

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR July 28, 2025 MEETING

Call to Order – Roll Call

The Regular July 28, 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. Falkowski, Mr. Vogt, Mr. Neils, Mr. Korinek, and Ms. Muench

Commissioners absent: Mr. Zimmer, Mr. Dyzak

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 June 2, 2025 meeting. Motion to accept the Minutes was made by Mr. Vogt and seconded by Ms. Muench. Motion passed upon a unanimous voice vote.

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

Open Meeting Law Compliance: Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on July 14, 2025 and July 21, 2025, reviewed by the Commission at a Commission Meeting held on July 28, 2025. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their August 19, 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. **Paul G Bertler Irrevocable Trust** ZMAR NW1/4, NW1/4 and SW1/4, NW1/4, Section 15, T20N-R24E, Town of Mishicot from GA, General Agriculture to SE, Small Estate and RR, Rural Residential.

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 wants this rezone to be postponed until it is heard at their Town Board meeting (copy on file).

Mr. Dean Anhult, representing the Town of Mishicot, spoke in favor of postponing the request and answered questions for the Commission and Mr. Ryan.

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

2. **Oscar Swanson** ZMAR NW1/4, NW1/4, Section 13, T19N-R22E, Town of Cato from LR, Lake Residential and LE, Large Estate to SE, Small Estate.

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

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

Mr. Mike Cayemberg, the co-property owner, spoke in favor of the request and answered questions for the Commission and Mr. Ryan.

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

3. **Lynn and Boyd Stueck** ZMAR SW1/4, SE1/4, Section 5, T21N-R24E, Town of Mishicot from GA, General Agriculture, to LE, Large Estate and RR, Rural Residential.

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

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

Mr. Boyd Stueck, owner of the property, spoke and answered questions for the Commission and Mr. Ryan.

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. **Andrew Wiltman** ZMAR NW1/4, SW1/4, Section 8, T21N-R22E, Town of Cooperstown 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 Cooperstown stating the Town Board is in favor of this request (copy on file).

Mr. Andrew Wiltman, owner of the property, spoke and answered questions for the Commission and Mr. Ryan.

Mr. Joe Havlovitz, the Town of Cooperstown Chairperson, spoke in favor of the request and answered questions for the Commission and Mr. Ryan.

It was noted that the North neighbor, Kelly Kane, was concerned about drift and spray from his field, and asked for there to be a 150' set back off the property line. The Commission stated it was the farmers responsibility to control the drift and spray from his field.

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

5. Joseph Dhein ZMAR SW1/4, NE1/4, Section 30, T17N-R23E, Town of Centerville from EA, Exclusive Agriculture to LE, Large Estate.

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

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

Mr. Gerold Vogel, the Town of Centerville Chairperson, spoke in favor of the request and answered questions for the Commission and Mr. Ryan.

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

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

1. Kelly & Lori Gretz CSM Variance, NW 1/4, SE1/4, Section 18, T21N-R24E, Town of Mishicot.

Mr. Ryan gave an overview.

Mr. Kelly Gretz, the property owner, spoke and answered questions for the Commission and Mr. Ryan.

Mr. Dean Anhult, Chairperson for the Town of Mishicot, spoke in favor of the request.

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

2. Randolph & Connie Koehler CSM Variance, NE1/4, NE1/4, Section 15, T17N-R21E, Town of Schleswig.

Mr. Ryan gave an overview.

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

3. Oscar Swanson CSM Variance, NW1/4, NW1/4, Section 13, T19N-R22E, Town of Cato.

Mr. Ryan gave an overview.

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

Discussion and possible acceptance on Resolution Commending and Celebrating the Success and Vital Work for the Manitowoc County Planning and Zoning.

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

Miscellaneous

Staff Reports – None

Personnel – None

Correspondence – None

Other Matters – None

Next Meeting Date: Next meeting is scheduled for Monday, August 25, 2025.

Adjournment: Motion to adjourn was made by Mr. Neils and seconded by Ms. Muench to adjourn at 4:42 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date