



MANITOWOC COUNTY

COUNTY BOARD OF SUPERVISORS

MEETING NOTICE

DATE: July 21st, 2026

TIME: 6:00 PM

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

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

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

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

V. REPORTS

A. Planning and Park Petitions:

- 1. Cisler – Town of Gibson
- 2. Krim – Town of Liberty
- 3. Miller – Town of Maple Grove
- 4. Englebert – Town of Two Rivers

VI. PUBLIC COMMENT

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

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

A. Approve June 16, 2026 County Board Minutes

B. Appointments by County Executive

1. Expo-Ice Center Board

Appoint one member to fill a vacancy with a term ending December 31, 2028.

A. Sandra Leschke

2. Planning and Park Commission

Appoint one member to succeed David Dyzak for a seven-year term expiring July 2033.

A. Dean Anhalt

C. Ordinances and Resolutions

1. Board of Health

A. Resolution 2026/2028-23 Supporting Sustainable State Funding for Local Health Departments

2. Finance Committee

A. Resolution 2026/2028-24 Denying Claim (Daniel and Cheryl Reinke)

B. Resolution 2026/2028-25 Denying Claim (Julie Ruh)

3. Highway Committee
 - A. Resolution 2026/2028-26 Approving Changes to the Rural Functional Classification System in Manitowoc County
4. Personnel Committee
 - A. Resolution 2026/2028-27 Amending Employee Policy Manual S. 4.10 (Classification of Employees)
5. Planning and Park Commission
 - A. Ordinance 2026/2028-28 Amending Zoning Map (Michael & Margie Hoban)
 - B. Ordinance 2026/2028-29 Amending Zoning Map (Miller Family GFWO Zander LLC)
 - C. Ordinance 2026/2028-30 Amending Zoning Map (Otto Realty)
 - D. Ordinance 2026/2028-31 Amending Zoning Map (Nic & Christine Schoenberger)
6. Miscellaneous
 - A. Resolution 2026/2028-32 Approving Town of Newton Zoning Ordinance (Greg Zahn)

VIII. COMMITTEE REPORTS, RESOLUTIONS, AND ORDINANCES

- A. Aging & Disability Board
- B. Board of Health
- C. Criminal Justice Coordinating Council
- D. Executive Committee
- E. Expo-Ice Center Board
- F. Finance Committee
- G. Highway Committee
- H. Human Service Board
- I. Land Conservation Committee/UW-Extension Education and Agriculture Committee
- J. Personnel Committee
 1. Resolution 2026/2028-33 Creating 1.0 Full-time Equivalent Benefit Specialist Position and Eliminating 1.0 Full-time Equivalent Veteran Services Officer Position
 2. Resolution 2026/2028-34 Creating 0.6 Full-time Equivalent Death Investigation Coordinator and 0.6 Full-time Equivalent Assistant Death Investigator
- K. Planning & Park Commission
- L. Public Safety Committee
- M. Public Works Committee
- N. Transportation Coordinating Committee

IX. COUNTY BOARD CHAIRMAN COMMENTS

X. ANNOUNCEMENTS

XI. ADJOURNMENT

Matthew Phipps, 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 SUSTAINABLE STATE FUNDING FOR
LOCAL HEALTH DEPARTMENTS**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, in Wisconsin, local health departments (LHDs) are legally required to provide
2 a core set of public health services under Wis. Stat. ch. 251 and Wis. Admin. Code ch. DHS 140;
3 and
4

5 WHEREAS, responsibilities of LHDs have expanded significantly in recent years due to
6 emerging public health threats, workforce shortages, and increasing community health needs; and
7

8 WHEREAS, local health departments rely heavily on a combination of limited state aids,
9 categorical grants, and local property tax levy to fund these mandated services; and
10

11 WHEREAS, current state funding mechanisms for public health are largely outdated, not
12 indexed to inflation, and do not reflect the true cost of delivering foundational public health
13 services; and
14

15 WHEREAS, Wisconsin currently ranks 49th lowest in state dollars dedicated to public
16 health per person (*see* https://www.americashealthrankings.org/explore/measures/PH_funding);
17 and
18

19 WHEREAS, public health initiatives consistently deliver high returns on investment (ROI),
20 with recent data showing a median ROI of 14.3 to 1, often saving \$14 in medical and societal costs
21 for every \$1 spent (*see* [https://www.pew.org/en/research-and-analysis/articles/2025/07/08/public-](https://www.pew.org/en/research-and-analysis/articles/2025/07/08/public-health-initiatives-deliver-big-returns-on-investment)
22 [health-initiatives-deliver-big-returns-on-investment](https://www.pew.org/en/research-and-analysis/articles/2025/07/08/public-health-initiatives-deliver-big-returns-on-investment)); and
23

24 WHEREAS, reliance on short-term, restricted, or competitive grant funding creates
25 instability and limits long-term planning; and
26

27 WHEREAS, counties bear a disproportionate share of the financial burden for providing
28 foundational public health services, placing additional pressure on local property taxpayers; and
29

30 WHEREAS, a strong and adequately funded public health system is essential to protect the
31 health, safety, and economic stability of Wisconsin residents and communities;
32

33 NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the
34 county of Manitowoc supports the building and retaining of public health infrastructure through
35 increased and flexible funding; and
36

37 BE IT FURTHER RESOLVED that such a funding model should:

- 38 • Provide increased General Purpose Revenue (GPR) support for local health
39 departments;

- Include automatic inflationary adjustments;
- Allow for flexible use of funds to meet local needs; and
- Reduce reliance on short-term, restricted, and/or competitive grants;

and

BE IT FURTHER RESOLVED that the county of Manitowoc encourages the state of Wisconsin to recognize public health as a core governmental function and prioritizes sustained investment to ensure consistent service delivery across all jurisdictions; and

BE IT FURTHER RESOLVED that Manitowoc County requests that the Wisconsin Counties Association advocates for policies that reduce the reliance on local property tax levy to fund foundational public health services; and

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

Dated this 21st day of July 2026.

Respectfully submitted by the
Board of Health

Rita Metzger, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

APPROVED: _____

Tyler Martell, County Executive

Date

RESOLUTION DENYING CLAIM
(Daniel and Cheryl Reinke)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, Daniel and Cheryl Reinke filed a claim with Manitowoc County on June 18,
2 2026, seeking \$3,046.52 plus other costs for damage to their (*i.e.* engine damage) that purportedly
3 occurred when Cheryl Reinke ran over two separate gravel piles when traveling on Swamp Road;
4 and
5

6 WHEREAS, Manitowoc County has provided a copy of the claim and relevant records to
7 its insurance carrier; and
8

9 WHEREAS, the insurance carrier has reviewed the information provided, investigated the
10 facts, and determined that Manitowoc County should deny the claim; and
11

12 WHEREAS, the Corporation Counsel and the Finance Committee have reviewed the
13 insurance carrier's recommendation that the claim be denied and that the county issue a formal
14 disallowance;
15

16 NOW, THEREFORE, BE IT RESOLVED by the county board of supervisors of the county
17 of Manitowoc that the claim is denied and that the Corporation Counsel and County Clerk are
18 directed to provide such notice of the denial of the claim as may be required.

Dated this 21st day of July 2026.

Respectfully submitted by the
Finance Committee

Michael Grambow, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

APPROVED:

Tyler Martell, County Executive

Date

RESOLUTION DENYING CLAIM
(Julie Ruh)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, Julie Ruh filed a claim with Manitowoc County on May 28, 2026, seeking
2 \$6,644.30 for damage to her car purportedly caused by gravel being discharged from a county
3 mower on County Trunk Highway VV; and
4

5 WHEREAS, Manitowoc County has provided a copy of the claim and relevant records to
6 its insurance carrier; and
7

8 WHEREAS, the insurance carrier has reviewed the information provided, investigated the
9 facts, and determined that Manitowoc County should deny the claim; and
10

11 WHEREAS, the Corporation Counsel and the Finance Committee have reviewed the
12 insurance carrier's recommendation that the claim be denied and that the county issue a formal
13 disallowance;
14

15 NOW, THEREFORE, BE IT RESOLVED by the county board of supervisors of the county
16 of Manitowoc that the claim is denied and that the Corporation Counsel and County Clerk are
17 directed to provide such notice of the denial of the claim as may be required.

Dated this 21st day of July 2026.

Respectfully submitted by the
Finance Committee

Michael Grambow, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

APPROVED:

Tyler Martell, County Executive

Date

**RESOLUTION APPROVING CHANGES TO THE RURAL
FUNCTIONAL CLASSIFICATION SYSTEM IN MANITOWOC COUNTY**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, functional classification is the method by which roads and streets are
2 categorized based on the levels of mobility and access they provide; and
3

4 WHEREAS, functional classification of a road or street has a bearing on federal
5 transportation funding eligibility; and
6

7 WHEREAS, the Federal Highway Administration and Wisconsin Department of
8 Transportation ("WisDOT") have developed guidance for functional classification of roads and
9 streets; and
10

11 WHEREAS, functional classification categories are separate for Urban and Rural Areas;
12 and
13

14 WHEREAS, geographic areas not within a designated Urban Area are designated as Rural;
15 and
16

17 WHEREAS, Rural Areas, for the purposes of functional classification, are defined by the
18 County; and
19

20 WHEREAS, WisDOT periodically reviews and updates the functional classification
21 system of roads and streets throughout the state; and
22

23 WHEREAS, after a joint review, Manitowoc County officials and WisDOT planning staff
24 have recommended changes to the functional classification system in Manitowoc County as shown
25 in *Exhibit A*, a copy of which is attached to this Resolution; and
26

27 WHEREAS, WisDOT will, after local approval of the recommended functional
28 classification system changes, approve the changes and submit them to Federal Highway
29 Administration for final approval; and
30

31 WHEREAS, the new functional classifications will supersede the existing functional
32 classifications in Manitowoc County; and
33

34 WHEREAS, after careful consideration and review, the Manitowoc County Highway
35 Committee recommends approval of the proposed changes to the functional classification system
36 in Manitowoc County as shown in *Exhibit A*;
37

38 NOW THEREFORE BE IT RESOLVED that county board of supervisors of the county of
39 Manitowoc hereby approves the proposed changes to the functional classification system in
40 Manitowoc County as shown in *Exhibit A* to this Resolution.

Dated this 21st day of July 2026.

Respectfully submitted by the
Highway Committee

Dylan Hammel, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

APPROVED:

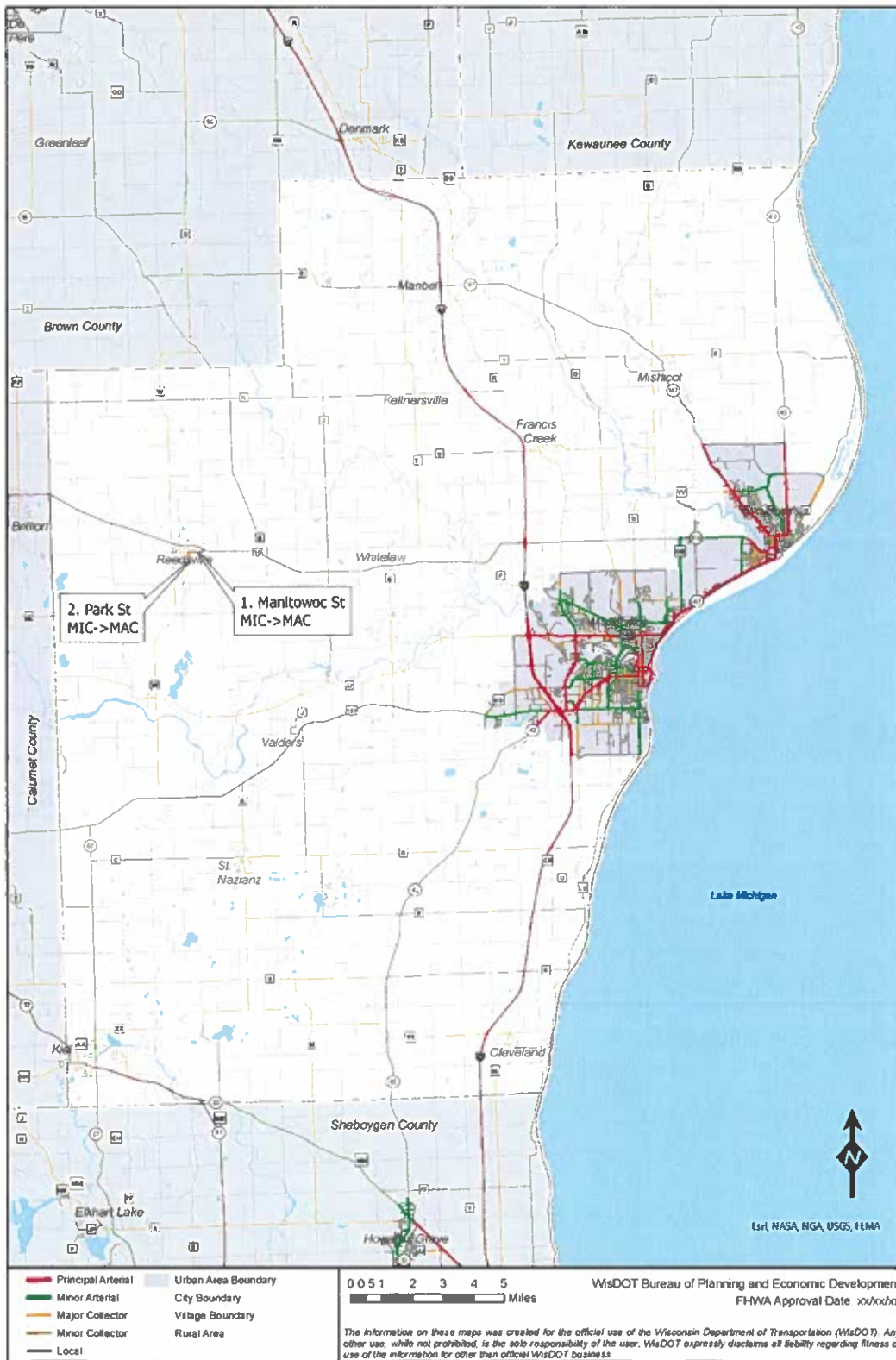
Tyler Martell, County Executive

Date

[illegible]

Manitowoc County

Functional Classification - Recommended Changes



RESOLUTION AMENDING EMPLOYEE POLICY MANUAL S. 4.10
(Classification of Employees)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, Manitowoc County has authorized an Employee Policy Manual ("Employee
2 Policy Manual") to establish uniform personnel policies and procedures; and
3

4 WHEREAS, amendments must be made to the Employee Policy Manual from time-to-time
5 to keep policies current, reflect operational needs and administrative practices, and address new
6 issues and circumstances; and
7

8 WHEREAS, Section 4.10 (Classification of Employees) establishes employee
9 classifications and defines benefit eligibility for each employee type; and
10

11 WHEREAS, the current policy ties benefit eligibility for part-time employees solely to an
12 employee's budgeted full-time equivalent (FTE); and
13

14 WHEREAS, there may be circumstances in which an employee's budgeted FTE is not the
15 most appropriate basis for determining prorated benefit eligibility; and
16

17 WHEREAS, the proposed amendment to Section 4.10 would permit fringe benefits for a
18 part-time position to be prorated on a basis other than the positions budgeted FTE, provided such
19 proration is approved by the County Executive and County Board; and
20

21 WHEREAS, after careful consideration and review, the Personnel Committee recommend
22 approval of the following amendment to the Manitowoc County Employee Policy Manual;
23

24 NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the
25 county of Manitowoc amends Section 4.10 (Classification of Employees) of the Manitowoc
26 County Employee Policy Manual Section 4 (Selection) as follows:
27

28 4.10 Classification of Employees
29

30 ...
31

32 (8) Exception for Designated Positions: Manitowoc County may designate specific
33 part-time positions for an enhanced benefit proration. Employees in these
34 designated positions may receive benefits prorated at a higher FTE equivalent than
35 their regularly budgeted FTE, as approved by the County Executive and County
36 Board. This designation applies to the position, not to an individual.

Dated this 21st day of July 2026.

Respectfully submitted by the
Personnel Committee

Susie Maresh, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

APPROVED:

Tyler Martell, County Executive

Date

ORDINANCE AMENDING ZONING MAP
(Michael and Margie Hoban)

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 June 22, 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 1 of a Certified Survey Map (CSM) recorded
12 Volume 26 of CSM's, on Pages 3-4, as Document No. 1008084, being a part of the Northeast
13 Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section 23, Township 17 North, Range 21
14 East, Town of Schleswig, Manitowoc County, Wisconsin, more particularly described as follows:
15

16 Commencing at the North Quarter Corner of said Section 23; thence S00°-21'-26"W
17 along the East line of the NW1/4 of said Section 23, a distance of 307.50 feet to the
18 point of beginning; thence continuing S00°-21'-26"W along said East line 110.00
19 feet; thence S89°-45'-38"W 250.00 feet; thence N00°-21'-26"E 110.00 feet; thence
20 N89°-45'-38"E on a line parallel with the North line of the NW1/4 of said Section
21 23, a distance of 250.00 feet to the point of beginning, said parcel containing
22 approximately 27,500 square feet (0.63 acres) of land
23

24 is hereby rezoned from Rural Residential (RR) District to High Density (HD) District.

Dated this 21st day of July 2026.

Respectfully submitted by the
Planning and Park Commission

Donald Zimmer, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

COUNTERSIGNED: _____
Matthew Phipps, County Board Chair Date

APPROVED: _____
Tyler Martell, County Executive Date

REPORT TO: THE MANITOWOC COUNTY BOARD OF SUPERVISORS JULY 21, 2026
FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE: MICHAEL AND MARGIE HOBAN 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.

Michael and Margie Hoban, on May 19, 2026, petitioned the Manitowoc County Board of Supervisors to rezone approximately .54 acres of land located in the NE1/4, NW1/4, Section 23, T17N-R21E, Town of Schleswig, from RR, Rural Residential to HD, High Density.

The Town of Schleswig adopted the Manitowoc County Zoning Ordinance on October 11, 2012. The purpose of the Commercial/Business (CB) district is to provide areas for mixed residential and commercial use. It will encompass areas that already have this mixed use, as well as those areas where expansion of this mixed use is desired. It will typically be located within or near existing communities, but may also be used in outlying areas and to facilitate small development nodes.

1. Action taken to date on this request includes:

- a. Michael and Margie Hoban, petitioned for a zoning map amendment on May 19, 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 June 10, 2026 and on June 15, 2026.
- d. The County Planning and Park Commission held a public hearing on this amendment request on June 22, 2026.
- e. The Commission at their June 22, 2026 meeting recommended approving the requested rezoning of approximately .54 acres of land located in the NE1/4, NW1/4, Section 23, T17N-R21E, Town of Schleswig, from RR, Rural Residential to HD, High Density.

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 Rural Residential (RR) District.
2. The Town of Schleswig Planning Commission and Town Board support the proposed zone change from RR, Rural Residential to HD, High Density.
3. Rezoning will allow for the creation of two single family home building lots.
4. The area to be rezoned is not farmed.

RECOMMENDATION

The County Planning and Park Commission determined from testimony at the public hearing, from the zone change fact sheets and maps, and from the staff analysis, that the public health, safety and general welfare would be safeguarded and substantial justice done, if the request of Michael and Margie Hoban to rezone approximately .54 acres of land from RR, Rural Residential to HD, High Density were approved.

The Manitowoc County Planning and Park Commission, at its June 22, 2026 meeting, therefore by a unanimous vote, recommended that the subject property (an approximately .54 acres of land located in the NE1/4, NW1/4, Section 23, T17N-R21E, Town of Schleswig more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from RR, Rural Residential to HD, High Density.



Manitowoc County
Planning and Park Commission

Fee (\$570) Received ☒

Receipt # 42632

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT/ AGENT

Current Owner Mike + Margie Hoban

Applicant/Agent Ben Hoban

Address 15700 Lax Chapel Rd

Address 15700 Lax Chapel Rd

City/State/Zip Kiel WI 53042

City/State/Zip Kiel WI 53042

Phone 920-894-3131

Phone 920-286-3231

Email Address

Email Address

polaristx440@hotmail.com

PROPERTY LEGAL DESCRIPTION

NE 1/4, NW 1/4, S 23 T 17 N R 21 E Town of Schleswig

House /Fire # 13594

Tax Number 016 - 023 - 005 - 005.00

PROPERTY INFORMATION

Existing Zoning District RR

Proposed Zoning district HD

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

MANITOWOC COUNTY
RECEIVED

MAY 19 2026

PLANNING & PARK
COMMISSION

Proposed use: (Reason for change)

potential to build house on both properties

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

Margie A. Hoban Mar. 4-2026
Signature (owner or owner's agent) (Required) Date

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@manitowoccountywi.gov

June 1, 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:
Mike & Margie Hoban
15700 Lax Chapel Rd
Kiel, WI 53042

Township:
Schleswig

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 Schleswig from RR to HD)

PETITIONER

Name: Michael & Margie Hoban
Ben Hoban
Address: 15700 Lax Chapel Rd.
Kiel WI 53042
Town: Schleswig

PARCEL

Location: NE¼, NW¼, Section 23, T17N-R21E
Tax#: 016-023-005-005.00
Area: 0.54 acre(s)

ACTION TO DATE

Petition Submitted: 5/19/2026
Town Action: Approved May 13, 2026
Hearing Notice Published: 6/8/2026 & 6/15/2026
Advisory: 6/22/2026
Hearing: 6/22/2026

ADJACENT USES & ZONING

Direction:	District:	Use:
North	RR & HD	Residential
South	RR	Grassland
East	CB & RR	Residential
West	GA	Farmland

PARCEL USES & ZONING

Existing Zoning District: RR, Rural Residential
Existing Land Use: Grassland
Proposed Zoning District: HD, High Density Residential
Proposed Use: Potential to build a house on both lots

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 Test: N/A
Soil Limitations: Moderate - Severe	Terrain: 0 < 12 Percent Slopes
Sewage Disposal: Private Onsite Wastewater Treatment	Vegetative Cover: Grassland
Road Access: Louis Corners Rd.	

Town Land Use Designation: Agricultural

Preserve the agricultural resources of the town. Anticipated Land Use trends to include division of land in the town into smaller parcels. Preserve as much of the rural landscape and woodlands and other natural features as possible. Encourage design techniques (such as conservation and cluster subdivision) that strike a creative balance between open space and development.

County Future Land Use Designation: Agricultural

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 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. FARM AND PRESERVATION PLAN?
 - 3. OTHER LOCAL USES 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 GO OUT OF A VIOLET THE STATUTORY AND COMMISSION POLICY FINDINGS?
- ☐ OBJECTIONS FROM LOCAL 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 PERMITS
MINIMUM SETBACK FROM WATERWAY MINIMUM LOT SIZE AND WIDTH
STANDARDS FOR FILLING, GRADING & EXCAVATION

**MANITOWOC COUNTY
PLANNING AND PARK COMMISSION
PUBLIC HEARING NOTICE**

The Manitowoc County Planning and Park Commission will hold a public hearing at 4:00 p.m. on Monday, June 22, 2026 at the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, Wisconsin on the following matters:

Miller Family GFWO Zander Land LLC ZMAR SE1/4, SE1/4, Section 02, T21N-R23E, Town of Gibson from EA, Exclusive Agriculture to RR, Rural Residential.

Nic & Christine Schoenberger ZMAR SW1/4 SW1/4 Section 35, T18N-R21E, Town of Eaton from GA, General Agriculture to SE, Small Estate.

Otto Realty LLC ZMAR NE1/4, NE1/4, & SE1/4, NE1/4 Section 12, T18N-R22E, Town of Liberty from EA, Exclusive Agriculture to SE, Small Estate.

Brandon Gibbs ZMAR SE1/4, SE1/4, Section 03, T17N-R21E, Town of Schleswig from GA, General Agriculture to RR, Rural Residential.

Michael & Margie Hoban ZMAR NE1/4, NW1/4, Section 23, T17N-R21E, Town of Schleswig from RR, Rural Residential to HD, High Density Residential.

All interested persons are invited to attend and be heard. Applications and supporting materials are available for review in the office of the Manitowoc County Planning and Zoning Department, 4319 Expo Drive, Manitowoc, WI. For further information, call (920) 683-4185.

Donald Zimmer, Chair

TO BE PUBLISHED ON June 10, 2026 AND ON June 15, 2026.

RECEIVED BY: _____

DATE: _____

TOWN OF SCHLESWIG
Regular Monthly Town Board Meeting
May 13th, 2026

UNAPPROVED

Meeting called to order by Chairman Hoerth at 6:31 P.M. at the Schleswig Town Hall. Meeting notices were posted at designated sites on May 10th, 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 – Watson/Schwantes to approve the agenda as presented; **motion carried.**

Motion – Watson/Schwantes to approve Regular Board meeting minutes of April 8th, 2026; **motion carried.**

Treasurer's report: Checkbook balance \$1,049,239.66 Receipts since previous meeting were \$49,424.47

Clerk's report: **Motion: Schwantes/Watson** to approve payments Check 18108 City of Kiel Fire to 18143 Tri County News, totaling \$46,761.95; **motion carried.**

Board Member's Report:

- Schwantes:
 - Attended Roads School along with Chairman Hoerth. Reported disappointingly the grant process is unchanged and is not favorable to small municipalities like Schleswig. There also has not been any updates released from the state on allocating more funds from the surplus that was reported.
 - Schwantes reported he is unable to attend the County Unit Meeting. Treasurer Krebsbach volunteered to attend.
- Watson: No Report.
- Hoerth:
 - Reiterated that all permits (burn, noise, etc.) will all be processed using the directions listed on the town website.
 - Road School report mentioned the grant process and funding has been rumored to be removed from the State Budget at some point.
 - After consulting with Cedar Corp, it was decided to apply for the ARIP one more time in the fall for Greendale Road. Since the grant has been written and no additional work is needed, it will be a nominal cost to the township and in our favor to submit again.

Assessor's report: No report.

Constable's report: Constable Schuler reported a few citations for going to fast at night were issued. In addition, he's had to respond to dog wandering issues in the spring.

Visitors' input:

- Shawn Grady, Cindy Leitner, Mike Strebe and Niel Larsen all commenting on wake enhancement ordinance.

Building permits for December:

Todd Woelfel	NSFD
Sandra Beccia	2 decks and stairs
Kyle Preissner	New Home
Ristow Living Trust	Remodel all inclusive
Ristow Living Trust	Deck
Brad Ebert	Replace Air Exchange
Dale Arndt	Replace Roof
Brenda Schultz	Bathroom remodel
Norbert Schmidt	Replace Roof
Bonnie Hoban	Replace Roof
Margie Hoban	Replace 11 windows
Better Spaces LLC	Remodel all inclusive
Jeffery Tomasini	Replace Roof
John Schneider	New Home
Bonnie Wilkum	Replace deck and add screen porch
Jon Kabat	Replace Roof

Roads Update:

- Road Bid request was posted. Bid opening on May 20th at 5pm
- Wilke Lake Road culverts are lifting so Roads Superintendent Hartmann contacted AJ Asphalt to assist with repair.
- Tree removal process started on:
 - Lax Chapel between Fish and Game Road and Shoe Lake Road for 50 trees
 - Point Creek Road between Schad Road and Greendale Road
 - Two quotes that came in: One from Jeremy G's Trees and one from Dairyland Tree Removal. Decision to go with the lower bidder and a company we've used before – Jeremy G's Trees

Recycling Center –

- New Employee was hired – Earl Fleischmann. He has years of experience in recycling and will be a great addition to the team.
- 525 tags sold so far
 - Was asked if the tags can be prorated – answer is no. The red tags will expire December 31st, 2026
- Supervisor Watson reported that the gate will need to be fixed
- Chairman Hoerth reported he received a call complaint about the bulky item dumpster is always full. He explained the major expense it is to have that there in the first place and suggested getting to the center early to ensure items will fit.

- Supervisor Watson reminded that remodeling projects will require the landowner to purchase their own dumpster on site and that the debris such as siding and roofing materials should not be brought to the Recycling Center.

Planning Committee –

- Brandon Gibbs, of who is requesting a zoning change on his current 3.58 acre lot. Mr. Gibbs current lot is zoned GA [General Agricultural] and is requesting it to be rezoned RR [Rural Residential]. It is Mr. Gibbs intention to divide this lot into 2 separate lots, each about 1.79 acres, for the potential of possibly someday building another home on the 2nd lot.
 - **Motion: Schwantes/Watson** to request Mr. Gibbs to pursue getting four acres in order to split into 2 acre parcels; motion carried
- Ben Hoban is seeking a rezoning variance request on a 2.5 acre lot at 13594 Louis Corner Road. The current lot is zoned RR [Rural Residential]. Mr. Hoban is requesting that .5 acre section of this lot be rezoned HD [High Density Residential] for the possibility of further development of a possible house.
 - **Motion Watson/Schwantes** to approve; motion carried.

Old & New Business:

- Town Board discussion, consideration, and adoption of resolution regarding current status and enforcement of Ordinance 2026-01 Artificial Wake Enhancement.
 - **Motion – Schwantes/Hoerth** to pass resolution as read aloud by Clerk Pieper; motion passed.
- Municipal Online Tax Bill Payment Process through Transcendent Technologies
 - **Motion Schwantes/Watson** to approve purchasing a one year contract of \$350 annually to allow TT to have a platform on our website to pay for taxes, licenses and permits with all additional fees charged to the payee; motion passed.

Future Agenda Items:

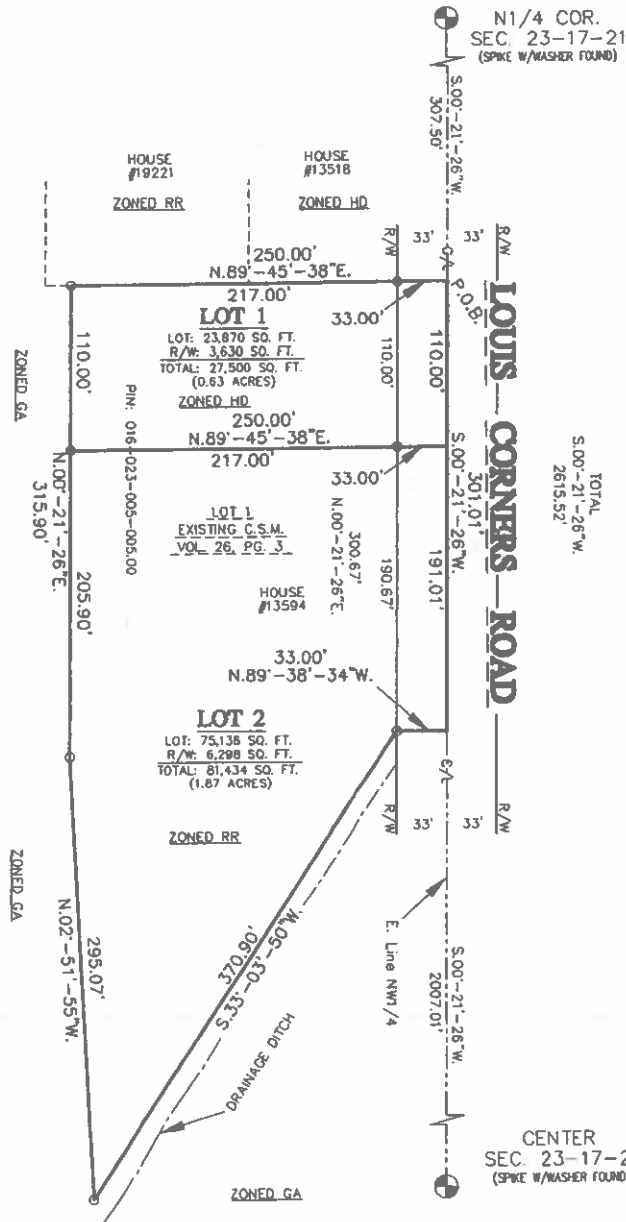
- Small Commercial Building Permit Process

Motion Schwantes/Watson: to adjourn; motion carried. Meeting adjourned at 7:59pm.

Beth Pieper, Town Clerk
5/16/2026

CERTIFIED SURVEY MAP

LOT 1, CERTIFIED SURVEY MAP IN VOLUME 26,
PAGE 3; BEING A PART OF THE NE1/4 OF THE
NW1/4 OF SECTION 23, T. 17 N., R. 21 E., TOWN OF
SCHLESWIG, MANITOWOC COUNTY, WISCONSIN.



PROPERTY ZONED RR

SETBACKS

FRONT SETBACK IS 25 FEET FROM THE R/W OR 60 FEET FROM THE C/L OF TOWN ROADS WHICHEVER IS GREATER AND 100 FEET FROM THE C/L OF C.T.H. AND S.T.H. ROADS

SIDE AND REAR SETBACKS ARE 25 FEET FOR PRINCIPAL AND CONDITIONAL USE STRUCTURES

SIDE AND REAR SETBACKS ARE 10 FEET FOR ACCESSORY STRUCTURES

PROPERTY ZONED HD

SETBACKS

FRONT SETBACK IS 25 FEET FROM THE R/W OR 60 FEET FROM THE C/L OF TOWN ROADS WHICHEVER IS GREATER AND 100 FEET FROM THE C/L OF C.T.H. AND S.T.H. ROADS

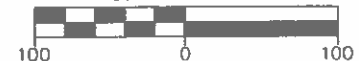
SIDE AND REAR SETBACKS ARE 7.5 FEET FOR PRINCIPAL AND CONDITIONAL USE STRUCTURES

SIDE AND REAR SETBACKS ARE 5 FEET FOR ACCESSORY STRUCTURES



BEARINGS REFERENCED TO
MANITOWOC COUNTY COORDINATE SYSTEM
EAST LINE OF NW1/4 SECTION 23
ASSIGNED S.00°-21'-26"W.

SCALE: 1" = 100'



LEGEND

- = 3/4" x 18" Iron Rebar Set
- = 3/4" Iron Habor Found
- = 1" Iron Pipe Found
- () = Recorded As Data
- ⊕ = Manitowoc County Monument

No. 2026/2028-28

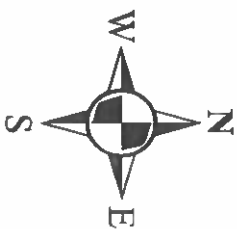
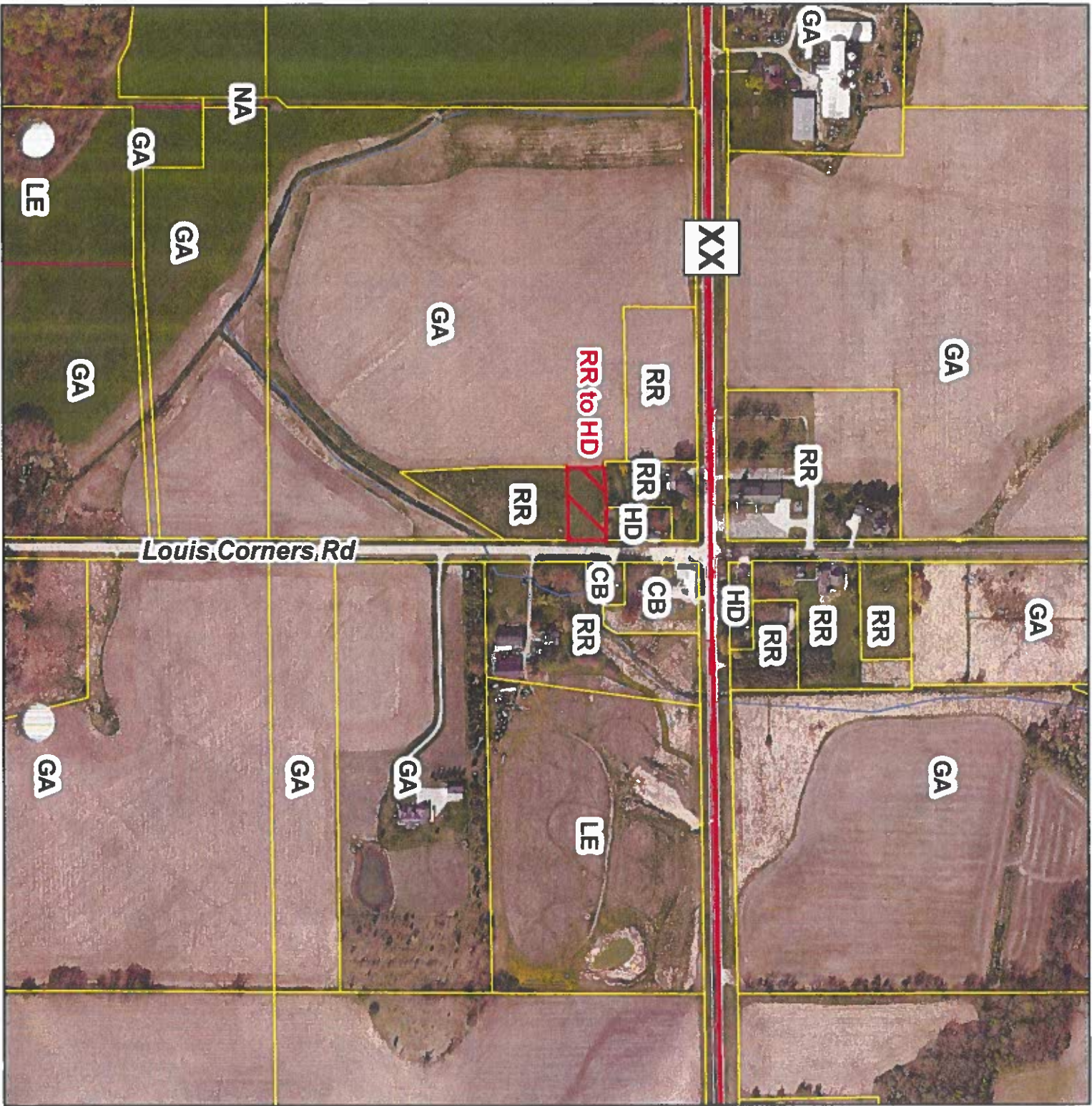
APL Lulloff
LAND SURVEY, LLC

Anthony Lulloff PLS, SP
AP Lulloff Land Survey, LLC
17625 Matznick Road
Kiel, WI 53042
aplulloff@gmail.com
920.894.2151

Prepared For:
Michael & Margie Hoban
15700 Lax Chapel Road
Kiel, WI 53042
Site Address:
13594 Louis Corners Road
Kiel, WI 53042

1	4-27-25	PRELIM.
2	4-30-26	FINAL
DRAWING FILE: HOBAN 3		
PROJECT NUMBER: 2210-03.01		
DRAWN BY: KCM CHECKED BY: APL		
NOTEBOOK: MAN-5		PAGE: 40
SHEET 1 OF 2		MAP NO. L-14053

Anthony P. Lulloff
05/1/26

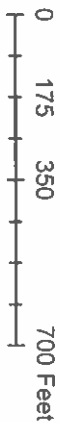


Michael & Margie Hoban
 NE 1/4, NW 1/4
 Section 23, T17N-R21E
 Town of Schleswig
 From: RR To: HD
 Approximate 0.63 acre(s)

Map Overview

Schleswig

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



Legend

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

ORDINANCE AMENDING ZONING MAP
(Miller Family GFWO Zander Land LLC)

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 June 22, 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 the Southeast Quarter of the Southeast Quarter of Section Two,
12 T. 21N., R. 23E., Town of Gibson, Manitowoc County, Wisconsin, more particularly described as
13 follows:
14

15 Commencing at the SE Corner of said Section 2; thence S 89°39'24" W along the
16 south line of SE 1/4 of the SE 1/4 of said Section Two, a distance of 1012.31 feet
17 to the point of real beginning; thence continue S 89°39'24" W along the said south
18 line a distance of 310.00 feet to the 1/16th Corner; thence N 00°11'26" E a distance
19 of 415.00 feet along the 1/16th line; thence N 89°39'24" E a distance of 220.00
20 feet; thence S 12°04'09" E a distance of 424.00 feet to the point of real beginning,
21 said parcel containing approximately 2.52 acres or 109,970 square feet of land more
22 or less
23

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

Dated this 21st day of July 2026.

Respectfully submitted by the
Planning and Park Commission

Donald Zimmer, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

COUNTERSIGNED: _____
Matthew Phipps, County Board Chair Date

APPROVED: _____
Tyler Martell, County Executive Date

REPORT TO:	THE MANITOWOC COUNTY BOARD OF SUPERVISORS JULY 21, 2026
FROM:	THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE:	MILLER FAMILY GFWO ZANDER LLC 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.

Miller Family GFWO Zander Land LLC, on May 5, 2026, petitioned the Manitowoc County Board of Supervisors to rezone approximately 5.0 acres of land located in the SE1/4, SE1/4, Section 2, T21N-R23E, Town of Gibson, from EA, Exclusive Agriculture to RR, Rural Residential.

The Town of Gibson adopted the Manitowoc County Zoning Ordinance on December 5, 2011. The purpose of the Rural Residential (RR) zoning district is to provide areas for mixed residential and low impact non-residential development on relatively small lots with a minimum lot size of one acre.

1. Action taken to date on this request includes:

- a. Miller Family GFWO Zander Land LLC, petitioned for a zoning map amendment on May 5, 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 June 10, 2026 and on June 15, 2026.
- d. The County Planning and Park Commission held a public hearing on this amendment request on June 22, 2026.
- e. The Commission at their June 22, 2026 meeting recommended modifying and approving the requested rezoning of approximately 5.0 acres of land to approximately 2.50 acres of land located in the SE1/4, SE1/4, Section 2, T21N-R23E, Town of Gibson, from EA, Exclusive Agriculture to RR, Rural Residential.

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

3. Testimony at the hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.
- b. Mr. Randall Miller, the applicant, spoke in favor of the request.
- c. Mr. Duane Argall, Gibson Town Chairperson, spoke in favor of the request with the recommended modifications.

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.
2. The Gibson Town Planning Commission and the Gibson Town Board support the proposed zone change from EA, Exclusive Agriculture to RR, Rural Residential.
3. Rezoning will allow for a family member to construct a single-family home on the property.

4. This proposed rezoning request will have a minimal effect on the surrounding farmland.

RECOMMENDATION

The County Planning and Park Commission determined from testimony at the public hearing, from the zone change fact sheets and maps, and from the staff analysis, that the public health, safety and general welfare would be safeguarded and substantial justice done, if the request of Miller Family GFWO Zander Land LLC to rezone approximately 5.0 acres of land were modified to rezone approximately 2.50 acres of land from EA, Exclusive Agriculture to RR, Rural Residential and approved.

The Manitowoc County Planning and Park Commission, at its June 22, 2026 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 2.50 acres of land located in the SE1/4, SE1/4, Section 2, T21N-R23E, Town of Gibson, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive Agriculture to RR, Rural Residential.

MAY 07 2026



PLANNING & PARK
COMMISSION

**Manitowoc County
Planning and Park Commission**

Fee (\$570) Received ☒
Receipt # 42604

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT / AGENT	
Current Owner	Miller Family GFWO Zander Land, LLC
Applicant/Agent	Randall L. Miller, Member
Address	2135 Lexington Drive
Address	Same
City/State/Zip	Manitowoc, WI 54220
City/State/Zip	
Phone	920 973 7751
Phone	
Email Address	randymillercpa@gmail.com
Email Address	

PROPERTY LEGAL DESCRIPTION

S/E 1/4, S/E 1/4, S 2 T 21 N R 23 E Town of Gibson

House /Fire # N/A Tax Number 00600201600000

Sec. 2, T21N, R23E, 1034-681 2207-95 3243-271 S/E 1/4 S/E 1/4

PROPERTY INFORMATION

Existing Zoning District EA, Excl Proposed Zoning district ~~EA, Excl~~ Rural Residential

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) Building a ~~Subm~~ Single Residence

1,293 square feet, 1 bedroom, 1 bathroom

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
Randall L. Miller, Member 3-13-2026

Signature (applicant) Date
Randall L. Miller, Member 3-13-2026

Sec. 1 Mailbox - Rm 55-2026



**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

June 1, 2026

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

and

Manitowoc County Supervisor Shae Sortwell
Supervisor District 19

ATTN: Tim Ryan and Supervisor Sortwell

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>
Miller Family GFWO Zander Land, LLC	Gibson
2135 Lexington Dr	
Manitowoc, WI 54220	

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 Gibson from EA to RR)

PETITIONER

Name: Miller Family GFWO Zander Land LLC
Address: 2135 Lexington Dr.
Manitowoc WI 54220
Town: Gibson

PARCEL

Location: SE 1/4, SE 1/4, Section 2, T21N-R23E
Tax#: 006-002-016-000.00
Area: 5.00 acres

ACTION TO DATE

Petition Submitted: 5/5/2026
Town Action: Approved May 4, 2026
Hearing Notice Published: 6/8/2026 & 6/15/2026
Advisory: 6/22/2026
Hearing: 6/22/2026

ADJACENT USES & ZONING

Direction:	District:	Use:
North	EA	Wooded/Wetland
South	EA	Farmland
East	EA	Wooded/Wetland
West	EA	Farmstead

PARCEL USES & ZONING

Existing Zoning District: LE, Large Estate Residential
Existing Land Use: Farmland, Wetland
Proposed Zoning District: RR, Rural Residential
Proposed Use: Build a small cabin/home

MAP INFORMATION

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

OTHER CONSIDERATIONS

Drainage: Somewhat Poorly - Poorly drained	Soil Test: N/A
Soil Limitations: Severe Wetness (Perchs Slowly)	Terrain: 0 to >12 Percent Slopes
Sewage Disposal: Private Onsite Wastewater Treatment	Vegetative Cover: Cropland
Road Access: W Zander Rd.	

Town Future Land Use Designation: Agriculture/Woodland/Natural Area

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. The Woodlands classification is intended to achieve the goal of encouraging this preservation of woodlands and valuable open spaces within the Town of Gibson.

County Future Land Use Designation: Agricultural/Woodlands/ Natural Areas

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. 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.

MANTOWOC 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. FARM AND 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 GO OUT OF A VIOLENT THE STATUTORY AND COMMISSION POLICY FINDINGS?
- ☐ OBJECTIONS FROM TOWN OR OTHER INTERESTED PARTIES
- ☐ CITIZEN SUPPORT/OBJECTIONS

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
 - SHORELAND VEGETATION PERMITS
 - MINIMUM SETBACK FROM WATERWAY
 - MINIMUM LOT SIZE AND WIDTH
 - STANDARDS FOR FILLING, GRADING & EXCAVATION

**MANITOWOC COUNTY
PLANNING AND PARK COMMISSION
PUBLIC HEARING NOTICE**

The Manitowoc County Planning and Park Commission will hold a public hearing at 4:00 p.m. on Monday, June 22, 2026 at the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, Wisconsin on the following matters:

Miller Family GFWO Zander Land LLC ZMAR SE1/4, SE1/4, Section 02, T21N-R23E, Town of Gibson from EA, Exclusive Agriculture to RR, Rural Residential.

Nic & Christine Schoenberger ZMAR SW1/4 SW1/4 Section 35, T18N-R21E, Town of Eaton from GA, General Agriculture to SE, Small Estate.

Otto Realty LLC ZMAR NE1/4, NE1/4, & SE1/4, NE1/4 Section 12, T18N-R22E, Town of Liberty from EA, Exclusive Agriculture to SE, Small Estate.

Brandon Gibbs ZMAR SE1/4, SE1/4, Section 03, T17N-R21E, Town of Schleswig from GA, General Agriculture to RR, Rural Residential.

Michael & Margie Hoban ZMAR NE1/4, NW1/4, Section 23, T17N-R21E, Town of Schleswig from RR, Rural Residential to HD, High Density Residential.

All interested persons are invited to attend and be heard. Applications and supporting materials are available for review in the office of the Manitowoc County Planning and Zoning Department, 4319 Expo Drive, Manitowoc, WI. For further information, call (920) 683-4185.

Donald Zimmer, Chair

TO BE PUBLISHED ON June 8, 2026 AND ON June 15, 2026.

RECEIVED BY: _____

DATE: _____

TOWN OF GIBSON
ZONING REQUEST APPLICATION

PETITIONER TO PROVIDE SIX (6) COPIES OF APPLICATION AND ATTACHMENTS

1. Name: Miller Family GFWO Zander Land, LLC

2. Address: 2135 Lexington Drive
Monitowoc, WI 54220

3. Telephone Number: 920 973 7751

4. Date: March 13, 2026

5. Fee Amount: \$200
(Payable to the Town of Gibson)

6. Tax Parcel ID Number: 00600201600000

7. Address of property for Re-zoning (If different from above or parcel description) :

Same

8. Current Zoning on Petitioner's Property: Exclusive Agriculture

Total acres of land: 46.00

9. Reason for re-zoning Petitioner's Property: Building a Cabin

Requested acres of land to be rezoned: 5.00

Land in Farmland Preservation: Yes (No)

10. Existing Land Uses on Petitioner's Property: Agriculture and Recreation

11. Existing Land Use Restrictions on Petitioner's Property:

Sue LLC Operating Agreement on File
Article 9.03

12. Surrounding land uses from Petitioner's Property:

Farming and Recreation and Residential

13. Soil characteristics on Petitioner's Property:

Attached

14. Topography of Petitioner's Property:

15. Map Request of Petitioner's Property: (Provide as an attachment) *Show all proposed or existing roads, driveways or other entrances, buildings, wells and septic systems on property or any other improvements *IF land is to be sub-divided, provide map showing all roads, plots and locations of buildings *Aerial photo can be obtained from Google, Earth or Natural Resources Conservation Services at 4319 Expo Drive Manitowoc. Highlight area to be rezoned
16. Complete the Right to Farm Document <i>Attached</i>
17. Signature of Petitioner(s) <i>Rodan 2 Mill, Member</i> Date: <i>March 13, 2026</i>
Completed Application and Fee should be returned to Gibson Town Clerk
For Plan Commission Use: Date Received: Plan Commission Site Meeting Date: Plan Commission Meeting Date: Fee Amount Received: Application Form Completed with all information provided along with 6 Copies: Yes No Additional Information Requested:
Plan Commission Findings: (reasons for recommendation for approval or denial)
Recommendation to the Town Board:
Town Board Decision:

Miller Family GFWO RIGHT TO FARM

I, Zander Land, LLC, hold harmless area farmers/land owners and their farming operations and practices from normal nuisances which occur as part of the farming procedures such as, but not limited to: noise from farm equipment, hours of operation, inconvenience of farm equipment travel on public roads, occasional smell and dust.

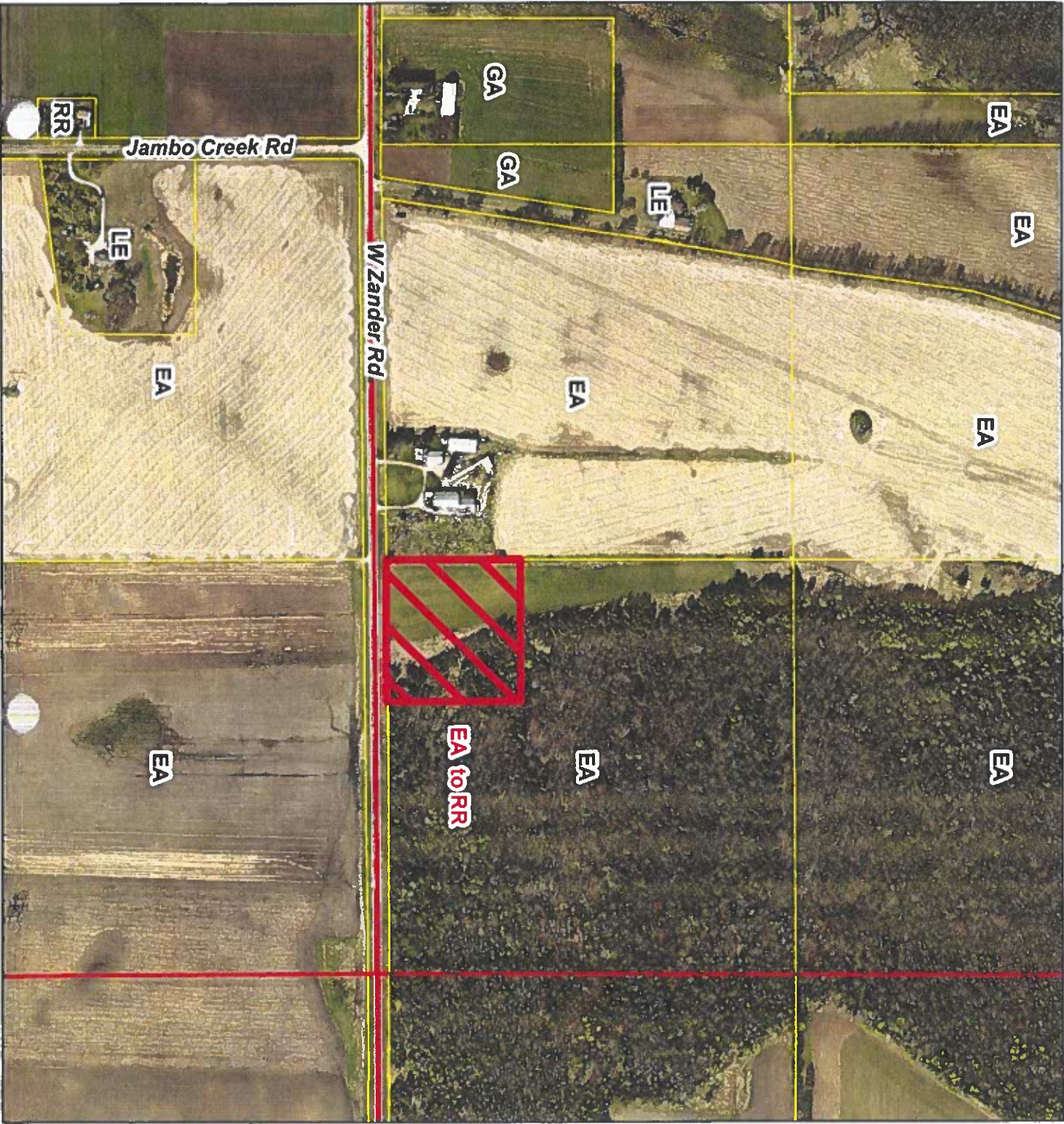
This Right to Farm document shall be recorded in the Office of the Register of Deeds.

Legal Description of Property: Sec. 2, T21N, R23E
1034-681 2207-95 3243-271 S/E 1/4 S/E 1/4
40.00 ACRES

Tax Parcel Number: 00600201600000

Signature of Rezone Applicant: Rodh 2. Thill, Member

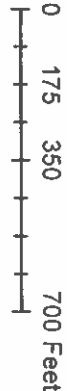
Date: March 13, 2026



Miller Family GFWO
 Zander Land LLC
 SE 1/4, SE 1/4
 Section 2, T21N-R23E
 Town of Gibson
 From: EA To: RR
 Approximately 5.00 acre(s)

Map Overview

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



Legend

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

ORDINANCE AMENDING ZONING MAP
(Otto Realty)

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 June 22, 2026; and
3

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

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

11 A parcel of land located in a part of the NE 1/4 and SE 1/4 of the NE 1/4 of Section 12,
12 Town 18 North, Range 22 East, Town of Liberty, Manitowoc County, Wisconsin, more
13 particularly described as follows:
14

15 Commencing at the NE 1/4 Corner of said Section; Thence S 00°17'44" W, 920.77
16 feet coincident with the east line of the NE 1/4 of said Section to the point of
17 beginning; Thence S 89°31'34" W, 56.40 feet; Thence S 41°19'20" W, 106.91 feet;
18 Thence S 45°27'09" W, 122.51 feet; Thence S 44°23'24" W, 135.75 feet; Thence
19 S 18°35'06" W, 229.70 feet; Thence S 18°55'44" W, 203.90 feet; Thence
20 S 28°26'23" W, 71.94 feet; Thence N 89°28'51" E, 479.11 feet; Thence N
21 00°17'44" E, 733.22 feet to the point of beginning, said parcel containing
22 approximately 229,903 Square Feet (5.278 Acres) of land
23

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

Dated this 21st day of July 2026.

Respectfully submitted by the
Planning and Park Commission

Donald Zimmer, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

COUNTERSIGNED: _____
Matthew Phipps, County Board Chair Date

APPROVED: _____
Tyler Martell, County Executive Date

REPORT TO: THE MANITOWOC COUNTY BOARD OF SUPERVISORS JULY 21, 2026
FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE: OTTO REALTY LLC 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.

Otto Realty LLC, on May 12, 2026, petitioned the Manitowoc County Board of Supervisors to rezone approximately 5.28 acres of land located in the NE1/4, NE1/4, and the SE1/4, NE1/4, Section 12, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture to SE, Small Estate.

The Town of Liberty adopted the Manitowoc County Zoning Ordinance on November 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. Otto Realty LLC, petitioned for a zoning map amendment on May 12, 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 June 10, 2026 and on June 15, 2026.
- d. The County Planning and Park Commission held a public hearing on this amendment request on June 22, 2026.
- e. The Commission at their June 22, 2026 meeting recommended approving the requested rezoning of approximately 5.28 acres of land located in the NE1/4, NE1/4, and the SE1/4, NE1/4, Section 12, T18N-R22E, Town of Liberty, 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 hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.
- b. Mr. Drew Otto, the applicant, spoke in favor of the request.

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

1. The area to be considered for rezoning meets past criteria set by the Commission for rezoning land from the Exclusive Agriculture (EA) District.
2. The Liberty Town Planning Commission and the Liberty Town Board support the proposed zone change from EA, Exclusive Agriculture to SE, Small Estate.
3. Rezoning will allow for a farm employee to construct a single-family home on the property.
4. Area is a small field that is difficult for large machinery to operate in.
5. Proposed area to be rezoned has poor soils for farming and a stream

separates the area from the larger field to the west.

5. This proposed rezoning request will have a minimal effect on the surrounding farmland.

RECOMMENDATION

The County Planning and Park Commission determined from testimony at the public hearing, from the zone change fact sheets and maps, and from the staff analysis, that the public health, safety and general welfare would be safeguarded and substantial justice done, if the request of Otto Realty LLC to rezone approximately 5.28 acres of land from EA, Exclusive Agriculture to SE, Small Estate were approved.

The Manitowoc County Planning and Park Commission, at its June 22, 2026 meeting, therefore by a unanimous vote, recommended that the subject property (an approximately 5.28 acres of land located in the NE1/4, NE1/4, and the SE1/4, NE1/4, Section 12, T18N-R22E, Town of Liberty 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 # 42611

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT/ AGENT

Current Owner	Otto Realty LLC.	Applicant/Agent	Christopher Strauss
Address	10525 Viebahn Rd.	Address	2503 Riverhills Rd.
City/State/Zip	Valders, WI 54245	City/State/Zip	Two Rivers, WI 54241
Phone	920-374-0660	Phone	920-323-6026
Email Address		Email Address	scfd.cs@gmail.com

PROPERTY LEGAL DESCRIPTION

NE & SE 1/4, NE 1/4, S 12 T 18 N R 22 E Town of TOWN OF LIBERTY

House /Fire # N/A

Tax Number 008-012-004-001.00 & 008-012-001-003.00

PROPERTY INFORMATION

Existing Zoning District EA, Excl

Proposed Zoning district SE

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

PLEASE SEE ATTACHED ZONING CHANGE MAP

Proposed use: (Reason for change)

Otto Realty will be selling the Proposed Lot 1 to an employee of Otto Farms with the
INTENTIONS OF BUILDING A RESIDENTIAL HOME

Zone change to Small Estate because I believe the total acreage, exclusive
of the right-of-way, will be under 5 acres.

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

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

Signature (applicant)

Date



**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

June 1, 2026

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

and

Manitowoc County Supervisor Chris Dallas
Supervisor District 11

ATTN: Tim Ryan and Supervisor Dallas

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:
Otto Realty LLC
10525 Viebahn Rd
Valders, WI 54245

Township:
Liberty

Applicant/Agent:
Christopher Strauss
2503 Riverhills Rd
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 Liberty from EA to SE)

PETITIONER

Name: Otto Realty LLC
Address: 10525 Viebahn Rd.
Valders WI 54245
Town: Liberty

PARCEL

Location: NE1/4, NE1/4, Section 12, T18N-R22E
SE1/4, NE1/4, Section 12, T18N-R22E
Tax#: 008-012-001-003.00 & 008-012-004-001.00
Area: 5.278 acres

ACTION TO DATE

Petition Submitted: May 12, 2026
Town Action: Approved May 4 & 11, 2026
Hearing Notice Published: 6/8/2026 & 6/15/2026
Advisory: 6/22/2026
Hearing: 6/22/2026

ADJACENT USES & ZONING

Direction:	District:	Use:
North	EA	Creek, Farmland
South	LE	Residential
East	A3	Farmland (Town of Newton)
West	EA	Creek, Farmland

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agricultural
Existing Land Use: Farmland
Proposed Zoning District: SE, Small Estate Residential
Proposed Use: Build a home for farm employee

MAP INFORMATION

Farmland Preservation Designation:
Farmland Preservation
Soil Type: SyA
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Somewhat poorly drained
Soil Limitations: Severe
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Range Line Rd

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

Town Future Land Use Designation: Agricultural Zoning District

The designated "agricultural zoning district" is established to support the agricultural industry and heritage of the town. The "agricultural zoning district" is where most of the farm income is generated in the Town Liberty. "Agricultural lands" include lands dedicated to crop production, dairy operations, livestock grazing, timber/pulp/forests, and similar uses. The town intends to limit incompatible non-farm development in this district. All forms of development except farm operations, commercial business operations related to farming, and housing for farm families and for others directly employed in farming are recommended for exclusion from the "agricultural zoning district".

County Future Land Use Designation: Agricultural

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

MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

- ☐ IS THE PROPOSED ZONING MAP AMENDMENT CONSISTENT WITH AND IN ACCORDANCE WITH THE COUNTY'S:
 - 1. LAND USE PLAN?
 - 2. FARM AND 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 STEPS 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 VIOLATE THE STATUTORY AND COMMISSION POLICY FINDINGS?
- ☐ OBJECTIONS FROM TOWNSHIP OR OTHER INTERESTED PARTIES
- ☐ CITIZEN SUPPORT/OBJECTIONS

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 PLANTING
 - MINIMUM SETBACK FROM WATERWAY
 - MINIMUM LOT SIZE AND WIDTH
 - STANDARDS FOR FILLING, GRADING & EXCAVATION

**MANITOWOC COUNTY
PLANNING AND PARK COMMISSION
PUBLIC HEARING NOTICE**

The Manitowoc County Planning and Park Commission will hold a public hearing at 4:00 p.m. on Monday, June 22, 2026 at the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, Wisconsin on the following matters:

Miller Family GFWO Zander Land LLC ZMAR SE1/4, SE1/4, Section 02, T21N-R23E, Town of Gibson from EA, Exclusive Agriculture to RR, Rural Residential.

Nic & Christine Schoenberger ZMAR SW1/4 SW1/4 Section 35, T18N-R21E, Town of Eaton from GA, General Agriculture to SE, Small Estate.

Otto Realty LLC ZMAR NE1/4, NE1/4, & SE1/4, NE1/4 Section 12, T18N-R22E, Town of Liberty from EA, Exclusive Agriculture to SE, Small Estate.

Brandon Gibbs ZMAR SE1/4, SE1/4, Section 03, T17N-R21E, Town of Schleswig from GA, General Agriculture to RR, Rural Residential.

Michael & Margie Hoban ZMAR NE1/4, NW1/4, Section 23, T17N-R21E, Town of Schleswig from RR, Rural Residential to HD, High Density Residential.

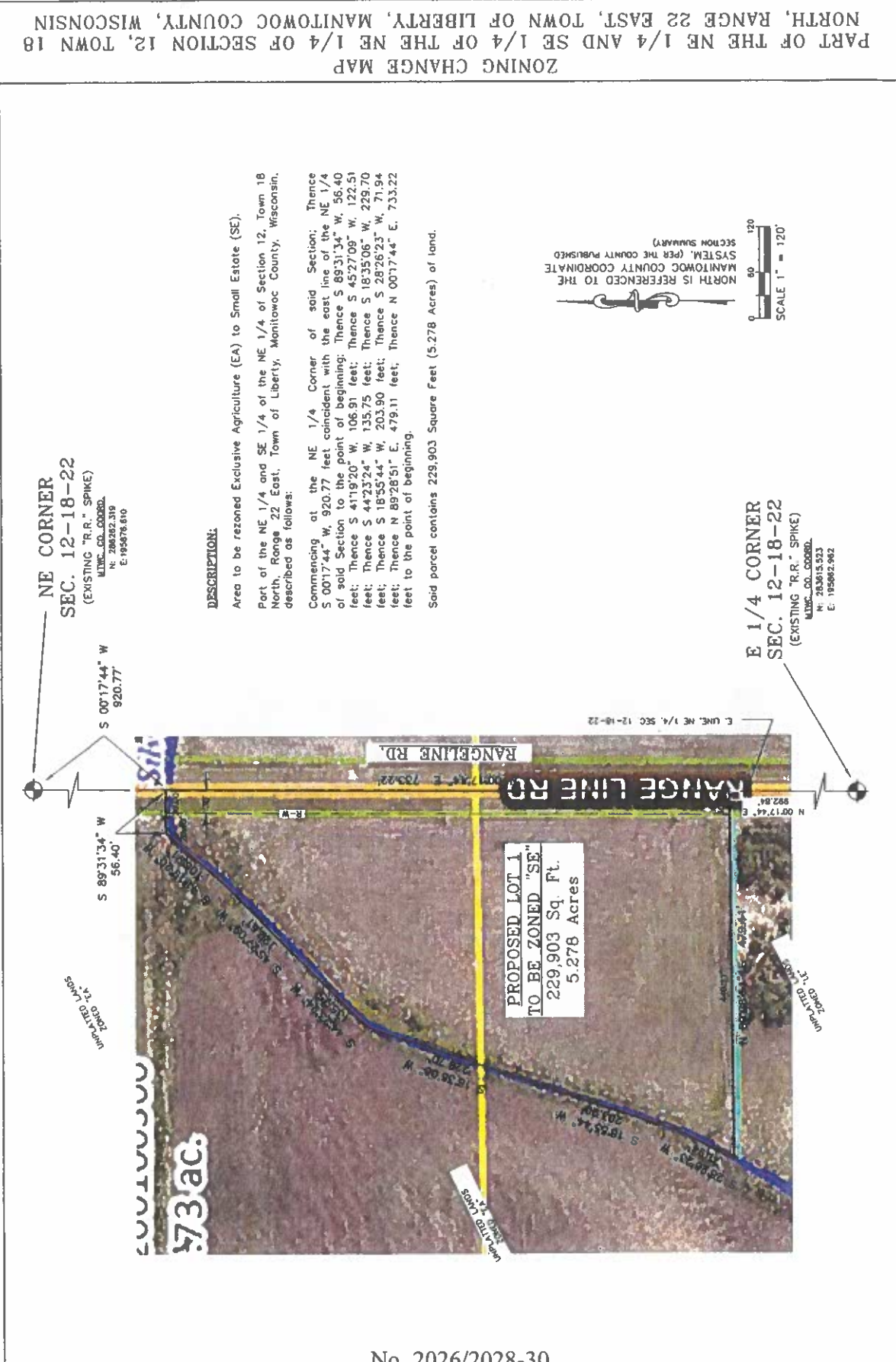
All interested persons are invited to attend and be heard. Applications and supporting materials are available for review in the office of the Manitowoc County Planning and Zoning Department, 4319 Expo Drive, Manitowoc, WI. For further information, call (920) 683-4185.

Donald Zimmer, Chair

TO BE PUBLISHED ON June 10, 2026 AND ON June 15, 2026.

RECEIVED BY: _____

DATE: _____



Town of Liberty Change Request Form

Requested By: *Otto Realty LLC*

Date Received: *April 1, 2026*

Evaluation Meeting Date: *May 4, 2026*

Site Address: *Rangeline Road, South of English Lake Road*

Change Requested: *Rezone 5.278 acres from Exclusive Ag to Small Estate*

1. Current Zoning Map:

Exclusive Ag

2. Within 75 feet of wetland:

Silver creek on NW side of proposed lot.

3. Farmland Preservation Area:

No

4. Woodland Preservation Area:

No

5. Planning Map & Criteria:

A. Natural Areas

Silver creek on NW side. no other natural areas present.

B. Transportation (Commercial Develop. Only)

Not Applicable

C. Topography & Soil

Sandy Loam relatively flat with NW edge sloping towards creek

D. Pre-existing Home Site

No

E. Detrimental To Air, Ground Water, Or Surface Water Quality

Not as long as all related set-backs from Silver Creek, property lines and road are meet.

F. Any Land Use Conflicts

Rezone is for a full time employee of Otto Farms so exclusion for rezoning out of Exclusive Agriculture does not create any land use conflicts.

6. Site Inspection

Yes

Town of Liberty Change Request Form

7. Special Considerations

Agricultural productivity is below average for the parcel due to minimal top soil when compared to adjacent properties.
Rezone follows County zoning guidance for removing property from EA due to applicant being a full time employee of Otto Farms.

Results of Plan Commission Evaluation, Advisory to Liberty Town Board:

Motion to Approve Rezone – Schnell, Second – Lenzner
Motion approved on a 4-0 vote. Otto excused himself from voting.

Plan Commission Members: Dave Christel, Drew Otto, Steve Lenzner, Kevin Neeb, and Ron Schnell

Dave Christel in 40
Steve Lenzner in 40

\$150 Application Fee received at Planning Commission meeting? ☒ No ☐ Yes Cash
Check#

Liberty Town Board Directive



Change supported by the Town Board with Plan Commission

recommendations on this day: 5/11/2026 along with the following conditions:

with the above special considerations as stated



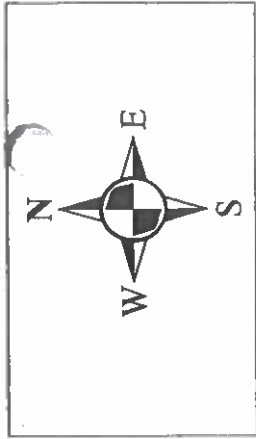
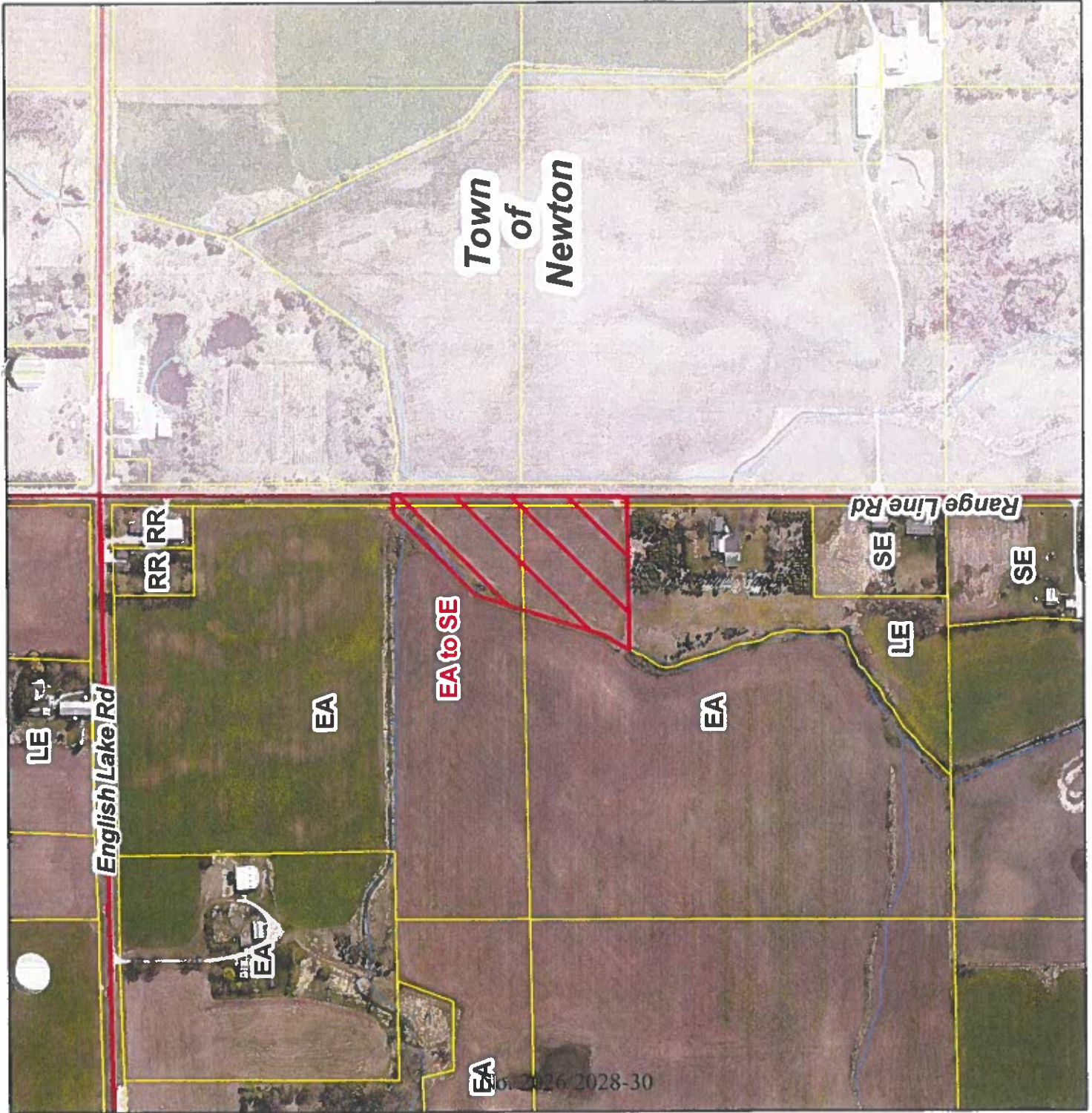
Change not supported by the Town Board on this day: ____ / ____ / 20____
for the following reasons:

Signatures of Board

[Signature]
[Signature]

Date

May 11, 2026
5-11-2026



Otto Realty LLC
 NE 1/4, NE 1/4 &
 SE 1/4, NE 1/4
 Section 12, T18N-R22E
 Town of Liberty
 From: EA To: SE
 Approximately 5.278 acre(s)

Map Overview

Liberty															
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										



Legend

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

ORDINANCE AMENDING ZONING MAP
(Nic and Christine Schoenberger)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

WHEREAS, the Planning and Park Commission, after providing the required notice, held a public hearing on a petition for a zoning ordinance amendment on June 22, 2026; and

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

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

A parcel of land located in a part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section 35, Township 18 North, Range 21 East, Town of Eaton, Manitowoc County, Wisconsin described as follows:

Beginning at the Southwest Corner of said Section 35; thence N00°-27'-01"E along the West line of the SW1/4 of said Section 35, a distance of 150.00 feet; thence S89°-32'-45"E 60.00 feet; thence S00°-27'-01"W 100.00 feet; thence S89°-32'-45"E 833.32 feet; thence N00°-27'-01"E 506.58 feet; thence N89°-15'-07"E 251.73 feet; thence S00°-27'-01"W 561.86 feet to the South line of the SW1/4 of said Section 35; thence N89°-32'-45"W along said South line 1145.00 feet to the point of beginning, said parcel containing approximately 191,410 square feet (4.39 acres) of land

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

Dated this 21st day of July 2026.

Respectfully submitted by the
Planning and Park Commission

Donald Zimmer, Chair

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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



COUNTERSIGNED: _____
Matthew Phipps, County Board Chair Date

APPROVED: _____
Tyler Martell, County Executive Date

REPORT TO: THE MANITOWOC COUNTY BOARD OF SUPERVISORS JULY 21, 2026
FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE: NIC AND CHRISTINE SCHOENBERGER 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.

Nic and Christine Schoenberger, on March 20, 2026, petitioned the Manitowoc County Board of Supervisors to rezone approximately 4.30 acres of land located in the SW1/4, SW1/4, Section 35, T18N-R21E, Town of Eaton, from GA, General 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. Nic and Christine Schoenberger, petitioned for a zoning map amendment on March 20, 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 June 10, 2026 and on June 15, 2026.
- d. The County Planning and Park Commission held a public hearing on this amendment request on June 22, 2026.
- e. The Commission at their June 22, 2026 meeting recommended approving the requested rezoning of approximately 4.30 acres of land located in the SW1/4, SW1/4, Section 35, T18N-R21E, Town of Eaton, 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 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 General Agriculture (GA) District.
2. The Eaton Town Board supports the proposed zone change from GA, General Agriculture to SE, Small Estate.
3. Rezoning will allow separation of an existing home from the surrounding farmland.
4. The area to be rezoned is not farmed.

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 Nic and Christine Schoenberger to rezone approximately 4.30 acres of land from GA, General Agriculture to SE, Small Estate were approved.

The Manitowoc County Planning and Park Commission, at its June 22, 2026 meeting, therefore by a unanimous vote, recommended that the subject property (an approximately 4.30 acres of land located in the SW1/4, SW1/4, Section 35, T18N-R21E, Town of Eaton 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 # 42606

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT/ AGENT

Current Owner	<u>Nic & Christine Schoenberger</u>	Applicant/Agent	<u>Anthony P Lulloff</u>
Address	<u>9807 Glen Flora Rd</u>	Address	<u>17625 Matznick Rd</u>
City/State/Zip	<u>Kiel, WI 53042</u>	City /State/Zip	<u>Kiel, WI 53042</u>
Phone	<u>920.374.1110</u>	Phone	<u>920.894.2151</u>
Email Address	<u>nic@ksdairydev.net</u>	Email Address	<u>aplulloff@gmail.com</u>

PROPERTY LEGAL DESCRIPTION

SW ^{1/4}, SW ^{1/4}, S 35 T 18 N R 21 E Town of Eaton

House /Fire # 9807

Tax Number 004-035-011-003.00

PROPERTY INFORMATION

Existing Zoning District

GA

Proposed Zoning district

SE

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

See proposed Certified Survey Map and attached legal description.

Proposed use: (Reason for change)

Conveyance of the house to a family member and remainder going to Schoenberger

MANITOWOC COUNTY

Family Investments.

RECEIVED

MAR 20 2026

**PLANNING & PARK
COMMISSION**

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

3/15/26

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

Anthony P Lulloff

3/15/26

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@manitowoccountywi.gov

June 1, 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:
Nic & Christine Schoenberger
9807 Glen Flora Rd
Kiel, WI 53042

Township:
Eaton

Applicant/Agent:
Anthony P Lulloff
17625 Matznick Rd
Kiel, WI 53042

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 Eaton from GA to SE)

PETITIONER

Name: Nic & Christine Schoenberger
Address: 9807 Glen Flora Rd.
Kiel WI 53042
Town: Eaton

PARCEL

Location: SW1/4, SW1/4 Section 35, T18N-R21E
Tax#: 004-035-011-003.00
Area: 4.30 acres

ACTION TO DATE

Petition Submitted: 03/20/2026
Town Action: Approved April 13, 2026
Hearing Notice Published: 6/8/2026 & 6/15/2026
Advisory: 6/22/2026
Hearing: 6/22/2026

ADJACENT USES & ZONING

Direction:	District:	Use:
North	GA & EA	Farmland
South	GA	Residential & Farmland
East	EA	Woods & Grassland
West	EA & GA	Farmland

PARCEL USES & ZONING

Existing Zoning District: GA, General Agriculture
Existing Land Use: Residence, Grassland
Proposed Zoning District: SE, Small Estate Residential
Proposed Use: Separate house from farmland and shed

MAP INFORMATION

Farmland Preservation Designation:
Non-Farmland Preservation
Soil Type: HnC2, LuD
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well drained
Soil Limitations: Moderate – Severe Percs Slowly
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Glen Flora Rd

Soil Test: 1/1999
Terrain: 0 > 12 Percent Slopes
Vegetative Cover: Wooded, Grassland

Town Future Land Use Designation: Preferred Agricultural

Preferred Agricultural districts can accommodate various agricultural uses, future development is generally recommended to locate near existing growth centers where adequate facilities and services are accessible.

County Future Land Use Designation: Agricultural/Woodlands/Natural Areas

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. 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.

MANTOWOC 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. FARM AND 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 HIS 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 COME OUT OF A VIOLATION OF THE STATUTORY AND COMMISSION POLICY FINDINGS?
- ☐ OBJECTIONS FROM OWNERS 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 OF SIZE AND WIDTH
STANDARDS FOR FILLING, GRADING & EXCAVATION

**MANITOWOC COUNTY
PLANNING AND PARK COMMISSION
PUBLIC HEARING NOTICE**

The Manitowoc County Planning and Park Commission will hold a public hearing at 4:00 p.m. on Monday, June 22, 2026 at the Manitowoc County Office Complex, 4319 Expo Drive, Manitowoc, Wisconsin on the following matters:

Miller Family GFWO Zander Land LLC ZMAR SE1/4, SE1/4, Section 02, T21N-R23E, Town of Gibson from EA, Exclusive Agriculture to RR, Rural Residential.

Nic & Christine Schoenberger ZMAR SW1/4 SW1/4 Section 35, T18N-R21E, Town of Eaton from GA, General Agriculture to SE, Small Estate.

Otto Realty LLC ZMAR NE1/4, NE1/4, & SE1/4, NE1/4 Section 12, T18N-R22E, Town of Liberty from EA, Exclusive Agriculture to SE, Small Estate.

Brandon Gibbs ZMAR SE1/4, SE1/4, Section 03, T17N-R21E, Town of Schleswig from GA, General Agriculture to RR, Rural Residential.

Michael & Margie Hoban ZMAR NE1/4, NW1/4, Section 23, T17N-R21E, Town of Schleswig from RR, Rural Residential to HD, High Density Residential.

All interested persons are invited to attend and be heard. Applications and supporting materials are available for review in the office of the Manitowoc County Planning and Zoning Department, 4319 Expo Drive, Manitowoc, WI. For further information, call (920) 683-4185.

Donald Zimmer, Chair

TO BE PUBLISHED ON June 10, 2026 AND ON June 15, 2026.

RECEIVED BY: _____

DATE: _____

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 4/13/2026

MINUTES TO BE APPROVED 5/11/2026

CALL TO ORDER: The meeting of the Town of Eaton was called to order by Chairman Rick Christel at 6:30 p.m., Monday, April 13, 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; Carleen Harel, Clerk; Callie Behnke, Deputy Clerk; Craig Zipperer, Road Superintendent and Randy Knier were in attendance. Also in attendance was Nic Schoenberger.

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 March regular meeting had been previously emailed to the board for review. A motion was made by Supervisor Schema, 2nd by Supervisor Riesterer, motion carried to approve the minutes. No corrections were needed.

The minutes for the March 18, 2026 special meeting had been previously emailed to the board for review. A motion was made by Supervisor Schema, 2nd by Supervisor Riesterer, motion carried to approve the minutes. No corrections were needed.

PUBLIC INPUT: There was no public input.

ROAD SUPERINTENDENT: Road Superintendent Zipperer provided an update on ongoing work, specifically mentioning ongoing equipment maintenance, tree removals, culvert inspection and roof inspection. He also commented that snow plow operations went well for snow storm Elsa, no equipment issues but some repairs were needed to a shop garage door and the salt shed door.

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. Nic Schoenberger Rezone – after some discussion, a motion was made by Chairman Christel to accept the proposed survey to change 4.26 acres to small estate from general ag for Nic and Christine Schoenberger including the driveway and 150' of frontage on Glen Flora Rd., a 2nd was made by Supervisor Riesterer, motion carried. Chairman Christel to contact the county Planning and Zoning Department.
- b. Set aside monies – this was on the agenda in error and was tabled.

- c. Responsible Unit Recycling Ordinance – after some discussion and some corrections to the draft of the ordinance, a motion to adopt the ordinance was made by Supervisor Riesterer, 2nd by Chairman Christel, motion carried to adopted Ordinance.

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

MEETING REPORTS: No meetings to report.

MISCELLANEOUS:

CLERK'S CORRESPONDANCE: The clerk mentioned the election went well and we had approximately 35% participation for the town, which was more then the expected 20% predicted.

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

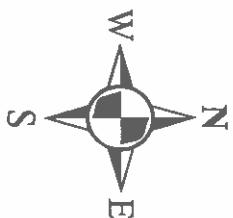
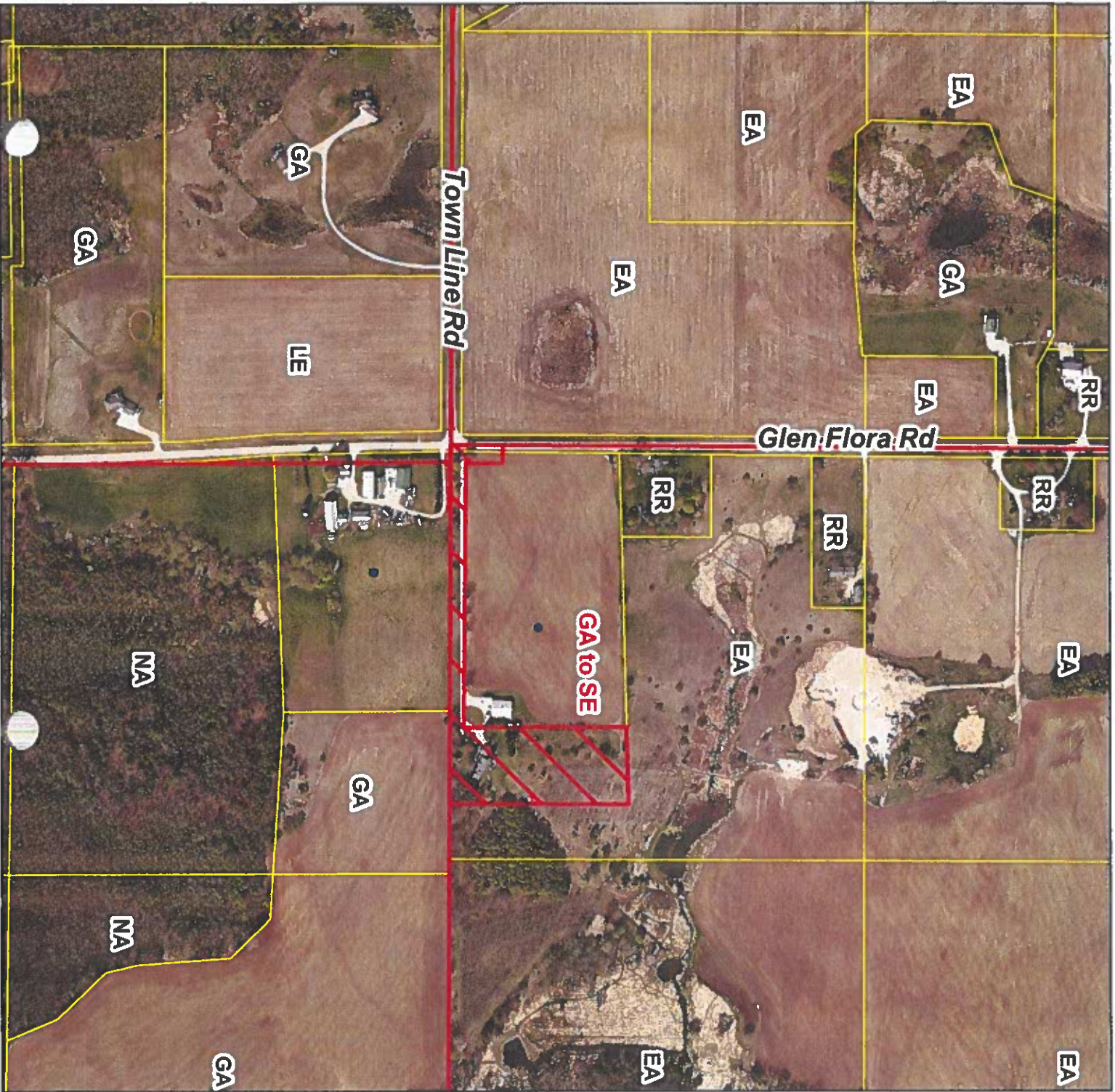
Meeting adjourned at 7:17 pm.

Respectfully submitted,

Carleen Harel, Clerk
Town of Eaton

A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 35, T. 18 N., R. 21 E., TOWN OF EATON, MANTOWOC COUNTY, WISCONSIN.

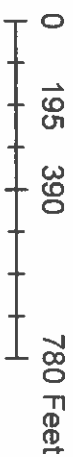




Nic & Christine
Schoenberger
SW 1/4, SW 1/4
Section 35, T18N-R21E
Town of Eaton
From: GA To: SE
Approximately 4.39 acre(s)

Map Overview

Eaton												
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							



Legend

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

**RESOLUTION APPROVING TOWN OF NEWTON ZONING
ORDINANCE**
(Greg Zahn)

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the town of Newton adopted a zoning ordinance pursuant to the authority
2 granted to towns under to Wis. Stat. § 60.62; and
3

4 WHEREAS, Manitowoc County adopted a zoning ordinance pursuant to the authority
5 granted to counties under Wis. Stat. § 59.69; and
6

7 WHEREAS, Wis. Stat. § 60.62(3) provides that town zoning ordinances, and amendments
8 thereto, are subject to county board approval in counties that have adopted a zoning ordinance
9 under Wis. Stat. § 59.69; and
10

11 WHEREAS, the town of Newton amended its zoning ordinance on June 8, 2026, by
12 rezoning a 1.33-acre parcel of property owned by Greg Zahn from A-3 (Farmland Preservation
13 District) to A-1 (Agricultural Rural Residential District) in accordance with Wis. Stat. § 60.62;
14 and
15

16 WHEREAS, the town of Newton has submitted its amended zoning ordinance to the county
17 board of supervisors of the county of Manitowoc for approval, and a copy of the amended zoning
18 ordinance has been provided to each member of the county board for review;
19

20 NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the
21 county of Manitowoc approves the town of Newton's amended zoning ordinance, which rezones
22 that certain property 1.33-acre parcel of property owned by Greg Zahn from A-3 (Farmland
23 Preservation District) to A-1 (Agricultural Rural Residential District) and was adopted by the town
24 board of the town of Newton on June 8, 2026.

Dated this 21st day of July 2026.

Respectfully submitted by

Chris Dallas, Supervisor, District 11

FISCAL IMPACT: None.

FISCAL NOTE: Reviewed and approved by Finance Director. _____

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

APPROVED:

Tyler Martell, County Executive

Date

**TOWN OF NEWTON
6532 CARSTENS LAKE ROAD
MANITOWOC WI 54220**

June 10th 2026

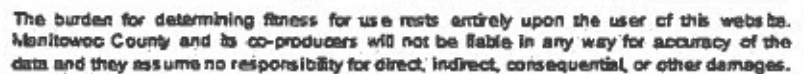
**To: Manitowoc County Board
Manitowoc County Courthouse
1010 South 8th Street
Manitowoc WI 54220**

Ladies and gentlemen,

Please be advised that the Town of Newton at its regularly scheduled Plan Commission Meeting on Monday, June 8th 2026, approved the following:

A request by Greg Zahn to rezone a 1.33-acre parcel from A-3, Farmland Preservation District, to A-1, Agricultural Rural Residential District. The owner would like to make a buildable lot on the site. A motion was made, seconded, and approved at a Town of Newton Planning Commission meeting on June 10th, 2026. Said action was approved and was submitted to the Town Board for approval. Voting Aye were Supervisor Behnke and Supervisor Downing. Motion carried.

**Alyssa Grotegut
Town of Newton Clerk**

PROPOSED

Town Of Newton
Plan Commission

June 8, 2026

L.Glaeser

D.Thomas

S.Konik

C.Bauer

R.Sieben

E.Downing

M.Slattery

The meeting was called to order by Chairman D.Thomas at 5:00 PM. She stated that N.Herzfeldt was excused.

Verification of public notice posted as required.

A motion to approve the May and June agenda was made by E.Downing and a second by C.Bauer. Motion carried unanimously.

A motion to approve the May and June minutes was made by C.Bauer and a second by E.Downing . Motion carried unanimously.

Public input opened none given. Public input was closed.

Item # 6 Greg Zahn ,A public Hearing for 1.33 acres from A-3 Farmland Preservation to A-1 Agricultural /Rural Residential District. The parcel is located approx.. 600 Ft. South of South Laker Drive. Applicant Greg Zahn showed a map as to what will be set aside to perpetuity

There was no public input , and no correspondence. The Public earing was closed

The plan commission had no discussion . D.Thomas moved to approve the proposal as submitted with the proposed land set aside to perpetuity. Motion carried unanimously.

Item #7 Discussion regarding A-1 parcels at different locations and preferred as to the owners. M.Slattery stated that he wasn't sure if the Plan Commission is able to do the property swaps of 1 acre parcels. He suggested that the Plan Commission make a recommendation to the Newton Town Board and then they do the approval. A motion by C.Bauer and a second by S.Konik to recommend to the town board that the 5 -five parcels in question be reassigned to A-1 designation. Motion carried unanimously.

Item #8 Discussion on a property in the NE of the NE of Section 13 . The house and shed and septic system are not in compliance.

D.Thomas thanked Mike Slattery for his tenure as the Town Of Newton Zoning Administrator.

A motion to adjourn was made by D,Thomas and a second by E.Downing. Motion carried unanimously. Meeting adjourned 6;30 PM. Next meeting July 13 @ 5>00 PM.

Respectfully Submitted

Lee J. Glaeser
Plan Comm. Sec.

TOWN BOARD MEETING
JUNE 10, 2026

The 06/10/26 meeting of the Town of Newton was called to order by Chairperson Thomas at 5:00 p.m. at the Town Hall, 6532 Carstens Lake Rd, Manitowoc, WI.

ROLL CALL

The roll was called and members present were Denise Thomas – Chairperson, Kevin Behnke – Supervisor 1, Edward Downing – Supervisor 2, Alyssa Grotegut – Clerk, Paulette Vogt – Treasurer, Dave Mueller – Road Supervisor/Law Enforcement Officer, Lee Glaeser – Zoning Administrator.

APPROVAL OF AGENDA – APPROVAL OF MINUTES

Supervisor Behnke made a motion to approve the amended agenda, Supervisor Downing seconded. All approved, motion carried. Supervisor Downing made a motion to approve the meeting minutes. Supervisor Behnke seconded, all approved, motion carried.

TREASURERS REPORT

Chairperson Thomas made a motion to approve the treasurer's report, seconded by Supervisor Downing, all approved, motion carried.

KELLER

Devin gave an update on the fire house and brought up a few action items and cost implications.

PUBLIC INPUT

Chairperson Thomas opened public input. Bob Braun looked for guidance on what to do with the property he purchased. Public input was then close.

ROAD BIDS

Scott Construction provided a road bid. Supervisor Behnke made a motion to approve the entire Scott Construction bid for a total of \$149,842 for S. 26th St., Applewood Ln/Rolling Hills Dr, Lambert Ln. and Law Ln. Seconded by Supervisor Downing, all approved, motion carried.

REPORTS

Road Supervisor – Supervisor Mueller provided his report prior to the meeting. The Board approved to have him help the Town of Liberty with the Brunner Rd. culvert. The board requested he bring them a cost to ditch out on Northeim. Mueller provided the board with pictures of the culvert on 26th St and believes it should be replaced.

Law Enforcement – There was just a few dog calls.

Zoning Administrator – He submitted his report prior to the meeting, no questions.

Supervisor 1 – There were no inquires on a new Recycling Attendant. Please reach out to Supervisor Behnke if you are interested. Landfill testing will be done with Cedar Corp. The County Executive will be starting his budget.

Supervisor 2 – Supervisor Downing made a motion to approve the County to do the Railroad Crossing for \$10,085. Seconded by Supervisor Behnke, all approved, motion carried.

Chairperson – Chairperson Thomas made a motion to approve the purchase of a new portable radio for \$4,455.76, seconded by Supervisor Downing. All approved, motion carried. Supervisor Behnke made a motion to accept Ord. 061026 for Enacting a Moratorium on Data Centers. The Driveway Policy will be updated and discussed at the next board meeting. The Town of Newton was awarded \$224,000 for a DOA Non-State Grant for Local Projects, for the Fire House. Supervisor Behnke thanked Chairperson Thomas for doing the leg work for that grant. Chairperson Thomas made a motion to approve the Insurance for \$13,037 with Family Insurance Center. Seconded by Supervisor Downing, all approved motion carried. **Supervisor Behnke made a motion to approve the Greg Zahn A-1 Zone Change, seconded by Supervisor Downing. All approved motion carried.**

Clerk – Supervisor Behnke made a motion to approve JT Engineering Invoice #250130-9 for \$7500.00, seconded by Chairperson Thomas. All approved, motion carried. Supervisor Downing made a motion to approve Keller Invoice for \$977,760.20. Seconded by Supervisor Behnke, all approved, motion carried. Supervisor Behnke made a motion to approve the 2026-2027 Liquor License applications, seconded by Supervisor Downing, all approved, motion carried. Chairperson Thomas made a motion to approve the paying of the bills. Seconded by Supervisor Downing, all approved, motion carried.

NEXT MEETING DATES

June 23, 2026 @ 10:00 A.M – Town Board Meeting

July 15, 2026 @ 5:00 P.M – Monthly Town Board Meeting

With no further discussion, Chairperson Thomas made a motion to adjourn the meeting, seconded by Supervisor Downing. All approved, the motion was carried and the meeting was adjourned.

Respectfully submitted,
Alyssa Grotegut, Clerk

**RESOLUTION CREATING 1.0 FULL-TIME EQUIVALENT BENEFIT
SPECIALIST POSITION AND ELIMINATING 1.0 FULL-TIME
EQUIVALENT VETERAN SERVICES OFFICER POSITION**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the Manitowoc County Veterans Service Office assists veterans, military
2 retirees, active-duty service members on terminal leave, members of the Active Reserve and
3 National Guard, and their families by helping them understand, apply for, and resolve issues
4 related to state and federal benefits; and
5

6 WHEREAS, the Veterans Service Office relies on dependable and reliable administrative
7 support staff to effectively fulfill its mission; and
8

9 WHEREAS, a Veterans Service Officer position is currently vacant; and
10

11 WHEREAS, following an evaluation of the office's staffing needs, the Veterans Service
12 Office desires to reallocate a vacant Veteran Services Officer position into a Benefit Specialist
13 position, which will allow the remaining Veterans Service Officers to focus more directly on
14 assisting veterans with benefits and claims; and
15

16 WHEREAS, reallocating the vacant 1.0 full-time equivalent (FTE) Veteran Services
17 Officer position to a 1.0 FTE Benefit Specialist position will result in a pay grade change from a
18 salaried C41 to a hourly B22; and
19

20 WHEREAS, reallocating the Veteran Services Officer position to a Benefit Specialist
21 position will not change the Veteran Service Office's total FTE count; and
22

23 WHEREAS, after careful consideration and review, the Personnel Committee recommends
24 that the vacant Veteran Services Officer position be reallocated to a Benefit Specialist position by
25 creating a 1.0 FTE Benefit Specialist position and eliminating a 1.0 FTE Veteran Services Officer
26 position;
27

28 NOW, THEREFORE, BE IT RESOLVED that the county board of supervisors of the
29 county of Manitowoc hereby reallocates the vacant Veteran Services Officer to a Benefit Specialist
30 position by creating a 1.0 FTE Benefit Specialist position and eliminating a 1.0 FTE Veteran
31 Services Officer; and
32

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

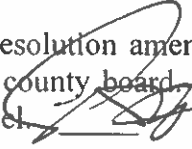
Dated this 21st day of July 2026.

Respectfully submitted by the
Personnel Committee

Susie Maresh, Chair

FISCAL IMPACT: The reallocation of a Veteran Services Officer position into a Benefit Specialist position would primarily impact wages, which would be less as the new position is in a lower pay grade.

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: _____
Tyler Martell, County Executive Date

**RESOLUTION CREATING 0.6 FULL-TIME EQUIVALENT DEATH
INVESTIGATION COORDINATOR AND A 0.6 FULL-TIME
EQUIVALENT ASSISTANT DEATH INVESTIGATOR**

TO THE MANITOWOC COUNTY BOARD OF SUPERVISORS:

1 WHEREAS, the duties and responsibilities of the Coroner's Office are mandated by Wis.
2 Stat. ch. 979 and include protecting and enhancing public safety, public health, and the general
3 welfare by promoting and providing professional death investigations throughout Manitowoc
4 County; and

5
6 WHEREAS, fulfilling these statutory responsibilities requires qualified and dependable
7 staff to support both the day-to-day operations of the office and the required on-call schedule; and

8
9 WHEREAS, the establishment of one 0.6 full-time equivalent (FTE) Death Investigation
10 Coordinator position and one 0.6 FTE Assistant Death Investigator position will provide the
11 qualified and dependable staffing necessary to meet these operational needs; and

12
13 WHEREAS, these positions are required to provide consistent on-call availability; and

14
15 WHEREAS, in recognition of these significant on-call obligations, it is appropriate that
16 these two FTE positions receive employee benefits prorated at .75 FTE; and

17
18 WHEREAS, sufficient funding for these two positions was allocated in the adopted 2026
19 Manitowoc County budget; and

20
21 WHEREAS, after careful consideration and review, the Personnel Committee recommends
22 creating a 0.6 FTE Death Investigation Coordinator position and a 0.6 FTE Assistant Death
23 Investigator position in the Coroner's Office, with the benefits for both positions being prorated at
24 .75;

25
26 NOW, THEREFORE, BE IT RESOLVED that county board of supervisors of the county
27 of Manitowoc authorizes the creation of a 0.6 FTE Death Investigation Coordinator position and
28 a 0.6 FTE Assistant Death Investigator position in the Coroner's Office, with the benefits for these
29 positions being prorated at .75; and

30
31 BE IT FURTHER RESOLVED that the 2026 Full-Time Equivalent Report (FTE) by
32 Department included in the 2026 Adopted Annual Budget Book is amended accordingly and that
33 the Finance Director is directed to record such information in the official books of the County for
34 the year ending December 31, 2026 as may be required.

Dated this 21st day of July 2026.

Respectfully submitted by the
Personnel Committee

Susie Maresh, Chair

FISCAL IMPACT: None. Funding for these positions was included in the 2026 Budget.

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: _____
Tyler Martell, County Executive Date