



MANITOWOC COUNTY COUNTY BOARD OF SUPERVISORS MEETING NOTICE

DATE: February 17, 2026

TIME: 6:00 P.M.

PLACE: The Heritage Center, County Board Meeting Room
1701 Michigan Ave, Manitowoc, WI 54220

To live stream the meeting: <https://www.youtube.com/channel/UCcBZSVQYYfhgv5LHxT-fkwQ?reload=9>

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

- I. Call to order by County Board Chair**
- II. Invocation by Chairman Martell**
- III. Pledge of Allegiance**
- IV. Roll Call**

V. REPORTS

A. Planning and Park Petitions:

- 1. John Kiel – Town of Cato
- 2. Dean Stuckmann – Town of Centerville
- 3. Greg Lax – Town of Eaton
- 4. Jason and Sheila Kittell – Town of Gibson
- 5. Dale Bogart – Town of Kossuth
- 6. Preissner Investments – Town of Schleswig
- 7. Edward and Carla Kakes – Town of Two Creeks

- VI. PUBLIC COMMENT** – Members of public will be allowed three (3) minutes to speak on matters pertaining to County Board business.

VII. CONSENT AGENDA (Any routine or non-controversial items)

A. Approve January 20th, 2026 County Board Minutes

B. Appointments by County Executive

1. Expo-Ice Center Board

Appoint one member to fill a vacancy for a term expiring December 31, 2026.

- a. Rochelle Manzano

2. Joint Dispatch Board

Appoint one member to fill a vacancy for a term expiring August 2026.

- a. Todd Olig

3. Local Emergency Planning Committee

Appoint one member to fill a vacancy for a term expiring June 2027 and an Alternate vacancy for a term expiring September 2027.

- a. Corey Evenson
- b. Alternate) Stephanie School

4. Traffic Safety Commission

Appoint three members to succeed Steven Denzien, alternate) Bryan Ashenbrenner and alternate) Karen Elsenpeter and one member to fill a vacancy.

- a. Chad Kakes
- b. Alternate) Daniel Diedrich
- c. Alternate) Melissa Wiesner
- d. Josh Stradal

C. Ordinances and Resolutions

1. Board of Health

- a. Resolution 2025/2026-140 Adopting Health Department Fee Schedule

2. Planning and Park Commission

- a. Ordinance 2025/2026-141 Amending Zoning Map (Thomas and Anita Bastian)
- b. Ordinance 2025/2026-142 Amending Zoning Map (Michael and Malisa Dins)
- c. Ordinance 2025/2026-143 Amending Zoning Map (Shirley Gaedtke)
- d. Ordinance 2025/2026-144 Amending Zoning Map (Kathleen Kudick)
- e. Ordinance 2025/2026-145 Amending Zoning Map (Tonya Trimberger)

3. Public Safety Committee

- a. Resolution 2025/2026-146 Supporting State Individual Assistance Program

VIII. COMMITTEE REPORTS, RESOLUTIONS, AND ORDINANCES

A. Aging & Disability Board

B. Board of Health

C. Criminal Justice Coordinating Council

D. Executive Committee

E. Expo-Ice Center Board

F. Finance Committee

G. Highway Committee

H. Human Service Board

I. Land Conservation Committee/UW-Extension Education and Agriculture Committee

J. Personnel Committee

- 1. Resolution 2025/2026-147 Authorizing Reallocation of Human Services Department 2.0 Full-Time Equivalent Positions (CST Care Coordinator/Coordinator to CLTS Waiver Specialist)

K. Planning and Park Commission

L. Public Safety Committee

M. Public Works Committee

N. Transportation Coordinating Committee

IX. ANNOUNCEMENTS

X. ADJOURNMENT

Tyler Martell, Chairman

Prepared by Jessica Backus, County Clerk

Any person wishing to attend the meeting who requires special accommodation because of a disability should contact the County Clerk's office at 920-683-4003 at least 24 hours before the meeting begins so that appropriate accommodations can be made.

RESOLUTION ADOPTING HEALTH DEPARTMENT FEE SCHEDULE

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Manitowoc County Health Department issues certain licenses and permits
2 as an agent of the Wisconsin Department of Agriculture, Trade and Consumer Protection, and the
3 Department of Safety and Professional Services; and
4

5 WHEREAS, the Manitowoc County Board of Supervisors has authorized the Health
6 Department to charge fees to defray the costs of providing these various licenses and permits; and
7

8 WHEREAS, the costs of administering licensing and inspection programs continue to rise,
9 and adjustments to local fees are necessary to maintain financial sustainability; and
10

11 WHEREAS, as an agent of the state, the Health Department fee structure is required to
12 align with the state administrative code; and
13

14 WHEREAS, current Manitowoc County licensing fees do not reflect actual program costs;
15 and
16

17 WHEREAS, Manitowoc County Code § 7.10 provides that the fees for licenses (other than
18 an animal license) and permits that the Health Department is authorized to charge must be set by
19 County Board resolution; and
20

21 WHEREAS a copy of the proposed Health Department Fee Schedule has been provided to
22 the County Board and is hereto attached to this Resolution; and
23

24 WHEREAS, the Board of Health has reviewed the proposed Health Department Fee Schedule and
25 after careful consideration and review recommends that it be adjusted beginning April 1, 2026, as
26 proposed;
27

28 NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the
29 county of Manitowoc approves and adopts the Health Department Fee Schedule as attached hereto
30 to be effective April 1, 2026, and directs that a copy of the fee schedule be included as an appendix
31 to Manitowoc County Code Chapter 7, Public Health.

Dated this 17th day of February 2026.

Respectfully submitted by the
Board of Health

Rith Metzger, Chair

FISCAL IMPACT: Indeterminate.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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



APPROVED:

Bob Ziegelbauer, County Executive Date

**CHAPTER 7
APPENDIX**

HEALTH DEPARTMENT FEE SCHEDULE
Effective April 1, 2026

BED AND BREAKFAST (8 ROOMS OR LESS)	\$ 165
CAMPGROUND (1 - 25 SITES)	\$ 255
CAMPGROUND (26 - 50 SITES)	\$ 285
CAMPGROUND (51 - 100 SITES)	\$ 345
CAMPGROUND (101 - 200 SITES)	\$ 375
CAMPGROUND (MORE THAN 200 SITES)	\$ 415
CAMPGROUND - SPECIAL EVENT (1 - 25 SITES)	\$ 140
CAMPGROUND - SPECIAL EVENT (26 - 50 SITES)	\$ 185
CAMPGROUND - SPECIAL EVENT (51 - 100 SITES)	\$ 220
CAMPGROUND - SPECIAL EVENT (101 - 200 SITES)	\$ 251
CAMPGROUND - SPECIAL EVENT (MORE THAN 200 SITES)	\$ 285
DPI SCHOOL INSPECTION - LIMITED	\$ 170
DPI SCHOOL INSPECTION	\$ 430
HOTEL/MOTEL (5 - 30 ROOMS)	\$ 270
HOTEL/MOTEL (31 - 99 ROOMS)	\$ 375
HOTEL/MOTEL (100 – 249 ROOMS)	\$ 515
HOTEL/MOTEL (250 – 499 ROOMS)	\$ 550
HOTEL/MOTEL (500 – 749 ROOMS)	\$ 725
HOTEL/MOTEL (750 – 1000 ROOMS)	\$ 825
HOTEL/MOTEL (1001+ ROOMS)	\$ 930
LATE RENEWAL FEE	\$ 100
MICRO MARKET (SINGLE LOCATION)	\$ 35
MICRO MARKET (MULTIPLE LOCATIONS ON SAME PREMISES)	\$ 52
MOBILE RETAIL FOOD ESTABLISHMENT BASE – NO FOOD PREPARATION OR PROCESSING ACTIVITIES	\$ 70
MOBILE RETAIL FOOD ESTABLISHMENT – INSPECTION FEE	\$ 50
OPERATING WITHOUT A WISCONSIN CERTIFIED FOOD MANAGER	\$ 150
OPERATING WITHOUT A LICENSE	\$ 275
POOL - SIMPLE	\$ 335
POOL – SIMPLE WITH FEATURES	\$ 360
POOL – MODERATE	\$ 385
POOL - MODERATE WITH FEATURES	\$ 410
POOL - COMPLEX	\$ 440
POOL - COMPLEX WITH FEATURES	\$ 465
PRE-INSPECTION - BED & BREAKFAST	\$ 250
PRE-INSPECTION - CAMPGROUND	\$ 300
PRE-INSPECTION - HOTEL/MOTEL	\$ 300
PRE-INSPECTION - RECREATIONAL/EDUCATIONAL CAMP	\$ 300

PRE-INSPECTION - RETAIL FOOD ESTABLISHMENT - NOT SERVING MEALS - PRE-PACKAGED TCS	\$ 100
PRE-INSPECTION - RETAIL FOOD ESTABLISHMENT - NOT SERVING MEALS - SIMPLE NON-TCS	\$ 200
PRE-INSPECTION - RETAIL FOOD ESTABLISHMENT - NOT SERVING MEALS - SIMPLE	\$ 250
PRE-INSPECTION - RETAIL FOOD ESTABLISHMENT - NOT SERVING MEALS - MODERATE	\$ 300
PRE-INSPECTION - RETAIL FOOD ESTABLISHMENT - NOT SERVING MEALS - COMPLEX	\$ 400
PRE-INSPECTION - RETAIL FOOD ESTABLISHMENT - SERVING MEALS - PREPACKAGED TCS	\$ 100
PRE-INSPECTION - RETAIL FOOD ESTABLISHMENT - SERVING MEALS - SIMPLE	\$ 250
PRE-INSPECTION - RETAIL FOOD ESTABLISHMENT - SERVING MEALS - MODERATE	\$ 350
PRE-INSPECTION - RETAIL FOOD ESTABLISHMENT - SERVING MEALS - COMPLEX	\$ 400
PRE-INSPECTION - SWIMMING POOLS AND WATER ATTRACTIONS	\$ 250
PRE-INSPECTION - TATTOO/BODY PIERCING ESTABLISHMENT	\$ 200
PRE-INSPECTION - TATTOO AND BODY PIERCING ESTABLISHMENT - COMBINED	\$ 200
PRE-INSPECTION - TOURIST ROOMING HOUSE OR SPECIALTY LODGING	\$ 250
PRE-SALE INSPECTION	\$ 150
RECREATIONAL/EDUCATIONAL CAMP SIMPLE	\$ 415
RECREATIONAL/EDUCATIONAL CAMP SIMPLE WITH HOSPITALITY	\$ 470
RECREATIONAL/EDUCATIONAL CAMP MODERATE	\$ 460
RECREATIONAL/EDUCATIONAL MODERATE WITH HOSPITALITY	\$ 510
RECREATIONAL/EDUCATIONAL CAMP COMPLEX	\$ 500
RECREATIONAL/EDUCATIONAL CAMP COMPLEX WITH HOSPITALITY	\$ 550
REINSPECTION - FIRST	\$ 200
REINSPECTION - SECOND	\$ 400
REINSPECTION - THIRD	\$ 600
RETAIL FOOD ESTABLISHMENT - SERVING MEALS - PREPACKAGED	\$ 150
RETAIL FOOD ESTABLISHMENT - SERVING MEALS - SIMPLE	\$ 285
RETAIL FOOD ESTABLISHMENT - SERVING MEALS - MODERATE	\$ 485
RETAIL FOOD ESTABLISHMENT - SERVING MEALS - COMPLEX	\$ 590
RETAIL FOOD ESTABLISHMENT - NOT SERVING MEALS - PRE-PACKAGED TCS	\$ 100
RETAIL FOOD ESTABLISHMENT - NOT SERVING MEALS - SIMPLE NON-TCS	\$ 200
RETAIL FOOD ESTABLISHMENT - NOT SERVING MEALS - SIMPLE TCS	\$ 265
RETAIL FOOD ESTABLISHMENT - NOT SERVING MEALS - MODERATE	\$ 365
RETAIL FOOD ESTABLISHMENT - NOT SERVING MEALS - COMPLEX	\$ 935
SPECIAL CONDITIONS INSPECTION	\$ 295
SPECIALTY LODGING (1 INDIVIDUALLY KEYED UNIT)	\$ 175
SPECIALTY LODGING (2 TO 4 INDIVIDUALLY KEYED UNITS)	\$ 335
SPECIALTY LODGING (5 TO 9 INDIVIDUALLY KEYED UNITS)	\$ 440
SPECIALTY LODGING (10 TO 19 INDIVIDUALLY KEYED UNITS)	\$ 515
SPECIALTY LODGING (20 TO 39 INDIVIDUALLY KEYED UNITS)	\$ 620
SPECIALTY LODGING (40 TO 99 INDIVIDUALLY KEYED UNITS)	\$ 725
TATTOO OR BODY PIERCING ESTABLISHMENT	\$ 215

TATTOO OR BODY PIERCING ESTABLISHMENT - TEMPORARY	\$ 90
TATTOO AND BODY PIERCING ESTABLISHMENT (COMBINED)	\$ 310
TATTOO AND BODY PIERCING ESTABLISHMENT (COMBINED) – TEMPORARY	\$ 95
TOURIST ROOMING HOUSE (1 INDIVIDUALLY KEYED UNIT)	\$ 160
TOURIST ROOMING HOUSE (2 TO 4 INDIVIDUALLY KEYED UNITS)	\$ 335
TOURIST ROOMING HOUSE (5 TO 9 INDIVIDUALLY KEYED UNITS)	\$ 440
TOURIST ROOMING HOUSE (10 TO 19 INDIVIDUALLY KEYED UNITS)	\$ 515
TOURIST ROOMING HOUSE (20 TO 39 INDIVIDUALLY KEYED UNITS)	\$ 620
TOURIST ROOMING HOUSE (40 TO 99 INDIVIDUALLY KEYED UNITS)	\$ 725
TOURIST ROOMING HOUSE (100 TO 299 INDIVIDUALLY KEYED UNITS)	\$ 825
TOURIST ROOMING HOUSE (300 TO 599 INDIVIDUALLY KEYED UNITS)	\$ 930
TOURIST ROOMING HOUSE (600+ INDIVIDUALLY KEYED UNITS)	\$1,030
TRANSIENT RETAIL FOOD ESTABLISHMENT – INSPECTION FEE	\$ 50
TRANSIENT RETAIL FOOD ESTABLISHMENT – NON-TCS	\$ 85
TRANSIENT RETAIL FOOD ESTABLISHMENT – PREPACKAGED TCS FOOD ONLY	\$ 70
TRANSIENT RETAIL FOOD ESTABLISHMENT - TCS	\$ 172
WELL WATER RESAMPLE (TRANSIENT NONCOMMUNITY WATER SYSTEM)	\$ 40
WELL WATER INITIAL SAMPLE (TRANSIENT NONCOMMUNITY WATER SYSTEM) - COLIFORM AND NITRATE	\$ 40
WELL WATER SAMPLE (TRANSIENT NONCOMMUNITY WATER SYSTEM) - NITRATE +NITRITE	\$ 55

ORDINANCE AMENDING ZONING MAP
(Thomas and Anita Bastian)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Planning and Park Commission, after providing the required notice, held
2 a public hearing on a petition for a zoning ordinance amendment on January 26, 2026; and
3

4 WHEREAS, the Planning and Park Commission, after a careful consideration of testimony
5 and an examination of the facts, recommends that the petition be approved for the reasons stated
6 in the attached report;
7

8 NOW, THEREFORE, the county board of supervisors of the county of Manitowoc does
9 ordain as follows:
10

11 A parcel of land located in a part of Lot One (1) of Certified Survey Map, recorded in
12 Volume 34 of Certified Survey Maps on Page 27 as Document No. 1205837 of Manitowoc County
13 Records; being part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of
14 Section Nineteen (19), Township Twenty (20) North, Range Twenty-Three (23) East, Town of
15 Kossuth, Manitowoc County, Wisconsin, more particularly described as follows:
16

17 Commencing at the southwest corner of said Section 19; thence S89°-43'-27"E
18 along the south line of the SW1/4 of said Section 19, a distance of 415.87 feet to
19 the southwest corner of said Lot 1 and the point of beginning; thence N00°-48'-09"E
20 431.64 feet to a corner said Lot 1; thence N45°-15'-06"E 64.63 to a corner of said
21 Lot 1; thence N81°-33'-33"E along the north line of said Lot 1, a distance of 477.35
22 feet; thence S00°-10'-52"W 549.68 feet to the south line of said SW1/4; thence
23 N89°-43'-27"W along said south line, a distance of 522.39 feet to the point of
24 beginning, said parcel containing approximately 264,159 square feet (6.064 acres)
25 of land
26

27 is hereby rezoned from General Agriculture (GA) District to Large Estate Residential (LE)
28 District; and
29

30 A parcel of land located in a part of Lot One (1) of Certified Survey Map, recorded in
31 Volume 34 of Certified Survey Maps on Page 27 as Document No. 1205837 of Manitowoc County
32 Records; being part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of
33 Section Nineteen (19), Township Twenty (20) North, Range Twenty-Three (23) East, Town of
34 Kossuth, Manitowoc County, Wisconsin, more particularly described as follows:
35

36 Commencing at the southwest corner of said Section 19; thence S89°-43'-27"E
37 along the south line of the SW1/4 of said Section 19, a distance of 415.87 feet to
38 the southwest corner of said Lot 1; thence N00°-48'-09"E 431.64 feet to a corner
39 said Lot 1; thence N45°-15'-06"E 64.63 to a corner of said Lot 1; thence

40 N81°-33'-33"E along the north line of said Lot 1, a distance of 477.35 feet and the
41 point of beginning; thence continue N81°-33'-33"E along said north line, a distance
42 of 352.67 feet to the east line of the SW1/4 of said SW1/4; thence S00°-10'-52"W
43 along said east line, a distance of 603.13 feet to the south line of said SW1/4; thence
44 N89°-43'-27"W along said south line, a distance of 348.68 feet; thence
45 N00°-10'-52"E 549.68 feet to the point of beginning, said parcel containing 200,981
46 square feet (4.614 acres) of land
47

48 is hereby rezoned from General Agriculture (GA) District to Small Estate Residential (SE) District.

Dated this 17th day of February 2026.

Respectfully submitted by the
Planning and Park Commission

James Falkowski, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

COUNTERSIGNED: _____

Tyler Martell, County Board Chair

Date

APPROVED: _____

Bob Ziegelbauer, County Executive

Date

REPORT TO: THE MANITOWOC COUNTY BOARD OF SUPERVISORS FEBRUARY 17, 2026
FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE: THOMAS AND ANITA BASTIAN ZONING MAP AMENDMENT REQUEST

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

Thomas and Anita Bastian, on December 23, 2025, petitioned the Manitowoc County Board of Supervisors to rezone approximately 10.70 acres of land located in the SW1/4, SW1/4, Section 19, T20N-R23E, Town of Kossuth, from GA, General Agriculture to SE, Small Estate and LE, Large Estate.

The Town of Kossuth adopted the Manitowoc County Zoning Ordinance on January 2, 2012. The purpose of the Small Estate (SE) zoning district is to provide areas for mixed residential and agricultural activity in mostly rural areas of the county. with a minimum lot size of two acres; while the purpose of the Large Estate (LE) zoning district is to provide areas for single-family residential and planned residential developments on large lots while allowing for agricultural activity with a minimum lot size of five acres.

1. Action taken to date on this request includes:

- a. Thomas and Anita Bastian, petitioned for a zoning map amendment on December 23, 2025.
- b. The petition was referred from the County Clerk to the County Planning and Park Commission for a hearing and recommendation.
- c. The public hearing notices were published in the Herald-Times-Reporter on November 28, 2025 and on December 1, 2025.
- d. The County Planning and Park Commission held a public hearing on this amendment request on January 26, 2026.
- e. The Commission at their January 26, 2026 meeting recommended approval of a requested rezoning of approximately 10.70 acres of land located in the SW1/4, SW1/4, Section 19, T20N-R23E, Town of Kossuth, from GA, General Agriculture to SE, Small Estate and LE, Large Estate.

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

3. Testimony at the hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.
- b. Mr. and Mrs. Bastian, the applicants, spoke in favor of the rezoning request.

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

1. The area to be considered for rezoning meets past criteria set by the Commission for rezoning land from the GA, General Agriculture District.
2. The Kossuth Town Board supports the proposed zone change to SE, Small Estate and LE, Large Estate.
3. The rezoning will allow for the parcels to be divided in order to sell the West parcel containing their existing residence and allow for the owners to build a single-family home on the East parcel.
4. The area is designated as a non-farmland preservation area on the

Manitowoc County Farmland Preservation Plan.

5. A small amount of farmland will be affected by this request.

RECOMMENDATION

The County Planning and Park Commission determined from testimony at the public hearing, from the zone change fact sheets and maps, and from the staff analysis, that the public health, safety and general welfare would be safeguarded and substantial justice done, if the request of Thomas and Anita Bastian to rezone approximately 10.70 acres of land from GA, General Agriculture to SE, Small Estate and LE, Large Estate were approved.

The Manitowoc County Planning and Park Commission, at its January 26, 2026 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 10.70 acres of land located in the SW1/4, SW1/4, Section 19, T20N-R23E, Town of Kossuth, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from GA, General Agriculture to SE, Small Estate and LE, Large Estate.



**Manitowoc County
Planning and Park Commission**

Fee (\$553) Received ☒

Receipt # 1237

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT/ AGENT

Current Owner	<u>Thomas & Anita Bastian</u>	Applicant/Agent	<u>Brad Buechel</u>
Address	<u>10018 Reifs Mills Rd</u>	Address	<u>2020 Madison St.</u>
City/State/Zip	<u>Whitelaw, WI 54247</u>	City /State/Zip	<u>New Holstein, WI 53061</u>
Phone	<u>920-629-5854</u>	Phone	<u>920-428-2291</u>
Email Address	<u></u>	Email Address	<u></u>

PROPERTY LEGAL DESCRIPTION

SW 1/4, SW 1/4, S 19 T 20 N R 23 E Town of Kossuth

House /Fire # 10018 Reifs Mills Rd Tax Number 007-019-011-000.00

PROPERTY INFORMATION

Existing Zoning District GA, Gen Proposed Zoning district 4 LE SE, ~~GA~~

Please include an air photo identifying the proposed area with dimensions or a description of the area proposed for rezoning including acreage:


Proposed use: (Reason for change)

The owners are lookig to downsize their house. They would like to sell Lot 1 (existing buildings)
and build a one story residence on Lot 2.

Lot 1 to LE

Lot 2 to SE

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

 10/23/25
Signature (owner or owner's agent) (Required) Date

Signature (applicant)

Date

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Kossuth from GA to SE & LE)

PETITIONER

Name: Thomas & Anita Bastian
Address: 10018 Reifs Mills Rd.
Whitelaw, WI 54247
Town: Kossuth

PARCEL

Location: SW¼, SW¼ Section 19, T20N-R23E
Tax#: 007-019-011-000.00
Area: 10.7 Acres

ACTION TO DATE

Petition Submitted: 12/23/2025
Town Action: Approved 12/1/25 & 12/8/25
Hearing Notice Published: 1/12/26 & 1/19/26
Advisory: 01/26/2026
Hearing: 01/26/2026

ADJACENT USES & ZONING

Direction:	District:	Use:
North	GA	Agricultural
South	GA, RR & CB	Residential & Business
East	EA	Agricultural
West	GA	Agricultural

PARCEL USES & ZONING

Existing Zoning District: GA, General Agricultural
Existing Land Use: Residential, Ag/Grassland & Wooded
Proposed Zoning District: LE, Large Estate and SE, Small Estate
Proposed Use: Owners would like to downsize and build
a smaller home on Lot 2.

MAP INFORMATION

Farmland Preservation Designation:
Non-Farmland Preservation
Soil Type: HrB, SyA
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well – somewhat poorly drained	Soil Test: 08/13/1994
Soil Limitations: Moderate – Severe	Terrain: 0 to <12 Percent Slopes
Sewage Disposal: Private Onsite Wastewater Treatment	Vegetative Cover: Agricultural, Grassland, & Wooded
Road Access: Reifs Mills Rd	
Town Land Use Designation: Agriculture	

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

County Future Land Use Designation: Agricultural

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

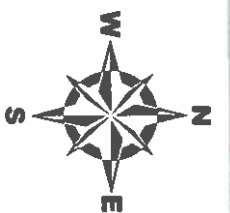
MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

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

SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

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



Thomas & Anita Bastian
 SW 1/4, SW 1/4
 Section 19, T20-R23E
 Town of Kossuth
 From: GA To: SE & LE
 Approximately 10.7 acre(s)
-87.798, 44.183

Map Overview

Kossuth

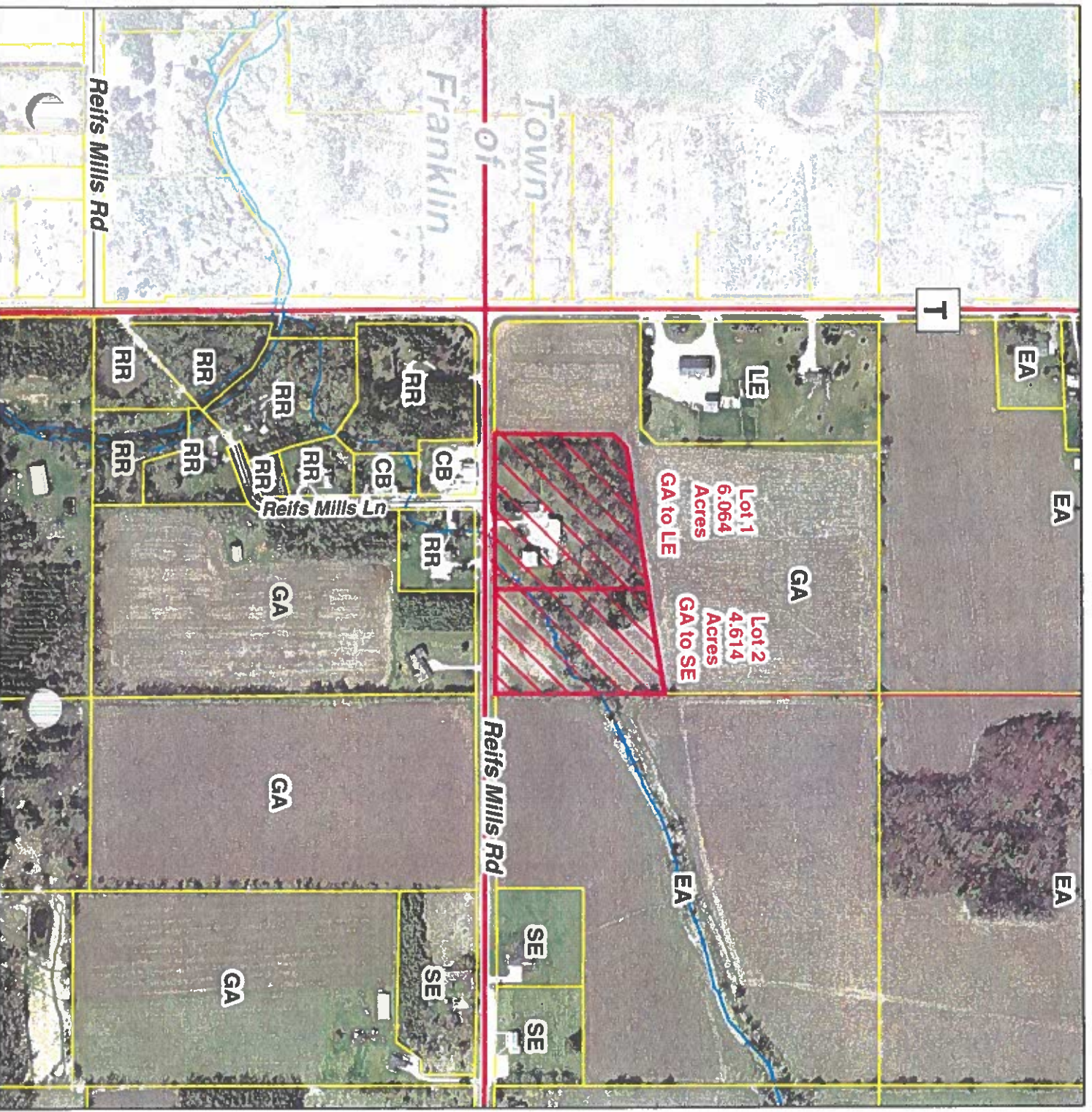
6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36
31	32	33	34	35	36

No. 2025/2026-141



Legend

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



Ashlyn Hundt

m: Tim Ryan
Sent: Monday, December 15, 2025 11:14 AM
To: 'Ralph Schuh'
Cc: Andrea Raymakers; Ashlyn Hundt
Subject: RE: Bastian rezone

Good Morning Ralph,

Thanks for providing the Town's recommendation. I'll pass this along to the Planning and Park Commission!

Have a Merry Christmas 😊

Tim

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

From: Ralph Schuh <chair@townofkossuth.wi.gov>
Sent: Sunday, December 14, 2025 10:43 AM
To: Tim Ryan <TimRyan@manitowoccountywi.gov>
Subject: Bastian rezone

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

Hi Tim,
Please see attached re-zone application made by Tom and Anita Bastian for 10.7 acres in the Town of Kossuth. The Town Planning Commission reviewed the application on December 1, 2025 and recommended approval to the Town Board.
The Town Board approved the re-zone on December 8, 2025. There were no concerns noted since the applicants are aware of the setback requirements particularly with regard to the waterway that traverses the property.
This message is intended for the use of the person or organization to whom it is addressed. It may contain information that is confidential, privileged, or otherwise protected from disclosure by law. If you are not the intended recipient or a person responsible for delivering this message to the intended recipient, any copying, distribution, or use of this message or the information that it contains is not authorized and may be prohibited by law

ORDINANCE AMENDING ZONING MAP
(Michael and Malisa Dins)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Planning and Park Commission, after providing the required notice, held
2 a public hearing on a petition for a zoning ordinance amendment on January 26, 2026; and
3

4 WHEREAS, the Planning and Park Commission, after a careful consideration of testimony
5 and an examination of the facts, recommends that the petition be approved for the reasons stated
6 in the attached report;
7

8 NOW, THEREFORE, the county board of supervisors of the county of Manitowoc does
9 ordain as follows:
10

11 A parcel of land located in a part of the Northwest Quarter (NW1/4) of the Northeast
12 Quarter (NE1/4) of Section Twenty (20), Township Seventeen (17) North, Range Twenty-Three
13 (23) East, Town of Centerville, Manitowoc County, Wisconsin, more particularly described as
14 follows:
15

16 Commencing at the north quarter corner of said Section 20; thence S00°-30'-40"E
17 along the west line of the NE1/4 of said Section 20, a distance of 402.20 feet to the
18 point of beginning; thence N34°-05'-02"E 62.19 feet; thence N87°-41'-20"E
19 115.03 feet; thence S35°-56'-20"E 150.02 feet; thence S88°-41'-16"E 311.77 feet;
20 thence S28°-42'-16"E 349.36 feet to the centerline of S. Fisher Creek Rd.; thence
21 southwesterly 323.09 feet along said centerline and the arc of a curve to the right,
22 having a radius of 995.03 feet and a chord which bears S64°-48'-57"W 321.68 feet;
23 thence S74°-07'-05"W along said centerline, a distance of 264.66 feet; thence
24 southwesterly 294.93 feet along said centerline and the arc of a curve to the left,
25 having a radius of 226.43 feet and a chord which bears S36°-48'-12"W 274.52 feet
26 to the west line of said NE1/4; thence N00°-30'-40"W along said west line, a
27 distance of 808.03 feet to the point of beginning, said parcel containing
28 approximately 329,925 square feet (7.574 acres) of land
29

30 is hereby rezoned from Exclusive Agriculture (EA) District to Large Estate Residential (LE)
31 District.

Dated this 17th day of February 2026.

Respectfully submitted by the
Planning and Park Commission

James Falkowski, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

COUNTERSIGNED: _____
Tyler Martell, County Board Chair Date

APPROVED: _____
Bob Ziegelbauer, County Executive Date

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

Michael and Malisa Dins, on October 29, 2025, petitioned the Manitowoc County Board of Supervisors to rezone approximately 7.50 acres of land located in the NW1/4, NE1/4, Section 20, T17N-R23E, Town of Centerville, from EA, Exclusive Agriculture to LE, Large Estate.

The Town of Centerville adopted the Manitowoc County Zoning Ordinance on April 10, 2025. The uses permitted in the LE, Large Estate zoning provides areas for single-family residential and planned residential developments on large lots while allowing for agricultural activity in mostly rural areas of the county with a minimum lot size of 5.0 acres.

1. Action taken to date on this request includes:
 - a. Michael and Malisa Dins, petitioned for a zoning map amendment on October 29, 2025.
 - b. The petition was referred from the County Clerk to the County Planning and Park Commission for a hearing and recommendation.
 - c. The public hearing notices were published in the Herald-Times-Reporter on November 28, 2025 and on December 1, 2025.
 - d. The County Planning and Park Commission held a public hearing on this amendment request on January 26, 2026.
 - e. The Commission at their January 26, 2026 meeting recommended approval of a requested rezoning of approximately 7.50 acres of land located in the NW1/4, NE1/4, Section 20, T17N-R23E, Town of Centerville, from EA, Exclusive Agriculture to LE, Large Estate.
2. Existing conditions relating to land use, zoning, and natural resources are summarized on the accompanying zone change fact sheet.
3. Testimony at the hearing is summarized as follows:
 - a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.
 - b. Mr. Michael Dins, the applicant, spoke in favor of the rezoning request.

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

1. The area to be considered for rezoning meets past criteria set by the Commission for rezoning land from the EA, Exclusive Agriculture District.
2. The Centerville Town Board supports the proposed zone change to LE, Large Estate.
3. Rezoning will allow for the construction of a single-family home.
4. Rezoning request will not affect any farmland.
5. Area to be rezoned is wedged between a road and a creek and not conducive to farming.

RECOMMENDATION

The County Planning and Park Commission determined from testimony at the public hearing, from the zone change fact sheets and maps, and from the staff analysis, that the public health, safety and general welfare would be safeguarded and substantial justice done, if the request of Michael and Malisa Dins to rezone approximately 7.50 acres of land from EA, Exclusive Agriculture to LE, Large Estate were approved.

The Manitowoc County Planning and Park Commission, at its January 26, 2026 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 7.50 acres of land located in the NW1/4, NE1/4, Section 20, T17N-R23E, Town of Centerville, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive Agriculture to LE, Large Estate.



**Manitowoc County
Planning and Park Commission**

Fee (\$553) Received ☐

Receipt #

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT/ AGENT

Current Owner	<u>Michael Dins</u>	Applicant/Agent	<u>Brad Buechel</u>
Address	<u>N13598 S Fisher Creek Rd</u>	Address	<u>2020 Madison St</u>
City/State/Zip	<u>Cleveland, WI 53015</u>	City /State/Zip	<u>New Holstein, WI 53061</u>
Phone	<u>920-382-8961- Cory (son)</u>	Phone	<u>920-993-0881</u>
Email Address	<u>coreydins@yahoo.com</u>	Email Address	<u>bbuechel@meridian-wi.com</u>

PROPERTY LEGAL DESCRIPTION

Centerville

NW 1/4, NE 1/4, S 20 T 17 N R 23 E Town of _____

House /Fire # S Fisher Creek Rd Tax Number 002-020-002-001.00

PROPERTY INFORMATION

Existing Zoning District EA, Excl Proposed Zoning district LE, Large

Please include an air photo identifying the proposed area with dimensions or a description of the area proposed for rezoning including acreage:

MANITOWOC COUNTY
RECEIVED

2025 2 3

PLANNING & PARK
COMMISSION

Proposed use: (Reason for change)

Mike is splitting +/- 7.5 acre parcel for a buildabel lot to his son. The land is not currently being farmed.

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

Michael J. Dins 10/3/25
Signature (owner or owner's agent) (Required) Date

Signature (applicant)

Date



MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

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

SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

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

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Centerville from EA to LE)

PETITIONER

Name: Michael & Malisa Dins
Address: 13598 S. Fischer Creek Rd.
Cleveland, WI 53015
Town: Centerville

PARCEL

Location: NW ¼, NE ¼, Section 20 T17N-R23E
Tax #: 002-020-002-001.00
Area: 7.5 acres

ACTION TO DATE

Petition Submitted: October 29, 2025
Town Action: Approved September 11, 2025
Hearing Notice Published: 11/28/2025 & 12/1/2025
Advisory: 12/8/2025
Hearing: 12/8/2025

ADJACENT USES & ZONING

Direction:	District:	Use:
North	EA	Creek / Residential
South	EA	Residential / Farmland
East	EA & RR	Creek / Grassland
West	EA	Farmland / Creek

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture
Existing Land Use: Grassland with some trees
Proposed Zoning District: LE, Large Estate Residential
Proposed Use: Build a house

MAP INFORMATION

Farmland Preservation Designation:
Farmland Preservation
Soil Type: KnB, KnC2, MbA
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Very poorly - Well drained
Soil Limitations: Severe (Percolates Slowly)
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: S Fischer Creek Rd
Town Future Land Use Designation: Agricultural with and Agricultural Transition Area overlay
Any non-agricultural residence proposed for areas in the Agricultural designation on the General Plan Design shall demonstrate detailed site plans. The proposal shall be evaluated on a list of criteria set by the town. Approval or denial will be based on: a) physical measurements and topography, b) geology, hydrology and vegetation, c) structure, utility and roadway locations and dimensions, d) effects on neighboring properties, e) economic impacts, f) natural resource impacts, and g) necessary permits from other agencies, etc. Agricultural Transition Areas are considered environmentally sensitive and represent community character
County Future Land Use Designation: Woodlands / Natural Areas
Woodlands are a valuable natural resource, providing a host of benefits. Trees filter air and water, serve as buffers between land uses, provide wildlife habitat and areas for passive recreation.

Rezoning descriptions for Cory Dins

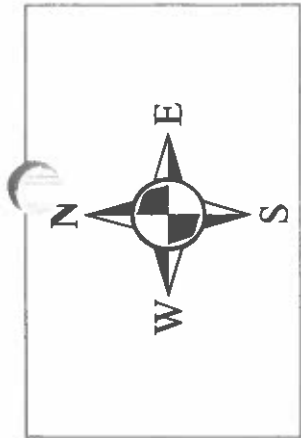
Proposed property from EA to LE

A part of the Northwest Quarter (NW1/4) of the Northeast Quarter (NE1/4) of Section Twenty (20), Township Seventeen (17) North, Range Twenty-Three (23) East, Town of Centerville, Manitowoc County, Wisconsin containing 329,925 square feet (7.574 acres) of land and being described by:

Commencing at the north quarter corner of said Section 20; thence S00°-30'-40"E along the west line of the NE1/4 of said Section 20, a distance of 402.20 feet to the point of beginning; thence N34°-05'-02"E 62.19 feet; thence N87°-41'-20"E 115.03 feet; thence S35°-56'-20"E 150.02 feet; thence S88°-41'-16"E 311.77 feet; thence S28°-42'-16"E 349.36 feet to the centerline of S. Fisher Creek Rd.; thence southwesterly 323.09 feet along said centerline and the arc of a curve to the right, having a radius of 995.03 feet and a chord which bears S64°-48'-57"W 321.68 feet; thence S74°-07'-05"W along said centerline, a distance of 264.66 feet; thence southwesterly 294.93 feet along said centerline and the arc of a curve to the left, having a radius of 226.43 feet and a chord which bears S36°-48'-12"W 274.52 feet to the west line of said NE1/4; thence N00°-30'-40"W along said west line, a distance of 808.03 feet to the point of beginning; being subject to any and all easements and restrictions of record.

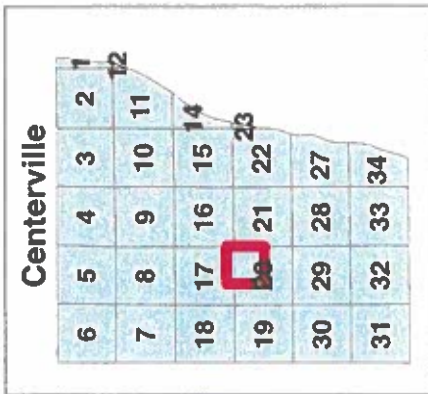
1. $\frac{1}{2}$



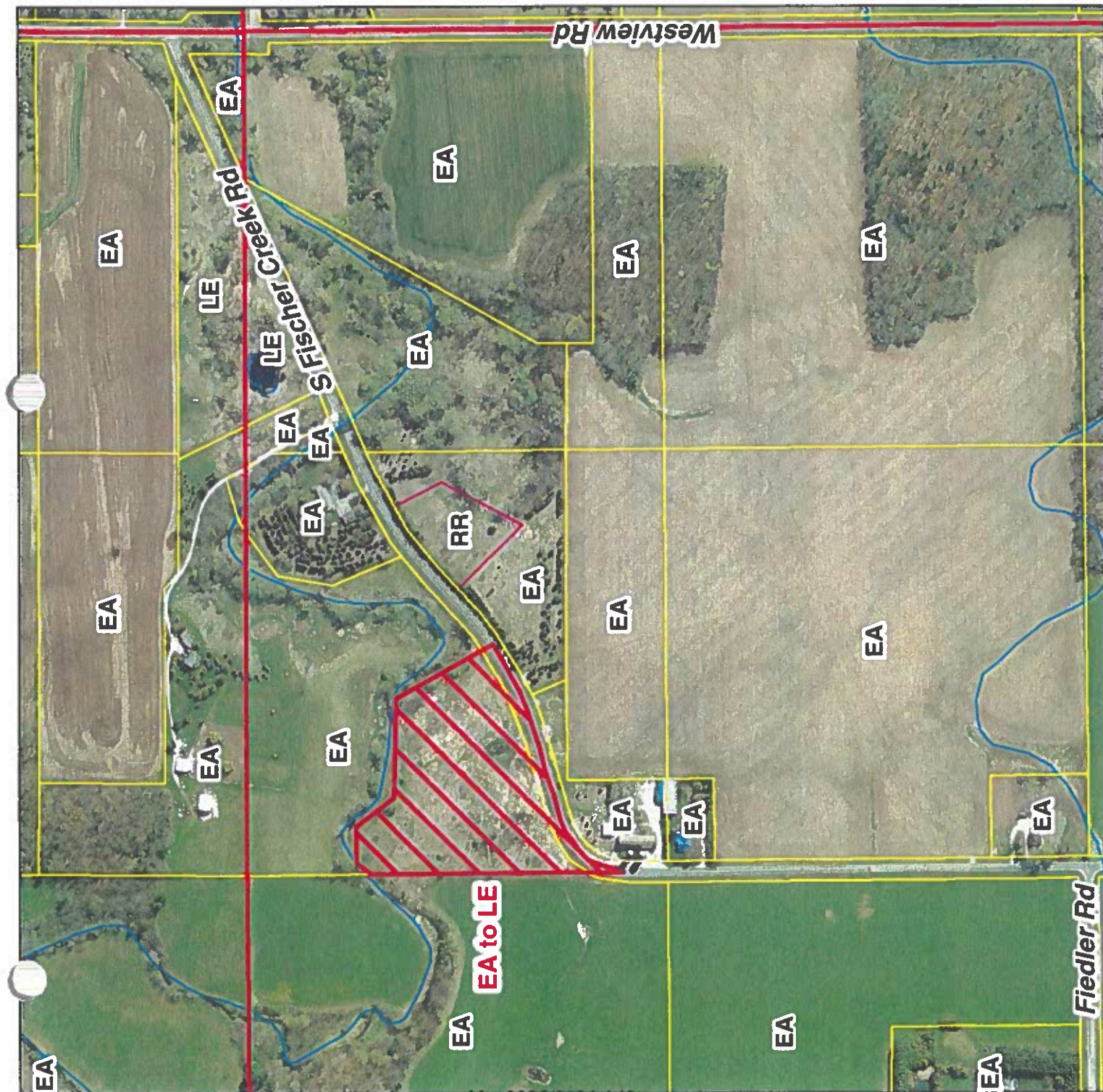


Michael & Malisa Dins
 NW 1/4, NE 1/4
 Section 20, T17N-R23E
 Town of Centerville
 From: EA To: LE
 Approximately 7.5 acre(s)
-87.771, 43.934

Map Overview

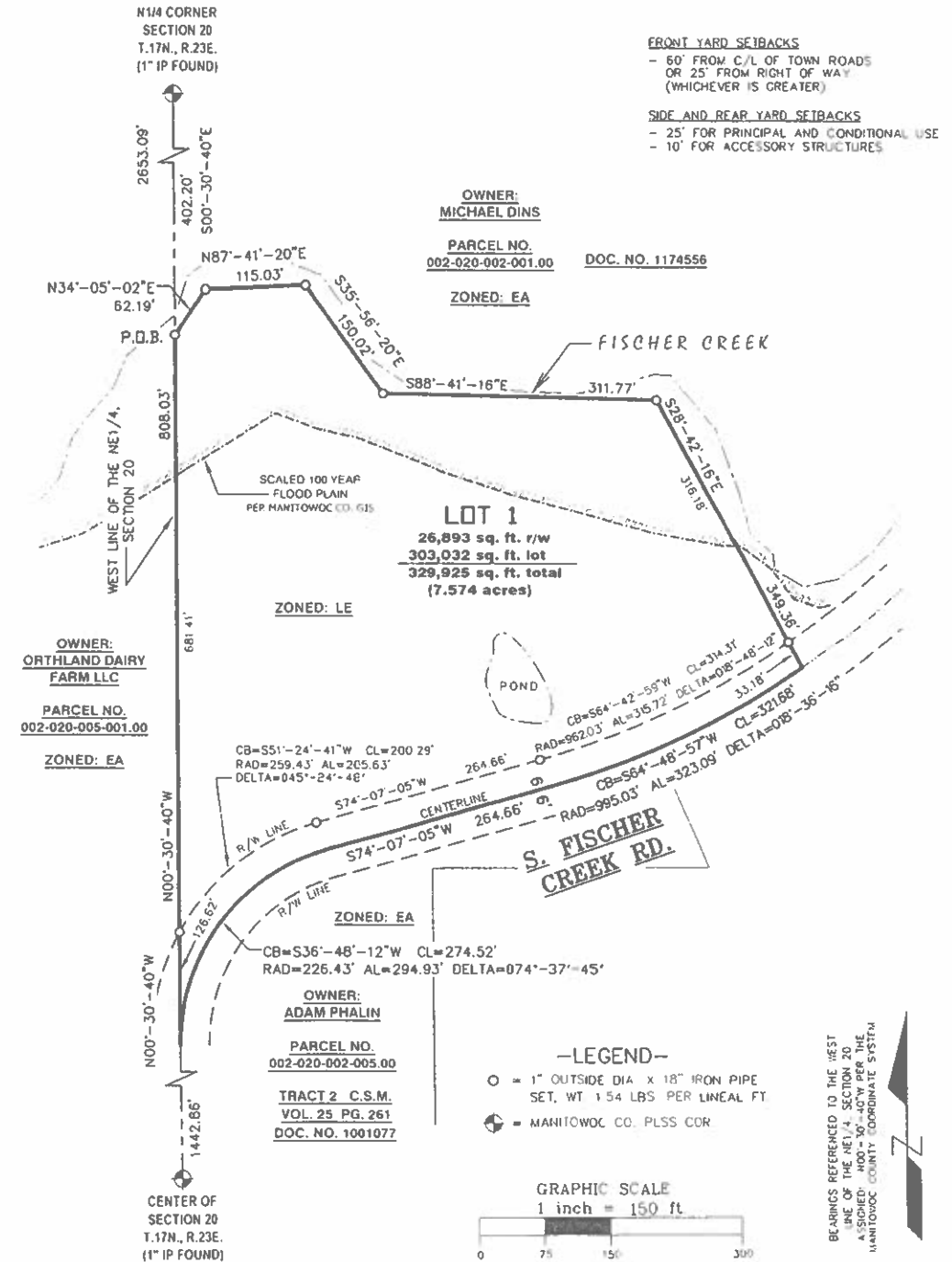


- Legend**
- Proposed Zone Change
 - Section Line
 - Parcel Line
 - Water Way



CERTIFIED SURVEY MAP

PART OF THE NW1/4 OF THE NE1/4 OF SECTION 20,
T.17N., R.23E., TOWN OF CENTERVILLE,
MANITOWOC COUNTY, WISCONSIN



<p>SURVEYED FOR: MICHAEL DINS W3799 EAGLE RD MONTELO, VA 53949</p>	<p>MERIDIAN SURVEYING, LLC 2020 Madison Street Office 920-993-0881 New Holstein, WI 53061 Fax: 920-273-6037</p>	<p>THIS INSTRUMENT WAS DRAFTED BY: JD</p> <p>CHECKED BY: BB</p> <p>JOB NO.: 16819</p>	<p>FIELD WORK DATE: 10-20-25</p> <p>FIELD BOOK: Y</p> <p>SHEET 1 OF 3</p>
--------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------

Ashlyn Hundt

From: Tim Ryan
Sent: Tuesday, September 16, 2025 10:40 AM
To: Andrea Raymakers; Ashlyn Hundt
Subject: FW: Town of Centerville Re-zone Request

FYI

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

From: Jerry Vogel <centervillechairman@gmail.com>
Sent: Friday, September 12, 2025 4:18 PM
To: Tim Ryan <TimRyan@manitowoccountywi.gov>; Brian Kraemer <bck76@tds.net>
Subject: Town of Centerville Re-zone Request

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

Dear Tim and Manitowoc County Board of Adjustment,

Michael and Malisa Dins, 13598 South Fischer Creek Road, Cleveland have requested to rezone 6-7 acres of 002 020 002 001 00 which is exclusive ag property in the Town of Centerville to Large Estate to be able to gift it to their son and daughter-in-law for them to build a single family home.

The Centerville Town Board reviewed this request at our monthly board meeting on Thursday, September 11, 2025 and supports this rezone. The property being considered for Large Estate is not being farmed and the acreage is more than the 5 acre minimum and less than 10 acres so it can not be split into two parcels. The remaining Dins parcels are still conforming to exclusive ag at more than 20 acres.

Again, the Centerville Town Board supports this rezone request.

Thanks, Jerry Vogel, Chairman

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ORDINANCE AMENDING ZONING MAP
(Shirley Gaedtke)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Planning and Park Commission, after providing the required notice, held
2 a public hearing on a petition for a zoning ordinance amendment on January 26, 2026; and
3

4 WHEREAS, the Planning and Park Commission, after a careful consideration of testimony
5 and an examination of the facts, recommends that the petition be approved for the reasons stated
6 in the attached report;
7

8 NOW, THEREFORE, the county board of supervisors of the county of Manitowoc does
9 ordain as follows:
10

11 A parcel of land located in a part of the Northeast Quarter (NE1/4) of the Southeast Quarter
12 (SE1/4) and part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section
13 Twenty-Four (24), Township Nineteen (19) North, Range Twenty-Two (22) East, Town of Cato,
14 Manitowoc County, Wisconsin, more particularly described as follows:
15

16 Commencing at the east quarter corner of said Section 24; thence S00°-01'-11"W
17 along the east line of the SE1/4 of said Section 24, a distance of 995.47 feet; thence
18 N89°-58'-49"W 594.33 feet to the southeast corner of Tract 1 of Certified Survey
19 Maps as recorded in Volume 3 of Certified Survey Maps on Page 299 as Document
20 No. 445308 of Manitowoc County Records and the point of beginning; thence
21 S26°-05'-20"W (recorded as S21°-19'-30"W) along the centerline of CTH "JJ", a
22 distance of 549.00 feet to the northeast corner of Tract 2 of Certified Survey Map
23 as recorded in Volume 5 of Certified Survey Maps on Page 109 as Document No.
24 480388 of Manitowoc County Records; thence S84°-55'-20"W (recorded as N80°-
25 09'-30"E) along said northerly line and said Tract 2, a distance of 483.02 feet
26 (recorded as 486.17 feet) to the west line of the E1/2 of the SE1/4 of said Section
27 24; thence N00°-02'-46"W (recorded as northerly), a distance of 471.99 feet
28 (recorded as 470.00 feet) to the southerly line of said Tract 1; thence N61°-28'-20"E
29 (recorded as S56°-28'-30"W) along said southerly line, a distance of 389.29 feet
30 (recorded as 403.00 feet more or less); thence S72°-13'-40"E (recorded as
31 N76°-59'-30"W) along said southerly line, a distance of 400.00 feet to the point of
32 beginning, said parcel containing approximately 340,360 square feet (7.814 acres)
33 of land
34

35 is hereby rezoned from Large Estate Residential (LE) District to Small Estate Residential (SE)
36 District.

Dated this 17th day of February 2026.

Respectfully submitted by the
Planning and Park Commission

James Falkowski, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

COUNTERSIGNED: _____
Tyler Martell, County Board Chair Date

APPROVED: _____
Bob Ziegelbauer, County Executive Date

REPORT TO:	THE MANITOWOC COUNTY BOARD OF SUPERVISORS FEBRUARY 17, 2026
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	SHIRLEY GAEDTKE ZONING MAP AMENDMENT REQUEST

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

Shirley Gaedtke, on October 28, 2025, petitioned the Manitowoc County Board of Supervisors to rezone approximately 7.84 acres of land located in the NE1/4, SE1/4 and the SE1/4, SE1/4, Section 24, T19N-R22E, Town of Cato, from LE, Large Estate to SE, Small Estate.

The Town of Cato adopted the Manitowoc County Zoning Ordinance on December 5, 2011. The purpose of the Small Estate Residential (SE) zoning district is to provide areas for mixed residential and agricultural activity in mostly rural areas of the county, with a minimum lot size of two acres.

1. Action taken to date on this request includes:

- a. Shirley Gaedtke petitioned for a zoning map amendment on October 28, 2025.
- b. The petition was referred from the County Clerk to the County Planning and Park Commission for a hearing and recommendation.
- c. The public hearing notices were published in the Herald-Times-Reporter on November 28, 2025 and on December 1, 2025.
- d. The County Planning and Park Commission held a public hearing on this amendment request on January 26, 2026.
- e. The Commission at their January 26, 2026 meeting recommended approval of a requested rezoning of approximately 7.84 acres of land located in the NE1/4, SE1/4 and the SE1/4, SE1/4, Section 24, T19N-R22E, Town of Cato, from LE, Large Estate to SE, Small Estate.

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

3. Testimony at the hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.
- b. Mrs. Shawn Gaedtke, daughter of the applicant, spoke in favor of the request.

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

1. The area to be considered for rezoning meets past criteria set by the Commission for rezoning land from the LE, Large Estate zoning district.
2. The Cato Town Board supports the proposed zone change to the SE, Small Estate district.
3. Rezoning will allow for the separation of an existing residence from the surrounding land.
4. No farmland will be affected by this request.
5. The area is designated as a non-farmland preservation area on the Manitowoc County Farmland Preservation Plan.

RECOMMENDATION

The County Planning and Park Commission determined from testimony at the public hearing, from the zone change fact sheets and maps, and from the staff analysis, that the public health, safety and general welfare would be safeguarded and substantial justice done, if the request of Shirley Gaedtke to rezone approximately 7.48 acres of land from LE, Large Estate to SE, Small Estate were approved.

The Manitowoc County Planning and Park Commission, at its January 26, 2026 meeting, therefore, by a unanimous vote, recommended that the subject property (an approximately 7.48 acres of land located in the NE1/4, SE1/4 and the SE1/4, SE1/4, Section 24, T19N-R22E, Town of Cato more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from LE, Large Estate to SE, Small Estate.



Manitowoc County
Planning and Park Commission

Fee (\$553) Received

☒

Receipt # 12262

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT/ AGENT

Current Owner Shirley Anne Gaedtke

Applicant/Agent

Reed Gaedtke

Address 10348 CTH JJ

Address

1447 N 24th St.

City/State/Zip Manitowoc, WI 54220

City/State/Zip

Manitowoc, WI 54220

Phone (920) 684-8992

Phone

Email Address

Email Address

PROPERTY LEGAL DESCRIPTION

NE 1/4 SE 1/4 S 24 T 19 N R 22 E Town of Cato
and SE SE

House / Fire # 10348

Tax Number 001-024-016-004.00 & 001-024-013-007.00

PROPERTY INFORMATION

Existing Zoning District LE, Large

Proposed Zoning district SE, Small

Please include an air photo identifying the proposed area with dimensions or a description of the area proposed for rezoning including acreage:

Please See Attached Documents

MANITOWOC COUNTY
RECEIVED

OCT 28 2025

Proposed use: (Reason for change)

PLANNING & PARK
COMMISSION

Creating a residential lot for one of my children.

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

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

Signature (applicant)

Date

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Cato from LE to SE)

PETITIONER

Name: Shirley Gaedtke
Address: 10348 CTH JJ
Manitowoc WI 54220
Town: Cato

PARCEL

Location: NE¼, SE¼, & SE ¼, SE ¼
Section 24, T19N-R22E
Tax#: 001-024-013-007.00, 001-024-016-004.00
Area: 7.84 Acres

ACTION TO DATE

Petition Submitted: 10/28/2025
Town Action: Approved November 3, 2025
Hearing Notice Published: 11/28/2025, 12/1/2025
Advisory: 12/8/2025
Hearing: 12/8/2025

ADJACENT USES & ZONING

Direction:	District:	Use:
North	LE	Residential / Grassland
South	LE	Residential
East	LE	Residential / Grassland
West	LE	Wetland / River

PARCEL USES & ZONING

Existing Zoning District: LE, Large Estate
Existing Land Use: Residential / Grassland
Proposed Zoning District: SE, Small Estate
Proposed Use: To separate house with under 5 acres

MAP INFORMATION

Farmland Preservation Designation:
Non-Farmland Preservation
Soil Type: HrD2, KnB, MbA
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well drained
Soil Limitations: Moderate - Severe
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: CTH JJ
Town Land Use Designation: Other Agricultural Area
These areas may be developed with a parcel size less than 35 acres. Zoning standards should be incorporated to preserve agricultural production while still providing low-density residential development. The town should support conservation of these areas through education and promotion of numerous voluntary programs described in this section.
County Future Land Use Designation: Woodlands / Natural Areas
Woodlands are a valuable natural resource, providing a host of benefits. Trees filter air and water, serve as buffers between land uses, provide wildlife habitat and areas for passive recreation.

MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

- ☐ IS THE PROPOSED ZONING MAP AMENDMENT CONSISTENT WITH AND IN ACCORDANCE WITH THE COUNTY'S:
 - 1. LAND USE PLAN?
 - 2. FARMLAND PRESERVATION PLAN?
 - 3. OTHER LOCAL UNITS PLANS?
- ☐ HAS THERE BEEN A SUBSTANTIAL CHANGE IN CONDITIONS SINCE THE LAND WAS ORIGINALLY ZONED TO WARRANT THE PROPOSED AMENDMENT?
- ☐ WAS THE SUBJECT PROPERTY INCORRECTLY ZONED INITIALLY?
- ☐ DOES THE DECISION TO RECOMMEND APPROVAL OR DENIAL REPRESENT THE COMMISSION'S/COMMISSIONER'S WILL OR DOES IT REPRESENT ITS JUDGMENT?
- ☐ IS THE PROPOSED AMENDMENT IN THE BEST INTEREST OF THE COMMUNITY PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE?
- ☐ WILL THE PROPOSED REZONING BE COMPATIBLE WITH NEIGHBORHOOD PROPERTIES AND WILL IT NOT ADVERSELY AFFECT THE VALUE OF SUCH ADJACENT LAND?
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- ☐ DOES THE PROPOSED AMENDMENT (IF OUT OF EA, EXCLUSIVE AGRICULTURE) MEET THE STATUTORY AND COMMISSION POLICY FINDINGS?
- ☐ OBJECTIONS FROM TOWN OR OTHER INTERESTED PARTIES?
- ☐ CITIZEN SUPPORT/OBJECTION?

SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

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

EXHIBIT MAP

FOR REED GAEDTKE

LOCATED IN THE NE1/4 OF THE SE1/4 AND THE SE1/4
OF THE SE1/4 OF SECTION 24, T.19N., R.22E.,
TOWN OF CATO, MANITOWOC COUNTY, WISCONSIN

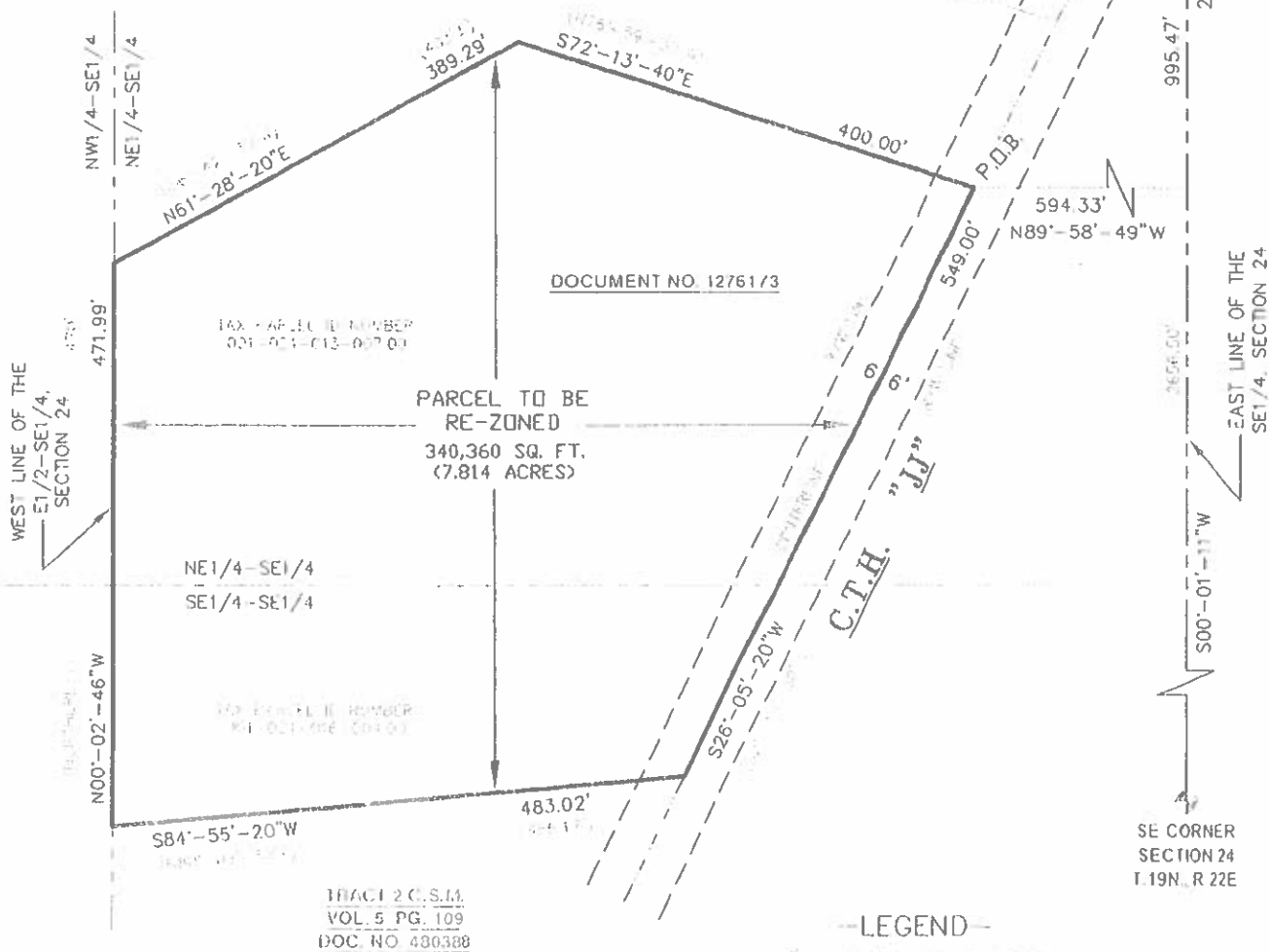
SURVEYED FOR:
REED GAEDTKE
30348 CTH JJ
MANITOWOC WI 53020

BEARINGS REFERRED TO THE EAST
LINE OF THE SE1/4 SECTION 24
ASSUMED CORRECT WITH REF. THE
MANITOWOC COUNTY CURVED LINE SYSTEM



TRAC 1 C.S.M.
VOL. 3 PG. 299
DOC. NO. 415308

E1/4 CORNER
SECTION 24
T.19N., R.22E



LEGEND

GRAPHIC SCALE
1 inch = 150 ft.

MERIDIAN
SURVEYING, LLC



2020 Madison Street Office 920-993-0881
New Holston, WI 53061 Fax 920-273-0037

No. 2025/2026-143

THIS INSTRUMENT
WAS DRAFTED BY: *JD*

FIELD WORK
DATE: *5/1/20*

CHECKED BY: *JB*

FIELD BOOK: *1*

JOB NO.: *16517*

SHEET *1* OF *2*

EXHIBIT MAP

FOR REED GAEDTKE

LOCATED IN THE NE1/4 OF THE SE1/4 AND THE SE1/4
OF THE SE1/4 OF SECTION 24, T.19N., R.22E.,
TOWN OF CATO, MANITOWOC COUNTY, WISCONSIN

Rezoning descriptions for Reed Gaedtke

Proposed property from LE to SE

A part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) and part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-Four (24), Township Nineteen (19) North, Range Twenty-Two (22) East, Town of Cato, Manitowoc County, Wisconsin containing 340,360 square feet (7.814 acres) of land and being described by:

Commencing at the east quarter corner of said Section 24; thence S00°-01'-11"W along the east line of the SE1/4 of said Section 24, a distance of 995.47 feet; thence N89°-58'-49"W 594.33 feet to the southeast corner of Tract 1 of Certified Survey Maps as recorded in Volume 3 of Certified Survey Maps on Page 299 as Document No. 445308 of Manitowoc County Records and the point of beginning; thence S26°-05'-20"W (recorded as S21°-19'-30"W) along the centerline of CTH "JJ", a distance of 549.00 feet to the northeast corner of Tract 2 of Certified Survey Map as recorded in Volume 5 of Certified Survey Maps on Page 109 as Document No. 480388 of Manitowoc County Records; thence S84°-55'-20"W (recorded as N80°-09'-30"E) along said northerly line and said Tract 2, a distance of 483.02 feet (recorded as 486.17 feet) to the west line of the E1/2 of the SE1/4 of said Section 24; thence N00°-02'-46"W (recorded as northerly), a distance of 471.99 feet (recorded as 470.00 feet) to the southerly line of said Tract 1; thence N61°-28'-20"E (recorded as S56°-28'-30"W) along said southerly line, a distance of 389.29 feet (recorded as 403.00 feet more or less); thence S72°-13'-40"E (recorded as N76°-59'-30"W) along said southerly line, a distance of 400.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.

MERIDIAN

SURVEYING, LLC

2020 Madison Street Office 920-993-0881
New Richmond, WI 53051 Fax 920-273-6137



THIS INSTRUMENT
WAS DRAFTED BY: *ES*

FIELD WORK
DATE: *3*

CHECKED BY: *ES*

FIELD BOOK: *1*

JOB NO.: *10517*

SHEET *2* OF *2*

No. 2025/2026-143

Rezoning descriptions for Reed Gaedtke

Proposed property from LE to SE

A part of the Northeast Quarter (NE1/4) of the Southeast Quarter (SE1/4) and part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Twenty-Four (24), Township Nineteen (19) North, Range Twenty-Two (22) East, Town of Cato, Manitowoc County, Wisconsin containing 340,360 square feet (7.814 acres) of land and being described by:

Commencing at the east quarter corner of said Section 24; thence S00°-01'-11"W along the east line of the SE1/4 of said Section 24, a distance of 995.47 feet; thence N89°-58'-49"W 594.33 feet to the southeast corner of Tract 1 of Certified Survey Maps as recorded in Volume 3 of Certified Survey Maps on Page 299 as Document No. 445308 of Manitowoc County Records and the point of beginning; thence S26°-05'-20"W (recorded as S21°-19'-30"W) along the centerline of CTH "JJ", a distance of 549.00 feet to the northeast corner of Tract 2 of Certified Survey Map as recorded in Volume 5 of Certified Survey Maps on Page 109 as Document No. 480388 of Manitowoc County Records; thence S84°-55'-20"W (recorded as N80°-09'-30"E) along said northerly line and said Tract 2, a distance of 483.02 feet (recorded as 486.17 feet) to the west line of the E1/2 of the SE1/4 of said Section 24; thence N00°-02'-46"W (recorded as northerly), a distance of 471.99 feet (recorded as 470.00 feet) to the southerly line of said Tract 1; thence N61°-28'-20"E (recorded as S56°-28'-30"W) along said southerly line, a distance of 389.29 feet (recorded as 403.00 feet more or less); thence S72°-13'-40"E (recorded as N76°-59'-30"W) along said southerly line, a distance of 400.00 feet to the point of beginning; being subject to any and all easements and restrictions of record.



Shirley Gaedtke
NE 1/4, SE 1/4 &
SE 1/4, SE 1/4
Section 24, T19N-R22E
Town of Cato
From: LE To: SE
Approximately: 7.84 acre(s)
-87.805, 44.099

Map Overview

Cato

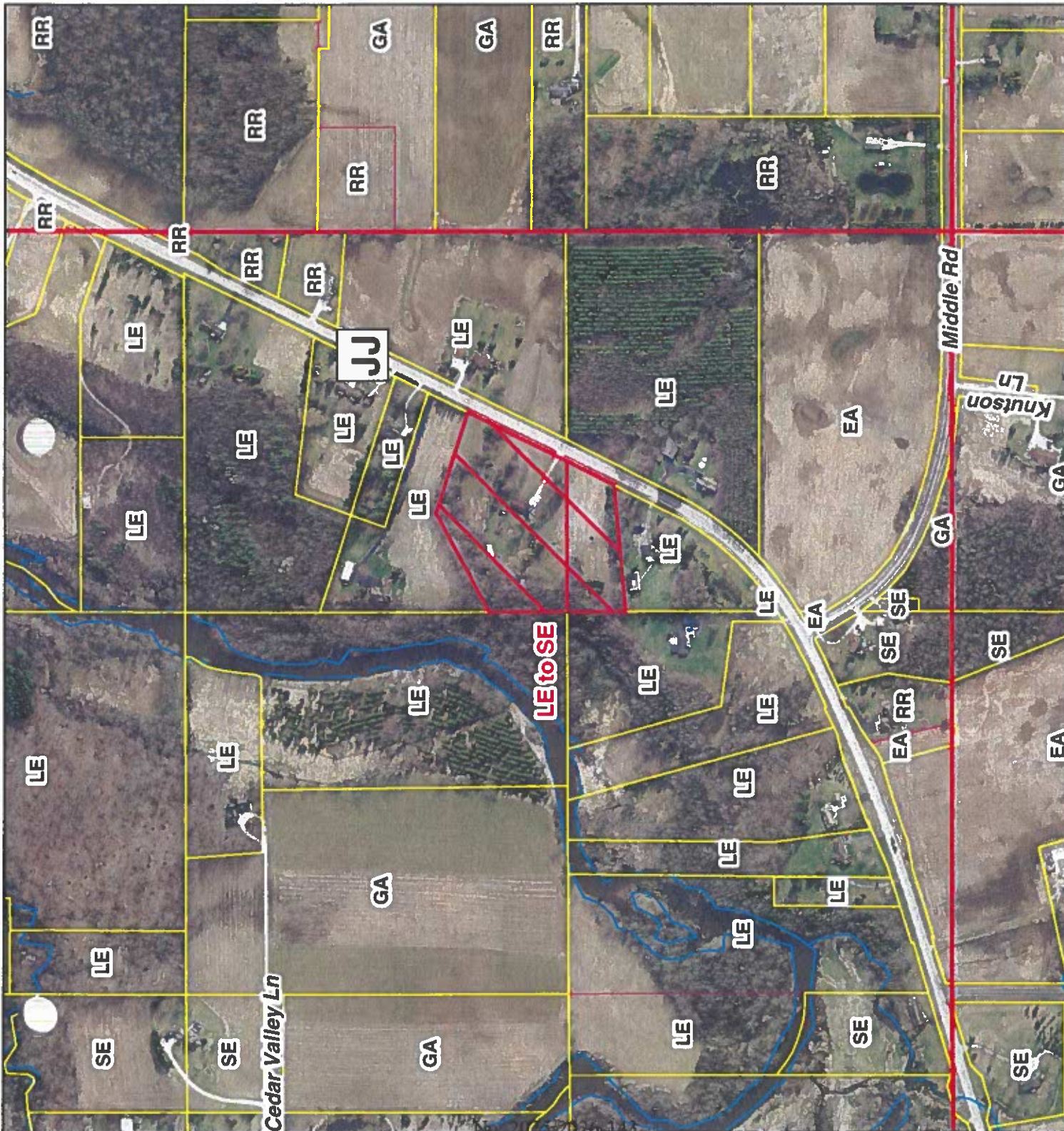
6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

Prepared by:
Mantowoc County
Planning and Zoning Dept.



Legend

- Proposed Zoning (Red outline)
- Lot Line (Yellow outline)
- Water Way (Blue line)
- Zoning Line (Pink line)
- Section Line (Red outline)



November 3, 2025

MINUTES

Regular meeting was called to order by Chairman Gerald Linsmeier at 7:30 p.m. Minutes of the previous meeting were read. Motion was made by Russ Braun and seconded by Chuck Schuh to accept the minutes as read. Motion carried. Treasurer's Report (current) given by Shannon Resch showed a balance in the Money Market and checkbook of \$162,963.08. Also, Collins State Bank is \$243,626.25. A motion was made by Chuck Schuh and seconded by Russ Braun to accept Treasurer's Report as given. Motion carried.

PRESENT: Gerald Linsmeier, Chuck Schuh, Russ Braun, Kevin Naidl, Shannon Resch, Gail Haas, Mike Tuschel, Chuck Muench, Travis Schisel, Debbie Schuh, Reed Gaedtke, Shirley Gaedtke, Kenny Alfson

Vouchers were presented. A motion was made by Russ Braun and seconded by Gerald Linsmeier to pay all vouchers.

Motion was made by Russ Braun and seconded by Gerald Linsmeier to sign the 2026 Reedsville Fire Department Contract for the amount of \$16,000.00. Motion passed.

Motion was made by Gerald Linsmeier and seconded by Chuck Schuh to approve the rezoning request for Shirley Gaedtke at 10348 CTH JJ Morgan Road from a LE to a SE. Motion Passed.

Motion was made by Gerald Linsmeier and seconded by Chuck Schuh to accept Alfson Excavating's Bid for the Morgan Road Culvert in the amount of \$90,950.00. Motion Passed.

Town Board discussed Marken Road and that the grants had been submitted.

Kevin Nadle, Road Superintendent, stated that the grater is fixed. County stripping is almost done, just one road left. Kevin also stated the truck will need two front tires and four back tires.

Motion was made by Russ Braun and seconded by Chuck Schuh to purchase six tires from B&C in the amount of \$2,700.00 plus installation.

Chuck Muench, Constable, reported he had a call about trash on both sides of Irish Rd. He is continuing to work with Vehicles in Grimms. There has been little movement. He also reported on a few animal issues.

A motion was made by Chuck Schuh and seconded by Russ Braun to adjourn the meeting at 8:10 pm.

Shannon Resch

Clerk/Treasurer November 2025

ORDINANCE AMENDING ZONING MAP
(Kathleen Kudick)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Planning and Park Commission, after providing the required notice, held
2 a public hearing on a petition for a zoning ordinance amendment on January 26, 2026; and
3

4 WHEREAS, the Planning and Park Commission, after a careful consideration of testimony
5 and an examination of the facts, recommends that the petition be approved for the reasons stated
6 in the attached report;
7

8 NOW, THEREFORE, the county board of supervisors of the county of Manitowoc does
9 ordain as follows:
10

11 A parcel of land located in a part of the SW 1/4 of the SW 1/4, Section 5, Town 21 North,
12 Range 23 East, Town of Gibson, Manitowoc County, Wisconsin, more particularly described as
13 follows:
14

15 Commencing at the SW Corner of Section 5; Thence S 89°50'19" E, 1122.51 feet
16 coincident with the south line of the SW 1/4 of said Section to the point of
17 beginning; Thence continue S 89°50'19" E, 200.00 feet coincident with said south
18 line; Thence N 00°27'41" W, 435.63 feet coincident with the east line of said SW
19 1/4 of the SW 1/4; Thence N 89°50'19" W, 200.00 feet; Thence S 00°27'41" E,
20 435.63 feet to the point of beginning, said parcel containing approximately 87,120
21 Square Feet (2.000 Acres) of land
22

23 is hereby rezoned from Exclusive Agriculture (EA) District to Rural Residential (RR) District.

Dated this 17th day of February 2026.

Respectfully submitted by the
Planning and Park Commission

James Falkowski, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

COUNTERSIGNED: _____
Tyler Martell, County Board Chair Date

APPROVED: _____
Bob Ziegelbauer, County Executive Date

REPORT TO: THE MANITOWOC COUNTY BOARD OF SUPERVISORS FEBRUARY 17, 2026
FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE: KATHLEEN KUDICK ZONING MAP AMENDMENT REQUEST

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

Kathleen Kudick, on December 30, 2025, petitioned the Manitowoc County Board of Supervisors to rezone approximately 1.99 acres of land located in the SE1/4, SE1/4, Section 6, T21N-R23E, Town of Gibson, from RR, Rural Residential to EA, Exclusive Agriculture and to rezone approximately 2.0 acres of land located in the SW1/4, SW1/4, Section 5, T21N-R23E, Town of Gibson from EA, Exclusive Agriculture to RR, Rural Residential.

The Town of Gibson adopted the Manitowoc County Zoning Ordinance on December 5, 2011. The purpose of the Rural Residential (RR) zoning district is to provide areas for mixed residential and low impact non-residential development on relatively small lots with a minimum lot size of one acre; while the purpose of the Exclusive Agriculture District (EA) is to provide areas for agricultural development and to prevent scattered nonagricultural development that could displace agricultural uses. This district will contain land that is suitable for productive farm operations and that has historically exhibited good crop yields or is capable of such yields; demonstrated productivity for dairying, grazing, and livestock; produced specialty crops such as fruits, plant materials, trees, and vegetables; or is integral to such farm operations. This district is not intended to accommodate or facilitate non-agricultural growth.

1. Action taken to date on this request includes:

- a. Kathleen Kudick, petitioned for a zoning map amendment on December 30, 2025.
- b. The petition was referred from the County Clerk to the County Planning and Park Commission for a hearing and recommendation.
- c. The public hearing notices were published in the Herald-Times-Reporter on November 28, 2025 and on December 1, 2025.
- d. The County Planning and Park Commission held a public hearing on this amendment request on January 26, 2026.
- e. The Commission at their January 26, 2026 meeting recommended approval of a requested rezoning of approximately 1.99 acres of land located in the SE1/4, SE1/4, Section 6, T21N-R23E, Town of Gibson, from RR, Rural Residential to EA, Exclusive Agriculture and to rezone approximately 2.0 acres of land located in the SW1/4, SW1/4, Section 5, T21N-R23E, Town of Gibson from EA, Exclusive Agriculture to RR, Rural Residential.

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

3. Testimony at the hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.
- b. Mr. Dwayne Argil, Gibson Town Chair, spoke in favor of the rezoning request.

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

1. The area to be considered for rezoning meets past criteria set by the Commission for rezoning land from the Exclusive Agriculture (EA) District and the Rural Residential (RR) District.
2. The Gibson Town Board supports the proposed zone change to EA, Exclusive Agriculture and RR, Rural Residential.
3. Rezoning will allow for the construction of a single-family home.
4. Rezoning request will have a minimal effect on farmland, as the applicant is rezoning an equal amount of farmland back to the EA, Exclusive Agriculture zoning district.

RECOMMENDATION

The County Planning and Park Commission determined from testimony at the public hearing, from the zone change fact sheets and maps, and from the staff analysis, that the public health, safety and general welfare would be safeguarded and substantial justice done, if the request of Kathleen Kudick to rezone approximately 1.99 acres of land located in the SE1/4, SE1/4, Section 6, T21N-R23E, Town of Gibson, from RR, Rural Residential to EA, Exclusive Agriculture and to rezone approximately 2.0 acres of land located in the SW1/4, SW1/4, Section 5, T21N-R23E, Town of Gibson from EA, Exclusive Agriculture to RR, Rural Residential were approved.

The Manitowoc County Planning and Park Commission, at its January 26, 2026 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 1.99 acres of land located in the SE1/4, SE1/4, Section 6, T21N-R23E, Town of Gibson and an approximately 2.0 acres of land located in the SW1/4, SW1/4, Section 5, T21N-R23E, Town of Gibson, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from RR, Rural Residential to EA, Exclusive Agriculture and rezoning from EA, Exclusive Agriculture to RR, Rural Residential.



Manitowoc County
Planning and Park Commission

Fee (\$570) Received
Receipt # 42845



ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT/ AGENT

Current Owner	Kathleen Kudick	Applicant/Agent	Jeff DeZeeuw
Address	18722 Lyons Road	Address	3510 S. 26th Street
City/State/Zip	Denmark WI 54208	City/State/Zip	Manitowoc WI 54220
Phone	920-619-1460	Phone	920-682-6105
Email Address		Email Address	jdezeeuw@acebuildingservice.com

PROPERTY LEGAL DESCRIPTION

SW 1/4, SW 1/4, S 5 T 21 N R 23 E Town of Gibson
SE SE 6 21 23
House /Fire # 6530 W. Zander Rd. Tax Number 006-005-011-000.00

PROPERTY INFORMATION

Existing Zoning District EA, Excl Proposed Zoning district RR, Rural

Please include an air photo identifying the proposed area with dimensions or a description of the area proposed for rezoning including acreage:

SEE ATTACHED

Proposed use: (Reason for change)

We wish to create a new buildable parcel to sell to our grandson.

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

 12/30/2025
Signature (owner or owner's agent) (Required) Date

Signature (applicant)
No. 2025/2026-144

Date

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Gibson from EA to RR and RR to EA)

PETITIONER

Name: Kathleen Kudick
Address: 18722 Lyons Road
Denmark, WI 54208
Town: Gibson

PARCEL

Location: SW ¼, SW ¼, Section 5, T21N-R23E
SE ¼, SE ¼, Section 6, T21N-R23E
Tax #: 006-005-011-000.00 and
006-006-016-001.00
Area: 3.6 acres (2.0 acres EA to RR and 1.6 acres RR to EA)

ACTION TO DATE

Petition Submitted: December 30, 2025
Town Action: Approved January 5, 2026
Hearing Notice Published: 1/12/2026 & 1/19/2026
Advisory: 1/26/2026
Hearing: 1/26/2026

ADJACENT USES & ZONING

Direction:	District:	Use:
North	EA	Agricultural
South	EA	Agricultural
East	EA	Agricultural
West	EA	Agricultural, Residential

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture
and RR, Rural Residential
Existing Land Use: Farmland
Proposed Zoning District: RR, Rural Residential and
EA, Exclusive Agriculture
Proposed Use: Build a house

MAP INFORMATION

Farmland Preservation Designation:
Farmland Preservation and
Non-Farmland Preservation
Soil Type: HrB
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well drained
Soil Limitations: Moderate (Peres Slowly)
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: W Zander Rd

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

Town Future Land Use Designation: Agricultural

Encouraging the preservation of agricultural lands within the Town of Gibson. Any new development techniques and programs should preserve as much farmland as possible. Decisions to allow residential development in areas identified for agricultural uses should be based on sound land use planning criteria. If residential development is permitted, single family residences are recommended at densities that preserve natural areas, view sheds, open spaces, and areas deemed important for the town to keep preserved.

County Future Land Use Designation: Agricultural

Provide for the continued viability of farming and agricultural uses, the raising of livestock, the Conservation of agricultural land, and to maintain and promote the rural character of these farmlands Into the future.

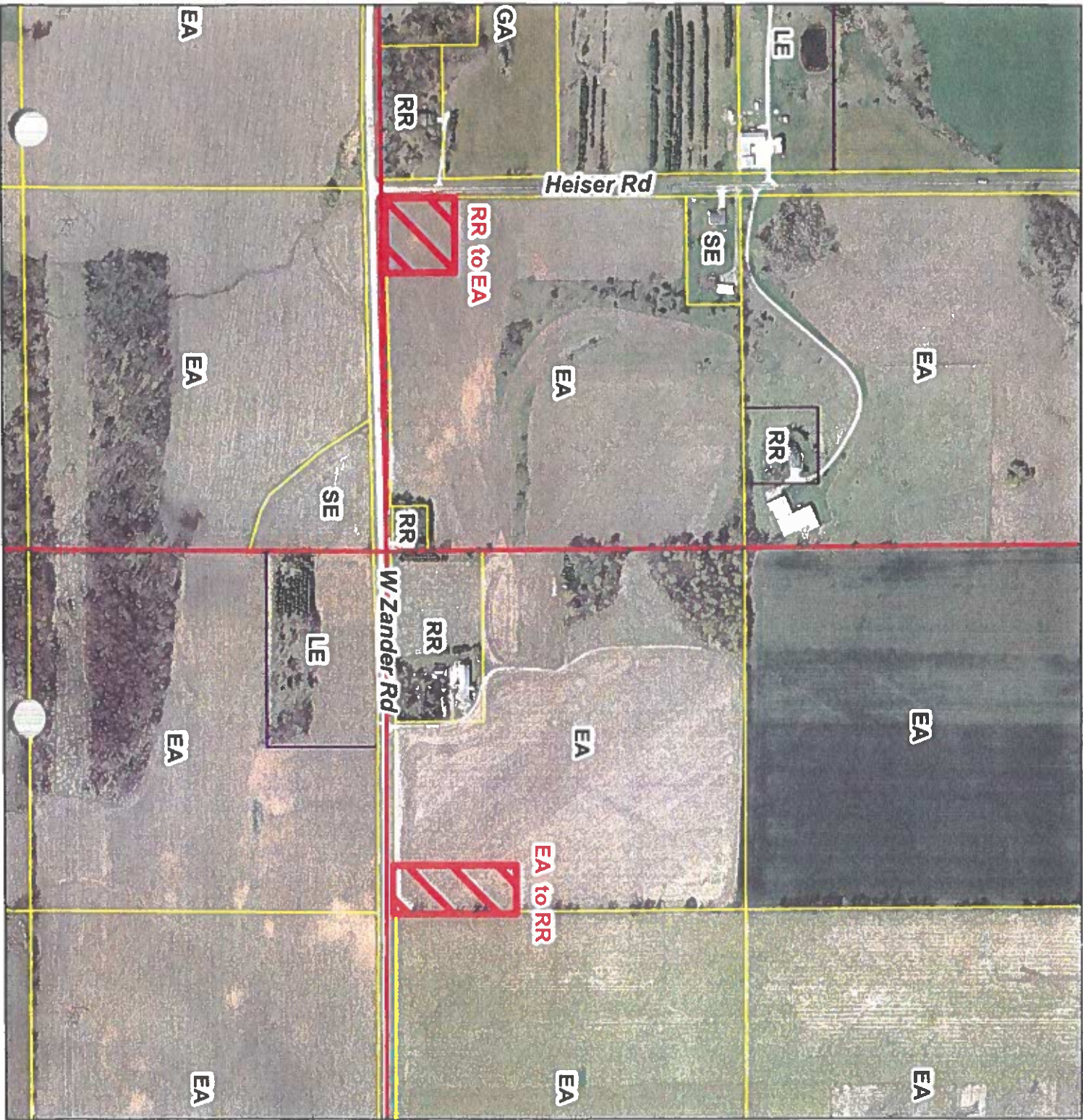
MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

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 - 2. FARMLAND PRESERVATION PLAN?
 - 3. OTHER LOCAL UNITS PLANS?
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- ☐ WAS THE SUBJECT PROPERTY INCORRECTLY ZONED INITIALLY?
- ☐ DOES THE DECISION TO RECOMMEND APPROVAL OR DENIAL REPRESENT THE COMMISSION'S/COMMISSIONER'S WILL OR DOES IT REPRESENT ITS JUDGMENT?
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- ☐ DOES THE PROPOSED AMENDMENT (IF OUT OF A-3) MEET THE STATUTORY AND COMMISSION POLICY FINDINGS?
- ☐ OBJECTIONS FROM TOWN OR OTHER INTERESTED PARTIES?
- ☐ CITIZEN SUPPORT/OBJECTION?

SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

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



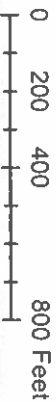
Kathleen Kudrick
 Town of Gibson
 SW 1/4, SW 1/4
 Section 5, T21N-R23E
 From: EA To: RR
 Approximately 2.0 acre(s)
 SE 1/4, SE 1/4
 Section 6, T21N-R23E
 From: RR To: EA
 Approximately 1.6 acre(s)
 -87.741, 44.313 -87.750, 44.313

Map Overview

Gibson

6	5	4	3	2	1	0
7	8	9	10	11	12	
18	17	16	15	14	13	
19	20	21	22	23	24	
30	29	28	27	26	25	
31	32	33	34	35		

No. 2025/2026-144



Legend

- Proposed Zone Change
- Zoning Line
- Section Line
- Lot Line
- Water

Andrea Raymakers

From: Town of Gibson <townofgibson@gmail.com>
Sent: Tuesday, January 6, 2026 1:20 PM
To: Andrea Raymakers
Subject: Kathleen Kudick

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

Hi Andrea,

Here is the portion of the minutes that pertain to Kathleen Kudick rezoning matter from January 5, 2026 town board meeting.

Kathleen Kudick – Argall reported plan commission met and recommended town board approval of Kathleen Kudick's petition to rezone properties. **Motion by Argall, second by Rabitz, to rezone 2 acres of parcel 006-005-011-000.00 from Exclusive Agriculture to Rural Residential and 1.6 acres of parcel 006-006-016-011.00 from Rural Residential to Exclusive Agriculture. All voting aye by voice vote, motion carried.**

Please let me know if you have any questions, or need any other information. Thank you!

Linda

--
Linda S. Herman
Clerk/Treasurer
Town of Gibson
2211 Rockledge Road
Mishicot, WI 54228
920-973-2212

ORDINANCE AMENDING ZONING MAP
(Tonya Trimberger)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Planning and Park Commission, after providing the required notice, held
2 a public hearing on a petition for a zoning ordinance amendment on January 26, 2026; and
3

4 WHEREAS, the Planning and Park Commission, after a careful consideration of testimony
5 and an examination of the facts, recommends that the petition be approved for the reasons stated
6 in the attached report;
7

8 NOW, THEREFORE, the county board of supervisors of the county of Manitowoc does
9 ordain as follows:
10

11 A parcel of land located in a part of the NE 1/4 of the NE 1/4 of Section 28, Town 17 North,
12 Range 23 East, Town of Centerville, Manitowoc County, Wisconsin, more particularly described
13 as follows:
14

15 Commencing at the NE Corner of said Section 28; Thence S 00°21'47" E, 660.39
16 feet coincident with the east line of said NE 1/4 to the point of beginning; Thence
17 continuing S 00°21'47" E, 660.39 feet to the south line of said NE 1/4 of the NE
18 1/4; Thence S 89°27'22" W, 899.00 feet coincident with said south line; Thence
19 N 00°21'47" W, 264.00 feet coincident with the west line of the east 899 feet of
20 said NE 1/4 of the NE 1/4; Thence S 89°27'22" W, 111.10 feet coincident with the
21 north line of the south 264 feet of said NE 1/4 of the NE 1/4; Thence
22 N 00°21'47" W, 396.40 feet coincident with the west line of the east 1010.10 feet
23 of said NE 1/4 of the NE 1/4; Thence N 89°27'22" E, 1010.10 feet coincident with
24 the north line of the S 1/2 of said NE 1/4 of the NE 1/4, to the point of beginning,
25 said parcel containing approximately 637,733 Square Feet (14.640 Acres) of land
26

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

Dated this 17th day of February 2026.

Respectfully submitted by the
Planning and Park Commission

James Falkowski, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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



COUNTERSIGNED:

Tyler Martell, County Board Chair

Date

APPROVED:

Bob Ziegelbauer, County Executive

Date

REPORT TO:	THE MANITOWOC COUNTY BOARD OF SUPERVISORS FEBRUARY 17, 2026
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	TONYA TRIMBERGER ZONING MAP AMENDMENT REQUEST

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

Tonya Trimberger, on December 15, 2025, petitioned the Manitowoc County Board of Supervisors to rezone approximately 14.64 acres of land located in the NE1/4, NE1/4, Section 28, T17N-R23E, Town of Centerville, from EA, Exclusive Agriculture to GA, General Agriculture.

The Town of Centerville adopted the Manitowoc County Zoning Ordinance on April 10, 2025. The uses permitted in the GA, General Agriculture zoning provides for a rural area with a mixture of agriculture, low-density residential and rural commercial activity with a minimum lot size of 10.0 acres.

1. Action taken to date on this request includes:

- a. Tonya Trimberger petitioned for a zoning map amendment on December 15, 2025.
- b. The petition was referred from the County Clerk to the County Planning and Park Commission for a hearing and recommendation.
- c. The public hearing notices were published in the Herald-Times-Reporter on November 28, 2025 and on December 1, 2025.
- d. The County Planning and Park Commission held a public hearing on this amendment request on January 26, 2026.
- e. The Commission at their January 26, 2026 meeting recommended approval of a requested rezoning of approximately 14.64 acres of land located in the NE1/4, NE1/4, Section 28, T17N-R23E, Town of Centerville, from EA, Exclusive Agriculture to GA, General Agriculture.

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

3. Testimony at the hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.

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

1. The area to be considered for rezoning meets past criteria set by the Commission for rezoning land from the EA, Exclusive Agriculture District.
2. The Centerville Town Board supports the proposed zone change to GA, General Agriculture.
3. Rezoning will allow for the construct a single-family home.
4. The entire area is woodland and no farmland will be affected by this request.
5. Soil types are considered wet for much of the property and are not prime farmland.

RECOMMENDATION

The County Planning and Park Commission determined from testimony at the public hearing, from the zone change fact sheets and maps, and from the staff analysis, that the public health, safety and general welfare would be safeguarded and substantial justice done, if the request of Tonya Trimberger to rezone approximately 14.64 acres of land from EA, Exclusive Agriculture to GA, General Agriculture were approved.

The Manitowoc County Planning and Park Commission, at its January 26, 2026 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 14.64 acres of land located in NE1/4, NE1/4, Section 28, T17N-R23E, Town of Centerville more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive Agriculture to GA, General Agriculture.



Manitowoc County
Planning and Park Commission

Fee (\$553) Received ☐

Receipt #

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT/ AGENT

Current Owner	<u>Tonya Trimberger</u>	Applicant/Agent	<u>Jim Reif Builders- Jim Reif</u>
Address	<u>2126 Irish Hill Estate</u>	Address	<u>150 Semi Dr</u>
City/State/Zip	<u>Green Bay, WI. 54220</u>	City /State/Zip	<u>Manitowoc, WI. 54220</u>
Phone	<u>706-717-0090</u>	Phone	<u>920-973-2622</u>
Email Address	<u>ttrimberger23@gmail.com</u>	Email Address	<u>jim@jimreifbuilders.com</u>

PROPERTY LEGAL DESCRIPTION

NE 1/4, NE 1/4, S 28 T 17 N R 23 E Town of Centerville

House /Fire # Not Available Tax Number 00202800100200

PROPERTY INFORMATION

Existing Zoning District EA, Excl Proposed Zoning district GA, Gene

Please include an air photo identifying the proposed area with dimensions or a description of the area proposed for rezoning including acreage:

Included

Proposed use: (Reason for change)

Owner would like to build a single family residence on the NE corner of the property for their use

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

Agent 11-24-25
Signature (owner or owner's agent) (Required) Date

Signature (applicant)

Date

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

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

PETITIONER

Name: Tonya Trimberger
Address: 2126 Irish Hill Estate
Green Bay, WI 54313
Town: Centerville

PARCEL

Location: NE ¼, NE ¼, Section 28, T17N-R23E
Tax #: 002-028-001-002.00
Area: 14.64 acres

ACTION TO DATE

Petition Submitted: December 15, 2025
Town Action: Approved December 11, 2025
Hearing Notice Published: 1/12/2026 & 1/19/2026
Advisory: 1/26/2026
Hearing: 1/26/2026

ADJACENT USES & ZONING

Direction:	District:	Use:
North	EA	Agricultural
South	Village	Residential
East	EA	Agricultural
West	EA, Village	Woodland / Residential

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture
Existing Land Use: Woodland
Proposed Zoning District: GA, General Agriculture
Proposed Use: Build a house

MAP INFORMATION

Farmland Preservation Designation:
Farmland Preservation
Soil Type: Ke, ShA
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Poorly – somewhat poorly drained
Soil Limitations: Severe (Percolates Slowly)
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Center Rd

Soil Test: N/A
Terrain: 0 to >12 Percent Slopes
Vegetative Cover: Trees

Town Future Land Use Designation: Agricultural

Preserve, where appropriate, agricultural lands and open spaces. Preserve the farmer's right to farm in order to better serve the residents of the town and to protect the agricultural atmosphere and rural character valued by the residents of the Town of Centerville. Residential development may be considered at low densities as long as steps are taken to preserve natural areas, viewsheds, open spaces, and areas deemed important for the town to keep preserved.

County Future Land Use Designation: Agricultural

Provide for the continued viability of farming and agricultural uses, the raising of livestock, the Conservation of agricultural land, and to maintain and promote the rural character of these farmlands into the future.

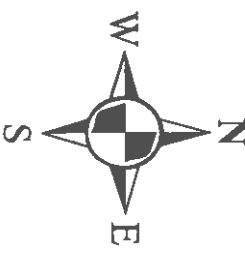
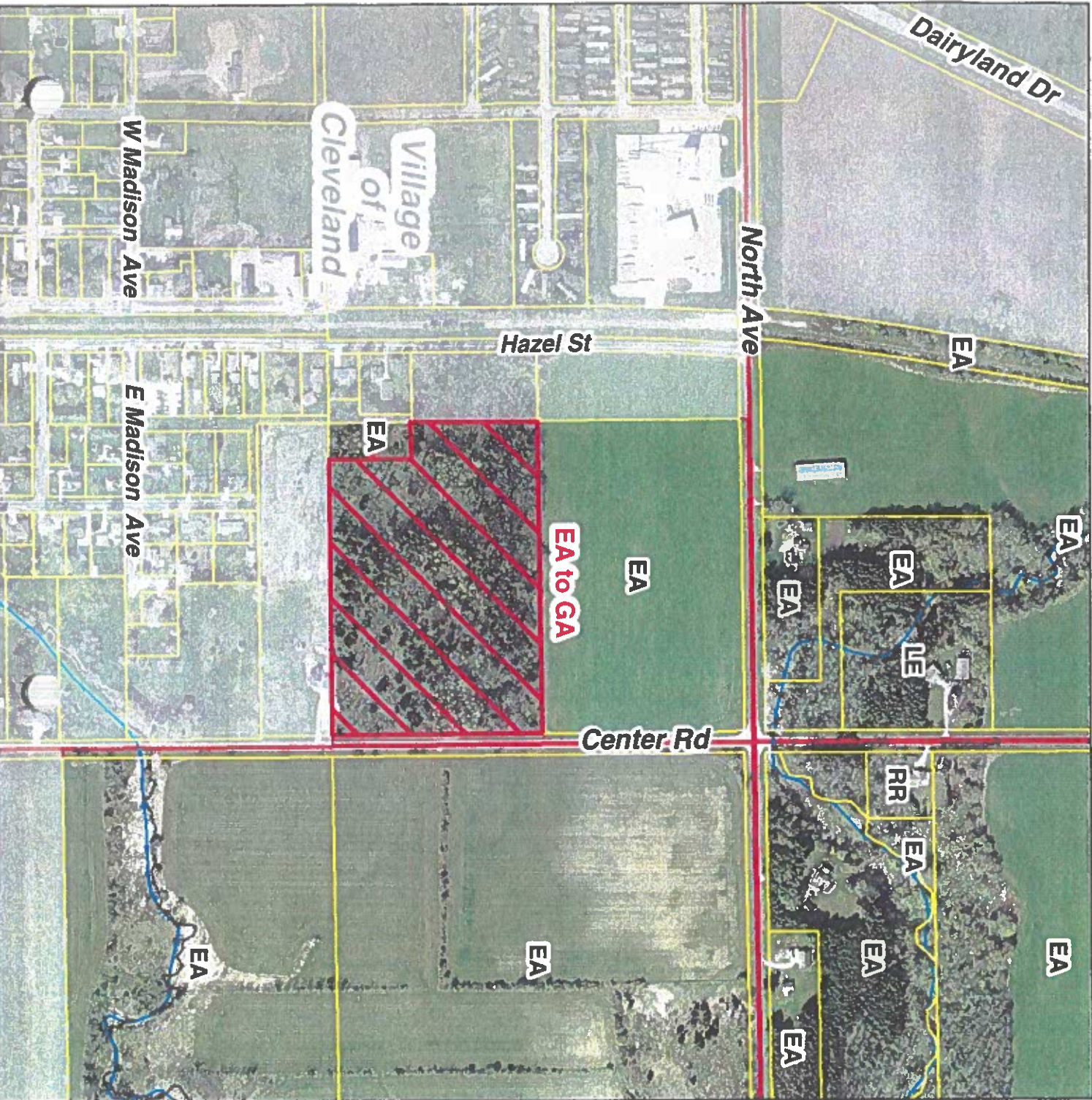
MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

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

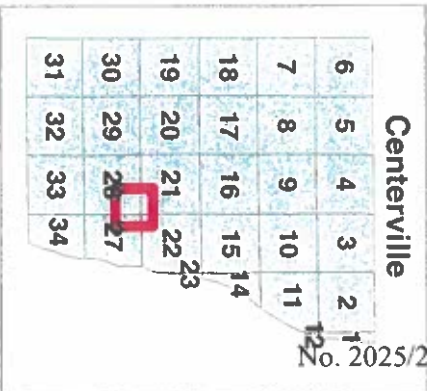
SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

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



Tonya Trimmerger
 NE 1/4, NE 1/4
 Section 28, T17N-R23E
 Town of Centerville
 From: EA To: GA
 Approximately 14.64 acre(s)
-87.743, 43.918

Map Overview



Legend

- Proposed Zone Change
- Section Line
- Parcel Line
- Waterway

Ashlyn Hundt

From: Tim Ryan
Sent: Friday, December 12, 2025 8:34 AM
To: Andrea Raymakers
Cc: Ashlyn Hundt
Subject: FW: Town of Centerville Trimberger Re-zone request

FYI

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

MANITOWOC COUNTY
RECEIVED
DEC 14 2025
PLANNING & ZONING
ADMINISTRATION

From: Jerry Vogel <centervillechairman@gmail.com>
Sent: Thursday, December 11, 2025 8:37 PM
To: Tim Ryan <TimRyan@manitowoccountywi.gov>
Cc: centervillewizoning@gmail.com; ttrimberger23@gmail.com
Subject: Town of Centerville Trimberger Re-zone request

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

Dear Director Ryan,

Greg and Tonya Trimberger are requesting parcel 002 028 001 002 00 be rezoned from EA to GA which would allow one single family home to be build on that parcel. The Town of Centerville supports this rezone request. This parcel is adjacent to the Village of Cleveland. Even though it is currently zoned EA, the entire parcel is wooded and has never been farmed. The rezone request is also supported by the Town's 20-year Comprehensive Plan for future residential development.

Thanks,

Jerry Vogel
Chairman - Town of Centerville

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**RESOLUTION SUPPORTING STATE INDIVIDUAL ASSISTANCE
PROGRAM**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, individual assistance programs for citizens and businesses following a
2 disaster are vital to the well-being and stability of communities, providing crucial support to
3 families and industries during times of crisis; and
4

5 WHEREAS, these programs, which may include, but are not limited, to emergency housing
6 assistance, home assistance/repairs, housing, and financial support, are essential for addressing the
7 immediate and long-term needs of residents and businesses; and
8

9 WHEREAS, no state funding currently exists to help disaster victims in Wisconsin, and
10 residents and businesses are often left reliant on limited federal resources creating gaps in recovery;
11 and
12

13 WHEREAS, several other states have addressed this issue by creating a state disaster relief
14 fund, which ensures faster, more accessible assistance for individuals and businesses impacted by
15 disasters; and
16

17 WHEREAS, the state of Wisconsin has put forth legislation to create a state disaster relief
18 fund; and
19

20 WHEREAS, after careful consideration and review, the Public Safety Committee
21 recommends that Manitowoc County support proposed legislation to establish a state disaster relief
22 fund;
23

24 NOW, THEREFORE, BE IT RESOLVED, that the county board of supervisors of the
25 county of Manitowoc urges the state of Wisconsin to enact legislation to create a state disaster
26 relief fund that will help ensure that individuals and businesses throughout the state will have quick
27 and easy access to emergency aid when needed; and
28

29 BE IT FURTHER RESOLVED that the Manitowoc County Clerk is hereby authorized and
30 directed to send a copy of this Resolution to the Governor of the state of Wisconsin and Wisconsin
31 State Legislators with a constituency within Manitowoc County.

Dated this 17th day of February 2026.

Respectfully submitted by the
Public Safety

James Falkowski, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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



I respect the prerogative of the members of the Manitowoc County Board of Supervisors to voice their opinions on legislative issues. Therefore, it is my practice to neither approve nor veto a legislative policy resolution that has been enacted by the County Board in order to allow the County Board, acting as the legislative branch of county government, to freely express its sentiment on legislative and public policy issues or to request action by a governmental entity, or both.

Bob Ziegelbauer, County Executive

Date

**RESOLUTION AUTHORIZING REALLOCATION OF HUMAN
SERVICES DEPARTMENT 2.0 FULL-TIME EQUIVALENT POSITIONS
(CST Care Coordinator/Coordinator to CLTS Waiver Specialist)**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the mission of the Human Services Department's Family Resiliency Unit is
2 to coordinate and implement services to children and families in an effort to foster permanency
3 and reunification to qualified families of Manitowoc County; and
4

5 WHEREAS, the current CST (Coordinated Service Team) program within the Family
6 Resiliency Unit promotes that mission, but are only partially grant funded and rely on some levy
7 dollars to sustain; and
8

9 WHEREAS, currently there are 2.0 full-time equivalent positions (a CST Care Coordinator
10 and a CST Coordinator) allocated to the CST program; and
11

12 WHEREAS, the two positions to be converted would perform both CST and CLTS Waiver
13 duties; and
14

15 WHEREAS, the employees currently in the two positions to be converted are qualified to
16 perform CLTS Waiver duties; and
17

18 WHEREAS, reallocation of the CST Care Coordinator and CST Coordinator positions to
19 CLTS Waiver positions will continue to support the mission of the Family Resiliency Unit; and
20

21 WHEREAS, the conversion of the CST Care Coordinator and CST Coordinator to
22 Community Long Term Support Waiver Specialists increases the amount of funding received from
23 the state and lowers the tax levy impact; and
24

25 WHEREAS, after careful consideration and review, the Human Services Board and the
26 Personnel Committee recommend amending the "Full Time Equivalent Report (FTE) by
27 Department" included in the Manitowoc County, WI 2026 Adopted Annual Budget to reallocate
28 the FTEs in the Human Services Department by removing the 1.0 FTE CST Care Coordinator and
29 1.0 FTE CST Coordination positions and including an addition of 2.0 FTEs CLTS Waiver
30 Specialists;
31

32 NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the
33 county of Manitowoc authorizes amending the "Full Time Equivalent Report (FTE) by
34 Department" included in the Manitowoc County, WI 2026 Adopted Annual Budget to reallocate
35 the FTEs in the Human Services Department by removing the 1.0 FTE CST Care Coordinator and
36 1.0 FTE CST Coordination positions and including an addition of 2.0 FTEs CLTS Waiver
37 Specialists; and
38

39 BE IT FURTHER RESOLVED that the 2026 Full-Time Equivalent Report (FTE) by
40 Department included in the 2026 Adopted Annual Budget Book is amended accordingly and that
41 the Finance Director is directed to record such information in the official books of the County for
42 the year ending December 31, 2026 as may be required.

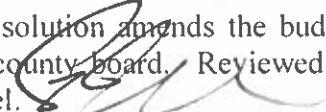
Dated this 17th day of February 2026.

Respectfully submitted by the
Personnel Committee

Susie Maresh, Chair

FISCAL IMPACT: The pay grade for the position will change from an hourly B22/B23 position to a C42, *i.e.* an increase in wage rate. However, because the positions would be fully grant funded, this change would result in an annual tax levy decrease of \$53,455.11.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

LEGAL NOTE: This resolution amends the budget and requires a two-thirds vote of the entire county board. Reviewed and approved as to form by Corporation Counsel. 

APPROVED: _____
Bob Ziegelbauer, County Executive Date