

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR FEBRUARY 23, 2026 MEETING

Call to Order – Roll Call

The Regular February 23, 2026 meeting of the Manitowoc County Planning and Park Commission was called to order by Vice Chairperson Zimmer at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

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

Commissioners absent: Mr. Dyzak and Mr. Falkowski

Staff present: Tim Ryan, Andrea Raymakers, Aprille Calewarts, Kaila Boeckman and Pete Tarnowski

Approval of Minutes – Open Meeting Law Compliance

Vice Chairman Zimmer called for a motion to accept the Minutes of the regular January 26, 2026 meeting. Motion to accept the Minutes was made by Mr. Vogt and seconded by Ms. Muench. Motion passed upon a unanimous voice vote.

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

Open Meeting Law Compliance: Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on February 13, 2026 and February 16, 2026, reviewed by the Commission at a Commission Meeting held on February 23, 2026. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their March 17, 2026 meeting.

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

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

Public Hearings – Discussion and possible action:

1. **Preissner Investments** ZMAR SW1/4, SW1/4, Section 19, T17N-R21E, Town of Schleswig from GA, General Agriculture to SE, Small Estate.

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

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

There was no one else to speak.

Mr. Zimmer closed the Public Hearing.

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

2. **Greg Lax & Dean Lax** ZMAR NE1/4, SE1/4 and SE1/4, SE1/4, Section 28, T18N-R21E, Town of Eaton from EA, Exclusive Agriculture to SE, Small Estate.

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

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

There was no one else to speak.

Mr. Zimmer closed the Public Hearing.

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

3. **John Kiel ZMAR** SE1/4, NE1/4, Section 1, T19N-R22E, Town of Cato from GA, General Agriculture to RR, Rural Residential.

Mr. Ryan indicated a letter was not received from the Town of Cato and recommended postponing.

There was no one else to speak.

Mr. Zimmer closed the Public Hearing.

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

4. **Dale & Laurie Bogart** ZMAR NW1/4, NE1/4, Section 3, T20N-R23E, Town of Kossuth from EA, Exclusive Agriculture and RR, Rural Residential, to SE, Small Estate.

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

Mr. Ryan indicated a letter was not received from the Town of Kossuth stating that the Town Board is in favor of this request (copy on file).

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

There was no one else to speak.

Mr. Zimmer closed the Public Hearing.

Motion was made by Mr. Korinek to rezone 1.23 acres of Exclusive Agriculture to Rural Residential and 1.22 acres of Rural Residential to Exclusive Agriculture and seconded by Ms. Muench to approve the rezone request contingent on the Town approval. Motion passed upon a unanimous voice vote.

5. **Jason & Sheila Kittell** ZMAR SW1/4, NE1/4, Section 19, T21N-R23E, Town of Gibson from LE, Large Estate to RR, Rural Residential

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

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

There was no one else to speak.

Mr. Zimmer closed the Public Hearing.

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

6. **Dean Stuckmann** ZMAR SE1/4, NE1/4, Section 2, T17N-R23E, Town of Centerville from EA, Exclusive Agriculture to LE, Large Estate.

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

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

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

There was no one else to speak.

Mr. Zimmer closed the Public Hearing.

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

7. **Edward & Carla Kakes** ZMAR NE1/4, NE1/4, Section 22, T21N-R24E, Town of Two Creeks from LE, Large Estate to RR, Rural Residential.

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

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

There was no one else to speak.

Mr. Zimmer closed the Public Hearing.

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

8. **(Postponed) Christine Schadrie** ZMAR NE1/4, SE1/4, Section 36, T21N-R24E, Town of Two Creeks from LE, Large Estate to RR, Rural Residential.

Motion was made by Ms. Muench to remove the rezone request off the table and seconded by Mr. Korinek. Motion passes upon a unanimous voice vote.

Ms. Schadrie, property owner, spoke in favor of the request and answered questions for the Commission.

Mr. LeClair, adjacent property owner, spoke opposed to the request.

There was no one else to speak.

Mr. Zimmer closed the Public Hearing.

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

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

1. **Donald & Patricia Grohskopf**, CSM Variance, NE1/4, SW1/4, and SE1/4, SW1/4, Section 32 T17N-R22E, Town of Meeme.

Mr. Ryan gave an overview.

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

2. **Dale & Laurie Bogart** CSM Variance, NW1/4, NE1/4, Section 3, T20N-R23E, Town of Kossuth.

Mr. Ryan gave an overview.

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

3. **John Kiel** CSM Variance, SE1/4, NE1/4, Section 1, T19N-R22E, Town of Cato.

Motion was made by Ms. Muench to postpone for Town approval and seconded by Mr. Vogt. Motion passed upon a unanimous voice vote.

4. **Bruce Barbarossa** CSM Variance, SW1/4, SE1/4, and SE1/4, SE1/4, Section 26, T20N-R23E, Town of Kossuth.

Mr. Ryan gave an overview.

Mr. Reedy, adjacent property owner, spoke in favor of the request and gave an overview for the Commission.

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

5. **Hugo & Delores Hartman Revoc. Living Trust** CSM Variance, SE1/4, SW1/4, Section 6, T17N-R21E, Town of Schleswig.

Mr. Ryan gave an overview.

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

Discussion and possible action on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Barry L Soupkup, Harold J Shaver, Steven L Miller, Trisha Jeske and Daryl A Jeske).

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

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

Discussion and possible action on Resolution Referring Ordinance Violation to Corporation Counsel for Enforcement (Jason Wagner)

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

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

Mr. Christel, Town of Eaton Chairperson, gave an overview.

Motion was made by Mr. Zimmer to approve a July 1, 2026 deadline to reclaim and seconded by Mr. Korinek. Motion passed upon a unanimous voice vote.

Discussion and possible acceptance of 2026-2027 Snowmobile Trail Maintenance Resolution.

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

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

Miscellaneous

Staff Reports – None
Personnel – None
Correspondence – None
Other Matters – None

Next Meeting Date: Next meeting is scheduled for Monday, March 30, 2026.

Adjournment: Motion to adjourn was made by Mr. Neils and seconded by Mr. Korinek to adjourn at 5:27 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Ms. Muench, Secretary

Date