF AND RE-ZONING PARCEL  
NO. 013-105-015-002.00 – 2402 ZANDER ROAD

Lynn Caruso-Stueck came before the Mishicot Town Board at their monthly meeting Monday evening, April 7. Ms. Caruso-Stueck would like to split off two 1.5-acre parcels from the 8.59 acres currently zoned General Agricultural (GA). The split-off parcels would be used for building a home on each. We understand that her request changed from her initial discussion with Andrea. Supervisor Anhalt spoke to Andrea from County Planning. Andrea said she did not know they had changed their request to create two 1.5-acre parcels. Their original request was for one 2-acre parcel to be split off, and she told them they would need to rezone from GA to Small Estate (SE) or Rural Residential (RR), and that the remainder of the original parcel would have to be rezoned to Large Estate (LE). There would also have to be a certified survey after the rezones are approved. Each parcel would need at least 150' of road frontage. Ms. Stueck had changed her request to create two 1.5-acre parcels when she addressed the town board. The road frontage is available, but the parcels would have to use the existing driveway. Supervisor Anhalt is OK with the driveway, as long as the driveway is up to the town's driveway standards. If later a driveway is needed, the property owners would have to come to the town for a driveway permit.

The Mishicot Town Board made the following motion at their April 7, 2025, Town Board Meeting: **Supervisor Anhalt moved that the town board would allow Lynn Caruso-Stueck to split their 8.59 acres into one parcel with the existing house to be zoned Large Estate (LE), and two smaller parcels rezoned to Rural Residential (RR), with 150' of road frontage. Additionally it is noted that the town does not allow holding tanks. Motion seconded by Supervisor DesJarlais. All votes in favor. Motion carried.**

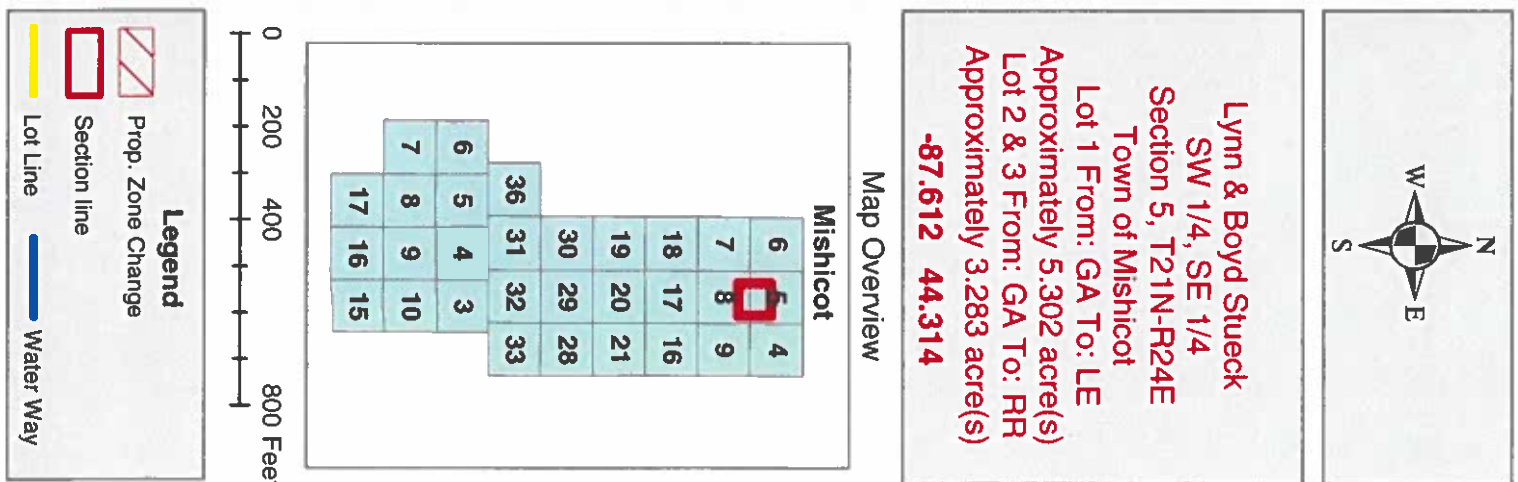
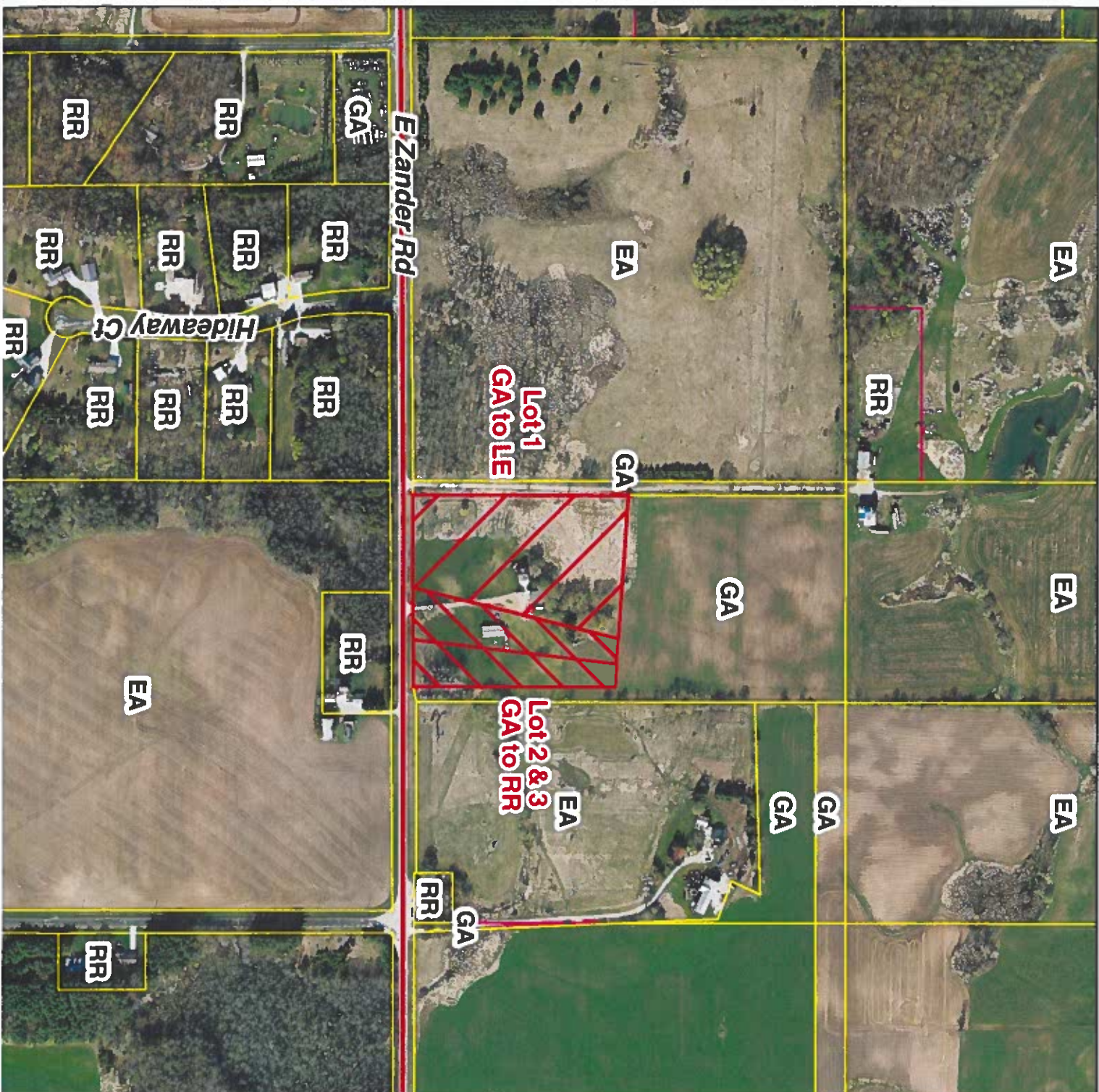


Sincerely yours.

A handwritten signature in cursive script, reading "Lee Stefaniak /csr".

Lee Stefaniak - Chairman - Town of Mishicot

cc: Andrea Raymakers, Manitowoc County Planning  
Boyd Stueck and Lynn Caruso-Stueck  
2402 Zander Road  
Mishicot WI 54228





CENTER CORNER  
SEC. 5-21-24  
(EXISTING 2" IRON PIPE)

MTWC CO. COORD.  
N: 384081.28  
E: 245352.66

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

SCALE 1" = 120'

S 1/4 CORNER  
SEC. 5-21-24  
(EXISTING R.R. SPIKE)  
MTWC CO. COORD.  
N: 381436.69  
E: 245348.15



DESCRIPTION:

LOT 1:  
Area to be rezoned General Agriculture (GA) to Large Estate (LE).

Located in the W 1/2 of the SW 1/4 of the SE 1/4, Section 5, Town 21 North, Range 24 East, Town of Mishicot, Manitowoc County, Wisconsin, described as follows:

Commencing at the S 1/4 Corner of said Section; Thence N 89°57'54" E, 42.00 feet coincident with the south line of the SE 1/4 of said Section to the point of beginning; Thence continue N 89°57'54" E, 259.35 feet; Thence N 15°39'12" E, 667.75 feet; Thence N 86°04'10" W, 439.41 feet; Thence S 00°05'51" W, 673.26 feet to the point of beginning.

Said parcel contains 230,953 Square Feet (5.302 Acres) of land.

LOT 2:  
Area to be rezoned General Agriculture (GA) to Rural Residential (RR).

Located in the W 1/2 of the SW 1/4 of the SE 1/4, Section 5, Town 21 North, Range 24 East, Town of Mishicot, Manitowoc County, Wisconsin, described as follows:

Commencing at the S 1/4 Corner of said Section; Thence N 89°57'54" E, 301.35 feet coincident with the south line of the SE 1/4 of said Section to the point of beginning; Thence N 15°39'12" E, 667.75 feet; Thence S 86°04'10" E, 66.49 feet; Thence S 08°05'13" W, 644.74 feet; Thence S 89°57'54" W, 155.81 feet to the point of beginning.

Said parcel contains 71,462 Square Feet (1.641 Acres) of land.

LOT 3:  
Area to be rezoned General Agriculture (GA) to Rural Residential (RR).

Located in the W 1/2 of the SW 1/4 of the SE 1/4, Section 5, Town 21 North, Range 24 East, Town of Mishicot, Manitowoc County, Wisconsin, described as follows:

Commencing at the S 1/4 Corner of said Section; Thence N 89°57'54" E, 614.22 feet coincident with the south line of the SE 1/4 of said Section to the point of beginning; Thence N 00°06'09" E, 633.59 feet; Thence N 86°04'10" W, 67.66 feet; Thence S 08°05'51" W, 644.74 feet to the point of beginning.

Said parcel contains 71,510 Square Feet (1.642 Acres) of land.

LOT 3  
71,510 Sq. Ft.  
1.642 Acres

SE CORNER  
SEC. 5-21-24  
(EXISTING MAG NAIL)  
MTWC CO. COORD.  
N: 381438.31  
E: 247985.05

E. ZANDER RD.  
(R-W PER RELEASE VOL. 586, P.G. 586)

S. LINE, SE 1/4, SEC. 5-21-26

S 89°57'54" W 2022.67'



MTWC CO. COORD.  
N: 381438.31  
E: 247985.05

PLAT OF SURVEY  
LOCATED IN THE WEST 1/2 OF THE SE 1/4 OF THE SE 1/4, SECTION  
5, TOWN 21 NORTH, RANGE 24 EAST

LYNN CARUSO-STUECK  
2402 E. ZANDER RD.  
MISHICOT, WI 54228



Corner Point  
A DIVISION OF ACE BUILDING SERVICE

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

FIELD WORK COMPLETION DATE: 7/10/2025
DRAWN BY: JAD\BLB
JOB NO.: S364025
CAD FILE: DWG\21-24\5\STUECK\S364025
SCALE: 1" = 120'

**ORDINANCE AMENDING ZONING MAP**  
(Oscar Swanson)

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 July 28, 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 all of Tract 1.1 of Certified Survey Map Volume 20 Page 323,  
12 and part of the Northwest Quarter (NW1/4), Northwest Quarter (NW1/4), Section Thirteen (13),  
13 Township Nineteen (19) North, Range Twenty-Two (22) East, Town of Cato, Manitowoc County,  
14 Wisconsin, more particularly described as follows:  
15

16 Commencing at the Northwest Corner of Section 13; thence along the northerly line  
17 of the NW ¼ North 88°31'45" East 475.18 feet to the point of beginning; Thence  
18 continuing North 88°31'45" East 327.92 feet; thence South 7°57'35" West 450.00  
19 feet; thence South 41°26'04" West 105.97 feet to a meander line of Schisel Lake;  
20 Said point lying North 41°26'04" East 70 feet more or less from the waters edge;  
21 thence along said meander line North 9°28'59" West 183.22 feet; thence North  
22 48°43'21" West 154.18 feet to the end of said meander line; said point lying North  
23 32°28'39" East 36 feet more or less from the waters edge; thence North 11°53'15"  
24 West 239.40 feet to the point of beginning, said parcel containing approximately  
25 2.5 acres of land  
26

27 is hereby rezoned from Lake Residential (LR) District and Large Estate Residential (LE) District  
28 to Small Estate Residential (SE) District.

Dated this 19th day of August 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 AUGUST 19, 2025.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	OSCAR SWANSON 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.

Oscar Swanson, on July 3, 2025, petitioned the Manitowoc County Board of Supervisors to rezone approximately 2.5 acres of land located in the NW1/4, NW1/4, Section 13, T19N-R22E, Town of Cato, from LR, Lake Residential and LE, Large Estate Residential to SE, Small Estate Residential.

The Town of Cato adopted the Manitowoc County Zoning Ordinance on December 5, 2011. The uses permitted in the SE, Small Estate zoning district provide for single family residential activity in mostly rural areas of the county with a minimum lot size of two acres.

1. Action taken to date on this request includes:

- a. Oscar Swanson petitioned for a zoning map amendment on July 3, 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 July 14, 2025 and on July 21, 2025.
- d. The County Planning and Park Commission held a public hearing on this amendment request on July 28, 2025.
- e. The Commission at their July 28, 2025 meeting recommended approval of a requested rezoning of approximately 2.5 acres of land located in the NW1/4, NW1/4, Section 13, T19N-R22E, Town of Cato, from LR, Lake Residential and LE, Large Estate Residential to SE, Small Estate 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. Mr. Mike Cayemberg, co-owner of the property, 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 LE, Large Estate District.
2. The Cato Town Land Use Committee and Town Board supports the proposed zone change to SE, Small Estate.
3. Rezoning will allow for the construction of a single-family home.
4. The area is designated as a non-farmland preservation area on the Manitowoc County Farmland Preservation Plan.

## 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 Oscar Swanson to rezone approximately 2.5 acres of land from LR, Lake Residential and LE, Large Estate Residential to SE, Small Estate Residential were approved.

The Manitowoc County Planning and Park Commission, at its July 28, 2025, meeting, therefore, by a unanimous vote, recommended that the subject property (an approximately 2.5 acres of land located in the NW1/4, NW1/4, Section 13, T19N-R22E, Town of Cato more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from LR, Lake Residential and LE, Large Estate Residential to SE, Small Estate Residential.



# **MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST**

## **GENERAL ZONING PRINCIPLES**

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

## **SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES**

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





Manitowoc County  
Planning and Park Commission

853

Fee (\$531) Received 7/2/25

Receipt # 42013

ZONING MAP AMENDMENT APPLICATION

PLANNING & PARK  
COMMISSION

OWNER / APPLICANT / AGENT

Co-owner

Owner

Oscar Swanson

Applicant/Agent

Kay + Mike Cayenberg

Address (1)

1202 Huron St.

Address (1)

4821 Country Ln

Address (2)

Address (2)

City/State/Zip

Manitowoc WI 54220

City/State/Zip

Manitowoc WI 54220

Phone

920-629-9825

Phone

920-242-9864

PROPERTY LEGAL DESCRIPTION

NW 1/4, NW 1/4, S 13 T 19 N R 22 E Town of Cato

House / Fire #

Tax Number

001-013 006-010.00

001-013 006-011.00

PROPERTY INFORMATION

Existing Zoning District

LR  
LE

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)

Single family home on a  
little larger lot.

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

Signature (applicant, owner, agent) Date

Signature (applicant, owner, agent) Date

# MANITOWOC COUNTY

## ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Cato from LR and LE to SE)

### PETITIONER

Name: Oscar Swanson /  
Kay & Mike Cayemberg  
Address: 1202 Huron St.  
Manitowoc WI 54220  
Town: Cato

### PARCEL

Location: NW¼, NW¼, Section 13, T19N-R22E  
Tax#: 001-013-006-010.00  
001-013-006-011.00  
Area: 2.5 Acres

### ACTION TO DATE

Petition Submitted: 06/20/25  
Town Action: Approved 4/7/25  
Hearing Notice Published: 7/14/25 & 7/21/25  
Advisory: 7/28/2025  
Hearing: 7/28/2025

### ADJACENT USES & ZONING

Direction:	District:	Use:
North	GA	Farmstead
South	Lake & LE	Lake & Grassland
East	LE	Grassland
West	Lake & LR	Lake & Residential

### PARCEL USES & ZONING

Existing Zoning District: LR, Lake Residential and  
LE, Large Estate Residential  
Existing Land Use: Grassland / Wetland  
Proposed Zoning District: SE, Small Estate Residential  
Proposed Use: Build Single Family home

### MAP INFORMATION

Farmland Preservation Designation:  
Non-Farmland Preservation  
Soil Type: HrD2  
Air Photo Date: 04/2023

### OTHER CONSIDERATIONS

Drainage: Well drained	Soil Test: N/A
Soil Limitations: Severe – percs slowly	Terrain: 6 to >12 Percent Slopes
Sewage Disposal: Private Onsite Wastewater Treatment	Vegetative Cover: Grassland/ Trees
Road Access: Hilltop Rd	
Town Land Use Designation: Other Agricultural Area	

These areas may be developed with a parcel size less than 35 acres. Zoning standards should be incorporated to preserve agricultural production while still providing low-density residential development. The town should support conservation of these areas through education and promotion of numerous voluntary programs described in this section.

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.

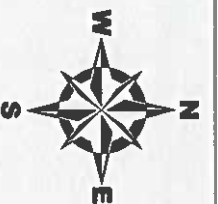
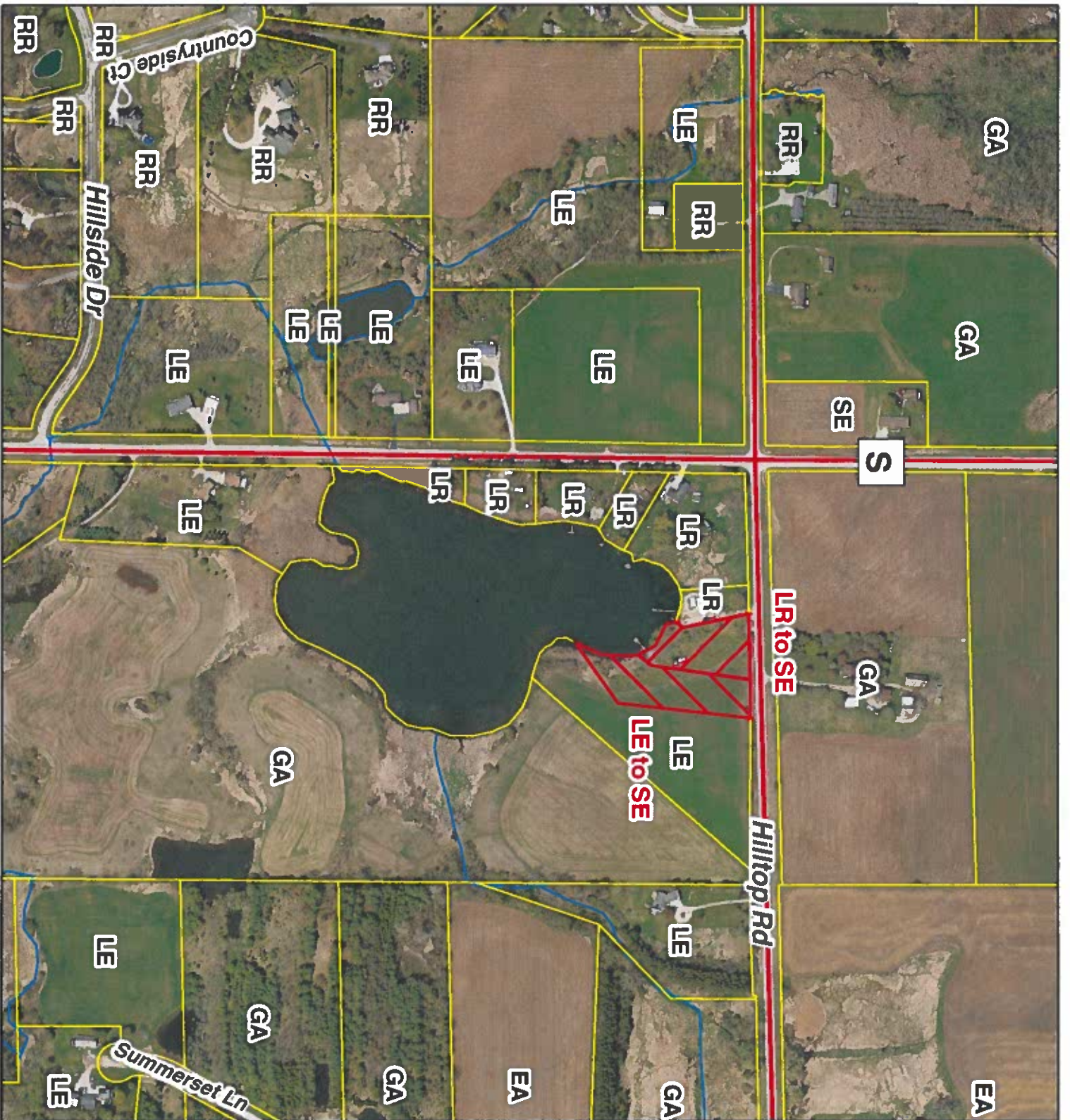
Chuck Muench, Constable, reported had several animal issues and checked on a vehicle issue at Grimms. He also, measured response time and distance for 4 different routes to Rainbow Lane. This is needed to assist in the decision for Wooden Bridge. He also discussed this situation with Valders Paramedic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





Oscar Swanson  
 NW 1/4, NW 1/4  
 Section 13, T19N-R22E  
 Town of Cato  
 From: LR To: SE  
 Approximately: 1.2 acre(s)  
 From: LE To: SE  
 Approximately: 1.3 acre(s)  
**-87.819, 44.124**

### 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:  
 Manatee County  
 Planning and Zoning Dept



#### Legend

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

## ***REZONE DESCRIPTION***

***All of Tract 1.1 of Certified Survey Map Volume 20 Page 323, and part of the NW ¼ of the NW ¼ of Section 13, T. 19 N.- R.22 E., Town of Cato, Manitowoc County, Wisconsin Described as:***

***Commencing at the Northwest Corner of Section 13; thence along the northerly line of the NW ¼ North 88°31'45" East 475.18 feet to the point of beginning;***

***Thence continuing North 88°31'45" East 327.92 feet; thence South 7°57'35" 450.00 feet; thence South 41°26'04" West 105.97 feet to a meander line of Schisel Lake; Said point lying North 41°26'04" East 70 feet more or less from the waters edge; thence along said meander line North 9°28'59" West 183.22 feet; thence North 48°43'21" West 154.18 feet to the end of said meander line; said point lying North 32°28'39" East 36 feet more or less from the waters edge; thence North 11°53'15" West 239.40 feet to the point of beginning and containing 2.5 acres.***

***This Description shall be used for zoning purposes only.***

**ORDINANCE AMENDING ZONING MAP**  
(Wiltman Properties LLC )

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Planning and Park Commission, after providing the required notice, held  
2 a public hearing on a petition for a zoning ordinance amendment on July 28, 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 the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the  
12 Southwest Quarter (SW 1/4) of Section 8, Town 21 North, Range 22 East, Town of Cooperstown,  
13 Manitowoc County, Wisconsin, more particularly described as follows:  
14

15 Commencing at the West Quarter (W1/4) Corner of said Section being the point of  
16 beginning; Thence S 00°05'57" W, 660.86 feet coincident with the west line of the  
17 Northwest Quarter (NW 1/4) of the South West (SW 1/4) of said Section; Thence  
18 S 88°53'55" E, 1333.69 feet; Thence N 00°09'04" E, 659.91 feet; Thence  
19 N 88°51'30" W, 1334.31 feet coincident with the north line of the SW 1/4 of said  
20 Section to the point of beginning, said parcel containing approximately 880,822  
21 Square Feet (20.221 Acres) of land  
22

23 is here by rezoned from Exclusive Agriculture (EA) District to General Agriculture (GA) District.

Dated this 19th day of August 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 AUGUST 19, 2025.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	ANDREW WILTMAN 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.

Andrew Wiltman, on July 7, 2025, petitioned the Manitowoc County Board of Supervisors to rezone approximately 20.22 acres of land located in the NW1/4, SW1/4, Section 8, T21N-R22E, Town of Cooperstown, from EA, Exclusive Agriculture to GA, General Agriculture.

The Town of Cooperstown adopted the Manitowoc County Zoning Ordinance on December 13, 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. Andrew Wiltman petitioned for a zoning map amendment on July 7, 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 July 14, 2025 and on July 21, 2025.
- d. The County Planning and Park Commission held a public hearing on this amendment request on July 28, 2025.
- e. The Commission at their July 28, 2025 meeting recommended approval of a requested rezoning of approximately 20.22 acres of land located in the NW1/4, SW1/4, Section 8, T21N-R22E, Town of Cooperstown, 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. Andrew Wiltman, the applicant, spoke in favor of the request.
- c. Mr. Joseph Havlovitz, Chairperson, Town of Cooperstown, 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 Cooperstown Town Board and Town Plan Commission support the proposed zone change to GA, General Agriculture.
3. Rezoning will allow for the construction of a single-family home.
4. The area to be considered for rezoning has very steep slopes and is difficult to farm.



5. The majority of the land will continue to be farmed.

### 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 Andrew Wiltman to rezone approximately 20.22 acres of land from EA, Exclusive Agriculture to GA, General Agriculture were approved.

The Manitowoc County Planning and Park Commission, at its July 28, 2025, meeting, therefore, by a unanimous vote, recommended that the subject property (an approximately 20.22 acres of land located in the NW1/4, SW1/4, Section 8, T21N-R22E, Town of Cooperstown more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive Agriculture to GA, General Agriculture.

# **MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST**

## **GENERAL ZONING PRINCIPLES**

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

## **SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES**

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



Manitowoc County  
Planning and Park Commission

Fee (\$553) Received



Receipt # 42039

JUL 07 2025  
ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT/ AGENT

Current Owner	<u>Wiltman Properties LLC</u> <u>ANDREW WILTMAN</u>	Applicant/Agent	<u>BROOKE BASTIAN</u>
Address	<u>816 WOODROW ST.</u>	Address	<u>3510 S. 26TH ST.</u>
City/State/Zip	<u>DENMARK, WI 54208</u>	City /State/Zip	<u>MANITOWOC, WI 54220</u>
Phone	<u>920-676-1462</u>	Phone	<u>920-682-6105</u>
Email Address	<u>andrewwiltman@yahoo.com</u>	Email Address	<u>bbastian@acebuildingservice.com</u>

PROPERTY LEGAL DESCRIPTION

NW 1/4, SW 1/4, S 08 T 21 N R 22 E Town of Cooperstown

House /Fire # N/A Tax Number 003-008-010-000.00

PROPERTY INFORMATION

Existing Zoning District EA, Excl 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)

Would like to change the north 20 acres of the existing 40 acre parcel from EA to GA for a future new home build.

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

BROOKE L. BASTIAN

Digitally signed by BROOKE L. BASTIAN  
DN: c=US, e=bbastian@acebuildingservice.com,  
ou=Manitowoc County, ou=Manitowoc  
Date: 2025.07.07 11:15:42 -0500

7/7/2025

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

7/7/2025

Signature (applicant)

Date

# MANITOWOC COUNTY

## ZONING MAP AMENDMENT FACT SHEET

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

### PETITIONER

Name: Wiltman Properties LLC  
Andrew Wiltman  
Address: 816 Woodrow St.  
Denmark, WI 54208  
Town: Cooperstown

### PARCEL

Location: NW ¼, SW ¼, Section 8 T21N-R22E  
Tax #: 003-008-010-000.00  
Area: 20.221 acres

### ACTION TO DATE

Petition Submitted: July 7, 2025  
Town Action: Approved July 1, 2025  
Hearing Notice Published: 7/14/2025 & 7/21/2025  
Advisory: 7/28/2025  
Hearing: 7/28/2025

### ADJACENT USES & ZONING

Direction:	District:	Use:
North	GA	Farmstead
South	EA	Farmstead
East	GA	Farmland, Wooded/Wetland
West	EA	Farmland

### PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture  
Existing Land Use: Farmland  
Proposed Zoning District: GA, General Agriculture  
Proposed Use: Build a house

### MAP INFORMATION

Farmland Preservation Designation:  
Farmland Preservation  
Soil Type: KnB, KnC2, KnD2, NsB, WoB  
Air Photo Date: 04/2023

### OTHER CONSIDERATIONS

Drainage: Well drained  
Soil Limitations: Slight - Severe (Percolates Slowly)  
Sewage Disposal: Private Onsite Wastewater Treatment  
Road Access: Herold Rd

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

Town Future Land Use Designation: Agricultural

Preserve, where appropriate, agricultural lands and open spaces. Preserve the farmer's right to farm in order to better serve the residents of the town and to safeguard for future generations the limited rural, agricultural atmosphere and character valued by the residents of the town of Cooperstown.

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 COOPERSTOWN  
MANITOWOC COUNTY  
MARIBEL, WI 54227  
[townofcooperstown@yahoo.com](mailto:townofcooperstown@yahoo.com)

MANITOWOC COUNTY  
RECEIVED  
JUL 10 2025  
PLANNING & PARKS  
COMMISSION

July 5, 2025

Planning & Zoning Commission  
4319 Expo Dr  
P.O. Box 935  
Manitowoc, WI 54220

RE: Rezoning Request- Andrew & Abigail Wiltman

Dear Planning and Zoning Commission,

At a town board meeting held on July 1, 2025, the Town Board of the Town of Cooperstown reviewed zoning change request by Andrew & Abigail Wiltman. On a motion by Supervisor Propson and seconded Supervisor Shabler, moved to recommend the rezoning based on the information provided by the Plan Commission. The motion approved the request to change the current zoning of Exclusive Ag to General Ag for the 20 acres of the 40 acres parcel on tax parcel 003-008-010-000.00. Motion was approved on a vote of 3 in favor.

Included is a copy of the Plan Commissions rezone recommendation.

Thank you. Please direct any questions to 920-660-8544.

Sincerely,



Susan Kornely, Clerk  
Town of Cooperstown  
15911 CTH R  
Maribel, WI 54227

Cc: Andrew & Abigail Wiltman 816 Woodrow St Denmark, WI 54208

## TOWN of COOPERSTOWN PLANNING COMMISSION REZONE CONSIDERATIONS

PROPERTY OWNER \_\_\_ Andrew & Abigail Wiltman \_\_\_ Date \_\_\_ 6/10/2025 \_\_\_

Current Zoning \_\_\_ EA \_\_\_ Requested Zoning \_\_\_ GA \_\_\_

Address \_\_\_ 17001 Herold Rd \_\_\_

Tax Parcel  
Number \_\_\_ 003.008.010.000.00 \_\_\_

Legal Description of Parcel NW1/4 SW1/4

Section, Township, Range \_\_\_ T21NR22E \_\_\_

### PROCEDURAL QUESTIONS:

Petition filled out and on file: Y N - Yes

Certified Survey Map on file: Y N - Yes

Notice sent to adjoining property owner: Y N - Yes

Notice posted to public: Y N - Yes

County Park and Planning notified: Y N - Yes

Secondary Written Input: Y N - No

### LAND USEAGE

Existing Land Use \_\_\_ Farm use, exclusive ag \_\_\_

Proposed Land Use \_\_\_ Home site about 2 acres- balance general ag for farm use \_\_\_

### Surrounding Land Use and Map Review:

North \_\_\_ Farmland \_\_\_ South \_\_\_ Farmland and residence \_\_\_

East \_\_\_ Farmland \_\_\_ West \_\_\_ farmland \_\_\_

Flood Plain: No Wetland: No Shore land No

Environmental Corridor: No Septic: Yes type: \_\_\_ mound

Soil types: \_\_\_ Waymor silt loam and Kewaunee loam \_\_\_

Other map  
considerations \_\_\_ none \_\_\_

### QUESTIONIER:

Will proposed zoning request correct circumstances created under the under zoning ordinance? No

Is petition being considered based on its merits and objective criteria? Yes



## TOWN of COOPERSTOWN PLANNING COMMISSION REZONE CONSIDERATIONS

Is zoning change located where needed services have been provided?

Public Protection                      Yes

Utilities                                      Yes

Infrastructure available (Roads, Sewer, Water)                      Yes

Does the zoning or land use change fulfill a significant need in the area?                      No

Will the zoning change be beneficial for the general welfare, safety, or health to the general population in the immediate area?                      Yes

Will significant, prime agricultural lands be destroyed or converted? Yes

Will the zoning change constitute an entering wedge of incompatible land use and be detrimental to adjacent property?                      No

Will zoning change adversely influence the following:

Water runoff                      No                      Water pollution                      No

Wind blown particles                      No                      Air pollution                      No

Will zoning change contribute to unsafe traffic patterns or congestion?                      No

Will the zoning change adversely affect community resources such as natural areas, historic areas, archeological areas, parklands etc?                      No

List \_\_\_\_\_

Is the described property suitable for the purposes of the requested zoning change? Yes

Will relief of any hardship for the petitioner, create a detriment to adjoining property owners or to the public welfare?

No                      Comment \_\_\_\_\_

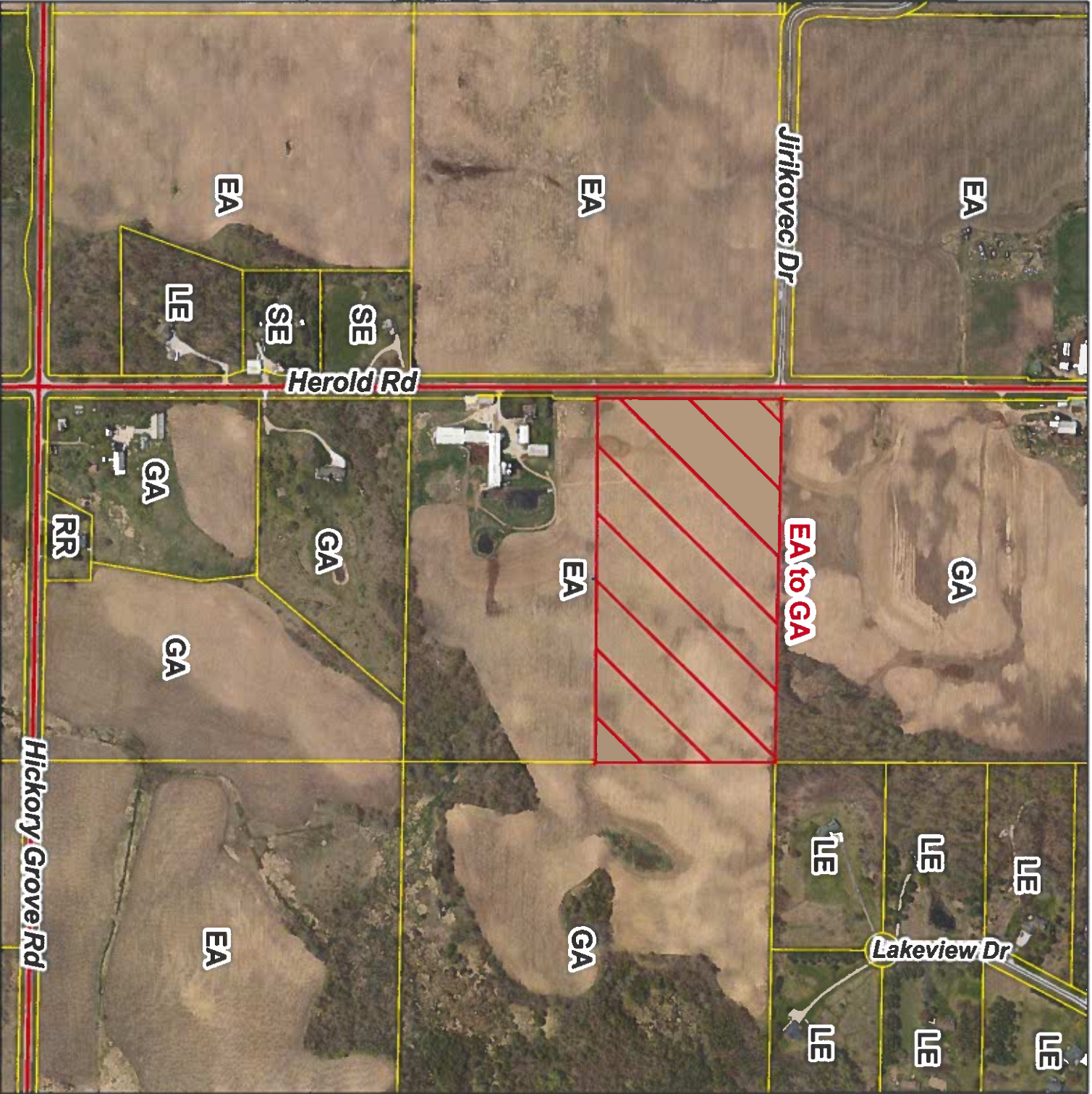
Is the zoning petition request compatible with the Town's Comprehensive Plan?                      Yes

**COMMENTS:** \_\_\_\_\_ Consideration of the change from 2.5 acres SE to 20 acres GA

**CONDITIONS** \_None\_ \_\_\_\_\_

**Commission Recommendation to Town Board:** *Based on the discussion with the land owners, the plan commission recommends to allow the rezoning of the 40 acres of Exclusive Ag to 20 acres of General Ag and the remaining 20 acres as EA. The parcel will have the buildable area in mind while the remaining parcel will be suitable for tillable farm field. The Plan Commission voted 5 in favor of the rezoning and has submitted the recommendation to the Town Board.* \_\_\_\_\_

**Commission Chair signature:** Pam Kouba – 6/10/2025



Wiltman Properties LLC/  
Andrew Wiltman  
NW 1/4, SW1/4  
Section 8, T21N-R22E  
Town of Cooperstown  
From: EA To: GA  
Approximately 20.221 acre(s)

Map Overview

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

**Legend**

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





E 1/4 CORNER  
SEC. 8-21-22

(EXISTING P.K. NAIL)

MTWC. CO. COORD.  
N: 378945.425  
E: 178937.123

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

SCALE 1" = 200'

SW CORNER  
SEC. 8-21-22  
(EXISTING CONCRETE MONUMENT)

MTWC. CO. COORD.  
N: 376301.992  
E: 178932.550

HEROLD RD.  
(R-W PER RELEASE VOL. 520, PG. 378)

S 00°05'57" W 660.86'

R-W

N 00°05'57" E 1982.58'

W. LINE, SW 1/4, SEC. 8-21-22

UNPLATTED LANDS  
ZONED "EA"

N 88°51'30" W 1334.31'

N. LINE, SW 1/4, SEC. 8-21-22

AREA TO BE REZONED TO "GA"  
880,822 Sq. Ft.  
20.221 Acres

S 88°53'55" E 1333.69'

UNPLATTED LANDS  
ZONED "EA"

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ZONED "EA"

DESCRIPTION:

Area to be rezoned Exclusive Agriculture (EA) to General Agriculture (GA).

The N 1/2 of the NW 1/4 of the SW 1/4 of Section 8, Town 21 North, Range 22 East, Town of Cooperstown, Manitowoc County, Wisconsin, described as follows:

Commencing at the E 1/4 Corner of said Section being the point of beginning. Thence S 00°05'57" W, 660.86 feet coincident with the west line of the NW 1/4 of the SW 1/4 of said Section; Thence S 88°53'55" E, 1333.69 feet; Thence N 00°09'04" E, 659.91 feet; Thence N 88°51'30" W, 1334.31 feet coincident with the north line of the SW 1/4 of said Section to the point of beginning.

Said parcel contains 880,822 Square Feet (20.221 Acres) of land.

PLAT OF SURVEY

THE NORTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 8, TOWN 21 NORTH,  
RANGE 22 EAST, TOWN OF COOPERSTOWN, MANITOWOC COUNTY, WISCONSIN

FIELD WORK COMPLETION DATE: 7/9/2025  
DRAWN BY: JAD\BLB  
JOB NO.: S375025  
CAD FILE: DWG\21-22\8\WILTMAN\S375025  
SCALE: 1" = 200'

ANDREW WILTMAN  
816 WOODROW ST.  
DENMARK, WI 54208



Corner Point

A DIVISION OF ACE BUILDING SERVICE

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

**RESOLUTION AUTHORIZING WISCONSIN DEPARTMENT OF  
NATURAL RESOURCES SURFACE WATER RESTORATION AND  
EDUCATION GRANTS**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1        WHEREAS, the approved Manitowoc County Land and Water Resource Management Plan  
2 identifies concerns with non-point pollution of surface water, ground water and agricultural soil erosion  
3 in the County; and  
4

5        WHEREAS, the Soil and Water Conservation Department (SWCD) administers the Land and  
6 Water Resource Management Plan through ordinances, technical assistance, educational programs and  
7 cost-share funds; and  
8

9        WHEREAS, the SWCD pursues funding opportunities from non-profit organizations, as well  
10 as federal, state, and local governments to bring cost-share dollars into Manitowoc County to address  
11 environmental resource concerns and provide conservation-based educational programing for its  
12 citizens; and  
13

14        WHEREAS, excess nutrients, sediment, and stormwater runoff from increased rainfall events  
15 can contribute significant sources of pollution impacting Manitowoc County groundwater, inland  
16 lakes, and watersheds draining to the Lake Michigan ecosystem; and  
17

18        WHEREAS, grant funds can be used to install best management practices (bmp's) on the  
19 landscape to control runoff and reduce possible impacts protecting and improving water resources; and  
20

21        WHEREAS, providing educational outreach to all ages empowers the public with knowledge  
22 on the issues, resources affected, and solutions for adopting and sustainably caring for the environment;  
23 and  
24

25        WHEREAS, the SWCD received approval from the Land Conservation Committee to apply  
26 for and receive up to \$50,000 in surface water restoration grant funds in an agreement between the  
27 state of Wisconsin Department of Natural Resources (WDNR) and the SWCD for the purpose of  
28 administering the grant funds and installing a sediment basin and shoreline habitat project on Cedar  
29 Lake; and  
30

31        WHEREAS, the SWCD also received approval from the Land Conservation Committee to  
32 apply for and receive up to \$5,000 in surface water education grant funds in an agreement between the  
33 WDNR and the SWCD for the purpose of implementing a surface water education program, including  
34 materials; and  
35

36        WHEREAS, the SWCD has the staff and internal resources necessary to develop plans, install  
37 bmp's and administer the grant funds over the next three years with no increase to the county levy;  
38

39        NOW THEREFORE, BE IT RESOLVED that the county board of supervisors of the county  
40 of Manitowoc authorizes the Soil and Water Conservation Department to accept the two Surface Water  
41 Grants as awarded, and

42  
43 BE IT FURTHER RESOLVED that the state of Wisconsin will reimburse Manitowoc County  
44 for funds administered in meeting the intent of the approved grants; and  
45

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

51 BE IT FURTHER RESOLVED the Manitowoc County Soil and Water Conservation  
52 Department Director, or his or her designee, is hereby authorized and empowered to sign and submit  
53 all documents and take all actions required to administer the grant between Manitowoc County and the  
54 state of Wisconsin and complete the approved projects; and  
55

56 BE IT FURTHER RESOLVED as grant funds are awarded county board of supervisors of the  
57 county of Manitowoc authorizes the Soil and Water Conservation Department's adopted budget to be  
58 amended accordingly, and the Finance Director shall record such information in the official books of  
59 the County as required.

Dated this 19th day of August 2025.

Respectfully submitted by the  
Land Conservation Committee

\_\_\_\_\_  
Ryan Phipps, Chair

FISCAL IMPACT: No tax levy impact. Appropriate revenue and expense accounts in the Soil and  
Water Conservation Department budget are will be 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

**RESOLUTION ESTABLISHING COUNTY EXECUTIVE  
COMPENSATION FOR 2026-2030 TERM**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1        WHEREAS, Wisconsin Stat. § 59.22 provides that total annual compensation of certain  
2 elected officials, exclusive of reimbursements, must be established before the earliest time for  
3 filing nomination papers for office and that this compensation shall not be increased or decreased  
4 during the official's term; and

5  
6        WHEREAS, establishing the salaries of elected officials prior to the creation of the budget  
7 for the year in which the term begins allows for accurate budgeting; and

8  
9        WHEREAS, Section 5.06 of the Manitowoc County Code describes the process for  
10 establishing Elected Official salaries; and

11  
12        WHEREAS, Section 5.06 recommends that elected offices that are below 85% of the  
13 maximum of the wage band be increased by a maximum of 5.0% each year until the 85% mark is  
14 met; and

15  
16        WHEREAS, 85% of the current wage band for the County Executive salary is \$136,807  
17 and;

18  
19        WHEREAS, the current County Executive salary is \$110,430; and

20  
21        WHEREAS, consideration was made regarding the County Executive's salary increase  
22 versus other non-represented employees; and

23  
24        WHEREAS, after careful consideration and review, the Personnel Committee recommends  
25 increasing the County Executive salary by 5% in 2026, and 2.0% in 2027, 2028, 2029, and 2030;  
26 and

27  
28        WHEREAS, the proposed increases will bring the County Executive salary to 74% of the  
29 current wage band, which is more consistent with base salary increases of non-represented  
30 employees; and

31  
32        WHEREAS, the Personnel Committee recommends that the County Executive be offered  
33 the same fringe benefit package that is offered to appointed Department Directors;

34  
35        NOW, THEREFORE, BE IT RESOLVED that the Manitowoc County Board of  
36 Supervisors sets the following salary as the total annual compensation for the elected office of  
37 Manitowoc County Executive:  
38



39 For 2026: The annual salary would be \$110,430, pro-rated from April 22 – December 31  
40 the salary equals \$79,704 or \$4,248 per pay period;

41  
42 For 2027: An annual salary of \$112,639 or \$4332 per pay period;

43  
44 For 2028: An annual salary of \$114,892 or \$4419 per pay period;

45  
46 For 2029: An annual salary of \$117,190 or \$4507 per pay period;

47  
48 For 2030: An annual salary of \$119,534, pro-rated from January – April 16, 2030 the  
49 salary equals \$42,147 or \$4638 per pay period;

50  
51 and

52  
53 BE IT FURTHER RESOLVED that the total annual compensation in effect at the end of  
54 the term will continue for ensuing terms unless changed by the County Board in accordance with  
55 State law; and

56  
57 BE IT FURTHER RESOLVED that the County Executive shall participate in the  
58 Wisconsin Retirement System (WRS) on a pre-tax basis in accordance with State law, that the  
59 County Executive is required to pay his or her share of the total WRS contribution as required by  
60 law, that the County will pay its share of the total WRS contribution as required by law, and that  
61 is expressly recognized that the respective shares may change if State law is changed or if the WRS  
62 rate is adjusted as authorized by law; and

63  
64 BE IT FURTHER RESOLVED that the County Executive is eligible for and may elect to  
65 receive health insurance through the County's Group Health Insurance Plan on the same terms and  
66 condition, such as co-pays, deductibles, and premium contributions, any of which may be modified  
67 from time to time, as are offered to appointed Department Directors; and

68  
69 BE IT FURTHER RESOLVED that the County Executive is eligible for and may elect to  
70 receive any other fringe benefits, such as dental, vision, or life insurance, on the same terms and  
71 conditions, any of which may be modified from time to time, as are offered to appointed  
72 Department Directors, and

73  
74 BE IT FURTHER RESOLVED that the County Executive is eligible for and may  
75 participate in such other programs, such as deferred compensation and wellness, on the same terms  
76 and conditions, any of which may be modified from time to time, as are offered to appointed  
77 Department Directors; and

78  
79 BE IT FURTHER RESOLVED that, the foregoing notwithstanding, the County Executive:  
80 a) is not eligible for; b) does not accrue; or c) is not paid for any leave, such as holiday leave, short  
81 term disability, long-term disability, sick leave, or vacation leave; and  
82

83 BE IT FURTHER RESOLVED that the County shall make all disbursements, payments,  
84 and withholdings, such as for F.I.C.A., liability insurance, income taxes, and worker's  
85 compensation as may be required by Federal and State law.

Dated this 19th day of August 2025.

Respectfully submitted by the  
Personnel Committee

\_\_\_\_\_  
Susie Maresh, Chair

FISCAL IMPACT:

	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
Wages	\$ 2,166	\$ 2,209	\$ 2,253	\$ 2,298	\$ 2,344
FICA	\$ 166	\$ 169	\$ 172	\$ 176	\$ 179
WRS	\$ 156	\$ 159	\$ 162	\$ 165	\$ 169
Total	\$ 2,488	\$ 2,537	\$ 2,588	\$ 2,639	\$ 2,692

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