



MANITOWOC COUNTY COUNTY BOARD OF SUPERVISORS MEETING NOTICE

DATE: September 16th, 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 Supervisor Jadowski**
- III. Pledge of Allegiance**
- IV. Roll Call**
- V. PROCLAMATIONS**
 - A. Honoring the Life and Service of Jim Brey.
 - B. Honoring 4-H Week.
- VI. REPORT**
 - A. David Wetenkamp, Soil and Water Conservation Director-Manitowoc County (10-Year) 2026-2035 Land and Water Resource Management Plan.
- 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 August 19, 2025 County Board Minutes.
 - B. Appointments by County Executive
 1. Board of Adjustment

Appoint one member to fill an alternate vacancy with a term expiring July 2027.

 - a. Alternate) Duane Argall
 - C. Ordinance and Resolutions
 1. Finance Committee
 - a. Resolution 2025/2026-113 Denying Claim (April Bauer).
 - b. Resolution 2025/2026-114 Denying Claim (Hannah Campion).
 2. Planning and Park Commission
 - a. Ordinance 2025/2026-115 Amending Zoning Map (Paul G. Bertler Irrevocable Trust).
 - b. Ordinance 2025/2026-116 Amending Zoning Map (Hatleli).

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 2025/2026-117 Manitowoc County (10-Year) 2026-2035 Land and Water Resource Management Plan.
- J. Personnel Committee
- K. Planning and Park Commission
- L. Public Safety Committee
- M. Public Works Committee
- N. Transportation Coordinating Committee
- O. Miscellaneous – Chairman Tyler Martell
 - 1. Resolution 2025/2026-118 Appointing Melissa McCulley to Fill the Unexpired Term of the Current County Treasurer.

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.

RESOLUTION DENYING CLAIM
(April Bauer)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, April Bauer filed a claim with Manitowoc County on July 15, 2025, seeking
2 \$375.00 for damage to her car (*i.e.* tar removal) that purportedly occurred when she traveling north
3 on County Trunk Highway Q; and
4

5 WHEREAS, Manitowoc County has provided a copy of the claim and relevant records to
6 its insurance carrier; and
7

8 WHEREAS, the insurance carrier has reviewed the information provided, investigated the
9 facts, and determined that Manitowoc County should deny the claim; and
10

11 WHEREAS, the Corporation Counsel and the Finance Committee have reviewed the
12 insurance carrier's recommendation that the claim be denied and that the county issue a formal
13 disallowance;
14

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

Dated this 16th day of September 2025.

Respectfully submitted by the
Finance Committee

Paul Hansen, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

APPROVED: _____

Bob Ziegelbauer, County Executive

Date

RESOLUTION DENYING CLAIM
(Hannah Campion)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, Hannah Campion filed a claim with Manitowoc County on July 24, 2025,
2 seeking \$1,000.00 for damage to her car (*i.e.* tar removal) that purportedly occurred when she
3 traveling on County Trunk Highway Q; and
4

5 WHEREAS, Manitowoc County has provided a copy of the claim and relevant records to
6 its insurance carrier; and
7

8 WHEREAS, the insurance carrier has reviewed the information provided, investigated the
9 facts, and determined that Manitowoc County should deny the claim; and
10

11 WHEREAS, the Corporation Counsel and the Finance Committee have reviewed the
12 insurance carrier's recommendation that the claim be denied and that the county issue a formal
13 disallowance;
14

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

Dated this 16th day of September 2025.

Respectfully submitted by the
Finance Committee

Paul Hansen, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

APPROVED:

Bob Ziegelbauer, County Executive

Date

ORDINANCE AMENDING ZONING MAP
(Paul G Bertler Irrevocable Trust)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Planning and Park Commission, after providing the required notice, held
2 a public hearing on a petition for a zoning ordinance amendment on August 25, 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 Southwest Quarter (SW 1/4) of the Northwest Quarter
12 (NW1/4) of Section Fifteen (15), Township Twenty (20) North, Range Twenty-Four (24) East,
13 Town of Mishicot, Manitowoc County, Wisconsin, more particularly described as follows:
14

15 Commencing at the West Quarter (W1/4) Corner of said Section; Thence
16 N 00°17'12" W, 557.25 feet coincident with the west line of the Northwest Quarter
17 (NW1/4) of said Section to the point of beginning; Thence S 70°49'12" E, 245.37
18 feet; Thence N 04°24'11" E, 238.86 feet to the intersection of the north line of Tract
19 1 of a Certified Survey Map recorded in Volume 7, Pg. 623; Thence Northerly,
20 85.63 feet along the arc of a 1687.02 foot radius curve to the right, the chord of
21 which bears N 03°37'13" E, 85.62 feet; Thence S 73°23'14" W, 267.49 feet; Thence
22 S 00°17'12" E, 166.52 feet coincident with said west line to the point of beginning,
23 said parcel containing approximately 59,937 Square Feet 1.376 Acres) of land
24

25 is hereby rezoned from General Agriculture (GA) District to Rural Residential (RR) District.
26

27 and
28

29 A parcel of land located in the Southwest Quarter (SW1/4) and Northwest Quarter (NW1/4)
30 of the Northwest Quarter (NW1/4) of Section Fifteen (15), Township Twenty (20) North, Range
31 Twenty-Four (24) East, Town of Mishicot, Manitowoc County, Wisconsin, described as follows:
32

33 Commencing at the West Quarter (W1/4) Corner of said Section; Thence
34 N 00°17'12" W, 723.77 feet coincident with the west line of the Northwest (NW1/4)
35 of said Section to the point of beginning; Thence N 73°23'14" E, 267.49 feet;
36 Thence Northerly, 154.33 feet along the arc of a 1687.02 foot radius curve to the
37 right, the chord of which bears N 07°41'43" E, 154.28 feet; Thence N 10°18'57" E,
38 256.67 feet to the intersection of the SE corner of Lot 1 of a Certified Survey Map
39 recorded in Vol. 37, Pg. 331; Thence N 79°40'24" W, 50.10 feet; Thence

40 N 10°19'37" E, 85.00 feet; Thence N 72°58'10" W, 77.68 feet; Thence N 18°53'20"
41 W, 57.76 feet; Thence N 81°13'20" W, 201.70 feet all coincident with said Certified
42 Survey Map; Thence S 00°17'12" E, 682.68 feet coincident with said west line to
43 the point of beginning, said parcel containing approximately 173,411 Square Feet
44 (3.981 Acres of land)

45
46 is hereby rezoned from General Agriculture (GA) District to Small Estate (SE) District.

Dated this 16th day of September 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 SEPTEMBER 16, 2025.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	PAUL G BERTLER IRREVOCABLE TRUST ZONING MAP AMENDMENT REQUEST

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

Paul Bertler Irrevocable Trust, on July 7, 2025, petitioned the Manitowoc County Board of Supervisors to rezone approximately 5.28 acres of land located in the NW1/4, NW1/4 and the SW1/4, NW1/4, Section 15, T20N-R24E, Town of Mishicot, from GA, General Agriculture to SE, Small Estate and RR, Rural Residential.

The Town of Mishicot adopted the Manitowoc County Zoning Ordinance on January 2, 2012. The purpose of the Small Estate Residential (SE) zoning district is to provide areas for mixed residential and agricultural activity in mostly rural areas of the county. with a minimum lot size of two 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. Paul Bertler Irrevocable Trust 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 and August 25, 2025.
- e. The Commission at their August 25, 2025 meeting recommended approval of a requested rezoning of approximately 5.28 acres of land located in the NW1/4, NW1/4 and the SW1/4, NW1/4, Section 15, T20N-R24E, Town of Mishicot, from GA, General Agriculture to SE, Small Estate and RR, Rural Residential.

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

3. Testimony at the hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.
- b. Mr. Steve Bohacek, an interested party, spoke in favor of the request.
- c. Mr. Dean Anhalt, Town of Mishicot Chairperson, 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 SE, Small Estate and RR, Rural Residential zoning districts.

3. Rezoning will allow for the separation of an existing residence from the surrounding farmland.
4. No farmland will be affected by this request.
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 the Paul Bertler Irrevocable Trust to rezone approximately 5.28 acres of land from GA, General Agriculture to SE, Small Estate and RR, Rural Residential were approved.

The Manitowoc County Planning and Park Commission, at its August 25, 2025, meeting, therefore, by a unanimous vote, recommended that the subject property (an approximately 5.28 acres of land located in the NW1/4, NW1/4 and the SW1/4, NW1/4, Section 15, T20N-R24E, Town of Mishicot more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from GA, General Agriculture to SE, Small 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

MANITOWOC COUNTY
RECEIVED

JUL 07 2025
ZONING MAP AMENDMENT APPLICATION

Fee (\$553) Received

Receipt # 42033



PLANNING & PARK
COMMISSION

OWNER / APPLICANT/ AGENT

Current Owner PAUL G BERTLER IRREVOCABLE TRUST

Applicant/Agent

BROOKE BASTIAN

Address 9120 S.T.H. 147

Address

3510 S. 26TH ST.

City/State/Zip TWO RIVERS, WI 54241

City /State/Zip

MANITOWOC, WI 54220

Phone 920-905-3112

Phone

920-682-6105

Email Address bohacekjean@gmail.com

Email Address

bbastian@acecbuildingservice.com

PROPERTY LEGAL DESCRIPTION

NW SW 1/4, NW NE 1/4, S 15 T 20 N R 24 E Town of Mishicot

House /Fire # 8912 S.T.H. 147

Tax Number 013-015-007-001.00

PROPERTY INFORMATION

Existing Zoning District GA, Gen

Proposed Zoning district RR & 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)

Would like the house to go from GA to RR and the remaining farmland to go from GA to SE so that we can sell the house but keep the farmland

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: cn=BROOKE L. BASTIAN
Date: 2025.07.07 11:35:43-05'00'

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 RR & SE)

PETITIONER

Name: Paul G Bertler Irrevocable Trust

Address: 9120 STH 147
Two Rivers WI 54241

Town: Mishicot

PARCEL

Location: NW1/4, NW1/4, Section 15, T20N-R24E
SW1/4, NW1/4, Section 15, T20N-R24E

Tax#: 013-015-007-001.00

Area: 5.284 acres

ACTION TO DATE

Petition Submitted: 7/7/2025

Town Action:

Hearing Notice Published: 7/14/2025 & 7/21/2025

Advisory: 7/28/2025

Hearing: 7/28/2025

ADJACENT USES & ZONING

Direction:	District:	Use:
North	RR	Residential
South	CB	Business
East	RR	Residential
West	GA	Woods & Wetland

PARCEL USES & ZONING

Existing Zoning District: GA, General Agriculture

Existing Land Use: Farmland & Residential

Proposed Zoning District: RR, Rural Residential and
SE, Small Estate

Proposed Use: Sell the house, but keep the farmland

MAP INFORMATION

Farmland Preservation Designation:

Non-Farmland Preservation

Soil Type: BrB, NsB, ShA

Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well – somewhat poorly drained

Soil Limitations: Slight - Severe

Sewage Disposal: Private Onsite Wastewater Treatment

Road Access: STH 147

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

MANITOWOC COUNTY
RECEIVED

AUG 11 2025

PLANNING & PARK
COMMISSION

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

August 4, 2025

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

Mr. Tim Ryan
Manitowoc County Planning & Park Dept.
4319 Expo Drive
P. O. Box 935
Manitowoc, WI 54221-0935

Gordon Augustine, Supervisor
1420 Kings Lane
Two Rivers, WI 54241
(920) 323-0501

Dear Mr. Ryan:

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

RE: PAUL G. BERTLER IRREVOCABLE TRUST
ZONE CHANGE REQUEST - 8912 STATE HIGHWAY 147

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

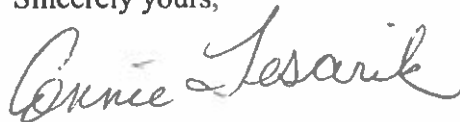
Steve Bohacek addressed the Mishicot Town Board on August 4, 2025, to request a zone change of 1.376 acres, which includes the house, known as Parcel 1, of a certified survey of property at 8912 State Highway 147 to Rural Residential. He further requests the remaining 3.981 acres, known as Parcel 2 of said certified survey, be rezoned to Small Estate.

After discussion, the following decision was made:

Supervisor Stefaniak moved to approve the rezone request for 1.376 acres, including the house, to Rural Residential and the balance of the parcel, which is 3.981 acres, to Small Estate. Supervisor Augustine seconded the motion. All votes in favor. Motion carried.

The board requested a letter of recommendation be sent to the Manitowoc County Planning & Park Department stating the board approves the rezoning request as stated above.

Sincerely yours,



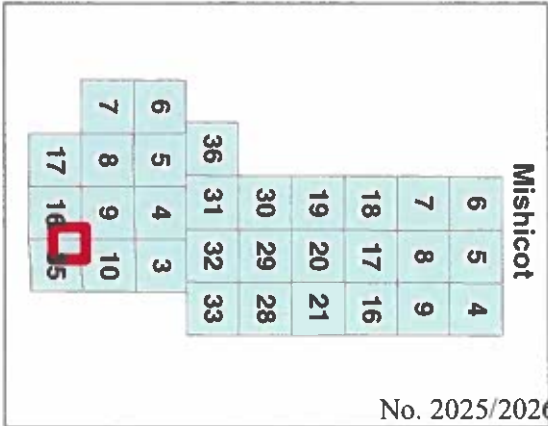
Connie Tesarik - Clerk
Town of Mishicot

cc: Steve Bohacek
9120 State Highway 147
Two Rivers, WI 54241



Paul G Bertler Inv. Trust
 NW 1/4, NW 1/4 and
 SW 1/4, NW 1/4
 Section 15, T20N-R24E
 Town of Mishicot
 Lot 1 From: GA To: RR
 Approximately 1.376 acre(s)
 Lot 2 From: GA To: SE
 Approximately 3.981 acre(s)
-87.620 44.207

Map Overview



No. 2025/2026-115

Legend

- Prop. Zone Change
- Section line
- Lot Line
- Water Way



NE CORNER
SEC. 15-20-24
(EXISTING 1" IRON PIPE)
MDC. CO. 00080.
N: 24455.701
E: 24302.388

NORTH IS REFERENCED TO THE
MANITOWOC COUNTY COORDINATE
SYSTEM (PER THE COUNTY PUBLISHED
SECTION SUMMARY)
SCALE 1" = 120'

E 1/4 CORNER
SEC. 15-20-24
(EXISTING REBAR)
MDC. CO. 00080.
N: 24175.518
E: 243615.484



DESCRIPTION:

PARCEL 1

Area to be rezoned General Agriculture (GA) to Rural Residential (RR).
Located in the SW 1/4 of the NW 1/4 of Section 15, Town 20 North, Range 24 East, Town of Mishicot, Manitowoc County, Wisconsin, described as follows:

Commencing at the E 1/4 Corner of said Section; Thence N 00°17'12" W, 557.25 feet coincident with the west line of the NW 1/4 of said Section to the point of beginning; Thence S 70°49'12" E, 245.37 feet; Thence N 04°24'11" E, 238.86 feet to the intersection of the north line of Tract 1 of a Certified Survey Map recorded in Volume 7, Pg. 623; Thence N 04°24'11" E, 238.86 feet; Thence Northerly, 85.63 feet along the arc of a 1687.02 foot radius curve to the right, the chord of which bears N 03°37'13" E, 85.62 feet; Thence S 73°23'14" W, 267.49 feet; Thence S 00°17'12" E, 166.52 feet coincident with said west line to the point of beginning.

Said parcel contains 59,937 Square Feet (1.376 Acres) of land.

PARCEL 2

Area to be rezoned General Agriculture (GA) to Small Estate (SE).

Located in the SW 1/4 and NW 1/4 of the NW 1/4 of Section 15, Town 20 North, Range 24 East, Town of Mishicot, Manitowoc County, Wisconsin, described as follows:

Commencing at the E 1/4 Corner of said Section; Thence N 00°17'12" W, 723.77 feet coincident with the west line of the NW 1/4 of said Section to the point of beginning; Thence N 73°23'14" E, 267.49 feet; Thence Northerly, 154.33 feet along the arc of a 1687.02 foot radius curve to the right, the chord of which bears N 07°41'43" E, 154.28 feet; Thence N 10°18'57" E, 236.67 feet to the intersection of the SE corner of Lot 1 of a Certified Survey Map recorded in Vol. 37, Pg. 331; Thence N 79°40'24" W, 50.10 feet; Thence N 10°19'37" E, 85.00 feet; Thence N 72°56'10" W, 77.68 feet; Thence N 18°53'20" W, 57.76 feet; Thence N 81°13'20" W, 201.70 feet all coincident with said Certified Survey Map; Thence S 00°17'12" E, 682.68 feet coincident with said west line to the point of beginning.

Said parcel contains 173,411 Square Feet (3.981 Acres of land).

CURVE TABLE DATA				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING DELTA ANGLE
1-2	1687.02	239.96	239.76	N 06°14'28" E, 6.08 59"
1-3	1687.02	85.63	85.62	N 03°37'13" E, 2°54'29"
3-2	1687.02	154.33	154.28	N 07°41'43" E, 5°14'30"

PLAT OF SURVEY
LOCATED IN THE NW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 15, TOWN 20 NORTH, RANGE 24 EAST, TOWN OF MISHICOT, MANITOWOC COUNTY, WISCONSIN

FIELD WORK COMPLETION DATE: 7/11/2025
DRAWN BY: JAD\BLB
JOB NO.: S366025
CAD FILE: DWG\20-24\15\BOHACEK\S366025
SCALE: 1" = 120'

STEVE BOHACEK
9120 S.T.H. 147
TWO RIVERS, WI 54241

Corner Point
A DIVISION OF **ACE SURVEYING SERVICE**
3580 S. 26th Street
Manitowoc, WI 54220
Ph 920.682.6105

ORDINANCE AMENDING ZONING MAP
(Hatleli)

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 August 25, 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 Lot 2 of Certified Survey Map Volume 36 Page 361
12 being part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Thirty-
13 Three (33), Township Twenty (20) North, Range Twenty-Three (23) East (E), Town of Kossuth,
14 Manitowoc County, Wisconsin, more particularly described as follows:
15

16 Commencing at the North Quarter (1/4) Corner of Section 33; thence along the
17 westerly line of the Northeast Quarter (NE 1/4) South 0°13'44" West 33.00 feet to
18 the southerly line of Rockwood Road; thence along said line North 89°45'09" East
19 713.34 feet to the point of beginning; thence continuing North 89°45'09" East
20 609.23 feet; thence South 0°15'19" West 725 feet; thence South 89°45'09" West
21 608.90 feet; thence North 0°13'44" East 725 feet to the point of beginning, said
22 parcel containing approximately 10.14 acres of land
23

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

Dated this 16th day of September 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 SEPTEMBER 16, 2025.
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	ROBERTA AND EDVIN HATLELI 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.

Roberta and Edwin Hatleli, on July 31, 2025, petitioned the Manitowoc County Board of Supervisors to rezone approximately 29.33 acres of land located in the NW1/4, NE1/4, Section 33, T20N-R23E, Town of Kossuth, from EA, Exclusive Agriculture to GA, General Agriculture.

The Town of Kossuth adopted the Manitowoc County Zoning Ordinance on January 2, 2012. The uses permitted in the GA, General Agriculture zoning district provides for a rural area with a mixture of agriculture, low-density residential and rural commercial activity with a minimum lot size of 10.00 acres.

1. Action taken to date on this request includes:

- a. Roberta and Edwin Hatleli petitioned for a zoning map amendment on July 31, 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 August 11, 2025 and on August 18, 2025.
- d. The County Planning and Park Commission held a public hearing on this amendment request on August 25, 2025.
- e. The Commission at their August 25, 2025 meeting, recommended modifying the request and voted to rezone approximately 10.00 acres of land located in the NW1/4, NE1/4, Section 33, T20N-R23E, Town of Kossuth, from EA, Exclusive Agriculture to GA, General Agriculture.

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

3. Testimony at the hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.
- b. Ms. Roberta Hatleli, property owner, spoke in favor of the request.

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

1. The area to be considered for rezoning meets past criteria set by the Commission for rezoning land from the EA, Exclusive Agriculture District.
2. The Kossuth Town Board and Town Planning Commission support the proposed zone change to GA, General Agriculture.
3. Area proposed for rezoning is very wet and not prime farmland.
4. The request was approved by the Commission with the modification that approximately 10.00 acres will be rezoned as GA, General Agriculture, and the remaining 19.33 acres of land will stay in EA, Exclusive

Agriculture.

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 Roberta and Edwin Hatleli to rezone approximately 29.33 acres of land from EA, Exclusive Agriculture to GA, General Agriculture was modified to rezone approximately 10.00 acres of land from EA, Exclusive Agriculture to GA, General Agriculture.

The Manitowoc County Planning and Park Commission, at its August 25, 2025 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 10.00 acres of land located in the NW1/4, NE1/4, Section 33, T20N-R23E, Town of Kossuth, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive Agriculture to GA, General Agriculture.

MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

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

SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

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

MANITOWOC COUNTY
RECEIVED



Manitowoc County
Planning and Park Commission
COMMISSION

31 2025

Fee (\$553) Received



Receipt # 42064

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT / AGENT

Current Owner ROBERTA ED HATLELI Applicant/Agent _____
Address 8630 CTY RD K Address _____
City/State/Zip WHITE LAKE City/State/Zip _____
Phone 920-860-1926 Phone _____
Email Address robertahatleli@rocketmail.com Email Address _____

PROPERTY LEGAL DESCRIPTION

NW 1/4, NE 1/4, S 33 T 20 N R 23 E Town of KOSSUTH

House / Fire # 6977

Tax Number 007-033-002-001.00

PROPERTY INFORMATION

Existing Zoning District

EAG

Proposed Zoning district

GAG

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)

WE WANT TO LIVE ON THE PROPERTY. IT HAS BEEN IN THE FAMILY SINCE 1919. I HAVE HORSES AND WANT TO KEEP THEM WITH US AND CONTINUE TO FARM THE LAND

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

Roberta Hatleli

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

7-31-25

Date

Signature (applicant)

Date



**COUNTY OF MANITOWOC
COUNTY CLERK**

1010 South 8th St., Ste. 115
Manitowoc, WI 54220

Jessica Backus
Manitowoc County Clerk

Telephone: (920) 683-4004
Email: jessicabackus@manitowoccountywi.gov

August 29, 2025

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

and

Manitowoc County Supervisor Susie Maresh
Supervisor District 17

ATTN: Tim Ryan and Supervisor Maresh

Enclosed you will find a copy of the following petition for an amendment to Manitowoc County's Zoning Ordinance Use Regulations as filed in this office:

Name of Owner:
Roberta and Ed Hateli
8630 CTH K
Whitelaw, WI 54247

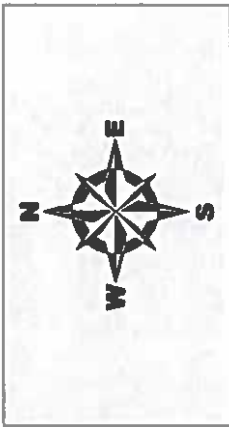
Township:
Kossuth

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

Sincerely,

Jessica Backus
Manitowoc County Clerk

Enclosure



Edvin & Roberta Hatteli
 NW 1/4, NE 1/4
 Section 33, T20-R23E
 Town of Kossuth
 From: EA To: GA
 Approximately 10.14 acre(s)
Modification

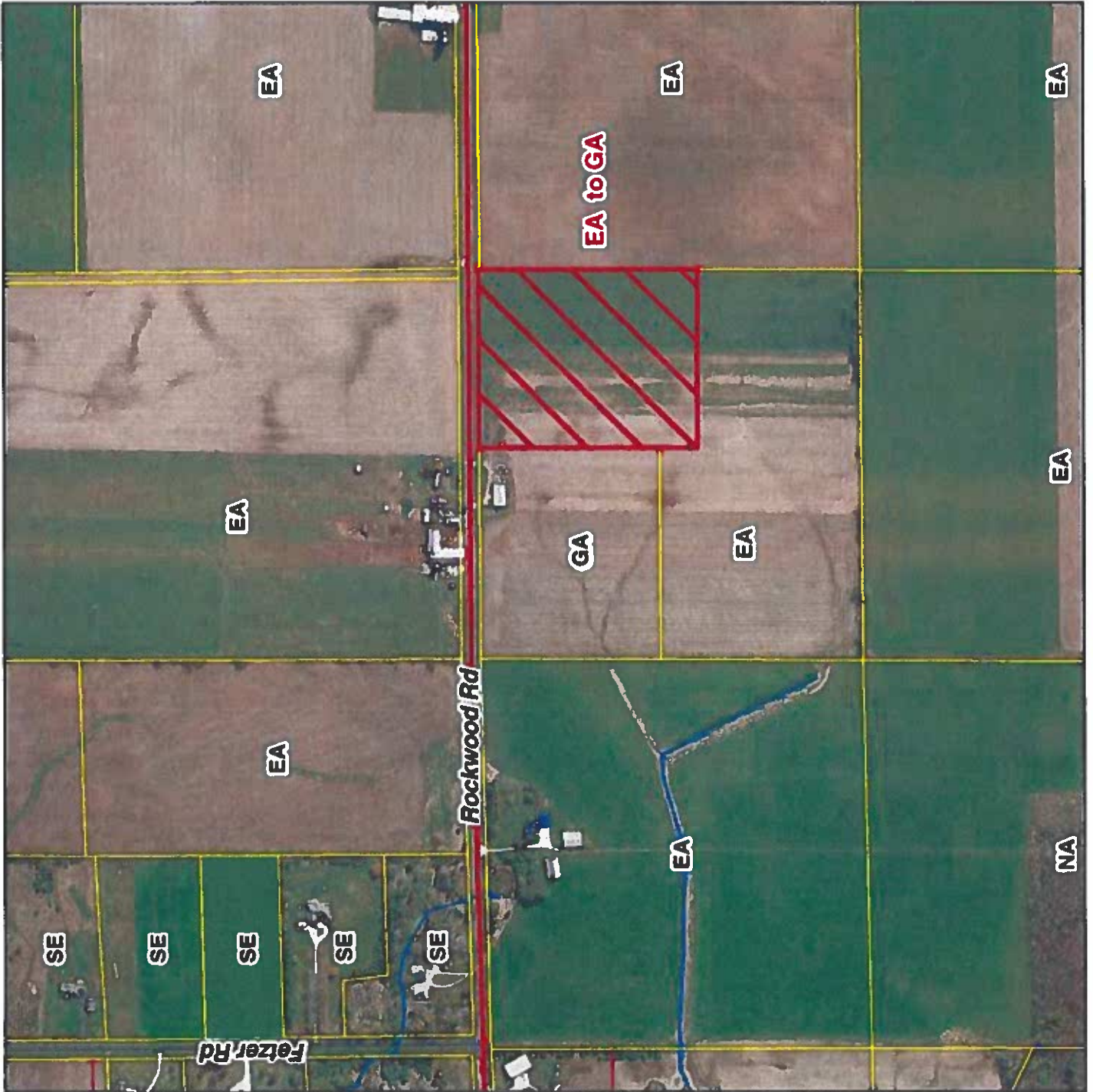
Map Overview

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



Legend

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



MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

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

PETITIONER

Name: Edwin & Roberta Hatleli
Address: 8630 CTH K
Whitelaw, WI 54247
Town: Kossuth

PARCEL

Location: NW¼, NE¼ Section 33, T20N-R23E
Tax#: 007-033-002-001.00
Area: 29.325 Acres

ACTION TO DATE

Petition Submitted: 7/31/2025
Town Action: Approved 7/7/25 & 7/14/25
Hearing Notice Published: 8/11/25 & 8/18/25
Advisory: 08/25/2025
Hearing: 08/25/2025

ADJACENT USES & ZONING

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

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agricultural
Existing Land Use: Ag Building & Farmland
Proposed Zoning District: GA, General Agriculture
Proposed Use: Like to build home

MAP INFORMATION

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

OTHER CONSIDERATIONS

Drainage: Somewhat poorly - poorly drained
Soil Limitations: Severe - percs slowly
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Rockwood Rd

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

Town Land Use Designation: Agriculture

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

County Future Land Use Designation: Agricultural

The purpose of the Agricultural designation is to provide for the continued viability of farming and agricultural uses, the raising of livestock, the conservation of agricultural land, and to maintain and promote the rural character of the farmlands into the future.

Andrea Raymakers

From: Tim Ryan
Sent: Monday, July 21, 2025 11:26 AM
To: 'Ralph Schuh'
Cc: Ashlyn Hundt; Andrea Raymakers
Subject: RE: rezone for Hatleli

Thanks Ralph 😊

Tim Ryan
Director
Manitowoc County Planning and Parks Department
4319 Expo Drive, P.O. Box 935
Manitowoc, WI 54221-0935
Phone (920) 683-4185
Fax (920) 683-4190
web site: www.manitowoccountywi.gov

From: Ralph Schuh <chair@townofkossuth.wi.gov>
Sent: Monday, July 21, 2025 10:52 AM
To: Tim Ryan <TimRyan@manitowoccountywi.gov>
Subject: rezone for Hatleli

WARNING: This message originated from outside of Manitowoc County's email system. Any attachments or links should be carefully considered before proceeding. Think before you click!

Hi Tim,

The town Planning Commission and the Town Board approved the rezone for Ed and Roberta Hatleli at their meeting last week.

There were no major concerns since there is an Ag building previously approved for construction, a well is present, driveway and address number approved. The remaining land will continue to be used for agricultural purposes. See attached for info.

This message is intended for the use of the person or organization to whom it is addressed. It may contain information that is confidential, privileged, or otherwise protected from disclosure by law. If you are not the intended recipient or a person responsible for delivering this message to the intended recipient, any copying, distribution, or use of this message or the information that it contains is not authorized and may be prohibited by law

DESCRIPTION for Rezone from EA to GA

For: Roberta Hatleli

Modified

Part of Lot 2 of Certified Survey Map Volume 36

Page 361 being part of the Northwest 1/4 of the

Northeast 1/4 of Section 33, T.20 N. - R.23 E.,

Town of Kossuth, Manitowoc County,

Wisconsin described as;

Commencing at the North 1/4 Corner of Section 33;

thence along the westerly line of the NE 1/4 South

0°13'44" West 33.00 to the southerly line of Rockwood

Road; thence along said line North 89°45'09" East 713.34 feet

to the point of beginning;

thence continuing North 89°45'09" East 609.23 feet;

thence South 0°15'19" West 725 feet; thence South

89°45'09" West 608.90 feet; thence North 0°13'44" East

725 feet to the point of beginning and containing approximately 10.14 Acres.

DESCRIPTION for Rezone from EA to GA

For: Roberta Hatleli

Original

All of Lot 2 of Certified Survey Map Volume 36

Page 361 being part of the Northwest 1/4 of the

Northeast 1/4 of Section 33, T.20 N. - R.23 E.,

Town of Kossuth, Manitowoc County,

Wisconsin described as;

Commencing at the North 1/4 Corner of Section 33;

thence along the westerly line of the NE 1/4 South

0°13'44" West 33.00 to the southerly line of Rockwood

Road; thence along said line North 89°45'09" East 713.34 feet

to the point of beginning;

thence continuing North 89°45'09" East 609.23 feet;

thence South 0°15'19" West 1,294.78 feet; thence South

89°41'07" West 1,321.98 feet; thence North 0°13'44" East

685.66 feet; thence North 89°45'09" East 713.34 feet;

thence North 0°13'44" East 610.67 feet to the point of

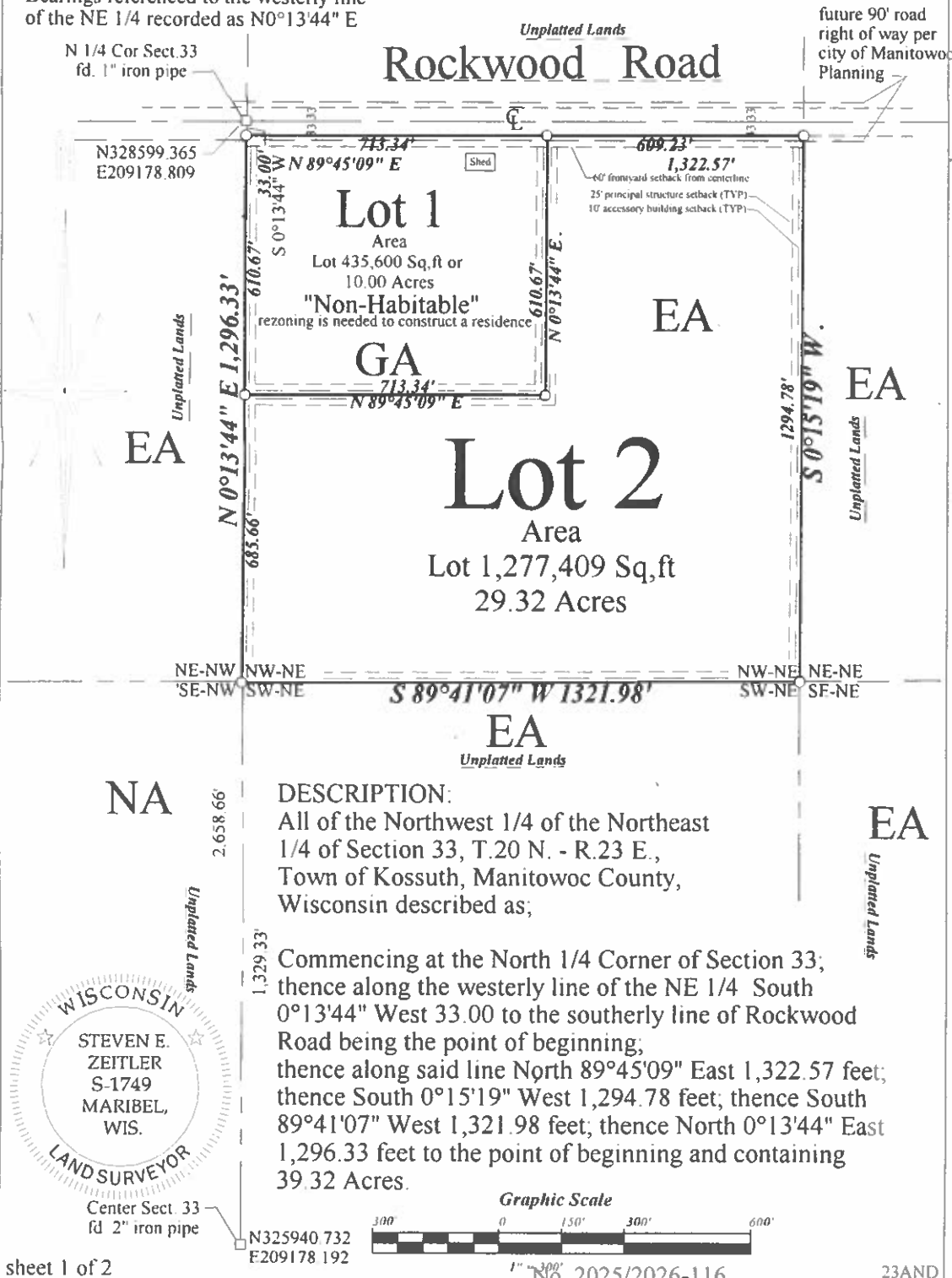
beginning and containing 29.32 Acres.

CERTIFIED SURVEY MAP

ALL OF NW 1/4 OF THE NE 1/4 AND OF SECTION 33, T.20 N.- R.23 E. ,
TOWN OF KOSSUTH, MANITOWOC COUNTY, WISCONSIN

Legend

- 1" iron pipe set Min wt. 1.13 lb/lin/ft
Bearings referenced to the westerly line
of the NE 1/4 recorded as N0°13'44" E





-87.748, 44.165

Map Overview

Kossuth

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



Legend

- Proposed Zone Change
Zoning Line
Section Line
Parcel Line
Streams

**RESOLUTION APPROVING 2026-2035 LAND AND WATER RESOURCE
MANAGEMENT PLAN**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, Wisconsin Stat. Ch. 92 requires counties to develop a land and water resource
2 management plan as administered through the 5-Year Department of Agriculture, Trade and
3 Consumer Protection (DATCP) Master Contract process; and
4

5 WHEREAS, land and water resource management plans foster and support a locally led
6 process that improves decision-making, streamlines administrative and delivery mechanisms, and
7 better utilizes local, state, and federal funds to protect Manitowoc County's land and water
8 resources; and
9

10 WHEREAS, Manitowoc County has developed a 2026-2035 Land and Water Resource
11 Management Plan after taking into consideration existing resource management plans, current
12 state mandates, county ordinances, and prioritizing the concerns of Manitowoc County residents
13 and local natural resource professionals; and
14

15 WHEREAS, the 2026-2035 Manitowoc County Land and Water Resource Management
16 Plan will serve as a guide to Manitowoc County departments, state and federal agencies, citizens,
17 and organizations when targeting their resources in Manitowoc County to protect and improve
18 Manitowoc County's natural resources; and
19

20 WHEREAS, a copy of the 2026-2035 Manitowoc County Land and Water Resource
21 Management Plan has been provided to the Manitowoc County Board of Supervisors; and
22

23 WHEREAS, the Land Conservation Committee approved the proposed 2026-2035
24 Manitowoc County Land and Water Resource Management Plan at a public meeting on July 17,
25 2025; and
26

27 WHEREAS, after careful consideration and review, the Land Conservation Committee
28 recommends that the county board of supervisors of the county of Manitowoc approve the 2026-
29 2035 Manitowoc County Land and Water Resource Management Plan as presented;
30

31 NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the
32 county of Manitowoc adopts the 2026-2035 Land and Water Resource Management Plan as
33 presented as a blueprint for an effective land and water program for Manitowoc County; and
34

35 BE IT FURTHER RESOLVED that the Soil and Water Conservation Department serve as
36 the facilitator and lead department in implementing and updating the 2026-2035 Land and Water
37 Resource Management Plan.

Dated this 16th day of September 2025.

Respectfully submitted by the
Land Conservation Committee

Ryan Phipps, Chair

FISCAL IMPACT: Approval of the Plan qualifies Manitowoc County for grant funds from the DNR and DATCP.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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



APPROVED:

Bob Ziegelbauer, County Executive

Date

**RESOLUTION APPOINTING MELISSA MCCULLEY TO FILL THE
UNEXPIRED TERM OF THE CURRENT COUNTY TREASURER**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, Jim Brey was appointed as the current Manitowoc County Treasurer with his
2 term beginning July 20, 2025 after the resignation of the then elected county treasurer;

3
4 WHEREAS, Mr. Brey's term unexpectedly ended August 12, 2025; and

5
6 WHEREAS, after thorough review and careful consideration, I am recommending the
7 appointment of Melissa McCulley to fulfill the remaining unexpired term of the current County
8 Treasurer effective at 12:00 a.m., September 17, 2025;

9
10 NOW THEREFORE BE IT RESOLVED that the county board of supervisors of the county
11 of Manitowoc hereby appoints Melissa McCulley as the Manitowoc County Treasurer effective at
12 12:00 a.m., September 17, 2025; and

13
14 BE IT FURTHER RESOLVED that Melissa McCulley shall serve out the entirety of the
15 remaining unexpired term of the current County Treasurer, which ends January 1, 2029.

Dated this 16th day of September 2025.

Respectfully submitted by the

Tyler Martell, Chair, Manitowoc
County Board of Supervisors

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

LEGAL NOTE: The authority to appoint a county treasurer when a vacancy occurs during
an existing term lies exclusively with the County Board pursuant to Wis.
Stat. § 17.21(3); therefore, such action is not subject to approval or veto by
the County Executive.

Reviewed and approved as to form by Corporation Counsel. 