



MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, JANUARY 22, 2024
TIME: ▶ 3:30 P.M. ◀
PLACE: MANITOWOC COUNTY OFFICE COMPLEX
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
 1. **Peter Propson Jr** ZMAR, SW1/4, NW1/4, Section 4, and SE1/4, NE1/4, Section 5 T17N-R21E, Town of Schleswig, from NA, Natural Area to GA, General Agriculture.
 2. **Samuel & Christina Schrock** ZMAR, NW1/4, SE1/4, Section 27, T20N-R21E, Town of Maple Grove, from EA, Exclusive Agriculture to GA, General Agriculture.
 3. **Jaeger Repair Inc** ZMAR, SE1/4, NE1/4, Section 15, T21N-R22E, Town of Cooperstown, from SE, Small Estate to RR, Rural Residential.
 4. **Joseph Pribyl** ZMAR, SE1/4, SW1/4, Section 26, T21N-R23E, Town of Gibson, LE, Large Estate and RR, Rural Residential to SE, Small Estate.
 5. **Carol Waniger** ZMAR, SW1/4, SE1/4, Section 31, T19N-R22E, Town of Cato, LE, Large Estate to RR, Rural Residential.
- IV. Adjournment

Date: January 8, 2024

James Falkowski, Commission Chair

By: Tim Ryan, Director

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. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE ADVISORY MEETING
January 22, 2024

Call to Order – Roll Call

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order January 22, 2024 by Chairperson Falkowski at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present: Mr. Falkowski, Mr. Waack, Mr. Korinek, Ms. Muench, Mr. Dyzak and Mr. Vogt

Commissioners absent: Mr. Zimmer

Staff present: Tim Ryan, Michelle Haupt and Andrea Raymakers

Discussion of Public Hearing Information

Mr. Ryan presented information for the following Zoning Map Amendments for Commissioners' review:

1. **Peter Propson Jr** ZMAR, SW1/4, NW1/4, Section 4, and SE1/4, NE1/4, Section 5 T17N-R21E, Town of Schleswig, from NA, Natural Area to GA, General Agriculture.
2. **Samuel & Christina Schrock** ZMAR, NW1/4, SE1/4, Section 27, T20N-R21E, Town of Maple Grove, from EA, Exclusive Agriculture to GA, General Agriculture.
3. **Jaeger Repair Inc** ZMAR, SE1/4, NE1/4, Section 15, T21N-R22E, Town of Cooperstown, from SE, Small Estate to RR, Rural Residential.
4. **Joseph Pribyl** ZMAR, SE1/4, SW1/4, Section 26, T21N-R23E, Town of Gibson, LE, Large Estate and RR, Rural Residential to SE, Small Estate.
5. **Carol Waniger** ZMAR, SW1/4, SE1/4, Section 31, T19N-R22E, Town of Cato, LE, Large Estate to RR, Rural Residential.

ADJOURNMENT – Meeting adjourned at 4:00 p.m.



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

MEETING NOTICE

DATE: **Monday, January 22, 2024**
TIME: **4:00 P.M.**
PLACE: **MANITOWOC COUNTY OFFICE COMPLEX**
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda
- IV. Open Meeting Law Compliance
- V. Public Comment
- VI. Public Hearings – Discussion and possible action:
 1. **Peter Propson Jr** ZMAR, SW1/4, NW1/4, Section 4, and SE1/4, NE1/4, Section 5 T17N-R21E, Town of Schleswig, from NA, Natural Area to GA, General Agriculture.
 2. **Samuel & Christina Schrock** ZMAR, NW1/4, SE1/4, Section 27, T20N-R21E, Town of Maple Grove, from EA, Exclusive Agriculture to GA, General Agriculture.
 3. **Jaeger Repair Inc** ZMAR, SE1/4, NE1/4, Section 15, T21N-R22E, Town of Cooperstown, from SE, Small Estate to RR, Rural Residential.
 4. **Joseph Pribyl** ZMAR, SE1/4, SW1/4, Section 26, T21N-R23E, Town of Gibson, LE, Large Estate and RR, Rural Residential to SE, Small Estate.
 5. **Carol Waniger** ZMAR, SW1/4, SE1/4, Section 31, T19N-R22E, Town of Cato, LE, Large Estate to RR, Rural Residential.
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
 1. **Peter Propson Jr** CSM Variance, SW1/4, NW1/4, Section 4 and SE1/4, NE1/4, Section 5 T17N-R21E, Town of Schleswig.
 2. **Peter Wisner** CSM Variance, NW1/4, SW1/4, Section 2, T19N-R24E, Town of Two Rivers.
 3. **Michael D. Pfister** CSM Variance, SE1/4, SE1/4, Section 3, T17N-R21E, Town of Schleswig.
 4. **The Preserve at Lincoln Park** Plat Review, the SW1/4 and the SE1/4, Section 17, T19N-R24E, City of Manitowoc.
- VIII. Discussion and possible action to permit the Lakeshore Ladies Disc Golf Tournament at Cato Falls County Park.
- IX. Miscellaneous:
 1. Staff Reports – None
 2. Personnel – None
 3. Correspondence – None
 4. Other Matters – None
- X. Next Meeting Date – Tentatively February 26, 2024
- XI. Adjournment

Date: **January 8, 2024**

James Falkowski, Commission Chair
By: Tim Ryan, Director

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. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR JANUARY 22, 2024 MEETING

Call to Order – Roll Call

The Regular January 22, 2024 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Falkowski at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Zimmer

Staff present: Tim Ryan, Andrea Raymakers, Pete Tarnowski and Michelle Haupt

Approval of Minutes – Open Meeting Law Compliance

Chairman Falkowski called for a motion to accept the Minutes of the regular December 4, 2023 meeting. Motion to accept the Minutes was made by Mr. Vogt and seconded by Mr. Korinek. Motion passed upon a unanimous voice vote.

Approval of Agenda: Motion made by Mr. Waack and seconded by Ms. Muench 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 January 10, 2024 and January 15, 2024, reviewed by the Commission at a Commission Meeting held on January 22, 2024. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their February 20, 2024 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. **Peter Propson Jr** ZMAR, SW1/4, NW1/4, Section 4, and SE1/4, NE1/4, Section 5 T17N-R21E, Town of Schleswig, from NA, Natural Area to GA, General Agriculture.

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

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

Mr. Peter Propson Jr spoke and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

2. **Samuel & Christina Schrock** ZMAR, NW1/4, SE1/4, Section 27, T20N-R21E, Town of Maple Grove, 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 Maple Grove stating the Town Board is in favor of this request (copy on file).

Mr. Samuel Schrock spoke and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

3. **Jaeger Repair Inc** ZMAR, SE1/4, NE1/4, Section 15, T21N-R22E, Town of Cooperstown, from SE, Small Estate to RR, Rural Residential.

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

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

Mr. Gary Jaeger spoke and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

4. **Joseph Pribyl** ZMAR, SE1/4, SW1/4, Section 26, T21N-R23E, Town of Gibson, LE, Large Estate and RR, Rural Residential to SE, Small Estate.

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

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

Mr. Joseph Pribyl and Mr. Andrew Pribyl spoke and answered questions for the Commission.

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.

5. **Carol Waniger** ZMAR, SW1/4, SE1/4, Section 31, T19N-R22E, Town of Cato, LE, Large Estate to RR, Rural Residential.

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

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

Mr. Paul Leonard, adjacent property owner and son in law, spoke and answered questions for the Commissioners.

Mr. Falkowski closed the Public Hearing.

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

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

1. **Peter Propson Jr** CSM Variance, SW1/4, NW1/4, Section 4 and SE1/4, NE1/4, Section 5 T17N-R21E, Town of Schleswig.

Mr. Ryan read a summary of the request (copy on file).

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

2. **Peter Wisner** CSM Variance, NW1/4, SW1/4, Section 2, T19N-R24E, Town of Two Rivers.

Mr. Ryan read a summary of the request (copy on file).

Mr. Brad Buechel, surveyor, spoke and answered questions for the Commission.

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

3. **Michael D. Pfister** CSM Variance, SE1/4, SE1/4, Section 3, T17N-R21E, Town of Schleswig.

Mr. Ryan read a summary of the request (copy on file).

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

4. **The Preserve at Lincoln Park** Plat Review, the SW1/4 and the SE1/4, Section 17, T19N-R24E, City of Manitowoc.

Mr. Ryan read a summary of the request (copy on file).

There was no one to speak.

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

Discussion and possible action to permit the Lakeshore Ladies Disc Golf Tournament at Cato Falls County Park.

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

Ms. Lindsay Krause answered questions for the Commission.

Motion was made by Ms. Muench to approve and seconded by Mr. Waack. 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, February 26, 2024.

Adjournment: Motion to adjourn was made by Ms. Muench and seconded by Mr. Korinek to adjourn at 4:36 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE ADVISORY MEETING
February 26, 2024

Call to Order – Roll Call

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order February 26, 2024 by Chairperson Falkowski at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present: Mr. Falkowski, Mr. Waack, Ms. Muench, Mr. Dyzak and Mr. Vogt

Commissioners absent: Mr. Zimmer & Mr. Korinek

Staff present: Tim Ryan and Andrea Raymakers

Discussion of Public Hearing Information

Mr. Ryan presented information for the following Zoning Map Amendments for Commissioners' review:

1. **David & Cheryl Schneider** ZMAR, NW1/4, SW1/4, Section 24, T17N-R21E, Town of Schleswig, from CB, Commercial Business to LR, Lake Residential.
2. **Arlyn & Lori Kaye Eickert** ZMAR, NE1/4, SE1/4, Section 30, T19N-R21E, Town of Rockland, from EA, Exclusive Agriculture to SE, Small Estate.
3. **Dennis and Mary Frenz** ZMAR, NE1/4, SW1/4, Section 9, T21N-R23E, Town of Gibson, from EA, Exclusive Agriculture to RR, Rural Residential.

ADJOURNMENT – Meeting adjourned at 4:00 p.m.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR FEBRUARY 26, 2024 MEETING

Call to Order – Roll Call

The Regular February 26, 2024 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Falkowski at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Zimmer and Mr. Korinek

Staff present: Tim Ryan, Andrea Raymakers, Pete Tarnowski and Michelle Haupt

Approval of Minutes – Open Meeting Law Compliance

Chairman Falkowski called for a motion to accept the Minutes of the regular January 22, 2024 meeting. Motion to accept the Minutes was made by Mr. Waack and seconded by Ms. Muench. Motion passed upon a unanimous voice vote.

Approval of Agenda: Motion made by Mr. Dyzak 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 February 12, 2024 and February 19, 2024, reviewed by the Commission at a Commission Meeting held on February 26, 2024. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their March 19, 2024 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. **David and Cheryl Schneider** ZMAR, NW1/4, SW1/4, Section 24, T17N-R21E, Town of Schleswig, from CB, Commercial Business to LR, Lake Residential.

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

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

Mr. Brad Buechel, surveyor, spoke and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

2. **Arlyn and Lori Kaye Eickert** ZMAR, NE1/4, SE1/4, Section 30, T19N-R21E, Town of Rockland, from EA, Exclusive Agriculture to SE, Small Estate.

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

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

Mr. Josh Eickert, applicant, spoke and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

3. **Dennis and Mary Frenz** ZMAR, NE1/4, SW1/4, Section 9, T21N-R23E, Town of Gibson, from EA, Exclusive Agriculture to RR, Rural Residential.

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

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

Mr. Jeff DeZeeuw, surveyor, spoke and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

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

None

Discussion and possible acceptance of 2024-2025 Snowmobile Trail Maintenance Resolution.

Mr. Tarnowski gave an overview and answered questions for the Commission.

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

Miscellaneous

Staff Reports – None

Personnel – None

Correspondence – None

Other Matters –

Mr. Ryan addressed the Commission inquiring if it was necessary to continue printing the large rezoning maps. We will continue to print the large maps for now.

Mr. Falkowski suggested an agenda item for next meeting concerning 3rd party marketing regarding the parks.

Next Meeting Date: Next meeting is scheduled for Monday, April 1, 2024.

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

Respectfully submitted,

Ms. Muench, Secretary

Date



MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, FEBRUARY 26, 2024
TIME: ▶ 3:30 P.M. ◀
PLACE: MANITOWOC COUNTY OFFICE COMPLEX
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda
"Open Meeting Law Compliance"
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 1. **David and Cheryl Schneider** ZMAR, NW1/4, SW1/4, Section 24, T17N-R21E, Town of Schleswig, from CB, Commercial Business to LR, Lake Residential.
 2. **Arlyn and Lori Kaye Eickert** ZMAR, NE1/4, SE1/4, Section 30, T19N-R21E, Town of Rockland, from EA, Exclusive Agriculture to SE, Small Estate.
 3. **Dennis and Mary Frenz** ZMAR, NE1/4, SW1/4, Section 9, T21N-R23E, Town of Gibson, from EA, Exclusive Agriculture to RR, Rural Residential.
- IV. Adjournment

Date: February 8, 2024

James Falkowski, Commission Chair

By: Tim Ryan, Director

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. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

MEETING NOTICE

DATE: **Monday, February 26, 2024**
TIME: **4:00 P.M.**
PLACE: **MANITOWOC COUNTY OFFICE COMPLEX**
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda
- IV. Open Meeting Law Compliance
- V. Public Comment
- VI. Public Hearings – Discussion and possible action:
 1. **David and Cheryl Schneider** ZMAR, NW1/4, SW1/4, Section 24, T17N-R21E, Town of Schleswig, from CB, Commercial Business to LR, Lake Residential.
 2. **Arlyn and Lori Kaye Eickert** ZMAR, NE1/4, SE1/4, Section 30, T19N-R21E, Town of Rockland, from EA, Exclusive Agriculture to SE, Small Estate.
 3. **Dennis and Mary Frenz** ZMAR, NE1/4, SW1/4, Section 9, T21N-R23E, Town of Gibson, from EA, Exclusive Agriculture to RR, Rural Residential.
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action: **None**
- VIII. Discussion and possible acceptance of 2024-2025 Snowmobile Trail Maintenance Resolution.
- IX. Miscellaneous:
 1. Staff Reports – None
 2. Personnel – None
 3. Correspondence – None
 4. Other Matters – None
- X. Next Meeting Date – Tentatively April 1, 2024
- XI. Adjournment

Date: February 6, 2024

James Falkowski, Commission Chair
By: Tim Ryan, Director

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. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.



MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, APRIL 1, 2024
TIME: ► 3:30 P.M. ◀
PLACE: MANITOWOC COUNTY OFFICE COMPLEX
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

I. Call to Order - Roll Call

II. Approval of Minutes - Approval of Agenda
"Open Meeting Law Compliance"

III. Discussion Pertaining to Public Hearings of:

1. **Grassl Family Trust** ZMAR, NW1/4, NW1/4, Section 28, T17N-R21E and SW1/4, SW1/4, Section 21, T17N-R21E and, Town of Schleswig, from HD, High Density and GA, General Agriculture to RR, Rural Residential and SE, Small Estate.
2. **Trinity Ev Lutheran Church** ZMAR, NW1/4, NW1/4, Section 13, T18N-R22E, Town of Liberty, from SE, Small Estate to EA, Exclusive Agriculture and RR, Rural Residential.
3. **Janice N Wehausen Irrevoc Trust** ZMAR, NW1/4, NW1/4, Section 13, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture to RR, Rural Residential.
4. **Steven and Virginia Schwoerer** ZMAR, NE1/4, NE1/4, Section 9, T18N-R21E, Town of Eaton from RR, Rural Residential to GA, General Agriculture.
5. **Gerald Duchow** ZMAR, NE1/4, NE1/4, Section 9, T18N-R21E, Town of Eaton, from EA, Exclusive Agriculture to RR, Rural Residential and GA, General Agriculture.

IV. Adjournment

Date: March 11, 2024

James Falkowski, Commission Chair
By: Tim Ryan, Director

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. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE ADVISORY MEETING
April 1, 2024

Call to Order – Roll Call

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order April 1, 2024 by Chairperson Falkowski at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present: Mr. Falkowski, Mr. Waack, Ms. Muench, Mr. Dyzak and Mr. Korinek

Commissioners absent: Mr. Zimmer & Mr. Vogt

Staff present: Tim Ryan and Andrea Raymakers

Discussion of Public Hearing Information

Mr. Ryan presented information for the following Zoning Map Amendments for Commissioners' review:

1. **Grassl Family Trust** ZMAR, NW1/4, NW1/4, Section 28, T17N-R21E and SW1/4, SW1/4, Section 21, T17N-R21E and, Town of Schleswig, from HD, High Density and GA, General Agriculture to RR, Rural Residential and SE, Small Estate.
2. **Trinity Ev Lutheran Church** ZMAR, NW1/4, NW1/4, Section 13, T18N-R22E, Town of Liberty, from SE, Small Estate to EA, Exclusive Agriculture and RR, Rural Residential.
3. **Janice N Wehausen Irrevoc Trust** ZMAR, NW1/4, NW1/4, Section 13, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture to RR, Rural Residential.
4. **Steven and Virginia Schwoerer** ZMAR, NE1/4, NE1/4, Section 9, T18N-R21E, Town of Eaton from RR, Rural Residential to GA, General Agriculture.
5. **Gerald Duchow** ZMAR, NE1/4, NE1/4, Section 9, T18N-R21E, Town of Eaton, from EA, Exclusive Agriculture to RR, Rural Residential and GA, General Agriculture.

ADJOURNMENT – Meeting adjourned at 4:00 p.m.



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

MEETING NOTICE

DATE: **Monday, April 1, 2024**

TIME: **4:00 P.M.**

PLACE: **MANITOWOC COUNTY OFFICE COMPLEX**
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
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- VI. Public Hearings – Discussion and possible action:
 1. **Grassl Family Trust** ZMAR, NW1/4, NW1/4, Section 28, T17N-R21E and SW1/4, SW1/4, Section 21, T17N-R21E and, Town of Schleswig, from HD, High Density and GA, General Agriculture to RR, Rural Residential and SE, Small Estate.
 2. **Trinity Ev Lutheran Church** ZMAR, NW1/4, NW1/4, Section 13, T18N-R22E, Town of Liberty, from SE, Small Estate to EA, Exclusive Agriculture and RR, Rural Residential.
 3. **Janice N Wehausen Irrevoc Trust** ZMAR, NW1/4, NW1/4, Section 13, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture to RR, Rural Residential.
 4. **Steven and Virginia Schwoerer** ZMAR, NE1/4, NE1/4, Section 9, T18N-R21E, Town of Eaton from RR, Rural Residential to GA, General Agriculture.
 5. **Gerald Duchow** ZMAR, NE1/4, NE1/4, Section 9, T18N-R21E, Town of Eaton, from EA, Exclusive Agriculture to RR, Rural Residential and GA, General Agriculture.
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
 1. **Grassl Family Trust** CSM Variance, NW1/4, NW1/4, Section 28, T17N-R21E and SW1/4, SW1/4, Section 21, T17N-R21E, Town of Schleswig.
 2. **Steven and Virginia Schwoerer** CSM Variance, NE1/4, NE1/4, Section 9, T18N-R21E, Town of Eaton.
- VIII. Discussion and possible acceptance on Resolution Authorizing Manure Expo Mini Grant 2024.
- IX. Discussion and possible action to permit the Caveman Adventure Run at Cherney Maribel Caves County Park.
- X. Discussion and possible approval of the Planning and Park Commission Bylaws update.
- XI. Miscellaneous:
 1. Staff Reports – None
 2. Personnel – None
 3. Correspondence – None
 4. Other Matters – Discussion regarding 3rd party marketing of park properties.
- XII. Next Meeting Date – Tentatively April 22, 2024
- XIII. Adjournment

Date: **March 11, 2024**

James Falkowski, Commission Chair
By: Tim Ryan, Director

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. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR APRIL 1, 2024 MEETING

Call to Order – Roll Call

The Regular April 1, 2024 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Falkowski at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Zimmer and Mr. Vogt

Staff present: Tim Ryan, Andrea Raymakers, Pete Tarnowski and Michelle Haupt

Approval of Minutes – Open Meeting Law Compliance

Chairman Falkowski called for a motion to accept the Minutes of the regular February 26, 2024 meeting. Motion to accept the Minutes was made by Ms. Muench and seconded by Mr. Waack. Motion passed upon a unanimous voice vote.

Approval of Agenda: Motion made by Mr. Korinek and seconded by Mr. Waack 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 March 18, 2024 and March 25, 2024, reviewed by the Commission at a Commission Meeting held on April 1, 2024. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their April 16, 2024 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. **Grassl Family Trust** ZMAR, NW1/4, NW1/4, Section 28, T17N-R21E and SW1/4, SW1/4, Section 21, T17N-R21E and, Town of Schleswig, from HD, High Density and GA, General Agriculture to RR, Rural Residential 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 that the Town Board and Town Planning Committee are in favor of this request (copy on file).

Mr. Brad Buechel, agent, spoke and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

2. **Trinity Ev Lutheran Church** ZMAR, NW1/4, NW1/4, Section 13, T18N-R22E, Town of Liberty, from SE, Small 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 Liberty stating that the Town Board and Town Planning Commission are in favor of this request (copy on file).

Mr. Brad Buechel, agent, spoke and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

3. **Janice N Wehausen Irrevoc Trust** ZMAR, NW1/4, NW1/4, Section 13, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture to RR, Rural Residential.

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

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

Mr. Brad Buechel, agent, spoke and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

4. **Steven and Virginia Schwoerer** ZMAR, NE1/4, NE1/4, Section 9, T18N-R21E, Town of Eaton from RR, Rural Residential to GA, General Agriculture.

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

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

Mr. Brad Buechel, agent, spoke and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

5. **Gerald Duchow** ZMAR, NE1/4, NE1/4, Section 9, T18N-R21E, Town of Eaton, from EA, Exclusive Agriculture to RR, Rural Residential and GA, General Agriculture.

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

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

Mr. Brad Buechel, agent, spoke and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

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

1. **Grassl Family Trust** CSM Variance, NW1/4, NW1/4, Section 28, T17N-R21E and SW1/4, SW1/4, Section 21, T17N-R21E, Town of Schleswig.

Mr. Ryan read a summary of the request (copy on file).

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

2. **Steven and Virginia Schwoerer** CSM Variance, NE1/4, NE1/4, Section 9, T18N-R21E, Town of Eaton.

Mr. Ryan read a summary of the request (copy on file).

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

Discussion and possible acceptance on Resolution Authorizing Manure Expo Mini Grant 2024.

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

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

Discussion and possible action to permit the Caveman Adventure Run at Cherney Maribel Caves County Park.

Ms. Mai Lee, Lakeshore Community Health Care, answered questions for the Commission.

Mr. Tarnowski answered questions for the Commission.

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

Discussion and possible approval of the Planning and Park Commission Bylaws update.

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

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

Miscellaneous

Staff Reports – None

Personnel – None

Correspondence – None

Other Matters – Discussion regarding 3rd party marketing of park properties.

Discussion was had between Mr. Mike Sobush, Wisconsin Speleological Society, Zach Falish, Wisconsin Speleological Society, the Commissioners, Mr. Tim Ryan and Mr. Pete Tarnowski regarding the marketing aspects at Cherney Maribel Caves and miscellaneous activities.

Next Meeting Date: Next meeting is tentatively scheduled for Monday, April 29, 2024.

Adjournment: Motion to adjourn was made by Mr. Dyzak and seconded by Ms. Muench to adjourn at 5:00 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date



MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, APRIL 29, 2024
TIME: ▶ 3:30 P.M. ◀
PLACE: MANITOWOC COUNTY OFFICE COMPLEX
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
 1. **Bruce and Kelly Hansen** ZMAR, SW1/4, NE1/4, and NW1/4, NE1/4, Section 13, T17N-R21E, Town of Schleswig from GA, General Agriculture to SE, Small Estate.
 2. **Paul G Bertler Irrevocable Trust** ZMAR, SW1/4, NW1/4 and NW1/4, NW1/4, Section 15, T20N-R24E, Town of Mishicot, from GA, General Agriculture to RR, Rural Residential.
 3. **Todd and Kathleen Babiash** ZMAR, NE1/4, NE1/4, Section 7, T21N-R23E, Town of Gibson, from EA, Exclusive Agriculture to LE, Large Estate.
- IV. Adjournment

Date: April 9, 2024

James Falkowski, Commission Chair
By: Tim Ryan, Director

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. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE ADVISORY MEETING
April 29, 2024

Call to Order – Roll Call

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order April 29, 2024 by Chairperson Falkowski at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present: Mr. Falkowski, Mr. Waack, Ms. Muench, Mr. Vogt and Mr. Korinek

Commissioners absent: Mr. Zimmer & Mr. Dyzak

Staff present: Tim Ryan and Andrea Raymakers

Discussion of Public Hearing Information

Mr. Ryan presented information for the following Zoning Map Amendments for Commissioners' review:

1. **Bruce and Kelly Hansen** ZMAR, SW1/4, NE1/4, and NW1/4, NE1/4, Section 13, T17N-R21E, Town of Schleswig from GA, General Agriculture to SE, Small Estate.
2. **Paul G Bertler Irrevocable Trust** ZMAR, SW1/4, NW1/4 and NW1/4, NW1/4, Section 15, T20N-R24E, Town of Mishicot, from GA, General Agriculture to RR, Rural Residential.
3. **Todd and Kathleen Babiash** ZMAR, NE1/4, NE1/4, Section 7, T21N-R23E, Town of Gibson, from EA, Exclusive Agriculture to LE, Large Estate.

ADJOURNMENT – Meeting adjourned at 4:00 p.m.



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

MEETING NOTICE

DATE: **Monday, April 29, 2024**
TIME: 4:00 P.M.
PLACE: MANITOWOC COUNTY OFFICE COMPLEX
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda
- IV. Open Meeting Law Compliance
- V. Public Comment
- VI. Public Hearings – Discussion and possible action:
 1. **Bruce and Kelly Hansen** ZMAR, SW1/4, NE1/4, and NW1/4, NE1/4, Section 13, T17N-R21E, Town of Schleswig from GA, General Agriculture to SE, Small Estate.
 2. **Paul G Bertler Irrevocable Trust** ZMAR, SW1/4, NW1/4 and NW1/4, NW1/4, Section 15, T20N-R24E, Town of Mishicot, from GA, General Agriculture to RR, Rural Residential.
 3. **Todd and Kathleen Babiash** ZMAR, NE1/4, NE1/4, Section 7, T21N-R23E, Town of Gibson, from EA, Exclusive Agriculture to LE, Large Estate.
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
 1. **William Paul & Claudia Dean** CSM Variance, SW1/4, NW1/4, Section 31, T21N-R25E, Town of Two Creeks.
 2. **Kou & Yeng Xiong** CSM Variance, NW1/4, SW1/4, Section 29, T20N-R23E, Town of Kossuth.
- VIII. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Tim A Brickner, Timothy R Buck, Bruce Conard, Anne T Halbur and Joseph Villarreal).
- IX. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Jennie Hart, Mary Jo Lubeck and Corey S Underwood).
- X. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Brandon & Melinda Mikeal).
- XI. Miscellaneous:
 1. Staff Reports – None
 2. Personnel – None
 3. Correspondence – None
 4. Other Matters – None
- XII. Next Meeting Date – Tentatively May 27, 2024
- XIII. Adjournment

Date: April 9, 2024

James Falkowski, Commission Chair
By: Tim Ryan, Director

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. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR APRIL 29, 2024 MEETING

Call to Order – Roll Call

The Regular April 29, 2024 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. Vogt, Mr. Falkowski, Mr. Korinek, Mr. Waack, and Ms. Muench

Commissioners absent: Mr. Zimmer and Mr. Dyzak

Staff present: Tim Ryan, Andrea Raymakers, Kaila Boeckman and Michelle Haupt

Approval of Minutes – Open Meeting Law Compliance

Chairman Falkowski called for a motion to accept the Minutes of the regular April 1, 2024 meeting. Motion to accept the Minutes was made by Ms. Muench and seconded by Mr. Korinek. Motion passed upon a unanimous voice vote.

Approval of Agenda: Motion made by Mr. Waack and seconded by Ms. Muench 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 April 16, 2024 and April 22, 2024, reviewed by the Commission at a Commission Meeting held on April 29, 2024. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their May 21, 2024 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. **Bruce and Kelly Hansen** ZMAR, SW1/4, NE1/4, and NW1/4, NE1/4, Section 13, T17N-R21E, Town of Schleswig from GA, General Agriculture to SE, Small Estate.

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

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

There was no one to speak.

Mr. Falkowski closed the Public Hearing.

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

2. **Paul G Bertler Irrevocable Trust** ZMAR, SW1/4, NW1/4 and NW1/4, NW1/4, Section 15, T20N-R24E, Town of Mishicot, from GA, General Agriculture to 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 is in favor of this request (copy on file).

Ryan and Sara Van Driel, applicants, spoke and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

3. **Todd and Kathleen Babiash** ZMAR, NE1/4, NE1/4, Section 7, T21N-R23E, Town of Gibson, 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 Gibson stating that the Town Board is in favor of this request (copy on file).

Mr. Dylan Mancoske, applicant, spoke and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

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

1. **William Paul & Claudia Dean** CSM Variance, SW1/4, NW1/4, Section 31, T21N-R25E, Town of Two Creeks.

Mr. Ryan read a summary of the request (copy on file).

Mr. Ryan indicated he received a request from the Town of Two Creeks requesting postponement of this request to allow more time for town review. (copy on file)

Mr. William Paul Dean spoke and answered questions for the Commission.

Mr. Roger Sinkula, Town Supervisor, spoke with regards to the Towns requests for postponement.

Motion was made by Ms. Muench and seconded by Mr. Korinek to postpone the variance request until the next meeting. Motion passed upon a unanimous voice vote.

2. Kou & Yeng Xiong CSM Variance, NW1/4, SW1/4, Section 29, T20N-R23E, Town of Kossuth.

Mr. Ryan read a summary of the request (copy on file).

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

Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Tim A Brickner, Timothy R Buck, Bruce Conard, Anne T Halbur and Joseph Villarreal).

Ms. Boeckman gave an overview of the resolution to the Commission.

Ms. Boeckman made note that Timothy R Buck had his maintenance done and that he was removed from the resolution.

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

Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Jennie Hart, Mary Jo Lubeck and Corey S Underwood).

Ms. Boeckman gave an overview of the resolution to the Commission.

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

Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Brandon & Melinda Mikeal).

Ms. Boeckman gave an overview of the resolution to the Commission.

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

Miscellaneous

Staff Reports – None

Personnel – None

Correspondence – None

Other Matters – None

Next Meeting Date: Next meeting is tentatively scheduled for Monday, June 3, 2024.

Adjournment: Motion to adjourn was made by Mr. Korinek and seconded by Ms. Muench to adjourn at 4:44 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date



MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, JUNE 3, 2024
TIME: **► 3:30 P.M. ◀**
PLACE: MANITOWOC COUNTY OFFICE COMPLEX
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
 1. **James Kunst** ZMAR SW1/4, SE1/4, Section 23, T17N-R21E, Town of Schleswig, from LE, Large Estate to SE, Small Estate.
 2. **Vraj Vihar Inc** ZMAR SW1/4, NE1/4, and SE1/4, NW1/4, Section 8, T19N-R23E, Town of Manitowoc Rapids from NA, Natural Area to RR, Rural Residential.
 3. **Glenn R Christel Revocable Trust** ZMAR SE1/4, SW1/4, Section 26, T18N-R21E, Town of Eaton, from EA, Exclusive Agriculture to LE, Large Estate.
 4. **Gregg Samz** ZMAR NW1/4, NE1/4, Section 8, T20N-R24E, Town of Mishicot, from EA, Exclusive Agriculture to RR, Rural Residential.
- IV. Adjournment

Date: May 17, 2024

James Falkowski, Commission Chair
By: Tim Ryan, Director

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. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE ADVISORY MEETING
June 3, 2024

Call to Order – Roll Call

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order June 3, 2024 by Chairperson Falkowski at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present: Mr. Falkowski, Mr. Waack, Ms. Muench, Mr. Vogt, Mr. Dyzak and Mr. Korinek

Commissioners absent: Mr. Zimmer

Staff present: Tim Ryan and Andrea Raymakers

Discussion of Public Hearing Information

Mr. Ryan presented information for the following Zoning Map Amendments for Commissioners' review:

1. **James Kunst** ZMAR SW1/4, SE1/4, Section 23, T17N-R21E, Town of Schleswig, from LE, Large Estate to SE, Small Estate.
2. **Vraj Vihar Inc** ZMAR SW1/4, NE1/4, and SE1/4, NW1/4, Section 8, T19N-R23E, Town of Manitowoc Rapids from NA, Natural Area to RR, Rural Residential.
3. **Glenn R Christel Revocable Trust** ZMAR SE1/4, SW1/4, Section 26, T18N-R21E, Town of Eaton, from EA, Exclusive Agriculture to LE, Large Estate.
4. **Gregg Samz** ZMAR NW1/4, NE1/4, Section 8, T20N-R24E, Town of Mishicot, from EA, Exclusive Agriculture to RR, Rural Residential.

ADJOURNMENT – Meeting adjourned at 4:00 p.m.



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

MEETING NOTICE

DATE: **Monday, June 3, 2024**
TIME: 4:00 P.M.
PLACE: MANITOWOC COUNTY OFFICE COMPLEX
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda
- IV. Open Meeting Law Compliance
- V. Public Comment
- VI. Public Hearings – Discussion and possible action:
 1. **James Kunst** ZMAR SW1/4, SE1/4, Section 23, T17N-R21E, Town of Schleswig, from LE, Large Estate to SE, Small Estate.
 2. **Vraj Vihar Inc** ZMAR SW1/4, NE1/4, and SE1/4, NW1/4, Section 8, T19N-R23E, Town of Manitowoc Rapids from NA, Natural Area to RR, Rural Residential.
 3. **Glenn R Christel Revocable Trust** ZMAR SE1/4, SW1/4, Section 26, T18N-R21E, Town of Eaton, from EA, Exclusive Agriculture to LE, Large Estate.
 4. **Gregg Samz** ZMAR NW1/4, NE1/4, Section 8, T20N-R24E, Town of Mishicot, from EA, Exclusive Agriculture to RR, Rural Residential.
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
 1. **POSTPONED: William Paul & Claudia Dean** CSM Variance, SW1/4, NW1/4, Section 31, T21N-R25E, Town of Two Creeks.
 2. **Timothy Bogenschuetz** CSM Variance, SW1/4, SW1/4, Section 21, T17N-R22E, Town of Meeme.
 3. **Popp Subdivision No. 4** Plat Review, the SW 1/4, Section 31, T19N-R24E, City of Manitowoc.
- VIII. Discussion and possible action to accept the Town of Centerville's request to transfer zoning authority to Manitowoc County.
- IX. Miscellaneous:
 1. Staff Reports – None
 2. Personnel – None
 3. Correspondence – None
 4. Other Matters – None
- X. Next Meeting Date – Tentatively June 24, 2024
- XI. Adjournment

Date: May 17, 2024

James Falkowski, Commission Chair
By: Tim Ryan, Director

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. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR JUNE 3, 2024 MEETING

Call to Order – Roll Call

The Regular June 3, 2024 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Falkowski at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Zimmer

Staff present: Tim Ryan, Andrea Raymakers and Michelle Haupt

Approval of Minutes – Open Meeting Law Compliance

Chairman Falkowski called for a motion to accept the Minutes of the regular April 29, 2024 meeting. Motion to accept the Minutes was made by Mr. Vogt and seconded by Mr. Dyzak. 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 May 22, 2024 and May 26, 2024, reviewed by the Commission at a Commission Meeting held on June 3, 2024. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their June 18, 2024 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. **James Kunst** ZMAR SW1/4, SE1/4, Section 23, T17N-R21E, Town of Schleswig, from 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 Schleswig stating that the Town Board and Town Planning Committee are in favor of this request (copy on file).

Mr. Brad Buechel, agent, spoke and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

2. **Vraj Vihar Inc** ZMAR SW1/4, NE1/4, and SE1/4, NW1/4, Section 8, T19N-R23E, Town of Manitowoc Rapids from NA, Natural Area to RR, Rural Residential.

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

Mr. Ryan indicated a letter was received from the Town of Manitowoc Rapids stating that the Town Board and Town Planning Commission are in favor of this request (copy on file).

Mr. Dale Carbon, applicant, spoke and answered questions for the Commission.

Mr. Gerald Penkwitz, adjacent property owner, spoke with concerns about the rezone.

Mr. Falkowski closed the Public Hearing.

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

3. **Glenn R Christel Revocable Trust** ZMAR SE1/4, SW1/4, Section 26, T18N-R21E, Town of Eaton, 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 Eaton stating that the Town Board and Town Planning and Zoning Committee are in favor of this request (copy on file).

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

Mr. Falkowski closed the Public Hearing.

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

4. **Gregg Samz** ZMAR NW1/4, NE1/4, Section 8, T20N-R24E, Town of Mishicot, from EA, Exclusive Agriculture to 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 is in favor of this request (copy on file).

Mr. Dwight Brubaker, applicant, spoke and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

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

1. **POSTPONED: William Paul & Claudia Dean** CSM Variance, SW1/4, NW1/4, Section 31, T21N-R25E, Town of Two Creeks.

Motion was made by Mr. Waack to remove William Paul & Claudia Dean postponed variance request from the table. Seconded by Ms. Muench. Motion passed upon a unanimous voice vote.

Mr. Dean spoke and answered questions for the Commission.

Mr. Lee Engelbrecht, Two Creeks Town Chairperson, spoke and answered questions for the Commission.

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

2. **Timothy Bogenschuetz** CSM Variance, SW1/4, SW1/4, Section 21, T17N-R22E, Town of Meeme.

Mr. Ryan read a summary of the request (copy on file).

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

3. **Popp Subdivision No. 4** Plat Review, the SW 1/4, Section 31, T19N-R24E, City of Manitowoc.

Mr. Ryan read a summary of the request (copy on file).

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

Discussion and possible action to accept the Town of Centerville's request to transfer zoning authority to Manitowoc County.

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

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

Miscellaneous

Staff Reports – None

Personnel – None

Correspondence – None

Other Matters – None

Next Meeting Date: Next meeting is tentatively scheduled for Monday, July 22, 2024.

Adjournment: Motion to adjourn was made by Mr. Dyzak and seconded by Ms. Muench to adjourn at 4:48 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date



MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, JULY 22, 2024
TIME: ► 3:30 P.M. ◀
PLACE: MANITOWOC COUNTY COUNTY COMPLEX
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda
"Open Meeting Law Compliance"
- III. Other Business
 1. Presentation by Bob Ziegelbauer, County Executive, acknowledging Melvin Waack's years of service on the Planning and Park Commission.
- IV. Discussion Pertaining to Public Hearings of:
 1. **Steven J and Kristine M Lenzner Revocable Living Trust** ZMAR, NE1/4, NW1/4, and NW1/4, NW1/4, Section 33, T18N-R22E, Town of Liberty, from NA, Natural Area to SE, Small Estate and GA, General Agriculture.
 2. **Holly Osborne** ZMAR, SW1/4, SW1/4, Section 5, T21N-R24E, Town of Mishicot, from EA, Exclusive Agriculture to NA, Natural Area.
 3. **Ethan and Cayla Binish** ZMAR SW1/4, SE1/4, Section 32, T21N-R22E, Town of Cooperstown, from LE, Large Estate to GA, General Agriculture.
- V. Adjournment

Date: July 3, 2024

James Falkowski, Commission Chair
By: Tim Ryan, Director

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. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE ADVISORY MEETING
July 22, 2024

Call to Order – Roll Call

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order July 22, 2024 by Chairperson Falkowski at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present: Mr. Falkowski, Mr. Zimmer, Ms. Muench, Mr. Vogt, Mr. Dyzak and Mr. Korinek

Commissioners absent: Mr. Neils

Staff present: Tim Ryan, Andrea Raymakers, Michelle Haupt

Presentation by Bob Ziegelbauer, County Executive, acknowledging Melvin Waack's years of service on the Planning and Park Commission.

Discussion of Public Hearing Information

Mr. Ryan presented information for the following Zoning Map Amendments for Commissioners' review:

1. **James Kunst** ZMAR SW1/4, SE1/4, Section 23, T17N-R21E, Town of Schleswig, from LE, Large Estate to SE, Small Estate.
2. **Vraj Vihar Inc** ZMAR SW1/4, NE1/4, and SE1/4, NW1/4, Section 8, T19N-R23E, Town of Manitowoc Rapids from NA, Natural Area to RR, Rural Residential.
3. **Glenn R Christel Revocable Trust** ZMAR SE1/4, SW1/4, Section 26, T18N-R21E, Town of Eaton, from EA, Exclusive Agriculture to LE, Large Estate.
4. **Gregg Samz** ZMAR NW1/4, NE1/4, Section 8, T20N-R24E, Town of Mishicot, from EA, Exclusive Agriculture to RR, Rural Residential.

ADJOURNMENT – Meeting adjourned at 4:00 p.m.



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

MEETING NOTICE

DATE: **Monday, July 22, 2024**
TIME: 4:00 P.M.
PLACE: MANITOWOC COUNTY OFFICE COMPLEX
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda
- IV. Open Meeting Law Compliance
- V. Public Comment

- VI. Public Hearings – Discussion and possible action:
 1. **Steven J and Kristine M Lenzner Revocable Living Trust** ZMAR, NE1/4, NW1/4, and NW1/4, NW1/4, Section 33, T18N-R22E, Town of Liberty, from NA, Natural Area to SE, Small Estate and GA, General Agriculture.
 2. **Holly Osborne** ZMAR, SW1/4, SW1/4, Section 5, T21N-R24E, Town of Mishicot, from EA, Exclusive Agriculture to NA, Natural Area.
 3. **Ethan and Cayla Binish** ZMAR SW1/4, SE1/4, Section 32, T21N-R22E, Town of Cooperstown, from LE, Large Estate to GA, General Agriculture.

- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
 1. **Sandy Bay Highlands Subdivision No 3 and No 4** Plat Review, the NW1/4, Section 31, T20N-R25E, City of Two Rivers.

- VIII. Discussion and possible approval of Industrial Park Site Plan for Thompson Machinery.

- IX. Miscellaneous:
 1. Staff Reports – None
 2. Personnel – None
 3. Correspondence – None
 4. Other Matters – Election of Officers

- X. Next Meeting Date – Tentatively August 26, 2024

- XI. Adjournment

Date: July 3, 2024

James Falkowski, Commission Chair
By: Tim Ryan, Director

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. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR JULY 22, 2024 MEETING

Call to Order – Roll Call

The Regular July 22, 2024 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Falkowski at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Neils

Staff present: Tim Ryan, Andrea Raymakers and Michelle Haupt

Approval of Minutes – Open Meeting Law Compliance

Chairman Falkowski called for a motion to accept the Minutes of the regular June 3, 2024 meeting. Motion to accept the Minutes was made by Mr. Zimmer and seconded by Mr. Vogt. Motion passed upon a unanimous voice vote.

Approval of Agenda: Motion made by Mr. Dyzak and seconded by Ms. Muench 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 8, 2024 and July 15, 2024, reviewed by the Commission at a Commission Meeting held on July 22, 2024. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their August 20, 2024 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. **Steven J and Kristine M Lenzner Revocable Living Trust** ZMAR, NE1/4, NW1/4, and NW1/4, NW1/4, Section 33, T18N-R22E, Town of Liberty, from NA, Natural Area to SE, Small Estate and GA, General Agriculture.

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

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

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

Mr. Falkowski closed the Public Hearing.

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

2. **Holly Osborne** ZMAR, SW1/4, SW1/4, Section 5, T21N-R24E, Town of Mishicot, from EA, Exclusive Agriculture to NA, Natural Area.

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

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

Mr. James Reif, agent and Holly Osborne, property owner, spoke and answered questions for the Commission.

Mr. Robert DesJarlais, Town Supervisor, reiterated the Town Boards decision.

Mr. Falkowski closed the Public Hearing.

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

3. **Ethan and Cayla Binish** ZMAR SW1/4, SE1/4, Section 32, T21N-R22E, Town of Cooperstown, from LE, Large Estate 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 that the Town Board and Town Planning and Zoning Commission are in favor of this request (copy on file).

Mr. & Mrs. Binish, property owners, spoke and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

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

1. **Sandy Bay Highlands Subdivision No 3 and No 4** Plat Review, the NW1/4, Section 31, T20N-R25E, City of Two Rivers.

Mr. Ryan read a summary of the request (copy on file).

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

Discussion and possible approval of Industrial Park Site Plan for Thompson Machinery.

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

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

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

Miscellaneous

Staff Reports – None

Personnel – None

Correspondence – None

Other Matters – Election of Officers

Mr. Falkowski opened up nominations for Chairperson.

Motion by Ms. Muench nominating Mr. Falkowski for Chairperson and seconded by Mr. Dyzak.

Nominations are closed.

Motion passed upon a unanimous voice vote.

Mr. Falkowski opened up nominations for Vice Chairperson.

Motion by Mr. Dyzak nominating Mr. Zimmer for Vice Chairperson and seconded by Ms. Muench.

Motion by Mr. Vogt to close nominations for Mr. Zimmer for Vice Chairperson and seconded by Ms. Muench.

Motion passed upon a unanimous voice vote.

Mr. Falkowski opened up nominations for Secretary.

Motion by Mr. Dyzak nominating Ms. Muench for Secretary and seconded by Mr. Falkowski.

Motion by Mr. Korinek to close nominations for Ms. Muench for Secretary and seconded by Mr. Dyzak.

Motion passed upon a unanimous voice vote.

Next Meeting Date: Next meeting is tentatively scheduled for Monday, August 26, 2024.

Adjournment: Motion to adjourn was made by Mr. Zimmer and seconded by Mr. Korinek to adjourn at 4:31 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date



MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, SEPTEMBER 23, 2024
TIME: **► 3:30 P.M. ◀**
PLACE: MANITOWOC COUNTY OFFICE COMPLEX
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
 1. **Frederick and Raissa Van Serke Sr** ZMAR NW1/4, SE1/4, Section 29, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to LE, Large Estate and GA, General Agriculture.
 2. **Myriam Ileana Christel** ZMAR NE1/4, NE1/4, Section 6, T19N-R21E, Town of Rockland, from EA, Exclusive Agriculture to GA, General Agriculture.
 3. **Myron and Kathleen Hickman** ZMAR NW1/4, NW1/4, Section 32, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture to SE, Small Estate.
- IV. Adjournment

Date: September 6, 2024

James Falkowski, Commission Chair
By: Tim Ryan, Director

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. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE ADVISORY MEETING
September 23, 2024

Call to Order – Roll Call

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order September 23, 2024 by Chairperson Falkowski at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present: Mr. Falkowski, Mr. Neils, Mr. Vogt and Mr. Korinek

Commissioners absent: Ms. Muench, Mr. Zimmer and Mr. Dyzak

Staff present: Tim Ryan and Andrea Raymakers

Discussion of Public Hearing Information

Mr. Ryan presented information for the following Zoning Map Amendments for Commissioners' review:

1. **Frederick and Raissa Van Serke Sr** ZMAR NW1/4, SE1/4, Section 29, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to LE, Large Estate and GA, General Agriculture.
2. **Myriam Ileana Christel** ZMAR NE1/4, NE1/4, Section 6, T19N-R21E, Town of Rockland, from EA, Exclusive Agriculture to GA, General Agriculture.
3. **Myron and Kathleen Hickman** ZMAR NW1/4, NW1/4, Section 32, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture to SE, Small Estate.

ADJOURNMENT – Meeting adjourned at 4:00 p.m.



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

MEETING NOTICE

DATE: **Monday, September 23, 2024**
TIME: 4:00 P.M.
PLACE: MANITOWOC COUNTY OFFICE COMPLEX
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda
- IV. Open Meeting Law Compliance
- V. Public Comment

- VI. Public Hearings – Discussion and possible action:
 1. **Frederick and Raissa Van Serke Sr** ZMAR NW1/4, SE1/4, Section 29, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to LE, Large Estate and GA, General Agriculture.
 2. **Myriam Ileana Christel** ZMAR NE1/4, NE1/4, Section 6, T19N-R21E, Town of Rockland, from EA, Exclusive Agriculture to GA, General Agriculture.
 3. **Myron and Kathleen Hickman** ZMAR NW1/4, NW1/4, Section 32, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture to SE, Small Estate.

- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
 1. **Sandra Wilke-Loose** CSM Variance, SW1/4, SW1/4, Section 2, T17N-R21E, Town of Schleswig.

- VIII. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Keith Vonkampen).

- IX. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Benedict Marx).

- X. Miscellaneous:
 1. Staff Reports – None
 2. Personnel – None
 3. Correspondence – None
 4. Other Matters – None

- XI. Next Meeting Date – Tentatively October 21, 2024

- XII. Adjournment

Date: September 6, 2024

James Falkowski, Commission Chair
By: Tim Ryan, Director

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. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR SEPTEMBER 23, 2024 MEETING

Call to Order – Roll Call

The Regular September 23, 2024 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. Neils, Mr. Falkowski, Mr. Korinek, Mr. Vogt and Ms. Muench

Commissioners absent: Mr. Dyzak and Mr. Zimmer

Staff present: Tim Ryan, Andrea Raymakers, Reed Gaedtke and Michelle Haupt

Approval of Minutes –

Chairman Falkowski called for a motion to accept the Minutes of the regular July 22, 2024 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 Advisory Minutes –

Chairman Falkowski called for a motion to accept the Minutes of the July 22, 2024 advisory meeting. Motion to accept the Minutes was made by Ms. Muench and seconded by Mr. Vogt. Motion passed upon a unanimous voice vote.

Approval of Agenda: Motion made by Mr. Korinek and seconded by Mr. Neils 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 September 11, 2024 and September 16, 2024, reviewed by the Commission at a Commission Meeting held on September 23, 2024. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their October 28, 2024 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. **Frederick and Raissa Van Serke Sr** ZMAR NW1/4, SE1/4, Section 29, T19N-R23E, Town of Manitowoc Rapids, from EA, Exclusive Agriculture to LE, Large Estate and GA, General Agriculture.

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

Mr. Ryan indicated a letter was received from the Town of Manitowoc Rapids stating that the Town Board and Town Land Use Committee are in favor of this request (copy on file).

Mr. Frederick Van Serke Sr, property owner, spoke and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

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

2. **Myriam Ileana Christel** ZMAR NE1/4, NE1/4, Section 6, T19N-R21E, Town of Rockland, 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 Rockland stating that the Town Board is in favor of this request (copy on file).

Ms. Myriam Christel, property owner, spoke and answered questions for the Commission.

Ms. Rosalie Geiger, Town of Rockland Chairperson, spoke in favor of the request.

Mr. Kenneth Christel, family member, spoke in favor of the request.

Mr. Falkowski closed the Public Hearing.

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

3. **Myron and Kathleen Hickman** ZMAR NW1/4, NW1/4, Section 32, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture to SE, Small Estate.

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

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

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

Mr. Falkowski closed the Public Hearing.

Motion was made by Mr. Korinek 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. **Sandra Wilke-Loose** CSM Variance, SW1/4, SW1/4, Section 2, T17N-R21E, Town of Schleswig.

Mr. Ryan read a summary of the request (copy on file).

Mr. Jeff DeZeeuw, Corner Point Land Surveyor, spoke and answered questions for 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 on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Keith Vonkampen).

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

Mr. Ken Schuler, Town of Schleswig Constable, gave an overview.

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

Laura Roth, property resident, spoke and answered questions for the Commission.

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

Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Benedict Marx).

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

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

Mr. Ralph Schuh, Town of Kossuth Chairperson, gave an overview.

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

Miscellaneous

Staff Reports – None

Personnel – None

Correspondence – None

Other Matters – None

Next Meeting Date: Next meeting is tentatively scheduled for Monday, October 28, 2024.

Adjournment: Motion to adjourn was made by Ms. Muench and seconded by Mr. Korinek to adjourn at 5:09 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date



MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, October 28, 2024
TIME: ► 3:30 P.M. ◀
PLACE: MANITOWOC COUNTY OFFICE COMPLEX
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
 1. **David and Clair Petersen** ZMAR, NW1/4, NE1/4, and the SW1/4, NE1/4, Section 23, T18N-R22E, Town of Liberty, from LE, Large Estate to RR, Rural Residential.
 2. **David and Clair Petersen** ZMAR, NE1/4, SW1/4, Section 23, T18N-R22E, Town of Liberty, from LE, Large Estate and RR, Rural Residential to GA, General Agriculture.
- IV. Adjournment

Date: October 8, 2024

James Falkowski, Commission Chair
By: Tim Ryan, Director

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. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE ADVISORY MEETING
October 28, 2024

Call to Order – Roll Call

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order October 28, 2024 by Chairperson Falkowski at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present: Mr. Falkowski, Ms. Muench, Mr. Dyzak, Mr. Zimmer and Mr. Vogt

Commissioners absent: Mr. Korinek and Mr. Neils

Staff present: Tim Ryan and Andrea Raymakers

Discussion of Public Hearing Information

Mr. Ryan presented information for the following Zoning Map Amendments for Commissioners' review:

1. **David and Clair Petersen** ZMAR, NW1/4, NE1/4, and the SW1/4, NE1/4, Section 23, T18N-R22E, Town of Liberty, from LE, Large Estate to RR, Rural Residential.
2. **David and Clair Petersen** ZMAR, NE1/4, SW1/4, Section 23, T18N-R22E, Town of Liberty, from LE, Large Estate and RR, Rural Residential to GA, General Agriculture.

ADJOURNMENT – Meeting adjourned at 4:00 p.m.



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

MEETING NOTICE

DATE: **Monday, October 28, 2024**
TIME: **4:00 P.M.**
PLACE: **MANITOWOC COUNTY OFFICE COMPLEX**
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda
- IV. Open Meeting Law Compliance
- V. Public Comment

- VI. Public Hearings – Discussion and possible action:
 1. **David and Clair Petersen** ZMAR, NW1/4, NE1/4, and the SW1/4, NE1/4, Section 23, T18N-R22E, Town of Liberty, from LE, Large Estate to RR, Rural Residential.
 2. **David and Clair Petersen** ZMAR, NE1/4, SW1/4, Section 23, T18N-R22E, Town of Liberty, from LE, Large Estate and RR, Rural Residential to GA, General Agriculture.

- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
 1. **David and Clair Petersen** CSM Variance, NE1/4, SW1/4, Section 23, T18N-R22E, Town of Liberty.

- VIII. Discussion and possible action on snowmobile trail maintenance contracts for the 2024-2025 season.

- IX. Discussion and possible acceptance of Resolution Authorizing a potential fee adjustment to the Planning and Zoning Department Fee Schedule.

- X. Discussion and possible acceptance on Resolution Authorizing County Conservation Aids Grant (2024/2025).

- XI. Miscellaneous:
 1. Staff Reports – None
 2. Personnel – None
 3. Correspondence – None
 4. Other Matters – None

- XII. Next Meeting Date – Tentatively December 2, 2024

- XIII. Adjournment

Date: October 8, 2024

James Falkowski, Commission Chair
By: Tim Ryan, Director

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. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR OCTOBER 28, 2024 MEETING

Call to Order – Roll Call

The Regular October 28, 2024 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. Zimmer, Mr. Falkowski, Mr. Dyzak, Mr. Vogt and Ms. Muench

Commissioners absent: Mr. Korinek and Mr. Neils

Staff present: Tim Ryan, Andrea Raymakers, Pete Tarnowski and Michelle Haupt

Approval of Minutes –

Chairman Falkowski called for a motion to accept the Minutes of the regular September 23, 2024 meeting. Motion to accept the Minutes was made by Mr. Vogt and seconded by Mr. Zimmer.

Motion passed upon a unanimous voice vote.

Approval of Agenda: Motion made by Ms. Muench and seconded by Mr. Dyzak 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 14, 2024 and October 21, 2024, reviewed by the Commission at a Commission Meeting held on October 28, 2024. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their November 12, 2024 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. **David and Clair Petersen** ZMAR, NW1/4, NE1/4, and the SW1/4, NE1/4, Section 23, T18N-R22E, Town of Liberty, from LE, Large Estate to RR, Rural Residential.

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

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

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

Mr. Falkowski closed the Public Hearing.

Motion was made by Mr. Dyzak and seconded by Ms. Muench to approve the rezone request.

Motion passed upon a unanimous voice vote.

2. **David and Clair Petersen** ZMAR, NE1/4, SW1/4, Section 23, T18N-R22E, Town of Liberty, from LE, Large Estate and RR, Rural Residential to GA, General Agriculture.

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

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

Mr. Falkowski closed the Public Hearing.

Motion was made by Mr. Zimmer 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. **David and Clair Petersen** CSM Variance, NE1/4, SW1/4, Section 23, T18N-R22E, Town of Liberty.

Mr. Ryan read a summary of the request (copy on file).

Motion was made by Ms. Muench to approve the CSM Variance request and seconded by Mr. Dyzak.

Motion passed upon a unanimous voice vote.

Discussion and possible action on snowmobile trail maintenance contracts for the 2024-2025 season.

Mr. Tarnowski gave an overview and answered questions for the Commission.

Motion was made by Ms. Muench to approve and seconded by Mr. Dyzak.

Motion passed upon a unanimous voice vote.

Discussion and possible acceptance of Resolution Authorizing a potential fee adjustment to the Planning and Zoning Department Fee Schedule.

Mr. Ryan gave an overview to the Commission.

Motion was made by Mr. Zimmer to approve a 4% increase, rounding up to the nearest \$1 dollar and seconded by Ms. Muench.

Motion passed upon a unanimous voice vote.

Discussion and possible acceptance on Resolution Authorizing County Conservation Aids Grant (2024/2025).

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

Motion was made by Ms. Muench to approve the resolution 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 tentatively scheduled for Monday, December 2, 2024.

Adjournment: Motion to adjourn was made by Mr, Dyzak and seconded by Ms. Muench to adjourn at 4:28 pm.

Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date



MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: MONDAY, DECEMBER 2, 2024
TIME: ► 3:30 P.M. ◀
PLACE: MANITOWOC COUNTY OFFICE COMPLEX
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes - Approval of Agenda
"Open Meeting Law Compliance"
- III. Discussion Pertaining to Public Hearings of:
 1. **Kevin Czechanski** ZMAR, SW1/4, SW1/4, Section 35, T20N-R24E, Town of Two Rivers, from NA, Natural Area to RR, Rural Residential.
 2. **Vernon A and Patricia M Gulseth Revocable Trust** ZMAR, NW1/4, SE1/4, Section 7, T19N-R24E, Town of Manitowoc, from GA, General Agriculture to LE, Large Estate.
 3. **Manitowoc County Planning and Park Commission** petitioned for an ordinance text amendment to Chapter 14 of the Manitowoc County Code titled "Parks" for revisions relating to the harvesting of edible fruits, metal detecting, management authority and camping regulations.
 4. **Manitowoc County Planning and Park Commission** adoption of the Manitowoc County Farmland Preservation Plan revision.
- IV. Adjournment

Date: November 15, 2024

James Falkowski, Commission Chair
By: Tim Ryan, Director

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. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE ADVISORY MEETING
December 2, 2024

Call to Order – Roll Call

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order December 2, 2024 by Chairperson Falkowski at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Commissioners present: Mr. Falkowski, Ms. Muench, Mr. Dyzak, Mr. Korinek and Mr. Vogt

Commissioners absent: Mr. Zimmer and Mr. Neils

Staff present: Tim Ryan, Pete Tarnowski and Andrea Raymakers

Discussion of Public Hearing Information

Mr. Ryan presented information for the following Zoning Map Amendments for Commissioners' review:

1. **Kevin Czechanski** ZMAR, SW1/4, SW1/4, Section 35, T20N-R24E, Town of Two Rivers, from NA, Natural Area to RR, Rural Residential.
2. **Vernon A and Patricia M Gulseth Revocable Trust** ZMAR, NW1/4, SE1/4, Section 7, T19N-R24E, Town of Manitowoc, from GA, General Agriculture to LE, Large Estate.
3. **Manitowoc County Planning and Park Commission** petitioned for an ordinance text amendment to Chapter 14 of the Manitowoc County Code titled "Parks" for revisions relating to the harvesting of edible fruits, metal detecting, management authority and camping regulations.
4. **Manitowoc County Planning and Park Commission** adoption of the Manitowoc County Farmland Preservation Plan revision.

ADJOURNMENT – Meeting adjourned at 4:00 p.m.



MANITOWOC COUNTY

PLANNING AND PARK COMMISSION

MEETING NOTICE

DATE: **Monday, December 2, 2024**
TIME: **4:00 P.M.**
PLACE: **MANITOWOC COUNTY OFFICE COMPLEX**
4319 EXPO DRIVE, MANITOWOC, WI 54220

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

- I. Call to Order - Roll Call
- II. Approval of Minutes
- III. Approval of Agenda
- IV. Open Meeting Law Compliance
- V. Public Comment

- VI. Public Hearings – Discussion and possible action:
 1. **Kevin Czechanski** ZMAR, SW1/4, SW1/4, Section 35, T20N-R24E, Town of Two Rivers, from NA, Natural Area to RR, Rural Residential.
 2. **Vernon A and Patricia M Gulseth Revocable Trust** ZMAR, NW1/4, SE1/4, Section 7, T19N-R24E, Town of Manitowoc, from GA, General Agriculture to LE, Large Estate.
 3. **Manitowoc County Planning and Park Commission** petitioned for an ordinance text amendment to Chapter 14 of the Manitowoc County Code titled “Parks” for revisions relating to the harvesting of edible fruits, metal detecting, management authority and camping regulations.
 4. **Manitowoc County Planning and Park Commission** adoption of the Manitowoc County Farmland Preservation Plan revision.

- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
 1. **Larry and Donna Miller** CSM Variance, NE1/4, SW1/4, Section 21, T20N-R23E, Town of Kossuth.

- VIII. Discussion and possible action on camping policies for Walla Hi County Park.

- IX. Miscellaneous:
 1. Staff Reports – None
 2. Personnel – None
 3. Correspondence – None
 4. Other Matters – None

- X. Next Meeting Date – Tentatively January 27, 2025

- XI. Adjournment

Date: November 14, 2024

James Falkowski, Commission Chair
By: Tim Ryan, Director

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. Persons who are members of another governmental body, but who are not members of this commission, may attend this meeting. Their attendance could result in a quorum of another governmental body being present. Such a quorum is unintended and they are not meeting to exercise the authority, duties, or responsibilities of any other governmental body.

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR DECEMBER 2, 2024 MEETING

Call to Order – Roll Call

The Regular December 2, 2024 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. Korinek, Mr. Falkowski, Mr. Dyzak, Mr. Vogt and Ms. Muench

Commissioners absent: Mr. Zimmer and Mr. Neils

Staff present: Tim Ryan, Andrea Raymakers, Pete Tarnowski and Michelle Haupt

Approval of Minutes –

Chairman Falkowski called for a motion to accept the Minutes of the regular October 28, 2024 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. Dyzak 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 November 18, 2024 and November 25, 2024, reviewed by the Commission at a Commission Meeting held on December 2, 2024. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their December 17, 2024 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. **Kevin Czechanski** ZMAR, SW1/4, SW1/4, Section 35, T20N-R24E, Town of Two Rivers, from NA, Natural Area to 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 this request (copy on file).

Mr. Justin Powalisz, adjacent property owner, spoke and answered questions for the Commission.

Mr. Falkowski closed the Public Hearing.

Motion was made by Mr. Korinek and seconded by Ms. Muench to approve the rezone request.

Motion passed upon a unanimous voice vote.

2. **Vernon A and Patricia M Gulseth Revocable Trust** ZMAR, NW1/4, SE1/4, Section 7, T19N-R24E, Town of Manitowoc, from GA, General 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 Manitowoc stating that the Town Board is in favor of this request (copy on file).

There was no one to speak.

Mr. Falkowski closed the Public Hearing.

Motion was made by Mr. Dyzak and seconded by Mr. Vogt to approve the rezone request.

Motion passed upon a unanimous voice vote.

3. **Manitowoc County Planning and Park Commission** petitioned for an ordinance text amendment to Chapter 14 of the Manitowoc County Code titled "Parks" for revisions relating to the harvesting of edible fruits, metal detecting, management authority and camping regulations.

Mr. Tarnowski gave an overview and answered questions for the Commission.

There was no one to speak.

Mr. Falkowski closed the Public Hearing.

Motion was made by Ms. Muench and seconded by Mr. Korinek to approve and forward the ordinance text amendment to the County Board.

Motion passed upon a unanimous voice vote.

4. **Manitowoc County Planning and Park Commission** adoption of the Manitowoc County Farmland Preservation Plan revision.

Mr. Tarnowski gave an overview and answered questions for the Commission.

There was no one to speak.

Mr. Falkowski closed the Public Hearing.

Motion was made by Mr. Dyzak and seconded by Mr. Vogt to approve and forward the adoption of the Manitowoc County Farmland Preservation Plan revision to the County Board.

Motion passed upon a unanimous voice vote.

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

1. **Larry and Donna Miller** CSM Variance, NE1/4, SW1/4, Section 21, T20N-R23E, Town of Kossuth.

Mr. Ryan read a summary of the request (copy on file).

Mr. Larry Miller spoke and answered questions for the Commission.

Motion was made by Ms. Muench to approve the CSM Variance request and seconded by Mr. Korinek.

Motion passed upon a unanimous voice vote.

Discussion and possible action on camping policies for Walla Hi County Park.

Mr. Tarnowski gave an overview and answered questions for the Commission.

Motion was made by Ms. Muench 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 tentatively scheduled for Monday, January 27, 2025.

Adjournment: Motion to adjourn was made by Mr. Dyzak and seconded by Mr. Vogt to adjourn at 4:32 pm.

Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date