

MANITOWOC COUNTY PLANNING AND PARK COMMISSION
MINUTES OF THE REGULAR August 24, 2026 MEETING

Call to Order – Roll Call

The Regular August 24, 2026 meeting of the Manitowoc County Planning and Park Commission was called to order by Chairperson Zimmer at 4:00 p.m. in the County Offices Complex, 4319 Expo Drive, Manitowoc, WI.

Roll call of Commissioners present: Mr. Zimmer, Mr. Korinek, Mr. Vogt, Ms. Muench, Mr. Riederer, & Mr. Anhalt.

Commissioners excused: Mr. Neils

Staff present: Tim Ryan, Reed Gaedtke, Andrea Raymakers, and Linda Belinske.

Approval of Minutes – Open Meeting Law Compliance

Chairman Zimmer called for a motion to accept the Minutes of the regular July 27, 2026 meeting. Motion to accept the Minutes was made by Mr. Vogt and seconded by Ms. Muench. Motion passed upon a unanimous voice vote.

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

Open Meeting Law Compliance: Mr. Ryan read the Open Meeting Law Compliance stating that the petitions seeking Zoning Map and Ordinance Amendments being heard at this public meeting were referred from the County Clerk; published in the Herald-Times Reporter on August 11, 2026 and August 17, 2026, reviewed by the Commission at a Commission Meeting held on August 24, 2026. The Commission will make a recommendation on each of these requests to the County Board, who will take action at their September 15, 2026 meeting.

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

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

Public Hearings – Discussion and possible action:

1. **Joseph & Julie Spurney** ZMAR NW1/4, NE1/4 & NE1/4, NW1/4, Section 28, T20N-R23E, Town of Kossuth from NA, Natural Area to GA, General Agriculture.

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

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

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

There was no one else to speak.

Mr. Zimmer closed the Public Hearing.

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

2. **Thomas & Kimberly Alfson** ZMAR NW1/4, SE1/4, Section 05, T18N-R22E, Town of Liberty from EA, Exclusive Agriculture to RR, Rural Residential.

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

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

The Commissioners had specific questions regarding the property.

Ryan Alfson, son of property owner, spoke in favor of rezone request.

There was no one else to speak.

Mr. Zimmer closed the Public Hearing.

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

3. **Stags Run LLC** ZMAR SE1/4, SW1/4 & SW1/4, SE1/4, Section 34, T17N-R23E, Town of Centerville from Shoreland-Wetland District to Shoreland District.

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

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

Mr. Arnolds, property owner, presented packets (including photos) to the commissioners & spoke in favor of the request.

Commissioners had specific questions regarding the property.

Heidi Kennedy, Senior Scientist/Project Manager at Short Elliott Hendrickson Inc., spoke in favor of the request.

The Commissioners had questions regarding the location of the rezone.

Mr. Gaedtke & Mr. Ryan gave an overview & answered questions for the Commission.

There was no one else to speak.

Mr. Zimmer closed the Public Hearing.

Motion was made by Mr. Zimmer, citing the Manitowoc County Shoreland Zoning Ordinance Section 9.17(2) in regards to addressing criteria for rezone of a wetland in the Shoreland-Wetland district, and motion was seconded by Ms. Muench to approve the rezone request. Motion passed upon a unanimous voice vote.

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

1. **Thomas & Kimberly Alfson**, CSM Variance, NW1/4, SE1/4, Section 05 T18N-R22E, Town of Liberty.

Mr. Ryan gave an overview.

There was no one else to speak.

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

Discussion and possible action:

1. Discussion and possible action, Brandon Gibbs SE1/4, SE1/4, Section 03, T17N-R21E, Town of Schleswig.

Mr. Ryan gave an overview.

There was no one else to speak.

Motion was made by Mr. Riederer to deny Mr. Gibbs rezone request and seconded by Mr. Korinek. Motion passed upon a unanimous voice vote.

Miscellaneous:

Staff Reports – None

Personnel – None

Correspondence – None

Other Matters – None

Next Meeting Date: Next meeting is tentatively scheduled for Monday, September 28, 2026.

Adjournment: Motion to adjourn was made by Mr. Vogt and seconded by Ms. Muench to adjourn at 5:13 pm. Motion passed upon a unanimous voice vote.

Respectfully submitted,

Linda Belinske, Administrative Assistant Parks & Planning

Date