



MANITOWOC COUNTY COUNTY BOARD OF SUPERVISORS MEETING NOTICE

DATE: August 18th, 2026

TIME: 6:00 P.M.

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

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

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

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

V. **REPORTS**

- A. Planning and Park Petitions:
 - 1. Alfson – Town of Liberty
 - 2. Spurney – Town of Kossuth
 - 3. Stags Run LLC – Town of Centerville

VI. **PROCLAMATIONS**

- A. National Emergency Management Awareness Month.
- B. Declaring September Juror Appreciation Month.
- C. Celebrating the 175th Anniversary of First Presbyterian Church of Manitowoc.
- D. Commending Elizabeth Dvorak as Manitowoc County Fairest of the Fair.

VII. **PUBLIC COMMENT**

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

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

- A. Approve July 21, 2026 County Board Minutes
- B. Appointments by County Executive
 - 1. Joint Dispatch Board
Appoint one member to succeed Todd Olig for a two-year term expiring August 2028.
 - a. Todd Olig
 - 2. Land Information Council
Appoint one member to succeed Jill Pope for a two-year term expiring September 2028.
 - a. Jill Pope

3. Manitowoc-Calumet Library System Board of Trustees
Appoint one member to fill a vacancy for the term expiring December 2028.
 - a. Alyssa Schmidt

C. Ordinance and Resolutions

1. Planning and Park Commission
 - a. Ordinance 2026/2028-35 Amending Zoning Map (Tom and Mary Cisler).
 - b. Ordinance 2026/2028-36 Amending Zoning Map (Bradley and Chris Englebert).
 - c. Ordinance 2026/2028-37 Amending Zoning Map (James and Jodi Krim).
 - d. Ordinance 2026/2028-38 Amending Zoning Map (Steve Miller Properties LLC).

IX. COMMITTEE REPORTS

- A. Aging & Disability Board
- B. Board of Health
- C. Criminal Justice Coordinating Council
- D. Executive Committee
- E. Expo-Ice Center Board
- F. Finance Committee
 1. Resolution 2026/2028-39 Awarding the Sale of \$2,450,000 General Obligation Promissory Notes, Series 2026.
- G. Highway Committee
- H. Human Service Board
- I. Land Conservation Committee/UW-Extension Education and Agriculture Committee
- J. Personnel Committee
- K. Planning and Park Commission
- L. Public Safety Committee
- M. Public Works Committee
- N. Transportation Coordinating Committee

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.

ORDINANCE AMENDING ZONING MAP
(Thomas and Mary Cisler)

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 July 27, 2026; and
3

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

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

11 A parcel of land located in a part of the South 1/2 of the Southeast 1/4 of the Southeast 1/4
12 of Section 21, T. 21 N.- R. 23 E., Town of Gibson, Manitowoc County, Wisconsin, more
13 particularly described as follow:
14

15 Commencing at the Southeast Corner of Section 21; thence along the southerly line
16 of the SE 1/4 South 89°34'05" West 783.00 feet to the point of beginning; thence
17 continuing South 89°34'05" West 538.87 feet; thence North 0°26'51" East 662.73
18 feet; thence North 89°36'48" East 1,290.44 feet to the westerly line of the Krueger
19 Road; thence along said line South 0°35'01" West 312.74 feet; thence South
20 89°34'05" West 750.00 feet; thence South 0°35'01" West 349.00 feet to the point
21 of beginning, said parcel containing approximately 13.596 acres of land
22

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

Dated this 18th day of August 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 AUGUST 18, 2026
FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE: TOM AND MARY CISLER 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.

Tom and Mary Cisler on June 15, 2026, petitioned the Manitowoc County Board of Supervisors to rezone approximately 13.60 acres of land located in the SE1/4, SE1/4, Section 21, 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. Tom and Mary Cisler, petitioned for a zoning map amendment on June 15, 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 July 13, 2026 and on July 20, 2026.
- d. The County Planning and Park Commission held a public hearing on this amendment request on July 27, 2026.
- e. The Commission at their July 27, 2026 meeting recommended approving the requested rezoning of approximately 13.60 acres of land located in the SE1/4, SE1/4, Section 21, 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. Duane Argall, Gibson Town Chairperson, 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 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 Tom and Mary Cisler to rezone approximately 13.60 acres of land from EA, Exclusive Agriculture to RR, Rural Residential were approved.

The Manitowoc County Planning and Park Commission, at its July 27, 2026 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 13.60 acres of land located in the SE1/4, SE1/4, Section 21, 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.



**Manitowoc County
Planning and Park Commission**

Fee (\$570) Received ☒

Receipt # 42705

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT/ AGENT

Current Owner Tom & Mary Cislak Applicant/Agent _____
Address 14204 Krueger Rd Address _____
City/State/Zip Two Rivers, WI 54241 City/State/Zip _____
Phone 920 242 0335 Phone _____
Email Address _____ Email Address _____

PROPERTY LEGAL DESCRIPTION

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

House /Fire # 14204 Tax Number 00602101600100

PROPERTY INFORMATION

Existing Zoning District E-A Proposed Zoning district RR

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

Proposed use: (Reason for change) To sell part to son

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

Tom Cislak / Mary Cislak 5-21-26
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@manitowoccountymi.gov

July 14, 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:

Name of Owner:
Tom & Mary Cislcr
14204 Krueger Rd
Two Rivers, WI 54241

Township:
Gibson

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: Tom & Mary Cisler
Address: 14204 Krueger Rd.
Two Rivers, WI 54241
Town: Gibson

PARCEL

Location: SE ¼, SE ¼, Section 21, T21N-R23E
Tax #: 006-021-016-001.00
Area: 13.596 acres

ACTION TO DATE

Petition Submitted: June 15, 2026
Town Action: Approved June 1, 2026
Hearing Notice Published: 7/13/2026 & 7/20/2026
Advisory: 7/27/2026
Hearing: 7/27/2026

ADJACENT USES & ZONING

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

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture
Existing Land Use: Grassland, Woods
Proposed Zoning District: RR, Rural Residential
Proposed Use: Split off land so child may build a house

MAP INFORMATION

Farmland Preservation Designation:
Farmland Preservation
Soil Type: BrC2, HrB, SyA
Air Photo Date: 04/2023

OTHER CONSIDERATIONS

Drainage: Well - somewhat poorly drained
Soil Limitations: Moderate – Severe (Percs Slowly)
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Krueger Rd

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

Town Future Land Use Designation: Agricultural

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

County Future Land Use Designation: Agricultural

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

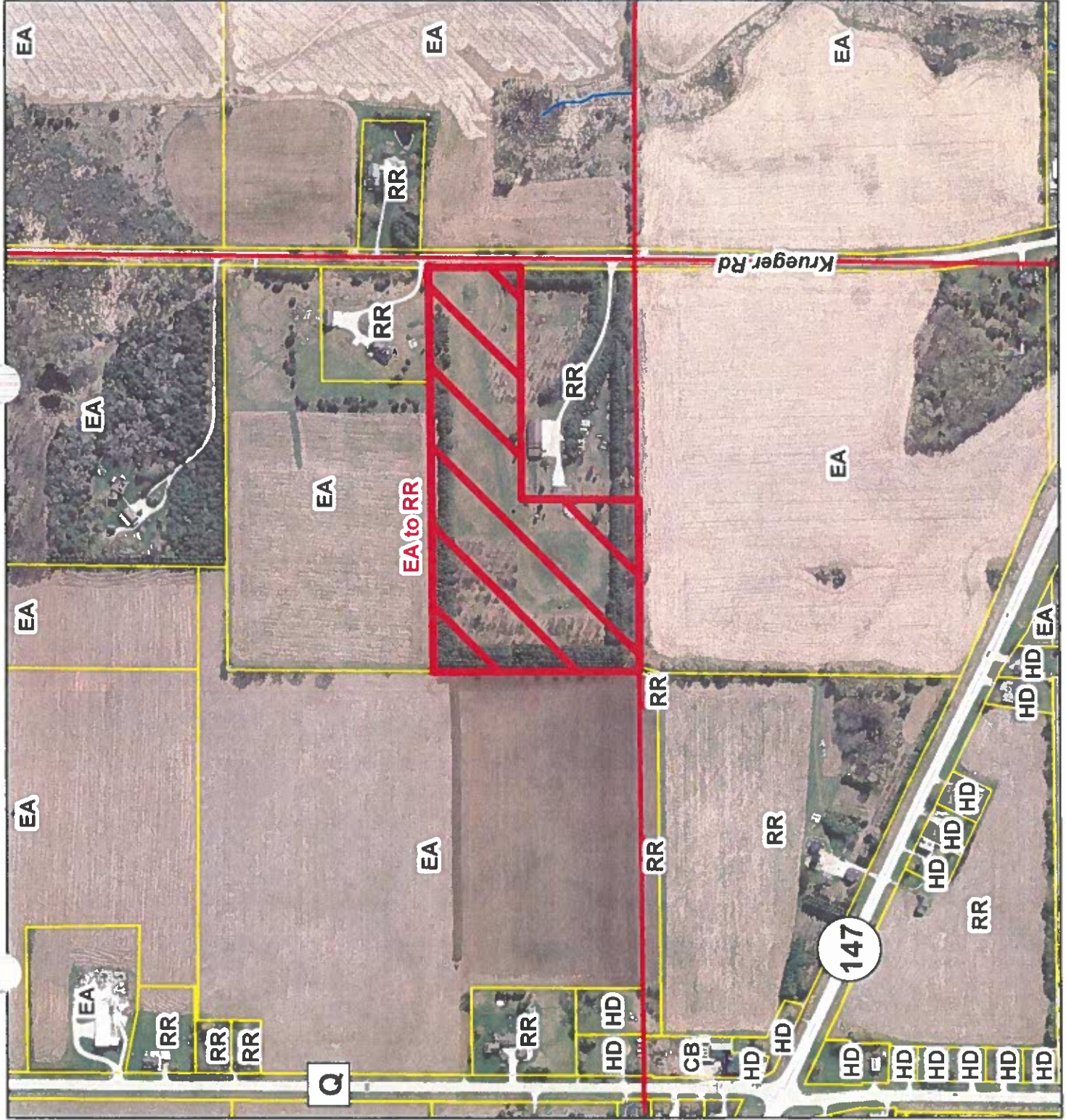
MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

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 BEING CONSIDERED RATHER THAN JUST THE USE THAT IS BEING PROPOSED BY THE APPLICANT?
- ☐ DOES THE PROPOSED AMENDMENT BE OF A NATURE THAT MEETS THE STATUTORY AND COMMISSION POLICY FINDINGS?
- ☐ OBJECTIONS FROM NON-ADJACENT INTERESTED PARTIES
- ☐ CITIZEN SUPPORT/OBJECTORS

SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

- ☐ IS THE PROPOSED LOCATION FOR THE PROPOSED USE WITHIN THE APE AS IDENTIFIED ON FLOODPLAIN, WETLAND, FLOODWAY, SHORELAND?
- ☐ DOES THE PROPOSED CONSTRUCTION MEET THE STATE'S AND COUNTY'S STANDARDS FOR PERMITTED ACCESSORY OR CONDITIONAL USE, SHORELINE VEGETATION, PERCENT MINIMUM SETBACK FROM WATERWAY, MINIMUM LOT SIZE AND WIDTH STANDARD, TOP DITCHING, GRADING, EXCAVATION.

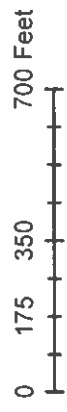


Thomas & Mary Cisler
 SE 1/4, SE 1/4
 Section 21, T21N-R23E
 Town of Gibson

From: EA To: RR
 Approx. 13.596 acre(s)

Map Overview

Gibson									
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					



Legend

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

Linda Belinske

From: Reed Gaedtke
Sent: Wednesday, July 8, 2026 1:47 PM
To: Andrea Raymakers; Linda Belinske; Tim Ryan
Subject: FW: Thomas Cisler Rezone

See town information below for a rezone.

Sincerely,

Reed Gaedtke
Code Administrator
Manitowoc County
Planning and Zoning Department
(920) 683-4185
ReedGaedtke@manitowoccountywi.gov

*Please note that my email address has changed

From: Town of Gibson <townofgibson@gmail.com>
Sent: Wednesday, July 8, 2026 1:30 PM
To: Reed Gaedtke <ReedGaedtke@manitowoccountywi.gov>; Andrea Raymakers
<AndreaRaymakers@manitowoccountywi.gov>
Subject: Thomas Cisler Rezone

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

Good Afternoon,

Here is the motion for the approval of the amended number of acres with respect to the parcel of Thomas G. & Mary J. Cisler:

Thomas G. & Mary J. Cisler – Rezone- Argall reported change of acres to be rezoned in request of Thomas G. & Mary J. Cisler of parcel 006-021-016-001.00, 14204 Krueger Road, from EA to RR approved June 1, 2026. Motion by Rabitz, second by Argall, to adjust the number of acres approved for rezoning from EA to RR from approximately 10 to approximately 13 (parcel number 006-021-016-001.00). All voting aye by voice vote, motion carried.

Should you have any questions or need additional information, please do not hesitate to contact me. Thank you.

Linda S. Herman
Clerk/Treasurer
Town of Gibson

ORDINANCE AMENDING ZONING MAP
(Bradley and Chris Englebert)

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 July 27, 2026; and
3

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

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

11 A parcel of land located in a part of the Southwest ¼ of the Southwest ¼ of Section 12, T.
12 20 N.- R. 24 E., Town of Two Rivers, Manitowoc County, Wisconsin, more particularly described
13 as follows:
14

15 Beginning at the Southwest Corner of Section 12; thence along the westerly line of
16 the SW ¼ North 0°33'49" East 400.00 feet to the southerly line of Tract 1 of
17 Certified Survey Map Volume 11 Page 261 South 89°26'11" East 276.00 feet;
18 thence along the easterly line of said Tract 1 North 0°33'49" East 370.00 feet;
19 thence along the northerly line of said Tract 1 North 89°26'11" West 276.00 feet;
20 thence North 0°33'49" East 554.35 feet; thence North 89°34'51" East 360.00 feet;
21 thence South 0°44'00" East 1,326.96 feet; thence South 89°59'24" West 390.00
22 feet to the point of beginning, said parcel containing approximately 9.07 acres of
23 land
24

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

Dated this 18th day of August 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 AUGUST 18, 2026
FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE: BRADLEY AND CHRIS ENGLEBERT, 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.

Bradley and Chris Englebert on June 17, 2026, petitioned the Manitowoc County Board of Supervisors to rezone approximately 8.20 acres of land located in the SW1/4, SW1/4, Section 12, T20N-R24E, Town of Two Rivers, from EA, Exclusive Agriculture to SE, Small Estate.

The Town of Two Rivers adopted the Manitowoc County Zoning Ordinance on January 9, 2012. The purpose of the Small Estate Residential (SE) zoning district is to provide areas for mixed residential and agricultural activity in mostly rural areas of the county with a minimum lot size of two acres

1. Action taken to date on this request includes:

- a. Bradley and Chris Englebert petitioned for a zoning map amendment on June 17, 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 July 13, 2026 and on July 20, 2026.
- d. The County Planning and Park Commission held a public hearing on this amendment request on July 27, 2026.
- e. The Commission at their July 27, 2026 meeting recommended approving the requested rezoning of approximately 8.20 acres of land located in the SW1/4, SW1/4, Section 12, T20N-R24E, Town of Two Rivers, 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.

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 Two Rivers Town Planning Commission and the Two Rivers Town Board support the proposed zone change from EA, Exclusive Agriculture to SE, Small Estate.
3. Rezoning will allow for the development of two single family home sites.
4. The are a proposed for rezoning consist of poor soil types that are wet and not conducive to farming.

RECOMMENDATION

The County Planning and Park Commission determined from testimony at the public hearing, from the zone change fact sheets and maps, and from the staff analysis, that the public health, safety and general welfare would be safeguarded and substantial justice done, if the request of Bradley and Chris Englebert to rezone approximately 8.20 acres of land from EA, Exclusive Agriculture to SE, Small Estate were approved.

The Manitowoc County Planning and Park Commission, at its July 27, 2026 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 8.20 acres of land located in the SW1/4, SW1/4, Section 12, T20N-R24E, Town of Two Rivers, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive to SE, Small Estate.



**Manitowoc County
Planning and Park Commission**

Fee (\$570) Received ☒

Receipt # 42738

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT/ AGENT

Current Owner	<u>Brad & Chris Englebert</u>	Applicant/Agent	<u>Brad Englebert</u>
Address	<u>10895 Division Dr.</u>	Address	<u>10895 Division Dr.</u>
City/State/Zip	<u>Two Rivers, WI 54241</u>	City/State/Zip	<u>Two Rivers, WI 54241</u>
Phone	<u>920-242-7844</u>	Phone	<u>920-242-7844</u>
Email Address	<u>bcenglebert@gmail.com</u>	Email Address	<u>bcenglebert@gmail.com</u>

PROPERTY LEGAL DESCRIPTION

SW 1/4, SW 1/4, S 12 T 20 N R 24 E Town of Two Rivers

House /Fire # NA

Tax Number Part of 018-112-011.00

PROPERTY INFORMATION

Existing Zoning District EA, Excl Proposed Zoning district SE, Small

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

See Attached Legal Description & Photos

Proposed use: (Reason for change)

Property is for sale. A total of 55.6 acres is for sale which includes 47.4 acres in WRP & 8.2 acres cropland.

Potential buyer wants to build a house on the 8.2 acres.

I am only requesting a rezone on the 8.2 acres. The 47.4 will remain EA.

The 8.2 acres is poor quality cropland due to soil type and 2 small fields.

The 8.2 acres is rented to a farmer but rate is 1/2 of normal due to poor quality.

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

Chris Englebert 6/17/2026

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

Brad Englebert 6/17/2026
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@manitowoccountymi.gov

July 15, 2026

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

and

Manitowoc County Supervisor Grambow
Supervisor District 22

ATTN: Tim Ryan and Supervisor Grambow

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:
Brad and Chris Englebert
10895 Division Dr
Two Rivers, WI 54241

Township:
Two Rivers

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

Sincerely,

Jessica Backus
Manitowoc County Clerk

Enclosure

MANITOWOC COUNTY

ZONING MAP AMENDMENT FACT SHEET

(Manitowoc County, Town of Two Rivers from EA to SE)

PETITIONER

Name: Bradley & Chris Englebert
Address: 10895 Division Dr.
Two Rivers, WI 54241
Town: Two Rivers

PARCEL

Location: SW1/4, SW1/4, Section 12, T20N-R24E
Tax#: 018-112-011-000.00
Area: 8.2 acres

ACTION TO DATE

Petition Submitted: 06/17/2026
Town Action: Approved June 11, 2026
Hearing Notice Published: 7/13/26 & 7/20/26
Advisory: 7/27/2026
Hearing: 7/27/2026

ADJACENT USES & ZONING

Direction:	District:	Use:
North	EA	Farmland
South	EA	Farmland
East	EA	Restored Wetland
West	EA & SE	Residential/Farmland

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture
Existing Land Use: Farmland
Proposed Zoning District: SE, Small Estate Residential
Proposed Use: Sell 55 acres of land, rezone the front
so the future buyer and her brother can both build a house.

MAP INFORMATION

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

OTHER CONSIDERATIONS

Drainage: Well – somewhat poorly drained
Soil Limitations: Severe, percs slowly
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Tannery Rd.

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

Town Future Land Use Designation: Agricultural

Areas to be preserved for agricultural uses. Areas based off of soil types, topography, agricultural productivity and trends, current and potential agricultural use, and other relevant factors. Encourage the preservation of agricultural lands and the farmer's right to farm. If residential development is permitted in lands classified as agricultural, low density development would be considered. Encourage natural buffers for development.

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.

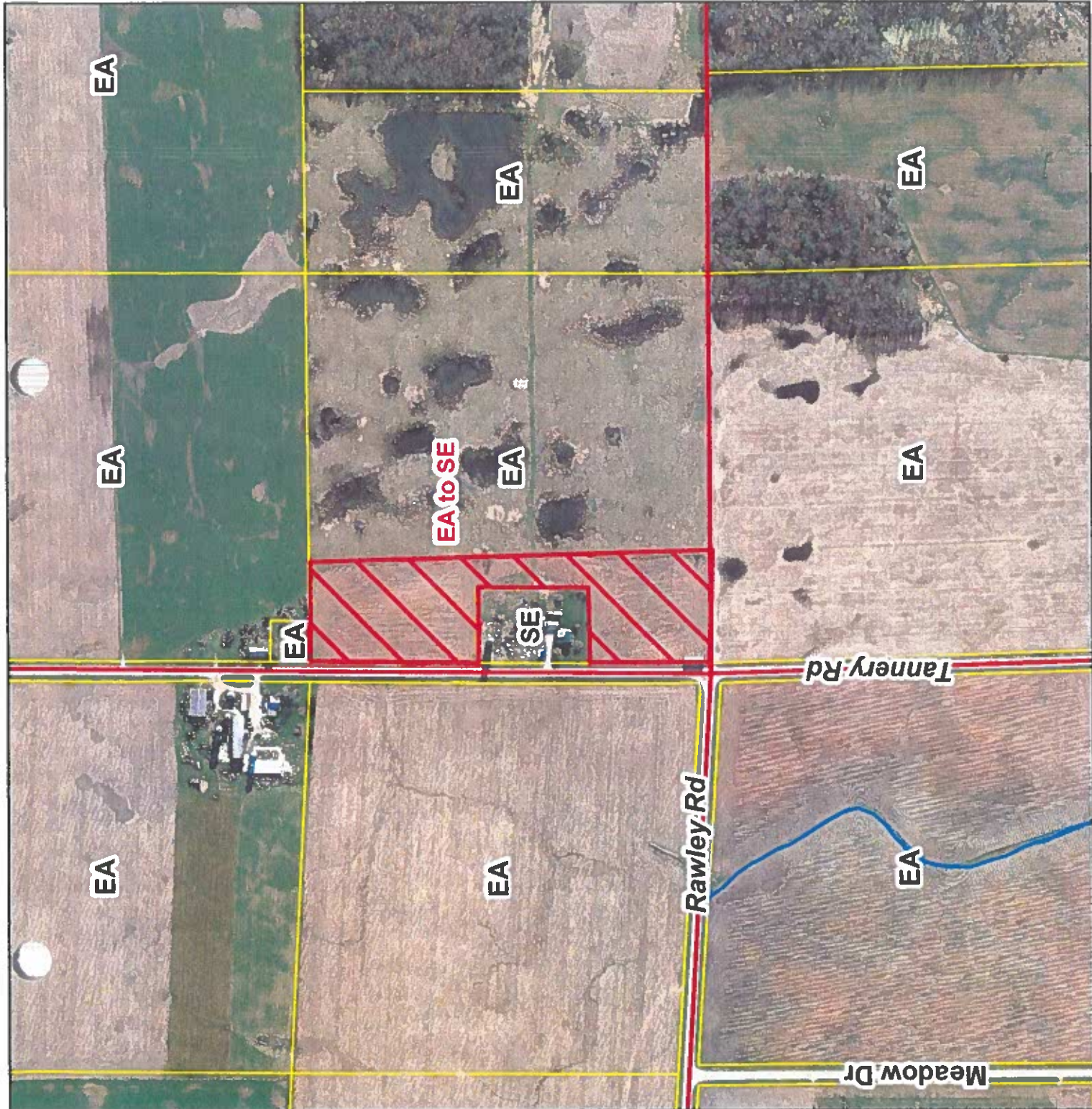
MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

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 IS CORRECTLY ZONED INITIALLY?
- ☐ DOES THE DECISION TO RECOMMEND APPROVAL OR DENIAL REPRESENT THE COMMISSIONER'S/COMMISSIONERS 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 GOVERN OUT OF A VIOLATE THE STATUTORY AND COMMISSION POLICY ORDINANCE?
- ☐ OBJECTION FROM TO NEIGHBORING INTERESTED PARTIES
- ☐ CITIZEN SUPPORT/OPPOSITION

SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

- ☐ IS THE PROPOSED LOCATION OF THE PROPOSED USE WITHIN THE AREA 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



From: EA To: SE
Approximately 8.2 acre(s)

Map Overview

Two Rivers

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



Legend

- Legend**
- Proposed Zone Change
 - Section line
 - Zoning lines
 - Lot Line
 - Water Way

TOWN OF TWO RIVERS
7650 C.T.H. "O"
TWO RIVERS, WI 54241
920-657-1213

June 11, 2026

Mr. Tim Ryan
Planning & Park Commission
Manitowoc County Planning and Zoning
P.O.Box 935
Manitowoc, WI 54221-0935

RE: REQUEST OF REZONING REQUEST
PROPERTY OWNERS: BRADLEY AND CHRISTINE ENGLEBERT
PARCEL: 018-112-011-000.00 (PART OF)

Mr. Ryan:

Please be advised the Board of Supervisors of the Town of Two Rivers, has no objection to a change in the zoning for a 8.27 acre parcel running along Tannery Road, as indicated in attached letter as part of the whole parcel that was included in the application currently owned by Bradley and Chris Englebert from EA to SE.

At the meeting held of Town Supervisors held on June 8, 2026, after reviewing the documentation and discussion, a motion was made, seconded and carried unanimously to support this rezoning application of part of parcel 018-112-011-000.00 in the Town of Two Rivers and encourages the Planning and Zoning Board to approve and grant the rezoning also.

This letter serves as our record of support and approval for your files.

Thank you for your consideration in this matter.

Sincerely, 



Steve Pohl
Town Chairman

ORDINANCE AMENDING ZONING MAP
(James and Jodi Krim)

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 July 27, 2026; and
3

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

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

11 A parcel of land located in all of Tract One (1) of Certified Survey Map as recorded in
12 Volume 18 of Certified Survey Maps on Page 249 as Document Number 839007, plus additional
13 lands; being part of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of Section
14 Twenty-Three (23), Township Eighteen (18) North, Range Twenty-Two (22) East, Town of
15 Liberty, Manitowoc County, Wisconsin, more particularly described as follows:
16

17 Commencing at the north corner of said Section 23; thence S00°-28'-51"W along
18 the east line of the NW1/4 of said Section 23, a distance of 600.88 feet to the point
19 of beginning; thence continue S00°-28'-51"W along said east line, a distance of
20 647.80 feet to the southeast corner of said Tract 1; thence N89°-31'-09"W along
21 the south line of said Tract 1 and its west extension, a distance of 722.24 feet; thence
22 N00°-28'-51"E 647.80 feet; thence S89°-31'-09"E 722.24 feet to the point of
23 beginning, said parcel containing approximately 467,867 square feet (10.741 acres)
24 of land
25

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

Dated this 18th day of August, 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 AUGUST 18, 2026
FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE: JAMES AND JODI KRIM, 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.

James and Jodi Krim on June 1, 2026, petitioned the Manitowoc County Board of Supervisors to rezone approximately 10.25 acres of land located in the NE1/4, NW1/4, Section 23, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture to GA, General Agriculture.

The Town of Liberty adopted the Manitowoc County Zoning Ordinance on November 14, 2011. The uses permitted in the GA, General Agriculture zoning district provides for a rural area with a mixture of agriculture, low-density residential and rural commercial activity with a minimum lot size of ten acres.

1. Action taken to date on this request includes:

- a. James and Jodi Krim petitioned for a zoning map amendment on June 1, 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 July 13, 2026 and on July 20, 2026.
- d. The County Planning and Park Commission held a public hearing on this amendment request on July 27, 2026.
- e. The Commission at their July 27, 2026 meeting recommended approving the requested rezoning of approximately 10.25 acres of land located in the NE1/4, NW1/4, Section 23, T18N-R22E, Town of Liberty, from EA, Exclusive Agriculture to GA, General Agriculture.

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

3. Testimony at the hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.
- b. Mr. James Krim, 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 General Agriculture (GA) District.
2. The Liberty Town Planning Commission and the Liberty Town Board support the proposed zone change from EA, Exclusive Agriculture to GA, General Agriculture.
3. Rezoning will allow the owner to consolidate an existing building with other structures onto one tax parcel.
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 James and Jodi Krim to rezone approximately 10.25 acres of land from EA, Exclusive Agriculture to GA, General Agriculture were approved.

The Manitowoc County Planning and Park Commission, at its July 27, 2026 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 10.25 acres of land located in the NE1/4, NW1/4, Section 23, T18N-R22E, Town of Liberty, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from EA, Exclusive to GA, General Agriculture.



Manitowoc County
Planning and Park Commission

Fee (\$570) Received ☒
Receipt # 42703

ZONING MAP AMENDMENT APPLICATION

OWNER / APPLICANT / AGENT

Current Owner	<u>JAMES & Lodi Krim</u>	Applicant/Agent	
Address	<u>6424 NAGEL RD.</u>	Address	
City/State/Zip	<u>WADESVI WI 54245</u>	City /State/Zip	
Phone	<u>920 374 0645</u>	Phone	
Email Address	<u>JKrim6424@gmail.com</u>	Email Address	

PROPERTY LEGAL DESCRIPTION

NE ^{1/4}, NW ^{1/4}, S 23 T 18 N R 22 E Town of LIBERTY
House /Fire # 6424 Tax Number 008-023-005-002-00 [±]
008-023-005-000.00

PROPERTY INFORMATION

Existing Zoning District EA Proposed Zoning district GA

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

SEE ATTACHED MAP

Proposed use (Reason for change)

LOOKING TO PUT IN A MAILED SYSTEM AND PUT EXISTING BOUNDARY ON SAME PARCEL.

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

[Signature] 6-1-2026
Signature (owner or owner's agent) (Required) Date

SEE ABOVE
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

July 15, 2026

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

and

Manitowoc County Supervisor 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:
James and Jodi Krim
6424 Nagel Rd
Valders, WI 54245

Township:
Liberty

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 GA)

PETITIONER

Name: James & Jodi Krim
Address: 6424 Nagel Rd
Valders WI 54245
Town: Liberty

PARCEL

Location: NE1/4, NW1/4, Section 23, T18N-R22E
Tax#: 008-023-005-000.00 & 008-023-005-002.00
Area: 3.68 acres & 6.57 acres = 10.25 acres

ACTION TO DATE

Petition Submitted: June 1, 2026
Town Action: Approved June 1, 2026
Hearing Notice Published: 7/13/2024 & 7/20/2026
Advisory: 7/27/2026
Hearing: 7/27/2026

ADJACENT USES & ZONING

Direction:	District:	Use:
North	EA	Farmland
South	EA	Farmland
East	EA,SE,RR	Farmland, Residential,Business
West	EA	Farmland

PARCEL USES & ZONING

Existing Zoning District: EA, Exclusive Agriculture
Existing Land Use: Existing Farm Business, Residence
and Farmland
Proposed Zoning District: GA, General Agriculture
Proposed Use: Conditional Use to operate business

MAP INFORMATION

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

OTHER CONSIDERATIONS

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

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

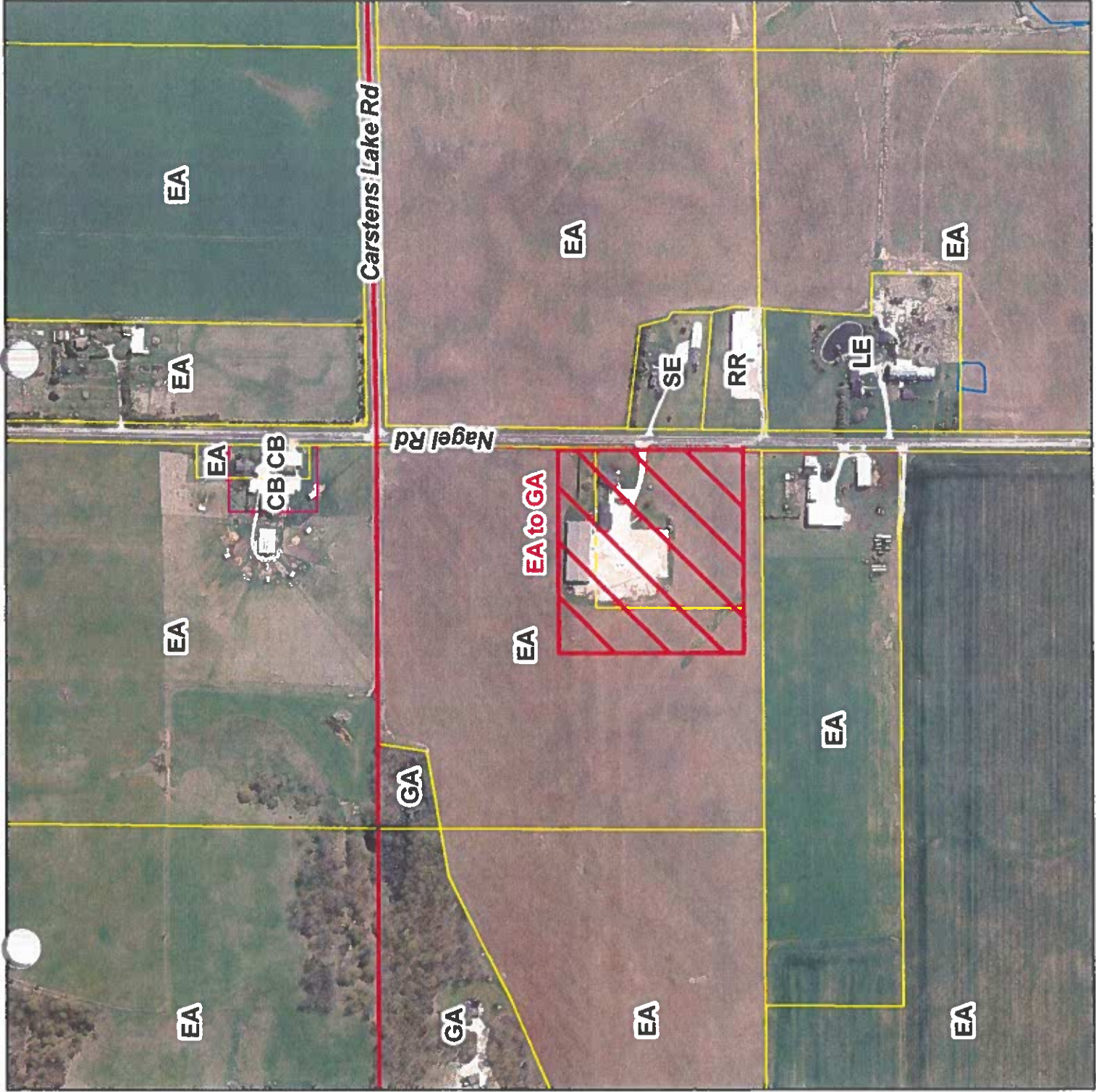
MANTOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

- ☐ IS THE PROPOSED ZONING MAP AMENDMENT CONSISTENT WITH AND IN ACCORDANCE WITH THE COUNTY'S:
 - ☐ LAND USE PLAN?
 - ☐ FARM AND PRESERVATION PLAN?
 - ☐ OTHER LOCAL UNITS PLANS?
- ☐ HAS THERE BEEN A SUBSTANTIAL CHANGE IN CONDITIONS SINCE THE LAND WAS ORIGINALLY ZONED THAT 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 POSSIBLE 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 VIOLATE THE STATE POLICY AND COMMISSION POLICY FINDINGS?
- ☐ ADDITIONAL STANDARD FOR OTHER INTERESTED PARTIES
- ☐ CITIZEN'S PROTECTIONS

SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

- ☐ IS THE PROPOSED ELEVATION FOR THE PROPOSED USE WITHIN THE SHORELAND FLOODPLAIN WELL AND FLOODWAY SHORELAND?
- ☐ DOES THE PROPOSED CONSTRUCTION MEET THE STATE'S AND/OR LOCALS STANDARD PERMITTED ACCESSORY OR CONDITIONAL USE SHORELAND SHORELAND DEVELOPMENT MINIMUM SETBACK FROM WATERWAY MINIMUM DEVELOPMENT AND WATERWAY STANDARDS FOR THE LINE GRADING & EXCAVATION?



James & Jodi Krim
NE 1/4, NW 1/4
Section 23, T18N-R22E
Town of Liberty

From: EA To: GA
Approx. 10.25 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
- Zoning Line
- Water Way

Town of Liberty Change Request Form

Requested By: *Jim Krim*

Date Received: *May 2, 2026*

Evaluation Meeting Date: *June 1, 2026*

Site Address: *6424 Nagel Road*

Change Requested:

1. *Rezone - expand lot at 6424 Nagel Road to approximately 10.25 acres (exclusive of road right of way) and rezone to General Agriculture*
2. *Conditional Use - for trucking business*

1. Current Zoning Map:

EA - Exclusive Ag

2. Within 75 feet of wetland:

No

3. Farmland Preservation Area:

No

4. Woodland Preservation Area:

No

5. Planning Map & Criteria:

A. Natural Areas

Not Applicable

B. Transportation (Commercial Develop.Only)

Not Applicable

C. Topography & Soil

Hortonville silt loam, 2-6% slope

D. Pre-existing Home Site

Yes

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

Not as presented

F. Any Land Use Conflicts

No

6. Site Inspection

Yes

Town of Liberty Change Request Form

7. Special Considerations

Rezone:

Rezone will place proposed lot into correct zoning category

Expanded lot necessary for future mound system

Expanded lot necessary to have all buildings on one parcel

Rezone will not change amount of tillable ground

Conditional Use:

Load times at customer as early as 4am so requesting 3am start

Business is conducted off-site; trucks leave and don't return until end of day

No Jake Brakes emphasized to all drivers

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

Approve Rezone: Motion – Lenzner, 2nd – Schnell, approved on 4-0 vote

Approve Conditional Use: Motion – Schnell, 2nd – Lenzner, approved on 4-0 vote

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

[Handwritten signatures of Plan Commission Members]

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

Town of Liberty Change Request Form

Liberty Town Board Directive

Change supported by the Town Board with Plan Commission

recommendations on this day: 06 / 08 / 2026 along with the following conditions:

w/ Special Considerations

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

Signatures of Board

[Signature]

Date

6/8/2026

[Signature]

6/10/2026

ORDINANCE AMENDING ZONING MAP
(Steve Miller Properties 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 July 27, 2026; and
3

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

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

11 A parcel of land located in a part of the Southeast Quarter (SE1/4) of the Southeast Quarter
12 (SE1/4) of Section Thirty (30), Township Twenty (20) North, Range Twenty-One (21) East, Town
13 of Maple Grove, Manitowoc County, Wisconsin, more particularly described as follows:
14

15 Commencing at the Southeast Corner of said Section 30; thence N89°-48'-59"W
16 along the south line of the SE1/4 of said Section 30, a distance of 765.80 feet to the
17 point of beginning; thence N00°-05'-01"W 1156.70 feet to the centerline of the
18 abandoned railroad; thence N77°-00'-20"W along said centerline, a distance of
19 574.13 feet to the west line of the SE1/4 of said SE1/4; thence S00°-05'-01"E along
20 said west line, a distance of 1284.01 feet to the south line of said SE1/4; thence
21 S89°-48'-59"E along said south line, a distance of 559.24 feet to the point of
22 beginning; being subject to any all easements and restrictions of record, said parcel
23 containing approximately 682,463 square feet (15.667 acres) of land
24

25 is hereby rezoned from High Density (HD) District to General Agricultural (GA) District.

Dated this 18th day of August 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 AUGUST 18, 2026
FROM: THE MANITOWOC COUNTY PLANNING AND PARK COMMISSION
RE: STEVE MILLER PROPERTIES, 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.

Steve Miller Properties, LLC on June 10, 2026, petitioned the Manitowoc County Board of Supervisors to rezone approximately 15.67 acres of land located in the SE1/4, SE1/4, Section 30, T20N-R21E, Town of Maple Grove, from HD, High Density to GA, General Agriculture.

The Town of Maple Grove adopted the Manitowoc County Zoning Ordinance on December 12, 2011. The uses permitted in the GA, General Agriculture zoning provides for a rural area with a mixture of agriculture, low-density residential and rural commercial activity with a minimum lot size of ten acres.

1. Action taken to date on this request includes:

- a. Steve Miller Properties, LLC, petitioned for a zoning map amendment on June 10, 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 July 13, 2026 and on July 20, 2026.
- d. The County Planning and Park Commission held a public hearing on this amendment request on July 27, 2026.
- e. The Commission at their July 27, 2026 meeting recommended approving the requested rezoning of approximately 15.67 acres of land located in the SE1/4, SE1/4, Section 30, T20N-R21E, Town of Maple Grove, from HD, High Density to GA, General Agriculture.

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

3. Testimony at the hearing is summarized as follows:

- a. Mr. Tim Ryan, Director, reviewed the Commission Agenda Commentary.
- b. Mr. Steve Miller, 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 High Density (HD) District.
2. The Maple Grove Town Planning Commission and the Maple Grove Town Board support the proposed zone change from HD, High Density to GA, General Agriculture.
3. Rezoning will allow for the construction of a private garage 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 Steve Miller Properties LLC to rezone approximately 15.67 acres of land from HD, High Density to GA, General Agriculture were approved.

The Manitowoc County Planning and Park Commission, at its July 27, 2026 meeting, therefore by a unanimous vote recommended that the subject property (an approximately 15.67 acres of land located in the SE1/4, SE1/4, Section 30, T20N-R21E, Town of Maple Grove, more fully described in the accompanying proposed ordinance amendment) be recommended for rezoning from HD, High Density to GA, General Agriculture.



Manitowoc County
Planning and Park Commission

Fee (\$570) Received ☐

Receipt # 42085

ZONING MAP AMENDMENT APPLICATION

OWNER APPLICANT AGENT

Current Owner Steven Miller

Applicant Agent

Address 11375 Blackbird Ln

Address

23604 Sunny Slope Rd

City State Zip Brillion WI 54110

City State Zip

Brillion WI 54110

Phone 920-418 3227

Phone

Email Address SKmill32@Ad.com

Email Address

PROPERTY LEGAL DESCRIPTION

SE 14. SE 14. S 30 T 20 N R 21 E Town of Maple Grove

House Fire # 23604

Tax Number C11-030-016 002 00

PROPERTY INFORMATION

Existing Zoning District

HD

Proposed Zoning district

CA

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) To construct 40 x 100 pole building

Return to:
Manitowoc County
Planning and Park Commission
4319 Expo Drive, PO Box 935
Manitowoc, WI 54220-0935
(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@manitowoccountymi.gov

July 15, 2026

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

and

Manitowoc County Supervisor Busse
Supervisor District 16

ATTN: Tim Ryan and Supervisor Busse

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:

Steven Miller
W375 Blackbird Ln
Brillion, WI 54110

Township:

Maple Grove

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 Maple Grove from HD to GA)

PETITIONER

Name: Steve Miller Properties LLC
Address: W375 Blackbird Ln.
Brillion, WI 54110
Town: Maple Grove

PARCEL

Location: SE1/4, SE1/4, Section 30, T20N-R21E
Tax#: 011-030-016-002.00
Area: 15.667 acres

ACTION TO DATE

Petition Submitted: 6/10/2026
Town Action: Approved June 9, 2026
Hearing Notice Published: 7/13/2026 & 7/20/2026
Advisory: 7/27/2026
Hearing: 7/27/2026

ADJACENT USES & ZONING

Direction:	District:	Use:
North	SE	Residential
South	RR & LE	Residential
East	HD	Grassland/Farmland
West	EA	Farmstead/Farmland

PARCEL USES & ZONING

Existing Zoning District: HD, High Density
Existing Land Use: Old Trailer Park/Wooded/Farmland
Proposed Zoning District: GA, General Agriculture
Proposed Use: Build a storage shed

MAP INFORMATION

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

OTHER CONSIDERATIONS

Drainage: Well - somewhat poorly drained
Soil Limitations: Severe (percs slowly)
Sewage Disposal: Private Onsite Wastewater Treatment
Road Access: Sunny Slope Road

Soil Test: 3/12/1993
Terrain: 0 to >12 Percent Slopes
Vegetative Cover: Woods/grassland

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

As the town develops, agricultural land would be converted to uses such as residential, commercial, industrial, transportation, or other developed land uses. Work at preserving agricultural land but allow for orderly growth. Maintain rural character of the town by preserving the natural resources.

Promotes the maintenance and preservation of the private woodlands and open spaces within the town. Future development in these areas should be done in a fashion which has the least impact to the natural environment and does not fragment large, contiguous areas of woodlands and open spaces. Preserve large natural areas and/or features to enhance and retain buffers between incompatible uses while maintaining scenic views of the town.

County Future Land Use Designation: Woodlands/Natural Areas

Woodlands are a valuable natural resource, providing a host of benefits. Trees filter air and water, serve as buffers between land uses, provide wildlife habitat and areas for passive recreation.

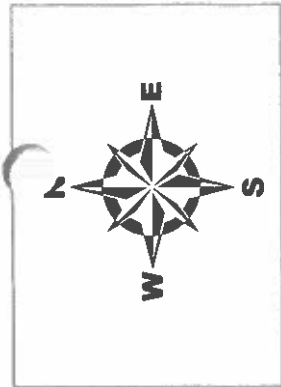
MANITOWOC COUNTY ZONING MAP AMENDMENT CHECKLIST

GENERAL ZONING PRINCIPLES

- ☐ IS THE PROPOSED ZONING MAP AMENDMENT CONSISTENT WITH AND IN ACCORDANCE WITH THE COUNTY'S:
 - 1. LAND USE PLAN?
 - 2. FARM AND PRESERVATION PLAN?
 - 3. OTHER LOCAL PLAN?
- ☐ 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 COMMISSIONER'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 VIOLATE OR VIOLATE THE STATE POLICY AND COMMISSIONER POLICY FINDINGS?
- ☐ SUBJECT TO A HEARING FOR ANY OTHER INTERESTED PARTIES.
- ☐ CITIZEN SUPPORT/OPPOSITION.

SHORELAND FLOODPLAIN ZONING ORDINANCE PRINCIPLES

- ☐ IS THE PROPOSED LOCATION FOR THE PROPOSED USE WITHIN THE SPRINKLED POND, FLOODPLAIN, WETLAND, FLOODWAY, SHORELAND?
- ☐ DOES THE PROPOSED CONSTRUCTION MEET THE STATE'S AND COUNTY'S STANDARDS:
 - PERMITTED ACTS/SUBJECT OF CONDITIONAL USE _____ SHORELAND VEGETATION PERMITS
 - MINIMUM SETBACK FROM WATERWAY _____ MINIMUM OF SIZE AND WIDTH
 - STANDARD FOR EROSION, GRADING & EXCAVATION _____



Steve Miller
Properties, LLC
SE 1/4, SE 1/4
Section 30, T20N-R21E
Town of Maple Grove

From: HD to: GA
Approx. 15.667 acre(s)

Map Overview

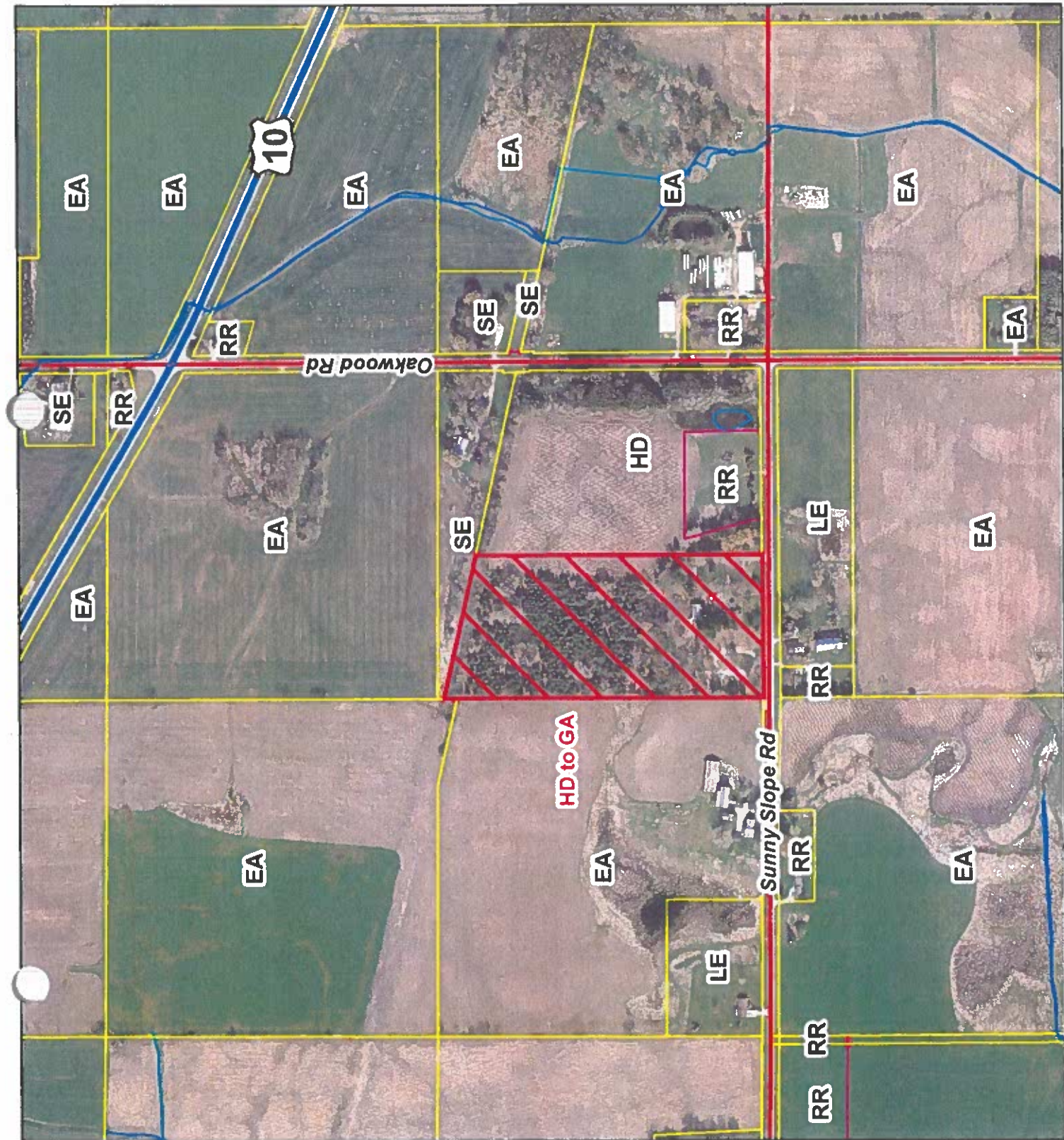
Maple Grove

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



Legend

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



PART OF THE SE 1/4 OF THE SE 1/4, SECTION 30, T 20N, R 21E
TOWN OF MAPLE GROVE, MANITOWOC COUNTY, WISCONSIN

—LEGEND—

0 = "JULY 1984, 04 x 10" 1000
 1000 = "JULY 1984, 04 x 10" 1000
 1000 = "JULY 1984, 04 x 10" 1000
 1000 = "JULY 1984, 04 x 10" 1000

TRACT 1
C.S.M.
VOL 6 PG. 695
DOC NO 514946

NWL/4-SEL/4

NE1/4-SE1/4

SW1/4-SEL/4

SE1/4-SE1/4

PARCEL "B"
16,761 sq. ft. r/w
665,702 sq. ft. lot
682,463 sq. ft. total
(15.667 acres)

PARCEL "A"
56,916 sq. ft. r/w
758,735 sq. ft. lot
815,651 sq. ft. total
(18.725 acres)

DETAIL SCALE
1 inch = 20 ft

S1r4 CORNER
SECTION 30
T 20N., R. 21E
(R.R. SPIKE
FOUND)

SUNNY SLOPE RD.

PARCEL "A"

Part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Thirty (30), Township Twenty (20) North, Range Twenty-One (21) East, Town of Maple Grove, Manitowoc County, Wisconsin containing 813,651 square feet (18.725 acres) of land and being described by:

Beginning at the Southeast Corner of said Section 30; thence N89°-48'-59"W along the south line of the SE1/4 of said Section 30, a distance of 765.80 feet; thence N00°-05'-01"W 1156.70 feet to the centerline of the abandoned railroad; thence S77°-00'-20"E along said centerline, a distance of 742.30 feet; thence S00°-14'-32"E 51.36 feet to the south line of the abandoned railroad right of way; thence S77°-00'-20"E along said south line, a distance of 41.09 feet to the east line of said SE1/4; thence S00°-14'-32"E along said east line, a distance of 931.65 feet to the point of beginning; being subject to any all easements and restrictions of record

PARCEL "B"

Part of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of Section Thirty (30), Township Twenty (20) North Range Twenty-One (21) East, Town of Maple Grove, Manitowoc County, Wisconsin containing 682,463 square feet (15.667 acres) of land and being described by:

Commencing at the Southeast Corner of said Section 30, thence N89°-48'-59"-W along the south line of the SE 1/4 of said Section 30, a distance of 765.80 feet to the point of beginning; thence N00°-05'-01"-W 1156.70 feet to the centerline of the abandoned railroad, thence N77°-00'-20"-W along said centerline, a distance of 574.13 feet to the west line of the SE 1/4 of said SE 1/4, thence S00°-05'-01"-E along said west line, a distance of 1284.01 feet to the south line of said SE 1/4, thence S89°-48'-59"-E along said south line, a distance of 559.24 feet to the point of beginning; being subject to any all easements and restrictions of record

1. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$ (1/4)
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 9. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$ (1/4)
 10. $\frac{1}{2} \times \frac{1}{2} = \frac{1}{4}$ (1/4)

13th September 2020
Buffy Breen

SURVEYED FOR
THE A. M. L.
A-75 B. J. P. E. U. L.
B. J. P. E. U. L.

MERIDIAN
SURVEYING, LLC

2000 Windsor Street Cottage 724-342-2881
 1500 Westport, WA 98148 Fax 724-342-4071

DRAWN BY	FIELD WORK
CHECKED BY	DATE
JOB NO	FIELD BOOK
	SHEET OF

TOWN OF MAPLE GROVE

Mary Jo Krahn, Town Clerk
6302 Aspen Rd
Reedsville, WI 54230-9187
920-905-3887

June 10, 2026

Manitowoc County Planning & Zoning
4319 Expo Drive
Manitowoc, WI 54221

RE: Rezoning Request – Steve Miller
23604 Sunny Slope Rd
011-030-016-002.00

Dear Sirs:

At the Town Board meeting held on June 9, 2026, a motion was made and carried to approve the request from Steve Miller to rezone 15.667 acres of land to construct a pole building on his property located on 23604 Sunny Slope Rd in the Town of Maple Grove. The 15.667 acres would be rezoned from HD to GA.

If you have any question about this, please feel free to contact the Town Chairperson, Paul Heraly, Town Chairperson at 920-716-2414.

Sincerely,

Mary Jo Krahn
Town Clerk