

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE REGULAR October 27, 2025 MEETING

**Call to Order – Roll Call**

The Regular October 27, 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, Mr. Dyzak

Commissioners absent: Mr. Zimmer

Staff present: Tim Ryan, Andrea Raymakers, Ashlyn Hundt, Reed Gaedtke, and Pete Tarnowski

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

Chairman Falkowski called for a motion to accept the Minutes of the regular August 25, 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 Ms. Muench and seconded by Mr. Korinek to approve the Agenda as presented. Motion passed upon a unanimous voice vote.

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on October 13, 2025 and October 20, 2025, reviewed by the Commission at a Commission Meeting held on October 27, 2025. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their December 16, 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. **Brad & Chris Englebert** ZMAR SW1/4, SW1/4, Section 2, T20N-R24E, Town of Two Rivers from LE, Large Estate to EA, Exclusive Agriculture and RR, Rural Residential.

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

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

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

2. **James Kunst** ZMAR NW1/4, SE1/4, and SW1/4, SE1/4, Section 23, T17N-R21E, Town of Schleswig from SE, Small Estate and NA, Natural Area, to LE, Large State, and SE, Small Estate.

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

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

Mr. Kunst, the property owner, spoke in favor of the request and answered questions from the Commission and Mr. Ryan.

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

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

1. **Roger & Joan Wegner** CSM Variance, NW1/4, NE1/4, Section 26, T21N-R22E, Town of Cooperstown.

Mr. Ryan gave an overview.

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

2. **CFEW LLC/Ron Geiger** CSM Variance, NW1/4, SW1/4, Section 14, T17N-R22E, Town of Meeme.

Mr. Ryan gave an overview.

Ron Geiger and William Heckman, owners of the property, spoke in favor of the variance.

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

3. **Dean & Mark Kiesow** CSM Variance, SE1/4, NE1/4, Section 04, T19N-R22E, Town of Cato.

Mr. Ryan gave an overview.

Mark Kiesow, an interested party, spoke in favor of the request.

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

**Discussion and possible acceptance** of the Resolution Authorizing County Conservation Aids Grant (2025/2026).

Mr. Ryan gave an overview of the request to the Commission.

Mr. Tarnowski, Planning and Parks Manager, spoke and answered questions from the Commission.

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

**Discussion and possible action** on snowmobile trail maintenance contracts for the 2025-2026 season.

Mr. Ryan gave an overview of the request to the Commission.

Mr. Tarnowski, Planning and Parks Manager, spoke and answered questions from the Commission.

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

**Discussion and possible acceptance** of Resolution Authorizing a three percent increase to the Planning and Zoning Department Fee Schedule.

Mr. Ryan gave an overview of the request to the Commission.

Motion was made by Mr. Vogt to approve and seconded by Ms. Muench. Motion passed upon a five to one voice vote, with Mr. Dyzak voting opposed.

**Discussion and possible acceptance** on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Mathew and Tiffany Neumann).

Mr. Ryan gave an overview of the request to the Commission.

Mr. Gaedtke, Code Administrator, spoke and answered questions from the Commission.

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

**Discussion and possible acceptance** on Resolution Authorizing Commencement of Suit for Ordinance Violation (Lindsay Montgomery).

Mr. Ryan gave an overview of the request to the Commission.

Mr. Gaedtke, Code Administrator, spoke and answered questions from the Commission.

Motion was made by Mr. Neils to approve and seconded by Mr. Korinek. 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, December 8, 2025.

**Adjournment:** Motion to adjourn was made by Mr. Korinek and seconded by Ms. Muench to adjourn at 4:32 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Ms. Muench, Secretary

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Date