



**MANITOWOC COUNTY
COUNTY BOARD OF SUPERVISORS
MEETING NOTICE**

DATE: March 17, 2026

TIME: 6:00 P.M.

PLACE: The Heritage Center, County Board Meeting
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 Supervisor Muench**
- III. Pledge of Allegiance**
- IV. Roll Call**

V. REPORTS

A. Planning and Park Petitions:

- 1. McCulley – Town of Cato
- 2. Hasenjager – Town of Manitowoc Rapids
- 3. Meunier – Town of Manitowoc Rapids
- 4. O’Hearn – Town of Maple Grove
- 5. JRB Holdings – Town of Rockland

VI. PROCLAMATION

- A. April Child Abuse and Neglect Prevention Month
- B. National Public Safety Telecommunicators Week
- C. Honoring Supervisors Falkowski, Hansen, Jadowski, Muench, Naidl, and R. Phipps
- D. Honoring County Executive Bob Ziegelbauer

VII. PUBLIC COMMENT

Members of public will be allowed three (3) minutes to speak on matters pertaining to County Board business.

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

A. Approve February 17th, 2026 County Board Minutes

B. Ordinances and Resolutions

1. Highway Committee

- a. Resolution 2025/2026-148 Supporting Legislative Solution Ensuring Sustainable Transportation Funding

2. Planning and Park Commission

- a. Ordinance 2025/2026-149 Amending Zoning Map (Dale and Laurie Bogart)
- b. Ordinance 2025/2026-150 Amending Zoning Map (Edward and Carla Kakes)
- c. Ordinance 2025/2026-151 Amending Zoning Map (Jason and Sheila Kittell)

- d. Ordinance 2025/2026-152 Amending Zoning Map (Greg and Dean Lax)
- e. Ordinance 2025/2026-153 Amending Zoning Map (Christine Schadrie)
- f. Ordinance 2025/2026-154 Amending Zoning Map (Dean Stuckmann)
- g. Ordinance 2025/2026-155 Amending Zoning Map (Preissner Investments)
- h. Resolution 2025/2026-156 Authorizing 2026-2027 Snowmobile Trail Aids Program

IX. 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
 - 1. Resolution 2025/2026-157 Authorizing Cato Falls Paving and Purchase of Uninterrupted Power Supply (UPS) and Commitment of Undesignated Fund Balance
- G. Highway Committee
- H. Human Service Board
- I. Land Conservation Committee/UW-Extension Education and Agriculture Committee
- J. Personnel Committee
 - 2. Corrected Resolution 2025/2026-133 Establishing Elected Official’s Compensation (Clerk of Court and Sheriff)
- K. Planning and Park Commission
- L. Public Safety Committee
 - 3. Resolution 2025/2026-158 Accepting Law Enforcement Drug Trafficking Response Enhance and Facilitate DTF Trafficking Investigation Grant
 - 4. Resolution 2025/2026-159 Accepting Wisconsin Department of Justice Grant for the “New Hardware and Cellebrite Program”
- M. Public Works Committee
- N. Transportation Coordinating Committee

X. ANNOUNCEMENTS

XI. 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 SUPPORTING LEGISLATIVE SOLUTION ENSURING
SUSTAINABLE TRANSPORTATION FUNDING**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, local units of government in Wisconsin own and maintain approximately 90
2 percent of the public road miles in the state, including county highways, town roads, and city and
3 village streets, and
4

5 WHEREAS, Wisconsin's economy - rooted in agriculture, manufacturing, and tourism -
6 relies on a safe, reliable, and well-maintained transportation network. and
7

8 WHEREAS, local governments greatly appreciate the one-time infusions of General
9 Purpose Revenue, primarily sales and income taxes, and other revenue provided in recent state
10 budgets, which have enabled the initiation and continuation of the successful and popular Local
11 Roads Improvement Program Supplemental (LRIP-S) and Agricultural Roads Improvement
12 Program (ARIP), and
13

14 WHEREAS, despite modest increases from the state over the years, transportation aids to
15 local governments remain insufficient to keep pace with inflation and rising construction costs,
16 leaving many communities funded below year 2000 levels in real dollars, and
17

18 WHEREAS, local governments throughout Wisconsin continue to struggle to perform
19 even routine maintenance, pavement preservation, and safety improvements, resulting in
20 deteriorating roads and bridges, and
21

22 WHEREAS, the inaugural inventory and assessment of small bridges between 6 to 20 feet
23 found about 10 percent of the nearly 17,000 structures to be in poor or severe condition, and
24

25 WHEREAS, levy limits and other fiscal constraints prevent local governments from
26 independently filling the funding gap created by inadequate state transportation aids, and
27

28 WHEREAS, absent sustainable state funding, many communities have been forced to
29 address their shortfalls by significantly increasing borrowing, deferring essential projects, or
30 imposing local vehicle registration ("wheel") taxes, and
31

32 WHEREAS, Wisconsin motorists currently pay among the lowest transportation user fees
33 in the Midwest, while neighboring states and dozens of others nationwide have enacted long-term
34 revenue measures to keep their transportation systems competitive, and
35

36 WHEREAS, Wisconsin is increasingly relying on General Purpose Revenues to make
37 needed investments, potentially putting transportation against other vital services, such
38 as education, and
39

40 WHEREAS, continued lack of growing, dedicated, and predictable revenue places
41 Wisconsin at a growing economic disadvantage by threatening the efficiency of freight movement,
42 the safety of travelers, and the attractiveness of our state to businesses and residents, and
43

44 WHEREAS, both Wisconsin's aging interstate highway system - largely constructed in the
45 1950s and 1960s - and the extensive network of state and local roads require predictable, adequate,
46 and sustainable funding to meet current and future needs; and
47

48 WHEREAS, after careful consideration and review, the Highway Committee recommends
49 that Manitowoc County urges the Governor and the state legislature to find a solution that ensures
50 sustainable transportation funding for the state of Wisconsin;
51

52 NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the
53 county of Manitowoc strongly urges the Governor of Wisconsin and the State Legislature to enact
54 a comprehensive and sustainable transportation funding solution that:
55

56 1. Provides adequate and reliable revenue growth for the efficient long-term planning
57 and execution of state and local transportation programs;
58

59 2. Includes responsible and prudent use of General Purpose Revenue and bonding;
60

61 3. Adjusts any new and existing transportation user fees and other revenue
62 mechanisms to sustain purchasing power in order to maintain and improve Wisconsin's
63 transportation infrastructure; and
64

65 4. Ensures transportation continues to deliver for Wisconsin by adequately funding
66 reconstruction, preservation, and safety investments on the state and local systems;
67

68 and
69

70 BE IT FURTHER RESOLVED, that the County Clerk is hereby authorized and directed
71 to send a copy of this Resolution to the Governor of the state of Wisconsin, the Wisconsin State
72 Legislators with a constituency within Manitowoc County, and the Wisconsin Counties
73 Association.

Dated this 17th day of March 2026.

Respectfully submitted by the
Highway Committee

Kevin Behnke, 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.

APPROVED:

Bob Ziegelbauer, County Executive

Date

ORDINANCE AMENDING ZONING MAP
(Dale and Laurie Bogart)

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 February 23, 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 2 of Certified Survey Map Volume 28 Page 47
12 located in the NW ¼ of the NE ¼ of Section 3, T.20 N.- R. 23 E. Town of Kossuth, Manitowoc
13 County, more particularly described as follows:
14

15 Commencing at the North ¼ of Section 3; thence along the northerly line of the NE
16 ¼ North 89°29'34" East 265.00 feet to the point of beginning; Thence continuing
17 North 89°29'34" East 149.60 feet to the westerly line on Tract 2 of Certified Survey
18 Map Volume 9 Page 585; thence along said line South 0°00'21" East 183.00 feet;
19 thence South 0°01'42" East 83.70 feet; thence South 89°29'34" West 210.63 feet;
20 thence North 0°00'21" West 174.70 feet; thence North 89°29'34" East 61.00 feet;
21 thence North 0°00'21" West 92.00 feet to the point of beginning, said parcel
22 containing approximately 1.161 acres of land
23

24 is hereby rezoned from Exclusive Agriculture (EA) District to Rural Residential (RR) District; and
25

26 A parcel of land located in the NW ¼ of the NW ¼ of Section 3, T.20 N.-R. 23 E. Town
27 of Kossuth, Manitowoc County, more particularly described as follows:
28

29 Commencing at the N ¼ corner of said Section 3, thence East 414.6 feet along the
30 section line (centerline Fisherville Road) to the point of real beginning, thence
31 continue East 290.4 feet along said section line (centerline Fisherville Road), thence
32 S. 0°28'20" West 183.0 feet, thence West 290.4 feet, thence N. 0°28'20" East 183.0
33 feet to the point of beginning, said parcel containing 1.22 acres
34

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

Dated this 17th day of March 2026.

REPORT TO: THE MANITOWOC COUNTY BOARD OF SUPERVISORS MARCH 17, 2026
FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE: DALE BORGART AND AARON HAESE 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.

Dale Bogart and Aaron Haese, on January 21, 2026, petitioned the Manitowoc County Board of Supervisors to rezone approximately 3.85 acres of land located in the NW1/4, NE1/4, Section 3, T20N-R23E, Town of Kossuth, from EA, Exclusive Agriculture and RR, Rural Residential to SE Small Estate. This request was modified by the Planning and Park Commission to rezone approximately 1.22 acres of land located in the NW1/4, NE1/4, Section 3, T20N-R23E, Town of Kossuth, from RR, Rural Residential to EA, Exclusive Agriculture and to rezone approximately 1.23 acres of land located in the NW1/4, NE1/4, Section 3, T20N-R23E, Town of Kossuth from EA, Exclusive Agriculture to RR, Rural Residential.

The Town of Kossuth adopted the Manitowoc County Zoning Ordinance on January 2, 2012. 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. Dale Bogart and Aaron Haese, petitioned for a zoning map amendment on January 21, 2026.
- 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 February 12, 2026 and on February 16, 2026.
- d. The County Planning and Park Commission held a public hearing on this amendment request on February 23, 2026.
- e. The Commission at their February 23, 2026 meeting recommended modifying the original request and approving a rezoning of approximately 1.22 acres of land located in the NW1/4, NE1/4, Section 3, T20N-R23E, Town of Kossuth, from RR, Rural Residential to EA, Exclusive Agriculture and to rezone approximately 1.23 acres of land located in the NW1/4, NE1/4, Section 3, T20N-R23E, Town of Kossuth 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. Bogart, 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 Exclusive Agriculture (EA) District and the Rural Residential (RR) District.
2. The Kossuth Town Board supports the proposed zone change to EA, Exclusive Agriculture and RR, Rural Residential.
3. Rezoning will allow for the owner to sell the existing buildings.
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 Dale Bogart and Aaron Haese were modified to rezone approximately 1.22 acres of land located in the NW1/4, NE1/4, Section 3, T20N-R23E, Town of Kossuth, from RR, Rural Residential to EA, Exclusive Agriculture and to rezone approximately 1.23 acres of land located in the NW1/4, NE1/4, Section 3, T20N-R23E, Town of Kossuth from EA, Exclusive Agriculture to RR, Rural Residential were approved.

The Manitowoc County Planning and Park Commission, at its February 23, 2026 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 1.22 acres of land located in the NW1/4, NE1/4, Section 3, T20N-R23E, Town of Kossuth and an approximately 1.23 acres of land located in the NW1/4, NE1/4, Section 3, T20N-R23E, Town of Kossuth, 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 #

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT/ AGENT

Current Owner	<u>DALE BOGART</u>	OWNER Applicant/Agent	<u>AARON HAASE</u>
Address	<u>11514 Diamond Rd</u>	Address	<u>5925 Fisherville Road</u>
City/State/Zip	<u>Whitelaw, WI</u>	City/State/Zip	<u>54247</u>
Phone	<u>1-920-374-0894 54247</u>	Phone	<u>920-277-1602</u>
Email Address		Email Address	<u>alhaase15@yahoo.com</u>

PROPERTY LEGAL DESCRIPTION

NW 1/4, NE 1/4, S 3 T 20 N R 23 E Town of Kossuth

House /Fire # _____ Tax Number 007-003-002-002.00
007-003-002-003.00
007-003-002-001.00

PROPERTY INFORMATION

Existing Zoning District R1E Proposed Zoning district SE
EA

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

SEE ATTACHED (5/11)

Proposed use: (Reason for change)

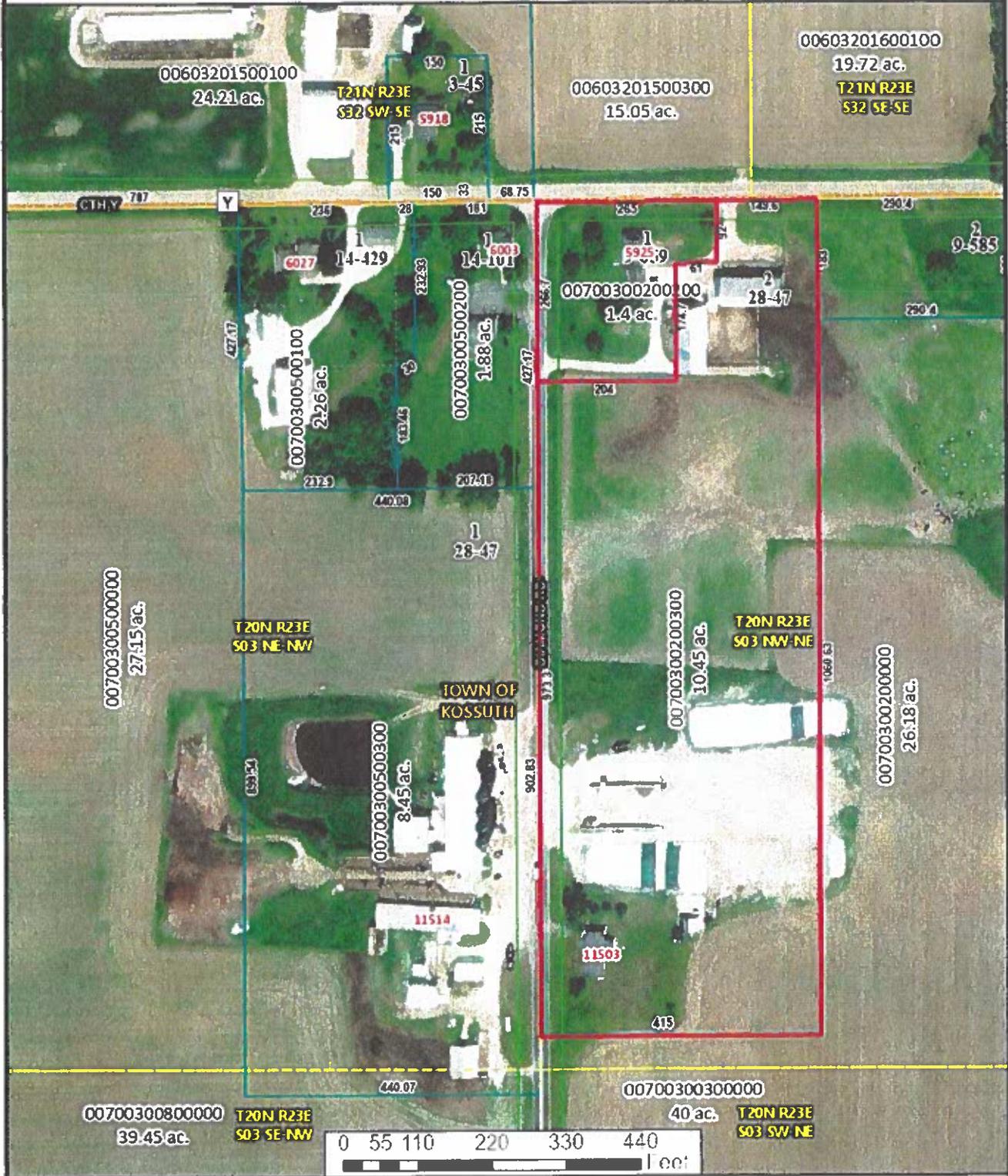
WE ARE CONSOLIDATING THE FARM BUILDINGS TO MAKE A 2.631 ACRE PARCEL

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

Dale Bogart 1-21-26
 Signature (owner or owner's agent) (Required) Date

Signature (applicant) _____ Date _____

Manitowoc County Parcel Viewer



Author:
Date Printed: 2/3/2026



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MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

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

PETITIONER

Name: Dale Bogart & Aaron Haase
Address: 11514 Diamond Rd.
Whitelaw, WI 54247
5925 Fisherville Rd.
Whitelaw, WI 54247
Town: Kossuth

PARCEL

Location: NW¼, NE¼ Section 3, T20N-R23E
Tax#: 007-003-002-001.00
007-003-002-002.00
007-003-002-003.00
Area: 3.85 Acres

ACTION TO DATE

Petition Submitted: 1/21/2026
Town Action: 2/12/26
Hearing Notice Published: 2/12/26 & 2/16/26
Advisory: 02/23/2026
Hearing: 02/23/2026

ADJACENT USES & ZONING

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

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agricultural and
and RR, Rural Residential
Existing Land Use: Residential, Agricultural
Proposed Zoning District: SE, Small Estate
Proposed Use: Aaron would like to purchase buildings and
extra land.

MAP INFORMATION

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

OTHER CONSIDERATIONS

Drainage: Well drained
Soil Limitations: Moderate
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: CTH Y / Fisherville Rd.
Town Land Use Designation: Agriculture

Soil Test: 09/26/2001
Terrain: 0 to <12 Percent Slopes
Vegetative Cover: Agricultural and Grassland

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.



COUNTY OF MANITOWOC
COUNTY CLERK
1010 South 8th St., Ste. 115
Manitowoc, WI 54220

Jessica Backus
Manitowoc County Clerk

Telephone: (920) 683-4004
Email: jessicabackus@manitowoccountymi.gov

February 6, 2026

Tim Ryan, Director
Planning & Park Commission
4319 Expo Dr., P.O. Box 935
Manitowoc, WI 54220-0935

and

Manitowoc County Supervisor Susie Maresh
Supervisor District 17

ATTN: Tim Ryan and Supervisor Maresh

Enclosed you will find a copy of the following petition for an amendment to Manitowoc County's Zoning Ordinance Use Regulations as filed in this office:

Name of Owner:

Dale Bogart
11514 Diamond Rd
Whitelaw, WI 54247

Township:

Kossuth

Applicant/Agent:

Aaron Haase
5925 Fischerville Rd
Whitelaw, WI 54247

This notice is made in compliance with Section 59.69(5)(e)(1) of the Wisconsin Statutes.
A report of the above petition will be made to the County Board at its next succeeding meeting.

Sincerely,

Jessica Backus
Manitowoc County Clerk

Enclosure

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

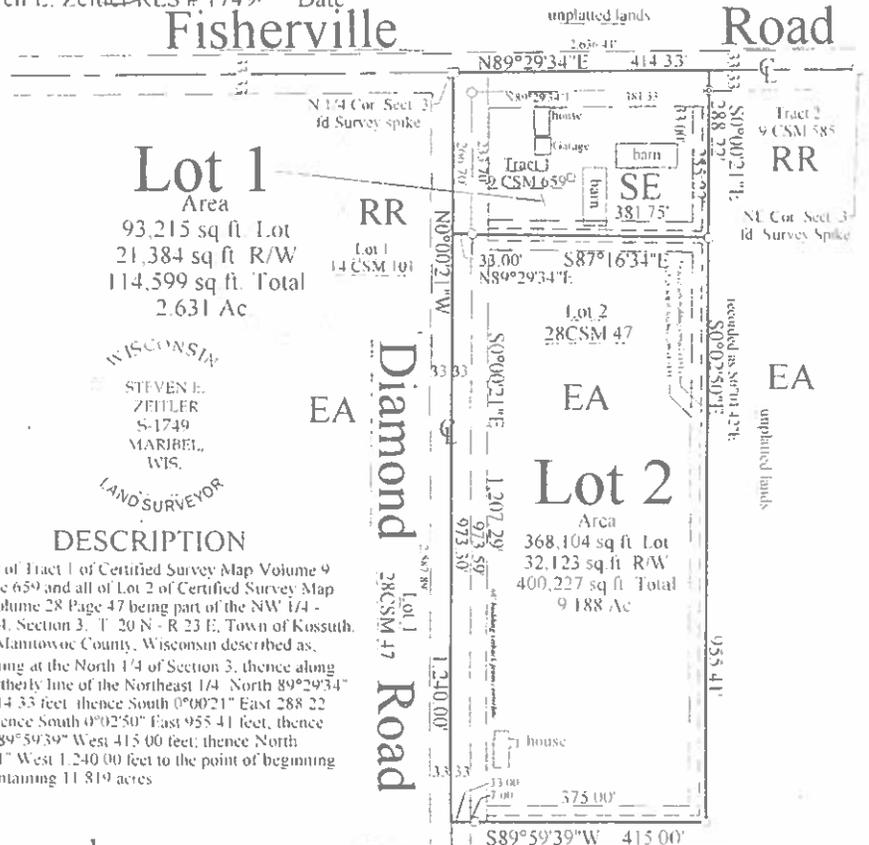
Certified Survey Map

All of Tract 1 of Certified Survey Map Volume 9 Page 659 and all of Lot 2 of Certified Survey Map Volume 28 Page 47 being part of the NW 1/4 - NE 1/4, Section 3, T. 20 N - R. 23 E, Town of Kossuth, Manitowoc County, Wisconsin

Surveyors Certificate

I, Steven E. Zeitler, Registered Land Surveyor, do hereby certify that I have surveyed, Divided and mapped the land described hereon, that I have made such survey and map by the direction of the owners listed hereon, and that I have complied with the provisions of Chapter 236 Section 236.34 of the Wisconsin Statutes and Section 12.07 of the Subdivision Regulations for Manitowoc County, Wisconsin. That the map hereon is a true and correct representation of the survey.

Steven E. Zeitler 1/8/25
 Steven E. Zeitler RLS # 1749 Date

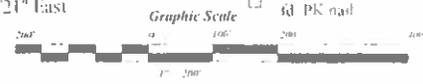


DESCRIPTION

All of Tract 1 of Certified Survey Map Volume 9 Page 659 and all of Lot 2 of Certified Survey Map Volume 28 Page 47 being part of the NW 1/4 - NE 1/4, Section 3, T. 20 N - R. 23 E, Town of Kossuth, Manitowoc County, Wisconsin described as:
 Beginning at the North 1/4 of Section 3, thence along the northerly line of the Northeast 1/4 North 89°29'34" East 414.33 feet thence South 0°00'21" East 288.22 feet, thence South 0°02'50" East 955.41 feet, thence South 89°59'39" West 415.00 feet; thence North 0°00'21" West 1,240.00 feet to the point of beginning and containing 11.819 acres

Legend

- ⊕ 1" iron pipe found
- 1" x 18" iron pipe (set) min. wt. 1.13 lb/lin'f
- unplatted lands
- Bearings referenced to the westerly line of the NE 1/4 assumed South 0°00'21" East



Certified Survey Map

All of Tract 1 of Certified Survey Map Volume 9 Page 659 and all of
Lot 2 of Certified Survey Map Volume 28 Page 47 being part of
the NW 1/4 - NE 1/4, Section 3, T 20 N - R 23 E, Town of Kossuth,
Manitowoc County, Wisconsin

OWNERS CERTIFICATE:

As owners' we, hereby certify that we caused the land described on this map to be surveyed, divided, and mapped as represented hereon. We also certify that this Certified Survey Map is required to be submitted to the Manitowoc County Planning and Park Commission for approval or objection in accordance with current Land Subdivision Ordinances.

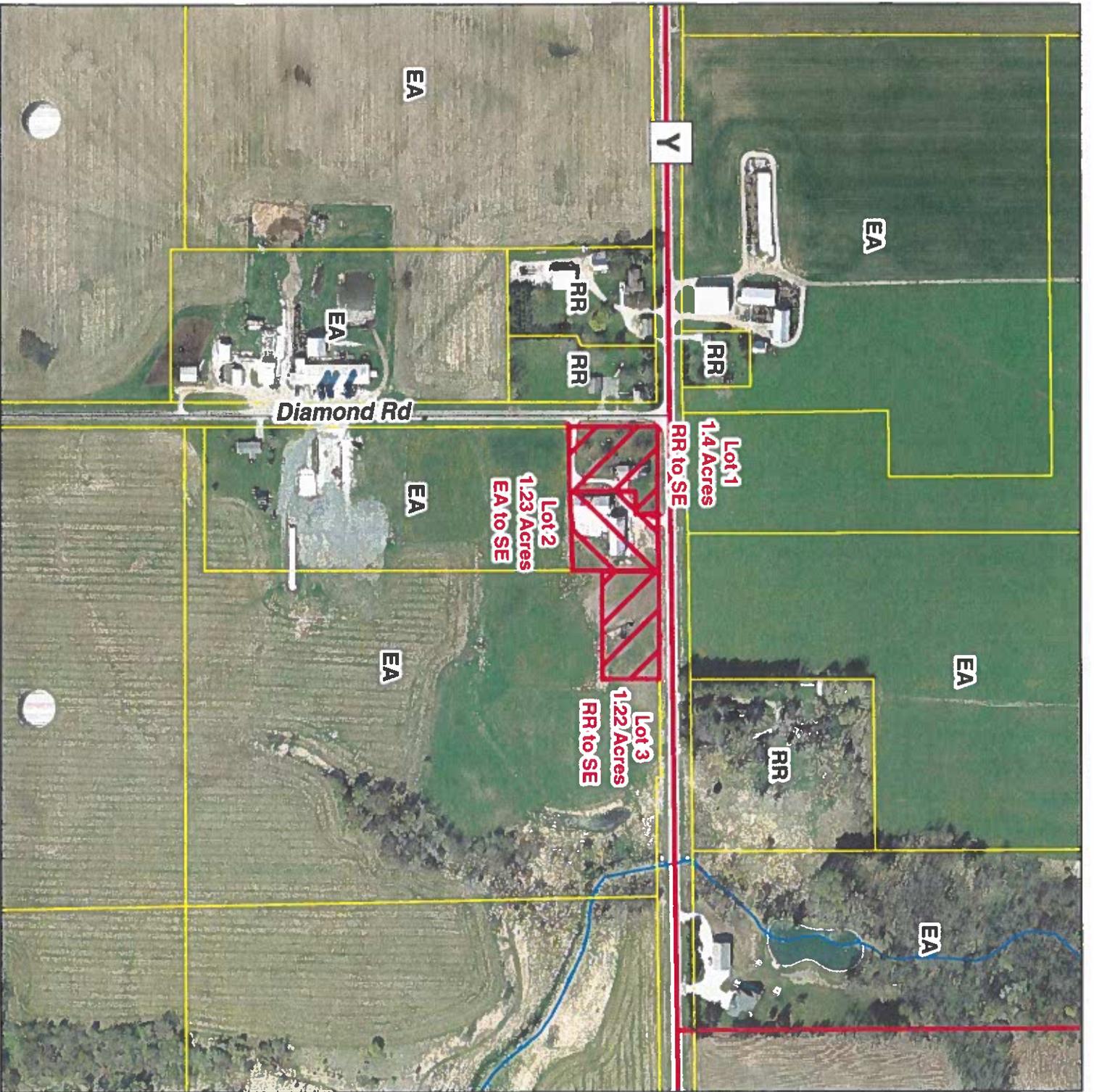
Dale E. Bogart

Laurie K. Bogart

Aaron M. Haase

Abby L. Haase

sheet 2 of 2



Dale Bogart & Aaron Haese
 NW 1/4, NE 1/4
 Section 3, T20-R23E
 Town of Kossuth
 From: EA & RR To: SE
 Approximately 3.85 acre(s)
-87.730, 44.240

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

No. 2025/2026-149



Legend

- Proposed Zone Change
- Zoning Line
- Section Line
- Parcel Line
- Stream

ORDINANCE AMENDING ZONING MAP
(Edward and Carla Kakes)

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 February 23, 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 Part of Tract "A" and all of Tract "B" of Certified Survey Map
12 as recorded in Volume Two (2) of Certified Survey Maps on Page 709 as Document Number
13 436353 of Manitowoc County Records; being part of the Northeast Quarter (NE1/4) of the
14 Northeast Quarter (NE1/4) of Section Twenty-Two (22), Township Twenty-One (21) North,
15 Range Twenty-Four (24) East, Town of Two Creeks, Manitowoc County, Wisconsin, more
16 particularly described as follows:
17

18 Commencing at the Northeast Corner of said Section 22; thence S01°-37'-15"W
19 along the east line of the NE1/4 of said Section 22, a distance of 205.00 feet to the
20 point of beginning; thence continue S01°-37'-15"W along said east line, a distance
21 of 250.06 feet to the northeast corner of Lot One (1) of Certified Survey Map as
22 recorded in Volume 32 of Certified Survey Maps on Page 309 as Document
23 Number 1176359 of Manitowoc County Records; thence the following courses
24 along the northerly lines of said Lot 1: S89°-07'-18"W 100.52 feet; S59°-07'-18"W
25 50.00 feet; S89°-07'-18"W 65.00 feet; N01°-40'-18"E 25.02 feet; S89°-07'-18"W
26 57.71 feet to the west line of said Tracts "A" and "B"; thence N01°-28'-56"E along
27 said west line, a distance of 454.25 feet to the north line of said NE1/4; thence
28 N88°-57'-24"E along said north line, a distance of 66.55 feet; thence S43°-58'-13"E
29 279.67 feet the point of beginning, said parcel containing approximately 2.35 acres
30 of land
31

32 is hereby rezoned from Large Estate Residential (LE) District to Rural Residential (RR)
33 District.

Dated this 17th day of March 2026.

REPORT TO: THE MANITOWOC COUNTY BOARD OF SUPERVISORS MARCH 17, 2026
FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE: EDWARD AND CARLA KAKES 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.

Edward and Carla Kakes on January 14, 2026, petitioned the Manitowoc County Board of Supervisors to rezone approximately 2.35 acres of land located in the NE1/4, NE1/4, Section 22, T21N-R24E, Town of Two Creeks, from LE, Large Estate to RR, Rural Residential.

The Town of Two Creeks adopted the Manitowoc County Zoning Ordinance on December 14, 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.

1. Action taken to date on this request includes:

- a. Edward and Carla Kakes, petitioned for a zoning map amendment on January 14, 2026.
- 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 February 12, 2026 and on February 16, 2026.
- d. The County Planning and Park Commission held a public hearing on this amendment request on February 23, 2026.
- e. The Commission at their February 23, 2026 meeting recommended approval of a requested rezoning of approximately 2.35 acres of land located in the NE1/4, NE1/4, Section 22, T21N-R24E, Town of Two Creeks, from LE, Large Estate 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.

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 District.
2. The Two Creeks Town Board supports the proposed zone change to RR, Rural Residential.
3. Rezoning will allow for the construction of a rental storage shed (provided a conditional use perm it granted by the Board of Adjustment).
4. No farmland is 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 Edward and Carla Kakes to rezone approximately 2.35 acres of land from LE, Large Estate to RR, Rural Residential were approved.

The Manitowoc County Planning and Park Commission, at its February 23, 2026 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 2.35 acres of land located in the NE1/4, NE1/4, Section 22, T21N-R24E, Town of Two Creeks, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from LE, Large Estate to RR, Rural Residential.



Manitowoc County Planning and Park Commission

Fee (\$553) Received
Receipt # 423602

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT/ AGENT

Current Owner	<u>Edward + Carla Kakes</u>	Applicant/Agent	_____
Address	<u>2230 Rocky K Ln</u>	Address	_____
City/State/Zip	<u>Two Rivers WI 54241</u>	City/State/Zip	_____
Phone	<u>920-901-0255</u>	Phone	_____
Email Address	<u>edwardi11453@att.net</u>	Email Address	_____

PROPERTY LEGAL DESCRIPTION

NE 1/4, NE 1/4, S 22 T 21 N R 24 E Town of Two Creeks

House /Fire # 15306 Tax Number 01702200100200

PROPERTY INFORMATION

Existing Zoning District LE, Large 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:

Proposed use: (Reason for change)

The township of Two Creeks said in order to store campers and boats in my shed to be legal I need to rezone property to RRR with a conditional useage permitt to store campers in my shed. Address of property is 15302 Hwy 42

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

Edward Kakes 1-14-26
Signature (owner or owner's agent) (Required) Date

Carla Kakes 1/14/26
Signature (applicant) Date



**COUNTY OF MANITOWOC
COUNTY CLERK**

1010 South 8th St., Ste. 115
Manitowoc, WI 54220

Jessica Backus
Manitowoc County Clerk

Telephone: (920) 683-4004
Email: jessicabackus@manitowocounty.wi.gov

February 10, 2026

Tim Ryan, Director
Planning & Park Commission
4319 Expo Dr., P.O. Box 935
Manitowoc, WI 54220-0935

and

Manitowoc County Supervisor Lee Engelbrecht
Supervisor District 20

ATTN: Tim Ryan and Supervisor Engelbrecht

Enclosed you will find a copy of the following petition for an amendment to Manitowoc County's Zoning Ordinance Use Regulations as filed in this office:

<u>Name of Owner:</u>	<u>Township:</u>
Edward and Carla Kakes	Two Creeks
7230 Rocky K Lane	
Two Rivers, WI 54241	

This notice is made in compliance with Section 59.69(5)(e)(1) of the Wisconsin Statutes.
A report of the above petition will be made to the County Board at its next succeeding meeting.

Sincerely,

Jessica Backus
Manitowoc County Clerk

Enclosure

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Two Creeks from LE to RR)

PETITIONER

Name: Edward & Carla Kakes
Address: 7230 Rocky K Ln.
Two Rivers, WI 54241
Town: Two Creeks

PARCEL

Location: NE¼, NE¼, Section 22, T21N-R24E
Tax#: 017-022-001-002.00
Area: 2.35 Acres

ACTION TO DATE

Petition Submitted: 1/14/2026
Town Action: Approved November 5, 2025
Hearing Notice Published: 2/12/2026, 2/16/2026
Advisory: 2/23/2026
Hearing: 2/23/2026

ADJACENT USES & ZONING

Direction:	District:	Use:
North	EA	Agricultural
South	RR	Residential
East	GA	Residential
West	EA	Agricultural

PARCEL USES & ZONING

Existing Zoning District: LE, Large Estate Residential
Existing Land Use: Residential
Proposed Zoning District: RR, Rural Residential
Proposed Use: To rent space in shed for campers and boats.

MAP INFORMATION

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

OTHER CONSIDERATIONS

Drainage: Somewhat poorly drained
Soil Limitations: Severe
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Hwy 42

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

Town Land Use Designation: Prime Agricultural Area

Prime Agricultural Areas - the future land use map should be used to preserve large core areas of productive farmland throughout the town. Areas on the future land use map have been identified on a town wide scale. These areas require 20 contiguous acres with zoning standards that preserve land for agricultural uses.

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

Andrea Raymakers

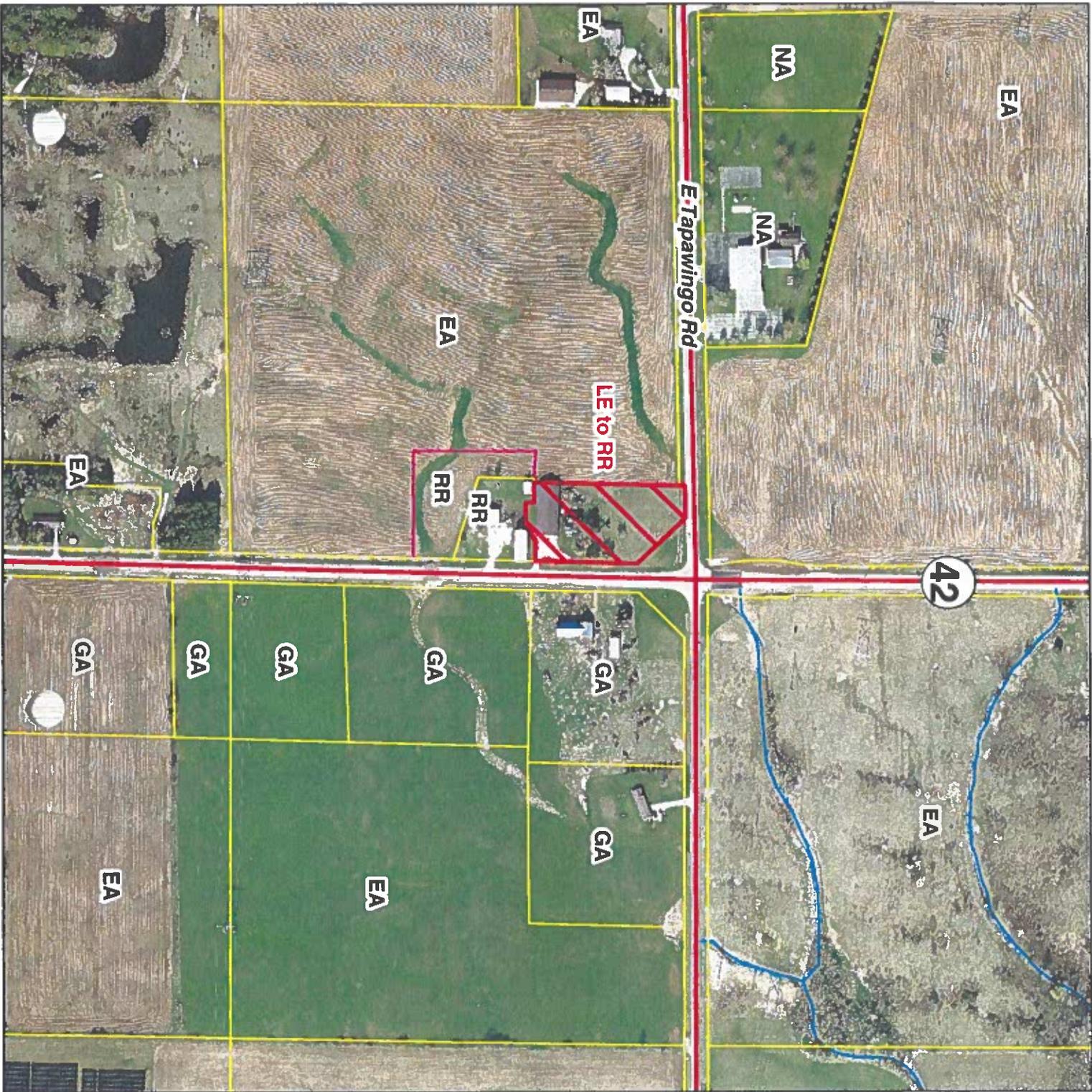
From: tsprang <tsprang@tm.net>
Sent: Wednesday, November 5, 2025 8:18 PM
To: Andrea Raymakers
Cc: edwardiii1453@gmail.com
Subject: Ed Kakes Two Creeks Property

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!

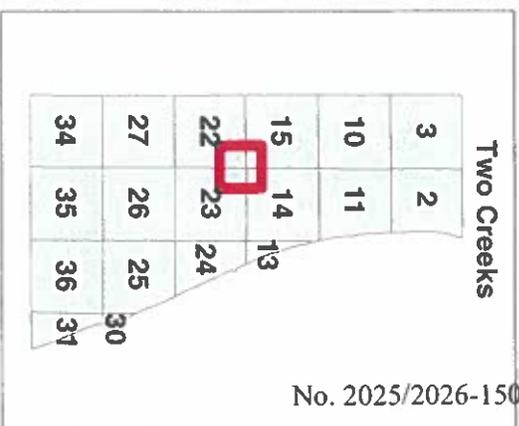
Good evening, Andrea

Ed came to the Two Creeks town board meeting and shared his plans as to what he intends to do with his property. The Town board has review his proposal and has decided to approve the plans for the property. Ed can move forward as long as he stays within the county's requirements for dividing and zoning of the property. Any questions please feel free to contact me.

Thomas Sprang
Chairman Two Creeks
[920 629 0757](tel:9206290757)



Edward & Carla Kakes
 NE 1/4, NE 1/4
 Section 22, T21N-R24E
 Town of Two Creeks
 From: LE To:RR
 Approximately 2.35 acre(s)
-87.564, 44.283



Legend

- Proposed Zone Change
- Section line
- Property Line
- Water
- Zoning line

ORDINANCE AMENDING ZONING MAP
(Jason and Sheila Kittell)

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 February 23, 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 all of Tract 5 of Certified Survey Map Volume 13 Page 361,
12 being part of the Southwest 1/4 of the Northeast 1/4 of Section 19, T.21 N. - R.23 E., Town of
13 Gibson, Manitowoc County, Wisconsin, more particularly described as follows:
14

15 Beginning at the southeast corner of said Tract 5; thence West 233.61 feet; thence
16 158.48 feet along the arc of a 60.00 foot radius curve to the left whose long chord
17 bears North 79°29'51" West 115.21 feet; thence North 773.86 feet; thence South
18 89°57'20" East 189.48 feet; thence South 0°02'40" East 300.00 feet; thence North
19 89°57'20" East 156.75 feet; thence South 0°03' East 495.12 feet to the point of
20 beginning, said parcel containing approximately 5.22 acres of land
21

22 is hereby rezoned from Large Estate Residential (LE) District to Rural Residential (RR) District.

Dated this 17th day of March 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.

Jason and Sheila Kittell, on January 26, 2026, petitioned the Manitowoc County Board of Supervisors to rezone approximately 5.81 acres of land located in the SW1/4, NE1/4, Section 19, T21N-R23E, Town of Gibson, from LE, Large Estate 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.

1. Action taken to date on this request includes:

- a. Jason and Sheila Kittell, petitioned for a zoning map amendment on January 26, 2026.
- 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 February 12, 2026 and on February 16, 2026.
- d. The County Planning and Park Commission held a public hearing on this amendment request on February 23, 2026.
- e. The Commission at their February 23, 2026 meeting recommended approval of a requested rezoning of approximately 5.81 acres of land located in the SW1/4, NE1/4, Section 19, T21N-R23E, Town of Gibson, from LE, Large Estate 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.

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 District.
2. The Gibson Town Board supports the proposed zone change to RR, Rural Residential.
3. Rezoning will allow for the reconfiguration of three existing lots.
4. No farmland is 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 Jason and Sheila Kittell to rezone approximately 5.81 acres of land from LE, Large Estate to RR, Rural Residential were approved.

The Manitowoc County Planning and Park Commission, at its February 23, 2026 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 5.81 acres of land located in the SW1/4, NE1/4, Section 19, T21N-R23E, Town of Gibson, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from LE, Large Estate to RR, Rural Residential.



Manitowoc County
Planning and Park Commission

Fee (\$570) Received



Receipt #

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT / AGENT

Current Owner: Jason & Sheila Kittell; Applicant/Agent: Steve Zeitler
Address: 15020 CLD CL; Address:
City/State/Zip: Manitowish, WI 54221; City/State/Zip: Zeitler, WI 54221
Phone: 920-360-3583; Phone: 857-4670
Email Address:

PROPERTY LEGAL DESCRIPTION

TRACT 5
1/4, 1/4, S 19 T 21 N R 23 E Town of GIBSON
House / Fire #: 13051/361; Tax Number: 006-019-003-002.04

PROPERTY INFORMATION

Existing Zoning District: LE; Proposed Zoning district: RR

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

SEE ATTACHED G.M.

Proposed use: (Reason for change)

We propose to split this parcel in two which would front on Hilltop View Court

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

Jason J Kittell (Signature) 1-26-26 (Date)
Sheila M Kittell (Signature) 1/26/26 (Date)

(Manitowoc County, Town of Gibson from LE to RR)

PETITIONER

Name: Jason & Sheila Kittell
Address: 15020 Old CC Rd.
Maribel WI 54227
Town: Gibson

PARCEL

Location: SW 1/4, NE 1/4, Section 19, T21N-R23E
Tax#: 006-019-003-002.04
Area: 5.81 acres

ACTION TO DATE

Petition Submitted: 1/26/2026
Town Action: Approved February 5, 2026
Hearing Notice Published: 2/12/2026 & 2/16/2026
Advisory: 2/23/2026
Hearing: 2/23/2026

ADJACENT USES & ZONING

Direction:	District:	Use:
North	GA & RR	Residential
South	RR	Residential & Grassland
East	RR	Residential
West	LE	Residential & Grassland

PARCEL USES & ZONING

Existing Zoning District: LE, Large Estate Residential
Existing Land Use: Grassland
Proposed Zoning District: RR, Rural Residential
Proposed Use: Split parcel in two and sell off some to neighbor.

MAP INFORMATION

Farmland Preservation Designation:
Non-Farmland Preservation
Soil Type: HrB, HrC2
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well drained
Soil Limitations: Moderate (Percs Slowly)
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Hilltop View Ct.
Town Future Land Use Designation: Agricultural

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

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.

STATE OF WISCONSIN

TOWN OF GIBSON

MANITOWOC COUNTY

No. 2026-2

**RESOLUTION APPROVING REZONING REQUEST
JASON J. & SHEILA M. KITTELL
PARCEL NO. 006-019-003-002-04**

WHEREAS, the Town Board of the Town of Gibson of Manitowoc County, Wisconsin, by this resolution, adopted by a majority vote of 3 to 0 of the town board on a roll call vote with a quorum present at a meeting on February 5, 2026, at the Gibson Town Hall, 14920 County Trunk Highway Q, Mishicot, Wisconsin; and voting and proper notice having been given; resolves and orders as follows:

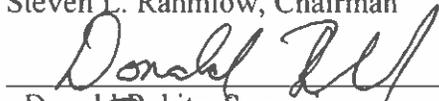
The request of Jason J. Kittell and Sheila M. Kittell to rezone 5.810 acres of land located in the S1/2 of th NE 1/4, Section 19, T21, R23E, Town of Gibson (Parcel No. 006-019-003-002-04) from Large Estate (LE) to Rural Residential (RR) was approved by a vote of 3 to 0 of the Gibson Town Board on February 5, 2026.

The town clerk shall properly post or publish this resolution as required under s. 60.80, Wis. Stats.

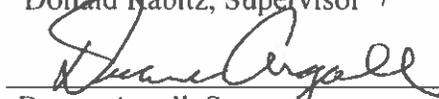
Adopted this 5th day of February, 2026.



Steven L. Rahmlow, Chairman

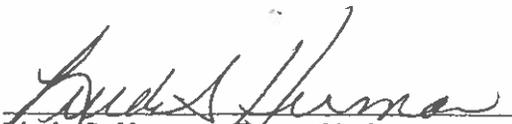


Donald Rabitz, Supervisor



Duane Argall, Supervisor

Attest:



Linda S. Herman, Town Clerk

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



**COUNTY OF MANITOWOC
COUNTY CLERK**

1010 South 8th St., Ste. 115
Manitowoc, WI 54220

Jessica Backus
Manitowoc County Clerk

Telephone: (920) 683-4004
Email: jessicabackus@manitowoccountymi.gov

February 6, 2026

Tim Ryan, Director
Planning & Park Commission
4319 Expo Dr., P.O. Box 935
Manitowoc, WI 54220-0935

and

Manitowoc County Supervisor Falkowski
Supervisor District 19

ATTN: Tim Ryan and Supervisor Falkowski

Enclosed you will find a copy of the following petition for an amendment to Manitowoc County's Zoning Ordinance Use Regulations as filed in this office:

Name of Owner:
Jason and Sheila Kittell
15020 Old CC
Maribel, WI 54227

Township:
Gibson

Applicant/Agent:
Steve Zeitler
7410 Hidden Valley Rd
Maribel, WI 54227

This notice is made in compliance with Section 59.69(5)(e)(1) of the Wisconsin Statutes.
A report of the above petition will be made to the County Board at its next succeeding meeting.

Sincerely,

Jessica Backus
Manitowoc County Clerk

Enclosure

Certified Survey Map

ALL OF TRACT 1 AND TRACT 2 OF CERTIFIED SURVEY MAP VOLUME 9 PAGE 335 AND ALL OF TRACT 5 OF CERTIFIED SURVEY MAP VOLUME 13 PAGE 361 BEING PART OF THE SW 1/4 - NE 1/4, AND SE 1/4 - NE 1/4, SECTION 19, T. 21 N - R 23 E, TOWN OF GIBSON, MANITOWOC COUNTY, WISCONSIN

Surveyors Certificate:

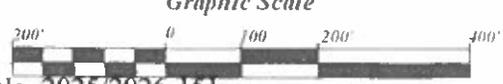
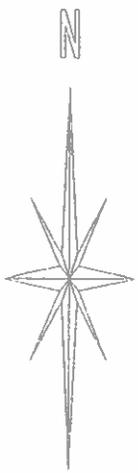
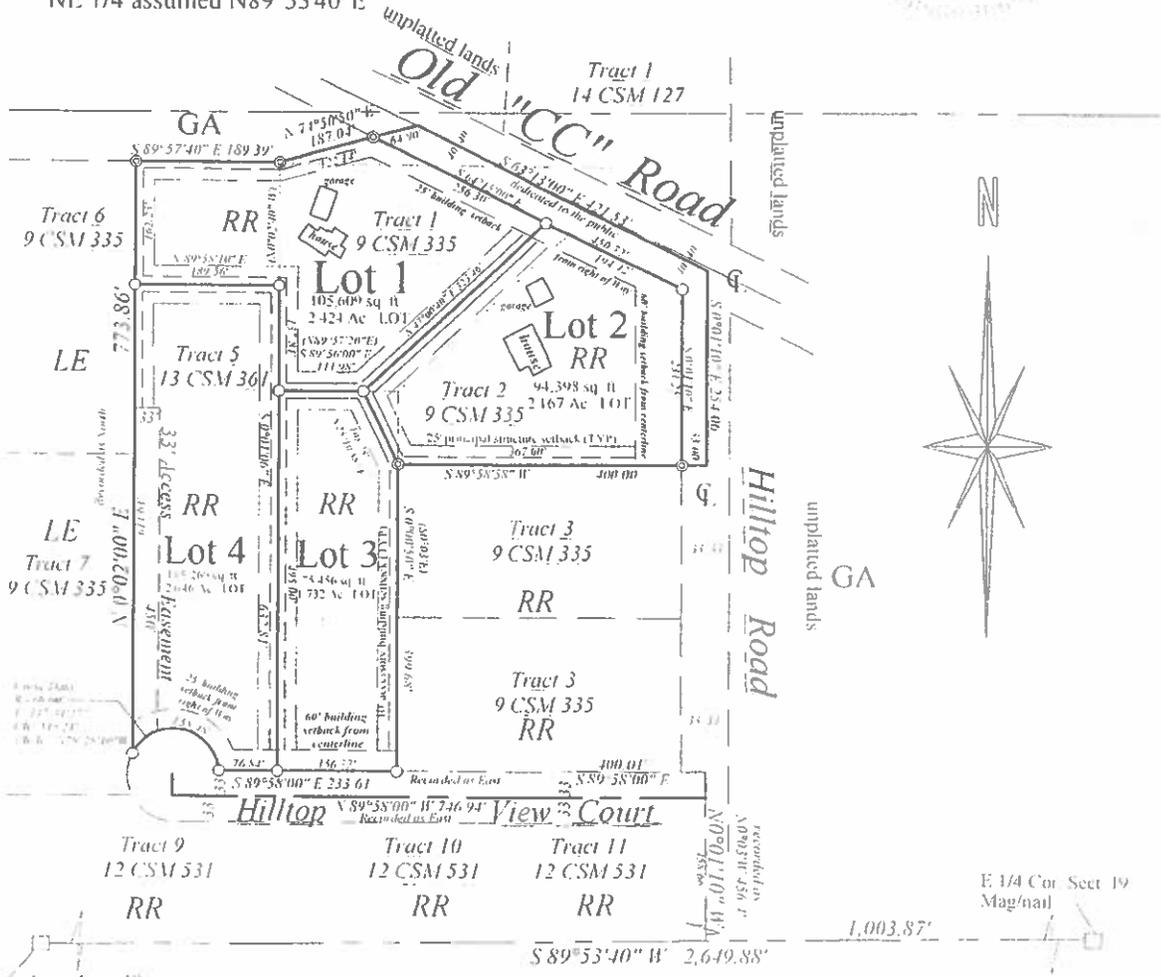
I, Steven E. Zeitler, Registered Land Surveyor, do hereby certify that I have surveyed, Divided and mapped the land described hereon; that I have made such survey and map by the direction of the owners listed hereon; and that I have complied with the provisions of Chapter 236 Section 236.34 of the Wisconsin Statutes and Section 12.07 of the Subdivision Regulations for Manitowoc County, Wisconsin. That the map hereon is a true and correct representation of the survey.

Steven E. Zeitler 1/5/26
 Steven E. Zeitler RLS # 1749 Date
 Revised 1/26/26



Legend

- ⊙ 1" iron pipe found
 - 5/8" X 18" re-bar(set) min wt. 1.13 lb./lin.ft./Cap
- Bearings referenced to the southerly line of the NE 1/4 assumed N89°53'40"E



Certified Survey Map

ALL OF TRACT 1 AND TRACT 2 OF CERTIFIED SURVEY MAP VOLUME 9 PAGE 335 AND
ALL OF TRACT 5 OF CERTIFIED SURVEY MAP VOLUME 13 PAGE 361 BEING PART OF
THE SW 1/4 - NE 1/4, AND SE 1/4 - NE 1/4, SECTION 19, T. 21 N - R 23 E, TOWN OF GIBSON,
MANITOWOC COUNTY, WISCONSIN.

OWNERS CERTIFICATE:

As owner's We, hereby certify that we caused the land described on this map to be surveyed, divided, Dedicated, and mapped as represented hereon; We also certify that this Certified Survey Map is required to be submitted to the Manitowoc County Planning and Park Commission for approval or objection in accordance with current Land Subdivision Ordinances.

Jason J. Kittell

Date

Sheila M. Kittel

Date

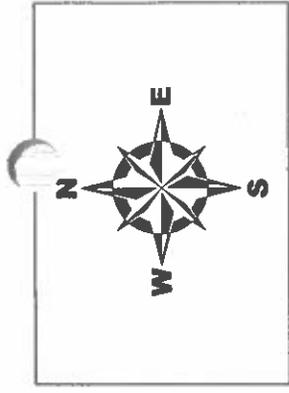
Kaden N. Kowolski

Date

Kendra Kowolski

Date

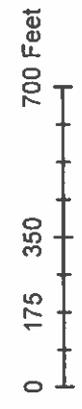
WISCONSIN
STEVEN E. DITLER
S-1749
MARIBEL
MILWAUKEE
LAND SURVEYOR
1/26/26
1/5/26



Jason & Sheila Kittell
 SW 1/4, NE 1/4
 Section 19, T21N-R23E
 Town of Gibson
 From: LE To: RR
 Approximately 5.81 acre(s)
-87.751, 44.279

Map Overview

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



Legend

- Proposed Zone Change (Red hatched box)
- Zoning Line (Purple line)
- Section Line (Red line)
- Lot Line (Yellow line)
- Water Way (Blue line)



ORDINANCE AMENDING ZONING MAP
(Greg Lax and Dean Lax)

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 February 23, 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 Southeast Quarter (SE1/4) of Section Twenty-Eight
12 (28), Township Eighteen (18) North, Range Twenty-One (21) East, Town of Eaton, Manitowoc
13 County, Wisconsin, more particularly described as follows:
14

15 Commencing at the east quarter corner of said Section 28; thence S00°-33'-56"E
16 along the east line of the SE1/4 of said Section 28, a distance of 1044.29 feet and
17 the point of beginning; thence continue S00°-33'-56"E along said east line, a
18 distance of 485.11 feet; thence N73°-19'-46"W 133.13 feet; thence N72°-39'-15"W
19 184.03 feet; thence N49°-25'-33"W 149.36 feet; thence N44°-40'-22"W 62.28 feet;
20 thence N59°-34'-08"W 256.85 feet; thence N30°-47'-03"E 133.27 feet; thence
21 N89°-26'-04"E 608.92 feet to the point of beginning, said parcel containing
22 approximately 217,805 square feet (5.000 acres) of land
23

24 is hereby rezoned from Exclusive Agriculture (EA) District to Small Estate Residential (SE)
25 District.

Dated this 17th day of March 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 MARCH 17, 2026
FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE: GREG AND DEAN LAX 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.

Greg and Dean Lax, on January 9, 2026, petitioned the Manitowoc County Board of Supervisors to rezone approximately 5.0 acres of land located in the NE1/4, SE1/4 & SE1/4, SE1/4, Section 28, T18N-R21E, Town of Eaton, from EA, Exclusive Agriculture to SE, Small Estate.

The Town of Eaton adopted the Manitowoc County Zoning Ordinance on December 14, 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. Greg and Dean Lax petitioned for a zoning map amendment on January 9, 2026.
- 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 February 12, 2026 and February 16, 2026.
- d. The County Planning and Park Commission held a public hearing on this amendment request on February 23, 2026.
- e. The Commission at their February 23, 2026 meeting recommended approval of a requested rezoning of approximately 5.0 acres of land located in the NE1/4, SE1/4 & SE1/4, SE1/4, Section 28, T18N-R21E, Town of Eaton, from EA, Exclusive Agriculture 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 February 23, 2026 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 Zoning District.
2. The Eaton Town Board supports the proposed zone change to SE, Small Estate.
3. Rezoning will allow for the creation of a single-family residential building site.
4. There is an existing garage on the proposed area to be rezoned.
5. No farmland will be affected by this request, as the area is entirely wooded.

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 Greg and Dean Lax to rezone approximately 5.0 acres of land from EA, Exclusive Agriculture to SE, Small Estate were approved.

The Manitowoc County Planning and Park Commission, at its February 23, 2026 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 5.0 acres of land located in NE1/4, SE1/4 & SE1/4, SE1/4, Section 28, T18N-R21E, Town of Eaton, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive Agriculture, to SE, Small Estate.



Manitowoc County
Planning and Park Commission

Fee (\$570) Received []
Receipt #

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT/ AGENT

Current Owner Greg Lax Applicant/Agent Brad Buechel
Address 2105 Pleasant Dr. Address 2020 Madison St
City/State/Zip New Holstein, WI 53061 City /State/Zip New Holstein, WI 53061
Phone 920-898-5522 Phone 920-993-0881
Email Address

PROPERTY LEGAL DESCRIPTION

1/4, SE 1/4, S 28 T 18 N R 21 E Town of Eaton
House /Fire # 8322 Lax Chapel Rd Tax Number 004-028-013-000.00

PROPERTY INFORMATION

Existing Zoning District EA, Excl 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:

Proposed use: (Reason for change)

Looking to split 5 acres from his land to build a house on.

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

[Signature] 1/9/26
Signature (owner or owner's agent) (Required) Date

Signature (applicant) Date

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Eaton from EA to SE)

PETITIONER

Name: Greg Lax & Dean Lax
Address: 2105 Pleasant Ave.
New Holstein WI 53061
Town: Eaton

PARCEL

Location: NE ¼, SE ¼ and SE ¼, SE ¼
Section 28, T18N-R21E
Tax#: 004-028-013-000.00
Area: 5.00 acres

ACTION TO DATE

Petition Submitted: 01/09/2026
Town Action: Approved January 12, 2026
Hearing Notice Published: 2/12/2026 & 2/16/2026
Advisory: 2/23/2026
Hearing: 2/23/2026

ADJACENT USES & ZONING

Direction:	District:	Use:
North	EA	Woodland
South	EA	Woodland & Residential
East	EA	Woodland
West	EA	Woodland

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture
Existing Land Use: Woods
Proposed Zoning District: LE, Large Estate Residential
Proposed Use: Build a new home

MAP INFORMATION

Farmland Preservation Designation:
Farmland Preservation
Soil Type: HmD2, Hu, LuD
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well - poorly drained
Soil Limitations: Severe
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Lax Chapel Rd

Soil Test: N/A
Terrain: 6 to >12 Percent Slopes
Vegetative Cover: Woods

Town Future Land Use Designation: Woodlands/Natural Area and Environmental Corridor Overlay
New residential development types shall conform to surrounding land uses. New developments shall be sensitive to natural features and surrounding land uses by conforming to setback requirements and incorporating natural features into the landscape to preserve the town's natural beauty. Preserve as much of the rural landscape and woodlands and other natural features as possible. Environmental corridors consist of an element of steep slopes of 12 percent or greater. This element along with others represent areas that are most sensitive to development, and are intended to be preserved within the planning area.

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 Parcel Viewer



Author:
Date Printed: 2/9/2026



The public for use in any other way is not intended. The user of this website is responsible for the accuracy of the data and they assume no responsibility for direct, indirect, consequential or other damages.

TOWN OF EATON

MANITOWOC COUNTY

316 W MAIN STREET

VALDERS, WI 54245

Richard Christel, Chairman; Joe Riesterer, Supervisor; Lewis Schema, Supervisor; Pamela Schneider, Treasurer; Carleen Harel, Clerk;
Callie Behnke, Deputy Clerk

REGULAR MEETING 1/12/2026

MINUTES TO BE APPROVED 2/9/2026

CALL TO ORDER: The meeting of the Town of Eaton was called to order by Chairman Rick Christel at 6:30 p.m., Monday, January 12, 2026 at the Eaton Town Hall. The Pledge Allegiance was recited by all.

MEETING NOTICES: Meeting notices were posted at the Eaton Town Hall and on the town website.

ROLL CALL: Rick Christel, Chairman; Joe Riesterer, Supervisor; Lewy Schema, Supervisor; Pamela Schneider, Treasurer; Callie Behnke, Deputy Clerk; Craig Zipperer, Road Superintendent, Greg Lax and Randy Knier were in attendance.

AGENDA: The agenda had been emailed previously. A motion was made by Supervisor Schema to accept the agenda, 2nd by Supervisor Riesterer, motion carried.

MINUTES: The minutes for the December regular meeting had been previously emailed to the board for review. A motion was made to approve the minutes by Supervisor Schema, 2nd by Supervisor Riesterer, motion carried.

PUBLIC INPUT: No Public Input.

ROAD SUPERINTENDENT: Road Superintendent Zipperer provided an update on ongoing work, specifically mentioning tree removal after high winds, maintenance on truck, sand delivery and snow plowing.

TREASURER'S REPORT: The treasurer's report had been emailed to the board previously. A motion was made by Supervisor Schema to accept the treasurers report, 2nd by Supervisor Riesterer, motion carried.

CONSTABLE: No report.

ASSESSOR: No report.

TOWN BUSINESS:

All of the following business items were discussed and the following action(s) were taken if necessary:

- a. Road Supervisor amended contract for 2026 – After discussion about the addition of PTO to the Road Supervisor contract, it was decided that it would be accepted. A motion was made by Supervisor Riesterer, 2nd by Supervisory Schema, motion carried.
- b. Greg Lax Rezone – Greg was present and presented his rezone request both verbally and in documentation. A motion was made by Chairman Christel, 2nd by Supervisor Schema to approve his request of 5 acres from Exclusive Ag to Small Estate, motion carried and will send a letter of recommendation to the county.
- c. Eastshore Humane Association Agreement – After some discussion it was determined to continue and accept the contact with Eastshore Humane Association in Chilton. A motion was made by Supervisor Schema, 2nd by Supervisor Riesterer, motion carried.

- d Resolution 2026-1 Authorizing town clerk to designate election inspectors' number, shifts & alternates on election day – After some discussion, a motion was made by Supervisor Schema, 2nd by Supervisor Riesterer to accept Resolution 2026-1, motion carried.
- e Resolution 2026-2 Authorizing letter of support for state individual assistance program – After some discussion, this was tabled.
- f Dead end roads – After some discussion, it was determined to send an email back to the lawyer to check on the dead end roads that the lawyer felt we couldn't discontinue to get better clarification. A motion was made by Chairman Christel, 2nd by Supervisor Riesterer, motion carried.
- g Tractor bucket from John Deere – After some discussion, it was accepted to buy a new bucket for the tractor from Riesterer & Schnell. A motion was made by Chairman Christel, 2nd by Supervisor Schema, motion carried.

APPROVAL OF VOUCHERS: December vouchers had previously been emailed to the board for review. A motion was made by Supervisor Riesterer to approve the vouchers, 2nd by Supervisor Schema, motion carried.

MEETING REPORTS: WTA Manitowoc County Unit Meeting is this Thursday, January 15, 2026 at 6:30 pm at the Reedsville Sportsman Club. WTA 2026 district Meeting is February 28, 2026 at the Farm Discovery Center in Manitowoc.

MISCELLANEOUS: It was discussed to schedule a meeting with Rural Mutual Insurance, Randy, to do a consultation.

CLERK'S CORRESPONDANCE: No report.

ADJOURNMENT: Supervisor Schema made a motion to adjourn the meeting, a 2nd was made by Supervisor Riesterer, motion carried.

Meeting adjourned at 7:38 pm.

Respectfully submitted,

Callie Behnke, Deputy Clerk
Town of Eaton

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



COUNTY OF MANITOWOC

COUNTY CLERK

1010 South 8th St., Ste. 115
Manitowoc, WI 54220

Jessica Backus
Manitowoc County Clerk

Telephone: (920) 683-4004
Email: jessicabackus@manitowoccountywi.gov

February 6, 2026

Tim Ryan, Director
Planning & Park Commission
4319 Expo Dr., P.O. Box 935
Manitowoc, WI 54220-0935

and

Manitowoc County Supervisor Dylan Hammel
Supervisor District 15

ATTN: Tim Ryan and Supervisor Hammel

Enclosed you will find a copy of the following petition for an amendment to Manitowoc County's Zoning Ordinance Use Regulations as filed in this office:

Name of Owner:

Greg Lax
2105 Pleasant Dr
New Holstein, WI 53061

Township:

Eaton

Applicant/Agent:

Brad Buechel
2020 Madison St
New Holstein, WI 53061

This notice is made in compliance with Section 59.69(5)(c)(1) of the Wisconsin Statutes.
A report of the above petition will be made to the County Board at its next succeeding meeting.

Sincerely,

Jessica Backus
Manitowoc County Clerk

Enclosure

CERTIFIED SURVEY MAP

PART OF THE NE1/4 OF THE SE1/4 AND THE SE1/4 OF THE SE1/4 OF SECTION 28, T.18N., R.21E., TOWN OF EATON, MANITOWOC COUNTY, WISCONSIN

FRONT YARD SETBACKS

- 60' FROM C/L OF TOWN ROADS OR 25' FROM RIGHT OF WAY (WHICHEVER IS GREATER)

SIDE AND REAR YARD SETBACKS

- 25' FOR PRINCIPAL AND CONDITIONAL USE
- 10' FOR ACCESSORY STRUCTURES

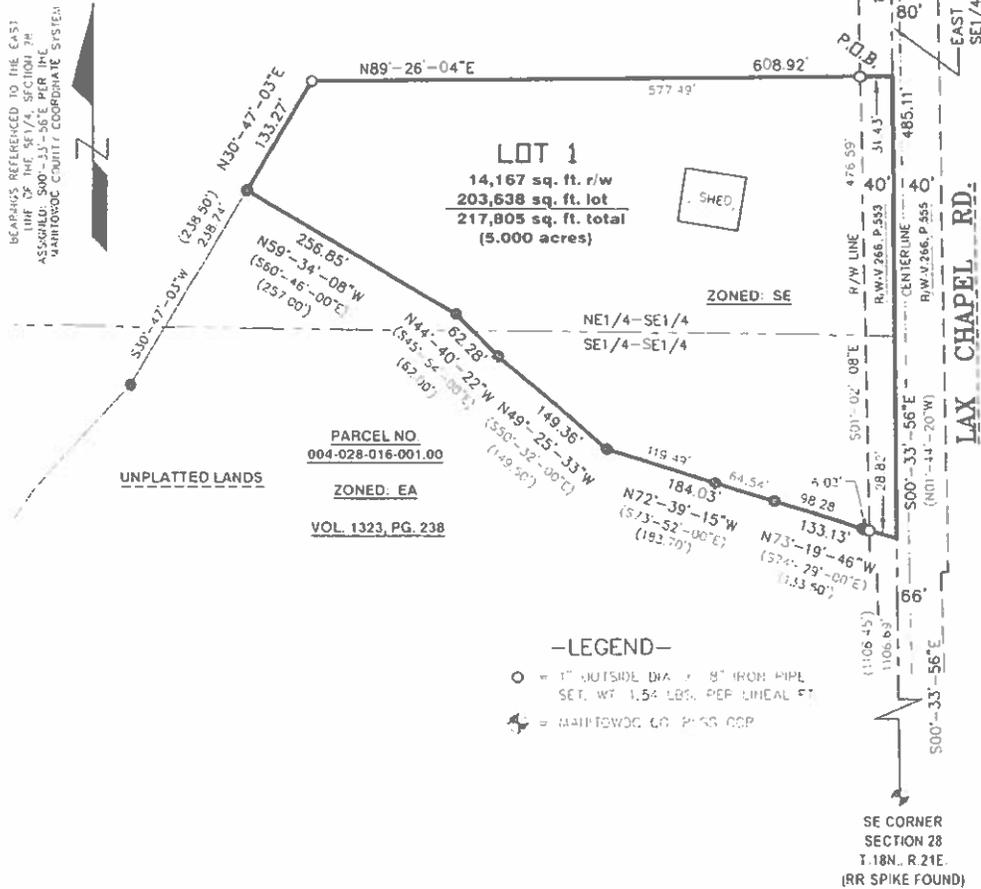
PARCEL NO.
004-028-013-000.00

ZONED: EA

UNPLATTED LANDS

DOC. NO. 1228138

BECAUSE REFERENCED TO THE EAST LINE OF THE SE1/4, SECTION 28, ASSIGNED SMO-131-56'E PER THE MANITOWOC COUNTY COORDINATE SYSTEM



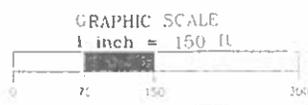
PARCEL NO.
004-028-016-001.00

ZONED: EA

VOL. 1323, PG. 238

-LEGEND-

- = 1" OUTSIDE DIA. x 8" IRON PIPE SET. WT. 1.54 LBS. PER LINEAL FT.
- ⚡ = MANITOWOC CO. P.O. BOX



SURVEYED FOR:
DREG AND DEAN LAY
2105 PLEASANT AVE
NEW HOLSTEN, WI 53061

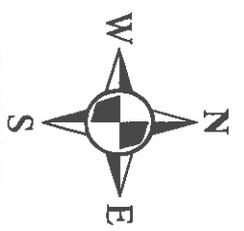
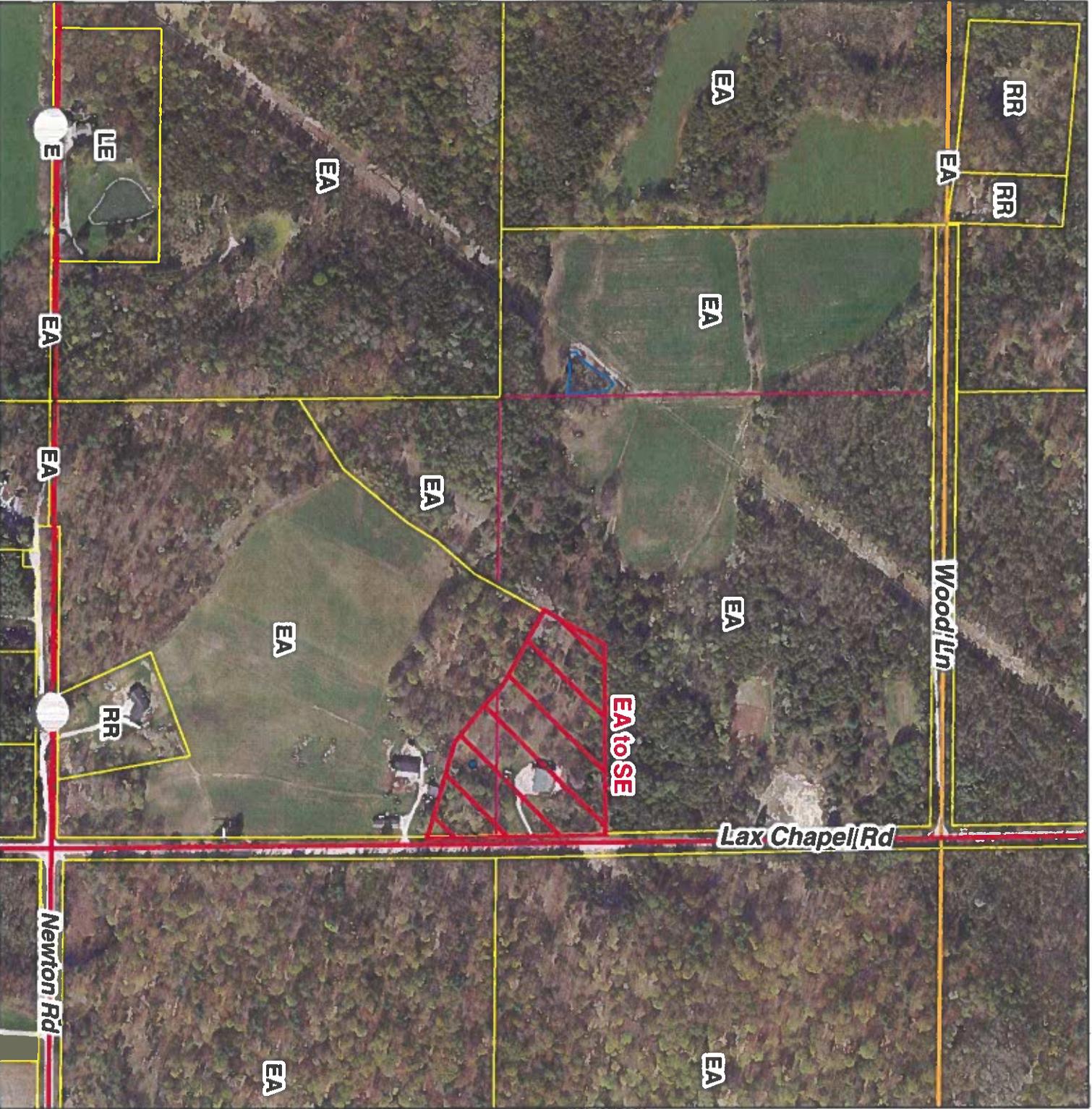
PARCEL NUMBER:
004-028-013-000.00

MERIDIAN

SURVEYING, LLC

2020 Madison Street Office 920-993-0891
New Holstein, WI 53061 Fax 920-273-6027

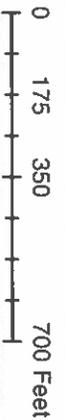
THIS INSTRUMENT WAS DRAFTED BY: <i>SB</i>	FIELD WORK DATE: 1-6-26
CHECKED BY: <i>SB</i>	FIELD BOOK: NOTES
JOB NO.: 10213	SHEET 1 OF 3



Greg Lax & Dean Lax
 NE 1/4, SE 1/4 and
 SE 1/4, SE 1/4
 Section 28, T18N-R21E
 Town of Eaton
 From: EA To: SE
 Approximately 5.00 acre(s)
-87.984 43.998

Map Overview

Eaton	
6	5
7	8
18	17
19	20
30	29
31	32
33	34
35	36



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

ORDINANCE AMENDING ZONING MAP
(Christine Schadrie)

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 February 23, 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 all of Tract 1 of Certified Survey Map Volume 2 Page 373
12 located in the Northeast ¼ of the Southeast ¼ of Section 36, T.21 N.- R.24 E., Town of Two
13 Creeks, Manitowoc County, Wisconsin, more particularly described as follows:
14

15 Beginning at the East ¼ of Section 36; thence along the easterly line of the SE ¼
16 South 1°14' East 200.00 feet; thence North 90° West 661.00 feet to the centerline
17 of Lakeshore Road; thence along said line North 28°53'30" East 38.74 feet; thence
18 continuing North 31°37'30" East 100.00 feet; thence continuing North 34°30' East
19 98.20 feet to the north line of the SE ¼; thence along said line South 90° East 529.8
20 feet to the point of beginning, said parcel containing approximately 2.74 acres of
21 land
22

23 is hereby rezoned from Large Estate Residential (LE) District to Rural Residential (RR)
24 District.

Dated this 17th day of Month 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: _____ Date
Tyler Martell, County Board Chair

APPROVED: _____ Date
Bob Ziegelbauer, County Executive

REPORT TO: THE MANITOWOC COUNTY BOARD OF SUPERVISORS MARCH 17, 2026
FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE: CHRISTINE SCHADRIE 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.

Christine Schadrie, on December 30, 2026, petitioned the Manitowoc County Board of Supervisors to rezone approximately 2.75 acres of land located in the NE1/4, SE1/4, Section 36, T21N-R24E, Town of Two Creeks, from LE, Large Estate to RR, Rural Residential.

The Town of Two Creeks adopted the Manitowoc County Zoning Ordinance on December 14, 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.

1. Action taken to date on this request includes:

- a. Christine Schadrie, petitioned for a zoning map amendment on December 30, 2026.
- 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 January 12, 2026, January 19, 2026, February 12, 2026 and February 16, 2026.
- d. The County Planning and Park Commission held a public hearing on this amendment request on January 26, 2026 and on February 23, 2026.
- e. The Commission at their January 26, 2026 meeting recommended postponement of a requested rezoning of approximately 2.75 acres of land located in the NE1/4, SE1/4, Section 36, T21N-R24E, Town of Two Creeks, from LE, Large Estate to RR, Rural Residential.
- f. The Commission at their February 23, 2026 meeting recommended approval of a requested rezoning of approximately 2.75 acres of land located in the NE1/4, SE1/4, Section 36, T21N-R24E, Town of Two Creeks, from LE, Large Estate 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 February 23, 2026 hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.
- b. Ms. Christine Schadrie, the applicant, spoke in favor of the zoning request.
- c. Mr. Martin Leclair, a neighboring property owner, spoke against 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 LE, Large Estate Zoning District.
2. The Two Creeks Town Board supports the proposed zone change to RR,

Rural Residential.

3. Rezoning will allow for the creation of a single-family residential building site.
4. A conditional use permit would need to be granted by the Board of Adjustment to create a rental property in the RR, Rural Residential zoned district.
5. No farmland will be affected by this request.
6. 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 Christine Schadrie to rezone approximately 2.75 acres of land from LE, Large Estate to RR, Rural Residential were approved.

The Manitowoc County Planning and Park Commission, at its February 23, 2026 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 2.75 acres of land located in the NE1/4, SE1/4, Section 36, T21N-R24E, Town of Two Creeks, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from LE, Large Estate to RR, Rural Residential.



Manitowoc County Planning and Park Commission

Fee (\$553) Received
Receipt # 42344

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT / AGENT

Current Owner	<u>Aristine Schadrin</u>	Applicant/Agent	<u>Same</u>
Address	<u>12395 Sindy Bay Rd.</u>	Address	<u>" "</u>
City/State/Zip	<u>Two Rivers WI</u>	City/State/Zip	<u>" "</u>
Phone	<u>920 860 4665</u>	Phone	<u>" "</u>
Email Address	<u>aschadrin@gmail.com</u>	Email Address	<u>" "</u>

PROPERTY LEGAL DESCRIPTION

NE 1/4, SE 1/4, S 36 T 21 N R 24 E Town of Two Rivers

House / Fire # _____ Tax Number 017-036-013-002-00

PROPERTY INFORMATION

Existing Zoning District LE Proposed Zoning district RR

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)

Looking at building a vacation cottage after approval of land rezoning.

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

Aristine Schadrin 12/30/25
Signature (owner or owner's agent) (Required) Date

Signature (applicant) _____ Date _____

(Manitowoc County, Town of Two Creeks from LE to RR)

PETITIONER

Name: Christine Schadrie
Address: 12395 Sandy Bay Rd.
Two Rivers, WI 54241
Town: Two Creeks

PARCEL

Location: NE¼, SE¼, Section 36, T21N-R24E
Tax#: 017-036-013-002.00

Area: 2.75 Acres

ACTION TO DATE

Petition Submitted: 12/30/2025
Town Action: Approved October 20, 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	LE	Residential
South	EA & LE	Agricultural & Residential
East	EA	Wooded/Wetland
West	EA	Wooded/Wetland

PARCEL USES & ZONING

Existing Zoning District: LE, Large Estate Residential
Existing Land Use: Residential
Proposed Zoning District: RR, Rural Residential
Proposed Use: Build an additional house on new lot.

MAP INFORMATION

Farmland Preservation Designation:
Non-Farmland Preservation
Soil Type: OaB, TeA
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well – somewhat poorly drained
Soil Limitations: Slight - Severe
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Sandy Bay Rd
Town Land Use Designation: Natural Areas

Soil Test: 5/24/2019
Terrain: 0 to >12 Percent Slopes
Vegetative Cover: Trees

These Natural Areas should not be developed with parcel size less than 35 acres because of natural resource conditions. The considerations include shoreline conservation, flooding, wetland conservation, wildlife habitats, unique aesthetic features, cultural and historic sites, existing and proposed parks, and State Forest and Wildlife Areas. The delineation of lands with these characteristics often falls into a linear pattern, hence the reference to environmental areas as corridors.

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.

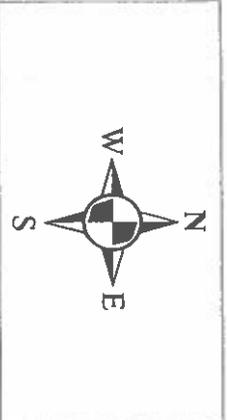
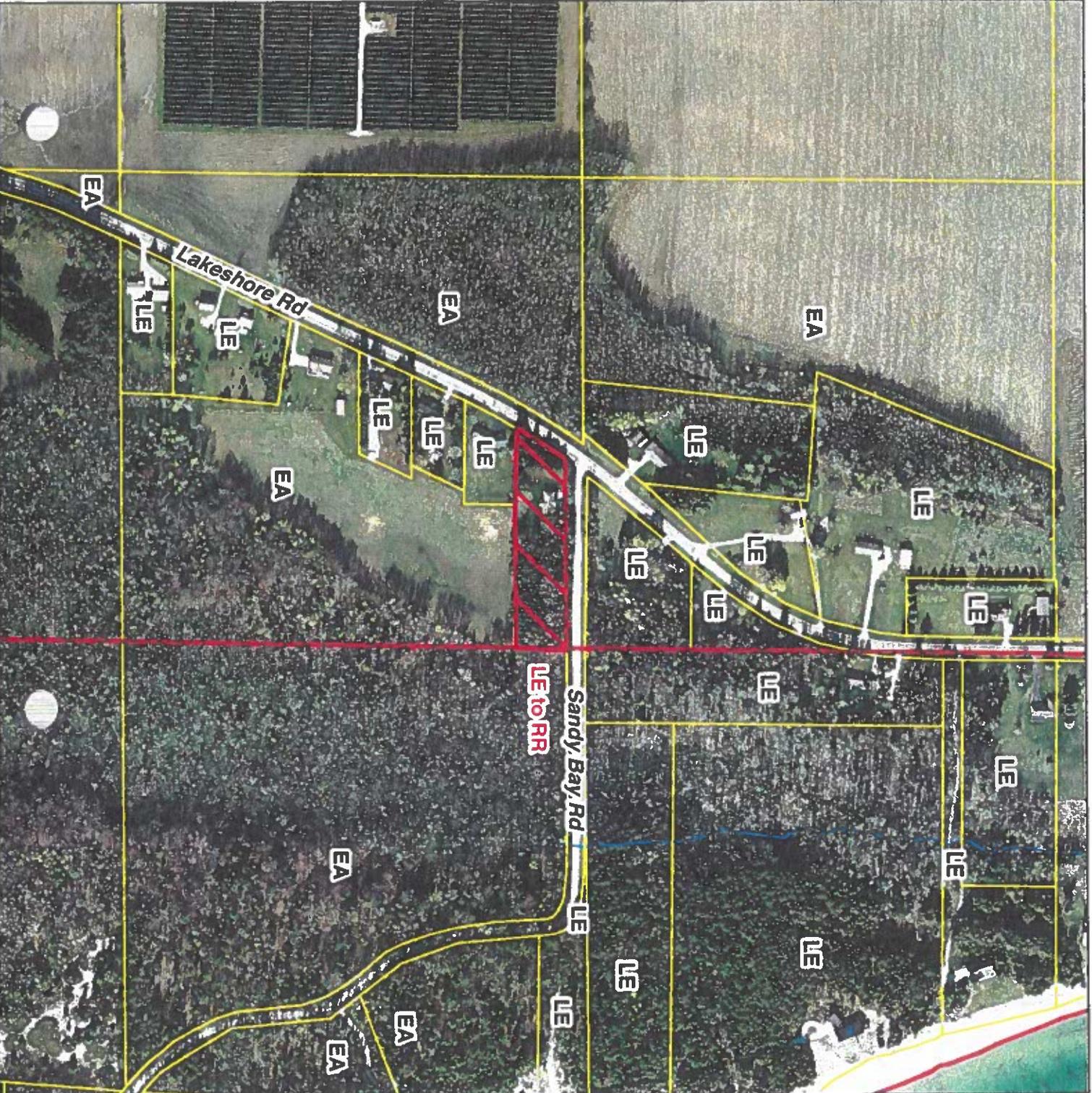
MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

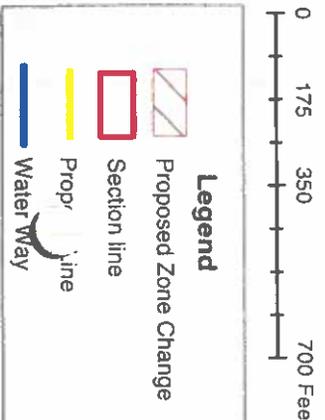
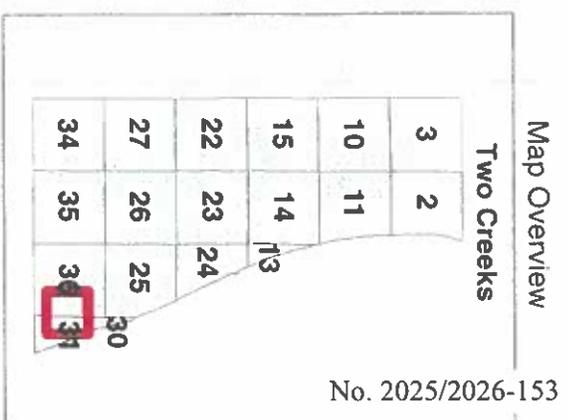
- IS THE PROPOSED ZONING MAP AMENDMENT CONSISTENT WITH AND IN ACCORDANCE WITH THE COUNTY'S:
 - 1. LAND USE PLAN?
 - 2. FARMLAND PRESERVATION PLAN?
 - 3. OTHER LOCAL UNITS PLANS?
- HAS THERE BEEN A SUBSTANTIAL CHANGE IN CONDITIONS SINCE THE LAND WAS ORIGINALLY ZONED TO WARRANT THE PROPOSED AMENDMENT?
- 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?
- 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



Christine Schradrie
 NE 1/4, SE 1/4
 Section 36, T21N-R24E
 Town of Two Creeks
 From: LE To:RR
 Approximately 2.75 acre(s)
 -87.524, 44.247



Andrea Raymakers

From: tsprang <tsprang@tm.net>
Sent: Thursday, October 30, 2025 8:17 AM
To: Andrea Raymakers
Cc: Cschadrie@gmail.com; Reed Gaedtke
Subject: Christine Schadrie Two Creeks Property

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!

Good morning, Andrea

Christine came to the Two Creeks town board meeting and shared her plans as to what she intends to do with her property. The Town board has review her proposal and has decided to approve her proposal. Christine can move forward as long as it stays within the county's requirements for dividing and zoning of property. Any questions please feel free to contact me.

Thomas Sprang
Chairman Two Creeks
920 629-0757

ORDINANCE AMENDING ZONING MAP
(Dean Stuckmann)

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 February 23, 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 Part of the SE 1/4 of the NE 1/4 of Section 2, Town 17 North,
12 Range 23 East, Town of Centerville, Manitowoc County, Wisconsin, more particularly described
13 as follows:
14

15 Commencing at the E 1/4 Corner of Section 2; Thence S 89°17'26" W, 202.66 feet
16 coincident with the south line of the SE 1/4 of the NE 1/4 to the point of beginning;
17 Thence N 26°57'30" E, 41.07 feet; Thence Northerly, 304.21 feet along the arc of
18 a 11392.39 foot radius curve to the left, the chord of which bears N 20°41'58" E,
19 303.60 feet; Thence S 89°18'34" W, 1273.79 feet; Thence S 01°01'09" W, 319.59
20 feet coincident with the west line of said 1/4 - 1/4; Thence N 89°17'26" E, 1153.54
21 feet coincident with the said south line of said 1/4 - 1/4 to the point of beginning,
22 said parcel containing approximately 389,822 Square Feet (8.949 Acres) of land
23

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

Dated this 17th day of March 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: _____ Date
Tyler Martell, County Board Chair

APPROVED: _____ Date
Bob Ziegelbauer, County Executive

REPORT TO: THE MANITOWOC COUNTY BOARD OF SUPERVISORS MARCH 17, 2026
FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE: DEAN STUCKMANN 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.

Dean Stuckmann, on January 26, 2026, petitioned the Manitowoc County Board of Supervisors to rezone approximately 8.28 acres of land located in the SE1/4, NE1/4, Section 2, 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. Dean Stuckmann, petitioned for a zoning map amendment on January 26, 2026.
- 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 February 12, 2026 and on February 16, 2026.
- d. The County Planning and Park Commission held a public hearing on this amendment request on February 23, 2026.
- e. The Commission at their February 23, 2026 meeting recommended approval of a requested rezoning of approximately 8.28 acres of land located in the SE1/4, NE1/4, Section 2, 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. Dean Stuckmann, 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. Area to be rezoned is a relatively small parcel with a drainage area splitting the parcel making it difficult to farm with large equipment.

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 Dean Stuckmann to rezone approximately 8.28 acres of land from EA, Exclusive Agriculture to LE, Large Estate were approved.

The Manitowoc County Planning and Park Commission, at its February 23, 2026 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 8.28 acres of land located in the SE1/4, NE1/4, Section 2, 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

JAN 26 2026

ZONING MAP AMENDMENT APPLICATION

Fee (\$570) Received [X] Receipt # 42369

OWNER / APPLICANT/ AGENT

Current Owner: Dean Stuckmann, Applicant/Agent: Dean Stuckmann, Address: 5432 County Road U, City/State/Zip: Newton 53043, Phone: +1 (920) 901-2288, Email Address: dstuckmann@icloud.com

PROPERTY LEGAL DESCRIPTION

SE 1/4, NE 1/4, S 2, T 17, N, R 23, E Town of Centerville

House /Fire # Tax Number 002-002-004-002.00

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:

Proposed use: (Reason for change)

Last year I purchased the land from my siblings which was deeded to us all prior to our mothers passing. I would like to rezone the whole 8.28 acres to LE. It currently rented to a farmer and will continue to do so until I make a final decision on what to do with it. Maybe build, will to my kids, or sell it. In any case, I know that the first thing to be done is to get it rezoned to realize the most options of the property.

Thank you for your consideration!

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

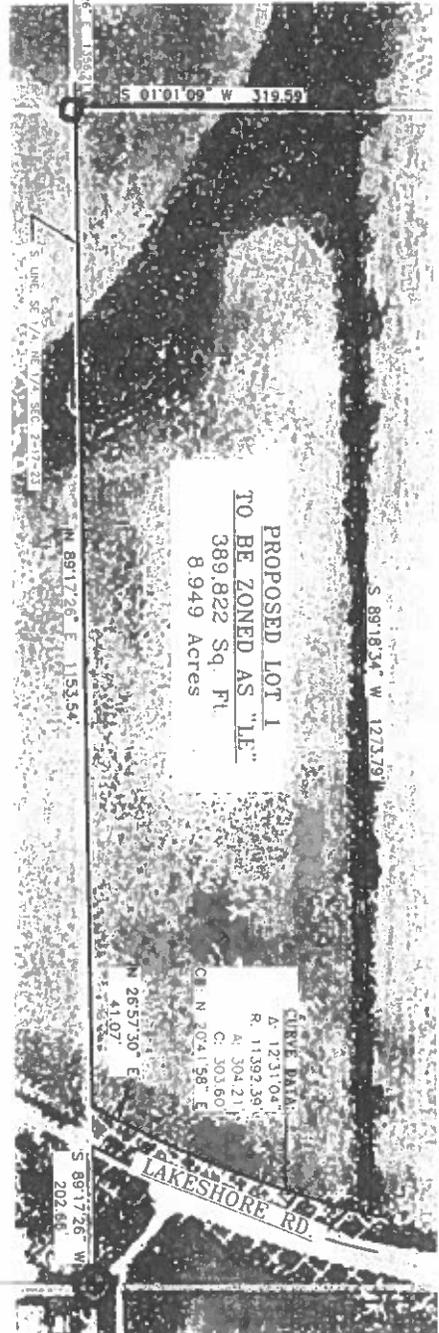
Signature (owner or owner's agent) Date 1-26-26, Signature (applicant) Date 1-26-26

UNPLATTED LANDS
ZONED "EA"

UNPLATTED LANDS
ZONED "EA"

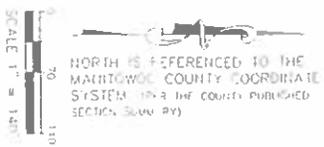
CENTER CORNER
SEC. 2-17-23
(EXISTING MONUMENT)
M.D.C. CO. CORNER
N. 207289.9172
E. 219532.5017

UNPLATTED LANDS
ZONED "EA"



E 1/4 CORNER
SEC. 2-17-23
(EXISTING MONUMENT)
M.D.C. CO. CORNER
N. 217211.598
E. 222444.704

DESCRIPTION:
LOT 1:
Area to be rezoned from Exclusive Agriculture (EA) to Large Estate (LE)
Part of the SE 1/4 of the NE 1/4 of Section 2, Town 17 North, Range 23 East, Town of Centerville, Manitowoc County, Wisconsin, described as follows:
Commencing at the E 1/4 Corner of Section 2, thence S 89°17'26" W, 202.66 feet coincident with the south line of the SE 1/4 of the NE 1/4 to the point of beginning, thence N 26°57'30" E, 41.07 feet; thence North-south, 303.60 feet; thence S 89°18'34" W, 1273.79 feet; thence S 01°01'09" W, 319.59 feet coincident with the west line of said 1/4 = 1/4, thence N 89°17'26" E, 1153.54 feet coincident with the said south line of said 1/4 = 1/4 to the point of beginning.
Said parcel contains 389,822 Square Feet (8.949 Acres) of land



ZONING CHANGE MAP
PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 2, TOWN 17 NORTH,
RANGE 23 EAST, TOWN OF CENTERVILLE, MANITOWOC COUNTY, WISCONSIN

FIELD WORK COMPLETION DATE	1/12/2025
DRAWN BY	JAD:BLB
JOB NO.	5458025
CAD FILE	DWG17-2312-STUCKMANN\5458025
SCALE	1" = 140'

DEAN STUCKMANN
5432 C.T.H. U
NEWTON, WI 53063

Corner Point
A DIVISION OF ACSI BUILDING SERVICE
3305 26th Street
Manitowish, WI 54220
Ph 920 692 6105

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

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

PETITIONER

Name: Dean Stuckmann
Address: 5432 County Road U
Newton, WI 53063
Town: Centerville

PARCEL

Location: SE ¼, NE ¼, Section 2, T17N-R23E
Tax #: 002-002-004-002.00
Area: 8.28 acres

ACTION TO DATE

Petition Submitted: January 26, 2026
Town Action: Approved November 13, 2025
Hearing Notice Published: 2/12/2026 & 2/16/2026
Advisory: 2/23/2026
Hearing: 2/23/2026

ADJACENT USES & ZONING

Direction:	District:	Use:
North	EA	Agricultural
South	EA	Agricultural
East	SE	Residential
West	EA	Agricultural/Wetland

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture
Existing Land Use: Agricultural with a little wetland
Proposed Zoning District: LE, Large Estate Residential
Proposed Use: Possibly build, will to kids or sell.

MAP INFORMATION

Farmland Preservation Designation:
Farmland Preservation
Soil Type: NsB, NsC2, Pe, ShA
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well – somewhat poorly drained
Soil Limitations: Moderate - Severe
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Lakeshore Rd

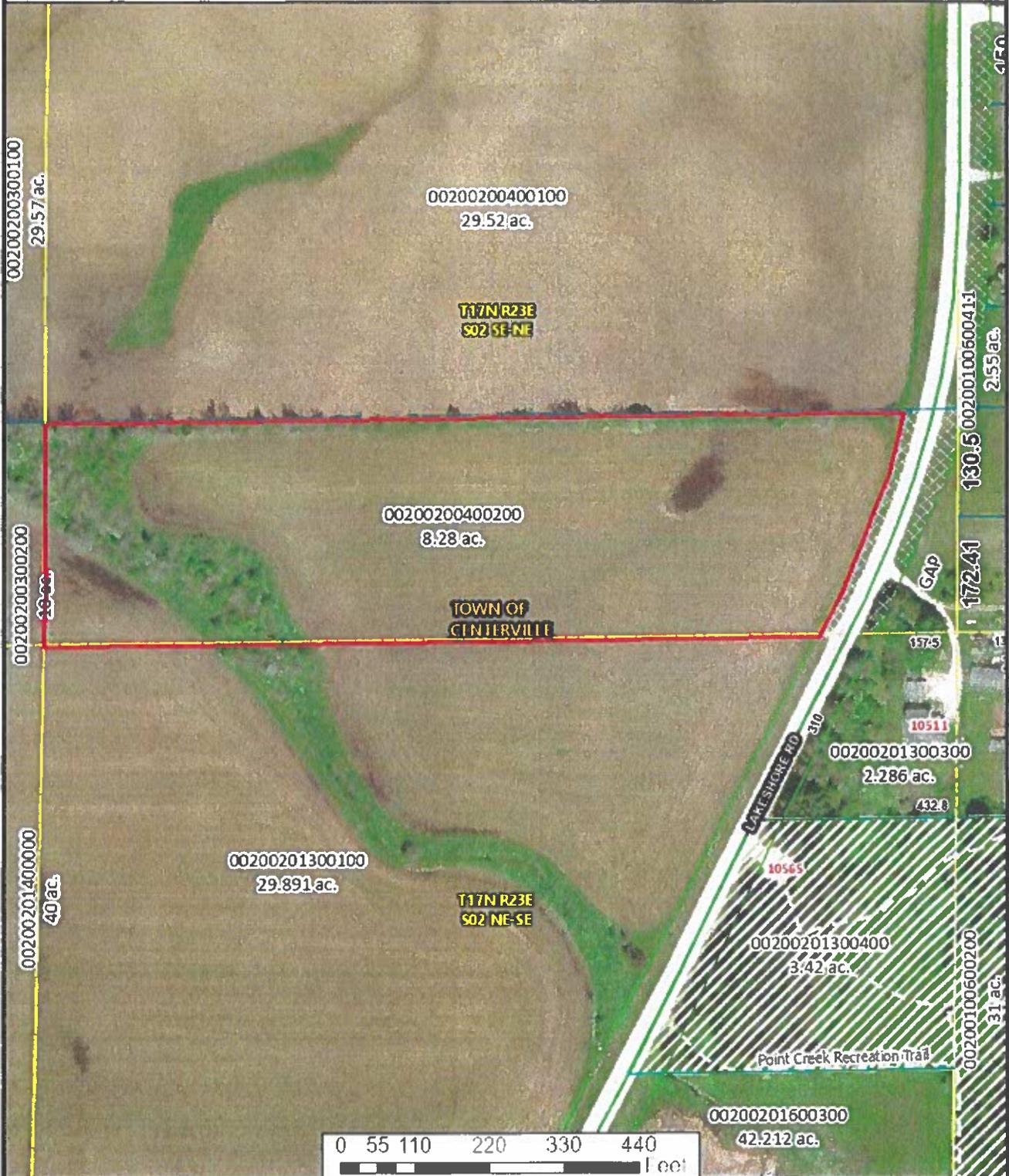
Soil Test: N/A
Terrain: 0 to >12 Percent Slopes
Vegetative Cover: Trees & Grassland

Town Future Land Use Designation: Low Density Residential with an Agricultural Transition Area overlay
Areas of the town have been designated for Low Density Residential (i.e. larger lot size with spacious living environment) and High Density Residential (i.e. small lot sizes with orderly, more compact development patterns) development based on proximity to existing development and landscape. Lands adjacent to Lake Michigan (northeastern portion of town along CTH LS): These areas are meant to develop as *Low Density* residential growth. Infill adjacent to the Lake should be considered along with second tier development only where feasible. The practice of infilling assists in creating orderly and efficient development patterns. In addition, new infill and second tier development should co-exist well with existing structures in terms of scale and design. Agricultural Transition Areas are considered environmentally sensitive and represent community character.

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 Parcel Viewer



Author:
Date Printed: 2/3/2026

The burden for determining fitness for use rests entirely upon the user of this website. Manitowoc County and its employees will not be liable in any way for accuracy of the data and they assume no responsibility for direct, indirect, consequential, or other damages.



COUNTY OF MANITOWOC
COUNTY CLERK
1010 South 8th St., Ste. 115
Manitowoc, WI 54220

Jessica Backus
Manitowoc County Clerk

Telephone: (920) 683-4004
Email: jessicabackus@manitowoccountywi.gov

February 6, 2026

Tim Ryan, Director
Planning & Park Commission
4319 Expo Dr., P.O. Box 935
Manitowoc, WI 54220-0935

and

Manitowoc County Supervisor Kevin Behnke
Supervisor District 12

ATTN: Tim Ryan and Supervisor Behnke

Enclosed you will find a copy of the following petition for an amendment to Manitowoc County's Zoning Ordinance Use Regulations as filed in this office:

Name of Owner:

Dean Stuckmann
5432 County Rd U
Newton, WI 53063

Township:

Centerville

This notice is made in compliance with Section 59.69(5)(e)(1) of the Wisconsin Statutes.
A report of the above petition will be made to the County Board at its next succeeding meeting.

Sincerely,

Jessica Backus
Manitowoc County Clerk

Enclosure

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

From: Tim Ryan <TimRyan@manitowocountywi.gov>
Subject: RE: Town of Centerville - Stuckmann Rezone
Date: November 19, 2025 at 9:04 AM
To: Jerry Vogel <centervillechairman@gmail.com>
Cc: centervillewizoning@gmail.com, dstuckmann@icloud.com



Good Morning Jerry,

Thanks for providing the Town's rezoning recommendation. Your input carries a lot of weight during the formal rezoning process at the Planning and Park Commission level. Please let the applicant know to file a rezoning application with our department.

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: Jerry Vogel <centervillechairman@gmail.com>
Sent: Tuesday, November 18, 2025 6:28 PM
To: Tim Ryan <TimRyan@manitowoccountywi.gov>
Cc: centervillewizoning@gmail.com; dstuckmann@icloud.com
Subject: Town of Centerville - Stuckmann 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!

Mr. Tim Ryan and the Manitowoc County Planning and Zoning Department,

On Thursday, November 13, 2025 at our regular monthly town board meeting, the Town of Centerville Town Board discussed the rezone request from Mr. Dean Stuckmann of 5432 County Road U, Newton, WI 53063 for parcel 002-002-004-002.00 (8.28 acres) from exclusive ag to large estate. This is an odd shaped lot with a creek bed that limits the farmable acreage of the parcel.

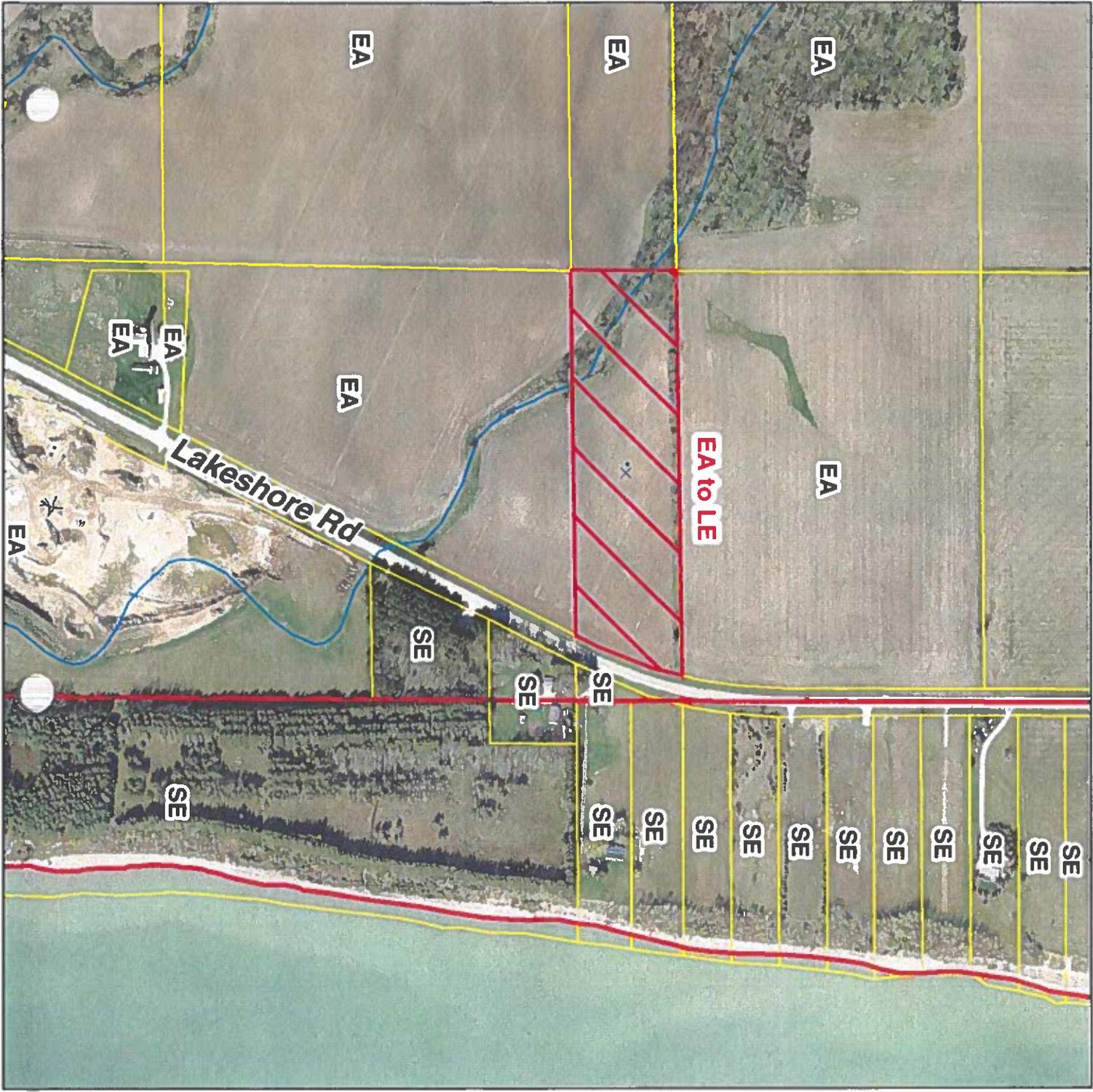
The Town of Centerville Town Board supports this rezone request because it complies with the Town of Centerville 20-year Comprehensive Plan for residential growth and meets the minimum acreage of LE county zoning.

Thanks,

Jerry Vogel
Chairman, Town of Centerville

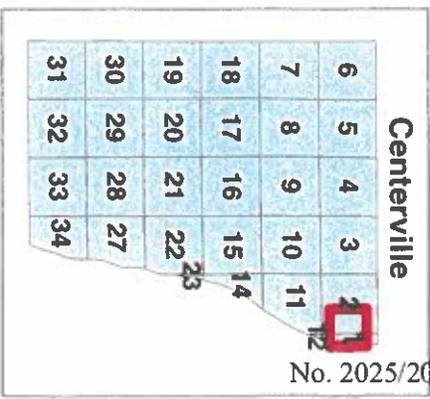
Cc: Brian Kraemer - Zoning Administrator
Mr. Dean Stuckmann

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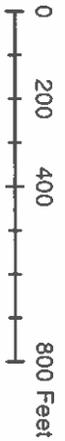


Dean Stuckmann
 SE 1/4, NE 1/4
 Section 2, T17N-R23E
 Town of Centerville
 From: EA To: LE
 Approximately 8.28 acre(s)
-87.704, 43.973

Map Overview



No. 2025/2026-154



Legend

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

ORDINANCE AMENDING ZONING MAP
(Preissner Investments)

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 February 23, 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 Southwest Quarter (SW1/4) of the Southwest
12 Quarter (SW1/4) of Section Nineteen (19), Township Seventeen (17) North, Range Twenty-One
13 (21) East, Town of Schleswig, Manitowoc County, Wisconsin, more particularly described as
14 follows:
15

16 Commencing at the southwest corner of said Section 19; thence N00°-08'-36"E
17 along the west line of the SW1/4 of said Section 19, a distance of 1530.81 feet;
18 thence S88°-20'-31"E 1094.97 feet to the east line of the SW1/4 of said SW1/4;
19 thence S00°-51'-13"W along said east line, a distance of 201.10 feet to the north
20 line of said SW1/4 of the SW1/4 and the point of beginning; thence continue S00°-
21 51'-13"W along said east line, a distance of 289.46 feet; thence N88°-44'-09"W
22 332.00 feet; thence N00°-51'-13"E 291.18 feet to said north line; thence S88°-26'-
23 22"E along said north line, a distance of 332.01 feet to the point of beginning, said
24 parcel containing approximately 96,385 square feet (2.213 acres) of land
25

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

Dated this 17th day of March 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 MARCH 17, 2026
FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE: PREISSNER INVESTMENTS 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.

Preissner Investments, on January 23, 2026, petitioned the Manitowoc County Board of Supervisors to rezone approximately 2.21 acres of land located in the SW1/4, SW1/4, Section 19, T17N-R21E, Town of Schleswig, from GA, General Agriculture to SE, Small Estate.

The Town of Schleswig adopted the Manitowoc County Zoning Ordinance on October 11, 2012. 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. Preissner Investments petitioned for a zoning map amendment on January 23, 2026.
- 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 February 12, 2026 and February 16, 2026.
- d. The County Planning and Park Commission held a public hearing on this amendment request on February 23, 2026.
- e. The Commission at their February 23, 2026 meeting recommended approval of a requested rezoning of approximately 2.21 acres of land located in the SW1/4, SW1/4, Section 19, T17N-R21E, Town of Schleswig, from GA, General Agriculture 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 February 23, 2026 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 GA, General Agriculture Zoning District.
2. The Schleswig Town Board supports the proposed zone change to SE, Small Estate.
3. Rezoning will allow for the creation of a single-family residential building site.
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 Preissner Investments to rezone approximately 2.21 acres of land from GA, General Agriculture to SE, Small Estate were approved.

The Manitowoc County Planning and Park Commission, at its February 23, 2026 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 2.21 acres of land located in the SW1/4, SW1/4, Section 19, T17N-R21E, Town of Schleswig, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from GA, General Agriculture, to SE, Small Estate.



Manitowoc County Planning and Park Commission

Fee (\$570) Received Receipt #

ZONING MAP AMENDMENT APPLICATION

MANITOWOC COUNTY RECEIVED

JAN 23 2026

PLANNING & PARK COMMISSION

OWNER / APPLICANT / AGENT

Current Owner Preissner Investments Applicant/Agent Brad Buechel
Address 378 Rockville Rd Address 2020 Madison St
City/State/Zip Kiel, WI 53042 City/State/Zip New Holstein, WI 53061
Phone 920-539-3990_Kyle (son) Phone 920-428-2291
Email Address

PROPERTY LEGAL DESCRIPTION

SW 1/4, S 19 T 17 N R 21 E Town of Schleswig
House/Fire # 1335 Meggers Rd Tax Number 01601901100600 & 01601901000100
SW 1/4 SW 1/4 NW 1/4 SW 1/4

PROPERTY INFORMATION

Existing Zoning District GA, Gen Proposed Zoning district SE, Small & GA

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

Lot 1 to be rezoned to SE

Lot 2 to stay GA

Proposed use: (Reason for change)

Kyle and Sarah are purchasing Lot 1 from his parents. They will be building a new home on the site.

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 1/7/25

Signature (applicant)

Date

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Schleswig from GA to SE)

PETITIONER

Name: Preissner Investments
Address: 378 Rockville Rd
Kiel WI 53042
Town: Schleswig

PARCEL

Location: SW ¼, SW ¼, Section 19, T17N-R21E
Tax#: 016-019-011-006.00
Area: 2.21 acre(s)

ACTION TO DATE

Petition Submitted: 01/23/2026
Town Action: Approved February 11, 2026
Hearing Notice Published: 2/12/26 & 2/16/26
Advisory: 2/23/26
Hearing: 2/23/26

ADJACENT USES & ZONING

Direction:	District:	Use:
North	GA	Woodland & Grassland
South	City	Residential
East	City	Woodland & School
West	GA	Woodland

PARCEL USES & ZONING

Existing Zoning District: GA, General Agriculture
Existing Land Use: Woodland
Proposed Zoning District: SE, Small Estate
Proposed Use: Build a home on smaller parcel

MAP INFORMATION

Farmland Preservation Designation:
Non-Farmland Preservation Area
Soil Type: HmB, MuA
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well – somewhat poorly drained
Soil Limitations: Moderate - Severe
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Meggers Rd.
Town Land Use Designation: Woodland/Natural Areas
To manage a clean and orderly natural environment for the residents and visitors of the Town of Schleswig by preserving and protecting key natural resources.
County Future Land Use Designation: Urban Transition
The Urban Transition land use category identifies ideal areas within the county where high to medium density development is expected to occur within the next 20 years. Portions of these areas are expected to be annexed by the cities and villages which would provide public infrastructure and services. Encouraging development in these designated areas will limit sprawling, suburban-type, low-density development throughout the rural areas.



**COUNTY OF MANITOWOC
COUNTY CLERK**

1010 South 8th St., Ste. 115
Manitowoc, WI 54220

Jessica Backus
Manitowoc County Clerk

Telephone: (920) 683-4004

Email: jessicabackus@manitowoccountymi.gov

February 6, 2026

Tim Ryan, Director
Planning & Park Commission
4319 Expo Dr., P.O. Box 935
Manitowoc, WI 54220-0935

and

Manitowoc County Supervisor Jon Neils
Supervisor District 13

ATTN: Tim Ryan and Supervisor Neils

Enclosed you will find a copy of the following petition for an amendment to Manitowoc County's Zoning Ordinance Use Regulations as filed in this office:

Name of Owner:

Preissner Investments
378 Rockville Rd
Kiel, WI 53042

Township:

Schleswig

Applicant/Agent:

Brad Buechel
2020 Madison St
New Holstein, WI 53061

This notice is made in compliance with Section 59.69(5)(e)(1) of the Wisconsin Statutes.
A report of the above petition will be made to the County Board at its next succeeding meeting.

Sincerely,

Jessica Backus
Manitowoc County Clerk

Enclosure



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

TOWN OF SCHLESWIG
Regular Monthly Town Board Meeting
February 11th, 2026

UNAPPROVED

Meeting called to order by Chairman Hoerth at 6:29P.M. at the Schleswig Town Hall. Meeting notices were posted at designated sites on February 7th, 2026 and the media was notified. Town officials present for the meeting were Chairman Hoerth, Supervisor Schwantes, Supervisor Watson, Clerk Pieper, Treasurer Krebsbach, Deputy Treasurer Vondrachek.

Motion – Schwantes/Watson to approve the agenda as presented; motion carried.

Motion – Watson/Schwantes to approve Regular Board meeting minutes of January 14th, 2026; motion carried.

Treasurer's report: Checkbook balance \$109,742.17; mobile home account \$1,587.71; tax savings account \$1,482,664.09; capital outlay account \$131,689.90; equipment account \$535,966.62. Receipts since previous meeting were \$1,801,766.95

Clerk's report: **Motion: Watson/Schwantes** to approve payments of EFT to WRS to Check #18022 to Fair Market Assessments, totaling \$27,804.58; motion carried.

Board Member's Report:

- Schwantes: No update.
- Watson: Watson and Schwantes already participated in the Spring Workshop through the WTA. Brought back the example of the Transportation Resolution that was recommended each township pass before April. Agenda will reflect that it will be discussed and brought to motion at the March meeting. Also mentioned both Schwantes and Watson have passed their Board of Review and training. Hoerth will also be trained later this month at a different workshop.
- Hoerth: Commented that he has been receiving calls regarding different situations within the township and appreciates that everyone has been courteous with their calls. However he is not able to discuss topics with constituents that are being presented to the board for motions.

Assessor's report: No report.

Constable's report: Constable Schuler said it's a slower time of year, so not much to share. Scott Otterson questioned Constable Schuler if he's heard of any break-in's or burglaries which he replied no, nothing.

Visitors' input:

- Remark regarding the Recycling Center hours that were reduced. Concern that in the summer there will be issues with garbage and trash not being sent to the compactor, causing issues.
- Multiple views regarding the possible passing of the Wake Enhancement Ban Ordinance.

Bonde and Board Supervisor Neils as well as the only candidate running for County Board Executive, Supervisor Tyler Martell.

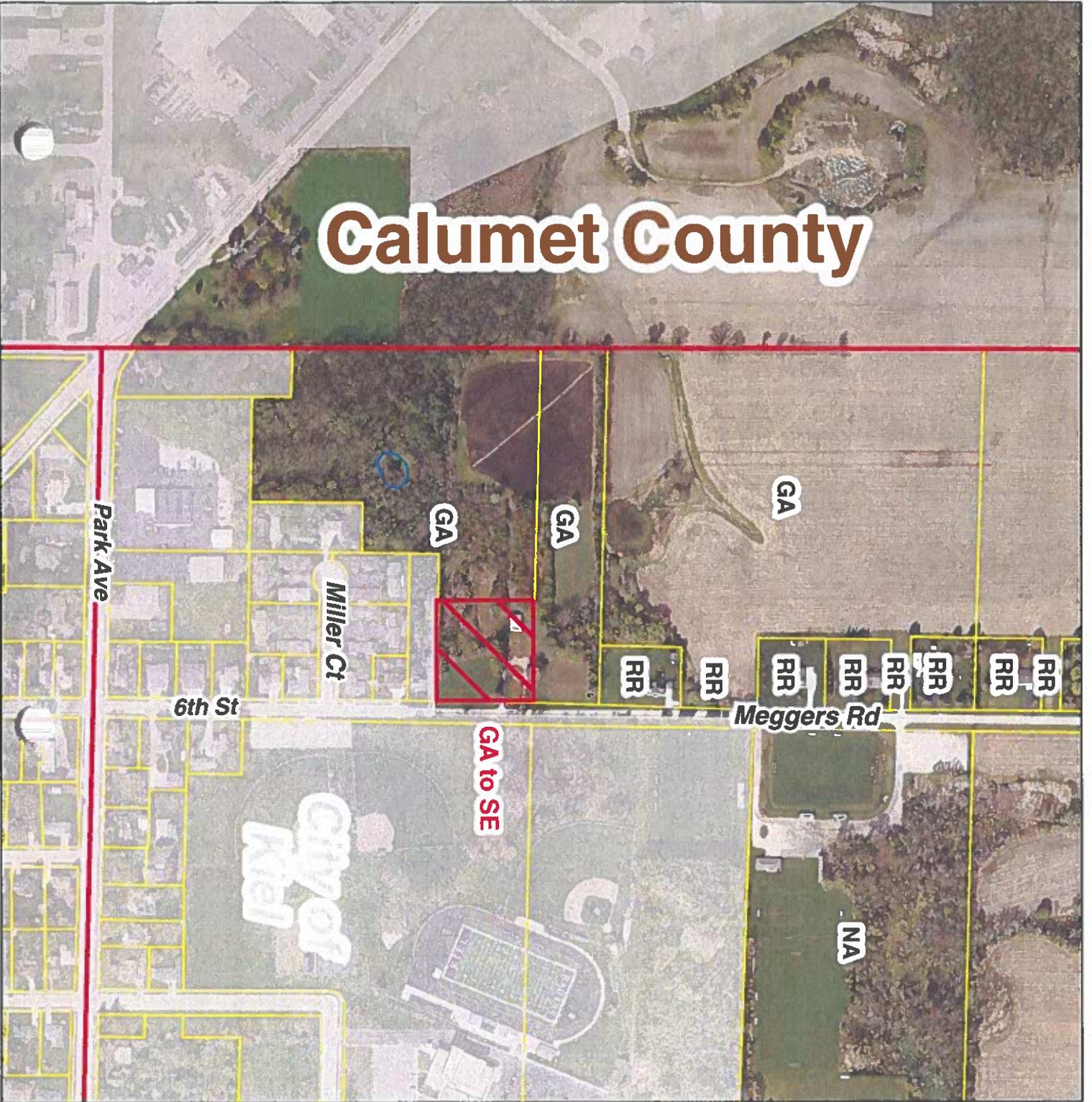
Future Agenda Items:

- Transportation Resolution
- Wake Enhancement Ban Ordinance

Motion Schwantes/Hoerth: to adjourn; motion carried. Meeting adjourned at 7:32pm.

Beth Pieper, Town
Clerk
2/11/2026

Calumet County



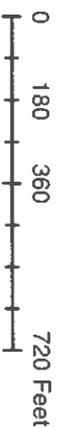
Preissner Investments
 SW 1/4, SW 1/4
 Section 19, T17N-R21E
 Town of Schleswig
 From: GA To: SE
 Approximately 2.21 acre(s)
-88.038, 43.924

Map Overview

Schleswig

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

No. 2025/2026-155



Legend

- Proposed Zone Change
- Parcel Line
- Water

RESOLUTION AUTHORIZING 2026-2027 SNOWMOBILE TRAIL AIDS PROGRAM

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Wisconsin Snowmobile Trail Aids Program provides funds for the
2 acquisition, development, and maintenance of public snowmobile trails in eligible counties; and
3

4 WHEREAS, Manitowoc County has completed 53 years of participation in the Wisconsin
5 Snowmobile Trail Aids Program by acquiring, developing, insuring, and maintaining public
6 snowmobile trails in the county in accordance with Wisconsin Department of Natural Resources
7 standards; and
8

9 WHEREAS, Manitowoc County is eligible to continue its participation in the Snowmobile
10 Trail Aids Program and has budgeted \$72,270.00 to cover the costs for 240.9 miles of trail; and
11

12 WHEREAS, the Planning and Zoning Department has provided the county board of
13 supervisors with a trail system map showing the 240.9 miles of trail that are included in the
14 Manitowoc County Public Snowmobile Trail System;
15

16 NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the
17 county of Manitowoc approves the trail system map provided by the Planning and Zoning
18 Department; and
19

20 BE IT FURTHER RESOLVED that the county board of supervisors of the county of
21 Manitowoc hereby designates the Planning and Zoning Department as the agency to act on behalf
22 of Manitowoc County in submitting applications for state snowmobile aids for acquisition, bridge
23 rehabilitation, development, insurance, and maintenance costs of the county's public snowmobile
24 trail system; and
25

26 BE IT FURTHER RESOLVED that the Planning and Zoning Director is authorized to sign
27 documents and take the actions necessary to undertake, direct, and complete the 2026-2027
28 Snowmobile Trail Aids Program; and
29

30 BE IT FURTHER RESOLVED that upon completion of acquisition, development, and
31 redevelopment of the snowmobile trails through the Snowmobile Trail Aids Program, the trails
32 will be designated as public snowmobile trails; and
33

34 BE IT FURTHER RESOLVED that Manitowoc County will, subject to the limits of funds
35 appropriated for such purposes, provide for adequate maintenance of the trails and facilities that
36 have been funded for acquisition and maintenance through the Wisconsin Snowmobile Trail Aids
37 Program in accordance with DNR requirements and funding criteria; comply with state and federal
38 rules for the program; maintain the completed project in an attractive, inviting, and safe manner;
39 keep facilities open to the general public during reasonable hours consistent with the type of

**RESOLUTION AUTHORIZING CATO FALLS PAVING AND
PURCHASE OF UNINTERRUPTED POWER SUPPLY (UPS) AND
COMMITMENT OF UNDESIGNATED FUND BALANCE**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Cato Falls Park entrance needs pavement upgrades; and

2
3 WHEREAS, the Communications and Technology building needs to replace the
4 Uninterrupted Power Supply (“UPS”); and

5
6 WHEREAS, the estimated cost to complete the two projects is \$390,000; and

7
8 WHEREAS, the 2025 adopted Manitowoc County Budget, as approved by the county
9 board of supervisors of the county of Manitowoc, included \$150,000 for the Cato Falls paving
10 project; and

11
12 WHEREAS, a transfer of \$390,000 from the undesignated fund balance is necessary to
13 complete the paving and UPS projects; and

14
15 WHEREAS, there is an anticipated surplus of at least \$1.8 million in the general fund from
16 the 2025 budget; and

17
18 WHEREAS, after careful consideration and review, the Finance Committee recommends
19 a fund balance transfer in the amount of \$390,000 to complete the Cato Falls paving and UPS
20 purchase projects;

21
22 NOW, THEREFORE, BE IT RESOLVED, that the Finance Director is authorized to
23 complete a fund balance appropriation of \$390,000 for the Cato Falls paving and UPS purchase
24 project; and

25
26 BE IT FURTHER RESOLVED that the Planning and Zoning Director is authorized to
27 execute such contracts and perform such other administrative duties as may be necessary to
28 complete the Cato Falls paving Project; and

29
30 BE IT FURTHER RESOLVED that the Public Works Director is authorized to execute
31 such contracts and perform such other administrative duties as may be necessary to complete the
32 UPS purchase project.

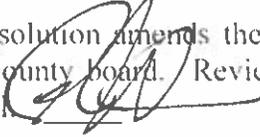
Dated this 17th day of March 2026.

Respectfully submitted by the
Finance Committee

Paul Hansen, Chair

FISCAL IMPACT: Directs the Finance Director to appropriate the usage of fund balance in the amount of \$390,000.

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

Corrected

No. 2025/2026-133

**RESOLUTION ESTABLISHING ELECTED OFFICIAL'S
COMPENSATION**

(Clerk of Court and Sheriff)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, Wisconsin Stat. § 59.22 provides that total annual compensation of certain
2 elected officials, exclusive of reimbursements, must be established before the earliest time for
3 filing nomination papers for office and that this compensation shall not be increased or decreased
4 during the official's term; and
5

6 WHEREAS, Manitowoc County Code § 5.06 (the "ordinance") defines the process to be
7 used in establishing the total annual compensation for the elected positions of Clerk of Court,
8 Coroner, County Clerk, Executive, Register of Deeds, Sheriff, and Treasurer; and
9

10 WHEREAS, the ordinance provides that the Personnel Committee shall establish salary
11 recommendations for the elected positions of Clerk of Court and Sheriff, using the following
12 guidelines:
13

14 (a) The recommended salary shall be 85% of the wage band for the first year of an
15 elected official's term.
16

17 (b) Each subsequent year of an elected official's term shall be increased by the average
18 change in the Consumer Price Index, as determined by the Wisconsin Department of Revenue, for
19 the past four years.
20

21 and
22

23 WHEREAS, the ordinance further provides:
24

25 (1) Elected offices that are below 85% of the maximum of the wage band will be
26 increased by a maximum of 5.0% each year until the 85% mark is met; and
27

28 (2) Elected offices that are above 85% of the maximum of the wage band will be frozen
29 at the current rate until future increases in the wage schedule cause the compensation for the elected
30 office to meet the 85% level; and
31

32 and
33

34 WHEREAS, the ordinance specifies that each subsequent year of an elected official's term
35 shall be increased by the average change in the Consumer Price Index, as determined by the
36 Wisconsin Department of Revenue for the past four years; and
37

38 WHEREAS, the Personnel Committee recommends that these elected officials be offered
39 the same fringe benefit package that is offered to appointed, full-time Department Directors;

40
41 NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the
42 county of Manitowoc set the following salaries as the total annual compensation for the elected
43 offices of Clerk of Court and Sheriff:

	2027	2028	2029	2030
45 Clerk of Court	\$ 87,185	\$ 91,544	\$ 93,476	\$ 98,056
46 Sheriff	\$112,726	\$118,363	\$124,162	\$130,245

47
48
49 and

50
51 BE IT FURTHER RESOLVED that the per pay period amount of the annual salaries is as
52 follows:

	2027	2028	2029	2030
54 Clerk of Court	\$3353.27	\$3520.92	\$3595.23	\$3771.38
55 Sheriff	\$4335.62	\$4552.42	\$4775.46	\$5009.42

56
57
58 and

59
60 BE IT FURTHER RESOLVED that the total annual compensation will continue for
61 ensuing terms unless changed by the County Board in accordance with State law; and

62
63 BE IT FURTHER RESOLVED that the Clerk of Court and Sheriff shall participate in the
64 Wisconsin Retirement System (WRS) on a pre-tax basis in accordance with State law, that each
65 elected official is required to pay his or her share of the total WRS contribution as required by law,
66 that the County will pay its share of the total WRS contribution as required by law, and that it is
67 expressly recognized that the respective shares may change if State law is changed or if the WRS
68 rate is adjusted as authorized by law; and

69
70 BE IT FURTHER RESOLVED that the Clerk of Court and Sheriff are eligible for and may
71 elect to receive health insurance through the County's Group Health Insurance Plan on the same
72 terms and conditions, such as co-pays, deductibles, and premium contributions, any of which may
73 be modified from time-to-time, as are offered to full-time appointed Department Directors; and

74
75 BE IT FURTHER RESOLVED that the Clerk of Court and Sheriff are eligible for and may
76 elect to receive any other fringe benefits, such as dental, vision, or life insurance, on the same
77 terms and conditions, any of which may be modified from time-to-time, as are offered to full-time,
78 appointed Department Directors, and

79
80 BE IT FURTHER RESOLVED that the Clerk of Court and Sheriff are eligible for and may
81 participate in such other programs, such as deferred compensation and wellness, on the same terms
82 and conditions, any of which may be modified from time-to-time, as are offered to full-time,
83 appointed Department Directors; and

84
85 BE IT FURTHER RESOLVED that, the foregoing notwithstanding, the Clerk of Court and
86 Sheriff: a) are not eligible for; b) do not accrue; and c) are not paid for any leave, such as holiday
87 leave, short term disability, long-term disability, sick leave, or vacation leave; and
88

89 BE IT FURTHER RESOLVED that the Sheriff shall be eligible for an annual uniform
90 allowance of \$650; and
91

92 BE IT FURTHER RESOLVED that the County shall make all disbursements, payments,
93 and withholdings, such as for F.I.C.A., liability insurance, income taxes, and worker's
94 compensation as may be required by Federal and State law.

Dated this 16th day of December 2025.

Respectfully submitted by the
Personnel Committee

Susie Maresh, Chair

FISCAL IMPACT:

	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
Wages	\$7,688	\$ 8,073	\$ 8,370	\$ 8,668
FICA	\$ 588	\$ 617	\$ 640	\$ 663
WRS	<u>\$ 545</u>	<u>\$ 573</u>	<u>\$ 594</u>	<u>\$ 615</u>
Total	\$8,821	\$ 9,263	\$ 9,604	\$ 9,946

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

**RESOLUTION ACCEPTING LAW ENFORCEMENT DRUG
TRAFFICKING RESPONSE ENHANCE AND FACILITATE DTF
TRAFFICKING INVESTIGATION GRANT**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Wisconsin Department of Justice awarded Manitowoc County \$50,000
2 for the grant period of March 1, 2026 through June 30, 2027, under the Law Enforcement Drug
3 Trafficking Response Program for the project entitled “Enhance & Facilitate DTF Trafficking
4 Investigation” (the “Grant”); and
5

6 WHEREAS, the Grant does not require a local match; and
7

8 WHEREAS, the purpose of the Grant is to purchase equipment and supplies to enhance
9 multi-jurisdictional drug trafficking investigations, improve intelligence sharing, and support drug
10 task force operations at the local and regional level; and
11

12 WHEREAS, acceptance of the Grant requires authorization by the county board of
13 supervisors of the county of Manitowoc and execution by the County Executive as the designated
14 signing official; and
15

16 WHEREAS, the Grant funds will be administered by the Manitowoc County Sheriff’s
17 Office in compliance with all applicable state statutes, grant conditions, and reporting
18 requirements; and
19

20 WHEREAS, after careful consideration and review, the Public Safety Committee
21 recommends that Manitowoc County accept the Grant;
22

23 NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the
24 county of Manitowoc hereby accepts the Wisconsin Department of Justice Grant entitled “Enhance
25 & Facilitate DTF Trafficking Investigation” in the amount of \$50,000; and
26

27 BE IT FURTHER RESOLVED that the County Executive is authorized to sign all grant
28 documents, contracts, and assurances required for acceptance and administration of the grant; and
29

30 BE IT FURTHER RESOLVED that grant funds shall be deposited in the appropriate grant
31 accounts and expended in accordance with the approved grant budget and applicable grant
32 conditions; and
33

34 BE IT FURTHER RESOLVED that to the extent the grant is awarded and received in
35 2026, revenues and expenses in the Sheriff’s Office budget are amended by the amount of any
36 grant award approved by the state of Wisconsin, and the Finance Director is directed to record
37 such information in the official books of the County for the year ending December 31, 2026, with
38 carryover to 2027 as may be required.

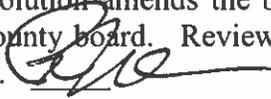
Dated this 17th day of March 2026.

Respectfully submitted by the
Public Safety Committee

James Falkowski, Chair

FISCAL IMPACT: No tax levy impact. Appropriate revenue and expense accounts in the Sheriff's Office budget are hereby increased by the amount of any state grant amount authorized.

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

**RESOLUTION ACCEPTING WISCONSIN DEPARTMENT OF JUSTICE
GRANT FOR THE "NEW HARDWARE AND CELLEBRITE
PROGRAM"**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Wisconsin Department of Justice awarded Manitowoc County \$39,999
2 for the grant period of March 1, 2026 through June 30, 2027, under the Law Enforcement Drug
3 Trafficking Response Program for the project entitled "New Hardware and Cellebrite Program"
4 (the "Grant"); and
5

6 WHEREAS, the Grant does not require a local match; and
7

8 WHEREAS, the purpose of the Grant is to support drug trafficking investigations through
9 the purchase of investigative hardware, digital forensics tools, and related training, including
10 Cellebrite technology; and
11

12 WHEREAS, acceptance of this grant requires authorization by the county board of
13 supervisors of the county of Manitowoc and execution by the County Executive as the designated
14 signing official; and
15

16 WHEREAS, the Grant funds will be administered by the Manitowoc County Sheriff's
17 Office in compliance with all applicable state statutes, grant conditions, and reporting
18 requirements; and
19

20 WHEREAS, after careful consideration and review, the Public Safety Committee
21 recommends that Manitowoc County accept the Grant;
22

23 NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the
24 county of Manitowoc hereby accepts the Wisconsin Department of Justice Grant entitled "New
25 Hardware and Cellebrite Program" in the amount of \$39,999; and
26

27 BE IT FURTHER RESOLVED that the County Executive is authorized to sign all grant
28 documents, contracts, and assurances required for acceptance and administration of the grant; and
29

30 BE IT FURTHER RESOLVED that grant funds shall be deposited in the appropriate grant
31 accounts and expended in accordance with the approved grant budget and applicable grant
32 conditions; and
33

34 BE IT FURTHER RESOLVED that to the extent the grant is awarded and received in
35 2026, revenues and expenses in the Sheriff's Office budget are amended by the amount of any
36 grant award approved by the state of Wisconsin, and the Finance Director is directed to record
37 such information in the official books of the County for the year ending December 31, 2026, with
38 carryover to 2027 as may be required.

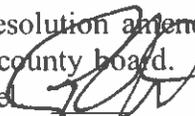
Dated this 17th day of March 2026.

Respectfully submitted by the
Public Safety Committee

James Falkowski, Chair

FISCAL IMPACT: No tax levy impact. Appropriate revenue and expense accounts in the Sheriff's Office budget are hereby increased by the amount of any state grant amount authorized.

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