

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR JANUARY 26, 2026 MEETING

Call to Order – Roll Call

The Regular January 26, 2026 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. Korinek, Mr. Vogt and Ms. Muench

Commissioners absent: Mr. Dyzak

Staff present: Tim Ryan, Andrea Raymakers and Pete Tarnowski

Approval of Minutes – Open Meeting Law Compliance

Chairman Falkowski called for a motion to accept the Minutes of the regular October 27, 2025 meeting. Motion to accept the Minutes was made by Mr. Korinek and seconded by Mr. Vogt. Motion passed upon a unanimous voice vote.

Approval of Agenda: Motion made by Ms. Muench 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 January 12, 2026 and January 19, 2026, reviewed by the Commission at a Commission Meeting held on January 26, 2026. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their February 17, 2026 meeting.

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

Mr. Dean Anhalt, Town of Mishicot Chair, spoke about receiving input regarding AI Data Centers.

Mr. Joe Havlovitz, Town of Cooperstown Chair, also spoke about receiving input regarding AI Data Centers.

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

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.

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).

Ms. Gaedtke's daughter, Shawn, spoke in favor of the request.

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

2. **Michael Dins** ZMAR NW1/4, NE1/4, Section 20, 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. Dins, property owner, spoke in favor of the request.

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

3. **Thomas & Anita Bastian** ZMAR SW1/4, SW1/4, Section 19, T20N-R23E, Town of Kossuth from GA, General Agriculture to SE, Small Estate and LE, Large Estate.

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

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

Mrs. Bastian, property owner, spoke in favor of the request.

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

4. **Tonya Trimberger** ZMAR NE1/4, NE1/4, Section 28, T17N-R23E, Town of Centerville 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 Centerville stating that the Town Board is in favor of this request (copy on file).

No one spoke in favor or opposed of the request.

The Commission spoke, verifying the property is wooded.

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.

5. **Christine Schadrie** ZMAR NE1/4, SE1/4, Section 36, T21N-R24E, Town of Two Creeks 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 Two Creeks stating that the Town Board is in favor of this request (copy on file).

Mr. LeClair, adjacent property owner, spoke looking for clarification to the request.

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

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

6. **Kathleen Kudick** ZMAR SW1/4, SW1/4, Section 5, T21N-R23E, Town of Gibson from EA, Exclusive Agriculture to RR, Rural Residential and SE1/4, SE1/4, Section 6, T21N-R23E, Town of Gibson from RR, Rural Residential to EA, Exclusive Agriculture.

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. Argall, Town of Gibson Supervisor, spoke in favor of the request.

There was no one else to speak.

Mr. Falkowski closed the Public Hearing.

Motion was made by Mr. Vogt 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. **Ken Wilkey** CSM Variance, SW1/4, NW1/4, Section 10, T17N-R23E, Town of Centerville.

Mr. Ryan gave an overview.

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

2. **Tim Stedl** CSM Variance, NW1/4, SW1/4, Section 14, T21N-R22E, Town of Cooperstown.

Mr. Ryan gave an overview.

Mr. Stedl, property owner, spoke in favor of the request.

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

3. **Joseph & Gina Kurscheidt** CSM Variance, SW1/4, NW1/4, Section 24, T21N-R23E, Town of Gibson.

Mr. Ryan gave an overview.

Mr. Kurscheidt, property owner, spoke in favor of the request.

Mr. Argall, Town of Gibson Supervisor, spoke in favor of the request.

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

4. **Brian Bohman** CSM Variance SW1/4, NW1/4, Section 32, T21N-R24E, Town of Mishicot.

Mr. Ryan gave an overview.

Mr. Bohman, property owner, gave an overview and answered questions for the Commission.

Motion was made by Mr. Neils to approve 50 feet north by 60 feet west and seconded by Ms. Muench. Motion passed upon a unanimous voice vote.

5. **Lance Morgan** CSM Variance SW1/4, NW1/4, and NW1/4, SW1/4, Section 22, T14N-R22E, Town of Cato.

Mr. Ryan gave an overview.

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

6. **River Point Subdivision** SE1/4, SE1/4 Section 19 and NE1/4, NE1/4 Section 30, T19N-R24E, City of Manitowoc.

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.

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 11th, 2026.

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

Motion was made by Mr. Vogt 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 9, 2026.

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

Ms. Lindsey Krause 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.

Miscellaneous

Staff Reports – None

Personnel – None

Correspondence – None

Other Matters – None

Next Meeting Date: Next meeting is scheduled for Monday, February 23, 2026.

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

Respectfully submitted,

Ms. Muench, Secretary

Date