

ORDINANCE AMENDING ZONING MAP
(Thomas and Mary Kay Geiger)

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 April 27, 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 NW ¼ of the NE ¼ of Section 18, T. 20 N.-R. 21 E.,
12 Town of Maple Grove, Manitowoc County, Wisconsin, more particularly described as follows:
13

14 Commencing at the North ¼ of Section 18; thence along the northerly line of the
15 NE ¼ South 89°35'25" East 1065.02 feet to the point of beginning; Thence
16 continuing South 89°35'25" East 250.00 feet; thence South 0°24'25" West 500.00
17 feet; thence North 89°35'25" West 250.00 feet; thence North 0°24'25" East 500.00
18 feet to the point of beginning, said parcel containing approximately 2.9 acres of
19 land
20

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

Dated this 19th day of May 2026.

Respectfully submitted by the Planning and Park Commission.

FISCAL IMPACT: None.

COUNTERSIGNED: Matthew Phipps, County Board Chair.

APPROVED: Tyler Martell, County Executive.

ORDINANCE AMENDING ZONING MAP
(Kappellen Living Trust)

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 April 27, 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 Government Lot One (1) of Section Two (2), Township
12 Seventeen (17) North, Range Twenty-One (21) East, Town of Schleswig, Manitowoc County,
13 Wisconsin, more particularly described as follows:
14

15 Commencing at the West Quarter Corner of said Section 2; thence S88°-51'-44"E
16 along the south line of the NW1/4 of said Section 2, a distance of 1,951.23 feet;
17 thence N01°-08'-16"E, 400.93 feet to the northeast corner of Parcel "B" of Certified
18 Survey Map recorded in Volume 3 on page 167 as Document No. 441404; thence
19 N42°-24'-49"E, 117.75 feet to the northeast corner of Lot 1 of Certified Survey Map
20 as recorded in Volume 36 of Certified Survey Maps on Page 57 as Document No.
21 1254306; thence N61°-53'-16"W, 202.27 feet to the northeast corner of Lot 3 of
22 said Certified Survey Map as recorded Document No. 1254306 and the point of
23 beginning; thence S42°-24'-49"W, +/-75.6 feet; thence N50°-24'-18"W, +/-28.3
24 feet; thence N74°-28'-03"W, +/-77.6 feet; thence N42°-24'-49"E, +/-197.3 feet;
25 thence S61°-53'-16"E, 100.62 feet; thence S42°-24'-49"W, 110.00 feet to the point
26 of beginning, said parcel containing approximately 18,216 square feet (0.399 acres)
27 of land
28

29 is hereby rezoned from General Agriculture (GA) District to Lake Residential (LR) District.

Dated this 19th day of May 2026.

Respectfully submitted by the Planning and Park Commission.

FISCAL IMPACT: None.

COUNTERSIGNED: Matthew Phipps, County Board Chair.

APPROVED: Tyler Martell, County Executive.

ORDINANCE AMENDING ZONING MAP
(Eric Mueller)

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 April 27, 2026; and
3

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

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

11 A parcel of land located in a part of the Northeast Quarter (NE1/4) of the Northwest Quarter
12 (NW1/4) of Section 24, Township 18 North, Range 21 East, Town of Eaton, Manitowoc County,
13 Wisconsin, described as follows:
14

15 Commencing at the North Quarter Corner of said Section 24; thence N89°-41'-
16 38"W along the North line of the NW1/4 of said Section 24, a distance of 864.77
17 feet to the Point of Beginning; thence South 507.99 feet; thence West 469.01 feet
18 to the West line of the NE1/4 of the NW1/4 of said Section 24; thence N00°-37'-
19 57"E along said West line 510.49 feet to the North line of the NW1/4 of said Section
20 24; thence S89°-41'-38"E along said North line 463.38 feet to the point of
21 beginning. Said parcel containing approximately 237,402 square feet (5.45 acres)
22 of land.
23

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

Dated this 19th day of May 2026.

Respectfully submitted by the Planning and Park Commission.

FISCAL IMPACT: None.

COUNTERSIGNED: Matthew Phipps, County Board Chair.

APPROVED: Tyler Martell, County Executive.

ORDINANCE AMENDING ZONING MAP
(J Kenneth Schnell Revoc Living Trust)

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 April 27, 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 the Southeast Quarter (SE1/4) of the Southwest Quarter
12 (SW1/4) of Section 17, Township 17 North, Range 21 East, Town of Schleswig, Manitowoc
13 County, more particularly described as follows:
14

15 Beginning at the South 1/4 Corner of said Section 17; thence N89°-28'-44"W along
16 the South line of the SW1/4 of said Section 17, a distance of 284.17 feet to the
17 Southeast Corner of Lot 1 of a Certified Survey Map (CSM) recorded in Volume 2
18 of CSM's, on Pages 531-532, as Document No. 431202; thence N03°-44'-47"E
19 352.40 feet along the East line of Lot 1 of said CSM and the northerly extension
20 thereof; thence S89°-28'-44"E 264.21 feet to the East line of the SW1/4 of said
21 Section 17; thence S00°-30'-00"W along said East line 351.85 feet to the point of
22 beginning, said parcel containing approximately 96,474 square feet (2.21 acres) of
23 land
24

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

Dated this 19th day of May 2026.

Respectfully submitted by the Planning and Park Commission.

FISCAL IMPACT: None.

COUNTERSIGNED: Matthew Phipps, County Board Chair.

APPROVED: Tyler Martell, County Executive.

**RESOLUTION APPROVING PREMISES USE SUBLEASE AGREEMENT
BETWEEN MANITOWOC COUNTY, UW-GREEN BAY, AND
MANITOWOC PUBLIC SCHOOL DISTRICT**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, Manitowoc County is the owner of the UW-Green Bay Manitowoc campus
2 located at 705 Viebahn Street in the City of Manitowoc; and
3

4 WHEREAS, the Board of Regents of the University of Wisconsin System d.b.a. UW-Green
5 Bay currently maintains a leasehold interest and operational control of the campus pursuant to
6 agreements with Manitowoc County; and
7

8 WHEREAS, Manitowoc Public School District has requested use of designated space
9 within the Hillside building located on the campus for instructional and educational programming;
10 and
11

12 WHEREAS, UW-Green Bay has determined that designated classroom and office space
13 within the Hillside building is available for such use while maintaining continued university
14 operations on campus; and
15

16 WHEREAS, the agreed upon Premises Use Sublease Agreement establishes the terms and
17 conditions governing the use of approximately 21,536 square feet of exclusive space and additional
18 shared common space by Manitowoc Public School District; and
19

20 WHEREAS, the agreement provides for an annual use fee of \$100,000, with fifty percent
21 (50%) of such fee payable to Manitowoc County as owner of the property; and
22

23 WHEREAS, the agreement further outlines responsibilities relating to maintenance,
24 utilities, insurance, liability, technology, security, parking, and operational coordination between
25 the parties; and
26

27 WHEREAS, a copy of the agreement is attached to this Resolution as *Exhibit A*; and
28

29 WHEREAS, after careful consideration and review, the Public Works Committee
30 recommends approval of the Premises Use Sublease Agreement;
31

32 NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the
33 county of Manitowoc hereby approves the Premises Use Sublease Agreement between Manitowoc
34 County, the Board of Regents of the University of Wisconsin System d.b.a. UW-Green Bay, and
35 Manitowoc Public School District, substantially in the form presented to the County Board; and
36

37 BE IT FURTHER RESOLVED that the County Executive and County Clerk are authorized
38 and directed to execute all documents and take all actions necessary to carry out the intent of this
39 resolution and the associated agreement; and

40
41 BE IT FURTHER RESOLVED that the Director of Public Works, Corporation Counsel,
42 and appropriate County staff are authorized to administer and oversee the County's obligations
43 and responsibilities under the agreement.

Dated this 19th day of May 2026.

Respectfully submitted by the Public Works Committee.

FISCAL IMPACT: No tax levy impact. The agreement provides for annual revenue to Manitowoc County in the amount of \$50,000, representing fifty percent (50%) of the annual use fee established under the agreement.

APPROVED: Tyler Martell, County Executive.

(To see *Exhibit A* please contact the County Clerk's Office and reference this Resolution.)