



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: **Monday, February 24, 2025**  
TIME: **▶ 3:30 P.M. ◀**  
PLACE: COUNTY COMPLEX, 4319 EXPO DRIVE, MANITOWOC, WI

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. **Hunter Griffin** ZMAR SE1/4, SW1/4, Section 24, T19N-R22E, Town of Cato from LE, Large Estate to SE, Small Estate.
  2. **Shane Wendt and Duchow Acres LLC** ZMAR SE1/4, SW1/4, and the SW1/4, SW1/4, Section 34, T19N-R21E, Town of Rockland from EA, Exclusive Agriculture to LE, Large Estate.
  3. **Manitowoc County Planning and Park Commission** petition for the adoption of the Manitowoc County General Zoning Map for the Town of Centerville.
- IV. Adjournment

Date: February 7, 2025

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  
February 24, 2025

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order February 24, 2025 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. Zimmer, Mr. Neils, Mr. Korinek and Mr. Vogt

Commissioners absent: 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. **Hunter Griffin** ZMAR SE1/4, SW1/4, Section 24, T19N-R22E, Town of Cato from LE, Large Estate to SE, Small Estate.
2. **Shane Wendt and Duchow Acres LLC** ZMAR SE1/4, SW1/4, and the SW1/4, SW1/4, Section 34, T19N-R21E, Town of Rockland from EA, Exclusive Agriculture to LE, Large Estate.
3. **Manitowoc County Planning and Park Commission** petition for the adoption of the Manitowoc County General Zoning Map for the Town of Centerville.

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



# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: **Monday, February 24, 2025**  
TIME: 4:00 P.M.  
PLACE: COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

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. **Hunter Griffin** ZMAR SE1/4, SW1/4, Section 24, T19N-R22E, Town of Cato from LE, Large Estate to SE, Small Estate.
  2. **Shane Wendt and Duchow Acres LLC** ZMAR SE1/4, SW1/4, and the SW1/4, SW1/4, Section 34, T19N-R21E, Town of Rockland from EA, Exclusive Agriculture to LE, Large Estate.
  3. **Manitowoc County Planning and Park Commission** petition for the adoption of the Manitowoc County General Zoning Map for the Town of Centerville.
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
  1. **Mariner Lux Subdivision** Plat Review, SW1/4, NW1/4, and the NW1/4, SW1/4, Section 16, T19N-R24E, City of Manitowoc.
- VIII. Discussion and possible action to permit the Lakeshore Ladies Spring Fling Disk Golf Tournament at Lower Cato Falls County Park on May 31, 2025.
- IX. Discussion and possible action to permit the USWDGC Disc Golf Tournament at Cato Falls County Park June 19th-22<sup>nd</sup>, 2025.
- X. Discussion and possible action to permit Wingz Disc Golf, LLC to hold a PDGA C-Tier Disc Golf Event in Lower Cato Falls County Park on July 5<sup>th</sup>, 2025.
- XI. Discussion and possible acceptance on a resolution authorizing the grant application for the West Twin River Public Access.
- XII. Discussion and possible acceptance of 2025-2026 Snowmobile Trail Maintenance Resolution.
- XIII. Miscellaneous:
  1. Staff Reports – None
  2. Personnel – None
  3. Correspondence – None

4. Other Matters – None

XIV. Next Meeting Date – Tentatively March 31, 2025

XV. Adjournment

Date: February 18, 2025

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 FEBRUARY 24, 2025 MEETING

**Call to Order – Roll Call**

The Regular February 24, 2025 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Falkowski at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Dyzak

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 2, 2024 meeting. Motion to accept the Minutes was made by Ms. Muench and seconded by Mr. Zimmer. Motion passed upon a unanimous voice vote.

**Approval of Agenda:** Motion made by Mr. Zimmer 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 February 13, 2025 and February 17, 2025, reviewed by the Commission at a Commission Meeting held on February 24, 2025. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their March 18, 2025 meeting.

**Public Comment:** Mr. Falkowski asked if there was anyone who wished to speak on any topic other than the public hearings.

There was no one to speak. Mr. Falkowski closed Public Comment.

**Public Hearings – Discussion and possible action:**

1. **Hunter Griffin** ZMAR SE1/4, SW1/4, Section 24, T19N-R22E, Town of Cato 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 Cato stating that the Town Board is in favor of this request (copy on file).

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

There was no one else to speak.

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. **Shane Wendt and Duchow Acres LLC** ZMAR SE1/4, SW1/4, and the SW1/4, SW1/4, Section 34, T19N-R21E, Town of Rockland 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 Rockland stating the Town Board is in favor of this request (copy on file).

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

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

3. **Manitowoc County Planning and Park Commission** petition for the adoption of the Manitowoc County General Zoning Map for the Town of Centerville.

Mr. Gerald Vogel, Town of Centerville Supervisor, spoke and answered questions for the Commission. He provided a letter of confirmation and a copy of the town meeting minutes approving the adoption of the Manitowoc County General Zoning Map for the Town of Centerville. (copy on file)

Mr. Falkowski closed the Public Hearing.

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

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

1. **Mariner Lux Subdivision** Plat Review, SW1/4, NW1/4, and the NW1/4, SW1/4, Section 16, T19N-R24E, City of Manitowoc.

Mr. Ryan 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.

#### **Discussion and possible action to permit Wingz Disc Golf, LLC to hold a PDGA C-Tier Disc Golf Event in Lower Cato Falls County Park on July 5<sup>th</sup>, 2025.**

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

Mr. Brad Zuraski 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.

**Discussion and possible acceptance on a resolution authorizing the grant application for the West Twin River Public Access.**

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

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

**Discussion and possible acceptance of 2025-2026 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. Neils. Motion passed upon a unanimous voice vote.

**Discussion and possible action to permit the Lakeshore Ladies Spring Fling Disk Golf Tournament at Lower Cato Falls County Park on May 31, 2025.**

Ms. Lindsey Krause, LLDGC, gave an overview and answered questions for the Commission.

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

**Discussion and possible action to permit the USWDGC Disc Golf Tournament at Cato Falls County Park June 19th-22<sup>nd</sup>, 2025.**

Ms. Lindsey Krause, LLDGC, gave an overview and answered questions for the Commission.

Motion was made by Mr. Vogt 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 scheduled for Monday, March 31, 2025.

**Adjournment:** Motion to adjourn was made by Mr. Zimmer and seconded by Mr. Korinek to adjourn at 4:35 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Ms. Muench, Secretary

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Date



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: **Monday, March 31, 2025**

TIME: **▶ 3:30 P.M. ◀**

PLACE: COUNTY COMPLEX, 4319 EXPO DRIVE, MANITOWOC, WI

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. **Randall and Anne Sellen** ZMAR NE1/4, NE1/4, Section 15, T17N-R21E, Town of Schleswig from GA, General Agriculture to LE, Large Estate.
  2. **Nancie Cayemberg** ZMAR SW1/4, SW1/4, Section 30, T20N-R25E, Town of Two Rivers from GA, General Agriculture to SE, Small Estate.
  3. **Bryce Fischer and Amy Johnson** ZMAR NE1/4, NW1/4, Section 20, T19N-R23E, Town of Manitowoc Rapids from EA, Exclusive Agriculture to GA, General Agriculture.
  4. **David Pekarske** ZMAR NW1/4, NW1/4, and the SW1/4, NW1/4, Section 11, T19N-R22E, Town of Cato from GA, General Agriculture to LE, Large Estate.
  5. **Vogel Family Farms LLC** ZMAR SE1/4, NE1/4 and the NE1/4, NE1/4, Section 27, T19N-R23E, Town of Manitowoc Rapids from EA, Exclusive Agriculture to RR, Rural Residential.
- IV. Adjournment

Date: March 14, 2025

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  
March 31, 2025

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order March 31, 2025 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 and Mr. Vogt

Commissioners absent: Mr. Zimmer, Mr. Neils, and 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. **Randall and Anne Sellen** ZMAR NE1/4, NE1/4, Section 15, T17N-R21E, Town of Schleswig from GA, General Agriculture to LE, Large Estate.
2. **Nancie Cayemberg** ZMAR SW1/4, SW1/4, Section 30, T20N-R25E, Town of Two Rivers from GA, General Agriculture to SE, Small Estate.
3. **Bryce Fischer and Amy Johnson** ZMAR NE1/4, NW1/4, Section 20, T19N-R23E, Town of Manitowoc Rapids from EA, Exclusive Agriculture to GA, General Agriculture.
4. **David Pekarske** ZMAR NW1/4, NW1/4, and the SW1/4, NW1/4, Section 11, T19N-R22E, Town of Cato from GA, General Agriculture to LE, Large Estate.
5. **Vogel Family Farms LLC** ZMAR SE1/4, NE1/4 and the NE1/4, NE1/4, Section 27, T19N-R23E, Town of Manitowoc Rapids 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, March 31, 2025**  
TIME: 4:00 P.M.  
PLACE: COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

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
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- VI. Public Hearings – Discussion and possible action:
  1. **Randall and Anne Sellen** ZMAR NE1/4, NE1/4, Section 15, T17N-R21E, Town of Schleswig from GA, General Agriculture to LE, Large Estate.
  2. **Nancie Cayemberg** ZMAR SW1/4, SW1/4, Section 30, T20N-R25E, Town of Two Rivers from GA, General Agriculture to SE, Small Estate.
  3. **Bryce Fischer and Amy Johnson** ZMAR NE1/4, NW1/4, Section 20, T19N-R23E, Town of Manitowoc Rapids from EA, Exclusive Agriculture to GA, General Agriculture.
  4. **David Pekarske** ZMAR NW1/4, NW1/4, and the SW1/4, NW1/4, Section 11, T19N-R22E, Town of Cato from GA, General Agriculture to LE, Large Estate.
  5. **Vogel Family Farms LLC** ZMAR SE1/4, NE1/4 and the NE1/4, NE1/4, Section 27, T19N-R23E, Town of Manitowoc Rapids from EA, Exclusive Agriculture to RR, Rural Residential.
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
  1. **Jesse and Heather Dvorachek** CSM Variance, SE1/4, SW1/4, Section 31, T20N-R21E, Town of Maple Grove.
- VIII. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Chris Barlament and Brian Engelbrecht).
- IX. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Brian W Eis, Kyle A Baroun, Lynn D Vogel, and Jacob Scharenbroch).
- X. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Mary G Benitez, Michael J Gerharz, Efrem Capetillo Sr, and Nyajtoua Her).
- XI. Miscellaneous:
  1. Staff Reports – None
  2. Personnel – None

3. Correspondence – None
4. Other Matters – None

XII. Next Meeting Date – Tentatively April 28, 2025

XIII. Adjournment

Date: March 25, 2025

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 MARCH 31, 2025 MEETING

**Call to Order – Roll Call**

The Regular March 31, 2025 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Falkowski at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Neils, Mr. Zimmer, and Mr. Korinek

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 February 24, 2025 meeting. Motion to accept the Minutes was made by Mr. Vogt and seconded by Ms. Muench. Motion passed upon a unanimous voice vote.

**Approval of Agenda:** Motion made by Mr. 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 March 17, 2025 and March 24, 2025, reviewed by the Commission at a Commission Meeting held on March 31, 2025. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their April 15, 2025 meeting.

**Public Comment:** Mr. Falkowski asked if there was anyone who wished to speak on any topic other than the public hearings.

There was no one to speak. Mr. Falkowski closed Public Comment.

**Public Hearings – Discussion and possible action:**

1. **Randall and Anne Sellen** ZMAR NE1/4, NE1/4, Section 15, T17N-R21E, Town of Schleswig 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 Schleswig 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 Ms. Muench and seconded by Mr. Vogt to approve the rezone request. Motion passed upon a unanimous voice vote.

2. **Nancie Cayemberg** ZMAR SW1/4, SW1/4, Section 30, T20N-R25E, Town of Two Rivers 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 Two Rivers stating 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. Vogt and seconded by Ms. Muench to approve the rezone request. Motion passed upon a unanimous voice vote.

3. **Bryce Fischer and Amy Johnson** ZMAR NE1/4, NW1/4, Section 20, T19N-R23E, Town of Manitowoc Rapids 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 Manitowoc Rapids stating the Town Board and the Town Land Use Committee are in favor of this request (copy on file).

Bryce Fischer and Amy Johnson, property owners, spoke and answered questions for the Commission.

There was no one else 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.

4. **David Pekarske** ZMAR NW1/4, NW1/4, and the SW1/4, NW1/4, Section 11, T19N-R22E, Town of Cato 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 Cato stating the Town Board is in favor of this request (copy on file).

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

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

5. **Vogel Family Farms LLC** ZMAR SE1/4, NE1/4 and the NE1/4, NE1/4, Section 27, T19N-R23E, Town of Manitowoc Rapids 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 Manitowoc Rapids stating the Town Board and the Town Land Use Committee are in favor of this request (copy on file).

Guy and Kay Vogel, owners, spoke and answered questions for the Commission.

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

Motion was made by Mr. Vogt 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. **Jesse and Heather Dvorachek** CSM Variance, SE1/4, SW1/4, Section 31, T20N-R21E, Town of Maple Grove.

Mr. Ryan gave an overview.

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

**Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Chris Barlament and Brian Engelbrecht).**

Ms. Boeckman gave an overview and answered questions for the Commission.

Mr. Brian Engelbrecht and Joe Resch spoke with regards to the violation.

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

Mr. Chris Barlament spoke with regards to the violation.

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

**Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Brian W Eis, Kyle A Baroun, Lynn D Vogel, and Jacob Scharenbroch).**

Ms. Boeckman gave an overview and answered questions for the Commission.

There was no one to speak.

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

**Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Mary G Benitez, Michael J Gerharz, Efrem Capetillo Sr, and Nyajtoua Her).**

Ms. Boeckman gave an overview and answered questions for the Commission.

There was no one to speak.

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

**Miscellaneous**

**Staff Reports – None**

**Personnel – None**

**Correspondence – None**

**Other Matters – None**

**Next Meeting Date:** Next meeting is scheduled for Monday, April 28, 2025.

**Adjournment:** Motion to adjourn was made by Mr. Dyzak and seconded by Mr. Vogt to adjourn at 4:36 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Ms. Muench, Secretary

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Date

MANITOWOC COUNTY PLANNING AND PARK COMMISSION  
MINUTES OF THE ADVISORY MEETING  
April 28, 2025

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order April 28, 2025 by Chairperson Falkowski at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Neils, Mr. Zimmer and Mrs. Muench

Staff present: Tim Ryan, Andrea Raymakers and Reed Gaedtke

**Discussion of Public Hearing Information**

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

1. **Paul Liermann Et Al** ZMAR NW1/4, NE1/4, Section 29, T19N-R23E, Town of Manitowoc Rapids from EA, Exclusive Agriculture to LE, Large Estate.

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





## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: **Monday, April 28, 2025**  
TIME: **▶ 3:30 P.M. ◀**  
PLACE: COUNTY COMPLEX, 4319 EXPO DRIVE, MANITOWOC, WI

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. **Paul Liermann Et Al** ZMAR NW1/4, NE1/4, Section 29, T19N-R23E, Town of Manitowoc Rapids from EA, Exclusive Agriculture to LE, Large Estate.
- IV. Adjournment

Date: April 11, 2025

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, April 28, 2025**  
TIME: 4:00 P.M.  
PLACE: COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

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. **Paul Liermann Et Al** ZMAR NW1/4, NE1/4, Section 29, T19N-R23E, Town of Manitowoc Rapids from EA, Exclusive Agriculture to LE, Large Estate.
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
  1. **Patrick Bodwin** CSM Variance, NW1/4, SE1/4, Section 5, T19N-R22E, Town of Cato.
  2. **Dale & Cynthia Rahmlow** CSM Variance, NE1/4, NW1/4, Section 5, T20N-R24E, Town of Mishicot.
  3. **Satori Family Irrevocable Trust** CSM Variance, NW1/4, SE1/4, Section 25, T19N-R22E, Town of Cato.
  4. **Paul Liermann Et Al** CSM Variance, NW1/4, NE1/4, Section 29, T19N-R23E, Town of Manitowoc Rapids.
- VIII. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Twin Pine on Fisherville LLC).
- IX. Miscellaneous:
  1. Staff Reports – None
  2. Personnel – None
  3. Correspondence – None
  4. Other Matters – None
- X. Next Meeting Date – Tentatively **TUESDAY**, May 27, 2025
- XI. Adjournment

Date: April 11, 2025

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 28, 2025 MEETING

**Call to Order – Roll Call**

The Regular April 28, 2025 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Falkowski at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Neils, Mrs. Muench, and Mr. Zimmer

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

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

Chairman Falkowski called for a motion to accept the Minutes of the regular March 31, 2025 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. 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 April 16, 2025 and April 21, 2025, reviewed by the Commission at a Commission Meeting held on April 28, 2025. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their May 20, 2025 meeting.

**Public Comment:** Mr. Falkowski asked if there was anyone who wished to speak on any topic other than the public hearings.

There was no one to speak. Mr. Falkowski closed Public Comment.

**Public Hearings – Discussion and possible action:**

1. **Paul Liermann Et Al** ZMAR NW1/4, NE1/4, Section 29, T19N-R23E, Town of Manitowoc Rapids 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 Manitowoc Rapids stating that the Town Board is in favor of this request (copy on file).

Mr. Liermann, family representative of the property, spoke in favor of the request and answered questions for the Commission and Mr. Ryan.

Mr. & Mrs. Breske, buyers of the property, spoke in favor of the request.

There was no one to speak.

Mr. Falkowski closed the Public Hearing.

Motion was made by Mr. Korinek and seconded by Mr. Dyzak to deny the rezone request. Motion passed with a three to one voice vote.

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

1. **Paul Liermann Et Al** CSM Variance, NW1/4, NE1/4, Section 29, T19N-R23E, Town of Manitowoc Rapids.

Mr. Ryan gave an overview.

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

2. **Patrick Bodwin** CSM Variance, NW1/4, SE1/4, Section 5, T19N-R22E, Town of Cato.

Mr. Ryan gave an overview.

Mr. Zeitler, surveyor gave an overview and answered questions for the Commission.

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

3. **Dale & Cynthia Rahmlow** CSM Variance, NE1/4, NW1/4, Section 5, T20N-R24E, Town of Mishicot.

Mr. Ryan gave an overview.

Mr. Zeitler, surveyor gave an overview and answered questions for the Commission.

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

4. **Satori Family Irrevocable Trust** CSM Variance, NW1/4, SE1/4, Section 25, T19N-R22E, Town of Cato.

Mr. Ryan gave an overview.

Mr. Zeitler, surveyor, gave an overview.

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

**Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Twin Pine on Fisherville LLC).**

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

Mr. Schuh gave an overview.

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

**Miscellaneous**

**Staff Reports – None**

**Personnel – None**

**Correspondence – None**

**Other Matters – None**

**Next Meeting Date:** Next meeting is scheduled for Monday, June 2, 2025.

**Adjournment:** Motion to adjourn was made by Mr. Dyzak and seconded by Mr. Vogt to adjourn at 4:55 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Ms. Muench, Secretary

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Date



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: **Monday, June 2, 2025**  
TIME: **▶ 3:30 P.M. ◀**  
PLACE: COUNTY COMPLEX, 4319 EXPO DRIVE, MANITOWOC, WI

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. **John & Donna Spevacek** ZMAR SW1/4, SE1/4, Section 08, T20N-R24E and NW1/4 NE1/4, Section 17 T20N-R24E, Town of Mishicot from EA, Exclusive Agriculture to GA, General Agriculture.
  2. **Philip A Ruzek** ZMAR NW1/4, SE1/4, Section 08, T20N-R23E, Town of Kossuth from EA, Exclusive Agriculture to GA, General Agriculture.
  3. **Ronald M Meyer Revocable Trust** ZMAR NE1/4, SW1/4, Section 29, T20N-R23E, Town of Kossuth from EA, Exclusive Agriculture to SE, Small Estate.
  4. **James & Catherine Kollath** ZMAR NW1/4, SW1/4, Section 26, T18N-R21E, Town of Eaton from EA, Exclusive Agriculture to SE, Small Estate & RR, Rural Residential.
  5. **Kevin & Julie Madson** ZMAR NE1/4, SE1/4, Section 36, T19N-R22E, Town of Cato from EA, Exclusive Agriculture to GA, General Agriculture.
- IV. Adjournment

Date: May 16, 2025

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 2, 2025

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order June 2, 2025 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, Mr. Korinek, Ms. Muench, and Mr. Dyzak

Commissioners absent: Mr. Zimmer

Staff present: Tim Ryan, Andrea Raymakers, and Ashlyn Hundt

**Discussion of Public Hearing Information**

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

1. **John & Donna Spevacek** ZMAR SW1/4, SE1/4, Section 08, T20N-R24E and NW1/4, NE1/4, Section 17 T20N-R24E, Town of Mishicot from EA, Exclusive Agriculture to GA, General Agriculture.
2. **Philip A Ruzek** ZMAR NW1/4, SE1/4, Section 8, T20N-R23E, Town of Kossuth from EA, Exclusive Agriculture to GA, General Agriculture.
3. **Ronald M Meyer Revocable Trust** ZMAR NE1/4, SW1/4, Section 29, T20N-R23E, Town of Kossuth from EA, Exclusive Agriculture to SE, Small Estate.
4. **James and Catherine Kollath** ZMAR NW1/4, SW1/4, Section 26, T18N-R21E, Town of Eaton from EA, Exclusive Agriculture to SE, Small Estate & RR, Rural Residential.
5. **Kevin & Julie Madson** ZMAR NE1/4, SE1/4, Section 36, T19N-R22E, Town of Cato from EA, Exclusive Agriculture to GA, General Agriculture.

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





## MANITOWOC COUNTY

### PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: **Monday, June 2, 2025**  
TIME: 4:00 P.M.  
PLACE: COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

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. **John & Donna Spevacek** ZMAR SW1/4, SE1/4, Section 08, T20N-R24E and NW1/4 NE1/4, Section 17 T20N-R24E, Town of Mishicot from EA, Exclusive Agriculture to GA, General Agriculture.
  2. **Philip A Ruzek** ZMAR NW1/4, SE1/4, Section 08, T20N-R23E, Town of Kossuth from EA, Exclusive Agriculture to GA, General Agriculture.
  3. **Ronald M Meyer Revocable Trust** ZMAR NE1/4, SW1/4, Section 29, T20N-R23E, Town of Kossuth from EA, Exclusive Agriculture to SE, Small Estate.
  4. **James & Catherine Kollath** ZMAR NW1/4, SW1/4, Section 26, T18N-R21E, Town of Eaton from EA, Exclusive Agriculture to SE, Small Estate & RR, Rural Residential.
  5. **Kevin & Julie Madson** ZMAR NE1/4, SE1/4, Section 36, T19N-R22E, Town of Cato from EA, Exclusive Agriculture to GA, General Agriculture.
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
  1. **John & Donna Spevacek** CSM Variance, SW1/4, SE1/4, Section 8, T20N-R24E and NW1/4 NE1/4, Section 17 T20N-R24E, Town of Mishicot.
  2. **Kevin & Julie Madson** CSM Variance NE1/4, SE1/4, Section 36, T19N-R22E, Town of Cato.
  3. **Sycamore Independent Living Subdivision** SW1/4, NE1/4, Section 5, T20N-R24E, Village of Mishicot.
  4. **Lee & Barbara Engelbrecht** CSM Variance, NE1/4, NE1/4, Section 16, T21N-R24E, Town of Mishicot.
- VIII. Miscellaneous:
  1. Staff Reports – None

2. Personnel – None
3. Correspondence – None
4. Other Matters – None

IX. Next Meeting Date – Monday, July 28, 2025

X. Adjournment

Date: May 16, 2025

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 2, 2025 MEETING

**Call to Order – Roll Call**

The Regular June 2, 2025, meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Falkowski at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Zimmer

Staff present: Tim Ryan, Andrea Raymakers, and Ashlyn Hundt

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

Chairman Falkowski called for a motion to accept the Minutes of the regular April 28, 2025 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. Neils 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 21, 2025 and May 25, 2025, reviewed by the Commission at a Commission Meeting held on June 2, 2025. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their June 17, 2025 meeting.

**Public Comment:** Mr. Falkowski asked if there was anyone who wished to speak on any topic other than the public hearings.

There was no one to speak. Mr. Falkowski closed Public Comment.

**Public Hearings – Discussion and possible action:**

1. **John & Donna Spevacek** ZMAR SW1/4, SE1/4, Section 08, T20N-R24E and NW1/4, NE1/4, Section 17 T20N-R24E, Town of Mishicot 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 Mishicot stating that the Town Board is in favor of this request (copy on file).

Mr. Mike Spevacek, family representative of the property, spoke in favor of the request and answered questions for the Commission and Mr. Ryan.

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 the rezone request. Motion passed upon a unanimous voice vote.

2. **Philip A Ruzek** ZMAR NW1/4, SE1/4, Section 8, T20N-R23E, Town of Kossuth 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 Kossuth stating the Town Board is in favor of this request (copy on file).

Mr. Ruzek, the property owner, spoke in favor of the request and answered questions for the Commission.

There was no one to speak.

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.

3. **Ronald M Meyer Revocable Trust** ZMAR NE1/4, SW1/4, Section 29, T20N-R23E, Town of Kossuth 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 Kossuth stating the Town Board are in favor of this request (copy on file).

Mr. Neumann, family representative of the property, spoke and answered questions for the Commission.

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

4. **James and Catherine Kollath** ZMAR NW1/4, SW1/4, Section 26, T18N-R21E, Town of Eaton from EA, Exclusive Agriculture to SE, Small Estate & RR, Rural Residential.

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

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

Ms. Reese, family representative of the property, spoke and answered questions for the Commission.

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

5. **Kevin & Julie Madson** ZMAR NE1/4, SE1/4, Section 36, T19N-R22E, Town of Cato 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 Cato stating the Town Board are in favor of this request (copy on file).

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

There was no one else to speak.

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.

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

1. **John & Donna Spevacek CSM Variance, SW1/4, SE1/4, Section 8, T20N-R24E and NW1/4 NE1/4, Section 17 T20N-R24E, Town of Mishicot.**

Mr. Ryan gave an overview.

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

2. **Kevin & Julie Madson CSM Variance NE1/4, SE1/4, Section 36, T19N-R22E, Town of Cato.**

Mr. Ryan gave an overview.

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

3. **Sycamore Independent Living Subdivision SW1/4, NE1/4, Section 5, T20N-R24E, Village of Mishicot.**

Mr. Ryan gave an overview.

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

4. **Lee & Barbara Engelbrecht CSM Variance, NE1/4, NE1/4, Section 16, T21N-R24E, Town of Mishicot.**

Mr. Ryan gave an overview.

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

**Miscellaneous**

**Staff Reports – None**

**Personnel** – Introduced new Administrative Assistant, Ashlyn Hundt

**Correspondence – None**

**Other Matters – None**

**Next Meeting Date:** Next meeting is scheduled for Monday, July 28, 2025.

**Adjournment:** Motion to adjourn was made by Mr. Dyzak and seconded by Mr. Neils to adjourn at 4:33 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Ms. Muench, Secretary

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Date



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: **Monday, July 28, 2025**  
TIME: **► 3:30 P.M. ◀**  
PLACE: COUNTY COMPLEX, 4319 EXPO DRIVE, MANITOWOC, WI

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. **Joseph Dhein** ZMAR SW1/4, NE1/4, Section 30, T17N-R23E, Town of Centerville from EA, Exclusive Agriculture to LE, Large Estate.
  2. **Oscar Swanson** ZMAR NW1/4, NW1/4, Section 13, T19N-R22E, Town of Cato from LR, Lake Residential and LE, Large Estate to SE, Small Estate.
  3. **Andrew Wiltman** ZMAR NW1/4, SW1/4, Section 8, T21N-R22E, Town of Cooperstown from EA, Exclusive Agriculture to GA, General Agriculture.
  4. **Paul G Bertler Irrevocable Trust** ZMAR NW1/4, NW1/4 and SW1/4, NW1/4, Section 15, T20N-R24E, Town of Mishicot from GA, General Agriculture to SE, Small Estate and RR, Rural Residential.
  5. **Lynn and Boyd Stueck** ZMAR SW1/4, SE1/4, Section 5, T21N-R24E, Town of Mishicot from GA, General Agriculture, to LE, Large Estate and RR, Rural Residential.
- IV. Adjournment

Date: July 22, 2025

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 28, 2025

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order July 28, 2025 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, Mr. Korinek, and Ms. Muench

Commissioners absent: Mr. Zimmer and Mr. Dyzak

Staff present: Tim Ryan, Andrea Raymakers, and Ashlyn Hundt

**Discussion of Public Hearing Information**

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

1. **Joseph Dhein** ZMAR SW1/4, NE1/4, Section 30, T17N-R23E, Town of Centerville from EA, Exclusive Agriculture to LE, Large Estate.
2. **Oscar Swanson** ZMAR NW1/4, NW1/4, Section 13, T19N-R22E, Town of Cato from LR, Lake Residential and LE, Large Estate to SE, Small Estate.
3. **Andrew Wiltman** ZMAR NW1/4, SW1/4, Section 8, T21N-R22E, Town of Cooperstown from EA, Exclusive Agriculture to GA, General Agriculture.
4. **Paul G Bertler Irrevocable Trust** ZMAR NW1/4, NW1/4 and SW1/4, NW1/4, Section 15, T20N-R24E, Town of Mishicot from GA, General Agriculture to SE, Small Estate and RR, Rural Residential.
5. **Lynn and Boyd Stueck** ZMAR SW1/4, SE1/4, Section 5, T21N-R24E, Town of Mishicot from GA, General Agriculture, to LE, Large Estate and RR, Rural Residential.

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





# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: **Monday, July 28, 2025**  
TIME: 4:00 P.M.  
PLACE: COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

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. **Joseph Dhein** ZMAR SW1/4, NE1/4, Section 30, T17N-R23E, Town of Centerville from EA, Exclusive Agriculture to LE, Large Estate.
  2. **Oscar Swanson** ZMAR NW1/4, NW1/4, Section 13, T19N-R22E, Town of Cato from LR, Lake Residential and LE, Large Estate to SE, Small Estate.
  3. **Andrew Wiltman** ZMAR NW1/4, SW1/4, Section 8, T21N-R22E, Town of Cooperstown from EA, Exclusive Agriculture to GA, General Agriculture.
  4. **Paul G Bertler Irrevocable Trust** ZMAR NW1/4, NW1/4 and SW1/4, NW1/4, Section 15, T20N-R24E, Town of Mishicot from GA, General Agriculture to SE, Small Estate and RR, Rural Residential.
  5. **Lynn and Boyd Stueck** ZMAR SW1/4, SE1/4, Section 5, T21N-R24E, Town of Mishicot from GA, General Agriculture, to LE, Large Estate and RR, Rural Residential.
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
  1. **Kelly & Lori Gretz** CSM Variance, NW 1/4, SE1/4, Section 18, T21N-R24E, Town of Mishicot.
  2. **Randolph & Connie Koehler** CSM Variance, NE1/4, NE1/4, Section 15, T17N-R21E, Town of Schleswig.
  3. **Oscar Swanson** CSM Variance, NW1/4, NW1/4, Section 13, T19N-R22E, Town of Cato.
- VIII. Discussion and possible acceptance on Resolution Commending and Celebrating the Success and Vital Work for the Manitowoc County Planning and Zoning.
- IX. Miscellaneous:
  1. Staff Reports – None
  2. Personnel – None
  3. Correspondence – None

4. Other Matters – None

X. Next Meeting Date – Monday, August 25, 2025

XI. Adjournment

Date: July 22, 2025

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 28, 2025 MEETING

**Call to Order – Roll Call**

The Regular July 28, 2025, meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Falkowski at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Zimmer, Mr. Dyzak

Staff present: Tim Ryan, Andrea Raymakers, and Ashlyn Hundt

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

Chairman Falkowski called for a motion to accept the Minutes of the regular June 2, 2025 meeting. Motion to accept the Minutes was made by Mr. Vogt and seconded by Ms. Muench. Motion passed upon a unanimous voice vote.

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

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on July 14, 2025 and July 21, 2025, reviewed by the Commission at a Commission Meeting held on July 28, 2025. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their August 19, 2025 meeting.

**Public Comment:** Mr. Falkowski asked if there was anyone who wished to speak on any topic other than the public hearings.

There was no one to speak. Mr. Falkowski closed Public Comment.

**Public Hearings – Discussion and possible action:**

1. **Paul G Bertler Irrevocable Trust** ZMAR NW1/4, NW1/4 and SW1/4, NW1/4, Section 15, T20N-R24E, Town of Mishicot from GA, General Agriculture to SE, Small Estate and RR, Rural Residential.

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

Mr. Ryan indicated a letter was received from the Town of Mishicot stating that the Town Board wants this rezone to be postponed until it is heard at their Town Board meeting (copy on file).

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

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

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

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

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

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

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

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

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

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

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

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

4. **Andrew Wiltman** ZMAR NW1/4, SW1/4, Section 8, T21N-R22E, Town of Cooperstown from EA, Exclusive Agriculture to GA, General Agriculture.

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

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

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

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

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

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

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

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

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

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

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

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

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

Mr. Ryan gave an overview.

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

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

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

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

Mr. Ryan gave an overview.

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

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

Mr. Ryan gave an overview.

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

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

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

**Miscellaneous**

**Staff Reports** – None

**Personnel** – None

**Correspondence** – None

**Other Matters** – None

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

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

Respectfully submitted,

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Ms. Muench, Secretary

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Date



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: **Monday, August 25, 2025**  
TIME: **▶ 3:30 P.M. ◀**  
PLACE: COUNTY COMPLEX, 4319 EXPO DRIVE, MANITOWOC, WI

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. **Paul G Bertler Irrevocable Trust** ZMAR NW1/4, NW1/4 and SW1/4, NW1/4, Section 15, T20N-R24E, Town of Mishicot from GA, General Agriculture to SE, Small Estate and RR, Rural Residential.
  2. **Roberta & Edvin Hatleli** ZMAR NW1/4, NE1/4, Section 33, T20N-R23E, Town of Kossuth from EA, Exclusive Agriculture to GA, General Agriculture.
- IV. Adjournment

Date: August 5, 2025

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  
August 25, 2025

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order August 25, 2025 by Chairperson Falkowski at 3:30 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Neils

Staff present: Tim Ryan, Andrea Raymakers, and Ashlyn Hundt

**Discussion of Public Hearing Information**

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

1. **Paul G Bertler Irrevocable Trust** ZMAR NW1/4, NW1/4 and SW1/4, NW1/4, Section 15, T20N-R24E, Town of Mishicot from GA, General Agriculture to SE, Small Estate and RR, Rural Residential.
2. **Roberta & Edvin Hatleli** ZMAR NW1/4, NE1/4, Section 33, T20N-R23E, Town of Kossuth from EA, Exclusive Agriculture to GA, General Agriculture.

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





## MANITOWOC COUNTY

### PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: **Monday, August 25, 2025**  
TIME: 4:00 P.M.  
PLACE: COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

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. **Paul G Bertler Irrevocable Trust** ZMAR NW1/4, NW1/4 and SW1/4, NW1/4, Section 15, T20N-R24E, Town of Mishicot from GA, General Agriculture to SE, Small Estate and RR, Rural Residential.
  2. **Roberta & Edwin Hatleli** ZMAR NW1/4, NE1/4, Section 33, T20N-R23E, Town of Kossuth from EA, Exclusive Agriculture to GA, General Agriculture.
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action: None
- VIII. Discussion and possible acceptance on Industrial Site Plan Review for Country Visions Building Raze and Reconstruct.
- IX. Election of Officers.
- X. Planning and Zoning Department Fee Schedule 2026.
- XI. Miscellaneous:
  1. Staff Reports – None
  2. Personnel – None
  3. Correspondence – None
  4. Other Matters – None
- XII. Next Meeting Date – Monday, September 22, 2025
- XIII. Adjournment

Date: August 5, 2025

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 August 25, 2025 MEETING

**Call to Order – Roll Call**

The Regular August 25, 2025, meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Falkowski at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Neils

Staff present: Tim Ryan, Andrea Raymakers, and Ashlyn Hundt

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

Chairman Falkowski called for a motion to accept the Minutes of the regular July 28, 2025 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 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 August 11, 2025 and August 18, 2025, reviewed by the Commission at a Commission Meeting held on August 25, 2025. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their September 16, 2025 meeting.

**Public Comment:** Mr. Falkowski asked if there was anyone who wished to speak on any topic other than the public hearings.

There was no one to speak. Mr. Falkowski closed Public Comment.

**Public Hearings – Discussion and possible action:**

1. **Paul G Bertler Irrevocable Trust** ZMAR NW1/4, NW1/4 and SW1/4, NW1/4, Section 15, T20N-R24E, Town of Mishicot from GA, General Agriculture to SE, Small Estate and RR, Rural Residential.

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

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

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

Mr. Steve Bohacek, representative of the Paul G Bertler Irrevocable Trust, spoke in favor of the request and answered questions for the Commission and Mr. Ryan.

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

**2. Roberta & Edwin Hatleli** ZMAR NW1/4, NE1/4, Section 33, T20N-R23E, Town of Kossuth 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 Kossuth stating the Town Board is in favor of this request (copy on file).

Ms. Roberta Hatleli, the property owner, spoke in favor of the request and answered questions for the Commission and Mr. Ryan.

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

The Commission stated that they would approve the request if modifications were made to make approximately 10 acres General Agriculture and leave the remaining land in Exclusive Agriculture. Ms. Roberta Hatleli agreed with this modification request.

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

**Certified Surveys, Development Plans and Subdivisions – Discussion and possible action: None**

**Discussion and possible acceptance on Industrial Site Plan Review for Country Visions Building Raze and Reconstruct.**

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

Mr. Jeremy Edwards, Country Visions representative, spoke and answered questions for the Commission.

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

**Election of Officers**

Mr. Falkowski opened up nominations for Chairperson.

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

Nominations are closed.

Motion passed upon a unanimous voice vote.

Mr. Falkowski opened up nominations for Vice Chairperson.

Motion by Mr. Vogt nominating Mr. Zimmer for Vice Chairperson and seconded by Mr. Korinek.

Nominations are closed.

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. Zimmer.

Nominations are closed.

Motion passed upon a unanimous voice vote.

### **Planning and Zoning Department Fee Schedule 2026**

Ms. Muench made a motion to accept the proposed Fee Schedule with the 3% increase and seconded by Mr. Vogt.

Motion passed upon a five to one voice vote. With Mr. Dyzak voting opposed.

### **Miscellaneous**

**Staff Reports** – None

**Personnel** – None

**Correspondence** – None

**Other Matters** – None

**Next Meeting Date:** Next meeting is scheduled for Monday, October 27, 2025.

**Adjournment:** Motion to adjourn was made by Mr. Vogt and seconded by Mr. Korinek to adjourn at 4:30 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

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Ms. Muench, Secretary

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Date



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: **Monday, October 27, 2025**  
TIME: **▶ 3:30 P.M. ◀**  
PLACE: COUNTY COMPLEX, 4319 EXPO DRIVE, MANITOWOC, WI

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. **Brad & Chris Englebert** ZMAR SW1/4, SW1/4, Section 2, T20N-R24E, Town of Two Rivers from LE, Large Estate to EA, Exclusive Agriculture and RR, Rural Residential.
  2. **James Kunst** ZMAR NW1/4, SE1/4, and SW1/4, SE1/4, Section 23, T17N-R21E, Town of Schleswig from SE, Small Estate and NA, Natural Area, to LE, Large State, and SE, Small Estate.
- IV. Adjournment

Date: October 6, 2025

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 27, 2025

**Call to Order – Roll Call**

The Advisory Meeting of the Manitowoc County Planning and Park Commission was called to order October 27, 2025 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, Mr. Korinek, Mr. Dyzak and Ms. Muench

Commissioners absent: Mr. Zimmer

Staff present: Tim Ryan, Andrea Raymakers, and Ashlyn Hundt

**Discussion of Public Hearing Information**

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

1. **Brad & Chris Englebert** ZMAR SW1/4, SW1/4, Section 2, T20N-R24E, Town of Two Rivers from LE, Large Estate to EA, Exclusive Agriculture and RR, Rural Residential.
2. **James Kunst** ZMAR NW1/4, SE1/4, and SW1/4, SE1/4, Section 23, T17N-R21E, Town of Schleswig from SE, Small Estate and NA, Natural Area, to LE, Large State, and SE, Small Estate

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



# MANITOWOC COUNTY

## PLANNING AND PARK COMMISSION

### MEETING NOTICE

DATE: **Monday, October 27, 2025**  
TIME: 4:00 P.M.  
PLACE: COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

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. **Brad & Chris Englebert** ZMAR SW1/4, SW1/4, Section 2, T20N-R24E, Town of Two Rivers from LE, Large Estate to EA, Exclusive Agriculture and RR, Rural Residential.
  2. **James Kunst** ZMAR NW1/4, SE1/4, and SW1/4, SE1/4, Section 23, T17N-R21E, Town of Schleswig from SE, Small Estate and NA, Natural Area, to LE, Large State, and SE, Small Estate.
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
  1. **Roger & Joan Wegner** CSM Variance, NW1/4, NE1/4, Section 26, T21N-R22E, Town of Cooperstown.
  2. **CFEW LLC/Ron Geiger** CSM Variance, NW1/4, SW1/4, Section 14, T17N-R22E, Town of Meeme.
  3. **Dean & Mark Kiesow** CSM Variance, SE1/4, NE1/4, Section 04, T19N-R22E, Town of Cato.
- VIII. Discussion and possible acceptance of the Resolution Authorizing County Conservation Aids Grant (2025/2026).
- IX. Discussion and possible action on snowmobile trail maintenance contracts for the 2025-2026 season.
- X. Discussion and possible acceptance of Resolution Authorizing a three percent increase to the Planning and Zoning Department Fee Schedule.
- XI. Discussion and possible acceptance on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Mathew and Tiffany Neumann).
- XII. Discussion and possible acceptance on Resolution Authorizing Commencement of Suit for Ordinance Violation (Lindsay Montgomery).
- XIII. Miscellaneous:
  1. Staff Reports – None

2. Personnel – None
3. Correspondence – None
4. Other Matters – None

XIV. Next Meeting Date – Tentatively November 24, 2025

XV. Adjournment

Date: October 10, 2025

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 27, 2025 MEETING

**Call to Order – Roll Call**

The Regular October 27, 2025, meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Falkowski at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Zimmer

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

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

Chairman Falkowski called for a motion to accept the Minutes of the regular August 25, 2025 meeting. Motion to accept the Minutes was made by Mr. Vogt and seconded by Ms. Muench. Motion passed upon a unanimous voice vote.

**Approval of Agenda:** Motion made by Ms. Muench and seconded by Mr. Korinek to approve the Agenda as presented. Motion passed upon a unanimous voice vote.

**Open Meeting Law Compliance:** Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on October 13, 2025 and October 20, 2025, reviewed by the Commission at a Commission Meeting held on October 27, 2025. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their December 16, 2025 meeting.

**Public Comment:** Mr. Falkowski asked if there was anyone who wished to speak on any topic other than the public hearings.

There was no one to speak. Mr. Falkowski closed Public Comment.

**Public Hearings – Discussion and possible action:**

1. **Brad & Chris Englebert** ZMAR SW1/4, SW1/4, Section 2, T20N-R24E, Town of Two Rivers from LE, Large Estate to EA, Exclusive Agriculture and RR, Rural Residential.

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

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

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

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

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

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

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

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

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

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

Mr. Ryan gave an overview.

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

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

Mr. Ryan gave an overview.

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

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

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

Mr. Ryan gave an overview.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **Miscellaneous**

**Staff Reports** – None

**Personnel** – None

**Correspondence** – None

**Other Matters** – None

**Next Meeting Date:** Next meeting is scheduled for Monday, December 8, 2025.

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

Respectfully submitted,

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Ms. Muench, Secretary

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Date



## MANITOWOC COUNTY PLANNING AND PARK COMMISSION ADVISORY MEETING NOTICE

DATE: **Monday, December 8, 2025**  
TIME: **▶ 3:30 P.M. ◀**  
PLACE: **COUNTY COMPLEX, 4319 EXPO DRIVE, MANITOWOC, WI**

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. **Shirley Anne Gaedtke** ZMAR NE1/4, SE1/4, and SE1/4, SE1/4, Section 24, T19N-R22E, Town of Cato from LE, Large Estate to SE, Small Estate.
  2. **Michael Dins** ZMAR NW1/4, NE1/4, Section 20, T17N-R23E, Town of Centerville from EA, Exclusive Agriculture to LE, Large Estate.

IV. Adjournment

Date: November 18, 2025

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, December 8, 2025**  
TIME: 4:00 P.M.  
PLACE: COUNTY OFFICE COMPLEX  
4319 EXPO DRIVE, MANITOWOC, WI

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. **Shirley Anne Gaedtke** ZMAR NE1/4, SE1/4 and SE1/4, SE1/4, Section 24, T19N-R22E, Town of Cato from LE, Large Estate to SE, Small Estate.
  2. **Michael Dins** ZMAR NW1/4, NE1/4, Section 20, T17N-R23E, Town of Centerville from EA, Exclusive Agriculture to LE, Large Estate.
- VII. Certified Surveys, Development Plans and Subdivisions – Discussion and possible action:
  1. **Ken Wilkey** CSM Variance, SW1/4, NW1/4, Section 10, T17N-R23E, Town of Centerville.
  2. **Tim Stedl** CSM Variance, NW1/4, SW1/4, Section 14, T21N-R22E, Town of Cooperstown.
  3. **Joseph & Gina Kurscheidt** CSM Variance, SW1/4, NW1/4, Section 24, T21N-R23E, Town of Gibson.
  4. **Brian Bohman** CSM Variance SW1/4, NW1/4, Section 32, T21N-R24E, Town of Mishicot.
- VIII. Miscellaneous:
  1. Staff Reports – None
  2. Personnel – None
  3. Correspondence – None
  4. Other Matters – None
- IX. Next Meeting Date – Tentatively January 26, 2025
- X. Adjournment

Date: November 18, 2025

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.

No Quorum